



May 3, 2021

PLANNING COMMISSION AGENDA
****VIRTUAL MEETING PLATFORM****
CALL TO ORDER:

6:30 p.m.

- a. Roll Call/Pledge of Allegiance
2. **CONSENT AGENDA:** All matters listed within the Consent Agenda have been distributed to each member of the Kennewick Planning Commission for reading and study. They are considered routine and will be enacted by the one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request:
 - a. No minutes to approve
 - b. Approval of Agenda
 - c. Motion to enter Staff Report(s) into Record
3. **PUBLIC HEARING:**
 - a. Change of Zone (COZ) #21-03 proposing to change the zoning district for approximately 57.02 acres located west of S. Sherman Street & north of I-82 from Residential, Medium Density (RM) to Residential, High Density (RH). Applicant is Evan Edwards, Benton PUD, 2721 W. 10th Avenue, Kennewick, WA 99336. Property owner is Jaycee Structure, LLC, 1505 NE Village Street, Fairview, OR 97024.
 - b. Change of Zone (COZ) #21-04 proposing to change the zoning district for approximately 14.74 acres located at 9757 W. Clearwater Avenue from Commercial, Community (CC) & Business Park (BP) to Residential, Medium Density (RM). Applicant is Nathan Machiela, Knutzen Engineering, 5401 Ridgeline Dr. Ste. 160, Kennewick, WA 99338. Property owner is Tom & Vicki Solbrack, 2555 W. Highway 24, Othello, WA 99344.
 - c. Change of Zone (COZ) #21-06 proposing to change the zoning district for approximately 0.28 acres located at 324 N. Arthur Street from Residential, Low Density (RL) to Residential, High Density (RH). Applicant is Eugene Cramer, 625 S. Taft Street, Kennewick, WA 99336. Property owner is The Cramer Family Trust, 625 S. Taft Street, Kennewick, WA 99336.
 - d. Change of Zone (COZ) #21-07 proposing to change the zoning district for approximately 20.50 acres located at 8541 & 8637 Bob Olson Parkway from Residential, Low Density (RL) to Commercial, Community (CC). Applicant is Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Dr., Ste. 160, Kennewick, WA 99338. Property owner is Bauder Young Properties, LLC, 1505 NE Village Street, Fairview, OR 97024.
 - e. ***Continued from April 19, 2021:*** Comprehensive Plan Amendment (CPA) #20-06 proposing to change the land use designation for approximately 40.06 acres located generally at 2701 & 2711 S. Sherman Street from Low Density Residential to High Density Residential. Applicant and Property owner is Jose A. Chavallo, 5927 W. Quinault Avenue, Kennewick, WA 99336.
4. **VISITORS NOT ON AGENDA:**
5. **OLD BUSINESS:**
 - a. City Council Action Updates
6. **NEW BUSINESS:**
7. **REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:**
8. **ADJOURNMENT:**



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE No: COZ 21-03/PLN-2021-00582

Staff Report Date: April 20, 2021

Hearing Date & Location: May 3, 2021, Virtual Hearing

Report Prepared By: Steve Donovan, AICP
Senior Planner

Report Reviewed By: Anthony Muai, AICP
Planning Manager

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone 21-03.

Summary of Proposal: A Change of Zone from Residential, Medium Density (RM) to Residential, High Density (RH) for 57.02 acres.

Proposal Location: West of S Sherman Street and North of I-82

Legal Description: THAT PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON LYING NORTH OF THE WASHINGTON STATE HIGHWAY ROUTE 82 RIGHT OF WAY AND SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, THE NORTH ONE-QUARTER CORNER LIES NORTH 83°26'01" WEST 2628.62 FEET, THENCE SOUTH 00°41'14" EAST 2343.82 FEET ALONG THE EAST LINE OF SAID SECTION 18 TO THE **POINT OF BEGINNING**; THE EAST ONE-QUARTER CORNER OF SAID SECTION 18 LIES SOUTH 00°41'14" EAST 302.00 FEET; THENCE LEAVING SAID EAST LINE NORTH 72°32'08" WEST 1544.47 FEET, THENCE SOUTH 17°7'52" WEST 595.94 FEET TO A LINE PARALLEL WITH AND DISTANT 75.00 FEET SOUTHERLY OF THE SOUTH LINE OF THE KENNEWICK IRRIGATION DISTRICT AMON PUMP LATERAL

EASEMENT BEING 60 FEET WIDE, THENCE ALONG SAID PARALLEL LINE SOUTH 72°25'45" EAST 342.86 FEET, THENCE LEAVING SAID PARALLEL LINE SOUTH 26°50'54" WEST 424.53 FEET TO THE SAID NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 82 AND THE **POINT OF TERMINUS**.

TOGETHER WITH:

THAT PORTION LOT 3 OF BINDING SITE PLAN #4023, RECORDED 08/20/2009, UNDER AUDITORS FILE NO. 2009-025396, RECORDED IN VOLUME 1, OF SURVEYS, PAGE 4023, BENTON COUNTY, WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., AND LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 17, THENCE SOUTH 88°47'16" WEST 1041.40 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER TO THE WEST LINE OF THAT BOUNDARY LINE ADJUSTED TAX PARCEL 1-1789-400-0002-002 RECORDED 01/11/2011, UNDER AUDITORS FILE NO. 2011-001284, RECORDED IN VOLUME 1, OF SURVEYS, PAGE 4170, THE WEST ONE-QUARTER CORNER OF SAID SECTION 17 BEARS SOUTH, 88°47'16" WEST 1612.67 FEET FROM SAID WEST LINE, THENCE ALONG SAID WEST LINE SOUTH 0°35'34" EAST 800.00 FEET TO THE **POINT OF BEGINNING**, THENCE LEAVING SAID WEST LINE, NORTH 74°42'13" WEST 735.95 FEET, THENCE SOUTH 17°55'01" WEST 328.96 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WASHINGTON STATE HIGHWAY 82 AND **THE POINT OF TERMINUS**.

TOGETHER WITH:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., AND LYING NORTHERLY OF THE KENNEWICK IRRIGATION DISTRICT AMON PUMP LATERAL EASEMENT BEING 60 FEET WIDE AND NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 17, THENCE SOUTH 88°47'16" WEST 1041.40 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER TO THE WEST LINE OF THAT BOUNDARY LINE ADJUSTED TAX PARCEL 1-1789-400-0002-002 RECORDED 01/11/2011, THE UNDER AUDITORS FILE NO. 2011-001284, RECORDED IN VOLUME 1, OF SURVEYS, PAGE 4170 AND THE **POINT OF BEGINNING**, THE WEST ONE-QUARTER CORNER OF SAID SECTION 17 BEARS SOUTH

88°47'16" WEST 1612.67 FEET FROM SAID WEST LINE, THENCE ALONG SAID WEST LINE SOUTH 0°35'34" EAST 800.00 FEET, THENCE LEAVING SAID WEST LINE, NORTH 74°42'13" WEST 735.95 FEET, THENCE SOUTH 17°55'01" WEST 328.96 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WASHINGTON STATE HIGHWAY 82 AND THE POINT OF TERMINUS.

CONTAINING 59.242 ACRES MORE OR LESS.

AMENDMENT OF PARCEL E

PARCEL E HAS SUBSEQUENTLY BEEN MODIFIED BY DOCUMENTS RECORDED FOR A BOUNDARY LINE ADJUSTMENT. SAID DOCUMENTS ARE RECORDED UNDER AUDITOR'S FILE NUMBERS 2015-019471 AND 2015-019472, RECORDS OF BENTON COUNTY WASHINGTON.

THIS ALTA/ACSM LAND TITLE SURVEY ALSO INCLUDES A PORTION OF LAND LOCATED IN LOT 7 OF BINDING SITE PLAN 13-06, AS RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4549, RECORDS OF BENTON COUNTY, WASHINGTON. LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AS MONUMENTED WITH A 1/2" IRON PIPE; THENCE S00°59'38"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 718.81 FEET TO THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 82 AS ACQUIRED BY JUDGMENT NUMBER 83-2-00783-3 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID INTERSTATE 82 THE FOLLOWING COURSES S78°39'13"E A DISTANCE OF 210.96 FEET; THENCE S80°22'19"E A DISTANCE OF 630.13 FEET TO THE EASTERLY LINE OF PARCEL E AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2015-007804, RECORDS OF BENTON COUNTY ALSO BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY OF INTERSTATE 82 AND PROCEEDING N17°54'53"E ALONG SAID EASTERLY LINE OF PARCEL E A DISTANCE OF 162.39 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE U.S.B.R. AMON PUMP LATERAL AS ESTABLISHED BY DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 349642, RECORDS OF BENTON COUNTY, SAID LINE IS

EXHIBIT 1

PARALLEL AND 25.00 FEET SOUTHERLY OF THE CENTERLINE AS MEASURED WITH RIGHT ANGLES; THENCE S54°10'30"E ALONG SAID SOUTHERLY CANAL RIGHT-OF-WAY A DISTANCE OF 283.83 FEET TO A POINT OF CURVATURE OF A 106.86 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE AND SAID SOUTHERLY CANAL RIGHT-OF-WAY AN ARC DISTANCE OF 46.96 FEET, AN INCLUDED ANGLE OF 25°10'42", WITH A CHORD BEARING OF S66°45'51"E AND LENGTH OF 46.58 FEET; THENCE S12°09'50"W A DISTANCE OF 22.83 FEET TO THE SAID NORTHERLY RIGHT OF WAY OF INTERSTATE 82; THENCE N82°09'04"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF INTERSTATE 82 A DISTANCE OF 52.51 FEET; THENCE N80°22'19"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF INTERSTATE 82 A DISTANCE OF 269.87 FEET TO THE SAID TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

Property Owner: Jaycee Structure, LLC
1505 NE Village Street
Fairfield, OR 97024

Applicant: Benton Public Utility District
c/o Evan Edwards
2721 W 10th Avenue
Kennewick, WA 99336

Regulatory Controls:

1. Comprehensive Plan – Land Use
2. KMC Title 4 – Administrative Procedures
3. KMC Title 18 – Zoning
4. Washington State Environmental Policy Act

COZ Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	February 18, 2021
Determination of Completeness Issued	February 18, 2021
Notice of Application Posted	February 24, 2021
SEPA Threshold Determination Issued	March 16, 2021
Property Posting Sign for SEPA Determination	March 16, 2021
SEPA Appeal Period Ended	March 30, 2021
Date of Mailed Notice of Public Hearing	April 15, 2021
Property Posting Sign for Public Hearing	April 15, 2021
Date of Published Notice of Public Hearing	April 18, 2021

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Vicinity Map
4. Comprehensive Plan Map
5. Zoning Map
6. Notice of Mailing
7. SEPA DNS Adoption
8. Roadway Functional Classification Map
9. Highway and Street System Map
10. Ben Franklin Transit email
11. City of Kennewick Fire Department email
12. Benton Public Utility District email
13. Kennewick Irrigation District email

Zoning adjacent to the site:

North: Residential, Low Density (RL)

East: Residential, Medium Density and RL

South: I-82 right-of-way

West: Residential, High Density (RH) and Commercial, Community (CC)

Applicable Goals and Policies of the Comprehensive Plan:

Residential Goals and Policies:

- Goal 1: Provide for attractive, walkable and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.
- Goal 2: Provide appropriate public facilities supporting residential areas.
 - Policy 1: Ensure provisions of parks, schools, drainage, transit, water, sanitation, infrastructure and pedestrian in new residential developments.
- Goal 3: Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.
 - Policy 1: Establish and implement maximum densities in the City's residential zoning categories.
 - Policy 4 Residential High Density: Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.

Kennewick Municipal Code Findings:

The following findings shall be met in order to approve a change of zone:

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

- a. The proposed amendment conforms with the comprehensive plan; and
Staff Response: The proposed Change of Zone conforms to the comprehensive plan because the RH zoning district is an implementing zoning district of the site's current High Density Residential Land Use Designation.
- b. Promotes the public necessity, convenience and general welfare; and

Staff Response: *The proposed Change of Zone promotes public necessity, convenience and welfare by establishing a zoning district that is compatible with surrounding properties.*

- c. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and
Staff Response: *The proposed Change of Zone will not impose additional burdens on public facilities. Future development will be required to meet applicable levels of service.*
- d. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and
Staff Response: *The proposed amendment will establish a zoning district that complies with Comprehensive Plan. The RH zone is an implementing zone of the site's High Density Residential Land Use Designation.*
- e. Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.
Staff Response: *The finding is not applicable; the proposed zoning district is not a single-family residential zone.*

Public Comments:

The public submitted no comments.

Agency Comments:

The Kennewick Fire Department, Benton Public Utility District and the Kennewick Irrigation District have stated they have no comments.

Ben Franklin Transit provided comments that support the proposal and requested an explanation on how the proposal may affect its services in the future. Staff contacted Ben Franklin Transit and it was determined that no further information was needed for this proposal.

Staff Analysis of Proposal & Discussion:

The City annexed the site and zoned it in accordance with the Southridge Sub-Area Plan on April 18, 2006 via Ordinance 5142. On March 17, 2015, the City adopted Ordinance 5590, which established the RM zone for the site as part of an area-wide rezone. As part of the City's 2020 Comprehensive Plan Amendment Cycle, the City approved the amendment to change the site's land use designation from Medium Density Residential to High Density Residential.

The proposed Change of Zone (COZ 21-03), is a request to change the zone of 57.02 acres located at west for S Sherman Street and north of I-82, from RM to RH. Pursuant to Table 1 of the Comprehensive Plan, the RH zoning district is an implementing zoning district of the High Density Residential Land Use Designation. RCW 36.70A, Growth Management Act, requires that a City's development regulations implement its comprehensive plan.

Per KMC 18.03.040(4) the purpose of RH zoning district is as follows:

RH - The purpose of RH district is to establish areas for multiple residential buildings and promote a suitable residential environment. The district is a transitional use between commercial and low and medium density residential uses.

The proposal will implement the site's High Density Residential Land Use Designation and promote the goals and policies of the comprehensive plan.

The applicant completed a boundary line adjustment with the subject lot and the 6.37-acre lot to the west in order to reduce 6.37-acre lot to roughly 3 acres. A boundary line adjustment requires that all properties involved have the same zoning district, the 6.37 acre to the west is currently zoned Residential, High Density.

It is not feasible for the applicant to subdivide the 6.37-acre lot because any subdivision action, such as a short plat will require the construction of a street to access the site, along with water, sewer and other utilities.

At some point in the future, the BPUD will construct a power substation.

Future collector streets will provide access to the site; see the attached Roadway Functional Classification Map (Exhibit 8) and the Highway and Street System Map (Exhibit 9) from the City of Kennewick 2040 Transportation System Plan.

Future development of the entire site will be limited to only the permitted uses of the RH zoning district. Development will be subject to meeting applicable concurrency requirements, which include utility and street improvements. The density for the subject site is 27 units per acre. Additionally, a 125-foot wide Bonneville Power Administration easement passes through the center of the site south of the canal, which greatly limits development potential for that portion of the site.

The proposed findings meet the requirements of KMC 18.51.070(2).

Findings:

1. The applicant is Benton Public Utility District, c/o Evan Edwards, 2721 W 10th Avenue, Kennewick, WA 99336
2. The property owner is Jaycee Structures, LLC, 1505 NE Village Street, Fairfield, OR 97024.
3. The proposed change of zone is located at west of S Sherman Street and north of I-82; Parcel No. 1-1889-100-0001-007.
4. The City's Comprehensive Plan Land Use Designation for the subject property is High Density Residential.
5. The request is to change the zoning from Residential, Medium Density to Residential High Density.
6. The Residential, High Density zoning district is an implementing zone of the High Density Residential Comprehensive Plan Land Use Map Designation.
7. On February 18, 2021, the application was submitted and declared complete for processing.
8. The application was routed for review to City Departments and outside agencies for comment on February 24, 2021.
9. Access to the site is via Bob Olson Parkway, across multiple properties to the north.
10. The site does contain slopes greater than 15%, erosion hazard areas and aquifer recharge areas.
11. The Environmental Determination of Non-Significance, ED 20-09/PLN-2020-00930, was adopted on March 16, 2021.

12. The Property Posting sign for the public hearing was posted on site April 15, 2021.
13. Notice of the public hearing for this application was published in the Tri-City Herald on April 18, 2021. Notices were also mailed to property owners within 300 feet of the site on April 15, 2021.
14. The proposed amendment conforms to the comprehensive plan.
15. The proposed amendment promotes the public necessity, convenience and general welfare.
16. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
17. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval will implement the Comprehensive Plan Land Use Designation of High Density Residential.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Residential Land Use Goals 1, 2 and 3 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.
5. The proposed Change of Zone complies with KMC 18.51.070(2).

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 21-03 and recommend approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 21-03 and recommend approval of the request to City Council.

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

PROJECT # _____ - _____ PLN- 2021 - 00582 FEE \$ 1094.00

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 Change of Zoning

Environmental Determination PLN- 2020 - 00935 Pre Application Meeting PLN- _____ - _____

Applicant: Evan Edwards C/O Benton PUD

Address: 2721 W 10th AVE, KENNEWICK, WA

Telephone: 582-1232 Cell Phone: 510-508-8883 Fax: 586-6876 E-mail: edwardse@bentonpud.org

Property Owner (if other than applicant): Jaycee Structure LLC.

Address: 1505 NE VILLAGE STREET, FAIRFIELD OR 97024

Telephone: _____ Cell Phone: 757-805-8198 E-mail: robertprice2@icloud.com; marcus@fullard-leo.com

SITE INFORMATION

Parcel No. 118891000001007 Acres 57.02 Zoning: RM

Address of property: UNDETERMINED KENNEWICK, WA 99337

Number of Existing Parking Spaces 0 Number of Proposed (New) Parking Spaces 0

Present use of property VACANT

Size of existing structure: NONE sq. ft. Size of Proposed addition/New structure: NONE sq. ft.

Height of building: NONE Cubic feet of excavation: NONE Cost of new construction NONE

Benton County Assessor Market Improvement Value: NONE

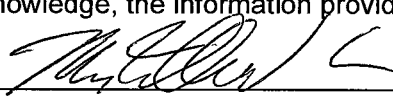
Description of Project: CHANGE OF ZONE FROM RM TO RH TO MEET BOUNDARY LINE
ADJUSTMENT WITH ADJACENT PROPERTY TO BE SOLD TO BENTON PUD.

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

Evan Edwards

Applicant's Signature

Date: 2/17/2021


 Signature of owner or owner's authorized representative

Change-of-Zone Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:
1. Yes, the public benefit will be that the new smaller parcel created by BLA application will be sold to Benton PUD for a future substation site that will electrical serve new development along Bob Olsen Pkwy and the UGA area south of I-82 and provide an alternate feed to adjacent substation during outages improving electric service reliability.
2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:
This application for change of zone follows CPA #20-03 which amended the comprehensive plan by changing the land use of parcel 118891000001007 from MDR to HDR and coincides with Boundary Line Adjustment application BLA# 2021-xxxx. The modified parcel X created by the BLA is required to have contiguous zoning.
3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain
Yes, the proposed amendment is consistent with the land use pattern in the area as approved February 16, 2021 as CPA #20-03.
4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:
Yes, existing uses in the area are in conformance with the areas zoning classification.
5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.
At this time, it is unknow if this amendment would create an isolated district or introduce a more intense land use to the area. This area is yet to be developed.
6. Does the existing zoning prohibit reasonable use of the property? Please explain.
No, however in order to adjust property boundaries via the BLA process the parcels are required to have the same zoning.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:

No, residential character in the immediate area will not be affected as the parcel and surrounding parcels are yet to be developed.

8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:

No, property values in the vicinity will not be changed by the proposed amendment.

9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:

No, the approval of the proposed amendment will not set a precedent for similar proposals or uses and will not deter the use, improvement or development of adjacent property in accordance with the existing zoning districts.

10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:

No, the proposed amendment will not encourage more private investments which will be beneficial to the redevelopment of a deteriorated area. The area in question is recently developed or not developed at all.

11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.

It is unknown at this time whether the proposed amendment will combat economic segregation and allow greater choice in the market.

12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:

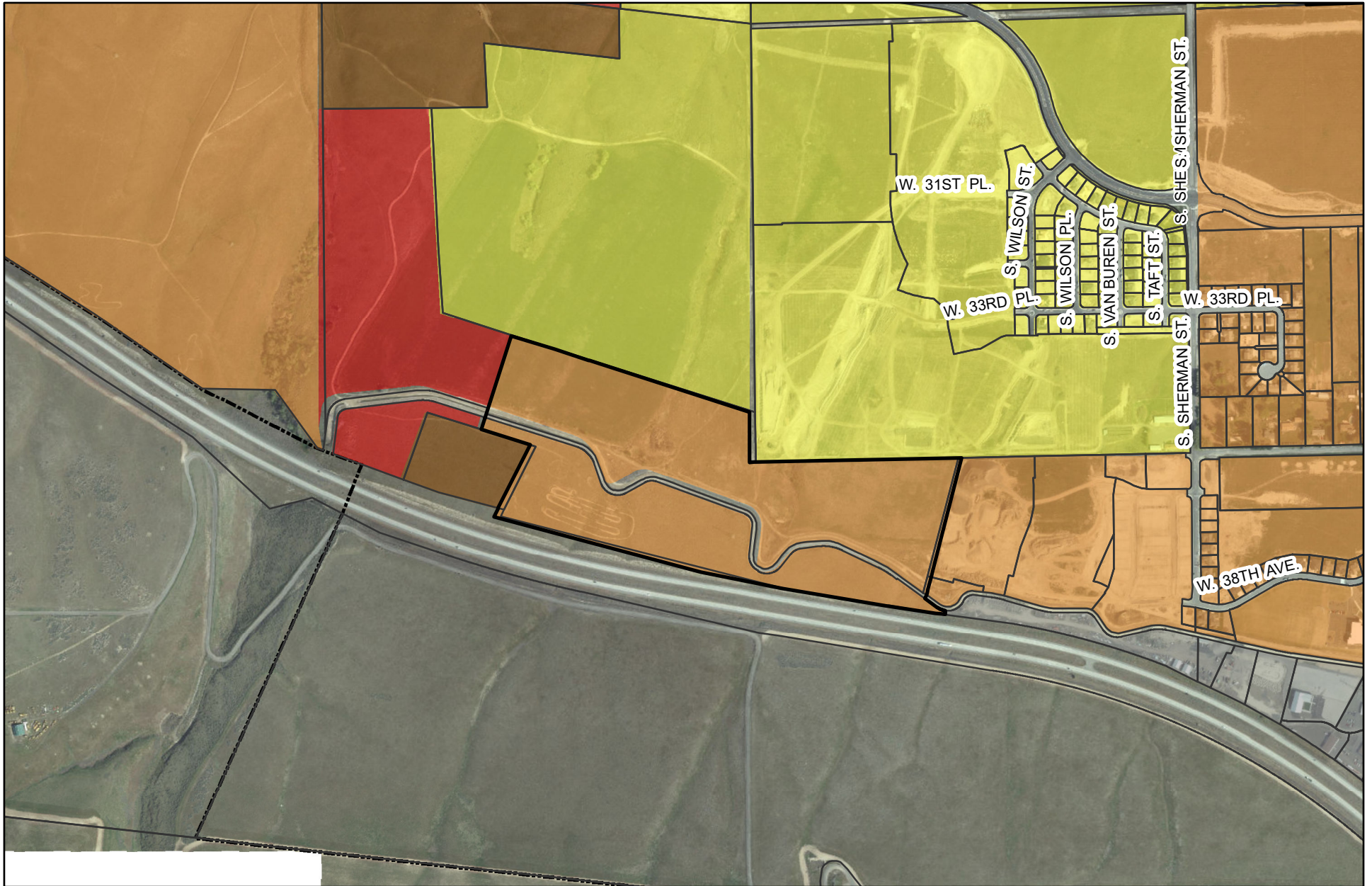
It is unknown at this time whether the proposed amendment will create conflict between potential land uses and transportation patterns or safety concerns.



1 inch = 3,000 feet 1:36,000
0 0.275 0.55 1.1 mi
0 0.425 0.85 1.7 km

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

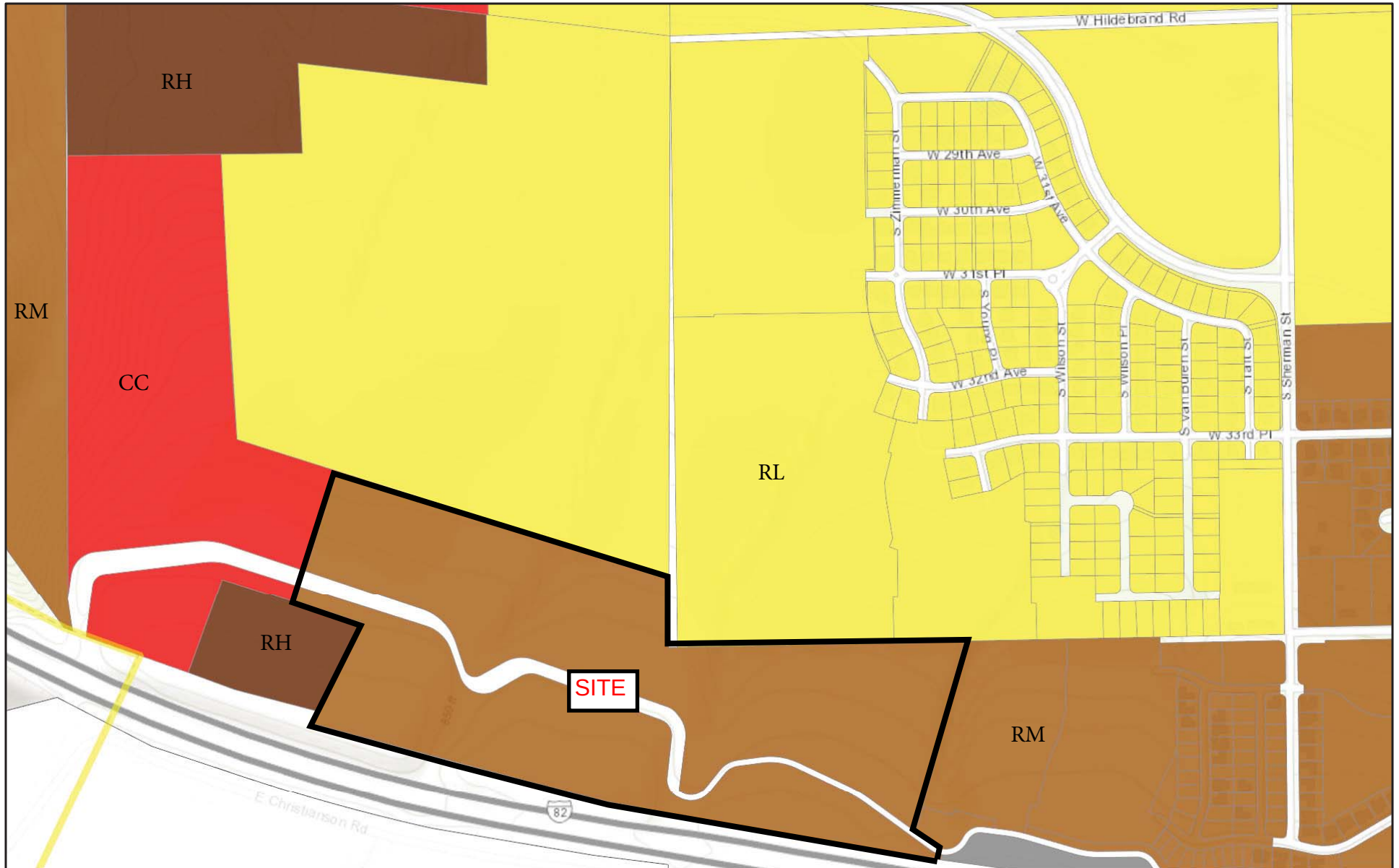
Comprehensive Plan Map



- | | | | |
|---|--|---|---|
|  Open Space |  Medium Density Residential |  Mixed Use |  Industrial |
|  Low Density Residential |  High Density Residential |  Commercial |  Public Facility |

Zoning Map

Exhibit 5



April 13, 2021

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

SurveyCityLimits



SV_CI_KENNEWICK_10



SV_CI_RICHLAND_10



SV_CI_COUNTY_10



SurveyUrbanGrowthBoundary



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



NOTICE OF MAILING

I, Steve Donovan, on April 15, 2021
mailed 7 copies of Notice of Public Hearing
for COZ 21-03/PLN-2021-00582
to all property owners within 300 feet of the proposal
as shown on the attached list.



Signature

KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

May 3, 2021 at 6:30 p.m.

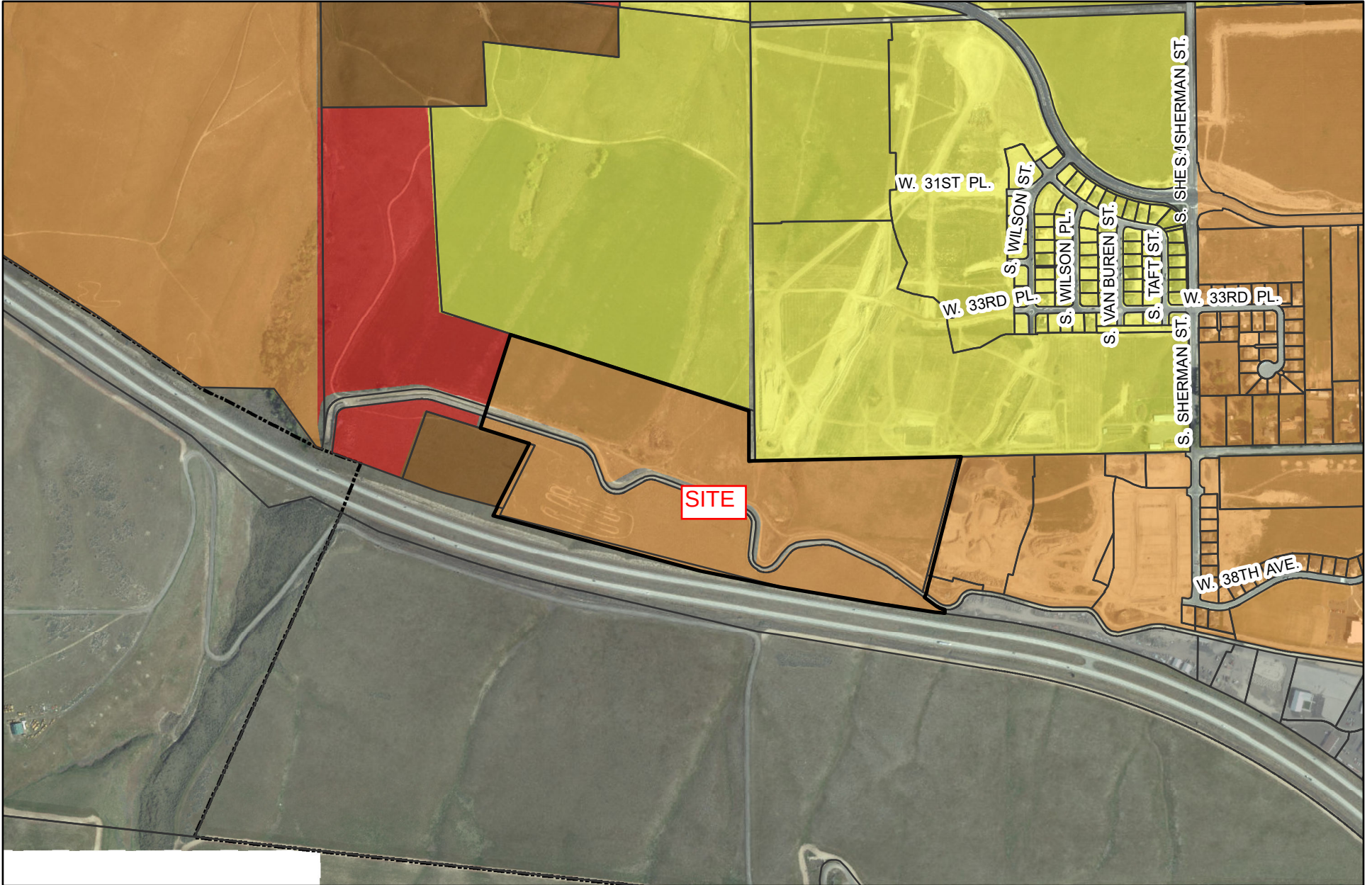
The Kennewick Planning Commission will hold a Public Hearing on Monday, May 3, 2021, remotely at 6:30 p.m. or as soon as possible thereafter, to receive public comment/testimony on the below Change of Zone. Staff will be presenting analysis and the Planning Commission will make a recommendation to the City Council on the item. In response to the COVID-19 emergency, the hearing will be conducted online. To participate in the hearing use the link found at <https://www.go2kennewick.com/598/Planning-Commission>.

Project# COZ 21-03 – A Change of Zone for 57.02 acres from Residential, Medium Density to Residential, High Density. The proposal is located west of S Sherman Street and north of I-82. See site map on back.

Questions or written comments may be addressed to Steve Donovan and submitted to steve.donovan@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336.

The City of Kennewick welcomes full participation in public meeting by all citizens. 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 hearing, please contact Steve Donovan 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



COZ 21-03/PLN-2021-00582 Benton PUD

Exhibit 6

37

Jaycee Structure LLC
1505 NE VILLAGE ST
Fairfield OR 97024

37

Richmond Cast LLC
1505 NE VILLAGE ST
Fairfield OR 97024

37

Jaycee Structure LLC
1505 NE VILLAGE ST
Fairfield OR 97024

37

JF & Gladys Moore
3514 S SHERMAN ST
Kennewick WA 99337

37

TRI CITIES DEVELOPMENT COMPANY
LLC
15 SW COLORADO STE 1
Bend OR 97702

37

SOUTHRIDGE VILLAGE LLC
PO BOX 7225
Kennewick WA 99336

37

TLL INVESTMENTS LLC
PO BOX 289
BRUSH PRAIRIE WA 98606



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

**DETERMINATION OF NONSIGNIFICANCE AND
ADOPTION of EXISTING ENVIRONMENTAL DOCUMENT**

March 16, 2021

Lead Agency: City of Kennewick

Agency Contact: Steve Donovan, Steve.Donovan@ci.kennewick.wa.us, 509-585-4361

Agency File Number: COZ 21-03/PLN-2021-00582

Title of document being adopted: Determination of Non-Significance, ED 20-09/PLN-2020-00930

Description of proposal: To change the zoning of a 57.02 acre site from Residential, Medium Density to Residential High Density.

Location of proposal: Parcel Number 1-1889-100-0001-007; Northeast and Southeast quarters of Section 18, Township 8 North, Range 29 East

Name, phone, e-mail of Applicant/Proponent: Benton Public Utility District, c/o Evan Edwards, 509-582-1232, edwardse@bentonpud.org.

Date adopted document was prepared: August 5, 2020

Description of document (or portion thereof) being adopted: The City of Kennewick issued the Determination of Non-Significance for a comprehensive plan amendment land use amendment to change the land use designation from Medium Density Residential to High Density Residential. The determination was not appealed.

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].

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:

All documentation submitted for the Determination of Non-Significance, ED 20-09/PLN-2020-00930, listed the applicant's intentions to rezone the property to Residential, High Density. Future development of the site may require additional environmental review.

This DNS is issued under WAC 197-11-340(2) and no comment period is required.

Responsible Official:

Gregory McCormick, AICP

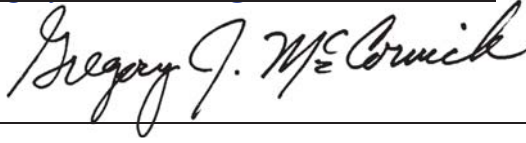
210 W 6th Avenue

Kennewick, WA 99336

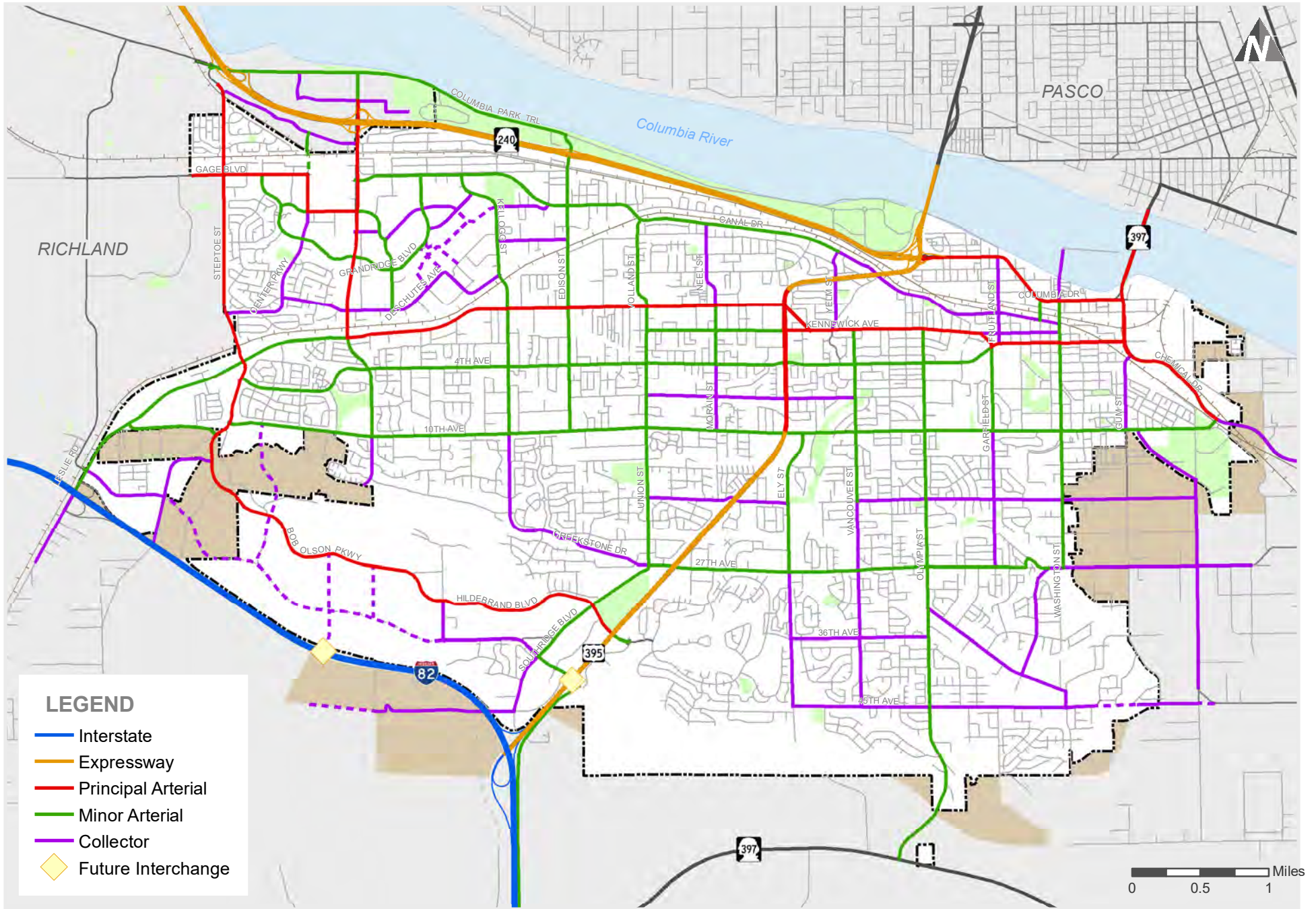
(509)-585-4463

Gregory.McCormick@ci.kennewick.wa.us

Signature _____

Date March 16, 2021

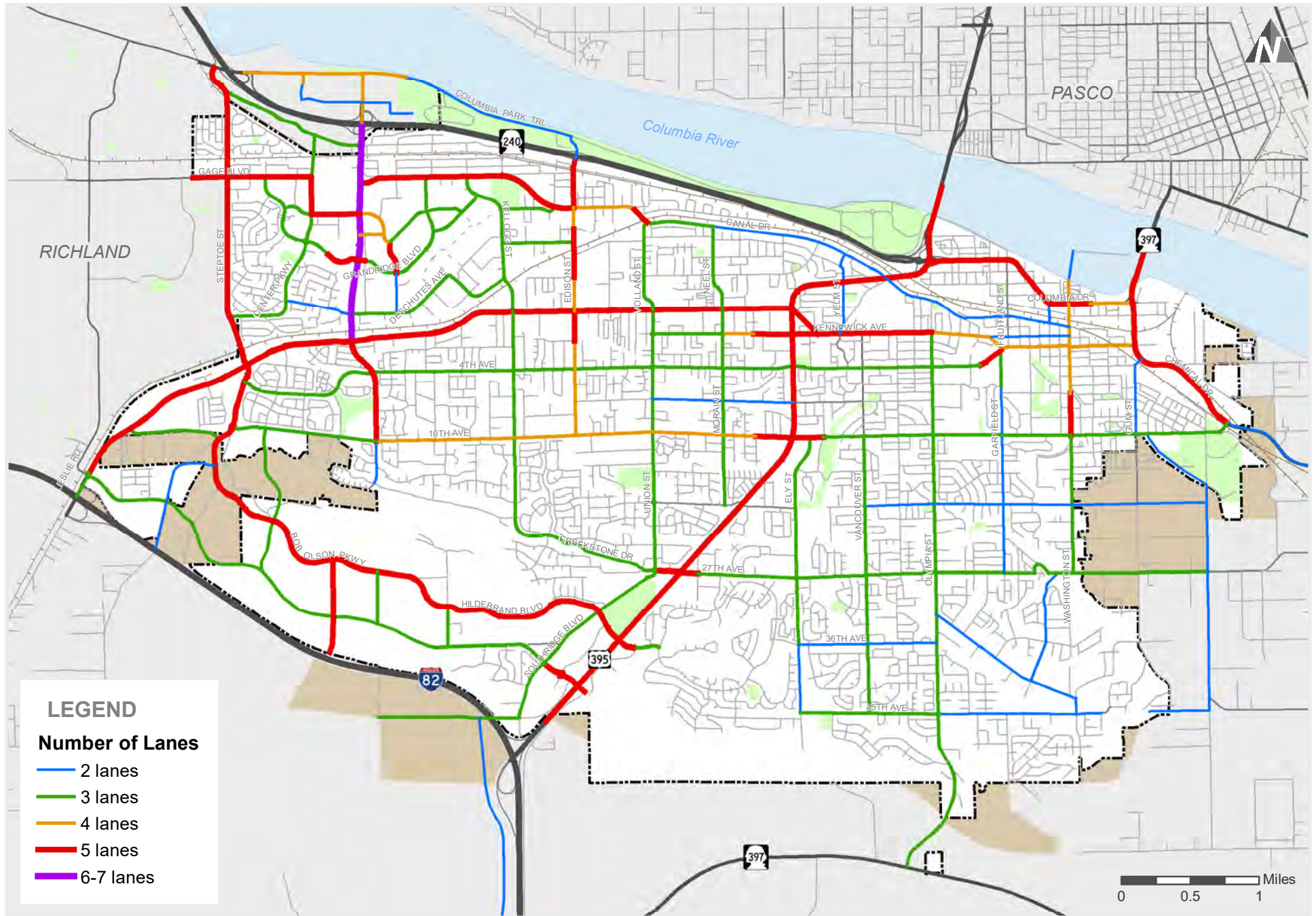
Appeal process: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued and no later than 5 p.m. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall 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.



Roadway Functional Classification

Kennewick Citywide Transportation Plan

M:\1711.17118.00 - Kennewick Citywide Transportation Plan\GIS\Maps\MXD\Figures\DRAFT_Fig 4-2 Functional Classification.mxd



Highway and Street System

Kennewick Citywide Transportation Plan

M:\1711.17118.00 - Kennewick Citywide Transportation Plan\GIS\Maps\MXD\Figures\Draft_Fig 4-5 Highway and Street System.mxd

transpogroup

FIGURE

4-5

From: Bill Barlow
Sent: Wed, 24 Feb 2021 20:34:05 +0000
To: Steve Donovan
Cc: Keith Hall
Subject: RE: COZ 21-03/PLN-202100582

Dear Planners,

BFT is very supportive of the continued high density residential growth of Southridge and supports Benton PUD interest in supplying power for future growth. However, we are also keenly aware that much of the growth in the Urban Fringe is extremely hard to serve with BFT Mass Transit. Therefore we request a fuller explanation of the traffic implications of the zone change on this 57+ acre site, especially where there is potential expansion of Ridgeline Drive. BFT needs to be able to circulate through the high density residential service market to efficiently carry customers to their functional destinations. This is done most effectively when access to transit is considered in the initial design of a multimodal road network. Ben Franklin Transit will continue to provide high-quality passenger amenities with a future small-scale multimodal transit hubs in Southridge (Kennewick), so please keep us posted as you continue to detail this and similar proposals.

Best Regards, Bill Barlow, BFT Planning Manager

12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:

~~It is unknown at this time whether the proposed amendment will create conflict between potential land uses and transportation patterns or safety concerns.~~

Bil Barlo

l w

Planning and Service Development
 Ben Franklin Transit
 1000 Columbia Park Trail | Richland, WA 99352
 O: 509.734.5104

Email to and from this address may be subject to public disclosure under the Washington State Public Records Act (RCW 42.56)

From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Sent: Wednesday, February 24, 2021 10:43 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Bill Barlow <BBarlow@bft.org>; Kevin Sliger <KSliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Mike Irving <irvingm@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Joe

From: Brian Ellis
Sent: Thu, 25 Feb 2021 15:43:55 -0800
To: Steve Donovan
Subject: RE: Permit PLN-2021-00582 approval routing

Fire had no comments, I signed off in eden and routed it from fire.

Captain Brian Ellis
Deputy Fire Marshal
Kennewick Fire Department
brian.ellis@ci.kennewick.wa.us
Direct Office: (509) 585-4563

Fire Marshal's Office
FirePrevention@ci.kennewick.wa.us
(509) 585-4352

IMPORTANT:

This communication (and any reply) is subject to the Public Records Act, RCW 42.56. The City of Kennewick is committed to transparency in government and we will provide our customers the fullest assistance possible when they request access to public records. Individuals wishing to obtain public records shall submit their requests in accordance with the City's Public Records Policy which is available by visiting this link.

-----Original Message-----

From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Sent: Wednesday, February 24, 2021 10:38 AM
To: Brian Ellis <Brian.Ellis@ci.kennewick.wa.us>; Linc Swenson <Linc.Swenson@ci.kennewick.wa.us>
Subject: Permit PLN-2021-00582 approval routing

Permit number PLN-2021-00582 has been routed from Planner
and is ready for your review with the following comments:

Project description:

Benton Public Utility District, c/o Evan Edwards submitted a Change of Zone Application to change the zoning district for 57.02 acres from Residential, Medium Density to Residential, High Density. The site is generally located north of I-82 and west of S Sherman Street. The property has a comprehensive plan land use designation of High Density Residential. The land use designation was changed during the 2020 Comprehensive Plan Amendment Period. A Determination of Non-Significance was issued August 4, 2020, ED 20-09/PL-2020-00930. Please review and submit your comments to the Community Planning Department, at the email listed above, on or before March 11, 2021.

From: Chad Brooks
Sent: Wed, 3 Mar 2021 15:34:53 +0000
To: Steve Donovan
Subject: RE: [E] COZ 21-03/PLN-202100582

No comment on change of zone.

Chad Brooks
 Distribution Design Tech I
 Benton PUD
 Email: brooksc@bentonpud.org
 Main # (509)582-2175
 Direct # (509)582-1233



From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Sent: Wednesday, February 24, 2021 10:43 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; EngService <EngService@bentonpud.org>; Jeff Vosahlo <vosahloj@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Mike Irving <irvingm@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrogers@bpa.gov>; BPA - Joe Cottrell <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjddeklyen@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas - Sara Pineda <sara.pineda@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter Communications - Robert Early <robert.early@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Ecology SEPA UNIT <sepaunit@ecy.wa.gov>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Fish & Wildlife - Michael Ritter <michael.ritter@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Frontier Communications (gregory.goodwin@ziplay.com) <gregory.goodwin@ziplay.com>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Jessica Lally <Jessica_Lally@Yakama.com>; Kennewick School District; Brandon Potts <brandon.potts@ksd.org>; KID Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; Shane O'Neill <soneill@ci.richland.wa.us>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama

From: Blaine Broberg
Sent: Thu, 4 Mar 2021 16:05:11 +0000
To: Steve Donovan
Subject: RE: COZ 21-03/PLN-202100582

Mr. Donovan,

KID has no comments regarding COZ 21-03.

Thanks,
 Blaine

From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Sent: Wednesday, February 24, 2021 10:43 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Mike Irving <irvingm@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodders@bpa.gov>; BPA - Joe Cottrell <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjddeklyen@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas - Sara Pineda <sara.pineda@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter Communications - Robert Early <robert.early@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Ecology SEPA UNIT <sepaunit@ecy.wa.gov>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Fish & Wildlife - Michael Ritter <michael.ritter@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Frontier Communications (gregory.goodwin@ziply.com) <gregory.goodwin@ziply.com>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Jessica Lally <Jessica_Lally@Yakama.com>; Kennewick School District; Brandon Potts <brandon.potts@ksd.org>; Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; Shane O'Neill <soneill@ci.richland.wa.us>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>
Subject: COZ 21-03/PLN-202100582

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



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE No: COZ 21-04/PLN-2021-00599

Staff Report Date: April 20, 2021

Hearing Date & Location: May 3, 2021, Virtual Hearing

Report Prepared By: Steve Donovan, AICP
Senior Planner

Report Reviewed By: Anthony Muai, AICP
Planning Manager

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone 21-04.

Summary of Proposal: A Change of Zone from Commercial, Community and Business Park to Residential, Medium Density (RM) for 14.74 acres.

Proposal Location: 9757 W Clearwater Avenue

Legal Description: THAT PORTION OF LOT 15 OF BINDING SITE PLAN NUMBER 15-11, LYING IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 28 EAST, W.M. RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5063, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT THENCE NORTH 86°07'44" EAST ALONG THE SOUTHERLY LINE OF LOT 885.20 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 03°51'45" WEST ALONG THE EASTERLY LINE OF SAID LOT 1146.37 FEET TO AN ANGLE POINT IN SAID LINE; THENCE LEAVING SAID EASTERLY LINE SOUTH 72°25'23" WEST 407.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 19°34'45" EAST 2035.00 FEET, THENCE SOUTHWESTERLY ALONG SAID ARC 83.61 FEET THROUGH A DELTA ANGLE OFF 02°21'15" TO THE NORTHWEST CORNER OF A PARCEL AS DEPICTED ON THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 3762; THENCE SOUTH 03°51'59" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 775.26 FEET TO THE SOUTHERLY LINE OF SAID PARCEL; THENCE

EXHIBIT 1

SOUTH 86°08'22" WEST ALONG SAID LINE 409.15 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF SAID LOT 15; THENCE SOUTH 03°51'06" EAST ALONG THE WESTERLY LINE OF SAID LOT 250.30 FEET TO THE SAID POINT OF BEGINNING.

CONTAINS 14.24 ACRES

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

Property Owner: Tom and Vicki Solbrack
2555 W Highway 24
Othello, WA 99344

Applicant: Knutzen Engineering
c/o Nathan Machiela
5401 Ridgeline Drive
Kennewick, WA 99338

Regulatory Controls:

1. Comprehensive Plan – Land Use
2. KMC Title 4 – Administrative Procedures
3. KMC Title 18 – Zoning
4. Washington State Environmental Policy Act

COZ Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	February 18, 2021
Determination of Completeness Issued	February 18, 2021
Notice of Application Posted	February 24, 2021
SEPA Threshold Determination Issued	March 16, 2021
Property Posting Sign for SEPA Determination	March 16, 2021
SEPA Appeal Period Ended	March 30, 2021
Date of Mailed Notice of Public Hearing	April 15, 2021
Property Posting Sign for Public Hearing	April 15, 2021
Date of Published Notice of Public Hearing	April 18, 2021

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Vicinity Map
4. Comprehensive Plan Map
5. Zoning Map
6. Notice of Mailing
7. SEPA DNS Adoption
8. Benton Public Utility District email
9. Kennewick Irrigation District email

Zoning adjacent to the site:

North: Community, Commercial (CC)

East: Residential, Manufactured Home (RMH)

South: Unincorporated Benton County, Urban Growth Area Residential and Light Industrial

West: Business Park (BP)

Applicable Goals and Policies of the Comprehensive Plan:

Residential Goals and Policies:

- Goal 1: Provide for attractive, walkable and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.
- Goal 3: Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.
 - Policy 1: Establish and implement maximum densities in the City's residential zoning categories.
 - Policy 4: Residential Medium Density – Place areas that can support high-quality, compact, urban development with access to urban services, transit, and infrastructure, whether through new development or through infill.

Kennewick Municipal Code Findings:

The following findings shall be met in order to approve a change of zone:

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

- a. The proposed amendment conforms with the comprehensive plan; and
Staff Response: The proposed Change of Zone conforms to the comprehensive plan because the RM zoning district is an implementing zoning district of the site's current Medium Density Residential Land Use Designation.
- b. Promotes the public necessity, convenience and general welfare; and
Staff Response: The proposed Change of Zone promotes public necessity, convenience and welfare by establishing a zoning district that is compatible with surrounding properties.
- c. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and
Staff Response: The proposed Change of Zone will not impose additional burdens on public facilities. Future development will be required to meet applicable levels of service.
- d. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and
Staff Response: The proposed amendment will establish a zoning district that complies with Comprehensive Plan. The RM zone is an implementing zone of the site's Medium Density Residential Land Use Designation.
- e. Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.

Staff Response: *The finding is not applicable; the proposed zoning district is not a single-family residential zone.*

Public Comments:

The public submitted no comments.

Agency Comments:

The Kennewick Irrigation District and Benton Public Utility District have stated they have no comments.

Staff Analysis of Proposal & Discussion:

The City annexed the site and zoned it Industrial, Light and Commercial, Community on January 3, 1995 via Ordinance 3603. On May 15, 2012, the City adopted Ordinance 5413, which established the current zoning of CC for the site as part of an area-wide rezone. As part of the City's 2020 Comprehensive Plan Amendment Cycle, the City approved the amendment to change the site's land use designation from Commercial to Medium Density Residential.

The proposed Change of Zone (COZ 21-04), is a request to change the zone of 14.74 acres located at 9757 W Clearwater Avenue and W 10th Avenue, from CC and BP to RM. Pursuant to Table 1 of the Comprehensive Plan, the RM zoning district is an implementing zoning district of the Medium Density Residential Land Use Designation. RCW 36.70A, Growth Management Act, requires that a City's development regulations implement its comprehensive plan.

Per KMC 18.03.040(3) the purpose of RM zoning district is as follows:

RM - The purpose of the RM district is to establish areas for medium density single and multiple-family residential buildings and to establish regulations for their development. The district is for more intensive residential use where necessary or desirable to achieve good neighborhood design and stabilize land use.

The proposal will implement the site's Medium Density Residential Land Use Designation and promote the goals and policies of the comprehensive plan.

The applicant completed a boundary line adjustment earlier this year with two of the existing lots within the change of zone site. Kennewick Municipal Code 18.03.060 requires that zone boundaries follow lot lines. The property lots need to match the land use designation boundary, so the property would not have more than one zoning district on it.

Future development of the entire site will be limited to only the permitted uses of the RM zoning district. Development will be subject to meeting applicable concurrency requirements, which include utility and street improvements. The density for the subject site is 13 units per acre.

The proposed findings meet the requirements of KMC 18.51.070(2).

Findings:

1. The applicant is Knutzen Engineering, c/o Nathan Machiela, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338.
2. The property owner is Tom and Vicki Solbrack, 2555 W Highway 24, Othello, WA 99344.
3. The proposed change of zone is generally located at 9757 W Clearwater Avenue and W 10th Avenue. Parcel Numbers: 1-0188-400-0001-017, 1-1288-100-0006-002, 1-0188-4BP-5063-015 and 1-1288-100-0005-004.

4. The City's Comprehensive Plan Land Use Designation for the subject property is Medium Density Residential.
5. The request is to change the zoning from Commercial, Community and Business Park to Residential, Medium Density.
6. The Residential, Medium Density zoning district is an implementing zone of the Medium Density Residential Comprehensive Plan Land Use Map Designation.
7. On February 19, 2021, the application was submitted and declared complete for processing.
8. The application was routed for review to City Departments and outside agencies for comment on February 26, 2021.
9. Access to the site is via W 10th Avenue.
10. The Environmental Determination of Non-Significance, ED 20-08/PLN-2020-00852, was adopted on April 7, 2021.
11. The Property Posting sign for the public hearing was posted on site April 15, 2021.
12. Notice of the public hearing for this application was published in the Tri-City Herald on April 18, 2021. Notices were also mailed to property owners within 300 feet of the site on April 15, 2021.
13. The proposed amendment conforms to the comprehensive plan.
14. The proposed amendment promotes the public necessity, convenience and general welfare.
15. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
16. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval will implement the Comprehensive Plan Land Use Designation of medium Density Residential.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Residential Land Use Goals 1 and 3 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.
5. The proposed Change of Zone complies with KMC 18.51.070(2).

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 21-04 and recommend approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 21-04 and recommend approval of the request to City Council.

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

PROJECT # _____ - _____ PLN- _____ - _____ FEE \$ _____

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 Zone Change

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

Applicant: Knutzen Engineering, Nathan Machiela

Address: 5401 Ridgeline Dr, Suite 160, Kennewick WA 99338

Telephone: (509) 222-0959 Cell Phone: _____ Fax: _____ E-mail nathan@knutzenengineerin

Property Owner (if other than applicant): Tom and Vicki Solbrack

Address: 2555 W Highway 24, Othello WA 99344

Telephone: (509) 989-0209 Cell Phone: _____ E-mail _____

SITE INFORMATION 101884000001017, 112881000006002

Parcel No. 101884BP5063015, 112881000005004 Acres 14.74 Zoning: CC & BP

Address of property: 9757 W Clearwater Ave

Number of Existing Parking Spaces N/A Number of Proposed (New) Parking Spaces N/A

Present use of property Undeveloped

Size of existing structure: N/A sq. ft. Size of Proposed addition/New structure: TBD sq. ft.

Height of building: TBD Cubic feet of excavation: TBD Cost of new construction TBD

Benton County Assessor Market Improvement Value: \$1,078,020 Total

Description of Project: Change of zone from CC/BP to RM to allow for a future residential subdivision.

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

Applicant's Signature

Date: 02/17/2021

Signature of owner or owner's authorized representative

Change-of-Zone Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:

The general welfare of the public will be increased by the adoption of this amendment. If this amendment is adopted, more housing options will be available for those living in or looking to move to the City of Kennewick.

2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:

No, there are presently no sites available on the market within one mile of the proposed site that are correctly zoned for the proposed use. The property that is zoned RM within 1 mile is currently owned by the Kennewick School District and is the location of the Desert Hills Middle School.

3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain

Yes, the amendment is consistent with the existing land use pattern in the area. The northern 320 feet (frontage on Clearwater) will remain CC similar to properties to the east. A comprehensive plan amendment on the property was completed and approved 02/16/2021.

4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:

The subject property is undeveloped but the surrounding properties are in conformance with the area's zoning classification.

5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.

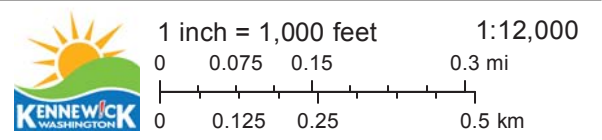
The proposed amendment will not create an isolated district but it will extend the residential zoning further west.

6. Does the existing zoning prohibit reasonable use of the property? Please explain.

With the entire parcel being zoned CC, it is not possible to subdivide the lot as proposed. The lot will remain undeveloped if a zone change is not possible. The southern portion proposed to be zone changed is not prime commercial property and has low commercial development opportunity.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:
No, the proposed zoning change will not affect the neighborhoods to the east. The existing neighborhood would be bordered by more residential property should the zone change be approved.
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:
Unknown, not expected to have a change in property value.
9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:
It is possible that similar proposals could occur along 10th Ave. This proposal however leaves the frontage on Clearwater zoned as CC.
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:
Potentially, a new residential development with associated improvements will likely reinvigorate the surrounding areas and lead to more development of the surrounding areas.
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.
The addition of housing will allow greater choice in the housing market, potentially combatting any economic segregation that may be present.
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:
No, considering this proposal follows adjacent land uses, it is not expected that conflicts will be created between potential land uses and transportation patterns.

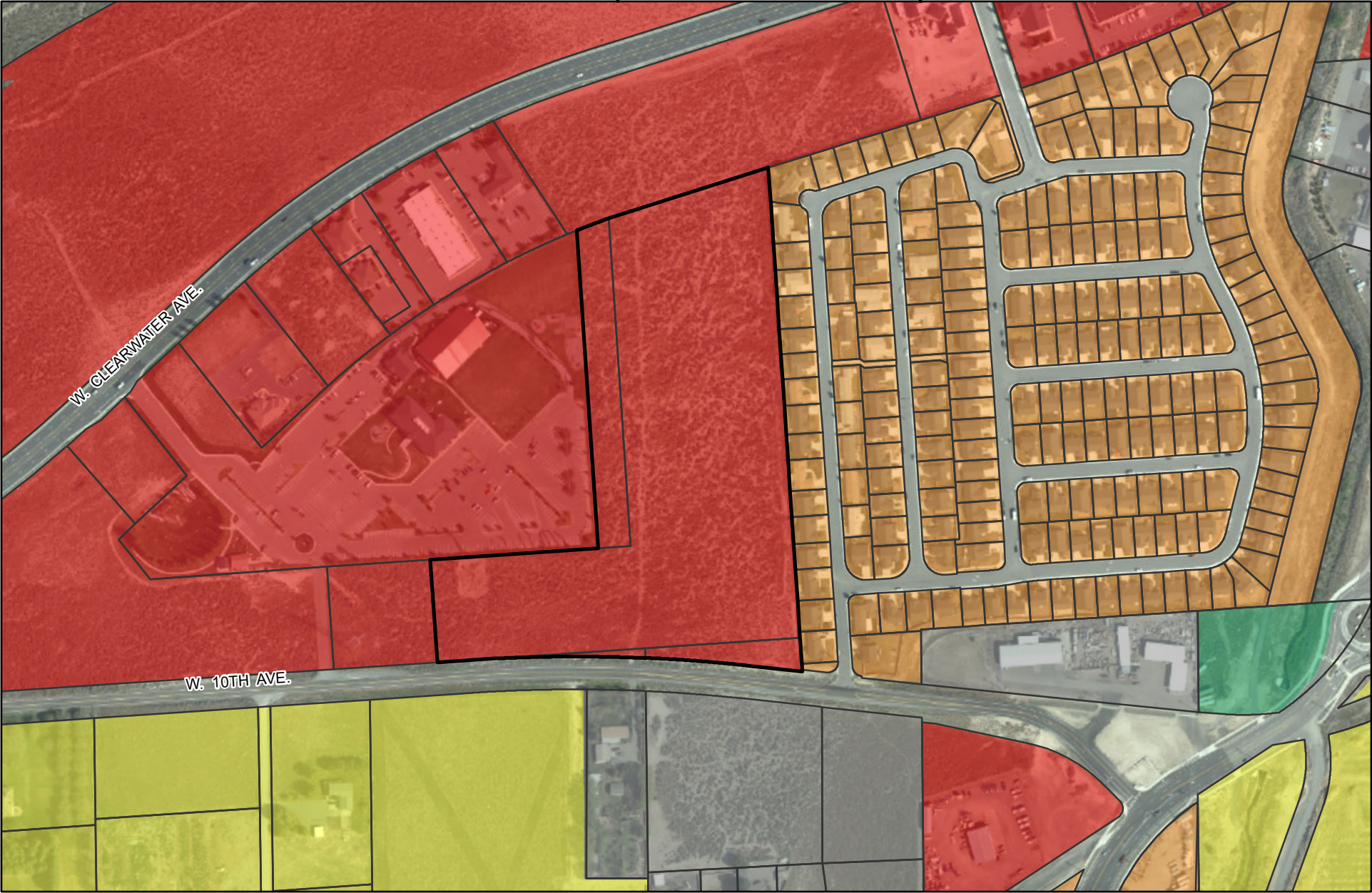
Vicintiy Map



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

Comprehensive Plan Map

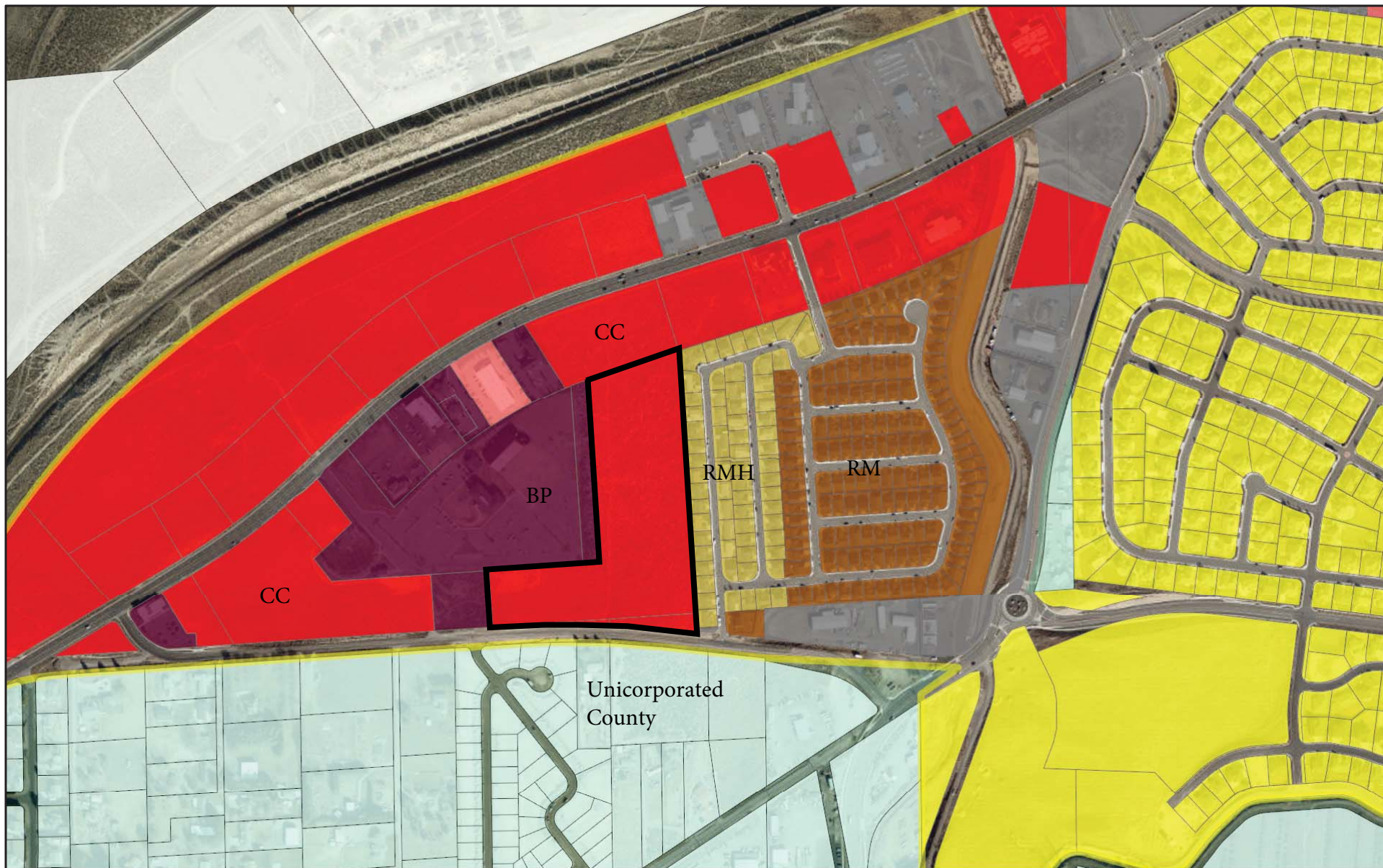
Exhibit 4



COZ 21-04/PLN-2021-00599 Solbrack

- | | | | |
|---|--|---|---|
|  Open Space |  Medium Density Residential |  Mixed Use |  Industrial |
|  Low Density Residential |  High Density Residential |  Commercial |  Public Facility |

Zoning Map

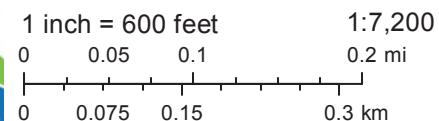


April 13, 2021

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

SurveyCityLimits

- SV_CI_KENNEWICK_10
- SV_CI_RICHLAND_10
- SV_CI_COUNTY_10
- SurveyUrbanGrowthBoundary



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



NOTICE OF MAILING

I, Steve Donovan, on April 15, 2021
mailed 60 copies of Notice of Public Hearing
for COZ 21-04/PLN-2021-00599
to all property owners within 300 feet of the proposal
as shown on the attached list.



Signature

37
CALVARY CHAPEL OF TRI-CITIES N/A
10611 W CLEARWATER AVE
KENNEWICK WA 99338

37
TOM & VICKI L SOLBRACK
2555 W HWY 24
OTHELLO WA 99334

37
LINDA M MEARNES
9424 W 5TH PL
KENNEWICK WA 99336

37
JENNIFER N BULL
9502 W 5TH PL
KENNEWICK WA 99336

37
MATTHEW A CLAYBROOK
9508 5TH PL
KENNEWICK WA 99336

37
JEREMY C JANSKY
9514 W 5TH PL
KENNEWICK WA 99336

37
DANIEL & SHERRY DENGATE
2527 S IRVING ST
KENNEWICK WA 99338

37
MICHAEL D & LORAYNE R KILGORE
502 S YOLO ST
KENNEWICK WA 99336

37
ISIDRO ZAVALA GARCIA
313 WELLSIAN WAY
RICHLAND WA 99352

37
THIHA & SUKVIPAT MAUNG &
SOMRUDEE
313 WELLSIAN WAY
RICHLAND WA 99352

37
ANTHONY D MILEWSKI
602 S YOLO ST
KENNEWICK WA 99336

37
FIMIANA MOSESOVA
313 WELLSIAN WAY
RICHLAND WA 99352

37
KHMEES KORA
313 WELLSIAN WAY
RICHLAND WA 99352

37
MEILANI A & CASEY R BURROWS &
ENGELHARD
700 S YOLO ST
KENNEWICK WA 99336

37
HEATHER K CRARY HUNZEKER
706 YOLO ST
KENNEWICK WA 99336

37
DODD DEVELOPMENT CO INC N/A
1126 BRIDLE DR
RICHLAND WA 99352

37
JAROD S & CAROLYN R FRANKLIN
800 YOLO ST
KENNEWICK WA 99336

37
PHYLLIS SMITH
806 YOLO ST
KENNEWICK WA 99336

37
MICHELLE J CRUMBY
810 S YOLO ST
KENNEWICK WA 99336

37
DIXON3 PROPERTIES LLC N/A
PO BOX 1777
BATTLEGROUND WA 98604

37
MARK R BAUDER
605 SUMMIT ST
RICHLAND WA 99352

37
BRANDEN S DESPAIN
906 YOLO ST
KENNEWICK WA 99336

37
JULIA A STEFFLER
10005 W 10TH AVE
KENNEWICK WA 99336

37
REBECCA SMITH-HICKEY
500 S WYOMING ST
KENNEWICK WA 99336

37
BARBARA ANN SNEDIGAR
506 WYOMING ST
KENNEWICK WA 99336

37
CARMEN MARTINEZ
512 WYOMING STREET
KENNEWICK WA 99336

37
KENNETH V WALTERS
600 S WYOMING ST
KENNEWICK WA 99336

37
AUNG
313 WELLSIAN WAY
RICHLAND WA 99352

37
JANE ROBISON
612 WYOMING STREET
KENNEWICK WA 99336

37
KYLE J & TAYLOR A MILLER
607 S YOLO STREET
KENNEWICK WA 99336

37 ROBERT G & KARYN R ELLENBERGER 601 S YOLO ST KENNEWICK WA 99336	37 GUY & SHIRLEY RICHARDS 509 S YOLO ST KENNEWICK WA 99336	37 PSALM 121 LLC N/A 28104 S 959 PR SE KENNEWICK WA 99338
37 CHARLES & KARLA CALYBROOK 404 E 700 S RIVER HEIGHTS UT 84321	37 TODD A VENDERHOOGT 707 S YOLO ST KENNEWICK WA 99336	37 SHARON R VORPAGEL 713 S YOLO ST KENNEWICK WA 99336
37 JOHNSON MELODY J PETERS 803 S YOLO ST KENNEWICK WA 99336	37 TERRY L TURLEY 809 S YOLO ST KENNEWICK WA 99336	37 BRENDA L NORDHAUS 9512 W 9TH PL KENNEWICK WA 99336
37 JAMES A CASTLEBERRY 905 S YOLO ST KENNEWICK WA 99336	37 SANTIAGO BRIDGEWATER ESTATES N/A SANTIAGO BRIDGEWATER ESTATES HOMEOWNERS ASSOC. PO BOX 11927 SANTA ANA CA 92711	37 PRO MADE CONSTRUCTION LLC N/A 6159 W DESCHUTES AVE STE 509 KENNEWICK WA 99336
37 BRENDA R EWING 774 S WYOMING ST KENNEWICK WA 99336	37 RYAN S KELLEY 750 WYOMING ST KENNEWICK WA 99336	37 SARAH E GIRARD 724 WYOMING ST KENNEWICK WA 99336
37 GABRIELLE E & SHERI E REAB 702 S WYOMING STREET KENNEWICK WA 99336	37 ASHLEY KENNEY 9505 W 9TH PLACE KENNEWICK WA 99336	37 JR DAVID W & ELENA VANDYKE 9511 W 9TH PL KENNEWICK WA 99336
37 AMANDA A STRAWICK 6061 SELPH LANDING RD PASCO WA 99301	37 JOSEPH. ET AL GREEN 838 WYOMING STREET KENNEWICK WA 99336	37 SUSAN C SCHWARTZ 874 S WYOMING ST KENNEWICK WA 99336
37 NATHAN G & TRISHELL M MARPLE 856 S WYOMING STREET KENNEWICK WA 99336	37 SCOTT & DENISE A HOWELL 6804 FRANKLIN COURT PASCO WA 99301	37 HOME BUILDERS ASSOCIATION OF TRICITIES N/A 10001 W CLEARWATER AVE KENNEWICK WA 99336
37 CLA HOLDINGS LLC N/A 2137 KIMBERLY CIR EUGENE OR 97405	37 CROSKREY PROPERTIES LLC N/A 1915 SHERIDAN PLACE RICHLAND WA 99352	37 3M INVESTMENTS LLC N/A PO BOX 7204 KENNEWICK WA 99336
37 CROSKREY PROPERTIES LLC N/A 1915 SHERIDAN PLACE RICHLAND WA 99352	37 AUSTIN J & JENNIFER C REGIMBAL 917 S YOLO ST KENNEWICK WA 99336	37 JON & JULIE WADDOUPS 1218 S WILLOWS PR KENNEWICK WA 99338

KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

May 3, 2021 at 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, May 3, 2021, remotely at 6:30 p.m. or as soon as possible thereafter, to receive public comment/testimony on the below Change of Zone. Staff will be presenting analysis and the Planning Commission will make a recommendation to the City Council on the item. In response to the COVID-19 emergency, the hearing will be conducted online. To participate in the hearing use the link found at <https://www.go2kennewick.com/598/Planning-Commission>.

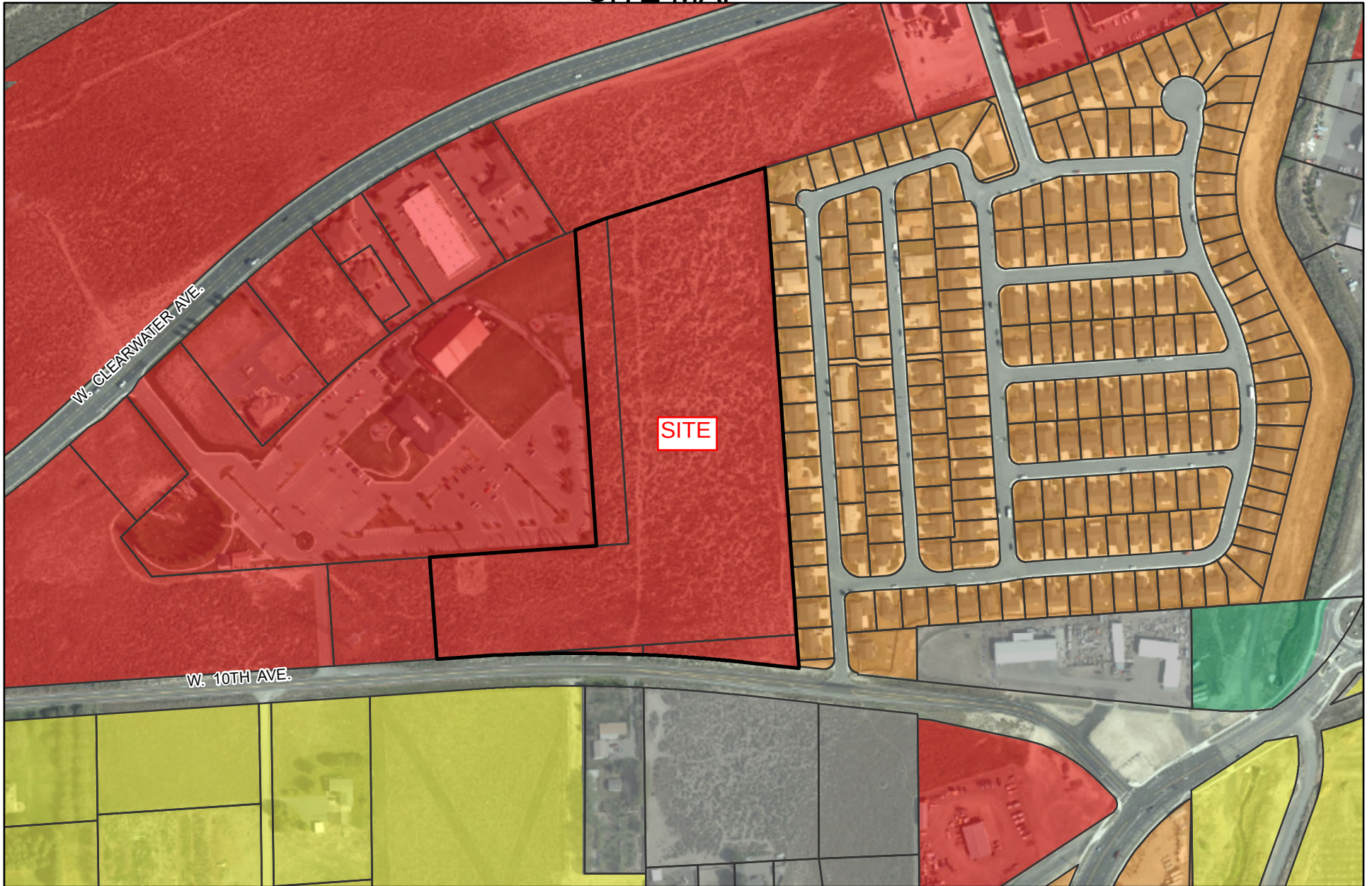
Project# COZ 21-04 – A Change of Zone for 14.74 acres from Commercial, Community and Business Park to Residential, Medium Density. The proposal is located at 9757 W Clearwater Avenue and W 10th Avenue. See site map on back.

Questions or written comments may be addressed to Steve Donovan and submitted to steve.donovan@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336.

The City of Kennewick welcomes full participation in public meeting by all citizens. 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 hearing, please contact Steve Donovan 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

Exhibit 6



COZ 21-04/PLN-2021-00582 Solbrack



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

**STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
ADOPTION of EXISTING DOCUMENT**

April 7, 2021

Lead Agency: City of Kennewick

Agency Contact: Steve Donovan, Steve.Donovan@ci.kennewick.wa.us, 509-585-4361

Agency File Number: COZ 21-04/PLN-2021-00599

Description of proposal: To change the zoning of a 14.74 acre site from Commercial Community and Business Park to Residential, Medium Density.

Location of proposal: Parcel Number 1-1288-100-0005-004, 1-1288-100-0006-002, 1-0188-400-0001-017 and 1-0188-4BP-5063-015; located at 9757 W Clearwater Avenue.

Name, phone, e-mail of Applicant/Proponent: Knutzen Engineering, c/o Nathan Machiela, 509-222-0959 nathan@knutzenengineering.com

Title of document being adopted: Determination of No-Significance, ED 20-08/PLN-2020-00852

Date adopted document was prepared: August 5, 2020

Description of document (or portion thereof) being adopted: The City of Kennewick issued the Determination of Non-Significance for a comprehensive plan amendment land use amendment to change the land use designation from Commercial to Medium Density Residential. The determination was not appealed.

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].

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:

All documentation submitted for the Determination of Non-Significance, ED 20-08/PLN-2020-00852, listed the applicant's intentions to rezone the property to Residential, Medium Density. Future development of the site will require additional environmental review.

This DNS is issued under WAC 197-11-340(2) and the comment period is required.

Responsible Official:

Gregory McCormick, AICP

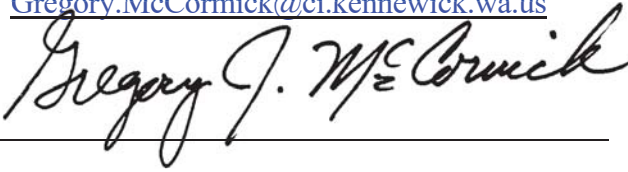
210 W 6th Avenue

Kennewick, WA 99336

(509)-585-4463

Gregory.McCormick@ci.kennewick.wa.us

Signature



Date April 7, 2021

Appeal process: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued and no later than 5 p.m. 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.

From: Chad Brooks
Sent: Wed, 3 Mar 2021 15:43:29 +0000
To: Steve Donovan
Subject: RE: [E] COZ 21-04/PLN-2021-00599

No comment on change of zone.

Chad Brooks
 Distribution Design Tech I
 Benton PUD
 Email: brooksc@bentonpud.org
 Main # (509)582-2175
 Direct # (509)582-1233



From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Sent: Friday, February 26, 2021 8:59 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; EngService <EngService@bentonpud.org>; Jeff Vosahlo <vosahloj@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Mike Irving <irvingm@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrogers@bpa.gov>; BPA - Joe Cottrell <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjddeklyen@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas - Sara Pineda <sara.pineda@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter Communications - Robert Early <robert.early@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Ecology SEPA UNIT <sepaunit@ecy.wa.gov>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Fish & Wildlife - Michael Ritter <michael.ritter@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Frontier Communications (gregory.goodwin@ziplay.com) <gregory.goodwin@ziplay.com>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Jessica Lally <Jessica_Lally@Yakama.com>; Kennewick School District; Brandon Potts <brandon.potts@ksd.org>; KID Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; Shane O'Neill <soneill@ci.richland.wa.us>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama

From: Blaine Broberg
Sent: Thu, 4 Mar 2021 16:06:27 +0000
To: Steve Donovan
Subject: RE: COZ 21-04/PLN-2021-00599

Mr. Donovan,

KID has no comments regarding COZ 21-04.

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

From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Sent: Friday, February 26, 2021 8:59 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Mike Irving <irvingm@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Joe Cottrell <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjddeklyen@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas - Sara Pineda <sara.pineda@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter Communications - Robert Early <robert.early@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Ecology SEPA UNIT <sepaunit@ecy.wa.gov>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Fish & Wildlife - Michael Ritter <michael.ritter@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Frontier Communications (gregory.goodwin@ziply.com) <gregory.goodwin@ziply.com>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Jessica Lally <Jessica_Lally@Yakama.com>; Kennewick School District; Brandon Potts <brandon.potts@ksd.org>; Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; Shane O'Neill <soneill@ci.richland.wa.us>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION
FILE NO: COZ 21-06/PLN-2021-00615

Report Date: April 27, 2021

Hearing Date & Location: May 3, 2021, Virtual

Report Prepared By: Chris Bowman
Assistant Planner

Report Reviewed By: Anthony Muai AICP
Planning Manager

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 21-06 be APPROVED.

Summary of Proposal: A Change of Zone of 0.28 acres from Residential, Low (RL) to Residential, High (RH)

Proposal Location: 324 N. Arthur St.

Legal Description: Parcel No. 1-3399-402-0059-012

The South 132 feet of the North 330 feet of the West 90.8 feet of Tract 59, The highlands, Plat A, according to the Plat thereof Recorded in Volume 2 of Plats, Page 2, Records of Benton County, Washington.

Property Owners: The Cramer Family Trust
625 S. Taft St.
Kennewick, WA 99336

Applicant: Eugene Cramer
625 S. Taft St.
Kennewick, WA 99336

Regulatory Controls:
Comprehensive Plan – Land Use
KMC Title 4 – Administrative Procedures
KMC Title 18 – Zoning
Washington State Environmental Policy Act

COZ Key Application Processing Dates:

Application Submittal	February 23, 2021
Determination of Completeness Issued	February 25, 2021
Notice of Application Posted	March 15, 2021,
SEPA Determination (Adoption of DNS for CPA 20-07)	August 5, 2020
Date of Mailed Notice of Public Hearing	April 19, 2021
Property Posting Sign for Public Hearing	April 19, 2021
Date of Published Notice of Public Hearing	April 18, 2021

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Maps
4. Environmental Determination 20-10
5. Affidavit of Mailing/Mailing List dated April 19, 2021

The site is adjacent to the following zoning districts:

North: Residential, Low (RL)
 East: Residential, High (RH)
 South: Residential, High (RH)
 West: Public Facility (PF)

Applicable Goals and Policies of the Comprehensive Plan:

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.

Residential Policy 3.4: Residential High Density – Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unity types, or where there is existing multi-family development.

Residential Goal 4: Provide more housing opportunities near commercial, transit and employment.

Residential Policy 4.1: Locate the highest density residential areas close to shops and services and transportation hubs.

Kennewick Municipal Code Findings:

The following findings are required to be made in order to approve a change of zone:

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

1. *The proposed amendment conforms with the comprehensive plan; and*

Staff Response: This site is designated High Density Residential in the City's comprehensive plan. The Residential, High (RH) zone is an implementing zone of the High Density Residential land use designation.

2. *Promotes the public necessity, convenience and general welfare; and*

Staff Response: The applicant states that the proposal promotes the public necessity, convenience and general welfare because it will allow for the construction of a multi-family building. The proposal implements goals and policies of the comprehensive plan, specifically Residential Goal 3 and Residential Policy 3.3, and Residential Goal 4 and Residential Policy 4.1.

3. *The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and*

Staff Response: The proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.

4. *The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and*

Staff Response: The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The RH zone implements the Comprehensive Plan's High Density Residential land use designation.

5. *Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.*

Staff Response: Not applicable to the proposed change of zone.

Public Comments

No public comment was received.

Agency Comments

Benton Public Utility District provided comment on the proposal regarding extending the primary power lines and granting easements.

Kennewick Irrigation district indicated they had no comments.

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 21-06) is a request to change three parcels, approximately 0.28 acres, located at 324 N Arthur St., from Residential, Low (RL) to Residential, High (RH). The applicant has requested the change of zone in order to implement a recently approved Comprehensive Plan Amendment (CPA 20-04) that changed the land use designation from Low Density Residential to High Density Residential.

The Comprehensive Plan Land Use Designation for the subject property is High Density Residential. Pursuant to Table 1 of the Comprehensive Plan, the RH zone is an implementing zoning district of the High Density Residential Land Use Designation.

Per KMC 18.03.040(4), "The purpose of RH district is to establish areas for multiple residential buildings and promote a suitable residential environment. The district is a transitional use between commercial and low and medium density residential uses."

This proposal will implement the existing High Density Residential land use designation as well as promote the goals and policies of the comprehensive plan.

KMC 18.51.070(2) requires findings be made to support a change in zoning. The appropriate findings have been made to support this proposed rezone.

Findings:

1. The applicant is Eugene Cramer (625 S Taft St. Kennewick, WA 99336).
2. The property owner is The Cramer Family Trust (625 S Taft St. Kennewick, WA 99336).
3. The proposed change of zone is for parcel number 1-3399-402-0059-012 (324 N. Arthur St.)
4. The request is to change the zoning from Residential, Low (RL) to Residential, High (RH).
5. The City's Comprehensive Plan Land Use Designation for the subject property is High Density Residential.
6. The Residential, High (RH) zoning district is an implementing zone of the High Density Residential Comprehensive Plan Land Use Map designation.
7. The application was submitted on February 22, 2021 and declared complete for processing on February 25, 2021.
8. The application was routed for review to City Departments and outside agencies for comment on March 25, 2021.
9. Access to the site is currently provided from N. Arthur St.
10. The City of Kennewick Critical Area maps indicate that there are no critical areas on the site.
11. A Determination of Non-Significance issued for CPA 20-04/PLN-2020-00911 on August 5, 2020 was adopted for this proposal.
12. The Property Posting sign for the public hearing was posted on site April 19, 2021.
13. Notice of the public hearing for this application was published in the Tri-City Herald on April 18, 2021. Notices were mailed to property owners within 300 feet of the site on April 5, 2021.
14. The proposed amendment conforms to the comprehensive plan.
15. The proposed amendment promotes the public necessity, convenience and general welfare.
16. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
17. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval will implement the High Density Residential land use designation of the City of Kennewick Comprehensive Plan.
2. Approval promotes the public necessity, convenience and general welfare by implementing the Comprehensive Plan.
3. Approval of the proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.
4. The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The RH zone implements the Comprehensive Plan's High Density Residential land use designation.

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 21-06 and recommend APPROVAL to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 21-06 and recommend APPROVAL to City Council approval of the request.

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

Exhibit 2

PROJECT # _____ - _____ PLN- 2021 - 00615 FEE \$ 1094

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 Zoning Change

Environmental Determination PLN- 2020 - 00912 Pre Application Meeting PLN- _____ - _____

Applicant: Eugene Cramer

Address: 625 S Taft St. Kennewick, WA 99336

Telephone: _____ Cell Phone: 509-557-0747 Fax: _____ E-mail gene@cramerrealestategroup.com

Property Owner (if other than applicant): The Cramer Family Trust

Address: 625 S Taft St. Kennewick, WA 99336

Telephone: 509-783-7048 Cell Phone: _____ E-mail eldonjoan1945@gmail.com

SITE INFORMATION

Parcel No. 133994020059012 Acres .28 Zoning: LD

Address of property: 324 N Arthur St. Kennewick, WA 99336

Number of Existing Parking Spaces n/a Number of Proposed (New) Parking Spaces n/a

Present use of property Residential Single Family

Size of existing structure: 1797 sq. ft. Size of Proposed addition/New structure: n/a sq. ft.

Height of building: n/a Cubic feet of excavation: n/a Cost of new construction n/a

Benton County Assessor Market Improvement Value: \$115,840.00

Description of Project: Change of Zoning from Low Density to High Density

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

Eugene Cramer

Digitally signed by Eugene Cramer
Date: 2021.02.23 13:11:43 -08'00'

Applicant's Signature

Date: 2/23/2021

Eldon Cramer

Digitally signed by Eldon Cramer
Date: 2021.02.23 13:12:58 -08'00'

Signature of owner or owner's authorized representative

Change-of-Zone Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:

Yes, more housing can be obtained that is newer, and more affordable with this amendment.

2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:

There are currently no other viable sites for this purpose within 1 mile of this site that are available.

3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain

Yes, several other nearby sites are currently zoned consistent with this proposal.

4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:

Yes

5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.

No, The current zoning isolates it from the surrounding properties.

6. Does the existing zoning prohibit reasonable use of the property? Please explain.

Yes, current zoning only allows for one residence on the property, in an area where more is greatly needed.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:
No, it can only be improved at this point.
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:
No
9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:
No, it will bring this property in line with the surrounding area.
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:
Yes, This will allow more and new housing to be developed.
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.
Yes, more housing in the mid-range price is greatly needed. This area suited to such development.
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:
No

COZ 21-06/PLN-2021-00615 Residential, Low (RL) to Residential, High (RH)
324 N Arthur St.





CITY OF KENNEWICK DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED 20-10/PLN-2020-00912

DESCRIPTION OF PROPOSAL: To amend the City of Kennewick Comprehensive Plan Land Use Map for a .28-acre property from Low Density Residential to High Density Residential.

PROPOSER: Eugene Cramer, 625 S Taft Street, Kennewick, WA 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 324 N Arthur Street

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

☒ There is no comment period for this DNS.

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

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

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336

PHONE: (509) 585-4463

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

This DNS is subject to the attached conditions:

☒ No conditions.

☐ See attached condition(s).

Gregory J. McCormick

Date: August 5, 2020

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
Yakama Nation
CTUIR
ED 20-10 File



NOTIFICATION OF MAILING

I, Chris Bowman, on April 19, 20 21
Mailed 7 copies of NOPH
for COZ 21-06
to Neighbors and Applicant
as shown on the attached list.

Chris Bowman
Signature

Exhibit 5

37
Ulmer family LLC
4812 W CLEARWATER
Kennewick WA 99336

37
KADLEC REGIONAL MEDICAL CENTER
PROVIDENCE ST. JOSEPH HEALTH 1801
LIND AVE SW
Renton WA 98057

37
AMES TOWER GROUP
8766 TASSAJARA CREEK RD
SANTA MARGARITA CA 93453

37
GUSE, EUGENE & JUDITH
104902 E TRIPPLE VISTA
Kennewick WA 99338

37
PARK PELICAN ASSOCIATES LP
27520 HAWTHORNE BLVD, STE 205
ROLLING HILLS ESTATES CA 90274

37
VERIZON NORTHWEST INC
C/O FRONTIER COMMUNICATIONS 401
MERRITT 7
NORWALK CT 06851

37
EUGENE CRAMER
625 S TAFT ST
KENNEWICK, WA 99336

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COMMUNITY PLANNING DEPARTMENT

**STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION**

FILE No: COZ 21-07/PLN-2021-00659

Staff Report Date: April 22, 2021

Hearing Date & Location: May 3, 2021, Virtual Hearing

Report Prepared By: Anthony Muai, AICP
Planning Manager

Report Reviewed By: Steve Donovan, AICP
Senior Planner

**Summary
Recommendation:** The City of Kennewick Planning Staff RECOMMENDS
APPROVAL of Change of Zone 21-07.

Summary of Proposal: A Change of Zone from Residential, Low Density (RL) to
Commercial, Community (CC) for 20.50 acres.

Proposal Location: 8541 & 8637 Bob Olson Pkwy

Legal Description: LOT 1, SURVEY 5333

REAL PROPERTY LOCATED IN GOVERNMENT LOTS 3
AND 4, THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER AND THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST OF
THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK,
BENTON COUNTY, WASHINGTON, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF
SAID SECTION 7, SAID CORNER BEING THE TRUE
POINT OF BEGINNING; THENCE NORTH 33°26'57"
EAST ALONG THE EASTERLY BOUNDARY OF THE
PARCEL DEEDED TO THE UNITED STATES OF
AMERICA BUREAU OF RECLAMATION BY DONATION
WARRANTY DEED RECORDED UNDER AUDITOR'S
FILE NUMBER 2010-007656, RECORDS OF BENTON
COUNTY A DISTANCE OF 2,011.97 FEET TO A POINT
ON THE SOUTHERLY RIGHT OF WAY DEEDED TO THE
CITY OF KENNEWICK BY QUIT CLAIM DEED

RECORDED UNDER AUDITOR'S FILE NUMBER 2011-036131,

RECORDS OF THE BENTON COUNTY AUDITOR;
THENCE ALONG SAID RIGHT OF WAY THE
FOLLOWING COURSES;

THENCE SOUTH 75°07'45" EAST A DISTANCE OF 113.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 757.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°16'55" A DISTANCE OF 770.03 FEET; THENCE SOUTH 16°50'51" EAST A DISTANCE OF 460.48 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY, SOUTH 73°07'07" WEST A DISTANCE OF 360.00 FEET; THENCE NORTH 16°50'51" WEST A DISTANCE OF 460.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 397.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°16'54" A DISTANCE OF 403.83 FEET; THENCE NORTH 75°07'45" WEST A DISTANCE OF 234.50 FEET TO SAID EASTERLY BOUNDARY OF THE PARCEL DEEDED TO THE UNITED STATES OF AMERICA BUREAU OF RECLAMATION BY DONATION WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2010-007656; THENCE NORTH 33°26'57" EAST ALONG SAID LINE, 379.79 FEET TO THE POINT OF BEGINNING.

LOT 5, SURVEY 5333

REAL PROPERTY LOCATED IN GOVERNMENT LOTS 3 AND 4, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 83°26'05" EAST A DISTANCE OF 2001.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°23'13" WEST A DISTANCE OF 77.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°22'47" A DISTANCE OF 87.93 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1191.00 FEET; THENCE

NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°55'09" A DISTANCE OF 705.08 FEET; THENCE NORTH 16°50'51" WEST A DISTANCE OF 92.90 FEET; THENCE NORTH 73°07'07" EAST A DISTANCE OF 360.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY DEEDED TO THE CITY OF KENNEWICK BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2011-036131, RECORDS OF THE BENTON COUNTY AUDITOR; THENCE ALONG SAID RIGHT OF WAY, SOUTH 16°50'51" EAST A DISTANCE OF 93.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 831.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°48'18" A DISTANCE OF 910.90 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 00°23'13" EAST A DISTANCE OF 325.25 FEET TO THE SOUTH LINE OF SAID SECTION 7; THENCE ALONG SAID SOUTH SECTION LINE, NORTH 83°26'05" WEST A DISTANCE OF 572.70 FEET TO THE POINT OF BEGINNING.

Property Owner: Bauder Young Properties, LLC
1505 NE Village St.
Fairview, OR 97024

Applicant: Knutzen Engineering
c/o Paul Knutzen
5401 Ridgeline Drive, Suite 160
Kennewick, WA 99338

Regulatory Controls:

1. Comprehensive Plan – Land Use
2. KMC Title 4 – Administrative Procedures
3. KMC Title 18 – Zoning
4. Washington State Environmental Policy Act

COZ Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	March 1, 2021
Determination of Completeness Issued	March 3, 2021
Notice of Application Posted	March 25, 2021
SEPA Threshold Determination Issued	August 5, 2020
Property Posting Sign for SEPA Determination	August 5, 2020
SEPA Appeal Period Ended	August 19, 2020
Date of Mailed Notice of Public Hearing	April 16, 2021
Property Posting Sign for Public Hearing	April 16, 2021

Date of Published Notice of Public Hearing	April 18, 2021
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Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Vicinity Map
4. Comprehensive Plan Map
5. Zoning Map
6. Notice of Mailing
7. SEPA DNS
8. Benton Public Utility District email

Zoning adjacent to the site:

North: Community, Commercial (CC) and Residential, Low Density (RL)

East: Community, Commercial (CC)

South: Residential, Medium Density (RM)

West: Residential, Low Density (RL)

Applicable Goals and Policies of the Comprehensive Plan:

Commercial Goals and Policies:

- Goal 3: Create a balanced system of commercial facilities reflecting neighborhood, community, and regional needs.
- Policy 1: Provide commercial areas sized and scaled appropriately for the neighborhood or community.
- Policy 3: Provide for Neighborhood Commercial centers in strategic locations to serve surrounding neighborhoods, while minimizing impacts to the surrounding residential uses

Kennewick Municipal Code Findings:

The following findings shall be met in order to approve a change of zone:

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

- a. The proposed amendment conforms with the comprehensive plan; and
Staff Response: The proposed Change of Zone conforms to the comprehensive plan because the CC zoning district is an implementing zoning district of the site's current Commercial Land Use Designation.
- b. Promotes the public necessity, convenience and general welfare; and
Staff Response: The proposed Change of Zone promotes public necessity, convenience and welfare by establishing a zoning district that is compatible with surrounding properties.
- c. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and
Staff Response: The proposed Change of Zone will not impose additional burdens on public facilities. Future development will be required to meet applicable levels of service.
- d. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and

Staff Response: The proposed amendment will establish a zoning district that complies with Comprehensive Plan. The CC zone is an implementing zone of the site's Commercial Land Use Designation.

- e. Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.

Staff Response: The finding is not applicable; the proposed zoning district is not a single-family residential zone.

Public Comments:

The public submitted no comments.

Agency Comments:

The Benton Public Utility District have stated they have no comments.

Staff Analysis of Proposal & Discussion:

The City annexed the site and zoned it Agriculture on January 2, 1996 via Ordinance 3603. On January 18, 2011, the City adopted Ordinance 5340, which established the current zoning of RL for the site. As part of the City's 2020 Comprehensive Plan Amendment Cycle, the City approved the amendment to change the site's land use designation from Low Density Residential to Commercial.

The proposed Change of Zone (COZ 21-07), is a request to change the zone of 20.50 acres located at 8541 & 8637 Bob Olson Pkwy., from RL to CC. Pursuant to Table 1 of the Comprehensive Plan, the CC zoning district is an implementing zoning district of the Commercial Land Use Designation. RCW 36.70A, Growth Management Act, requires that a City's development regulations implement its comprehensive plan.

Per KMC 18.03.040(10) the purpose of CC zoning district is as follows:

CC - The purpose of the CC district is to stabilize, improve and protect commercial areas, and to provide for orderly growth in new commercial areas in accord with the Comprehensive Plan. CC districts are intended for a wide range of uses to serve the community area to which they are appurtenant.

The proposal will implement the site's Commercial Land Use Designation and promote the goals and policies of the comprehensive plan.

Future development of the entire site will be limited to only the permitted uses of the CC zoning district. Development will be subject to meeting applicable concurrency requirements, which include utility and street improvements.

The proposed findings meet the requirements of KMC 18.51.070(2).

Findings:

1. The applicant is Knutzen Engineering, c/o Paul Knutzen, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338.
2. The property owner is Bauder Young Properties, LLC, 1505 NE Village St., Fairview, OR 97024.
3. The proposed change of zone is generally located at 8541 & 8637 Bob Olson Pkwy. Parcel Number: 107893000001004.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.

5. The request is to change the zoning from Residential, Low Density (RL) to Commercial, Community (CC).
6. The Commercial, Community (CC) zoning district is an implementing zone of the Commercial Comprehensive Plan Land Use Map Designation.
7. On March 1, 2021, the application was submitted. On March 3, 2021 the application was declared complete for processing.
8. The application was routed for review to City Departments and outside agencies for comment on March 25, 2021.
9. Access to the site is via Bob Olson Pkwy.
10. The Environmental Determination of Non-Significance, ED 20-12/PLN-2020-01005, was issued on August 5, 2020.
11. The Property Posting sign for the public hearing was posted on site April 16, 2021.
12. Notice of the public hearing for this application was published in the Tri-City Herald on April 18, 2021. Notices were also mailed to property owners within 300 feet of the site on April 16, 2021.
13. The proposed amendment conforms to the comprehensive plan.
14. The proposed amendment promotes the public necessity, convenience and general welfare.
15. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
16. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval will implement the Comprehensive Plan Land Use Designation of Commercial.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Commercial Land Use Goal 3 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.
5. The proposed Change of Zone complies with KMC 18.51.070(2).

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 21-07 and recommend approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 21-07 and recommend approval of the request to City Council.

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

PROJECT # _____ - _____ PLN- _____ - _____ FEE \$ _____

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 Change of Zone

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

Applicant: Knutzen Engineering, Paul Knutzen

Address: 5401 Ridgeline Dr, Suite 160, Kennewick WA 99338

Telephone: (509) 222-0959 Cell Phone: _____ Fax: _____ E-mail paul@knutzenengineering.com

Property Owner (if other than applicant): Bauder Young Properties LLC

Address: 1505 NE Village St, Fairview, OR 97024

Telephone: 503-669-9999 Cell Phone: _____ E-mail marcus@fullard-leo.com

SITE INFORMATION

Parcel No. 107893000001004 Acres 20.50 Zoning: RL

Address of property: Undetermined, Kennewick WA

Number of Existing Parking Spaces 0 Number of Proposed (New) Parking Spaces 0

Present use of property Undeveloped

Size of existing structure: 0 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: N/A Cubic feet of excavation: N/A Cost of new construction N/A

Benton County Assessor Market Improvement Value: \$239,280 (Parent Parcel)

Description of Project: Rezone for 2 lots - Lot 1 which is 10.1 acres and Lot 2 which is 10.4 acres as shown on a record of survey for parcel segregation that was submitted to the City of Kennewick on March 12, 2020.

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

Applicant's Signature

Date:

Paul Knutzen

2/16/2021

Signature of owner or owner's authorized representative

[Signature]

Change-of-Zone Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:

This proposed amendment will increase the general welfare of the public by providing additional commercial opportunities in the area. Currently, there is an abundance of low density residential in the area and additional commercial opportunities could lead to increased development in the area.

2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:

No, there are presently no sites available on the market within one mile of the proposed site that are correctly zoned for the use. Parcel #107894000001003 is zoned CC and is already owned by the owner of the project site.

3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain

Yes, the amendment is consistent with the existing land use pattern in the area. Parcel # 107894000001003 is zoned CC and is located on the frontage of Bob Olson similar to the project site. Approximately 38 acres behind the proposed commercial lots will remain low density residential RL. A comprehensive plan amendment on the property was completed and approved 02/18/2021 to change from LDR to C-Commercial.

4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:

The general area is mostly undeveloped currently. Surrounding areas however are proposed as low density residential RL and CC.

5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.

No, the proposed amendment will not create an isolated district as the proposed commercial would match the property bordering to the east and the low density residential RL to remain would be bordered by RL property to the west.

6. Does the existing zoning prohibit reasonable use of the property? Please explain.

The current zoning does not allow for construction of commercial uses, which is the desired use on the frontage of Bob Olson Parkway.

Exhibit 2

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:

No, the area is currently undeveloped. Residential characters in the future will also not be adversely affected by this amendment.

8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:

The proposed amendment is not expected to significantly affect property values.

9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:

It is possible that similar proposals could occur along the frontage of Bob Olson Parkway. This would not deter development of adjacent properties in accordance with existing zoning districts.

10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:

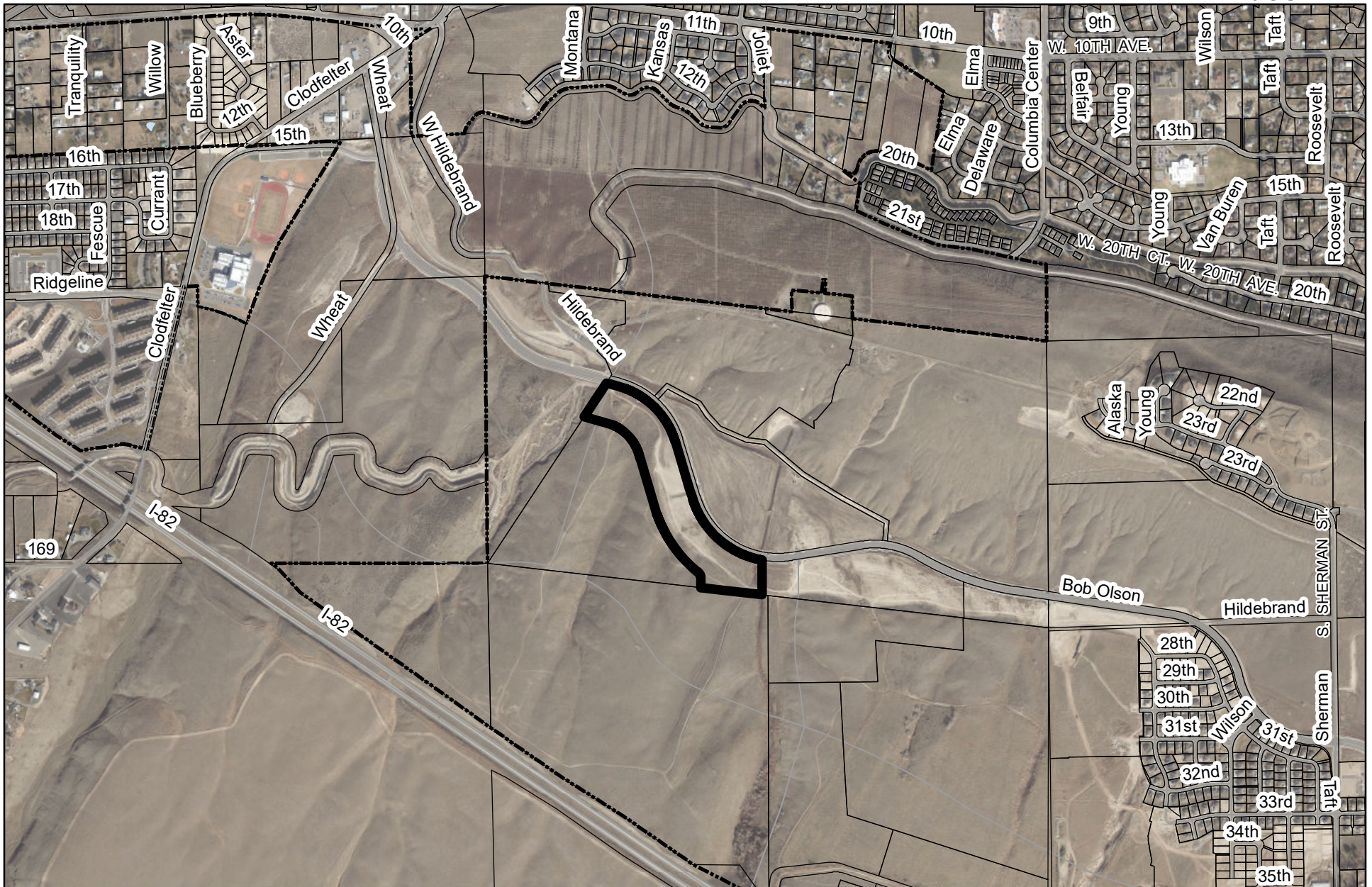
Potentially, the addition of commercial property in this area could encourage private investments and stimulate commercial and residential development in the area.

11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.

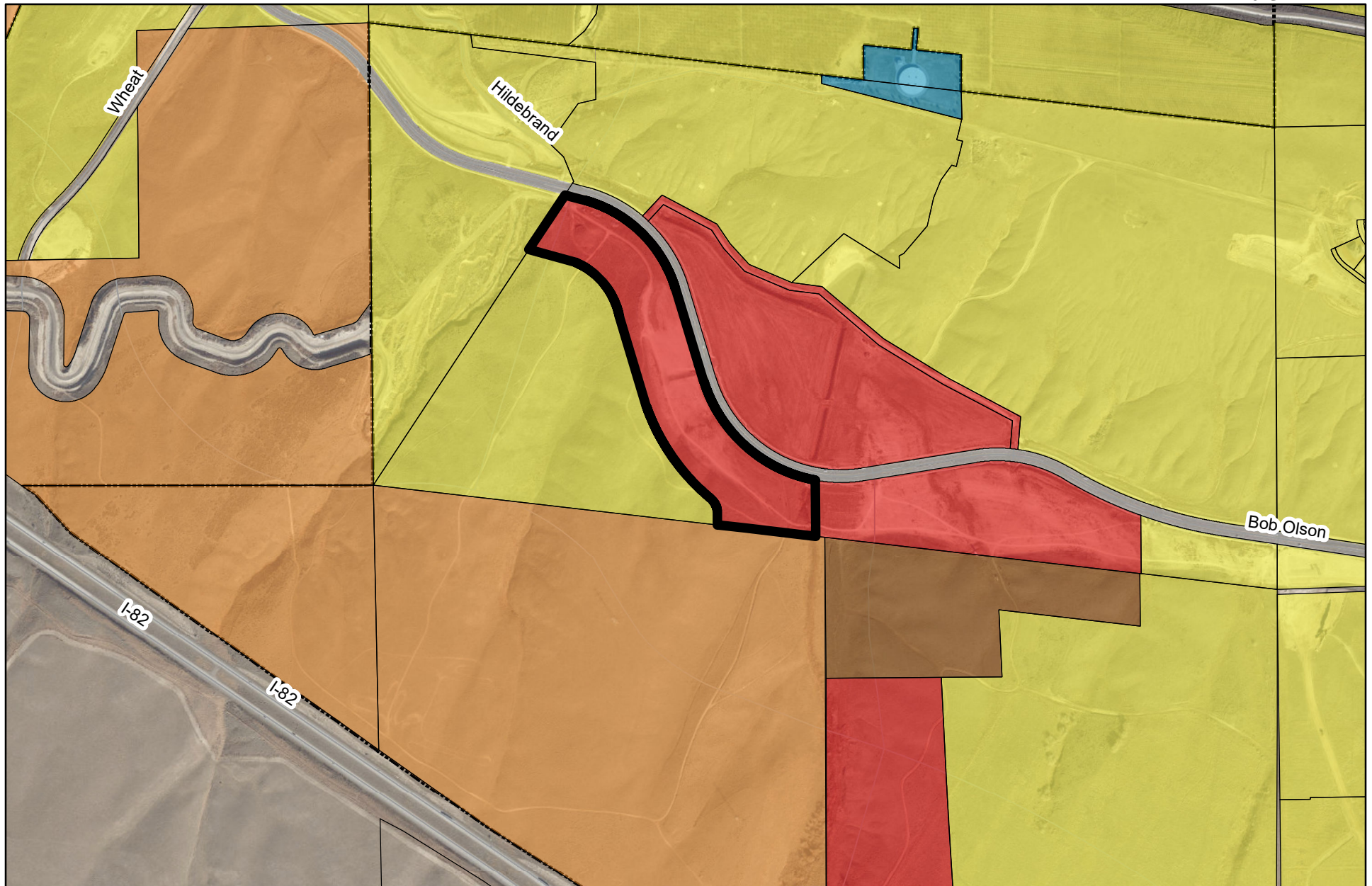
Addition of commercial property will allow greater choice in regards to commercial development.

12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:

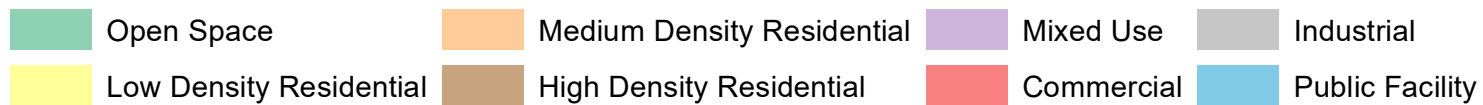
No, considering this proposal follows adjacent land uses, it is not expected that conflicts will be created between potential land uses and transportation patterns.

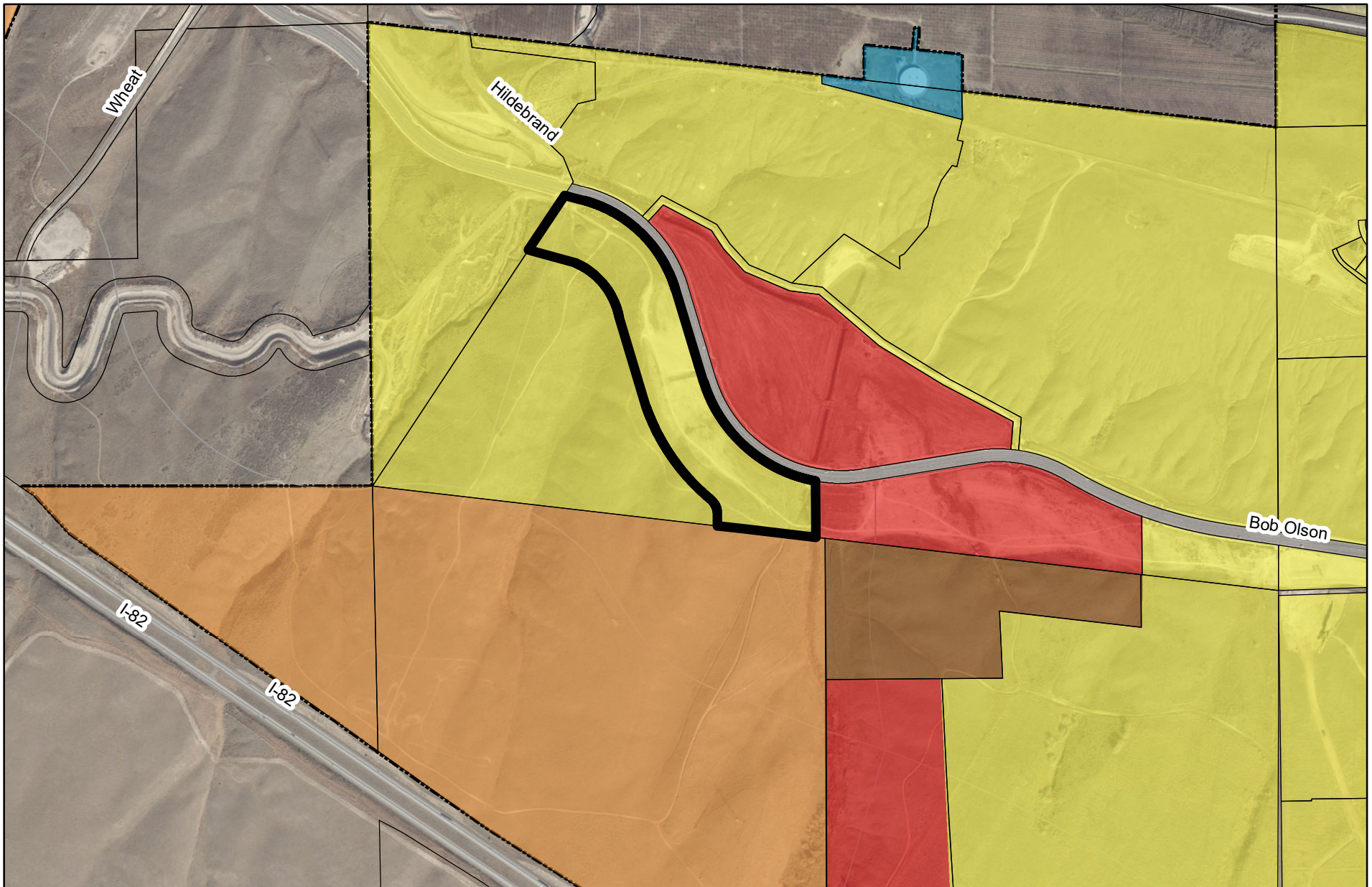


COZ 21-07/PLN-22100659 VICINITY MAP



COZ 21-07/PLN-22100659 LAND USE MAP





COZ 21-07/PLN-22100659 ZONING MAP

- | | | | |
|---|---|--|---|
|  Public Facility |  Open Space |  Residential, Medium |  Residential, Low |
|  Commercial, Community |  Residential, High |  Residential, Manufactured Home |  Residential, Suburban |





AFFIDAVIT NOTICE OF MAILING

I, ANTHONY MUAI, on APRIL 16, 2021

mailed 6 copies of Notice of Public Hearing

for Change of Zone (COZ) 21-07 located at 8541 & 8637 Bob Olson Pkwy.
from Residential, Low Density (RL) to Commercial, Community (CC)

to Surrounding Property Owners within 300 feet of the boundary of the
site

as shown on the attached list.


Signature

Exhibit 6

BUREAU OF RECLAMATION N/A
1917 MARSH RD
YAKIMA, WA 98901

74A OREGON LLC N/A
7631 W VAN GIESEN ST
WEST RICHLAND, WA 99353

BAUDER YOUNG PROPERTIES LLC N/A
2495 MORENCY DR
RICHLAND, WA 99352

JAYCEE STRUCTURE LLC N/A
1505 NE VILLAGE ST
FAIRFIELD, OR 97024

RANDALL RUPP
176 KRANICHWOOD ST
RICHLAND, WA 99352

KNUTZEN ENGINEERING
5401 RIDGELINE DR, SUITE 160
KENNEWICK, WA 99338

**KENNEWICK PLANNING
COMMISSION NOTICE OF PUBLIC
HEARING**

May 3, 2021 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on May 3, 2021 at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed amendment to the Zoning Map. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

The public hearing will be held using a virtual platform. The link to register to attend the hearing will be posted online at www.go2kennewick.com/planningcommission 5 days prior to the meeting.

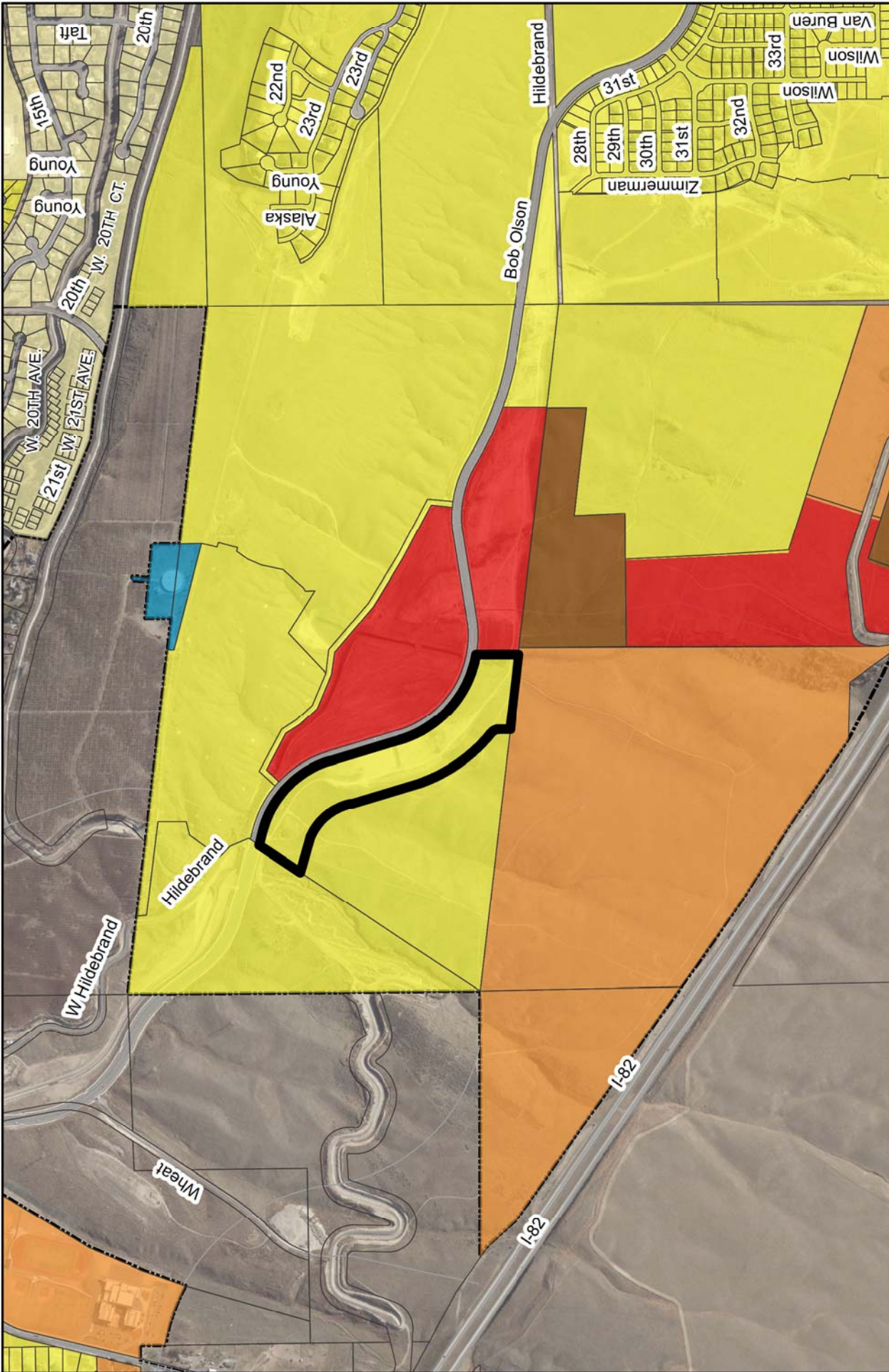
Proposal – COZ 21-07/PLN-2021-00659 – Proposes to change the zoning of approximately 20.5 acres from Residential, Low Density (RL) to Commercial, Community (CC). The site is located at 8541 & 8637 Bob Olson Pkwy.

Proponent – Knutzen Engineering

Comment Period – Written comments may be submitted via email to Anthony Muai at amuai@ci.kennewick.wa.us. Comments may also be mailed to 210 W. 6th Ave., Kennewick, WA 99336 and must be received on or before the hearing date. Comments may also be presented at the hearing.

The City of Kennewick welcomes full participation in public meetings by all citizens. 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 Melinda Didier at (509) 585-4275 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

Exhibit 6



- | | | | | | | | |
|---|-----------------------|---|-------------------|---|--------------------------------|---|-----------------------|
|  | Public Facility |  | Open Space |  | Residential, Medium |  | Residential, Low |
|  | Commercial, Community |  | Residential, High |  | Residential, Manufactured Home |  | Residential, Suburban |



CITY OF KENNEWICK DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED 20-12/PLN-2020-01005

DESCRIPTION OF PROPOSAL: To amend the City of Kennewick Comprehensive Plan Land Use Map for a 20.50-acre property from Low Density Residential to Commercial.

PROPOSER: Knutzen Engineering, c/o Paul Knutzen, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: REAL PROPERTY LOCATED IN GOVERNMENT LOTS 3 AND 4, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

☒ There is no comment period for this DNS.

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

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

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336

PHONE: (509) 585-4463

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

This DNS is subject to the attached conditions:

☒ No conditions.

☐ See attached condition(s).

Gregory J. McCormick

Date: August 5, 2020

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
Yakama Nation
CTUIR
ED 20-12 File

From: Chad Brooks
Sent: Fri, 2 Apr 2021 14:39:17 +0000
To: Anthony Muai
Subject: RE: [E] COZ 21-07/PLN-2021-00659 Rezone from RL to CC

No comment on change of zone.

Chad Brooks
Distribution Design Tech I
Benton PUD
Email: brooksc@bentonpud.org
Main # (509)582-2175
Direct # (509)582-1233



From: Anthony Muai
Sent: Thursday, March 25, 2021 2:18 PM
Subject: [E] COZ 21-07/PLN-2021-00659 Rezone from RL to CC

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

FILE NO/PROPOSAL: COZ 21-07/PLN-2021-00659 – Proposal to change 20.5 acres from Residential, Low (RL) to Commercial, Community (CC). The proposal is considered to be consistent with the land use policies contained in the Kennewick Comprehensive Plan.

LOCATION: 8541 and 8637 Bob Olson Parkway.

APPLICANT: Paul Knutzen, Knutzen Engineering

DECISION-MAKING AUTHORITY: Kennewick City Council Please review the attached application materials and submit written comments by April 8, 2021 at 4:30 pm. The SEPA reference number for this proposal is ED 20-12 which is a Determination of Non-Significance that was issued for a previous comprehensive plan amendment. It is expected that the SEPA checklist will be adopted and a Determination of Non-Significance will be issued.

COMMENT PERIOD ENDS: April 8, 2021 @ 4:30 p.m. Please contact me with any questions.



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



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 20-06

REQUEST: Change 40.6 acres from Low Density Residential to High Density Residential.

APPLICANT: José Chavallo

OWNERS: José Chavallo and Tammy Steele-Chavallo



Not to scale

SITE INFORMATION

- **Size:** 40.6 acres
- **Location:** 2701 and 2711 S Sherman Street
- **Topography:** Steep Slopes
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential Suburban (RS) and Residential, Low Density (RL)
- **Existing Land Use:** Single-Family Residence and Vacant Land

EXHIBITS

- **Exhibit A-1:** Aerial Map
- **Exhibit A-2:** Land Use Map
- **Exhibit A-3:** Application
- **Exhibit A-4:** Environmental Determination
- **Exhibit A-5:** Kennewick Irrigation District Comments
- **Exhibit A-6:** Washington State Department of Transportation Comments
- **Exhibit A-7:** Kennewick School District question with response.
- **Exhibit A-8:** Bonneville Power Administration Comments
- **Exhibit A-9:** Benton Public Utility District Comments
- **Exhibit A-10:** Confederated Tribes of the Umatilla Indian Reservation Comments
- **Exhibit A-11:** Traffic Engineering Division Comments
- **Exhibit A-12:** Department of Archaeology & Historic Preservation, dated 1/19/21
- **Exhibit A-13:** Parks Department Comments
- **Exhibit A-14:** Yakama Nation Comments
- **Exhibit A-15:** Surrounding property owner's comments, Group 1.
- **Exhibit A-16:** Surrounding property owner's comments, Group 2.
- **Exhibit A-17:** SEPA Application
- **Exhibit A-18:** Notice of Appeal
- **Exhibit A-19:** Amended SEPA Checklist
- **Exhibit A-20:** SEPA Comments
- **Exhibit A-21:** Staff SEPA Evaluation
- **Exhibit A-22:** SEPA Withdrawal Notice
- **Exhibit A-23:** Revised MDNS
- **Exhibit A-24:** Geotechnical Investigation
- **Exhibit A-25:** Critical Areas Report – Citadel
- **Exhibit A-26:** Addendum to Critical Areas Report
- **Exhibit A-27:** Harms Engineering – Stormwater
- **Exhibit A-28:** Sunburst Engineering – Traffic
- **Exhibit A-29:** Cultural Resources Survey
- **Exhibit A-30:** Sandollar LLC – Market Analysis
- **Exhibit A-31:** Residential Design Standards
- **Exhibit A-32:** Neighborhood Flyer
- **Exhibit A-33:** Aerial Photographs
- **Exhibit A-34:** Surrounding property owner's comments, Group 3
- **Exhibit A-35:** Chavallo/Carmody – Request for a Continuance Letter
- **Exhibit A-36:** Panoramic Heights Homeowners Association Presentation
- **Exhibit A-37:** Applicant's Pre-Hearing Memorandum
- **Exhibit A-38:** Affordable Housing Presentation
- **Exhibit A-39:** Surrounding property owner's comments, Group 3.

APPLICATION PROCESS

- Application Submitted: April 21, 2020
- Application routed for comments: July 14, 2020
- A Determination of Non-Significance (DNS) was issued August 5, 2020.
- An appeal of the DNS was submitted on August 20, 2020.
- The DNS was withdrawn on August 28, 2020.

- A request for additional information was sent to the applicant on August 28, 2020.
- A revised SEPA Checklist was submitted on September 14, 2020.
- Determination of Significance (DS) issued October 7, 2020.
- Appeal Period for the DS ended October 22, 2020, an appeal was filed.
- Appeal of the DNS was cancelled on November 11, 2020.
- The applicant submitted additional SEPA Checklist/Information on December 30, 2020.
- The SEPA Official withdrew the DS and issued a Mitigated Determination of Non-Significance (MDNS) on February 4, 2021.
- The appellant withdrew the appeal of the DS on February 18, 2021.
- Based on the comments received for the MDNS, the SEPA Official issued a Revised MDNS on February 26, 2021.
- No appeal was filed for the revised MDNS.
- A property posting sign notifying the public of a public hearing on this request was posted on the site on April 1, 2021.
- Notice of Public Hearing sent to the Tri-City Herald on March 31, 2021 for publication on April 4, 2021.
- Notice of Hearing mailed April 1, 2021.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Low Density Residential Zoning – Residential Suburban (RS) and Residential, Low Density (RL) Existing Land Uses – Single-Family Residential, Vacant Land and Undeveloped Preliminary Plat
South	Comprehensive Plan – Low Density Residential, Medium Density Residential and Public Facility Zoning – Residential, Low Density (RL), Residential, Medium Density (RM) and Public Facility, (PF) Existing Land Uses – Vacant Land, Water Reservoir and 2 Undeveloped Preliminary Plats
East	Comprehensive Plan – Low Density Residential Zoning – Residential, Low Density (RL) Existing Land Uses – Single-Family Residential
West	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Vacant Land and Undeveloped Preliminary Plat

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code (KMC) Title 4
- Kennewick Municipal Code (KMC) Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change the land use designation of 40.6 acres from Low Density Residential to High Density Residential. The KMC contains specific criteria and “additional factors” that a rezone must meet in order of City Council to approve the requested rezone. An evaluation of the criteria and additional factors follow:

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The applicant has proposed that multi-family residential and a 60-unit hotel may be developed at the site. The proposed amendment site is surrounded by Low Density Residential Development and

has varying degrees of steep slopes and other identified critical areas. Future development of the site will be subject to meet applicable Critical Area requirements and infrastructure requirements.

2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does address an identified deficiency in the Comprehensive Plan. The City currently has a deficiency in its supply of land designated High Density Residential. However, a critical consideration is the location and land use context are critical issues to consider when evaluating a comprehensive plan amendment and ultimately rezone of this nature and magnitude.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
The applicant has submitted information on what type of development may take place at the site. The applicant's engineer has estimated that approximately an additional 17% of storm water runoff may be generated by a high-density residential development. Depending on the building type and road design, a significant amount of grading work may be needed for the site.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
All of the property involved in the amendment is under private ownership with no public access. At this time, it is unknown what impact future site development will have on the existing slopes, but the site will be impacted in some way. Geo-technical studies, a cultural resource review and an aquifer recharge review will be required to determine the needed mitigation measures for future development.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
It is staff's opinion, that the proposed amendment will not be compatible with the majority of the surrounding properties. At most, the current density of the site is determined by the minimum lot size of 7,500 or approximately 6 units per acres. The applicant is proposing a land use designation that allows a density of up to 27 units per acre.

The proposed land use designation will allow for an implementing zoning district that will allow for a wide variety of land uses including single-family residential, multi-family residential, mini-storage and hotels/motels.

The applicant is considering a 60-unit hotel at the site. Additionally, the possible development levels could be one of the following:
 - 1,096 multi-family dwelling units.
 - 500 multi-family dwelling units.
 - 300 multi-family dwelling units.
 - 200 multi-family dwelling units.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
The site developer will need to construct water and sewer utility extensions.

Based on the type of development that the applicant is considering, the following additional trips per day may be generated:

- Between 100 – 423 trips during the a.m. peak hour
- Between 124 – 518 trips during the p.m. peak hour
- Between 1,590 – 6,464 trips during an average day

Roadway improvements and Traffic Impact Fees will be required once develop occurs at the site.

Park Fees will be applicable to future development and required to be paid prior to issuing the Certificate of Occupancy.

The Kennewick School District has reviewed the proposal and has no comment at this time.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land;

Comprehensive Plan Table 2: Land Inventory; shows that the City has a deficit of 159.2 acres for lands designated High Density Residential projected until 2037. As previously state however, when considering changes to the comprehensive plan and ultimately rezoning property, other factors and issues must be considered rather than simply adding higher density residential land to the city's land inventory.

6. The current and projected project density in the area; and

The current maximum density is determined by the required minimum lot size of 7,500 square feet of the Residential, Low Density zoning district. The proposed land use designation is implemented by the Residential, High Density zoning district, which permits a maximum density of 27 units per acre. As previously stated, it is staff's opinion that requested change is completely out of context with the surrounding development and future land uses.

7. The effect, if any upon other aspects of the Comprehensive Plan.

The proposed amendment will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received comments from numerous members of the public with concerns about possible construction of multi-family residences, access, traffic, utilities and critical areas.

AGENCY COMMENTS

The Washington State Department of Transportation has submitted comments (see Exhibit A-6) on possible impacts to the intersections with US 395 and the need for possible future improvements to I-82.

Additionally, the Confederated Tribes of the Umatilla Indian Reservation stated (see Exhibit A-10) there is a likelihood to encounter cultural resources during future development of the site and recommends further study of the site.

ANALYSIS OF REQUEST

The proposed amendment increases the site's allowable density to 27 units per acre. A minimum lot size of 4,000 square feet is required for single-family residences.

In addition to single-family residences, multi-family residential, mini-storage and hotels/motels are permitted by the implementing zoning district of Residential, High Density (RH).

FINDINGS

1. The applicant is José Chavallo, 5927 W Quinault Avenue, Kennewick, WA 99336.
2. The owners is José Chavallo and Tammy Steele-Chavallo, 5927 W Quinault Avenue, Kennewick, WA 99336.

3. The request is to change the land use designation for the subject parcel from Low Density Residential to High Density Residential.
4. The City received the application on April 21, 2020 and routed it for review to various City Departments and other local, state and federal agencies for comment on July 14, 2020.
5. City water and sewer will need to be extended to the site.
6. New access from S Sherman Street will need to be extended and built to public standards to the site.
7. The proposed amendment is adjacent to property designated Low Density Residential.
8. The City issued a Determination of Non-Significance on August 5, 2020.
9. An appeal of that determination was filed on August 20, 2020.
10. On August 28, 2020 the City withdrew the Determination of Non-Significance.
11. A request for additional information was sent to the applicant on August 28, 2020.
12. A revised SEPA Checklist was submitted on September 14, 2020.
13. The City issued Determination of Significance on October 7, 2020 for this application.
14. The appeal period for the determination ended on October 22, 2020.
15. An appeal was filed by the applicant on October 22, 2020.
16. Appeal of the DNS was withdrawn on November 11, 2020.
17. The applicant issued a Revised SEPA Checklist/Information on December 30, 2020.
18. The applicant submitted additional SEPA Checklist/Information on December 30, 2020.
19. The SEPA Official withdrew the DS and issued a Mitigated Determination of Non-Significance (MDNS) on February 4, 2021.
20. The appellant withdrew the appeal of the DS on February 18, 2021.
21. Based on the comments received for the MDNS, the SEPA Official issued a Revised MDNS on February 26, 2021.
22. No appeal was filed for the revised MDNS.
23. A public hearing notification sign was posted on site April 1, 2021.
24. Notice of the public hearing for this application was sent to the Tri-City Herald on March 31, 2021 for publication on April 4, 2021. Staff mailed or emailed the hearing notice to property owners within 300 feet of the site and parties of record on April 1, 2021.
25. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment. The proposed amend has the potential to create positive and negative impacts to the surrounding area.
26. This proposed amendment is consistent with the review/processing requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
27. The proposed amendment does not correct an obvious mapping error.
28. This request will address an identified deficiency in amount of land currently designated High Density Residential. The proposed amendment is proposing to place High Density Residential directly adjacent to Low Density Residential.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject sites from Low Density Residential to High Density Residential.
3. The proposed amendment is not consistent with the City of Kennewick Comprehensive Plan in regard to its compatibility with surrounding properties that are designated Low Density Residential. The proposed amendment will have a minimal impact on other aspects of the plan.
4. The proposed amendment will permit an increase to residential and commercial activities in the area.
5. Future development of the site has the potential to affect the park and traffic system. Future development of the site is subject to applicable Park Impact Fees, Traffic Impact Fees and improvements to the existing road network in the immediate area.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 20-06 contained in the staff report and recommend denial to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 20-06 contained in the staff report and recommend to City Council denial of the request.



4/17/2020, 3:41:29 PM is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName

StructureHistoricB uilding

<all other values>

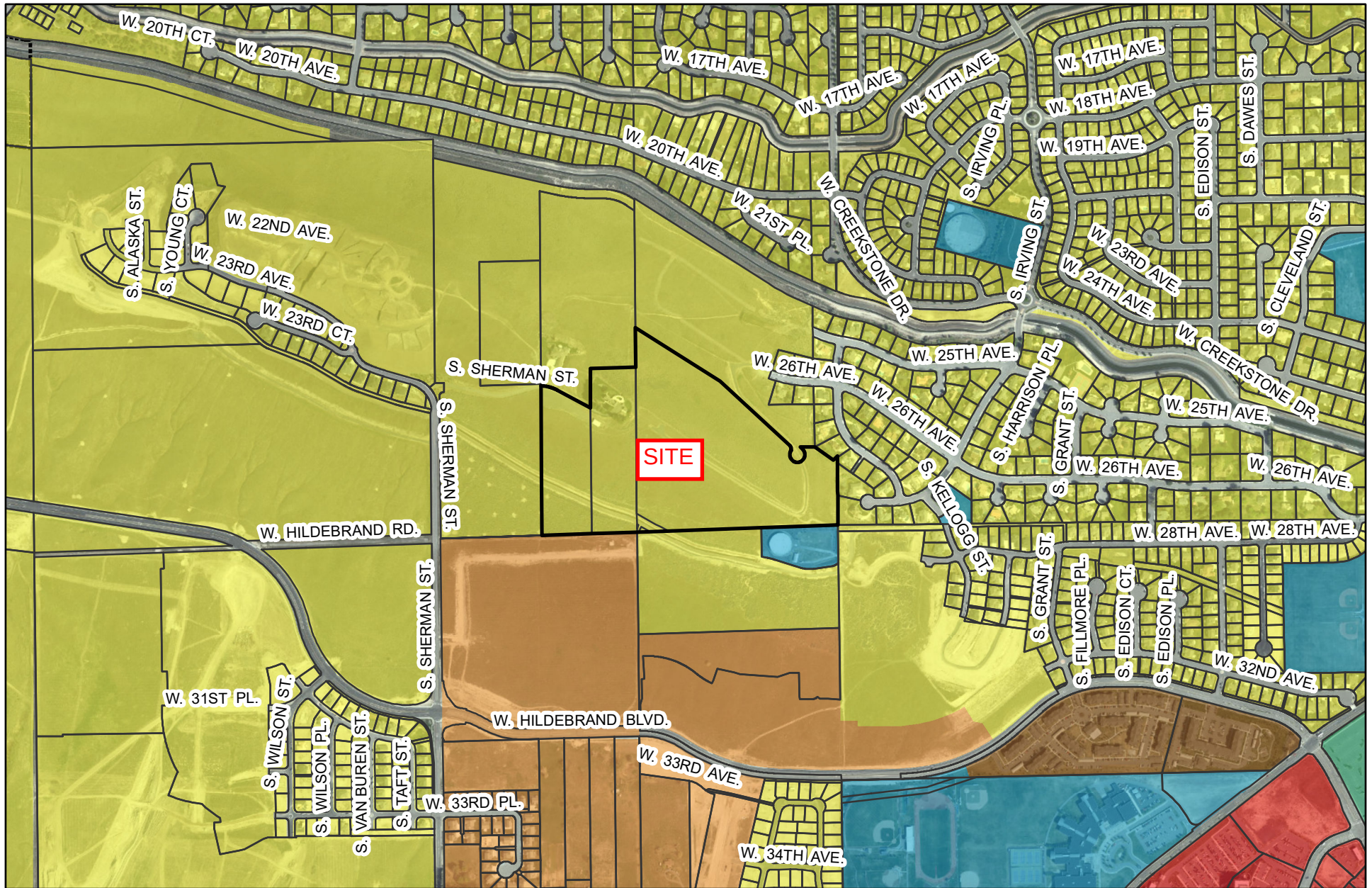
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| | 1994 | | 2005 |



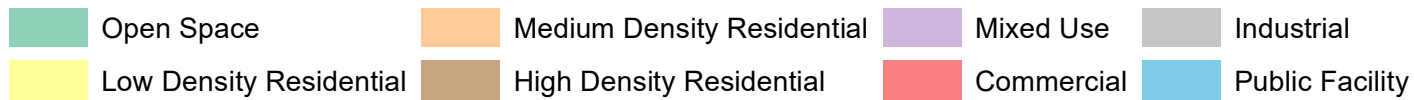
1 inch = 752 feet
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Sources: Est, HERE, Garmin, Intermap, increment P Corp.,



CPA 20-06/PLN-2020-01009 Chavallo



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

PROJECT # _____ - _____ PLN- _____ - _____ FEE \$ _____

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 2020 Comprehensive Plan Amendment

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

Applicant: Jose A. Chavallo

Address: 5927 W. Quinault Avenue, Kennewick, WA

Telephone: _____ Cell Phone: 509-539-1067 Fax: _____ E-mail: FredC@owt.com

Property Owner (if other than applicant): Jose A. Chavallo and Tammy K. Steele-Chavallo

Address: 5927 W. Quinault Avenue, Kennewick, WA

Telephone: _____ Cell Phone: 509-539-1067 E-mail: FredC@owt.com

SITE INFORMATION

Parcel No. 1-0889-400-0004-000, 1-0889-301-3081-001 * Acres 40.6 Zoning: RL & RS

Address of property: 2701 & 2711 S. Sherman Street, and two unaddressed lots

Number of Existing Parking Spaces N/A Number of Proposed (New) Parking Spaces N/A

Present use of property One Residential lot and three vacant properties

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

Height of building: N/A Cubic feet of excavation: N/A Cost of new construction N/A

Benton County Assessor Market Improvement Value: _____

Description of Project: _____

* Parcel No. Info: lots 37 & 38 Citadel Estates Preliminary Plat

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

Applicant's Signature

Date:

4-21-20

Signature of owner or owner's authorized representative

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:
 Amend 2020 Comprehensive Plan
 From Low Density Residential
 To High Density Residential

2. What are the reasons for the requested amendment:
 Allow amending zoning area to High Density Residential.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:
 Development of areas will use the same public utilities and services as current Comprehensive and Zoning areas.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:
 Hillside development areas require alternative design standards to increase density and preserve more open areas within the development. A condensed development requires less land usage for roads and utilities.

5. Include any other substantiated information in support of the requested amendment:
 The City of Kennewick is needing additional area for High Density housing.
 The City of Kennewick needs more variety in housing style and types of construction.
 A more flexible design area will facilitate growth and attractive livability within the Southridge area.



REVISED

Mitigated Determination of Non-Significance

February 26, 2021

Lead agency: City of Kennewick

Agency Contact: Gregory McCormick - AICP, Community Planning Director

Agency File Number: ED 20-14/PLN-2020-01014

Description of proposal: Request to amend the Comprehensive Plan Land Use Map for 40.6 acres from Low Density Residential to High Density Residential. If approved, a rezone under a separate action will be required to implement the change to the Land Use Map.

Location of proposal: 2701 & 2711 South Sherman Road and a portion of Short Plat #1681, Lot 5.

Applicant/Proponent: Jose Chavallo, 5927 W. Quinault Avenue, Kennewick, WA

Discussion/Determination: The City of Kennewick is issuing a **REVISED** MDNS based on comments received. The City of Kennewick has determined that this proposal will not have a probable significant adverse impact to the environment, however mitigation measures are warranted. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision is 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 REVISED MDNS is issued under 197-11-340 (2f); and a comment period is not required.

This **REVISED** MDNS is subject to the conditions contained on page 2 of this document.

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

Signature *Gregory J. McCormick* Date: February 26, 2021

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued no later than 5 p.m.. 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.



Mitigation Conditions:

1. Prior to any earth disturbing activities on the subject property, a cultural and archeological survey conducted by a qualified professional must be completed.
2. No vehicular access will be allowed through Citadel Estates to 25th Avenue and 26th Avenue, provided that emergency vehicle access only may be allowed on the aforementioned streets as approved by the Kennewick Public Works Department.
3. No vehicular access allowed to 27th Court.
4. At the time of a specific project submittal, as determined by the City of Kennewick Transportation Manager, a traffic impact analysis shall be provided to assess site generated impacts at the following intersections:
 - a. Sherman Street and Bob Olson Parkway
 - b. Hildebrand Avenue and Southridge Boulevard
 - c. Roundabout at Bob Olson Parkway and 10th Avenue

NOTE: Contact the City of Kennewick Transportation Manager to discuss the full scope of the traffic analysis. The traffic analysis shall be coordinated with the Apple Valley traffic study
5. Future applications for rezoning of the subject property shall be considered only in combination with a site-specific project level land use application.
6. All development of the subject property must meet all of the requirements of Kennewick Municipal Code 18.62 as amended and in effect at the time of application.
7. All structures constructed on the subject property must meet the requirements of Kennewick Municipal Code chapter 18.75 and/or 18.78 as applicable to the development as amended and in effect at the time of application.
8. Exterior lighting associated with the development of the subject property must meet the requirements of Kennewick Municipal Code chapter 18.39 as amended and in effect at the time of application, which may include a photometric plan confirming compliance.
9. Development on slopes 40% or greater is prohibited. At the time of a specific development a critical areas report shall be prepared consistent with the applicable requirements of the Kennewick Municipal Code.

Note: New conditions are underlined.

Copies of this **REVISED** MDNS Issuance Notice sent to:

1. Parties of Record
2. Washington Department of Ecology
3. Washington Department of Transportation
4. Yakima Nation
5. Washington Department of Fish & Wildlife
6. Consolidated Tribes of the Umatilla Indian Reservation
7. ED 20-14 File
8. Bonneville Power Administration
9. Benton Public Utility District
10. Kennewick Irrigation District
11. Kennewick School District

Attachments

1. Revised SEPA Checklist
2. Staff Analysis

From: Blaine Broberg
Sent: 14 Jul 2020 22:30:06 +0000
To: Steve Donovan
Subject: RE: 2020 Comprehensive Plan Amendments

Mr. Donovan,

KID has no comment for any of the CPA's.

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

From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Sent: Tuesday, July 14, 2020 7:39 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Mike Irving <irvingm@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodders@bpa.gov>; BPA - Joe Cottrell <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjdeklyen@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Charter Communications - Robert Early <robert.early@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Ecology SEPA UNIT <sepaunit@ecy.wa.gov>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Fish & Wildlife - Michael Ritter <michael.ritter@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Frontier Communications (gregory.goodwin@ziply.com) <gregory.goodwin@ziply.com>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Kennewick School District; Brandon Potts <brandon.potts@ksd.org>; Development <development@kid.org>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Shane O'Neill <soneill@ci.richland.wa.us>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>
Subject: 2020 Comprehensive Plan Amendments

From: Blaine Broberg
Sent: Wed, 13 Jan 2021 00:30:54 +0000
To: Steve Donovan
Subject: RE: ED 20-14/PLN-2020-01014

Mr. Donovan,

KID has no comments for ED 20-14.

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

From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Sent: Tuesday, January 5, 2021 4:44 PM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Mike Irving <irvingm@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrogers@bpa.gov>; BPA - Joe Cottrell <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjddeklyen@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Charter Communications - Robert Early <robert.early@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Ecology SEPA UNIT <sepaunit@ecy.wa.gov>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Fish & Wildlife - Michael Ritter <michael.ritter@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Frontier Communications (gregory.goodwin@zipl.com) <gregory.goodwin@zipl.com>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Kennewick School District; Brandon Potts <brandon.potts@ksd.org>; Development <development@kid.org>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Shane O'Neill <soneill@ci.richland.wa.us>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Zipl Fiber Christy Ross <christy.ross@zipl.com>; Zipl Fiber Gary Taylor (gary.taylor@zipl.com) <gary.taylor@zipl.com>
Subject: ED 20-14/PLN-2020-01014



South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

July 21, 2020

City of Kennewick
Community Planning Department
210 W 6th Avenue
Kennewick, WA 99336

Attention: Steve Donovan, Senior Planner

Subject: 2020 Comprehensive Plan Map Amendments
CPA 20-02, Tom/Vicki Solbrack, Commercial to Med-Density Residential
CPA 20-03, JAYCEE Structure (Benton PUD), Med to Hi-Density Res
CPA 20-05, BYK Development, Low-Density Residential to Commercial
CPA 20-06, Jose Chavallo & Tammy Steele-Chavallo, LD Res to HD Res
US 395, I-82

We have reviewed the proposed land use map designation amendments and have comments on four of them.

1. CPA 20-02 would redesignate the land use of 14.74 acres from Commercial to Medium-Density Residential. The property is on W 10th Avenue and is located about 1 mile northeast of I-82 Exit 109 (Badger Rd/W Clearwater Avenue). Some of the traffic will use I-82 and Exit 109. This location has seen significant development recently and the interchange off ramps are now exceeding the Level of Service (LOS) threshold. When development occurs, this site, along with other developments in the area, will be the factors requiring improvements to the ramps and Badger Road. As developments are proposed, they will be subject to review for their impacts to the WSDOT system. The developments will need to mitigate their traffic impacts. It is to the benefit of the City, the State, and future developers to preserve the functionality of the I-82 interchange. The County has two projects to make improvements to the interchange, but they are not yet fully funded nor have any decisions been made. The City and developer should also consider Transportation Demand Management (TDM) measures to reduce traffic impacts.
2. CPA 20-03, CPA 20-05, and CPA 20-06 are within the Southridge subarea.

CPA 20-03 would redesignate 57.02 acres from Medium-Density Residential to High-Density Residential. The property is adjacent to I-82 and about 1 mile west of US 395. The subject property is located near a large area of other residential zones. Nonetheless,

residential zones adjacent to major highways like I-82 are not the most compatible. Major highways are critical and essential facilities serving the local area, region, state, and nation, and have a strong benefit on the economy. It is important to limit impacts to these essential facilities.

I-82 is an existing facility. When developing, the proponent will create a more noise-sensitive land use. The proponent and future residents should be aware that they are proposing residential development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-82 may need to be expanded to accommodate future traffic growth. When development occurs, it is the proponent's responsibility to dampen or deflect any traffic noise for development at this site.

CPA 20-05 would redesignate 20.50 acres from Low-Density Residential to Commercial. The property is located in the Southridge area and is on Hildebrand Boulevard. It is not adjacent to any state highways, but is about ½ mile north of I-82 and about 2.5 miles northwest of US 395 at the Hildebrand Boulevard intersection.

In the past, the City expressed interest in a new connection or crossing to I-82 located about halfway between Exit 109 (Badger Road) and Exit 113 (US 395). New or revised access to Interstate freeways requires collaboration with and approval from the Federal Highway Administration (FHWA). WSDOT and local partners need to include FHWA from the beginning of the planning process throughout the development of the proposal. WSDOT is the only entity recognized by the FHWA Washington Division that is allowed to submit requests for Interstate access revisions for review and approval. It is important to note that FHWA's position on new interchanges requires local agencies to complete all possible improvements to the local road system prior to requesting a new connection to the interstate system. WSDOT's experience is the FHWA will not agree to a new connection until all other possibilities are exhausted.

CPA 20-06 would redesignate 40.6 acres from Low-Density Residential to High-Density Residential. The site is located about 1 mile north of I-82 and about 1.2 miles due west of the US 395/27th Avenue intersection. The property is north of Hildebrand Boulevard, east of Sherman Street, and is near to 28th Avenue. An extension of 28th Avenue to serve the site would provide a direct connection to 27th Avenue. The US 395/27th Avenue intersection has exceeded its capacity at peak times.

Combined Comments for CPA 20-03, CPA 20-05, and CPA 20-06

The Southridge area has seen significant development recently and traffic is increasing with congestion in certain locations. When combined, CPA 20-03, CPA 20-05, and CPA 20-06 total 118.12 acres. This is a substantial amount acreage that could be

developed to dense urban standards. We are concerned with the cumulative impact to our system. None of these three properties is adjacent to U.S. Highway 395 (US 395). However, US 395 is the sole north-south arterial serving the area. As such, WSDOT expects the majority of traffic generated by these proposals will utilize US 395 and access the highway at Ridgeline Drive, Hildebrand Boulevard, and 27th Avenue.

When development occurs, these three sites, along with other developments, will be the factors requiring improvements to US 395 and potentially I-82. As developments are proposed, they will be subject to review for their impacts to the WSDOT system. It is to the benefit of the City, the State, and future developers to preserve the functionality of US 395 and I-82.

The developments will need to mitigate their traffic impacts. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development. Of particular concern to the department are the effects developments have on the multimodal capacity, retention and treatment of stormwater, outdoor lighting, noise sensitivity, and signage. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer. The City and developer should consider Transportation Demand Management (TDM) measures to reduce traffic impacts.

The City of Kennewick has an interchange project programmed for the US 395/Ridgeline Drive intersection. When development occurs, we will recommend the City require the developer to contribute to towards construction of the interchange at US 395 and Ridgeline Drive in proportion to their impacts.

Thank you for the opportunity to review and comment on these proposals. If you have any questions regarding our comments, please contact John Gruber at (509) 577-1636.

Sincerely,



Paul Gonseth, P.E.
Planning Engineer

PG:jg

cc: File – Comp Plans/Benton County
Celeste Gilman, WSDOT Multimodal Planning
Will Simpson, Washington Department of Commerce



South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

January 12, 2021

City of Kennewick
Community Planning Department
210 W 6th Avenue
Kennewick, WA 99336

Attention: Steve Donovan, Senior Planner

Subject: CPA 20-06, Jose Chavallo & Tammy Steele-Chavallo
US 395 – MP 14.90; I-82 – Exit 113

We have reviewed the proposed Comprehensive Plan land use map amendment. The designations for the Citadel Estates lots 37 & 38 (40.6 acres) would change from low-density residential to high-density residential. We have the following comments.

The lots are not adjacent to U.S. Highway 395 (US 395). However, US 395 is the sole north-south arterial serving the area. As such, WSDOT expects the majority of traffic generated by these proposals will utilize US 395 and access the highway at Ridgeline Drive, Hildebrand Boulevard, and 27th Avenue.

The lots are north of Hildebrand Boulevard, east of Sherman Street, and is near 28th Avenue. An extension of 28th Avenue to serve the site would provide a direct connection to 27th Avenue. The US 395/27th Avenue intersection has exceeded its capacity at peak times. The site is located about 1 mile north of I-82 and about 1.2 miles due west of the US 395/27th Avenue intersection.

The Southridge area has seen significant development recently and traffic is increasing with congestion in certain locations. We are concerned with the cumulative impact to our system. According to the applicant's traffic engineer, the existing designation would allow up to 203 single-family homes. The new designation will include a 60-room hotel and anywhere from 200 to 1,096 multi-family dwelling units. The potential trips from the new development could generate between 1,590 to 6,464 trips per day and 124 to 518 new trips in the P.M. peak hour. This is a significant addition of traffic.

The City indicates that if the proposed land use map amendment is approved, a rezone under a separate action will be required to implement the amendment. The applicant's traffic engineer indicates the rezone would be coupled with a project-specific application. As development is proposed, they will be subject to review for their

City of Kennewick – CPA 20-06, Chavallo Comprehensive Plan Map Amendment
January 12, 2021
Page | 2

impacts to the WSDOT system. When development occurs, it will be one of the factors requiring improvements to US 395 and potentially I-82. It is to the benefit of the City, the State, and future developers to preserve the functionality of US 395 and I-82.

The development will need to mitigate its traffic impacts. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development. Of particular concern to the department are the effects developments have on the multimodal capacity, retention and treatment of stormwater, outdoor lighting, noise sensitivity, and signage. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer. The City and developer should consider Transportation Demand Management (TDM) measures to reduce traffic impacts.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact John Gruber at (509) 577-1636.

Sincerely,



Paul Gonseth, P.E.
Planning Engineer

PG:jg

cc: File – Comp Plans/Benton County
Celeste Gilman, WSDOT Multimodal Planning
Will Simpson, Washington Department of Commerce

From: Traci Pierce
Sent: 13 Aug 2020 21:28:22 +0000
To: Steve Donovan;Marie Mosley
Cc: Ryan Jones;Vic Roberts
Subject: FW: Development impact

Dear Marie and Steve,

I hope you are both staying healthy and well! Ryan and Vic are out of the office this week (I have copied them here), so I am hoping you might be able to help me with some information. One of our KSD Board members has asked me to look into the development that is being planned due west of Panoramic Heights. Apparently there is a housing development going in, and the developer is requesting that the zoning be changed from low density to high density residential. The neighborhood is concerned that the developer indicates in this zoning request that the change will not affect schools or local parks and recreation areas.

The Board member is asking me for information about the process that the developer goes through to determine whether there is impact to schools. The concern is that the shift from low to high density would potentially generate more students, etc. I am not sure if the developer is required to seek specific information from the district in order to determine whether there is impact to schools? If you have any information that you could share, I would much appreciate it. Thank you!

Sincerely,

Traci



Dr. Traci Pierce, Superintendent
Kennewick School District
1000 West Fourth Ave
Kennewick, WA 99336
(509) 222-6550

From: Ron Mabry <Ron.Mabry@ksd.org>
Sent: Wednesday, August 12, 2020 7:06 PM
To: Traci Pierce <traci.pierce@ksd.org>
Cc: Ron Mabry <Ron.Mabry@ksd.org>
Subject: Re: Development impact

Traci, this is just a reminder of our conversation tonight. A development group planning to build homes due west of Panoramic Heights is requesting that the zoning is changed from low density to high density residential. The neighborhood concern is that the developer shows in

his request that the change will not effect schools or local parks and recreation areas. My question is: Do the City work with KSD to determine the impact of such a change?

Thanks in advance,

Ron Mabry

Steve Donovan

From: Marie Mosley
Sent: Friday, August 14, 2020 8:52 AM
To: 'Traci Pierce'; Steve Donovan
Cc: Ryan Jones; Vic Roberts; Anthony Muai; Gregory McCormick
Subject: RE: Development impact

Thank you Traci and I hope you all are safe and healthy as well. This is a comprehensive plan amendment application that is in process of review and discussion with our Planning Commission, along with several other comprehensive plan amendment applications. Below is a response from Greg McCormick to a similar question that was asked by a resident in Panoramic Heights. Greg's response discusses the process and opportunity for public comment at the Planning Commission. Ultimately, the Planning Commission will workshop these Comprehensive Plan Amendments, hold the required public hearing and make a recommendation to the City Council for their consideration and action. You are certainly encouraged to attend and comment at the upcoming Planning Commission and Council meetings.

The comprehensive plan process is now in the staff evaluation/staff report preparation phase. Currently, we have a PC workshop scheduled for their 9/16 meeting. The public hearings will take place on 10/5 and 10/19. The hearing for CPA 20-06 – Chavallo will likely be on the 10/19 meeting date; notice of the hearing date, time, etc. will be timely provided in accordance with state law and the KMC. The parcels affected by this request are shown below:



I hope this addresses your question. Please let me know if you have any additional questions.

Thanks,



Marie Mosley

City of Kennewick

City Manager

O: 509.585.4238 | C: 509.440.3994

marie.mosley@ci.kennewick.wa.us





Department of Energy

Bonneville Power Administration
2211 North Commercial Avenue
Pasco, WA 99301

TRANSMISSION SERVICES

January 20, 2021

In reply refer to: ED 20-14/PLN-2020-01014

Located within a Portion of Section 8, Township 8 North,
Range 29 East, W.M., Benton County, Washington

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

Dear Steve:

Bonneville Power Administration (BPA) has had the opportunity to review ED 20-14/PLN-2020-01014. The review is for a proposed comprehensive plan amendment. The project is generally located west of Kellogg Street in Kennewick, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 3,589 feet north of the subject property. 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 (509) 544-4747 or by email at jecottrell@bpa.gov.

Sincerely,

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

Joseph E. Cottrell II
BPA Field Realty Specialist

From: Chad Brooks
Sent: Tue, 16 Feb 2021 17:51:19 +0000
To: Steve Donovan
Subject: RE: [E] ED 20-14/PLN-2020-01014 Email #1

No comments.

Chad Brooks
Distribution Design Tech I
Benton PUD
Email: brooksc@bentonpud.org
Main # (509)582-2175
Direct # (509)582-1233



From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Sent: Thursday, February 4, 2021 3:23 PM
To: Ashley Morton <AshleyMorton@ctuir.org>; BC Planning - Greg Wendt <Greg.Wendt@co.benton.wa.us>; BC Planning - Michelle Cooke <michelle.cooke@co.benton.wa.us>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Bill Barlow <BBarlow@bft.org>; Casey Barney <Casey_Barney@Yakama.com>; City of Richland - Mike Stevens <mstevens@ci.richland.wa.us>; City of Richland - Shane O'Neill <soneill@ci.richland.wa.us>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Fish and Wildlife Michael Ritter <Michael.Ritter@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Jessica Lally <Jessica_Lally@Yakama.com>; Kevin Sliger (Benton Franklin Transit) <ksliger@bft.org>; Noah Oliver <Noah_Oliver@Yakama.com>; Rob Rodger Clean Air Authority <rob.rodger@bentoncleanair.org>; SEPA Register <separegister@ecy.wa.gov>; Tyler Thompson Benton Clean Air Authority <tyler.thompson@bentoncleanair.org>; Williams N.W. Pipeline <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation Environmental Review <enviroreview@yakama.com>
Cc: 'development@kid.org' <development@kid.org>; 'Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ' <dxrodgers@bpa.gov>; Chad Brooks <brooksc@bentonpud.org>; 'Hanson, Sydney (DAHP)' <Sydney.Hanson@dahp.wa.gov>
Subject: [E] ED 20-14/PLN-2020-01014 Email #1

Attached is the Withdrawal of the DS, issuance of a MDNS and supporting documents for ED 20-14/PLN-2020-01014.

There will be one more email to follow.

We had issues on our end with our server if you already received these materials then disregard.

From: Ashley Morton
Sent: 28 Aug 2020 18:35:34 +0000
To: Steve Donovan
Cc: Hanson, Sydney (DAHP);Teara Farrow Ferman
Subject: RE: ED 20-14/PLN-2020-01014 DNS Withdrawal

Hello Steve,

The Confederated Tribes of the Umatilla Indian Reservation (CTUIR) Cultural Resources Protection Program has reviewed the SEPA Checklist that was sent out on August 5 and updated on August 6th. While we are aware from this withdrawal notice the determination of non-significance is being reevaluated, we wish to take this opportunity to recommend a cultural resources survey with subsurface testing for the proposed . The area in question is within a known area of religious and cultural significance to the CTUIR, known as Piyuušmaamí □uštáy 'hills of the snakes' and there is a likelihood that cultural resources may be encountered. This seems even more likely since a nearby homeowners association, Panorama Heights, has recently reached out to us to inform us of artifacts they've seen and found on or near the proposed development site.

We appreciate the opportunity.

Sincerely,
 Ashley

Ashley M. Morton, M.A., RPA
 Archaeologist II
 Cultural Resources Protection Program
 Confederated Tribes of the Umatilla Indian Reservation
 46411 Timíne Way, Pendleton, OR 97801
 Direct Line/Fax: (541) 429-7214
 Main Office: (541) 276-3447
AshleyMorton@ctuir.org



From: Steve Donovan [mailto:Steve.Donovan@ci.kennewick.wa.us]
Sent: Friday, August 28, 2020 8:33 AM
To: Ashley Morton <AshleyMorton@ctuir.org>; BC Planning - Greg Wendt <Greg.Wendt@co.benton.wa.us>; BC Planning - Michelle Cooke <michelle.cooke@co.benton.wa.us>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Bill Barlow <BBarlow@bft.org>; City of Richland - Mike Stevens <mstevens@ci.richland.wa.us>; City of Richland - Shane O'Neill <soneill@ci.richland.wa.us>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Fish and Wildlife Michael Ritter <Michael.Ritter@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Kevin Sliger (Benton Franklin Transit) <ksliger@bft.org>; Rob Rodger Clean

From: [Ashley Morton](#)
To: [Steve Donovan](#)
Cc: ["Hanson, Sydney \(DAHP\)"](#)
Subject: RE: ED 20-14/PLN-2020-01014 DS
Date: Wednesday, October 14, 2020 2:17:59 PM
Attachments: [image001.png](#)
[image003.png](#)
[image002.png](#)

Hello Steve,

The proposed development is within a known area of religious and cultural significance to the CTUIR, known as Piyuušmaamí uštáy 'hills of the snakes' and there is a likelihood that cultural resources may be encountered. In order to inform whether the project will have impacts to tribal/cultural resources, the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) recommends that a cultural resources survey with subsurface testing be completed as part of the scope of this EIS. We have been informed by residents in the area that a possible petroglyph exists in the project area. Furthermore, an archaeological site was recently recorded less than a half a mile from the proposed development.

CTUIR appreciates the opportunity.

Sincerely,

Ashley

Ashley M. Morton, M.A., RPA

Archaeologist II

Cultural Resources Protection Program

Confederated Tribes of the Umatilla Indian Reservation

46411 Timíne Way, Pendleton, OR 97801

Direct Line/Fax: (541) 429-7214

Main Office: (541) 276-3447

AshleyMorton@ctuir.org



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

Sent: Wednesday, October 7, 2020 11:19 AM

To: Ashley Morton ; BC Planning - Greg Wendt ; BC Planning - Michelle Cooke ; Benton Clean Air John Lyle ; Bill Barlow ; City of Richland - Mike Stevens ; City of Richland - Shane O'Neill ; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) ; Dept of Fish & Wildlife ; Dept of Fish and Wildlife Michael Ritter ; Dept of Natural Resources SEPA Center ; Kevin Sliger (Benton Franklin Transit) ; Rob Rodger Clean Air Authority ; SEPA Register ; Tyler Thompson Benton Clean Air Authority ; Williams N.W. Pipeline ; WSDOT ; Yakama Nation Environmental Review

Subject: ED 20-14/PLN-2020-01014 DS

EXTERNAL EMAIL: Please use caution when clicking links or opening attachments.

Attached is the DS for the DNS that was withdrawn on 8/28/2020.

Let me know if you have any questions.



MEMORANDUM

Traffic Engineering Division

To: Steve Donovan, Planner

From: Joe Seet, Assistant Traffic Engineer

Date: January 14, 2021

Re: Traffic Engineering Comments for 2701 S. Sherman St. Change 40.6 Acres from LDR to HDR and from RL and RS to RH ED 20-14_PLN-2020-01014

Project: ED 20-14/PLN-2020-01014

Item 14. Transportation:

1. Traffic generation, as submitted, was validated and accepted.
2. Submit a letter clearly stating that all access to the site will be to Sherman Street and Hildebrand Boulevard, and that only emergency vehicular access will be allowed through Citadel Estates to 25th Ave and 26th Ave. No access is allowed to 27th Court. The portions of the 6.92 acre parcel and the 7.52 acre parcel that lie south of the canal (approximately 2.7 acres) may access through other properties to the south or west.
3. A traffic impact analysis shall be provided to assess site generated impacts at the following intersections:
 - Sherman & Bob Olson
 - Hildebrand & Southridge
 - Roundabout at Bob Olson & 10th Ave.

Please coordinate this study with the Apple Valley study.

4. Contact COK Transportation Manager to discuss the full scope of the traffic impact analysis.

JS:cm
PW2021-006

From: [Sorin Juster](#)
To: [Gregory McCormick](#); [Steve Donovan](#); [Joe Seet](#)
Cc: [Cary Roe](#); [Bruce Mills](#); [Sorin Juster](#)
Subject: RE: ED 20-14/PLN-2020-01014 Email #2
Date: Tuesday, February 16, 2021 3:20:47 PM
Attachments: [image003.png](#)
[image008.png](#)
[image001.png](#)
[image002.png](#)

Hi Greg and Steve, following are our responses to John Deskins comments:

1. I would just like to follow upon my comment from the earlier e-mail about the comment about access being written more tightly, similar to the way Mr. Seet wrote the condition in his letter . The property should not be allowed to create any kind of shortcut to Kellogg Street near 28th via any access through incomplete plats. I would like to make sure that this issue be addressed in the MDNS response to public comments.

Following is a response that Bruce is suggesting as an add that will address this comment:

Mitigation Conditions:

1. Prior to any earth disturbing activities on the subject property, a cultural and archeological survey conducted by a qualified professional must be completed.
 2. No vehicular access will be allowed through Citadel Estates to 25th Avenue and 26th Avenue, provided that emergency vehicle access only may be allowed on the aforementioned streets as approved by the Kennewick Public Works Department.
 3. No vehicular access allowed to 27th Court.
 4. All access to the site will be to Sherman Street and Hildebrand Boulevard, with the exception that the portions of the 6.92 acre parcel and the 7.52 acre parcel that lie south of the canal (approximately 2.7 acres) may access through other properties to the south or west.
 5. At the time of a specific project submittal, a traffic impact analysis shall be provided to assess site generated impacts at the following sections:
 - a. Sherman Street and Bob Olson Parkway
 - b. Hildebrand Avenue and Southridge Boulevard
 - c. Roundabout at Bob Olson Parkway and 10th Avenue
 NOTE: Contact the City of Kennewick Transportation Manager to discuss the full scope of the traffic analysis. The traffic analysis shall be coordinated with the Apple Valley traffic study
 6. Future applications for rezoning of the subject property shall be considered only in combination with a site-specific project level land use application.
2. **To address this comment I suggest to add a condition tying the actual trip generation to the submittal of an actual application. At that time all the proposed land uses and traffic generation can be fine-tuned.**

Please let me know if we can be of further assistance.

Thanks!

Sorin Juster, P.E., P.T.O.E.

Transportation Manager

Public Works Department

P.O. Box 6108

Kennewick, WA 99336-0108

O: 509.585.4400 | C: 509.572.0907

sorin.juster@ci.kennewick.wa.us



This communication (and any reply) is subject to the Public Records Act, RCW 42.56. The City of Kennewick is committed to transparency in government and we will provide our customers the fullest assistance possible when they request access to public records. Individuals wishing to obtain public records shall submit their requests in accordance with the City's Public Records Policy which is available by visiting [this link](#).

From: Gregory McCormick <Gregory.McCormick@ci.kennewick.wa.us>

Sent: Tuesday, February 16, 2021 9:23 AM

To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>; Sorin Juster <Sorin.Juster@ci.kennewick.wa.us>; Joe Seet <Joe.Seet@ci.kennewick.wa.us>

Cc: Cary Roe <Cary.Roe@ci.kennewick.wa.us>; Bruce Mills <Bruce.Mills@ci.kennewick.wa.us>

Subject: RE: ED 20-14/PLN-2020-01014 Email #2

Sorin/Joe:

We will need your responses to Mr. Deskin's comments below prior to the end of the comment period for the new MDNS.

Thanks,
Greg.

Gregory J. McCormick, AICP

Community Planning Director

City of Kennewick, WA



From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>

Sent: Tuesday, February 16, 2021 9:10 AM

To: Gregory McCormick <Gregory.McCormick@ci.kennewick.wa.us>; Sorin Juster <Sorin.Juster@ci.kennewick.wa.us>; Joe Seet <Joe.Seet@ci.kennewick.wa.us>

Subject: FW: ED 20-14/PLN-2020-01014 Email #2

Below are comments on the proposed Chavallo amendment from John Deskins, specifically in regard



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

January 19, 2021

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

In future correspondence please refer to:
Project Tracking Code: 2020-10-06672
Property: City of Kennewick Chavallo Property Citadel Estates Comprehensive Plan
Amendment (ED 20-14/PLN-2020-01014)
Re: Survey Requested

Dear Steve Donovan:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. While our statewide predictive model indicates that there is a low probability of encountering cultural resources within the proposed project area, prehistoric artifacts have been found in the Thompson Hill vicinity in the past, suggesting that archaeological sites may be present. Therefore, we ask that a professional archaeological survey of the project area is conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

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

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

Sincerely,

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



From: Greg Duffy
Sent: 14 Jul 2020 09:53:47 -0700
To: Steve Donovan
Subject: RE: Permit PLN-2020-01009 approval routing

PIF - W

-----Original Message-----

From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>

Sent: Tuesday, July 14, 2020 8:11 AM

To: Greg Duffy <greg.duffy@ci.kennewick.wa.us>

Subject: Permit PLN-2020-01009 approval routing

Permit number PLN-2020-01009 has been routed from Planner
and is ready for your review with the following comments:

The proposed amendment is to change the land use designation from Low Density Residential to High Density Residential at 2701 & 2711 S Sherman Street. The comment period ends on July 29, 2020.

From: Corrine Camuso
Sent: Fri, 29 Jan 2021 19:13:23 +0000
To: Steve Donovan;sepa@dahp.wa.gov
Cc: Casey Barney;Jessica Lally
Subject: Re: City of Kennewick_Chavallo Property Citadel Estates Comprehensive Plan Amendment (ED 20-14/PLN-2020-01014)_Survey Requested (DAHP Project Tracking # 2020-10-06672)

Thank you for notifying us of this project. The project area borders the Yakama Ceded Lands and lies within Yakama Usual and Accustomed Areas. Being along a prominent landform, the project area has a high probability for encountering cultural resources. The project area is associated with Yakama Traditional Cultural Properties. We are requesting a cultural resources investigation. Please send a copy of the report to our office for review.

Regards,
Corrine Camuso
Yakama Nation
Cultural Resources Program Archaeologist
Office 509-865-5121 ext. 4776

From: Hanson, Sydney (DAHP) <Sydney.Hanson@dahp.wa.gov>
Sent: Tuesday, January 19, 2021 1:43 PM
To: Steve.Donovan@ci.kennewick.wa.us
Cc: Ashley Morton; christian.nauer@ctwsbnr.org; Casey Barney; Corrine Camuso; Jessica Lally; Jon Shellenberger; Kate Valdez; Noah Oliver
Subject: City of Kennewick_Chavallo Property Citadel Estates Comprehensive Plan Amendment (ED 20-14/PLN-2020-01014)_Survey Requested (DAHP Project Tracking # 2020-10-06672)

Hi Steve,

Attached is our letter regarding the project referenced in the subject line. Please contact me with any questions.

All the best,

Sydney Hanson, MA | Transportation Archaeologist

(preferred pronouns: she / her)

360.280.7563 (cell) | sydney.hanson@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

**Please note that all DAHP employees are currently working remotely as a precaution against COVID-19. Our current schedules, email addresses, and cell phone numbers are available on our website. Thank you for your patience and understanding.*

From: [Anita Booth](#)
To: [Chuck.Torelli@ci.kennewick.wa.us](#); [John Trumbo](#); [Bill.McKay@ci.kennewick.wa](#); [Melinda Didier](#); [Steve Donovan](#)
Subject: Housing impact
Date: Tuesday, October 20, 2020 1:43:35 PM

CPA 20-06 makes NO sense!

RECEIVED

October 19, 2020

Planning Commission and City Council Members
210 W. 6th Avenue - P.O. Box 6108
Kennewick, WA 99336-0108

COMMUNITY PLANNING

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

I am opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development. I request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

I live at 2412 S Fillmore Place in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, I oppose this proposed amendment for the following reasons:

- Increased risks of storm and irrigation runoff, erosion, and landslides from high density development on steep slopes.
- Increase in traffic up and down the hill with our current narrow roads.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, I believe that this proposed amendment does not meet your approval criteria that it "bears a substantial relationship to the public health, safety, welfare, and protection of the environment." Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;

- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

A handwritten signature in black ink, appearing to read 'Chong Weon Bak', written in a cursive style.

Chong Weon Bak
2412 S Fillmore Place
Kennewick, WA 99338

From: [Chris Barnes](#)
To: [Steve Donovan](#)
Subject: Re: Land Use change abuts my property in Panoramic Heights
Date: Monday, July 20, 2020 10:04:05 AM

Thank you Mr. Donovan.

Page 2 of the attached application lists five questions regarding the need for the Land Use change.

Did Mr. Chavallo submit answers to those questions as part of the application? And if so, may I see his response to his need for land use change.

The area where he is requesting a high density change was originally identified as 'Open Space' under the City's Southridge Subarea Plan. After purchasing the property in 2005 (at inexpensive open space value), Mr. Chavallo requested and received a change in land use from the City - from Open Space to low-density residential based on poorly defined boundaries in the City's accepted comprehensive plan. Apparently, granting the low-density designation was considered a concession by the City to his actual request of Commercial Zoning. Our community and neighborhood fought hard against Mr. Chavallo's request for Commercial zoning back in 2008 at numerous city council meetings.

I don't see anyway that our current infrastructure (roads, runoff, irrigation water, storm drains) could handle any sort of high density construction on the side of a very steep sloping hill.

Thank you for helping me understand the full nature of development plans on Thompson Hill that would directly impact our long-established Panoramic Heights neighborhood.

Sincerely,
 C. Barnes

Sent from my iPhone

On Jul 20, 2020, at 7:30 AM, Steve Donovan wrote:

Ms. Barnes:
 Attached is the application materials you requested.
 Feel free to contact me if you have further questions.
 Steve

From: Chris Barnes
Sent: Saturday, July 18, 2020 4:56 PM
To: Steve Donovan
Cc: Anthony Muai
Subject: Land Use change abuts my property in Panoramic Heights
 Stephen Donovan
 Community Planning/Planner
 City of Kennewick
 Dear Mr: Donovan:
 It has come to my attention (from a neighbor and not by written notice from the

City of Kennewick) that the current owner of property on the ridge line of Thompson Hill has requested a land use change from low density residential to high density residential on property that abuts our Panoramic Heights home. All properties in Panoramic Heights are single residence homes.

This requested change comes as a great surprise to me. Please provide a copy of the complete application for land use change, CPA 20-06/PLN2020-01009, at your earliest opportunity, so that I may better understand the full intent of the requested change.

Sincerely,

Christine Barnes

[2616 South Kellogg Street](#)

(26 year resident and homeowner in Panoramic Heights)

(509) 430-0990

Sent from my iPad

From: [chris barnes](#)
To: [Steve Donovan](#)
Cc: [Anthony Muai](#)
Subject: Re: Land Use change abuts my property in Panoramic Heights
Date: Wednesday, July 29, 2020 3:51:07 PM

Dear Mr. Donovan:

Thank you for supplying me with copies of the Comprehensive Plan Amendment application (CPA 20-06) and the SEPA Checklist that the City received from Mr. Chavallo on April 21, 2020.

I reviewed the material carefully and still have serious concerns that this request to amend the City's Land Use designation and jump from the current **low density residential** to the applicant's proposed **high density residential** simply makes no sense on a site that has already been defined as critical slope and in an area that is void of the amenities that would encourage and suit high density housing, such as shopping facilities, transit, and access to higher traffic arterials. In many regards, I believe this request to change land use is in total violation of the City's own land use policies. (Goal 6 of the City's Urban Area states, '*Discourage incompatible land uses from locating near or adjacent to each other.*'))

Mr. Donovan, I have been a resident of Panoramic Heights for over 26 years and I have seen many changes come to this Southridge area in that time, most of them good. The original Southridge Sub-Area Plan of 2005 (that was adopted into the City's Comprehensive Plan in 2008) incorporated the best practice planning efforts of many dedicated citizens, some of whom still live in Panoramic Heights. That planning document designated over 1,400 acres to be left as open space to mitigate and balance the higher density of the proposed new housing developments. A good chunk of Thompson Hill was identified as Open Space Land Use in that plan along with the area that is now the Southridge Sports Complex. (See Figure 2. Land Use Plan of Southridge Sub-Area Plan April 2005). Again, much has changed in 15 years. Many of the housing developments have been built to that original planning design and nearly all of the Southridge Sports Complex is complete. Thompson Hill has not fared so well and I suspect at some point it will become fully developed as housing not open land. We, as citizens, depend on our city administrators to protect our home values, our quality of life and to make decisions that benefit the whole community – not just tax-producing developers. We depend on you to be forward looking and uphold important standards to protect our environment as well.

The applicant's less than attentive answers to the SEPA checklist were reminiscent of his dismissive attitude to any and all 'forms' in 2009 when he submitted (and received) a PPD for Citadel Estates. The City has strict guidelines (if not codes) regarding critical slopes, water runoff, traffic impact, noise and light impact, as well as compatibility with surrounding structures and neighborhoods. I can only hope that your committee will deny this request to amend the current land use designation on this 40 plus acre site.

Thank you.

Sincerely,

Chris Barnes
2616 South Kellogg Street
(509) 430-0990

On Sat, Jul 18, 2020 at 4:55 PM Chris Barnes <graphicswest2@gmail.com> wrote:

Stephen Donovan
Community Planning/Planner
City of Kennewick

Dear Mr. Donovan:

It has come to my attention (from a neighbor and not by written notice from the City of Kennewick) that the current owner of property on the ridge line of Thompson Hill has requested a land use change from low density residential to high density residential on property that abuts our Panoramic Heights home. All properties in Panoramic Heights are single residence homes.

This requested change comes as a great surprise to me. Please provide a copy of the complete application for land use change, CPA 20-06/PLN2020-01009, at your earliest opportunity, so that I may better understand the full intent of the requested change.

Sincerely,

Christine Barnes
2616 South Kellogg Street
(26 year resident and homeowner in Panoramic Heights)
(509) 430-0990

Sent from my iPad

--

Chris Barnes

GRAPHICS WEST

Fine Art, Graphic Design & Communications
2616 South Kellogg Street
Kennewick, WA 99338

c: (509) 430-0990

graphicswest2@gmail.com

From: [Carol Schwarder](#)
To: [Steve Donovan](#)
Subject: Proposed rezoning to high density residential a large area (several acres) just north of the water tank and west of Panoramic Heights 3 and S. Kellogg Street
Date: Wednesday, July 22, 2020 11:42:00 AM

Dear Mr. Donovan,

My husband and I are writing in response to the City's postings regarding the rezoning of a section of Thompson Hill from low density to high density.

I have been carefully following the exchanges between you and some of our other board members regarding questions and answers.

Before I address the numerous concerns with regard to this application for rezoning from low density to high density, my husband and I want to go on record that this is not simply a "legislative" issue regarding rezoning. **This rezoning request is merely Step 1 in a long-planned push for overdevelopment for personal profit of the land in question** – no matter the impact to a well-established, prosperous neighborhood, actually neighborhoods, as in the big picture, both Creekstone and South Cliffe will bear the consequences as well should the zoning be changed and the development be allowed to proceed.

While I can't put words in your mouth, based on your numerous and very respectful responses to questions, I would find it difficult to align that you as the City representative are not well aware of that fact. All of us have to look at the big picture. Therefore, we (meaning the City and all impacted residents) can no longer take the position that it is merely this small piece. **This small "legislative" piece is actually the crux and foundation (Step 1) to significant and harmful impact to hundreds of homes and families.**

I also feel compelled to address past City handling of matters that have had direct negative impact Panoramic Heights based on past City decisions that have compounded our frustrations and concerns and will help lay some foundation as well as hopefully rather than seeing aspects in small but separate pieces, the City can see the lens of the broader aspects we and others may feel in Panoramic Heights

1. The City allowed the division of a single lot in Panoramic Heights into a total of three lots even though
 - a. It is against the homeowner's association rules
 - b. Took the property owner's word that there was not a homeowner's association or requirement and did not verify that this was valid or correct information
 - c. Collected a significant number of letters that voiced strong opposition to the dividing of the lots and did not share those letters with the homeowner, leading him to believe there was no opposition
 - d. Even with the amount of opposition provided, the decision to grant the division of the original lot was approved by the City – much to the detriment of the neighborhood
 - e. The original house and lot as well as the newly defined lots stayed in a constant state of disrepair and overgrowth, continuously negatively impacting the neighborhood
 - f. Cost the homeowner's association unnecessary past, present, and future legal fees in still trying to deal with sale of the two additional lots and/or building on the two

incorrectly approved lots

g. Question: Was the approval of these two additional lots – even with a significant amount of opposition – another legislative piece? My question is not an attempt to be facetious, it is merely trying to understand the process.

2. Our **community already suffers from the byproduct of increased traffic**, speeding cars, rude drivers, and clogged roads before and after school because of the middle school. While we have only recently been helped with cautionary speed signs, it does not change the fact that our neighborhood bears the brunt of school traffic – not homeowner traffic.

3. **Development continues** with new neighborhoods by Hayden Homes and the ongoing development all around us. New roads are **not** being built to provide access except directly off existing roads in our neighborhood, always compounding the traffic issue.

4. **The history of City decisions on the rezoning property in question.** I can't say that my information is 100 percent accurate because I don't have all the documents; but, overall, I am pretty close in my narrative.

a. The property in question was part of the original Southridge Comprehensive Plan, which included either 106 or 116 acres of open space. A great deal of money was spent on how to develop the Southridge area. Part of that plan included having requirements for smaller and tighter lots than is typical in low density (a fact we see in new developments). As I understand, a lot of exceptions have occurred to the original plan along the way.

b. In approximately 2007, Chavallo asked for a section of the ridgeline to be rezoned as commercial. While the request for commercial rezoning did not come to fruition, it is my understanding that because the City did such a vague job of identifying the **predestined open space** as in no real surveying or accurate boundary identification, the City had to cave to Chavallo's attorney's argument of such and hence awarded "low density" zoning to what was originally maintained as open space.

c. All of Panoramic Heights homeowners were affected from that point onward. At this point, I will not continue with the narrative about the Citadel Heights movement in 2008. However, **the same issues and arguments with the land that existed in 2008 exist today and are even more compounded by the high-density narrative overlay.**

d. I find it both interesting and concerning that even though you have maintained throughout the communications with others that this is a "legislative" issue, some of the attachments and responses have clearly identified Citadel.

e. As soon as we saw the dirt moving from Creekstone to the property in question, it was obvious that a new move for development was in the works. How this could have happened without notification from the City is alarming.

e. I repeat: **This small "legislative" piece is actually the crux and foundation (Step 1) to significant and harmful impact to hundreds of homes and families.** This is a move far and beyond what occurred in 2008.

Based on the issues outlined above, neither my husband nor I are **not feeling well- taken care of by the City. We are feeling ignored, run over, set aside, and negatively impacted.** I think I can speak for a majority of stakeholders in our community in having similar or like feelings. ***Past decisions by the City continue to lessen or at a minimum negatively impact my property values, add increased traffic and noise to my neighborhood, allow divisions of lots that add to my cost of living here in dealing with people whose main course of action is to make a fast buck and not live here and be a part of our community.*** Yet, my property taxes continue to escalate. My reality is this: This was **one of the first premier neighborhoods in Kennewick.** Yet, it seems now that with all that I have listed above, the **undermining of the neighborhood is coming from the very entity that should be protecting it.**

5. Our concerns for how this process is being handled.

a. The posting for amending the land use was extremely limited. Had it not been for one of our neighbors noticing the posting and alerting the Panoramic Heights Homeowners Association Board, very few in our community of two-hundred plus homes would be aware. I find it most concerning that during this pandemic time when people are so restricted to their homes that a meager posting is considered sufficient notification when it affects such a large community. It is also now how these matters were addressed historically. One has to wonder why?

b. Additionally, are there postings in the community on the other side of Thompson Hill? South Cliffe is a very expensive community and will be affected as well. I drove by their mailboxes and saw no postings whatsoever. Has Creekstone Development been notified? I found no notifications there either. If the rezoning from low density to high density occurs, each of these communities will be negatively impacted. I think it is of paramount importance that these two communities be included in the notification. If I lived in those communities, I would be outraged that such a potential impact was not put before me.

c. The original notification calls or comments, yet the standard response being provided to the initial writers receive the response: It is important to note that the application is not for a specific development project, it is for a land use amendment which is a legislative action. State Agencies and City Departments will review the requested amendment. The Planning Commission will hold a public hearing in October and then the City Council will make the final decision in November or December. Why are there only two weeks? Why do we continue to state that there is not a specific project? There is a specific project... it just isn't a part of this piece.

d. There are several concerns with Chavallo's application. Since we all are well aware that this is just Step 1 – it does not change the fact that eventually they have to be answered. How in good conscience can high density be approved without answers to questions such as

1. Who really owns some of the parcels listed in the application.
2. How many vehicular trips would be generated by the completed project or proposal? (how does he get to answer none?)
3. What roads would be used and impacted? (how does he get to say there is no impact?)
4. He states the City of Kennewick needs more high-density housing. He also states that the City of Kennewick needs more variety in housing style and types of construction. (You have to ask yourself: If there is no project in mind, then why is he taking this position?_
5. There are more than owls that will be affected by the land development. There are rabbits, hawks (several varieties), coyotes, snakes. (If there is no project, why would we be addressing anything?)

Here is the reality. Chavallo can't do his project unless he gets the change from low density to high density. That is Step 1. We are all aware that he is still pushing for the original project, which was fought against. This is the same proposal but with the addition of high-density housing. Panoramic Heights will be affected by increased traffic, increased noise, and property devaluation. Creekstone and South Cliffe will be negatively impacted. I repeat: **This small "legislative" piece is actually the crux and foundation (Step 1) to significant and harmful impact to hundreds of homes and families.**

My husband and I appreciate you taking the time to read our concerns. My husband and I also fully expect the City of Kennewick and its representatives to be vested in protecting our interests as well as those hundreds of others facing the same issues. At the onset of COVID-19, when it was clear those 60 and over were most likely to be affected, there were some comments made nationally that suggested those of us in that age bracket were an acceptable sacrifice. That is how we have felt about the lack of concern for our neighborhood over the last two years. Oh, you're (the community) aging, you are not as new and up-and-coming and as a result are not as important. There are many homes in this first premier neighborhood that qualify in the \$500,000+ range in today's market. I have

checked. We still represent a significant tax base. If our homes are devalued, then so is the City's tax base. I want to live in a city that sees the big picture and not just a developer's. I can think of a couple of strip malls that sat empty for years, the required plantings allowed to die off and weeds accumulate (very close to this neighborhood).

If the City allows this step to happen, changing from low density to high density, it is representing a builder for profit and not protecting hundreds of long-term, hard-working, currently impacted COVID-19 Kennewickians. It is my hope that the City seeks the big picture, and not just that from a perspective of a developer.

Your job must have some very challenging moments. Thank you in advance for ensuring that our words are heard. Have a good rest of the day.

Carol and Charles Bartell

From: berges6@aol.com
To: [Steve Donovan](#)
Subject: Thompson Hill Rezoning
Date: Friday, October 16, 2020 3:31:31 PM

October 16, 2020
 To: Steve Donovan, Senior Planner,
 Community Planning Department

From: Dr. Gerald and Cathy Berges
 RE: **Proposed Comprehensive Plan Amendment 20-06**
 Hi Steve;

I hope you and your family are doing well in these difficult times. Crazy times, and I think what used to be normal may be gone for good. Prayerfully not, but this just seems to roll along. My wife and I have a concern.

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density residential" to "High Density Residential". We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request as well.

We live at 5311 W. 25th Avenue in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be the most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site. Specifically, we oppose this proposed amendment for the following reasons:

- 1. Traffic in the Southridge area. Changing to High Density Residential has the potential to create a tremendous transportation impact in the Southridge area. The Washington State Department of Transportation "Combined Comments for CPA 20-03, CPA 20-05, and 20-06" stated in part "The Southridge area has seen significant development recently and traffic is increasing with congestion in certain areas...We are concerned with the cumulative impact to our system...The city and developer should consider Transportation Demand Management (TDM) to reduce traffic impacts". This change in zoning will have the potential of producing 8,000 trips through the surrounding neighborhoods per day. Our neighborhoods have been tremendously affected by the traffic from Chinook Middle School, and that is a dot at the end of a sentence compared to the potential of this zoning change.
- 2. WAC 197-11-060 (4) states in part:

"(C.) Agencies shall carefully consider the range of probable impacts, including short-term and long-term effects. Impacts shall include those that are likely to arise or exist over the lifetime of a proposal or, depending on the particular proposal, longer."

"(d.) A proposal's effects include direct and indirect impacts caused by a proposal. Impacts include those effects resulting from the growth caused by a proposal, as well as the likelihood that the present proposal will serve as a precedent for future actions. For example, adoption of a zoning ordinance will encourage or tend to cause particular types of projects."

The man who owns this property said many times in his SEPA checklist NPP— "No Project Proposed". The above WAC code makes that a moot point. Changing the zoning will cause a future project to be developed, whether by the owner of the property or someone he sells it to. It opens the door to the possibility, so it is important before this zoning change is considered, the future effects have to be studied.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive plan.

In Summary, we believe that this proposed amendment does not meet your approval criteria that it "bears a substantial relationship to the public health, safety, welfare, and protection of the environment." Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

*The effect upon the physical environment;

*The compatibility with and impact on adjacent land uses and neighborhoods;

*The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Dr. Gerald and Cathy Berges,
 President, Panoramic Heights Homeowners Association

berges6@aol.com

1-509-378-5370

From: [GERALD BERGES](#)
To: [Steve Donovan](#)
Subject: Fwd: File CPA 20-06/PLN-2020-01009
Date: Monday, July 20, 2020 9:01:38 AM

Sent from my iPad

Begin forwarded message:

From: berges6@aol.com
Date: July 19, 2020 at 9:25:01 PM PDT
To: Steve Donovan@ci.kennewick, .wa.us@aol.com, "anjhi2u@msn.com", "BERGES6@aol.com", "carlvr509@yahoo.com", "christywatts2@gmail.com", "Crosby.john56@gmail.com", "erhartsw@gmail.com", "farevalo76@gmail.com", "mchamaker@gmail.com", "rr_duncan@charter.net", "ryanhill4ever@gmail.com", "slvarner62@yahoo.com", "tshaw83@hotmail.com", "wtdixon3@gmail.com", "larryjulyk@charter.net", "fred@biebesheimer.net", "shlomo.orr@gmail.com"
Subject: File CPA 20-06/PLN-2020-01009
Reply-To: berges6@aol.com

July 19, 2020

Hi Steve;

I am a resident of Panoramic Heights Subdivision, and I am concerned with the zoning changes that are proposed to the west of our development. As you are aware, the proposal is to change the zoning for the property located at 2701 and 2711 S. Sherman Street from Low Density Residential to High Density Residential. Before you approve this proposal, I would appreciate knowing what the developer is planning for this land. Several things I am concerned about and hope that you will answer for me.

1. Will this public input mean anything or will this be another "administrative decision" without any consideration of public comment? Asking for a friend!
2. What is proposed to be developed on these lots?
3. How will the traffic in our neighborhoods be affected? Will additional roads used for entrance/exit be required so that our neighborhood is not used as a entrance/exit for this development?
4. How will this development affect our infrastructure; sewage systems, transportation, irrigation systems, etc.
5. How stable is the land in this area? Will this increase the possibility of flooding in our neighborhoods? Landslides?
6. Residential High Density may include anything from lots as small as 4,000 sq. ft. for single units and 1,600 sq. ft. for rowhouses/townhouses. How will that affect the property values of surrounding areas?

As a homeowner and taxpayer that could be affected directly by this zoning change, I would appreciate more answers. Unfortunately, being over 60 years old, I am unable to visit the file at the Permit Center of the City of Kennewick, in City Hall. This is according to the CDC, Washington Department of Health and Benton-Franklin Health District guidelines. Is there another way that the City of Kennewick can accommodate us so that we can review the

files? Can they email them to us.

I also feel the developer should meet and explain his plan with the surrounding homeowners. Obviously there is much interest from Panoramic Heights residence.

Thanks for your assistance Steve.

Gerry Berges, OD

President, Panoramic Heights Homeowners Association

From: agbooth.montana@gmail.com
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Subject: Housing impact
Date: Tuesday, October 20, 2020 12:42:25 PM

CPA 20-06 MAKES NO SENSE!

From: agbooth.montana@gmail.com
To: [Steve Donovan](#)
Subject: High Density Development on Thompson Hill
Date: Wednesday, December 2, 2020 2:45:29 PM

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. (I or We) request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 5506 W. 19th Ave in Creekstone Estates. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- The effect upon the physical environment.
- The impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools.
- The effect of higher vehicle congestion on the main roads.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,
Gordon and Anita Booth
5506 W. 19th Ave. Kennewick
agbooth.montana@gmail.com

From: [Bruce Boyum](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Subject: Proposed Comprehensive Plan Amendment 20-06
Date: Monday, October 12, 2020 2:07:22 PM

Dear Kennewick Planning Commission and City Council Members:

We are opposed to the proposed Comprehensive Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “ Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied and that the City Council deny this request.

We live at 5908 W 26th Ave in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be significantly impacted by a high density residential development in this location. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent and no current vehicle access to most of the site.

We believe that the proposed change of density would dramatically affect the nature and character of our community. While we are concerned the change would affect our property values, we are more concerned that the place we call home will change for the worse. Specifically we oppose this proposed amendment for the following reasons:

- * there would be a significant increase in traffic flow through our community
- * fewer porous surfaces and steep terrains contribute to a concern with runoff
- * currently we are often challenged getting adequate irrigation water and this will exacerbate this situation
- * building to heights in excess of 40 feet in a residential neighborhood and on an elevated hill above our community raises concerns of aesthetics.
- * this could result in overloading local schools and impacting education.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “ bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- * The effect upon the physical environment;
- * The effect upon open space and natural features, including topography;
- * The compatibility with and impact on adjacent land uses and neighbors;
- * The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and school;
- * The current and projected project density in the area; and
- * The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick. Would the City Liaison to the Planning Commissioners please forward this to the Planning Commissioners.

Respectfully,

Janice and Bruce Boyum
5908 W 26th Ave, Kennewick
bmb49@aol.com

Sent from my iPad

From: [Bruce Boyum](#)
To: [Steve Donovan](#)
Cc: [Christy Watts](#); ryanhill4ever@gmail.com
Subject: Panoramic Heights Rezoning Dissent
Date: Monday, July 27, 2020 5:28:33 PM

Dear Mr Donovan,

We as dues paying members of the Panoramic Heights Community, have strong concerns and objections to the proposed zoning change related to file number CPA -20-06/PLN-2020-01009 and SEPA ED 20-14/PLN-2020-01014. We, as well as many in our community, object to the change of density from Low Density Residential to High Density Residential.

We believe that the proposed change of density would dramatically affect the nature and character of our community. While we are concerned the change would affect our property values, we are more concerned that the place that we call home will change for the worse. The change in density proposed is dramatic. The change is potentially over five times denser from five homes per acre to 27 homes per acre. In the application the proposer indicated the increased density would require an expansion of public services and utilities. There is no indication that there are any plans for expanding public services and utilities to match the higher need for this proposed development. We are particularly concerned with overloading local schools since this is a vital part of our community and our community's future. Additionally, we are concerned with water runoff and how the rezoning would change the character of our neighborhood. The application indicates that the development would not include more stormwater dry wells. While it is always important to deal with water runoff in the area, it is even more important when development would create a situation with fewer porous surfaces. It is also important because according to the application it is a critical slope area. It is concerning because our community's roads have not been designed to support the increased density. The increase in density will also increase noise and emissions. In addition this would further stress the KIDs ability to provide adequate irrigation water to our area. As it currently is, we are often challenged for adequate water.

This neighborhood and community were designated low density previously as part of a comprehensive plan. We all purchased these homes with the understanding and expectation that the neighborhood would maintain its character. It is also concerning that they appear to have already started developing the area before the proposed changes are approved. This undermines public confidence in this process. Also we have not received any notification by mail regarding the proposed change which we understood is part of the process.

A 20-year plan was created just three years ago. The planning commission created a 2017-2037 plan to create a sustainable Kennewick. The purpose of this was to plan development in an orderly and efficient manner. The mantra, "we are one Kennewick", suggests that Kennewick's comprehensive urban planning is designed to ensure the community looks out for everyone and not a few people. Up-zoning this area would benefit a few to the detriment of our community as a whole. As a part of this comprehensive plan there are very few RH areas. Almost the entire area around it is RL, so it is inappropriate to zone this area differently. This section is also not connected to a main thoroughfare and it is not connected to mass transit or other higher density area. The GMA requires the Comprehensive Plan must be internally consistent, but the proposed change would be a dramatic variance. This change would not be consistent. See Kennewick's Comprehensive Plan, page 43.

The proposal suggests that the current infrastructure is insufficient to support the increased density. This concerns us. Kennewick's Comprehensive Plan suggests that developments shall ensure appropriate facilities to support development including parks, schools, drainage, transit, water, sanitation, etc. Our understanding is that there are no provisions to address this and the application itself suggests that some of these are insufficient for the proposed development. The Comprehensive Plan also suggests that Kennewick should deny residential developments if concurrent plans for these types of infrastructure are not met.

Land use planning should not be just about making money or furthering development as much as possible. It should be about being good stewards to the community and balancing urban planning needs. Rezoning this area to RH does not match the surrounding area and would detrimentally affect our neighborhood and community. According to the

goals and policies announced in Kennewick's Comprehensive Plan you should not grant this change. We are strongly opposed to the zoning change from low to high density.

Thank you for your consideration,

Janice and Bruce Boyum
5908 W 26th Ave
Kennewick

From: [Melinda Didier](#)
To: [Steve Donovan](#); [Terri Wright](#)
Subject: FW: Proposed Comprehensive Plan Amendment 20-06
Date: Monday, October 19, 2020 8:52:42 AM

-----Original Message-----

From: Dennis Bradshaw <bradshawdlrw@msn.com>
Sent: Saturday, October 17, 2020 2:44 PM
To: Melinda Didier <Melinda.Didier@ci.kennewick.wa.us>
Subject: Proposed Comprehensive Plan Amendment 20-06

Dear Melinda:

Re Proposed Comprehensive Plan Amendment 20-06

We are writing today as a concerned citizens of Kennewick on the proposed land use designation for 40.6 acres on Thompson Hill to "High Density Residential". We live at 5714 W 26th Ave in Panoramic Heights, just to the east of the proposed land change area. As you know this change could allow over 1000 housing units to be built on what is an incredibly steep sloop, which has limited access currently. It appears that there are no new roads proposed to access this area of development, which means an increase of thousands of vehicle trips per day if this change occurs.

Also, as mentioned, the sloop of Thompson Hill is sever, over 40% in many areas, which is a concern for runoff, as well as future land slides and certainly settling.

We moved to this neighborhood for the quiet, single family environment, in hopes that the asset would increase as the years progressed. This type of change would certainly not support any of those things and the property values would be severely impacted.

I ask that you forward this letter to the Planning Commissioners to consider the following points:

- The effect this will have upon the physical environment; -The effect upon open space and natural features, including topography; -The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected density in the area; -The effect upon other aspects of the Comprehensive Plan.

I sincerely hope that when the Commissioners evaluate the current proposed change, that the good of the area will be put first over negative impacts that such a change would have in this part of our city.

Respectfully,

Dennis and Traci Bradshaw, 5714 W 26th Ave, Kennewick WA, 99338 tshaw83@hotmail.com
bradshawdlrw@msn.com

From: [Dennis Bradshaw](#)
To: [Steve Donovan](#)
Subject: Proposed Comprehensive Plan Amendment 20-06
Date: Saturday, October 17, 2020 2:03:34 PM

Dear Mr Donovan:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 5714 W 26th Ave in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- *High density housing will compromise the family neighborhood that we moved here for. As proposed there is inadequate street access and irrigation services to serve over 1000 units. The slope of Thompson Hill is very steep and we have concerns about the potential run off of water as well as erosion and potential landslides. This development and the associated traffic, which could be thousands of vehicle trips per day will increase risk of accidents as well as decrease the property values of one of Kennewick’s pristine areas.*

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of

the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment; has there been an Environmental Impact Study done on this site to assess the impact of this level of development?
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Dennis and Traci Bradshaw, 5714 W 26th Ave, Kennewick, WA 99338

Tshaw83@hotmail.com

Dennis Bradshaw
President, Washington State Dental Association
bradshawdlrw@msn.com
509.531.0964

Steve Donovan

From: PATRICK BRANNAN <bbrannan@aol.com>
Sent: Sunday, July 26, 2020 9:56 AM
To: Steve Donovan
Cc: watts Christy; ryanhill4ever@gmail.com
Subject: Comments on proposed zoning change

Dear Mr. Donovan,

We are dues-paying members of the Panoramic Heights Homeowners Association. Please make note that this email is notification of our strongest and vehement opposition to the proposed change in zoning (copied below) from low density to high density regarding Thompson Hill per the request of Jose Chavallo.

The long list of reasons why this change in zoning should not go forward has previously been provided to you by our Board. This email simply needs to count and be noted on the official record as two more votes in definite opposition to the zoning change.

Please reply to this email that you are in receipt and are counting our opposition votes to the zoning change from low density to high density.

Thank you for your time.

Patrick and Robin Brannan

5802 W 26th Avenue
Kennewick, Wa 99338



The Development Services Division of the City of Kennewick's Community Planning Department has prepared this Notice of Application to provide the opportunity to comment on the described proposal/project. The comment period ends **15 (fifteen) calendar days** from the date issued.

During this period written comments may be submitted to the staff contact. The file may be examined between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday (except holidays) in the Permit Center of the City of Kennewick, City Hall, 210 W Sixth Avenue, Kennewick, WA. Questions may be directed to the staff person listed below.

Application Date:	April 21, 2020
Notice of Complete Application Date:	April 22, 2020
Notice of Application Date:	July 14, 2020
File Number:	CPA 20-06/PLN-2020-01009
Other Permits Required (if known):	N/A
SEPA:	ED 20-14/PLN-2020-01014

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 Steve.Donovan@ci.kennewick.wa.us.

Proposal Description:

Amend the land use designation for the property located at 2701 and 2711 S Sherman Street, from Low Density Residential to High Density Residential.

Please review and submit your comments to Steve Donovan, Development Services Division, Post Office Box 6108, Kennewick, WA 99336, on or before **July 29, 2020.**



CITY OF KENNEWICK

From: [PATRICK BRANNAN](#)
To: [Steve Donovan](#)
Cc: [watts Christy](#)
Subject: Proposed Thompson Hill Zoning Change
Date: Sunday, July 19, 2020 7:47:11 AM
Attachments: [f_kcs6i8ye0.jpeg](#)

Steve,

I have lived on W. 26th avenue in Panoramic Heights between Irving and Kellogg for over 20 years. One of the decision points in making a purchase decision was the fact that 26th (as I was told by the city planning department) was never going to be extended due to the slope of the hill to the west of us. I am assuming that is still the case, and that there will be no access granted to this new neighborhood via 26th Avenue? Our main concern is that we have already seen a dramatic increase in traffic via Irving St. from the new subdivision to the south of us. Instead of utilizing Hildebrand, and/or Southridge Blvds many speed through our neighborhood, with quite a few not stopping on 26th. Sadly I believe a pedestrian, or child will take the brunt of these shortcuts at some point. I have no issue with a new subdivision on the hill to the west of us, as long as its residents are funneled out to Hildebrand Blvd to the south and not granted access through our neighborhood.

Thank you for your time, and I look forward to hearing from you.

Patrick Brannan
509-440-4457



From: [Dave Brown](#)
To: on.Britain@ci.kennewick.wa.us; [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill Mckay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Subject: HIgh Density Development on Thompson Hill
Date: Tuesday, November 24, 2020 11:14:56 AM

To all City Council Members, the Planning Commission, and the City Clerk:

We would like to express our disapproval of the proposal for an apartment complex at the top part of Thompson Hill for the following reasons:

The developer bought the land many years ago knowing it was zoned for single family homes. To our knowledge, he has never proposed to build any single family homes on the property. We believe the zoning was created by the past zoning commission for good reasons. If he did not intend to develop it the way it was originally zoned, he should not have bought the property.

This neighborhood has long been quiet and family friendly. In the past several years we have been surrounded by new developments. The traffic in this area has already increased substantially. With the addition of apartment buildings, the traffic will be exponentially more.

Apartment buildings by nature lower the property values of single family homes nearby. We have lived in Kennewick for 40 years, and have gladly paid our taxes. We feel it is unfair to lower the property values of many citizens to bow to the pressure of one developer, who will not live in the neighborhood and therefore will not see any negative impacts to his own home property value.

Thompson Hill is a landmark that can be seen for many miles. A large apartment complex at the top of the hill will be an eyesore for a 100 years to come. There are miles of relatively flat land to the south of here which are much more appropriate for an apartment complex. Why doesn't the developer use some of that land for his complex?

In the end, we would like all of you to consider the long term impacts to the citizens who live nearby and who will be negatively affected by this proposed development for the rest of our lives. Do we not deserve some consideration and respect from our city council and staff? Do we have a voice? Or will the concerns of many be discarded for the benefit of one?

Please deny the zoning change on Thompson Hill. Thank you.

Dave and Marla Brown
5331 W. 25th Avenue
Kennewick, WA 99338

Steve Donovan

From: jncathey2352@charter.net
Sent: Sunday, July 26, 2020 9:15 PM
To: Steve Donovan
Cc: berges6@aol.com
Subject: proposed change in zoning on Thompson Hill (2701 and 2711S Sherman Street)

Importance: High

Dear Mr. Donovan,

We are dues-paying members of the Panoramic Heights Homeowners Association. Please make note that this email is notification our strongest and vehement opposition to the proposed change in zoning from low density to high density regarding Thompson Hill per the request of Jose Chavallo.

The long list of reasons why this change in zoning should not go forward has previously been provided to you by our Board. This email simply needs to count and be noted on the official record as two more votes in definite opposition to the zoning change. Also note that there is no good reason to change this, especially at the cost of those in the surrounding neighborhoods.

Please reply to this email that you are in receipt and are counting my opposition vote to the zoning change to high density.

Thank you for your time.

Jane and Nathan Cathey

5715 W 26th Ave

Kennewick, WA

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the planning Commission recommend the request be denied, and that the City Council deny this request.

I live at 5319 W 25th Ave in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent and no current vehicle access to most of the site.

Specifically, I Jose Chavez oppose this proposed amendment for the following reasons:

- This type of change will add even more traffic to our area, and I am overly concerned for the safety of my kids getting hit by the additional vehicular traffic that this will add to our area.
- The Thompson Hill is a great area to go hike and so close to home I would really hate for this iconic piece of land that's been here for many years go away over some greedy contractor that all he cares about is himself.
- Potential land slides with the disruption of the land movement.
- The ecosystem that lives there and has been living there.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, I believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment?
- The effect upon open space and natural features, including topography?
- The compatibility with and impact on adjacent land uses and neighborhoods?
- The adequacy of, and impact on the community facilities, including utilities, roads, public transportation, parks, recreation, and schools?
- The current and projected density the area?
- The effect upon other aspects of the Comprehensive Plan?

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) & (8) and should be denied.

Thankyou for considering these concerns, serving the people of Kennewick, and for your time for reading these concerns.

Respectfully,

Jose Chavez / Journeyman Wireman I.B.E.W. 112
T (509)378-7606

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 2635 S. Kellogg St in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- The increased traffic would be a nightmare. We have several speed bumps already in the neighborhood because of Chinook Middle school. We don't need more traffic on these neighborhood streets. The apartment complex residents would use the same neighborhood streets we use for access into and out of their places of residence on Thompson Hill. Apartment complexes should be built next to main roads and not neighborhood streets.
- We have lived in this neighborhood for 21 years and don't want apartment complexes coming in now. Single family homes, on similar sized lots to what we already have, would be acceptable and would maintain the integrity of the neighborhood, but not apartment complexes butting up against the neighborhood.
- Apartment complexes on the top of the hill would create an eyesore for the Panoramic Heights neighborhood and may lead to decreased property values for current residents.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and

protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Glen Clark
Jolene Clark
2635 S. Kellogg St.
Kennewick, WA 99338
jgpja@charter.net

From: [Christa Clay](#)
To: [Steve Donovan](#)
Subject: Proposed Comprehensive Plan Amendment 20-06
Date: Monday, October 26, 2020 4:28:50 PM

October 24, 2020

Re: Proposed Comprehensive Plan Amendment 20-06

Dear Kennewick Planning Commission and City Council Members:

(Please forward comment letters to Planning Commissioners)

In 1983, when I was 15 and we were living in Nebraska, my Dad learned that the company he worked for was promoting him and transferring him to the Tri-Cities. After taking a couple of house hunting trips—one in a considerable snow storm—and viewing several houses, my folks settled on a house in Panoramic Heights. They liked the house but the neighborhood was what really sold them on their choice. I loved our new house and the fact that there was only one entrance/exit to the neighborhood. I loved that although we lived in the “cheap seats” of the neighborhood, we were able to enjoy the seclusion and peace that all of the other residents in the neighborhood enjoyed. I felt safer knowing that the people driving around the neighborhood were mostly residents who had a reason to be there.

Some years later, an engineer from the city attended a Homeowner’s meeting. He reported that there was a plan to cut new entrances/exits into the neighborhood but he assured the residents that there would be “no appreciable increase in traffic”. The residents argued that they purchased their homes in the neighborhood with a deciding factor being the minimal non-resident traffic and the increased safety aspect for themselves, their children and animals that came with it. The engineer again assured them that there would be no problems.

I moved back here in 2017 to care for my Mother whose health had begun to fail. When she passed away in 2018, I stayed to support my now 86-year-old Father. My brother bought the house across the street from Dad’s so I could live there but still be close enough to support Dad. I love this neighborhood but this is definitely not the neighborhood I remember from my high school days. I can admit that being able to exit the neighborhood in various directions is more efficient, at times, but I will also report that the engineer could not have been more misleading about the aftermath of cutting the roads through. It’s one thing to say out loud “this will not negatively affect you” but that proclamation does not respect the fact that all change has an effect. If not well thought out, it is typically a negative effect. Not only did the traffic increase substantially but Panoramic Heights went from being a neighborhood to a MAJOR thoroughfare. In truth, more often than not, it feels like a racetrack or the autobahn. The HOA voted to spend considerable money on speed humps in an attempt to encourage people to slow down. Not only do they not make a difference but most of the time drivers do not even slow down at all. They just fly over them. On top of that, a large majority of drivers don’t even slow down for the stop signs. They just barrel on through!

I recently learned that there is a proposed plan (Comprehensive Plan Amendment 20-06) to change land use designation adjacent to the west of Panoramic Heights from

Low to High Density Residential and potentially add as many as 1,100 multi-family dwellings on Thompson's hill in addition to the new/newer single family homes that have recently been constructed. I understand that with progress comes development and with development comes change. In truth, I am all for progress—but PLANNED progress. Building on this steeper area of Thomson's Hill, much less connecting it to our neighborhood just simply does not make sense for so many reasons. Significantly increased traffic, hence noise and wear and tear, potential erosion with the runoff of the water, decrease in safety and security for the long time residents and decreased property values. Many of the homeowners have been here for 30 or more years. They decided to spend their hard earned money and invest it in their futures in the Panoramic Heights neighborhood. Over the years, the City of Kennewick has let them down by decreasing not only their quality of life and peace and serenity but their property values by deconstructing a once private neighborhood. I'm all for development but we deserve development with a "substantial relationship to the public health, safety, welfare and protection of the environment", to quote the approval criteria of the city. That does not exist here. I am asking that the City of Kennewick to deny Comprehensive Plan Amendment 20-06 as it does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and leave Panoramic Heights as it currently is, for now and in future potential development projects.

Thank you for your time,

Christa Clay

5321 W. 26th Ave., Kennewick

From: [Sheri Crosby](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#)
Cc: info@panoramicheightshoa.com
Subject: RE: Proposed Comprehensive Plan Amendment 20-06
Date: Tuesday, October 27, 2020 6:53:38 PM

Dear Kennewick Planning Commission and City Council Members:

RE: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 5300 West 25th Avenue in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses, or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- This high density residential development will greatly impact traffic flow and traffic in our neighborhood. There will be up to 8,000 cars passing through Panoramic Heights on a daily basis. The increased traffic will not only damage our streets but it also puts our residents at risk. We are a neighborhood with many small children, elderly residents, and pets. Increased traffic puts these people and others at risk. I can safely say that many of these 8,000 cars will speed through the neighborhood with no regard for its residents. I say this based on the fact that the traffic from Chinook Middle School has caused many problems, and these problems have not been addressed by the City of Kennewick.
- In order to build this high density residential development, our streets will have to be torn up to bring water and other utilities to the development. This is a gigantic inconvenience that may cause damage to not only the streets, but also our yards, vehicles, and homes.
- The high density residential development will also decrease our property values. The increased traffic and limited access to the development will make people not want to buy established homes in Panoramic Heights because of the problems this proposed development will create, such as the traffic and safety issues.
- The limited access to this development will impact Panoramic Heights on a daily basis. There are three entry points to this development, one of which is at the end of West 26th Avenue. This means that traffic will cut through our neighborhood to gain access to this development. This is not fair or safe to our established neighborhood.
- The high density neighborhood is proposed to be built on very steep terrain. We do not know how much blasting will need to be done to make this development safe. When blasting is done, it may cause cracks and damage in pre-existing homes. Much like

what is occurring at the top of Canyon Lakes. Also, will this development eventually cause a landslide? We just do not know.

- The impact on the environment is also quite concerning. How many wildlife and plant life will be forced from their homes and destroyed due to this project?

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick. Also, please forward this letter to the Planning Commissioners.

Respectfully,

John and Sheri Crosby

5300 West 25th Avenue
Kennewick, WA 99338

shericrosby61@gmail.com

From: [Dale Smith](#)
To: [Steve Donovan](#)
Subject: CPA 20-06/PLN 2020-01009
Date: Monday, July 20, 2020 10:35:45 AM

Mr. Donovan,

As a resident of the Panoramic Heights Subdivision, I am concerned with the changing of the zoning for the address of 2701 & 2711 S Sherman St. I do not see where the developer has taken into account the added load that will affect the infrastructure of the area.

Can the following be answered? Will additional roads be required? Will the addition of extra homes overstress the sewage systems and irrigation systems? Will overloading the land increase the possibility of landslides and flooding? Will the smaller lot sizes or construction of multi dwelling structures decrease the value of the surrounding homes?

I believe that the change in the density from low density to high density residential would have an adverse effect on present homeowners.

Thank you for the opportunity to voice an opinion against these changes.

Thank you,

Dale Smith
509-619-3493

From: [Dawn Thomas](#)
To: [Steve Donovan](#)
Cc: christywatts2@gmail.com
Subject: FW: Fw: URGENT - Proposed Zoning Change to land above Panoramic Heights
Date: Tuesday, July 21, 2020 12:20:13 PM

From: Ivan Thomas [<mailto:ramsfanusa@msn.com>]

Sent: Tuesday, July 21, 2020 10:43 AM

To: Dawn Thomas

Subject: Re: Fw: URGENT - Proposed Zoning Change to land above Panoramic Heights

You should send that to Steve Donovan. If they don't put another access road in there will be a lot of traffic at the Irving Street Kellogg roundabout.

Get [Outlook for iOS](#)

From: Dawn Thomas

Sent: Tuesday, July 21, 2020 10:37:50 AM

To: 'Ivan Thomas'

Subject: FW: Fw: URGENT - Proposed Zoning Change to land above Panoramic Heights

Gosh,

I cannot imagine the amount of traffic using Kellogg, none of our roads were supposed to be for heavy traffic, it's a danger to small children, getting in and out of the estate is already hard with the amount of traffic created by the new schools that were dumped on us with no extra road access. Now those children walking to school will have even more traffic to deal with.

I don't know whether it means anything but when we, like a lot of others bought and paid for the homes we did it was listed as a low density residential area, that was what we bought, they can't deem it reasonable to rezone because one company; which does not live in the area and has no other interest in the area other than to make money from it wants to make more profit at the present residents expense.

If current residents wishes, rights and emotional, economical, physical well being are not protected then of what use is the planning and zoning departments of local government and the officers that work in those departments, whose wages are paid for by those they are called to serve and represent?

Dawn Thomas

5216 W. 26th Ave

Kennewick WA 99338

From: Christy Watts

Sent: Saturday, July 18, 2020 2:48 PM

To: 4drljdy@charter.net <4drljdy@charter.net>; abigailalongi@hotmail.com ; amy.still@lambweston.com ; andylogozzo@yahoo.com ; Jenna Higley ; barbarala1900@gmail.com ; bart_sievers@yahoo.com ; bbrannan@aol.com ; benlafitte@charter.net ; GERALD BERGES ; bjenner333@aol.com ; bk.olson@charter.net ; bklhealth@msn.com ; bmb49@aol.com ; brendon.sillito@frontier.com ; burtna@gmail.com ; camsickles@hotmail.com ; carol@wondrack.net ; carrie.enriquez@gmail.com ; cnsrman@aol.com ; correioj@gmail.com ; cparker6467@charter.net ; cybersnyder@msn.com ; d-hanc@msn.com ; dalesmith159@gmail.com ; daveandmar80@gmail.com ; davelong01@gmail.com ; dchumney1@yahoo.com ; dhanning@charter.net ; dobbs206@gmail.com ; dwarehime@charter.net ; Elisa.donovan@hotmail.com ; elizabethafranco@charter.net ; Steven Erhart ; farevalo76@gmail.com ; francinehandy@gmail.com ; geverett82@msn.com ; glromano@charter.net ; gmulvihill@hotmail.com ; graphicswest2@gmail.com ; jadavis18@charter.net ; jadittmer@clearwire.net ; jameswcutforth@gmail.com ; jasmith212@charter.net ; jasonbostic@hotmail.com ; jaspal_sohi@yahoo.com ; jeffadaddy@charter.net ;

jennidomagalski@gmail.com ; jgpja@charter.net ; jkneary@charter.net ; jncathey2352 ; john.deskins@ci.kennewick.wa.us ; johndelblessing@msn.com ; johnrlawson212@gmail.com ; jojohp7@hotmail.com ; jpatton27@charter.net ; judyfrankw@gmail.com ; justinbachmeier@yahoo.com ; jyork2b@charter.net ; kernanklan@charter.net ; kjjohnson@charter.net ; knore.bud@gmail.com ; konzeks@gmail.com ; krisparf@msn.com ; Larry Julyk ; LClay3731@charter.net ; lelandbkerr@gmail.com ; lesandginaw@charter.net ; lindalmccullough@gmail.com ; lisa_brentski@hotmail.com ; lmdevaney@gmail.com ; lmo8801964@aol.com ; loisjulyk@charter.net ; maryesthr@aol.com ; mendozamo312@gmail.com ; mizjudyb@hotmail.com ; mladow@wwdb.com ; mpennstate@aol.com ; pasma.josh@gmail.com ; pensign@charter.net ; peter.irby@gmail.com ; pettijohn5@gmail.com ; Pfister.michelle@yahoo.com ; pksato@aol.com ; ramsfanusa@msn.com ; reginaldunterseher@hotmail.com ; rhammond1300@charter.net ; rich144@live.com ; richnelson1942@msn.com ; rockhound132@charter.net ; ronkuk4@gmail.com ; Robin's Home ; rrobb@bmi.net ; Carol Schwarder ; sbeden@boosterclubs.org ; scottw@ias-cpa.com ; sharon@monkeytumble.com ; shericrosby61@gmail.com ; shlomo.orr@gmail.com ; SLDengage060@yahoo.com ; Stephen Varner ; SMJMidlton@yahoo.com ; stephenparent.parent@gmail.com ; stone_19130@msn.com ; tkroner@yahoo.com ; Sondra Rader ; tolindaandrobin@gmail.com ; tracydean@charter.net ; trave31199@aol.com ; trumpetdave@charter.net ; Traci Bradshaw ; twlatimer@gmail.com ; tyson789@gmail.com ; wavenumber9@hotmail.com ; waynemoore2@charter.net ; wbanko@frontier.com ; wrmsw@outlook.com ; YYCWB@naver.com ; Bill Dixon ; Christy Watts ; Dustin Watts ; Flodine ; Fred Biebesheimer ; Jillian <88repspt@gmail.com> ; Joe Fairchild ; John Deskins ; luannostergaard@gmail.com ; Molly Hamaker-Teals ; Ron Mabry ; Traci Wagner ; Vonda Smith

Subject: URGENT - Proposed Zoning Change to land above Panoramic Heights

PHHA Members

Attached, is the posted notice and a picture of the map of the proposed rezoning to high density residential. See the area outlined in black. It appears to be a large area (several acres) just north of the water tank, and west of PH3 and S. Kellogg Street. The area seems to go all the way up Thompson Hill to the existing residence.

Comments need to go to Steve.Donovan@ci.kennewick.wa.us on or before July 29th.

From: [Gina Dallas](#)
To: [Steve Donovan](#); [Jim Millbauer](#)
Subject: Proposed Comprehensive Plan Amendment 20-06
Date: Tuesday, November 3, 2020 11:16:09 AM

RE: Proposed Comprehensive Plan Amendment 20-06

Dear Kennewick Planning Commission and City Council Members:

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request. We ask that any comment letters be forwarded to the Planning Commissioners.

We live at 5506 W. 26th Avenue in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Please take into consideration the impact this amendment will have on the Panoramic Heights neighborhood and other potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Dave & Gina Dallas

5506 W. 26th Avenue
Kennewick, WA 99338
gdallas@licbs.com
ddallas@allcomgs.com

Gina Dallas • Legal Assistant

Liebler & St. Hilaire, P.S.
P.O. Box 6125 • Kennewick, WA 99336
8131 W. Grandridge Blvd., Suite 101 • Kennewick, WA 99336
(509) 735-3581 office • (509) 735-3585 fax
gdallas@licbs.com

Steve Donovan

From: John Deskins <john.deskins.home@gmail.com>
Sent: Sunday, July 26, 2020 2:08 PM
To: Steve Donovan
Subject: Change in Development Densities West of Panoramic Heights

Dear Mr. Donovan

As a resident of Panoramic Heights living on 26th Avenue, I have been informed of a recent proposal to change the zoning of the vacant property to the west from Low Density Residential to High Density Residential. This notice is very concerning to me personally. Our neighborhood already suffers from relatively heavy traffic for what is considered a local residential street. This is in part due to the number of existing homes, but also due to cut-thru traffic accessing Southridge High School and Chinook Middle School. Despite being lucky enough to have a speed hump just a few hundred feet east of my home and a radar speed sign a few hundred feet to the west, I still find that there is no shortage of traffic going by my house at 30 mph or more. Most concerning are the larger vehicles and service vehicles like landscapers that go through with little regard and knowing that those vehicles are unable to respond properly to the unexpected events that happen in neighborhoods. I know this having worked at home with a window overlooking 26th Avenue for the past three months. These impacts are significant, and that is even without any of the school traffic that is currently absent

Now when looking for my home initially, I did notice that certain roads were dead ends with possible future development. The opening of Edison Street about 12 years ago caused a significant impact on my neighborhood and my property, and certainly 25th and 26th could do the same. The Edison impact would have been more reasonable if it had just been homes, but the amount of cut-through traffic from the schools is more substantial. Regarding future extension of 25th and 26th, however, the evidence was there for me to know that extension and more traffic could occur. What one would expect however is that any development would be of similar type and density. Certainly, you would not expect that the property could be rezoned as some sort of commercial use where visitors would be forced to drive through our neighborhood streets to get to their destination. Further, the idea that it would be changed to High Density Residential is also unreasonable, asking our neighborhood to shoulder a much higher traffic burden than the traditional Low Density zoning with no evidence of a proposed alternate and reasonable second access direct to a city arterial or collector roadway that would help mitigate that traffic loading. This traffic loading will directly affect my home and its value and do so even more for many of my neighbors to the west. I think it would be irresponsible of the city to approve of any such change without requiring the developer to create a new access that would bleed off much of the increased traffic.

Finally, I find it amazing that the developer would completely ignore the questions on transportation effectively concealing from city staff and neighbors the potential traffic impacts this development would cause. The suggestion that this is a Non-Project Proposal is not an excuse to ignore the impacts. It is exactly the time to identify the impacts, because once it is passed, any proposal that meets the density requirements can be on the table. The developer should absolutely be forced to perform a traffic impact study for such a change that would evaluate existing traffic counts (Pre-COVID and including schools) and increases due to any and all development that could occur west of the dead end streets. It should account for not only daily traffic, and PM traffic, but also AM traffic since that is a high impact time period with school cut-thru traffic peaking. Even though we don't know the exact proposal, I can tell you that increasing the density allows up to 4.7 times more housing units per acre over 7,500 foot lot minimums of low density zoning. Depending on the type of development proposal that would produce between 150 and 200 more trips per day PER ACRE of development as compared to the 55 trips per day per acre that a Low Density development would generate. That's between 3.7 and 4.7 times more trips. Even the Low Density residential lot sizes of 7500 feet will be significant as my lot and many others in our neighborhood are roughly twice that size.

I urge the city to deny such a request under the circumstances unless the developer can provide an alternative access that is convenient to help mitigate any proposal. It's possible that the developer would propose Traffic Calming solutions, but that has already been shown not to work in our neighborhood, and would not work unless they are deployed literally every 500 feet along the affected roadways. Retrofitting an existing street with speed humps can be very challenging and, in this case, could also cause substantial emergency service delays to our residents.

Our neighborhood has already been burdened with cut-through traffic from two schools, and adjacent neighborhoods, and have the expectation that some reasonable residential might occur at the end of 25th and 26th. Changing that area from Low Density to High Density is not reasonable and I ask how much more traffic our neighborhood should be asked to bear due to weaknesses in the existing collector and arterial transportation network. The developer should not be able to conceal impacts by skirting key transportation question on the SEPA application. I urge the city to deny such a request.

Sincerely,

John Deskins
5501 W 26th Avenue
Kennewick, WA 99338
john.deskins.home@gmail.com

From: [John Deskins](#)
To: [Steve Donovan](#)
Subject: RE: ED 20-14/PLN-2020-01014 DS
Date: Sunday, October 18, 2020 6:55:23 PM
Attachments: [image001.png](#)
[image002.png](#)

Steve,

Thank you for sharing the Determination of Significance. I see that there is additional information requested on the matter of Transportation Access and Traffic Impacts in an EIS. The following summarizes my concerns about the proposal as well as the scope of a study that would address these two issues.

Development of the subject 40.6 acres, even if developed at low density residential levels would have significant impacts on the streets within Panoramic Heights and the Southridge neighborhood south of Panoramic Heights. This is particularly true if it were to be allowed to connect directly to either 26th Avenue or 28th Avenue. Thompson Hill is a significant barrier to north/south traffic on arterial and collector streets so the two neighborhoods receive a significant amount of cut-through traffic already from the schools and other sources. If traffic volumes were measured Post COVID on a school day we would find several segments on 26th Avenue and Irving Street in Panoramic Heights and on Kellogg and 28th in the Southridge Development that are at or near the Local Street threshold for normal high traffic of 1,500 vehicles per day (KMC 13.04.010(4)). Connecting a low density residential development would add hundreds of trips per day to these roadways pushing them over the normal traffic thresholds and should not be allowed in this manner while a high density development could add thousands of trips per day. There should be no consideration whatsoever to allow a direct connection of the subject property to the existing local streets of 26th or 28th Avenues.

When it comes to the applicant's request to change the land use to high density residential the equation changes dramatically for the worse. The revised SEPA document does include some information about trips per the most recent Institute of Traffic Engineers (ITE) *Trip Generation Manual*, and they have correctly identified the land use as Multi-Family Housing – Low Rise (LUC 220). This was identified in question 14.f of the document and shows the development could generate 7.32 daily trips per dwelling unit, with 0.46 trips per dwelling unit in the AM and 0.56 trips per dwelling unit in the PM peak hour. However, the applicant still does not answer the actual question which is “How many vehicular trips per day would be generated by the completed project or proposal?” leaving no indication of what traffic could be generated. They don't answer the question stating that “No project is currently planned for the project site.” That is deceptive, hiding the true impact of the change in zoning. In lieu of no planned project they need to estimate a project developed at the maximum density. Doing the math, there could be up to 27 housing units per acre. The applicants requested High Density Residential land use designation for all 40.6 acres could yield up to 1,100 housing units. Using the ITE Trip Generation data assumes 7.32 daily trips per multi-family housing unit or 8,000 vehicle trips per day and up to 600 vehicles in the PM peak hour, based on using 0.56 trips per dwelling unit in the PM.

These are very large trip generation numbers. Based upon the City of Kennewick's own code (KAC 13-08 Traffic Impact Study), the developer should be required to perform a Traffic Impact Study that evaluates impacts at all major phases, and then 5-years and 10-years from the completion of the project. Any attempt to justify use of the local streets for access should require the developer to measure average daily traffic (ADT) at key locations on the local streets of 26th Avenue, 28th Avenue, and Irving Street. The counts need to be made while school is in full session (school cut-thru traffic is significant) and account in-process traffic, basically any and all approved home lots (in approved plats) that are yet to be constructed. Key city and WSDOT intersections should also be analyzed to evaluate the impacts to those intersections with regards to Level of Service (LOS) and queuing. The City intersections of 10th & Union, 27th & Union/Southridge, Southridge Blvd & Hildebrand Blvd, and Hildebrand Blvd & Sherman Street should be required elements in the study, as well as the WSDOT intersections of 27th & SR 395 and Hildebrand & SR 395. Of particular concern should be to determine if the intersection of 27th & SR 395 will queue up into the 27th & Union/Southridge roundabout, grinding traffic to a halt. There are times in the PM peak hour that this nearly happens today. The roundabout at 27th & Union/Southridge also has the potential to fail LOS in its own right without further expansion to a multi-lane roundabout.

Development of the property at low density would likely generate 1500-2000 trips per day, while high density would generate 4 to 5 times more trips at around 8000 trips per day. It is important that the developer provide an access plan that does not overwhelm local streets as well as show that they can meet concurrency for transportation with regard to key city and state-controlled intersections.

Sincerely,

John Deskins

5501 W 26th Avenue

Kennewick, WA 99338

john.deskins.home@gmail.com

From: Steve Donovan

Sent: Wednesday, October 7, 2020 11:52 AM

To: 'graphicwest2@gmail.com' ; 'ryanhill4ever@gmail.com' ; 'berges6@aol.com' ; 'bmb49@aol.com' ; 'bbrannan@aol.com' ; 'jncathey2352@charter.net' ; 'kariannekarianne@yahoo.com' ; 'john.deskins.home@gmail.com' ; 'wtdixon3@gmail.com' ; 'rr_duncan@charter.net' ; 'geverett82@msn.com' ; 'cameojj@charter.net' ; 'benlafitte@charter.net' ; 'francinehandy@gmail.com' ; 'rockhound132@charter.com' ; 'kernanklan@charter.net' ; 'shlomo.orr@gmail.com' ; 'ronkuk4@gmail.com' ; 'carlv509@yahoo.com' ; 'smjmidlton@yahoo.com' ; 'stephenparent.parent@gmail.com' ; 'pettijohn5@gmail.com' ; 'jojohp7@hotmail.com' ; 'todaysint@gmail.com' ; 'glromano@charter.net' ; 'domkathy@hotmail.com' ; 'bart_sievers@yahoo.com' ; 'dalesmith159@gmail.com' ; 'vondagreg@aol.com' ; 'jasmith212@charter.net' ; 'office@westernreclamation.com' ; 'ramsfanusa@msn.com' ; 'christywatts2@gmail.com' ; 'jyork2b@charter.net' ; 'Terri Hash' ; 'richnelson1942@msn.com'

Subject: ED 20-14/PLN-2020-01014 DS

Attached is Determination of Significance for CPA 20-06.

There is some additional analysis the City is requesting.
Feel free to contact me if you have questions.

Steve

Steve Donovan, AICP

City of Kennewick

Community Planning/Senior Planner

O: 509.585.4361

Steve.Donovan@ci.kennewick.wa.us

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 2272 S Belfair St, in Southcliffe the neighborhood that borders this site on the west side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- *We, as residents of Southcliffe adamantly oppose CPA 20-06. Under no circumstances will we support this comprehensive plan amendment.*
- *We made an investment to purchase a home in this neighborhood based on the current zoning.*
- Future traffic on Northern Sherman road will already be greatly impacted by the 400 plus homes currently being developed by the Bauder family, to the west of CPA 20-06.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;

- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Jonathan & Christal Dickman
2272 S Belfair St
Kennewick, WA 99338
jon7116@gmail.com
christalangelina@gmail.com
(509) 873-9123

From: [Steve Donovan](#)
To: [Bill Dixon \(wtdixon3@gmail.com\)](mailto:wtdixon3@gmail.com)
Subject: FW: Public Hearing Prep
Date: Thursday, October 1, 2020 10:42:19 AM

Mr. Dixon,
I just realized I misspoke when I said the hearing examiner, it will be the Planning Commission.
Sorry for the mix-up.
Steve

From: Steve Donovan
Sent: Thursday, October 1, 2020 10:31 AM
To: 'Bill Dixon'
Subject: RE: Public Hearing Prep
Mr. Dixon,

At this point it appears that the hearing will be on November 2nd. The hearing notice will most likely be mailed and posted on October 15th and published October 18th.
Comments can be submitted until the hearing is closed by the hearing examiner.
All comments and the appeal will be part of the record for the hearing. It is important to remember that the DNS has been withdrawn and a new SEPA Determination will be issued.
There is usually a three minute time limit for speaking at the hearing. The hearing examiner will make the decision on that.
Let me know if you have further questions.
Steve

From: Bill Dixon <wtdixon3@gmail.com>
Sent: Thursday, October 1, 2020 9:23 AM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Public Hearing Prep

Good morning Steve. It looks like you are busy with all the CPA's!
In order to start preparing our neighborhood for the public hearing on CPA 20-06, could you answer a few questions?
When will the public hearing be announced and posted?
How long is the period for the public to submit written comments?
May comments be submitted before the hearing announcement and posting?
Will you be including all prior written comments and PHHA's Appeal of the DNS in the record?
Will there be time limits on speaking at the public hearing?
Thanks again Steve and please excuse my inexperience with the City's process.
Bill Dixon
509.531.5913
wtdixon3@gmail.com

From: [Steve Donovan](#)
To: ["Bill Dixon"](#)
Subject: RE: Planning Commission Public Hearing
Date: Wednesday, October 7, 2020 4:08:47 PM

Mr. Dixon,

Staff will discuss your request with Vice Chairman Morris. We will also be discussing how and when documents will have to be submitted in order to be entered into the record and presented at the hearing.

Steve

From: Bill Dixon

Sent: Wednesday, October 7, 2020 6:03 AM

To: Steve Donovan

Subject: Re: Planning Commission Public Hearing

Thanks Steve.

Since I don't have the contact information for Mr. Morris, please forward our request that the Panoramic Heights Homeowners Association (PHHA), representing 160 families, intends to speak against CPA 20-06 at the public hearing on November 2. PHHA has several concerns that we wish to explain fully to the Commissioners.

Therefore, PHHA requests 15 minutes to speak for its members at the beginning of the public comments against the proposal. Some individual families may choose to express their personal views separately.

Thank you.

Bill Dixon

509.531.5913

wtdixon3@gmail.com

On Tue, Oct 6, 2020 at 2:32 PM Steve Donovan <Steve.Donovan@ci.kennewick.wa.us> wrote:

Mr. Dixon,

Thank you.

At this point I am assuming that the staff report will be ready by October 23rd.

All comments will be added to the staff report as an exhibit. Staff will provide a general analysis in the staff report for the comments that are received. The Planning Commission will read each of the comments submitted.

In regard to comments that may be submitted after the staff report has been distributed, that will depend on when the comments are received, but they will be forwarded to the Planning Commission and entered into the record as long as they are received prior to when the public hearing is closed. Holding a virtual hearing does change some of our standard processes, staff will be discussing issues that may develop.

The standard time limit for testimony is 3 minutes, the Planning Commission will determine if any time extensions will be allowed.

It will be best to submit the graphics you want presented prior to the start of the hearing so staff can bring them up on the screen.

When there are many people that are wanting to comment and they have the same or similar comments, staff recommends that a spokesperson be designated to speak on their behalf.

Let me know if you have further questions.

Steve

From: Bill Dixon <wtdixon3@gmail.com>

Sent: Tuesday, October 6, 2020 5:35 AM

To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>

Subject: Planning Commission Public Hearing

Steve,

It was very informative to watch the Planning Commission Public Hearing last night. Your presentations were succinct and precise.

A few questions for the public hearing on CPA 20-06 scheduled for November 2.

When do you expect your staff report to be ready?

How will you include all written comments received previously and so far during the ongoing comment period, and how will you summarize them?

What about written comments that are received after you distribute your staff report?

The Panoramic Heights Homeowners Association will be commenting on behalf of its 160 members (households). We intend to summarize our members' concerns. May we be allowed 15 minutes at the start of comments that are neutral or opposed?

We expect to have some graphics to display. How should this be done?

We also expect individual homeowners in our neighborhood to speak for themselves. Right now, I'd guess about 10-20.

Thanks.

Bill Dixon

509.531.5913

wtdixon3@gmail.com

From: [Steve Donovan](#)
To: ["Bill Dixon"](#)
Subject: RE: CPA 20-06 Critical Areas
Date: Monday, October 12, 2020 4:54:04 PM

Mr. Dixon,

The 2007 is the most recent official map. There have been some Geo-Tech reports that have removed some properties from a critical area designation, those are on a lot by lot basis. The entire site has some type of Geo-Hazard area on it. Only slopes 40% and greater are unbuildable, maybe 3 acres of the site. The other designations allow constructions if you can meet the applicable requirements.

Steve

From: Bill Dixon
Sent: Saturday, October 10, 2020 8:16 AM
To: Steve Donovan
Subject: CPA 20-06 Critical Areas

Steve,

The only map I have found on Critical Areas is an overall City of Kennewick map from 2007. Are there updated maps that would clearly show what areas of the proposed site are within the various critical areas?

Also, do you have an estimate of how much of the 40.6 acres is within each critical area?

Thanks.

Bill Dixon
509.531.5913
wtdixon3@gmail.com

From: [Steve Donovan](#)
To: ["Bill Dixon"](#)
Subject: RE: CPA 20-06/PLN-2020-01009
Date: Wednesday, October 14, 2020 3:42:20 PM
Attachments: [image001.png](#)

Mr. Dixon:

The comment period will end when the Planning Commission closes the public hearing.

The hearing was delayed because the City would have had to send out the hearing notification information today for publication and there was not any certainty on whether the requested SEPA information would be submitted or if SEPA Appeal was going to be filed.

The City did not want to issue the public hearing notification until the hearing date is known for sure.

Steve

From: Bill Dixon

Sent: Wednesday, October 14, 2020 3:33 PM

To: Steve Donovan

Subject: Re: CPA 20-06/PLN-2020-01009

And why was it delayed?

On Wed, Oct 14, 2020 at 3:04 PM Steve Donovan <Steve.Donovan@ci.kennewick.wa.us> wrote:

Parties of Record:

The public hearing for CPA 20-06, generally located at 2701 and 2711 S Sherman Street, will not be held on November 2, 2020, it has been tentatively rescheduled for November 16, 2020.

Feel free to contact me if you have questions.

Steve

Steve Donovan, AICP

City of Kennewick

Community Planning/Senior Planner

O: 509.585.4361

Steve.Donovan@ci.kennewick.wa.us

--

Bill Dixon
509.531.5913
wtdixon3@gmail.com

October 18, 2020

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request. We live at 2500 S. Irving Street, in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development.

High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site. Specifically, we oppose this proposed amendment for the following reasons:

- We are concerned about the impact to our neighborhood regarding the expected huge increase in traffic and subsequent decreased property values due to this land-use designation change. We are also concerned about demands on irrigation water supplies, plus the environmental impacts of building high-density housing on this steep portion of Thompson Hill.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan. In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with, and impact on, adjacent land uses and neighborhoods;

- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied. These codes were put in place to protect the residents of Kennewick. Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Susan and William Dixon
2500 S. Irving Street
Kennewick, WA 99338

susan.levesque.dixon@gmail.com

From: [Bill Dixon](#)
To: [Steve Donovan](#)
Subject: Re: File CPA 20-06/PLN-2020-01009
Date: Wednesday, July 29, 2020 5:21:29 PM

Steve,

I have completed my review of the proposal to "Amend the land use designation for the property located at 2701 and 2711 S. Sherman Street, from Low Density Residential to High Density Residential" as described in the Notice posted at the end of W. 26th Avenue in the Panoramic Heights neighborhood.

I request that the City of Kennewick deny the "Application" based on the following reasons.

The City's Notice that is posted at the end of W. 26th Avenue in Panoramic Heights is inadequate and incorrect.

1. The Notice is posted at the end of a dead end street that is not visible to nearly all of the residents in Panoramic Heights.
2. The Notice states it applies to "the property located at 2701 and 2711 S. Sherman Street". These properties cover 14.4 acres. In fact the Application covers "2701 & 2711 S. Sherman Street, and two unaddressed lots" totaling 40.6 acres.
3. The Notice states the proposal would change "the land use designation...from Low Density Residential to High Density Residential". In fact, the property at 2701 S. Sherman (7.5 acres) is currently zoned Residential Suburban; not Low Density Residential.

The "Application" submitted by Jose A. Chavallo on April 21, 2020 is incomplete, inaccurate and misleading.

1. The "Description of Project" is not provided. Therefore, the Application can not be evaluated on its merits, impacts and compliance.
2. The answer to "What are the reasons for the requested amendment" is not answered. It just says "Allow amending zoning area to High Density Residential". That's the requested action; not the reasons.
3. The answer to "Which elements of the Comprehensive Plan will be affected and how" and "Include detailed information" on utilities and services simply states "Development of areas will use the same public utilities and services as current Comprehensive and Zoning areas". This is not credible since there are no current utilities and services except for one existing residence. This zoning change could allow up to 442 single family homes (on minimum 4,000 square foot lots) or 1105 rowhouses or townhouses (on minimum 1,600 square foot lots); minus land used for infrastructure.
4. The response to "Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented" is inadequate. The applicant expresses his opinions and interests; not any stated interests of the City, and he does not reference or relate his response to City policies.
5. The applicant claims that "A more flexible design area will facilitate growth and attractive livability within the Southridge area." In fact, crowding houses, rowhouses, townhouses or other high density uses on the side of a steep hill surrounded by low density residential homes will make anyone's livability more attractive.
6. The "Application" could permit the following residential uses (per "Residential Use Table, 18.12.010.A.1") which are inconsistent with the low density residential homes surrounding the area of proposed zoning change:

- Day care centers
- Group living
- Mini day care center (not located in family abode)
- Mini storage
- Motels
- Nursing homes and congregate care facilities
- Multi-family residences
- Rooming houses and Boarding houses.

The State Environmental Policy Act (SEPA) Checklist submitted by Jose and Tammy Steele-Chavallo on April 21, 2020 is not true, accurate and complete in violation of SEPA regulations.

1. The Applicant's checklist was submitted as a "Non-Project Proposal" with no specific information on potential uses of the land. It is impossible to assess environmental impacts. Therefore, this SEPA checklist does not meet the intent of SEPA. However, it is obvious that changing 40.6 acres of mostly undisturbed, open land that has not been developed (except for one residence) to high density residential will have significant environmental impacts. How could building up to 442 single family homes, or 1105 rowhouses or townhouses, or other high density development on a steep slope of native shrub-steppe terrain not have environmental impacts?
2. The Applicant's checklist specifically ignores, dismisses or minimizes environmental impacts, such as:
 - Filling, excavation and grading for the development
 - Erosion from clearing, construction and use
 - Impervious surfaces laid
 - Air emissions from construction, operation and maintenance
 - Impact on surface water (an irrigation canal crosses the property)
 - Impact on groundwater from development
 - Impact on water and stormwater runoff from the development
 - Inventory of and impact native plants on the undisturbed open land, including endangered and threatened species
 - Inventory of and impact on animals on undisturbed open land, including endangered and threatened species
 - Development of energy and natural resources
 - Noise and dust created during development
 - Impact on aesthetics, including views from throughout the Tri-Cities area
 - Impact of light and glare, such as viewing the night sky
 - Impact on cultural and historic resources, including possible native American hunting ground and campsite (near the old spring site on the side of Thompson's Hill)
 - Impact on transportation and traffic, especially in surrounding neighborhood's
 - Increased need for utilities and public services
 - Increased risk of wildfires and related property damage.

As you can see, the Applicant has failed to complete the Application and SEPA Checklist in accordance with City and State requirements. By refusing to identify the proposed use of these 40.6 acres, it is impossible to identify the impacts of the proposed zoning changes upon the community and the environment. This Application must be denied.

Thank you for the opportunity to comment.

Bill and Susan Dixon

2500 S. Irving Street (in Panoramic Heights)
509.531.5913
wtdixon3@gmail.com

On Mon, Jul 20, 2020 at 7:22 AM Steve Donovan <Steve.Donovan@ci.kennewick.wa.us> wrote:

Mr. Dixon:

Below are the answers to your questions:

1. The total acreage of the site is 40.6 acres.
2. Yes, the area outlined in bold black is the entire site.
3. No specific development has been proposed for this site. The proposed amendment is not a project action.
4. No road layout has been proposed.

Feel free to contact me if you have further questions.

Steve

From: Bill Dixon <wtdixon3@gmail.com>

Sent: Saturday, July 18, 2020 11:15 AM

To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>

Cc: susan dixon <susan.levesque.dixon@gmail.com>; Gerry Berges <berges6@aol.com>; Christy Watts <christywatts2@gmail.com>

Subject: File CPA 20-06/PLN-2020-01009

Steve,

I have just become aware of the proposal to amend the land use designation for the property located at 2701 and 2711 S Sherman Street from Low Density Residential to High Density Residential. I am concerned about this change and intend to submit comments.

Can you answer my initial questions:

1. What are the sizes of these two lots?
2. Do these lots include all the land within the black highlighted area on the posted map?
3. What is proposed to be developed on these lots?
4. Where will the roads be to service these lots?

I would appreciate a quick response to these initial questions.

I am older than 60 years with underlying health conditions. Therefore, according to the CDC, Washington Department of Health and Benton-Franklin Health District guidance, I am unable to examine the file in the Permit Center. I request this reasonable accommodation by the City of Kennewick.

Thank you for your assistance.

Bill Dixon

2500 S. Irving St.

509.531.5913

wtdixon3@gmail.com

From: [Bill Dixon](#)
To: [Steve Donovan](#)
Subject: Re: FW: ED 20-14/PLN-2020-01014
Date: Thursday, August 6, 2020 9:15:34 AM
Attachments: [image001.png](#)

82.64 acres is what you presented to the Planning Commission on June 15. See their meeting minutes:

“CPA 20-06, Change from Low Density Residential to High Density Residential for 82.64 acres located at 2701 & 2711 S. Sherman Street”

On Thu, Aug 6, 2020 at 8:31 AM Steve Donovan <Steve.Donovan@ci.kennewick.wa.us> wrote:

Mr. Dixon,

The staff reviewed the documentation that was submitted, there was no additional evaluation documentation that was done.

40.6 acres is what was submitted on the application. The 40.06 was a typo. We will be sending out a corrected SEPA Determination.

I have looked through the documentation giving to the Planning Commission and did not find a reference to 82.6 acres. Please let me know which document you saw that referenced 82.6 acres.

Thanks,

Steve

From: Bill Dixon <wtdixon3@gmail.com>
Sent: Thursday, August 6, 2020 7:58 AM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Re: FW: ED 20-14/PLN-2020-01014

Steve,

The only new document is the letter from WDOT. You provided the Application and SEPA Checklist to PHHA previously.

I would appreciate receiving the Staff evaluation of the Applicant's SEPA Checklist.

Also, I am confused about Proposed Amendment CPA 20-06. At the Planning Commission meeting on March 2, staff described it as 40.06 acres. The Application, SEPA Checklist and Public Notice are based on 40.6 acres. Yet at the Planning Commission meeting on June 15, it was described as 82.6 acres. The Planning Commission voted to accept that application for processing.

Which is it? If it is truly 82.6 acres, then the public review process needs to be redone with a revised Application, SEPA Checklist, Public Notice and Determination of Significance.

If it is 40.06 or 40.6 acres, doesn't the Planning Commission need to reconsider its decision since it approved 82.6 acres?

Bill Dixon

509.531.5913

wtdixon3@gmail.com

On Wed, Aug 5, 2020 at 3:11 PM Bill Dixon <wtdixon3@gmail.com> wrote:

Thank you.

On Wed, Aug 5, 2020 at 2:21 PM Steve Donovan <Steve.Donovan@ci.kennewick.wa.us> wrote:

Mr. Dixon,

Attached are the materials you requested.

Here is the contact information that you requested:

Department of Ecology: Gwen Clear, 509-575-2012

Department of Fish and Wildlife: Michael Ritter, Michael.Ritter@dfw.wa.gov

Department of Transportation: Paul Gonseth, 509-577-1600

Yakama Nation: enviroreview@yakima.com (I have no direct contact person)

CTUIR: Ashely Morton, AshleyMorten@ctuir.org

Steve

From: Bill Dixon <wtdixon3@gmail.com>
Sent: Wednesday, August 5, 2020 1:01 PM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Cc: Carol Schwarder <ryanhill4ever@gmail.com>
Subject: Re: FW: ED 20-14/PLN-2020-01014

Steve,

Please send me the information used by the City to make this Determination.

Also, please provide the contact persons for the Department of Ecology, Department of Fish and Wildlife, Department of Transportation, Yakama Nation and CTUIR.

Thank you.

Bill Dixon

509.531.5913

wtdixon3@gmail.com

On Wed, Aug 5, 2020 at 8:36 AM Steve Donovan

<Steve.Donovan@ci.kennewick.wa.us> wrote:

From: Steve Donovan

Sent: Wednesday, August 5, 2020 7:53 AM

To: Bart and Sue Sievers <BartSievers@bart_sievers@yahoo.com>; Bill Dixon <BillDixon@wtdixon3@gmail.com>; Carol and Charles Bartell <CarolSchwarder@ryanhill4ever@gmail.com>; Chad and Katherine Pettijohn <ChadPettijohn@pettijohn5@gmail.com>; Christine Barnes <ChrisBarnes@graphicswest2@gmail.com>; Christy Watts <ChristyWatts@christywatts2@gmail.com>; Dale Smith <DaleSmith@dalesmith159@gmail.com>; Dawn Thomas <DawnThomas@office@westernreclamation.com>; Dominic Sansotta <DomKathySansotta@domkathy@hotmail.com>; Fran Handy <FrancineHandy@francinehandy@gmail.com>; Gail and Brian Everett <GailEverett@geverett82@msn.com>; Gene and Marie Kernan <kernanklan@charter.net>; George Romano <glromano@charter.net>; Gerry Berges <berges6@aol.com>; Greg and Vonda Smith <VondaSmith@vondagreg@aol.com>; Ivan Thomas <IvanThomas@ramsfanusa@msn.com>; Jane and Nathan Cathey <jncathey2352@charter.net>; Janice and Bruce Boyum <BruceBoyum@bmb49@aol.com>; Jeff and Shirley Griffin <ShirleyGriffin@benlafitte@charter.net>; Jill York <jyork2b@charter.net>; Jim and AJ Foster <JimAJ@cameoji@charter.net>; Joann Pringle <JoannPringle@jojohp7@hotmail.com>; John Deskins <JohnDeskins@john.deskins.home@gmail.com>; Judith Smith <JudySmith@jasmith212@charter.net>; Keith and Robin Duncan <rr_duncan@charter.net>; Larry Hulstrom <LarryHulstrom@rockhound132@charter.net>; Mike and Sondra Rader <SondraRader@todaysint@gmail.com>; Patrick Brannan <PATRICKBRANNAN@bbrannan@aol.com>; Richard Nelson <RichNelson@richnelson1942@msn.com>; Ron Mabry <SN@carlvr509@yahoo.com>; Ronald Kuklinski <RonKuklinski@ronkuk4@gmail.com>; Shawn Middleton <TheMiddleton's@smjmidlton@yahoo.com>; Shlomo Orr

<ShlomoOrr<shlomo.orr@gmail.com>>; Stephen and Sandra Parent
<StephenParent<stephenparent.parent@gmail.com>>
Subject: ED 20-14/PLN-2020-01014

Attached is the Environmental Determination for the Chavallo Comprehensive Plan
Land Use Map Amendment.

Please review the determination and let me know if you have any questions.

Steve



Steve Donovan, AICP

City of Kennewick

Community Planning/Senior Planner

O: 509.585.4361

Steve.Donovan@ci.kennewick.wa.us

--

Bill Dixon

509.531.5913

wtdixon3@gmail.com

--

Bill Dixon

509.531.5913

wtdixon3@gmail.com

From: [Bill Dixon](#)
To: [Steve Donovan](#)
Subject: Re: FW: ED 20-14/PLN-2020-01014
Date: Thursday, August 6, 2020 7:59:03 AM
Attachments: [image001.png](#)

Steve,

The only new document is the letter from WDOT. You provided the Application and SEPA Checklist to PHHA previously.

I would appreciate receiving the Staff evaluation of the Applicant's SEPA Checklist.

Also, I am confused about Proposed Amendment CPA 20-06. At the Planning Commission meeting on March 2, staff described it as 40.06 acres. The Application, SEPA Checklist and Public Notice are based on 40.6 acres. Yet at the Planning Commission meeting on June 15, it was described as 82.6 acres. The Planning Commission voted to accept that application for processing.

Which is it? If it is truly 82.6 acres, then the public review process needs to be redone with a revised Application, SEPA Checklist, Public Notice and Determination of Significance.

If it is 40.06 or 40.6 acres, doesn't the Planning Commission need to reconsider its decision since it approved 82.6 acres?

Bill Dixon
509.531.5913
wtdixon3@gmail.com

On Wed, Aug 5, 2020 at 3:11 PM Bill Dixon <wtdixon3@gmail.com> wrote:

Thank you.

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Mr. Dixon,

Attached are the materials you requested.

Here is the contact information that you requested:

Department of Ecology: Gwen Clear, 509-575-2012

Department of Fish and Wildlife: Michael Ritter, Michael.Ritter@dfw.wa.gov

Department of Transportation: Paul Gonseth, 509-577-1600

Yakama Nation: enviroreview@yakima.com (I have no direct contact person)

CTUIR: Ashely Morton, AshleyMorten@ctuir.org

Steve

From: Bill Dixon <wtdixon3@gmail.com>
Sent: Wednesday, August 5, 2020 1:01 PM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Cc: Carol Schwarder <ryanhill4ever@gmail.com>
Subject: Re: FW: ED 20-14/PLN-2020-01014

Steve,

Please send me the information used by the City to make this Determination.

Also, please provide the contact persons for the Department of Ecology, Department of Fish and Wildlife, Department of Transportation, Yakama Nation and CTUIR.

Thank you.

Bill Dixon

509.531.5913

wtdixon3@gmail.com

On Wed, Aug 5, 2020 at 8:36 AM Steve Donovan
<Steve.Donovan@ci.kennewick.wa.us> wrote:

From: Steve Donovan

Sent: Wednesday, August 5, 2020 7:53 AM

To: Bart and Sue Sievers <BartSievers<bart_sievers@yahoo.com>>; Bill Dixon <BillDixon<wtdixon3@gmail.com>>; Carol and Charles Bartell <CarolSchwarder<ryanhill4ever@gmail.com>>; Chad and Katherine Pettijohn <ChadPettijohn<pettijohn5@gmail.com>>; Christine Barnes <ChrisBarnes<graphicswest2@gmail.com>>; Christy Watts <ChristyWatts<christywatts2@gmail.com>>; Dale Smith <DaleSmith<dalesmith159@gmail.com>>; Dawn Thomas <DawnThomas<office@westernreclamation.com>>; Dominic Sansotta <DomKathySansotta<domkathy@hotmail.com>>; Fran Handy <FrancineHandy<francinehandy@gmail.com>>; Gail and Brian Everett <GailEverett<geverett82@msn.com>>; Gene and Marie Kernan <kernanklan@charter.net>>; George Romano <glromano@charter.net>>; Gerry Berges <berges6@aol.com>>; Greg and Vonda Smith <VondaSmith<vondagreg@aol.com>>; Ivan Thomas <IvanThomas<ramsfanusa@msn.com>>; Jane and Nathan Cathey <jncathey2352@charter.net>>; Janice and Bruce Boyum <BruceBoyum<bmb49@aol.com>>; Jeff and Shirley Griffin <ShirleyGriffin<benlafitte@charter.net>>; Jill York <jyork2b@charter.net>>; Jim and AJ Foster <JimAJ<cameoji@charter.net>>; Joann Pringle <JoannPringle<jojohp7@hotmail.com>>; John Deskins <JohnDeskins<john.deskins.home@gmail.com>>; Judith Smith <JudySmith<jasmith212@charter.net>>; Keith and Robin Duncan <rr_duncan@charter.net>>; Larry Hulstrom <LarryHulstrom<rockhound132@charter.net>>; Mike and Sondra Rader <SondraRader<today sint@gmail.com>>; Patrick Brannan <PATRICKBRANNAN<bbrannan@aol.com>>; Richard Nelson <RichNelson<richnelson1942@msn.com>>; Ron Mabry <SN<carlv509@yahoo.com>>; Ronald Kuklinski <RonKuklinski<ronkuk4@gmail.com>>; Shawn Middleton <TheMiddleton's<smjmidlton@yahoo.com>>; Shlomo Orr <ShlomoOrr<shlomo.orr@gmail.com>>; Stephen and Sandra Parent <StephenParent<stephenparent.parent@gmail.com>>

Subject: ED 20-14/PLN-2020-01014

Attached is the Environmental Determination for the Chavallo Comprehensive Plan Land Use Map Amendment.

Please review the determination and let me know if you have any questions.

Steve



Steve Donovan, AICP

City of Kennewick

Community Planning/Senior Planner

O: 509.585.4361

Steve.Donovan@ci.kennewick.wa.us

--

Bill Dixon

509.531.5913

wtdixon3@gmail.com

From: [Bill Dixon](#)
To: [Steve Donovan](#)
Subject: Planning Commission Workshop
Date: Saturday, September 19, 2020 7:37:19 PM

Steve,

Will CPA 20-06 for Thompson Hill be discussed at the Planning Commission workshop on Monday night? If so, when will the staff package be available?

Thanks.

Bill Dixon
509.531.5913
wtdixon3@gmail.com

From: [Darrel Duncan](#)
To: [Steve Donovan](#)
Subject: Comprehensive Plan Amendment 20-06
Date: Thursday, October 15, 2020 9:11:43 PM

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that the request be denied, and that the City Council deny this request. We live at 5403 W. 26th Avenue in Panoramic Heights.

We are not opposed to all development; we realize that this area is central to Kennewick’s future plans for housing and business. We are opposed to this proposed amendment, for the following reasons:

1. The slopes of the hill are simply not amenable to such high density development,
2. The impact on availability of irrigation water in Panoramic Heights would be significant,
3. A no new roads for entry are proposed, the traffic density through our neighborhood would be very high, with potentially severe impacts on foot and vehicle traffic. This will certainly negatively impact access to Chinook Middle School.
4. Impacts on Native American artifacts must be addressed, not ignored.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Darrel and Judy Duncan

5403 W. 26th Avenue

Kennewick, WA

4drldy@charter.net

From: [Melinda Didier](#)
To: [Steve Donovan](#); [Terri Wright](#)
Subject: FW: Proposed Comprehensive Plan Amendment
Date: Wednesday, November 18, 2020 7:16:20 AM

From: Robin Duncan <rr_duncan@charter.net>
Sent: Wednesday, November 18, 2020 12:00 AM
To: Melinda Didier <Melinda.Didier@ci.kennewick.wa.us>
Subject: Proposed Comprehensive Plan Amendment

Hi Melinda,

Please forwarded this amended letter to each of the Planning Commissioners and disregard my earlier letter. I noticed I left out a line in one of the paragraphs in my first email and forgot to add my address at the closing. Sorry for any confusion this may cause. Thank you! Robin

Dear Planning Commissioners,

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06, changing the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We hope the Planning Commission recommends this request be denied, and the City Council follows with denial of this request.

Specifically, we oppose this proposed amendment for the following reasons:

1. Water runoff, landslide, and erosion issues; with large amounts of concrete added for high density housing there is less permeable land/soil to absorb water runoff
2. Traffic access and flow through our community; our streets are not built to accommodate high residential traffic nor does it allow alteration of existing streets due to the completed development of the existing surrounding neighborhoods.
3. It will create an island of high density property surrounded by an ocean of low density residential housing; Municipal Code 4.12.110 (8 c & f). Per your own comprehension plan recommended process is a gradual increase of land use density. For example; low to medium, medium to high, high to commercial. If approved, there is no buffer between low and high density.

We believe this proposed amendment does not meet your approval criteria. It “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” The following factors should be considered thoroughly with regard to this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

It is our understanding Mr. Chavallo has indicated he is only interested in developing the south side of the hill. However, that is not congruent with this request. We hope you will look at **this** amendment proposal in conjunction with the city’s Comprehensive plan.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Keith and Robin Duncan
5806 W 25th Ave

Kennewick, WA 99338

From: rr_duncan@charter.net
To: [Steve Donovan](#)
Subject: File CPA 20-06/PLN-2020-01009
Date: Wednesday, July 29, 2020 9:40:43 PM

Mr. Donovan,

As a resident of Panoramic Heights subdivision I'm concerned with changing the land use definition of Mr. Chavallo's proposal to High Density Residential. While I understand for your purposes, it is not considered a development project at this time, we all know this is the first step in a development project and the choices the city makes at this time WILL have significant impact on my neighborhood. Until Mr. Chavallo develops another road access to his Non-Project Proposal, he should not be allowed any changes to the land use designation of his properties. Until, he is forthcoming regarding the environmental (Earth, Air,, Water, Plants, Animals, Energy and natural resources, Environmental health, Land and shoreline use, Housing, Aesthetics, Light and glare, Recreation, Transportation, Public Services, and Utilities) impacts of his future development to our neighborhood, all land use designation changes should be denied.

If Mr. Chavallo has nothing to hide from the residents of Panoramic Heights, he should have no issue providing truthful and complete information of his future plans. Yet he seems to be makings small strides, spaced years apart, to create an additional subdivision with only his own best interests in mind. Granting changes to the land use designation of his property will be one more detrimental step towards downgrading the current property values and quality of living in Panoramic Heights.

Respectfully,
Keith and Robin Duncan

.

From: [Seth Elkington](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#)
Subject: opposition to comprehensive Plan Amendment 20-06
Date: Wednesday, October 28, 2020 5:50:15 PM

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

My name is Seth Elkington. My wife, Sara, and I are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 5807 W 25th Ave. in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, oppose this proposed amendment for the following reasons:

<!--[if !supportLists]-->● <!--[endif]-->A high-density housing development on Thompson Hill will most certainly increase the traffic on the streets in the Panoramic Heights area such as 25th, 26th, 27th, 28th, Kellogg and Irving. The traffic on those streets could increase by as much as 8000 vehicle trips per day. The streets I mentioned have no marked lanes, no traffic lights, no roundabouts, very few speeds bumps and no marked cross walks within the neighborhood. An increase of 8000 vehicle trips per day would completely overwhelm the current traffic infrastructure.

<!--[if !supportLists]-->● <!--[endif]-->The majority of the land in question has a grade of 40%, which is very steep, and our neighborhood is situated below that steep grade. We are concerned storm water and irrigation runoff will flow into Panoramic Heights and overwhelm our drainage system. The erosion from such a steep slope could be very significant. The risk of landslides will be significant also. I realize there are housing developments on other steep hill sides in the Tri-Cities, but nothing other than low density developments. A high-density development on a slope like that is unprecedented in this region.

<!--[if !supportLists]-->● <!--[endif]-->A high-density development will add significant demand to the irrigation system serving this area. We think that level of demand will overwhelm the capacity of the system.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- <!--[if !supportLists]-->● <!--[endif]-->The effect upon the physical environment;
- <!--[if !supportLists]-->● <!--[endif]-->The effect upon open space and natural features, including topography;
- <!--[if !supportLists]-->● <!--[endif]-->The compatibility with and impact on adjacent land uses and neighborhoods;
- <!--[if !supportLists]-->● <!--[endif]-->The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- <!--[if !supportLists]-->● <!--[endif]-->The current and projected project density in the area; and
- <!--[if !supportLists]-->● <!--[endif]-->The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Seth and Sara Elkington

5807 W 25th Ave.

Kennewick, WA. 99338

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 4708 W 27th Ave Kennewick, WA 99338 in Panoramic Heights. Our home is directly across from Chinook Middle School in the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- Up to 8000 additional vehicles within the surrounding community
- Decrease in property values.
- Area would experience heavy gridlock.
- Impacts of heavy construction within surrounding community.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and

- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Steven & Sherri Erhart
4708 W 27th Ave Kennewick, WA 99338
erhartsw@gmail.com
sherrierhart@icloud.com

From: [Gregory McCormick](#)
To: [Steve Donovan](#)
Subject: FW: Thompson Hill High Density Development - Concerns from a Creekstone Neighbor
Date: Wednesday, November 18, 2020 8:14:09 AM
Attachments: [image001.png](#)
[image005.png](#)
[image002.png](#)
[image008.png](#)

Another comment.

Gregory J. McCormick, AICP

Community Planning Director

City of Kennewick, WA



From: Marie Mosley <Marie.Mosley@ci.kennewick.wa.us>
Sent: Wednesday, November 18, 2020 8:13 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Gregory McCormick <Gregory.McCormick@ci.kennewick.wa.us>
Subject: FW: Thompson Hill High Density Development - Concerns from a Creekstone Neighbor

Here is another one.

Marie Mosley

City of Kennewick

City Manager

O: 509.585.4238 | C: 509.440.3994

marie.mosley@ci.kennewick.wa.us



From: Don Britain <Don.Britain@ci.kennewick.wa.us>
Sent: Monday, November 16, 2020 12:07 PM
To: Marie Mosley <Marie.Mosley@ci.kennewick.wa.us>
Subject: Fwd: Thompson Hill High Density Development - Concerns from a Creekstone Neighbor

Don

Begin forwarded message:

From: Beckie Etheridge <beckieeth@gmail.com>
Date: November 15, 2020 at 10:20:35 PM PST
To: Don Britain <Don.Britain@ci.kennewick.wa.us>, Steve Lee <Steve.Lee@ci.kennewick.wa.us>, Brad Beauchamp

<Brad.Beauchamp@ci.kennewick.wa.us>, Jim Millbauer
<Jim.Millbauer@ci.kennewick.wa.us>, Chuck Torelli
<Chuck.Torelli@ci.kennewick.wa.us>, John Trumbo
<John.Trumbo@ci.kennewick.wa.us>, Bill McKay
<Bill.Mckay@ci.kennewick.wa.us>

Subject: Thompson Hill High Density Development - Concerns from a Creekstone Neighbor

November 14, 2020

Re: Proposed Comprehensive Plan Amendment 20-06

Dear Kennewick Planning Commission and City Council Members:

I am opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. I request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

I live at 5700 W 17th Ave. in Creekstone. My neighborhood, along with Panoramic Heights and Southridge Estates are impacted the most by the proposed high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, I oppose this proposed amendment for the following reasons:

- The steep slopes pose risks of storm and irrigation runoff, erosions, and landslides
 - Substantial increase of traffic on existing streets. I use Irving and Kellogg streets daily and these streets are not designed to support traffic that would result from high density housing. There are other streets in the area that would be similarly affected.
 - Water and sewer lines to serve new development could extend from our neighborhoods, and cause issues for existing housing;
 - Shared irrigation could further reduce existing service through our irrigation system;
 - This development and its traffic could reduce our property values; and
 - The lack of transparency to neighbors concerning these zoning changes.
- Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

I believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,
Rebecca Etheridge

5700 W. 17th Ave.
Kennewick, WA 99338
beckieeth@gmail.com

From: [Gail Everett](#)
To: [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#)
Cc: info@panoramicheightshoa.com
Subject: Against Proposed Plan to Change Land Designation on Thompson Hill
Date: Thursday, October 15, 2020 6:56:44 PM

October 15, 2020

Please share this with Kennewick Planning Commissioners,

RE: Proposed Plan to Change Land Designation on Thompson Hill

Myself and my husband Brian are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development. Please deny this proposed plan.

We live at 2525 S. Harrison Place in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be **very** impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Besides not meeting the **requirements of Kennewick Municipal Code 4.12.110(7) and (8) (see below)**, we oppose this proposed amendment for the following reasons:

- The neighborhood, its streets, entrance and exits were never developed for heavy traffic. Past development has never progressed to this area as the slope is too sharp, erosion and run-off control too risky and the expanse of land so little. If it was doable. The original developer would have done it.
- We choose this mature neighborhood for its privacy and peacefulness and so enjoy the wildlife, hiking and friendly neighbors. All of which would disappear as we dodge cars.

In addition, we believe that this proposed amendment does not meet your approval criteria that it "bears a substantial relationship to the public health, safety, welfare, and protection of the environment." Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment
- The effect upon open space and natural features, including topography
- The compatibility with and impact on adjacent land uses and neighborhoods
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools
- The current and projected project density in the area
- The effect upon other aspects of the Comprehensive Plan

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Gail and Brian Everett

2525 S. Harrison Place

Kennewick WA 99338

509-539-6453

Geveret82@msn.com

Gail

“The only power that sustains us we find in ourselves (faith) and in the care and company of others.”

From: [Gail Everett](#)
To: [Steve Donovan](#)
Subject: Concern with the rezoning of Thompson Hill
Date: Tuesday, July 28, 2020 12:17:24 PM

July 27, 2020

Dear Mr. Donovan,

I am writing in response to the proposal to rezone the front side of Thompson Hill from low density to high density.

My husband Brian and I strongly oppose this proposed change of zoning to this small and steep parcel. First, it makes no sense. Have you seen the area? This small pocket neighborhood is located northeast of Thompson Hill with streets that dead-end into the proposed property. There is not adequate infrastructure for this type of development, the development could increase the chance of landslides and flooding, and the smaller lot sizes and increased traffic and speed through the neighborhood would decrease the value of our homes.

Through the 16 years we have lived here, we have noticed that home turnover is low, kids can move and play safely and neighbors look out for each other. In fact, we looked for a home before choosing this one, for two years – and always had hopes of finding one in this neighborhood. It is quiet, peaceful and we enjoy the birds and wild bunnies.

I encourage you to drive through the neighborhood and see for yourself. Better yet, get out of your car and walk around. Get a feel for the area before deciding what it should be zoned. I am sure, it will be an easy decision once you do.

Thank you for your time – vote NO (please).

Gail and Brian Everett

2525 S. Harrison Place

Kennewick WA 99338

509-539-6453

Geverett82@msn.com

Gail

“The only power that sustains us we find in ourselves (faith) and in the care and company of others.”

From: [Gregory McCormick](#)
To: [Steve Donovan](#); [Anthony Muai](#)
Subject: FW: CPA 20-06
Date: Monday, November 2, 2020 7:32:34 AM
Attachments: [image002.png](#)

FYI – didn't know if you received this one.

gjm.

Gregory J. McCormick, AICP
Community Planning Director
City of Kennewick, WA



From: Tim <fenskt@gmail.com>
Sent: Saturday, October 17, 2020 2:46 PM
To: Gregory McCormick <Gregory.McCormick@ci.kennewick.wa.us>
Subject: CPA 20-06

CPA20-06 makes no sense!!!

This will cause devaluation of homes in South Cliffe and other subdivisions.

It will put a burden on already over burdened schools. It will cause undue traffic on Sherman street and thru Panoramic Heights.

Sent from [Mail](#) for Windows 10

From: [Tim Fenske](#)
To: [Steve Donovan](#)
Subject: CPA 20-06
Date: Thursday, December 3, 2020 10:25:27 AM

Vote no makes sense.
Schools already have temp trailers for classes.

From: [Steve Donovan](#)
To: ["Jim AJ"](#)
Subject: RE: CPA 20-06/PLN-2020-01009
Date: Thursday, October 15, 2020 1:10:32 PM
Attachments: [~WRD000.jpg](#)
[image002.jpg](#)

Mr. Foster:

A decision has not been issued for CPA 20-06, the City is only in the review process now. Citadel Estates was approved for 38 lots in 2011. I am not sure how many lots were proposed in the previous version. Mr. Chavallo can start constructing the infrastructure once he gets all of his permits from the City Public Works Department.

Lots 37 and 38 are part of the proposed comprehensive plan amendment.

The names of the Planning Commissioners are on the City's website, we do not give out their phone numbers.

Other than Citadel Estates, I am not aware of other plans from Mr. Chavallo.

At this point there are no direct roads to the site of the proposed amendment.

Steve

From: Jim AJ
Sent: Thursday, October 15, 2020 11:20 AM
To: Steve Donovan
Subject: RE: CPA 20-06/PLN-2020-01009

Steve- I need some update- CP20-06 Pan Hts; How much of this is done and already accepted by the City? Citadel Estate used to be 29 lots- now 38?? Those are all approved and Jose can start excavating after he removes the new mt he built??? Is this correct?? Lots 37 and 38 have the density problem??? Right?? Do you have names and phone numbers for folks on plan commission??? This whole thing seems like it should be handled in pieces. Jose is planning to design Thompson hill all at one time?? Right?? All 38 lots drain thru 26th right in front of my house- is that right?? Big lots #37 & 38 don't feed out anywhere (no roads) - is that right?? Thanks for your info. Jim Foster

 From: "Steve Donovan"

To: "Bart and Sue Sievers (bart_sievers@yahoo.com)", "Bill Dixon (wtdixon3@gmail.com)", "Carol and Charles Bartell (ryanhill4ever@gmail.com)", "Chad and Katherine Pettijohn (pettijohn5@gmail.com)", "Christine Barnes (graphicswest2@gmail.com)", "Christy Watts (christywatts2@gmail.com)", "Dale Smith (dalesmith159@gmail.com)", "Dawn Thomas (office@westernreclamation.com)", "Dominic Sansotta (domkathy@hotmail.com)", "Fran Handy (francinehandy@gmail.com)", "Frank Wentz", "Gail and Brian Everett (geverett82@msn.com)", "Gene and Marie Kernan", "George Romano", "Gerry Berges", "Greg and Vonda Smith (vondagreg@aol.com)", "Ivan Thomas (ramsfanusa@msn.com)", "Jane and Nathan Cathey", "Janice and Bruce Boyum (bmb49@aol.com)", "Jeff and Shirley Griffin (benlafitte@charter.net)", "Jill York", "Jim and AJ Foster (cameojj@charter.net)", "Joann Pringle (jojohp7@hotmail.com)", "John Deskins (john.deskins.home@gmail.com)", "Judith Smith (jasmith212@charter.net)", "Keith and Robin Duncan", "Larry Hulstrom (rockhound132@charter.net)", "Mike and Sondra Rader (todaysint@gmail.com)", "Patrick Brannan (bbrannan@aol.com)", "Richard Nelson (richnelson1942@msn.com)", "Ron Mabry (carlvr509@yahoo.com)", "Ronald Kuklinski

(ronkuk4@gmail.com)", "Shawn Middleton (smjmidlton@yahoo.com)", "Shlomo Orr (shlomo.orr@gmail.com)", "Stephen and Sandra Parent (stephenparent.parent@gmail.com)", "Terri Hash"

Cc:

Sent: Wednesday October 14 2020 3:05:02PM

Subject: CPA 20-06/PLN-2020-01009

Parties of Record:

The public hearing for CPA 20-06, generally located at 2701 and 2711 S Sherman Street, will not be held on November 2, 2020, it has been tentatively rescheduled for November 16, 2020.

Feel free to contact me if you have questions.

Steve

Steve Donovan, AICP

City of Kennewick

Community Planning/Senior Planner

O: 509.585.4361

Steve.Donovan@ci.kennewick.wa.us

From: [Jim AJ](#)
To: [Steve Donovan](#); [Terri Wright](#); ["info@panoramicheightshoa.com"](mailto:info@panoramicheightshoa.com); [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill Mckay](#)
Subject: CPA 20-06 zoning change
Date: Monday, November 16, 2020 1:49:42 PM

Members of Plan Commission and City Council-1) Many citizens from the Panoramic Hts. community met with city planners on the first Comprehensive Plan for the Thompson Hill area in 1995 and we determined that any development (particularly on the north face) would be similar and tie in with the existing properties (lots and residences) so zoning would be LOW RESIDENTIAL only. Farther to the south would be Orchards, Businesses, Schools and some Commercial. 2) Any new residences must be I/A/W City Codes.3) Any change to High Density Residential Zoning would create many more people in a small area and bring problems to the existing neighborhood. We already have big traffic problems with the middle and high schools and many cars coming from the Creekstone Project. With 1100 new residences and 8000 more vehicles on our streets with all the neighborhood and school children moving at the same time, it would be a SAFETY HAZARD IN THE MAKING. We are concerned what CPA 20-06 would do to our property values, landslides and hill erosions along with water accidents (domestic and irrigation). For all the reasons above we must request and insist the CPA 20-06 zoning change be voted down. Thank you for your time and attention to this important matter.
Jim and AJ Foster, 6009 W 26th Ave

From: [Jim AJ](#)
To: [Steve Donovan](#)
Subject: RE: city council thieves-panoramic heights bldg
Date: Monday, August 24, 2020 2:34:05 PM

STEVE- I WENT TO CUL DESAC AND READTHE 2 PAPERS-NOT VERY CLEAR. PLEASE SEND ME A COPY OF EACH. WHO IS GREG??DO YOU HAVE A PLAT PLAN FOR SHERMAN ST?? IT ENDS ON SO. SIDE OF HILL (BAUDER ADD).ALL THIS IS ON NO. SIDE OF HILL???? IS THIS RELATED TO THE 29 LOTS IN THE ORIGINAL HAROLD THOMPSON PLAT???HAROLD COULD NOT BUILD (ROADS, ETC) BECAUSE OF ZONING AND DRAINAGE. HAS ALL THAT ACREAGE BEEN REPLATED??THE MAP DOESN'T SHOW DIMENSIONS ETC. NOT SURE WHAT JOSE HAS IN MIND-YOU SAY THERE IS NOTHING GOING ON???? THANKS. JIM FOSTER 6009 W 26TH AVE. 783-2855

From: "Steve Donovan"
To: "Jim AJ"
Cc:
Sent: Thursday August 20 2020 7:09:55AM
Subject: RE: city council thieves-panoramic heights bldg

Yes, it is a 10 million gallon water reservoir.

From: Jim AJ
Sent: Wednesday, August 19, 2020 11:19 PM
To: Steve Donovan
Subject: RE: city council thieves-panoramic heights bldg
STEVE WE WERE TOLD YEARS AGO THAT BIG TANK WAS AN APPLE STORAGE BIN FOR THE FRUITS THAT ONCE FILLED THE ENTIRE CREEKSTONE ACREAGE. ARE YOU SAYING IT WAS A WATER RESERVOIR ALL THIS TIME.??? JIM

From: "Steve Donovan"
To: "Jim AJ"
Cc:
Sent: Wednesday August 19 2020 3:45:48PM
Subject: RE: city council thieves-panoramic heights bldg

Mr. Foster:
The project taking place in the Creekstone Development is the replacement of the water reservoir. Mr. Chavallo is not working on the replacement of the reservoir. Mr. Chavallo is allowing the reservoir contractor to stockpile dirt on his property. It is my understanding that not all of the dirt will be returned to the Creekstone Site. A grading permit has been issued for the stocking piling. A grading permit is required when 500 cubic yards or more of dirt is moved.
Feel free to contact me if you have further questions.
Steve

From: Jim AJ <cameojj@charter.net>

Sent: Wednesday, August 19, 2020 3:30 PM

To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>

Subject: Re: city council thieves-panoramic heights bldg

STEVE-I AM VERY CONCERNED ABOUT BLDG ITEMS IN MY NEIGHBORHOOD. TWO PROJECTS ARE GOING ON IN CREEKSTONE(RIGHT BELOW MY HOUSE) AND MOUNTAINS OF EARTH BETWEEN US AND THE KID CANAL. IS JOSE CHAVALLLO RUNNING BOTH PROJECTS-WHAT IS HE DOING??? DOES HE HAVE PERMITS??? I THINK HE CHASING RATTLE SNAKES UP BY OUR HOUSE (I HAVE KILLED 2 SO FAR). HAVE HAD LONG TIME BATTLE ON REZONING THOMPSON HILL.. WHAT ARE CITY POLICIES ON GRADING AND MOVING EARTH??? JIM FOSTER 6009 W 26TH AVE 783 2855

From: [Melinda Didier](#)
To: [Terri Wright](#); [Steve Donovan](#)
Subject: FW: Comprehensive Plan Amendment 20-06
Date: Wednesday, October 28, 2020 5:53:53 PM

From: LYNNE FREEMAN <lynne.freeman13@yahoo.com>
Sent: Wednesday, October 28, 2020 4:55 PM
To: Melinda Didier <Melinda.Didier@ci.kennewick.wa.us>
Subject: Comprehensive Plan Amendment 20-06

Good Afternoon,

We are writing to express our deep concern and opposition to the proposed Comprehensive Plan Amendment 20-06. This amendment would change 40 acres on the top north side of Thompson Hill from low density residential to high density residential. Please forward our concerns to the Planning Commissioners, City Council members and other involved city officials.

Thompson Hill is a natural landmark in Kennewick. It is visible from so many places throughout the Tri-Cities. When Mr. Chavallo bought acreage on Thompson Hill and went through the process of planning Citadel Estates; he kept referring to his development of Thompson Hill at city council meetings as the crown jewel of the Tri-Cities. If you love nature as we do, maybe you will realize Thompson Hill is a "natural" crown jewel all on its own. City planners and developers have been busy paving over and building on so much of our native open areas. We understand Kennewick is a growing community with needs but does Thompson Hill really have to be carved up and scarred with massive retaining walls to build housing that could easily be detrimental to the homes below them. If you look at the Geotechnical Report for Citadel Estates you will understand how easily an excess of water could cause landslides. This could cause unimaginable damage and even death.

Every new residential development has a negative impact on surrounding older, established neighborhoods. We have personally experienced this with the Creekstone subdivision. Kellogg street traffic has exploded with school buses, trucks and so many cars. Noise pollution from traffic, sirens and helicopters from Trios can be overwhelming at certain times of the day and night. Light pollution from so many homes and street lamps make the night skies less dazzling and serene. These are minor complaints to many but they do affect the quality of our lives.

The number and height of units to be developed on this 40 acres will greatly affect residents in Panoramic Heights, Southcliffe, Southridge Estates, Creekstone and Windsong neighborhoods. Deciding to approve high density on this land will have a negative impact on thousands of tax paying, long term residents and negatively affect their quality of life.

Please make an informed decision. Has the developer produced a plan or blueprint laying out this new neighborhood? High density could mean so many different things, is he talking about an apartment complex, condos, town houses or single family homes built closely together? Has an Environmental Impact Survey and Geotechnical Investigation been conducted to determine the feasibility of building on such a steep slope? We hope all of these questions are answered and the community of people that this change will greatly impact will have an opportunity to view this plan before you vote to approve changing the density from low to high.

Thank you,
Lynne and Cody Freeman

From: [Keith and Annette Freier](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Subject: Oppose Comprehensive Plan Amendment 20-06
Date: Monday, November 16, 2020 6:24:35 AM

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are **opposed** to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 2893 South Kellogg Street in the Southridge area. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- *This will drastically impact traffic flows on residential streets jeopardizing the safety of our children*
- *The streets and easements into this area are already limited and traffic is already a problem*

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Keith & Annette Freier
2893 South Kellogg Street
Kennewick, WA 99338
[*freierfamily@msn.com*](mailto:freierfamily@msn.com)

From: [Jacque Fuller](#)
To: [Steve Lee](#); [Don Britain](#); [Jim Millbauer](#); [John Trumbo](#); [Steve Donovan](#); [Bill Mckay](#); [Melinda Didier](#); [Terri Wright](#); [Brad Beauchamp](#)
Cc: info@panoramicheightshoa.com
Subject: Comprehensive Plan Amendment 20-06
Date: Sunday, October 25, 2020 9:04:08 PM

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 7009 W. 23rd Court, in Southcliffes, the neighborhood that borders this site on South of Thompson Hill. We will be impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- *Traffic impacts to streets leading to the high-density area.*
- Impact to property values to the low-density residential areas adjacent to this proposed area.
- Impact to community facilities in the area.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, (I or we) believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and

protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Jon and Jacque Fuller

7009 W. 23rd Court

Kennewick, WA 99338

Jacque.fuller9@gmail.com

From: [Ken Gano](#)
To: [Steve Donovan](#)
Subject: Proposed comprehensive plan amendment 20-06
Date: Friday, December 18, 2020 1:09:05 PM

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 5910 W 10th Pl in the Windsong edition that neighbors this site on the east side of Thompson Hill. We will be negatively impacted by high density residential development on Thompson Hill. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- *Development of Thompson Hill for high density housing will significantly increase traffic on S Kellogg and become an eyesore that will reduce property values in the entire area. This project will also destroy the viewscape and the remaining natural area of Thompson Hill.*

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

*Ken and Sue Gano, 5910 W 10th Pl, Kennewick
Kengano@frontier*

Sent from my iPad

From: [Shirley Griffin](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Subject: Proposed High Density Housing on Thompson Hill
Date: Saturday, November 14, 2020 5:23:32 PM

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. Our request is that both the Planning Commission and the City Council recommend that this proposed amendment be denied.

We live at 2517 S Fillmore Pl., in Panoramic Heights, the neighborhood on the east side of Thompson Hill. We will be tremendously impacted by a high density residential development.

Specifically, we oppose this proposed amendment for the following reasons:

- The environmental issues caused by the huge number of residences (condos, apartments, town or row houses, etc.) that would inhabit these 40.6 acres, will negatively impact Kennewick for a very long time.
- The increased vehicle traffic will be horrendous! The developer appears to be planning to use the existing roads in Panoramic Heights as the primary driving routes to and from the new development(s). The risk of injury to our young grandchildren from increased vehicle traffic is unacceptable. The streets in our neighborhood are already inundated with traffic from Chinook Middle School and Southridge High School, as well as the adjacent Southridge Estates neighborhood.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, the City of Kennewick has high standards for maintaining the health, safety, and welfare of our residents as well as protecting our natural environment. The proposed amendment doesn't meet these standards.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Jeff and Shirley Griffin

2517 S Fillmore Pl.,

Kennewick, WA 99338

benlafitte@charter.net

Steve Donovan

From: Shirley Griffin <benlafitte@charter.net>
Sent: Saturday, July 25, 2020 2:25 PM
To: Steve Donovan
Subject: Opposition to Proposed Zoning Change for 2701 and 2711 S Sherman Street, Kennewick WA

Dear Mr. Donovan,

We are dues-paying members of the Panoramic Heights Homeowners Association. We are sending this email to inform you that we strongly oppose the proposed change in zoning from low density to high density regarding Thompson Hill per the request of Jose Chavallo.

The long list of reasons why this change in zoning should not go forward has previously been provided to you by our Board. This email simply needs to count and be noted on the official record as two more votes in definite opposition to the zoning change.

Please reply to this email to confirm that you have received it and are counting our **NO** votes to the zoning change request for the properties on S Sherman Street from low density residential to high density residential.

Thank you for your time.

Jeff and Shirley Griffin
2517 South Fillmore Place
Kennewick, WA 99338
509-948-4383

Steve Donovan

From: Vonda Smith <vondagreg@aol.com>
Sent: Sunday, July 26, 2020 11:08 AM
To: Steve Donovan
Cc: Christy Watts
Subject: City Dissent Vote from Panoramic Heights Homeowners Association Member.

Dear Mr. Donovan,

We are dues-paying members of the Panoramic Heights Homeowners Association. Please make note that this email is notification of our strongest and vehement opposition to the proposed change in zoning from low density to high density regarding Thompson Hill per the request of Jose Chavallo.

The long list of reasons why this change in zoning should not go forward has previously been provided to you by our Board. This email simply needs to count and be noted on the official record as two more votes in definite opposition to the zoning change.

Please reply to this email that you are in receipt and are counting our opposition votes to the zoning change to high density.

Thank you for your time.

Greg & Vonda Smith

2703 S Irving St.
Kennewick, WA 99337

PUBLIC NOTICE



The Development Services Division of the City of Kennewick's Community Planning Department has prepared this Notice of Applications to provide the opportunity for comment on the described proposals. The comment period ends **11:59 PM, Wednesday, July 23, 2020**, on the date listed.

During this period, written comments may be submitted to the staff contact. The site may be examined between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, at the location listed below. Comments may be submitted to the City Hall, 210 W. 5th Avenue, Kennewick, WA. Comments may be directed to the staff person listed below.

Application Date:	April 21, 2020
Notice of Application Date:	April 22, 2020
Notice of Application Date:	July 14, 2020
File Number:	CD-20-1874-14-2020-01000
Staff Person:	Reginald (R) Kowalski
Staff Person:	ED-20-1874-14-2020-01014

Please review and submit comments and conditions of approval necessary to the Development Services Division on or before the date listed in the table above. Comments may be submitted via email at kennewick@cityofkennewick.com.

Exempted Description:
The proposed use is for the property located at 1711 and 1713 S. Shattuck Street, from the City's jurisdiction to High Density Residential.

Please review and submit your comments to the Development Services Division, 210 W. 5th Avenue, Kennewick, WA 98532, on or before **July 23, 2020**.

CITY OF KENNEWICK

The Development Services Division of the City of Kennewick's Community Planning Department has prepared this Notice of Application to provide the opportunity to comment on the described proposal/project. The comment period ends **15 (fifteen) calendar days** from the date issued.

During this period written comments may be submitted to the staff contact. The file may be examined between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday (except holidays) in the Permit Center of the City of Kennewick, City Hall, 210 W Sixth Avenue, Kennewick, WA. Questions may be directed to the staff person listed below.

Application Date:	April 21, 2020
Notice of Complete Application Date:	April 22, 2020
Notice of Application Date:	July 14, 2020
File Number:	CPA 20-06/PLN-2020-01009
Other Permits Required (if known):	N/A
SEPA:	ED 20-14/PLN-2020-01014

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 Steve.Donovan@ci.kennewick.wa.us.

Proposal Description:

Amend the land use designation for the property located at 2701 and 2711 S Sherman Street, from Low Density Residential to High Density Residential.

Please review and submit your comments to Steve Donovan, Development Services Division, Post Office Box 6108, Kennewick, WA 99336, on or before **July 29, 2020.**



Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

I am opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. I request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

I live at 5815 W 26th Ave in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, I oppose this proposed amendment for the following reasons:

- The steep slopes pose risks of storm and irrigation runoff, erosion, and landslides.
- It could also impact native plants, wildlife and potential Native American archeological resources.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, I believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Molly Hamaker-Teals

5815 W 26th Ave, Kennewick, WA 99338

mchamaker@gmail.com

From: [Francine Handy](#)
To: [Steve Donovan](#)
Cc: [Christy Watts](#); [Carol Schwarder](#); berges6@aol.com; carlvr509@yahoo.com
Subject: City Dissent Vote from Panoramic Heights Member and Creekstone
Date: Wednesday, July 29, 2020 12:54:25 PM

Dear Mr. Donovan:

I was appalled to discover that high density buildings will potentially be erected on the steep hill up the road from my house with access to that area on the roads through Panoramic Heights. I object to the rezoning of an area that the developer Harold Thompson once relinquished because he deemed the land too steep, hazardous, and too expensive to add all the required infrastructures. If someone as experienced as Mr. Thompson in developing neighborhoods (Panoramic Heights, Cherry Blossom Heights, Canyon Lakes, et al.) around the Tri-Cities decides that an area is not feasibly buildable then I would suggest Mr. Chavallo has no business trying to develop that same area on Thompson Hill.

One of the considerations in purchasing a home in a certain neighborhood is the zoning in the surrounding area and the quality of life it offers. We bought our house in 1978 knowing that the area around us was also zoned low density and would remain pleasant visually and traffic-wise. When Mr. Chavallo purchased the parcel that he did it was with the knowledge that it was low-density. So be it. For him to then attempt to develop it in a way not designed for the zoning is highly improper.

I am a dues-paying member of the Panoramic Heights Homeowners Association. Please make note that this email is notification of my strongest and vehement opposition to the proposed change in zoning from low density to high density regarding Thompson Hill per the request of Jose Chavallo.

The long list of reasons why this change in zoning should not go forward has previously been provided to you by our Board. This email simply needs to count and be noted on the official record as one more vote in definite opposition to the zoning change.

Please consider my opinions pertaining to any decisions regarding this matter.

Sincerely,

Fran Handy
2513 South Harrison Place
Kennewick, WA
99338

Sent from Fran's iPhone

09 November 2020

Mr. Steve Donovan, Senior Planner
Kennewick City Hall
210 West 6th Avenue
Kennewick, WA 99336

RECEIVED
NOV 17 2020
COMMUNITY PLANNING

Re: Proposed Comprehensive Plan Amendment 20-06

Dear Mr. Donovan:

I am opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development.

I oppose this proposed amendment for the following reasons:

- Increased traffic risks the lives of our school children. The kids who walk to school will be endangered by the 8,000 additional car trips per day on the few access roads that run through Panoramic Heights.
- Because of our proximity to this proposed high density residential development and the resulting high traffic volume our property values will be diminished.
- The 40.6 acre site is a steep slope with over 40 percent gradient. That terrain and the massive amount of fill dirt now being deposited as well as storm and irrigation runoff pose a landslide danger to the houses below.
- The additional housing will put an additional strain on existing resources, i.e. irrigation canal, water and sewer lines, and public school capacity.

Since 1978 I have resided at 2513 South Harrison Place in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. A large part of the areas's appeal was that it was zoned low density residential which meant that it would remain pleasant both visually and traffic-wise. I was appalled to recently discover that the proposed rezoning could result in up to 1,100 new apartments, condominiums, row houses, or townhouses being built.

When Mr. Chavallo bought the property he knew it was zoned low density.

I request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

Respectfully submitted by,

Francine F. Handy

Francine F. Handy
francinehandy@gmail.com

Thank you.

From: [JCL Hanson](#)
To: [Steve Donovan](#)
Subject: Re: Proposed Comprehensive Plan Amendment 20-06
Date: Wednesday, November 18, 2020 5:20:47 PM

Dear Planning Commission Members:

We are residents of the Creekstone neighbor which is north of the proposed high-density development on Thompson Hill. We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

After reviewing plans for the development and impacts to the Panoramic Heights neighborhood, we believe that the traffic increase will have a direct and significant impact on our neighborhood as well. This development could include over 1000 units and the traffic impact to our area would be substantial. We have no north-south through streets in our Creekstone neighbor other than Irving. We already have individuals who like to take short-cuts and a new development would compound the traffic.

We oppose this proposed amendment because:

Increase in traffic in our quiet, peaceful neighborhoods, which is a major reason why we moved to this neighborhood three years ago

Impact to our Creekstone HOA neighborhood parks and pathways

Potential negative impact on home values due to the traffic and other changes resulting from this development.

We believe that this proposed amendment does not meet your approval criteria that it "bears a substantial relationship to the public health, safety, welfare, and protection of the environment." Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

John and Lynn Hanson
1604 S Edison ST
Kennewick, WA 99338
jclhanson@hotmail.com

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 3148 S Wilson Pl in Apple Valley, the neighborhood that borders this site on the east side of Thompson Hill. We will be impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- *This area is not set up at all for this amount of traffic and influx of people. There is a lack of resources and roads to make this work.*
-

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Jessica Holloway and Keith Haytcher
509-222-4799

Dear Kennewick Planning Commission and City Council Members,

We live in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We are writing to you in opposition of the proposed Comprehensive Amendment 20-06. The proposed amendment would change the land use designation of 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission & City Council recommend that this request be denied.

We would like to preface this with that we are in no way opposed to high density developments or the development of the Southridge area. However, a high density residential development allows up to 27 multi-family housing units per acre. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent and no current vehicle access to most of the site other than through existing neighborhoods.

The proposed change of density could dramatically affect the nature, value and character of Panoramic Heights. This change would not only affect our property values but will have a profound negative affect on our neighborhood. Specifically, here are a few of our concerns:

1. **Traffic:** There would be a significant increase in traffic. We would become a “pass through neighborhood”.
 - a. 1,100 homes would bring a significant amount of additional traffic. This would mean thousands of extra vehicles driving in & through our neighborhood and surrounding roadways each day. Irving, Creekstone & Kellogg Streets already have significant amounts of daily traffic that add noise, pollution and wear & tear.
 - b. Panoramic Height residents on Irving, 25th & 26th Avenues have already been affected by a significant increase in traffic with the addition of Chinook Middle School.
 - i. We experience extra traffic in our neighborhood with drop off and pick up of students, staff and events held at the school. Often main entrances to our neighborhood are overloaded with lines of cars exiting onto Creekstone/27th causing traffic to back up at the roundabout at Union all the way to Highway 395. The large amount of additional vehicles will certainly exacerbate this issue.
 - c. Visit our neighborhood and you’ll often see people out walking, kids playing on their bikes, skateboarding, people running, walking their dogs. Our streets, paths and sidewalks are well used. Increased traffic will have an impact on safety, add additional noise and overall affect our well-being!
2. **Property Values:**
 - a. Our property values would decrease due to the high volume of traffic, noise, safety concerns, and possible crime that often coincide with multi-family unit properties.

3. **Irrigation:** Currently we've had challenges getting quality irrigation water to all Panoramic Heights Members, and that's on a good water year.

- a. Many of us have large established lots that rely on consistent irrigation water. This will exacerbate an already problematic situation.

4. **Drainage:**

- a. Panoramic Heights already suffers with run off and drainage issues. During any excessive rainstorm or irrigation infrastructure failure, parts of 25th Avenue, including the sidewalks, are completely covered in water & debris. The city has already tried to remedy this problem, without success. How will a high density housing unit sitting on a 40% slope affect us should some sort of excessive storm or water source failure of any type occur? The outcome could be a disaster.

We ask that you please address these serious concerns and potential impacts before amending the Comprehensive Plan.

We believe that this proposed amendment does not meet your approval criteria that it "bears a substantial relationship to the public health, safety, welfare, and protection of the environment." Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- * The effect upon the physical environment;
- * The effect upon open space and natural features, including topography;
- * The compatibility with and impact on adjacent land uses and neighbors;
- * The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and school;
- * The current and projected project density in the area; and
- * The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering our concerns and for serving the people of Kennewick.

Melinda Didier, please forward this to the Planning Commissioners.

Respectfully,

Andy & Jenna Higley
5303 W 25th Avenue
Anjhi2u@msn.com

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 5409 W. 26th Ave in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- Increased traffic flow and congestion in and through Panoramic Heights since no indication of additional new roads has been proposed and there are only few current roads out of this area,
- Increased flow to already overloaded water and sewer systems,
- Increased demands to an already overtaxed and limited irrigation water supply and potential impacts to the canal on the top of Thompson Hill,
- Steep slopes with gradients above 40% with increased risk of erosion, landslides, and possible canal failure,
- Lack of plans to address stormwater runoff and use of irrigation in these areas,
- Impacts to the aesthetics of the area due to light and glare from development of structures that could tower 45 feet above the top of the hill,
- Impacts to native plants, wildlife and potential Native American archeological resources and preservation of open natural spaces,
- Reduction in property values due to increased traffic congestion, noise, and emissions on most streets in our neighborhood which poses an increased safety risk to our neighbors.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Larry and Kay Hulstrom
5409 W. 26th Ave.
rockhound132@charter.net

From: [Larry Hulstrom](#)
To: [Steve Donovan](#)
Subject: RE: Proposed rezoning on east end of Thompson Hill
Date: Monday, July 27, 2020 2:00:03 PM

July 27, 2020

Dear Mr. Donovan,

I am a dues-paying member of the Panoramic Heights Homeowners Association. Please make note that this email is notification of my opposition to the proposed change in zoning from low density to high density regarding Thompson Hill per the request of Jose Chavallo.

The long list of reasons why this change in zoning should not go forward has previously been provided to you by our Board. This email simply needs to count and be noted on the official record as one more vote in definite opposition to the zoning change.

Please reply to this email that you are in receipt and are counting my opposition vote to the zoning change to high density.

Thank you for your time.

Larry Hulstrom

From: Steve Donovan [mailto:Steve.Donovan@ci.kennewick.wa.us]
Sent: Monday, July 20, 2020 11:24 AM
To: 'Larry Hulstrom'
Subject: RE: Proposed rezoning on east end of Thompson Hill

Mr. Hulstrom:

The proposed Comprehensive Plan Land Use Designation Amendment is a non-project action, no specific project review is required for the proposed amendment.

The Public Works Department will be providing comments on the amendment, but they will not be project or site specific.

The Planning Commission will hold a hearing in October and the City Council will make the final decision in November/December on the proposed amendment.

Feel free to contact me if you have further questions,

Steve

From: Larry Hulstrom <rockhound132@charter.net>
Sent: Monday, July 20, 2020 11:06 AM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Proposed rezoning on east end of Thompson Hill

Mr. Donovan,

As a resident of the Panoramic Heights Subdivision I am disturbed by what appears to be another attempt to develop the area on Thompson Hill just above the water tower. This was attempted in the past as evidenced by the road that was constructed up to this area from the north side.

Reducing the lot sizes to allow for smaller homes seems to be an attempt by the developer to maximize his profit margin, rather than retain the aesthetics of the surrounding developments. Smaller homes will also impose increased demands on sewer and irrigation systems in the area. Has this increase in infrastructure needs been factored into existing systems? Will this

impact the demands for the irrigation water supplied to Panoramic Heights via the canal up on the hill in the proposed development area? Will additional roads be required and how will this impact the flow of traffic through our neighborhood?

I believe that work on this project should be curtailed until such time as the developer can meet with people in the surrounding neighborhoods and explain the project in greater detail and provide justification for what is proposed.

Larry Hulstrom

509-308-8312

From: [Anthony Muai](#)
To: [Steve Donovan](#)
Subject: FW: Who works for whom?
Date: Wednesday, October 21, 2020 12:37:01 PM
Attachments: [image001.png](#)
[image005.png](#)
[image006.png](#)

From: Marie Mosley <Marie.Mosley@ci.kennewick.wa.us>
Sent: Wednesday, October 21, 2020 10:52 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Cc: Gregory McCormick <Gregory.McCormick@ci.kennewick.wa.us>
Subject: FW: Who works for whom?

FYI

Marie Mosley

City of Kennewick

City Manager

O: 509.585.4238 | C: 509.440.3994

marie.mosley@ci.kennewick.wa.us



From: Don Britain <Don.Britain@ci.kennewick.wa.us>
Sent: Wednesday, October 21, 2020 10:39 AM
To: Marie Mosley <Marie.Mosley@ci.kennewick.wa.us>
Subject: Fwd: Who works for whom?

Don

Begin forwarded message:

From: jlkhyliden@aol.com
Date: October 20, 2020 at 8:51:14 PM PDT
To: "Don.Britain@ci.kennewick.wa.us" <Don.Britain@ci.kennewick.wa.us>, "steve.lee@ci.kennewick.wa.us" <steve.lee@ci.kennewick.wa.us>, "brad.beauchamp@ci.kennewick.wa.us" <brad.beauchamp@ci.kennewick.wa.us>, "jim.millbauer@ci.kennewick.wa.us" <jim.millbauer@ci.kennewick.wa.us>, "Chuck.Torelli@ci.kennewick.wa.us" <Chuck.Torelli@ci.kennewick.wa.us>, "John.Trumbo@ci.kennewick.wa.us" <John.Trumbo@ci.kennewick.wa.us>, "Bill.McKay@ci.kennewick.wa.us" <Bill.McKay@ci.kennewick.wa.us>
Subject: Who works for whom?
Reply-To: jlkhyliden@aol.com

Kennewick City Council

My wife and I are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We chose to buy in Panoramic Heights because it has large lots, mature trees and a relaxed atmosphere with single family houses. The proposed development on Thompson Hill will radically change our neighborhood with multi-unit apartments and increased traffic. The EIS filed by the developer contains many misrepresentations such as that the slope is 30% grade when much of it is 40-45% grade.

The only reason to approve this development would be greed. But our existing houses have been paying property taxes for the past 40 years and we maintained the value of our property over that time. In the past five years, my wife and I spent ~ \$80k into upgrading our house using local contractors which contributes to the local economy. If this development goes through, Panoramic Heights house values will decline as the people who would put up with the increased traffic will not maintain it as we have.

My biggest complaint is that the City of Kennewick appears to pay little attention to citizens who live and work here and instead does the bidding of developers. When Southridge Estates went in, my neighbor and I wanted a speed bump on Edison when it was being converted into a through street. The city refused because the street was "too short". But when Chinook middle school was put in, they put in three speed bumps including one on a curve. When a neighbor wanted to subdivide a lot, 34 of us complained to the city and we were ignored. And now a developer wants to trash our neighborhood using blatant mis-representations.

The question is: Does the City of Kennewick work for its citizens or do we work for the City? Since we are the ones paying the bills, I believe that our wants and needs should be respected.

Sincerely
Jeffrey Hylden
2606 South Edison St.
Kennewick WA 99338-1934

From: jlkhylden@aol.com
To: [Melinda Didier](#); [Steve Donovan](#)
Cc: [Terri Wright](#)
Subject: Thompson Hill Development
Date: Tuesday, October 20, 2020 9:04:41 PM

Kennewick Planning Commission;

My wife and I are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied.

We chose to buy in Panoramic Heights because it has large lots, mature trees and a relaxed atmosphere with single family houses. The proposed development on Thompson Hill will radically change our neighborhood with multi-unit apartments and increased traffic. The EIS filed by the developer contains many egregious misrepresentations such as that the slope is 30% grade when much of it is 40-45% grade. But that doesn't matter to the developer who will be long gone when houses start sliding down the hill. I've watched as sub-standard housing gets built and the City does nothing but rubber stamp development plans.

The only reason to approve this development would be greed. But our existing houses have been paying property taxes for the past 40 years and we maintained the value of our property over that time. In the past five years, my wife and I spent ~ \$80k into upgrading our house using local contractors which contributes to the local economy. If this development goes through, Panoramic Heights house values will decline as the people who would put up with the increased traffic will not maintain it as we have.

My biggest complaint is that the City of Kennewick appears to pay little attention to citizens who live and work here and instead does the bidding of developers. When Southridge Estates went in, my neighbor and I wanted a speed bump on Edison when it was converted into a through street. The city refused because the street was “too short”. But when Chinook middle school was put in, they put in three speed bumps including one on a curve. When a neighbor wanted to subdivide a lot, 34 of us complained to the city and we were ignored. And now a developer wants to trash our neighborhood using blatant mis-representations.

The question is: Does the Planning Commission work for its citizens or do we work for the Planning Commission? Since we are the ones paying the bills, I believe that our wants and needs should be respected.

Please make sure that this correspondence is passed onto the planning commission.

Sincerely

Jeffrey Hylden

2606 South Edison St.

Kennewick WA 99338-1934

Dear Kennewick Planning Commission and City Council Members:

COMMUNITY PLANNING

Re: Proposed Comprehensive Plan Amendment 20-06

I am opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development. I request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

I live at 5731 W 17th ave, Kennewick in Creekstone, the neighborhood located to close site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, I oppose this proposed amendment for the following reasons:

- Traffic jams: I use Irving street and 27th ave to access to my house. This development plan will significantly affect the traffic loads on these roads.
- House value decrease: This development plan will change my neighborhood from "nice quiet peaceful area" to "noisy congested area". This means our residential area won't be attractive any more in housing market and the house value will potentially drop. It will be significant loss.
- Scenery change: I bought my house 10 years ago because I love beautiful mountain view from my house. I do not want to have "ugly apartment view" from my house.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, I believe that this proposed amendment does not meet your approval criteria that it "bears a substantial relationship to the public health, safety, welfare, and protection of the environment." Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;

- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,


.....

Haruko Ishii

5731 W 17th ave, Kennewick, WA

catharuko@hotmail.com

January 4, 2021

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 2284 S Belfair St in the SouthCliffe development, a neighborhood just to the west of the proposed development on Thompson Hill.

High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site. This would force considerably more traffic to Sherman Street, which will already be significantly impacted by current development plans in that area and should not have to bear the impact of a previously unplanned high-density housing development.

We are long time Tri Cities residents and have deep roots in our community. Two years ago we built our home in Southcliffe because we love the area and the community being created here. It has nicely built single family homes, modest traffic concerns with beautiful surroundings and scenic views. This proposed development is certainly not something we expect as a responsible community development plan for this area.

Specifically, we oppose this proposed amendment for the following reasons:

- It will increase up to 8000 vehicle trips per day on the streets in the area
- An adverse impact to traffic safety, primarily at the intersection of Sherman St. and Hildebrand/Bob Olsen pkwy.
- It will decrease property values through diminished aesthetics and traffic.
- Homeowners and many others in the area frequently use Sherman Street as a pleasant place to hike and exercise, which will be significantly negatively impacted by the added traffic.

- The intention of the current zoning in the Thompson Hill area was to create communities of single-family housing with aesthetically pleasing views and a safe community. High density housing negatively impacts these attributes.
- Thompson Hill has long been a Kennewick landmark and the City of Kennewick has a responsibility to avoid scarring the landscape with a development that does not aesthetically fit with previously zoned planning.
- The City of Kennewick has already adequately met its responsibility to provide affordable housing to its citizens by the large number of apartment complexes already built or under construction. For example, the Badger Canyon apartment complex currently being built along Ridgeline. There is no need to disfigure Thompson Hill to meet this need.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The negative impact to traffic and pedestrian safety;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied. Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Dr. Jennifer and Jobey Smith
2284 S Belfair St
Kennewick, WA 99338

Email: jsmith@jobey.com

Steve Donovan

From: Judy Smith <jasmith212@charter.net>
Sent: Saturday, July 25, 2020 12:55 PM
To: Steve Donovan
Subject: Proposed zoning change

Dear Mr. Donovan,

I am a dues-paying member of the Panoramic Heights Homeowners Association. Please make note that this email addresses my strongest and vehement opposition to the proposed change in zoning from low density to high density regarding Thompson Hill per the request of Jose Chavallo.

The long list of reasons why this change in zoning should not go forward has previously been provided to you by our Board. This email simply needs to count and be noted on the official record as one more vote in definite opposition to the zoning change.

Please reply to this email that you are in receipt of and are counting my opposition vote to the zoning change to high density.

Thank you for your time.

Judith A Smith

5408 W 26th Avenue

Sent from my iPad

Dear Kennewick Planning Commission and City Council Members: Re: Proposed Comprehensive Plan Amendment 20-06

I am opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. I request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We are currently having a house built in Southridge Estates (**3029 Harrison Street**), the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

I oppose this proposed amendment for the following reasons:

We currently live in West Pasco off of Road 68 and we are in the process of building a house in Southridge Estates with Alderbrook Homes. I am absolutely opposed to the developer who has proposed to change the land use for 40 acres on the top and eastern edge of Thompson Hill. It is a horrible idea and will create a traffic nightmare just like we currently have in West Pasco. My family and I are not moving away from Road 68 in Pasco to go to another potential Road 68 in Kennewick.

There are other areas of Kennewick where this project can be relocated such as the west end of Bob Olson Parkway or the west end of Clearwater Avenue.

In summary, I believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment.
- The effect upon open space and natural features, including topography.
- The compatibility with and impact on adjacent land uses and neighborhoods.
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools.
- The current and projected project density in the area; and the effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Marlando D. Jordan
3029 Harrison Street
marlandojordan7@icloud.com.

From: [Charter](#)
To: [Steve Donovan](#)
Subject: Vehemently oppose CPA 20-06
Date: Tuesday, October 20, 2020 12:04:21 PM

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment CPA 20-06

We are opposed to the proposed Comprehensive Plan Amendment CPA 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We reside at 5511 W 24th Ave, Creekstone, the neighborhood that borders this site on the northeast side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- The excessive amount of traffic that would be using Creekstone Drive and Irving Street.
- The increase of school children especially at the elementary level. Those K- third grade class have on within the past two years become small enough to be reasonably effective.

In summary, we believe that this proposed amendment does not meet your approval criteria that it "bears a substantial relationship to the public health, safety, welfare, and protection of the environment." Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully
Kathryn Kalunian
John Peter Kalunian
Heather Kalunian Murray

Steve Donovan

From: kernanklan@charter.net
Sent: Saturday, July 25, 2020 10:36 AM
To: Steve Donovan
Subject: Proposed zoning change for 2701 and 2711 s Sherman St. above 26th St.

As residents of one of the neighboring sub divisions Panoramic Heights, we are very concerned about the proposed change of zoning from low density to high density in the acres above 26th St. As it is by adding the recent Hayden Homes division it is already quite congested traffic wise. We also have school traffic and have had several instances with careless drivers and speeders. There are concerns about the hillside itself such as erosion, drainage. Sewers, fire safety and in general negative issues for all of the neighborhoods around here. We feel there should at least be thought to what the impact will be to the residents that already live here. We have a very quiet and peaceful area and would like it to stay that way. It is just way too many tiny lots and way too many people for the area. We are concerned and think the residents that live around here should have a very large impact on what should take place in our neighborhoods. Our concerns need to be heard.

Thank you
Gene and Marie Kernan

From: [Anthony Muai](#)
To: [Steve Donovan](#)
Subject: FW: Online Form Submittal: Hearing Examiner Public Hearing Comments
Date: Wednesday, December 9, 2020 7:18:48 AM

FYI...This might be a new one for CPA 20-06.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, December 9, 2020 6:31 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Subject: Online Form Submittal: Hearing Examiner Public Hearing Comments

Hearing Examiner Public Hearing Comments

Public Hearing Comments

First Name	Dana
Last Name	Klepper Mitzel
Hearing Examiner Meeting Date	11/9/2020
Address	3232 S Taft Street
City	Kennewick
Email Address	D.smiles1@yahoo.com
Phone Number (optional)	5094403166
Comments	Hello City Council Members,

I wanted to reach out and say as a member of the Apple Valley Housing community we vehemently oppose the new housing proposal on Thompson's Hill. The multi unit housing and the addition of 8000 potential cars a day is unacceptable. As housing continues to grow on Hilldabrand and Bob Olson the street will be filling up with capacity. The new proposal to send traffic down Sherman Street is ridiculous . Instead f touting it out with multiple avenues a massive bottleneck will be on Sherman and Hilldabrand. As the new bus lanes are also being routed to Hilldabrand for Southridge. Thai will also impact school traffic as well.

Please reject this proposal and save our community.

Thank you for your time.

Dana Klepper Mitzel.

Email not displaying correctly? [View it in your browser.](#)

From: [Ron Kuklinski](#)
To: [Steve Donovan](#)
Subject: Pln-2020-01009
Date: Friday, November 20, 2020 11:49:22 AM

The site map has little details that shows ingress, egress, soil conditions, slope, future plan development etc. Environmental and engineering details normally are required to make any lasting and safe decisions on more stringent density decisions.

I am sure the city's engineering department can see this and can convince the decisions makers (this is a bad idea to change a well thought out comprehensive plan)

I hope politics and money are kept out of any decisions.

What is good for the community and not Chavallo is at stake.

Note: Other developers like Harold Thompson have made plans for this area and didn't proceed for good financial reasons.

Do what right and stop this plan change.

Ronald j Kuklinski. 75 year resident, local area land owner. Even with low density the area is going to have a traffic problem. Let's not make it worse.

Sent from my iPhone

Steve Donovan

From: Ron Kuklinski <ronkuk4@gmail.com>
Sent: Saturday, July 25, 2020 9:11 PM
To: Steve Donovan
Subject: Thompson hill

Sent from my iPhoneDear Mr.**choose one)** I am a dues-paying member **OR**We are dues-paying members of the Panoramic Heights Homeowners Association. Please make note that this email is notification of **(choose one & delete other)** my **OR** our strongest and vehement opposition to the proposed change in zoning from low density to high density regarding Thompson Hill per the request of Jose Chavallo.

The long list of reasons why this change in zoning should not go forward has previously been provided to you by our Board. This email simply needs to count and be noted on the official record as **(choose one & delete other)** one more vote **OR** two more votes in definite opposition to the zoning change.

Please reply to this email that you are in receipt and are counting my opposition vote to the zoning change to high density.

Thank you for your time.

(Ronald Kuklinski

From: [Monte LaDow](#)
To: [Steve Donovan](#)
Subject: Comprehensive Planning Amendment 20-06
Date: Sunday, October 25, 2020 7:23:17 PM

Dear. Mr. Donovan,

We, Monte & Lola LaDow, are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We have lived at 2643 S. Irving St. in Panoramic Heights for the last 17 years, and are in the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartment, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 % and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- **Traffic currently using the Irving Street and westbound Kellogg Street doesn't even use the current STOP sign when that is on the corner, corner of city property and intersection of Irving and Kellogg. Can you imagine if the traffic were 5 or 10 times the current traffic?? Would most likely need a traffic light or circle! And with the increased traffic, have you even put a moment of thought into what it would be like in the winter months. It is somewhat difficult even now when snow and ice are compacted on the roadway to come south up or go down Irving Street and W. 26th Avenue.**
- **We have built a very nice home and have been living in it for 17+ tranquil years. The traffic in the neighborhood used to be just the local neighbors, but now has grown to all the cars coming from the neighborhood to the east of us... and I mean coming at all times of the day and night. I can't even imagine what it would be like if the traffic (and the NOISEY vehicles) were increased. [Isn't there a noise ordinance in the City of Kennewick for loud mufflers?]**
- **The potential for soil problems is also of great concern. As you may be aware, most of the soil on and around Thompson Hill is of clay composition. Should there be a water/sewer/irrigation break, that would all come quickly down the hill toward Panoramic Heights and the homes in our part of the neighborhood. Clay can only absorb so much water. It then it flows freely downhill.**
- **Several years ago, when the developer (I believe the same individual that is proposing the land use change) requested the city allow him to cut a road and build a residence on the north-northeasterly side of Thompson Hill, it was rejected by the**

Council due to the steep slopes and other potentially dangerous liabilities that could ensue.

- Panoramic Heights neighborhood is comprised of custom homes that many residences often designed and built ourselves. They are fairly expensive homes which were built to contribute to the ambiance of the area and add value to the neighborhood. If multi-family dwellings were placed on the hill above us, we feel the value of our home and entire neighborhood would be negatively impacted due to the general nature of what we see in the quality of up-keep of apartment dwellers. Case in point: go by North Buchanan and North Cleveland streets south of Canal Drive. WHAT A MESS! We don't want anything even CLOSE to this mess in or around our neighborhood. That is why we choose to build and live in Panoramic Heights... not on north Cleveland/Buchanan Streets.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

Finally, we believe that this proposed amendment does NOT meet your approval criteria that it "bears a substantial relationship to the public health, safety, welfare and protection of the environment." Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with an impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on, community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area;
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does NOT meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick. Please have these comments forwarded to the Planning Commissioners. Thank you!

Respectfully,

Monte and Lola LaDow

2643 S. Kellogg St.

Kennewick, WA 99338

mmladow@hotmail.com

December 13, 2020

Dear Kennewick Planning Commission and City Council Members.

Ref: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment #20-06. This amendment would change the land use designation of the 40.6 acres on what is known in the community as Thompson Hill from a LOW Density Residential to a HIGH Density Residential development.

We request the Planning Commission recommend this request be denied and the City Council deny this request.

My wife, Karen and I, live at 5717 W 23rd, CreekStone Subdivision in Kennewick.

Adding an additional what potentially could be 1100 residences in the immediate area of this subdivision, could and would add a tremendous amount of traffic and congestion in an area that is even now (Kellogg and Creekstone roads).

The drainage system would certainly be a potential problem, and the water, sewage and electrical would produce challenges for the current homes and residences in the existing areas.

Traffic would be my primary concern, but these other factors would surely impact the peace and tranquillity of the existing 200+ homes and thousands of residents.

It does appear to us, citizens in your community, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110 (7) & (8) and should be, in our opinion, denied.

Thank you for considering these concerns and for serving the citizens of Kennewick.

Robert & Karen Langendorfer

5717 W23rd, Kennewick, Wa 99338

tenbearsrunning@gmail.com

Retired L.E.O.

From: [Anthony Muai](#)
To: ["Tenbears Running"](#)
Cc: [Steve Donovan](#)
Subject: RE: CPA 20-06
Date: Friday, October 30, 2020 12:58:18 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[image007.png](#)

Hi Bob,

We actually don't have a project proposal at this point. The property owner has applied to change the land use designation from Low Density Residential to High Density Residential so that he can rezone the property to Residential, High Density. I know there are fliers circulating stating there will be 1100 apartment units and showing them all clustered on what looks like 10-20 acres of the 40 acres that are part of the application, but we actually don't have a project proposal. The fliers were put together by someone opposed to the proposal, so it is not a reflection of anything the City is reviewing. There is also an existing gated subdivision that has been approved on the lower portion of the property that is not part of this proposal and will remain Low Density Residential. It is about 22 acres in size owned by the applicant so I can't imagine they would want to build something like shown in the flier just above their high-end gated community, but I guess you never know what people are thinking.

The applicant has not been willing to put a specific project on paper so the best we can tell people at this point is that single-family homes, apartments, condos, townhomes, mini-storage, hotels, nursing homes and a few other uses are what are allowed if the change were to be approved. Access would be from Sherman St. to Bob Olson Pkwy and only emergency vehicle access would be permitted through Panoramic Heights.

The City did issue a determination of significance and requested more information, but I have not reviewed that information. The applicant also filed an appeal to the City's determination, so we are waiting for that hearing to be scheduled with the Hearing Examiner. I have copied our Senior Planner, Steve Donovan on this email. He has been processing this application and will be able to provide more information or answer specific questions related to the applicant and appeals. He is out of the office today, but will be in on Monday.

Anthony

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



From: Tenbears Running <tenbearsrunning@gmail.com>
Sent: Thursday, October 29, 2020 2:51 PM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Subject: Re: CPA 20-06

Hi Anthony

grin, no sir sorry I was not more specific. There might be someone in the planning dept that might be willing to hear my concerns about this project on Thompson Hill. I have no objections to growth, my primary concern is funneling traffic off a huge complex as described in the information that was circulated in the CreekStone HOA. A major complex the size of what I understand, would absolutely inundate the roads in the immediate vicinity. Being a retired Peace Officer, I understand the impact of traffic as it comes and goes from a community as described, 1100 "homes".

So one or two folks that can explain the overall plan or publish a document, we as the members of the Kennewick area, might visualize the project once completed.
Bob

On Thu, Oct 29, 2020 at 8:20 AM Anthony Muai <anthony.muai@ci.kennewick.wa.us> wrote:

Hello Bob,

Can you clarify what you mean by "Kennewick City contacts"? Do you want every employee's contact info or a specific group? Do you want email addresses, phone numbers or both?

You can find a list of most on our website at <https://www.go2kennewick.com/Directory.aspx>, however if you want a full list of all employees, elected officials and appointed board and commission members and their contact information you will have to file a public records request. You can do that online here:
[https://kennewickwa.mycusthelp.com/WEBAPP/_rs/\(S\(cgf3sp3sdj5bie05bauxacc\)\)/SupportHome.aspx](https://kennewickwa.mycusthelp.com/WEBAPP/_rs/(S(cgf3sp3sdj5bie05bauxacc))/SupportHome.aspx).

Please let me know if you have any questions. I've also copied our Public Records Officer, Krystal Townsend who can assist with filing the records request if you need help.

Anthony

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



From: Tenbears Running <tenbearsrunning@gmail.com>
Sent: Thursday, October 29, 2020 7:50 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>

Subject: CPA 20-06

I'd like a list of the Kennewick City contacts to air my opinion on this plan CPA 20-06, on Thompson Hill. The traffic congestion alone, would be an enormous headache for many of the home owners here in Creekstone. A list "might" be helpful, if the city will listen to the property owners in our area. Many thanks.

Bob Langendorfer

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Tenbears Running
Jay Copperfield
Owners: Shoalwater Estates

Shoalwater & Shoalwater Bay
Residential and Commercial

From: [annlariv](#)
To: [Steve Donovan](#)
Date: Tuesday, December 8, 2020 4:36:47 PM

Also there's a lot of dog walkers in this neighborhood. Please think of them. Thank you.

Sent from my Galaxy
Ann LaRiviere.

From: [ANN Larivier](#)
To: [Steve Donovan](#)
Date: Tuesday, December 8, 2020 4:34:40 PM

I live up off of Sherman on 23rd Avenue. I am very concerned about the new proposed development on the hillside east of Sherman. There are always a lot of bicyclers Walkers and joggers on Sherman and Bob Olson Parkway and Hildebrand Boulevard. The increased traffic could jeopardize and take a life. I would have never purchased in this neighborhood if I knew that proposal was a sure thing. The increased traffic is going to be horrendous if this goes through.

Kennewick Planning Commission and City Council Members

Proposed Comprehensive Plan Amendment 20-06

I am concerned about the effect that this proposed amendment changing the land use designation of 40.6 acres on Thompson's Hill from "Low Density Residential" to "High Density Residential" development will have on the long established area designated as Panoramic Heights. I suggest that the Planning Commission seriously consider denying this request and that the City Council deny the request.

I have resided at 5322 West 26th Avenue since January 1984. This is a great neighborhood for raising children and for retirees. This neighborhood has already seen some traffic impact resulting from opening up Edison Street to the south from 26th Avenue due to the high volume going to and from Southridge High School when school is in session. This intersection is already dangerous as most people going north rarely stop at the stop sign. My understanding about the proposed development which could result in over 1,000 housing units is that the additional traffic particularly on 26th Avenue would result in it being essentially a speedy thoroughfare for the greatly increased traffic volume since there does not appear to be any other access to the proposed development. Within two blocks of my house are at least 10-12 children ranging from toddlers to high school age.

Another factor will be that it will be more difficult for public transportation to serve such steep roads and, again, it would have to mostly pass through Panoramic Heights. If the area is developed as proposed, there likely will be a high density of children that must be served by the Kennewick School District bus system as there will be no schools nearby and even more congestion is added.

I am also concerned about the effect on our irrigation system. It is already nearly maximized and adding the proposed development would likely hurt us all. I recognize that even though the slope of the hill is very steep, it could be developed. However, there likely will be problems with drainage and erosion on that type of slope.

In addition, this type of development is not compatible with the existing Panoramic Heights area. The long-term effect will be to devalue properties particularly those at the upper end of Panoramic Heights.

Has serious consideration been given to how utilities can be handled so that we in Panoramic Heights are not appreciably affected?

My concerns deal mainly with the physical items mentioned above. I believe that the impact on the environment and loss of natural environment should be considered. Does development override the loss of natural resources.

It also does not appear that any consideration has been or will be given to how the development can be served by parks and recreation.

For the reasons stated above, I feel that the Comprehensive Plan Amendment 20-06 should be denied.

Thank you very much for considering my concerns.

Sincerely,

Lawrence E. Clay
5322 West 26th Avenue
Kennewick, WA 99338
Lclay3731@charter.net

From: [Jennifer.luce7](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill Mckay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#)
Subject: Re: Proposed Comprehensive Plan Amendment 20-06
Date: Tuesday, March 9, 2021 7:34:13 PM

Dear Kennewick Planning Commission and City Council Members:

My husband and I are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 1101 S Irving Place in Creekstone, the neighborhood that borders this site on the north side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- Increased risk of erosion
- Increased risk of storm water runoff
- Increased risk of landslides due to steep slopes
- Increased traffic
- Negative impact on quality of life
- Negative impact on housing values

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,
Jennifer and Brad Luce

1101 S Irving Place
Kennewick, WA 99338
Jennifer.luce7@gmail.com

From: [Jamie Luce](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#)
Subject: Proposed Comprehensive Plan Amendment 20-06
Date: Thursday, March 11, 2021 9:08:08 AM

Dear Kennewick Planning Commission and City Council Members:

My husband and I are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 5005 W 32nd Ave, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- Increased risk of erosion
- Increased risk of storm water runoff
- Increased risk of landslides due to steep slopes
- Increased traffic
- Negative impact on quality of life
- Negative impact on housing values

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,
Patrick and Jamie Luce

5005 W 32nd Ave
Kennewick, WA 99338
jamie@greatclubs.org

From: [Jim AJ](#)
To: ["k_duncan@charter.net"](mailto:k_duncan@charter.net); [Steve Donovan](#)
Subject: Proposed rezoning to high density residential .
Date: Tuesday, July 21, 2020 10:01:37 AM

Mr. Donovan,

This is in regard to Jose Chavallo's request to rezone a large area of land west of Panoramic Hts. Mr Chavallo attempted to do this nine years ago and the residents of Panoramic Hts defeated him in that attempt. We still oppose this request to rezone the area to high density. We are aware that Mr Chavallo has made no request for permits to build on the land, however, we are all aware of what his intentions are in that regard. Please do not grant his request for all the reasons given in Mr. Orrs, Mr. Mabry, Mr. Berges and other letters.

Sincerely
Jim and AJ Foster
cameojj@charter.net
6009 W.26th Ave
Kennewick, 99338

From: [S N](#)
To: [Steve Donovan](#); [Shlomo Orr](#)
Cc: [anjhi2u@msn.com](#); [berges6@aol.com](#); [christywatts2@gmail.com](#); [crosby.john56@gmail.com](#); [erhartsw@gmail.com](#); [farevalo76@gmail.com](#); [mchamaker@gmail.com](#); [rr_duncan@charter.net](#); [ryanhill4ever@gmail.com](#); [slyarner62@yahoo.com](#); [tshaw83@hotmail.com](#); [wtdixon3@gmail.com](#); [larryjulyk@charter.net](#); [fred@biebesheimer.net](#); [Car Lvr509](#)
Subject: Re: Proposed rezoning to high density residential a large area (several acres) just north of the water tank and west of Panoramic Heights 3 and S. Kellogg Street
Date: Monday, July 20, 2020 12:43:34 PM
Attachments: [2020 Notice of Application for Thompson Hill Development.jfif](#)

Steve,

Thanks for your timely responses.

I am a bit confused because the signs at the property(see attached) seem to read differently from what you have stated. The posted sign states that there is an opportunity to comment on the described **proposal/project...**

And under the Proposal Description it reads... Amend the land use designation for the property(the exact area is noted) from low density to high-density residential.

Are the comments that you are receiving being noted/stored/logged anywhere? What happens to the information after the 29JUL20 deadline? Who is reviewing the letters?

Sincerely,

Ron Mabry
509-308-2698

On Monday, July 20, 2020, 11:51:28 AM PDT, Shlomo Orr wrote:

Thank you Steve.

We will read and respond soon.

Shlomo.

From: Steve Donovan [mailto:Steve.Donovan@ci.kennewick.wa.us]
Sent: Monday, July 20, 2020 8:28 AM
To: 'Shlomo Orr'
Subject: RE: Proposed rezoning to high density residential a large area (several acres) just north of the water tank and west of Panoramic Heights 3 and S. Kellogg Street

Mr. Orr:

Attached are the application materials for the proposed amendment.

It is important to note that the application is not for a specific development project, it is for a land

use amendment which is a legislative action. State Agencies and City Departments will review the requested amendment. The Planning Commission will hold a public hearing in October and then the City Council will make the final decision in November or December.

Feel free to contact me if you have any further questions.

From: Shlomo Orr <shlomo.orr@gmail.com>

Sent: Sunday, July 19, 2020 10:39 PM

To: S N <carlvr509@yahoo.com>

Cc: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>; GERALD BERGES <berges6@aol.com>; J. Higley <anjhi2u@msn.com>; Steven Erhart <erhartsw@gmail.com>; Jncathey2352 <jncathey2352@charter.net>; Stephen Varner <slvarner62@yahoo.com>; Molly Hamaker-Teals <mchamaker@gmail.com>; Bill Dixon <wtdixon3@gmail.com>; Christy Watts <christywatts2@gmail.com>; Carol Schwarder <ryanhill4ever@gmail.com>; Sondra Rader <todaysint@gmail.com>; Traci Bradshaw <tshaw83@hotmail.com>; Larry Julyk <larryjulyk@charter.net>; Fred Biebesheimer <fred@biebesheimer.net>

Subject: Re: Proposed rezoning to high density residential a large area (several acres) just north of the water tank and west of Panoramic Heights 3 and S. Kellogg Street

Dear Mr. Donovan,

Nine years ago, the developer Jose Chavallo attempted to develop the area west of Panoramic Heights, using the existing infrastructure, without adding any additional access roads. We, the residents of Panoramic Heights, fought this parasitic development through the City Council and the power of the law to prevent him from this, unless an appropriate infrastructure is added, particularly a separate access road into the new development. There were also major concerns about water drainage and slope stability, for which Mr. Chavallo was unable to demonstrate viable solutions.

We understand Mr. Chavallo had received permission for grading of his property, which has included an unstoppable "train" of hundreds of loaded trucks passing through our neighborhood daily for the last three months, producing extensive air pollution and noise - and this without any consideration, consultation, and agreement by us, the residents. This is already outrageous and unacceptable, particularly given the ongoing pandemic situation. We already feel being taken advantage of by using the COVID-19 social distancing and precautions to "sneak" a large-scale operation through our neighborhood, abusing us and our good will. If this is what "high density" implies, we can assure you in advance that we will not accept this zone change, and will fight it by all means necessary.

We will appreciate detailed explanation from you regarding the matter. I will be happy to organize a large Zoom meeting with our representatives to discuss this with you face to face, if you wish.

Respectfully yours,

Shlomo Orr

Resident, Panoramic Heights

On Sun, Jul 19, 2020 at 2:06 PM S N <carlvr509@yahoo.com> wrote:

Mr. Donovan, as a resident of the Panoramic Heights Subdivision, I am concerned with the changing of the zoning for this development. I have not seen where the developer has taken into count the added load that will be added to the intra-structure of the area.

This effort has been attempted in the past with answers to the surrounding communities left not answered. Will additional roads be required? Will the addition of extra homes overstress the sewage systems and irrigation systems? Will overloading the land increase the possibility of landslides and

flooding? Will the smaller lot sizes decrease the value of the surrounding homes?

I believe that the developer should meet with the surrounding communities and explain how the change in the density of the new homes will not adversely affect present homeowners.

Thank you,

Ron Mabry

509-308-2698

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Shlomo.

From: [Melinda Didier](#)
To: [Steve Donovan](#); [Terri Wright](#)
Subject: FW: CPA 20-06 High Density Housing on Thompson Hill
Date: Wednesday, October 21, 2020 4:26:02 PM

From: Noreen Mack <nhamach57@hotmail.com>
Sent: Wednesday, October 21, 2020 1:07 PM
To: Melinda Didier <Melinda.Didier@ci.kennewick.wa.us>
Subject: CPA 20-06 High Density Housing on Thompson Hill

I live in the Creekstone Subdivision. This would increase the traffic close to my home. It would be an eyesore. It would decrease the value of my property. It would destroy my privacy as the tenants of these apartments would have full view of my back yard.

Please DO NOT approve this project. I am not apposed to single family homes on the hill but NO high density projects.

Sent from [Mail](#) for Windows 10

From: [Trisha Markle](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Subject: Proposed high density development CPA 20-06
Date: Sunday, November 1, 2020 9:42:45 PM

To whom it may concern,

I am opposed to the proposed Comprehensive Plan Amendment 20-06. I live off of 20th Avenue, a neighborhood that lies due north of the proposed development. My husband and I recently purchased our first home there to put down roots for our family in Kennewick. We selected a home at the end of a quiet cul de sac with no backyard neighbors so that we would have safety and privacy for our children. Behind our backyard, we have an irrigation canal and an open hill. We love being able to see the natural environment of the Tri-Cities right from our backyard. We are very concerned about the proposed development for several reasons. First, we are concerned about how it will impact property values. The value of our home and homes in all of the surrounding neighborhoods will likely be negatively impacted by the construction of an unsightly enormous apartment complex in our backyards. Additionally, the traffic that will be added to the neighborhood is concerning, particularly on Kellogg St/Creekstone since it is already a busy road on which cars travel quite fast. We have three very young children and we would like to raise them in a safe neighborhood in which they can ride bikes, go for walks, etc. as they grow older. Adding many more cars to this area will negatively impact pedestrian safety, the topography of the area, property values, and the environment. Please be wise about this decision and do not approve the upper slopes of Thompson Hill for High Density zoning.

Sincerely,
Trisha Chase

From: [AmberDawn McCall](#)
Subject: Re: Proposed Comprehensive Plan Amendment 20-06
Date: Tuesday, November 17, 2020 5:00:58 PM

November 17, 2020

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

Please forward this letter to all members of the planning commissioners.

I am opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 2510 S. Jefferson Ct. in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- The existing neighborhoods around this 40.6 acre site on Thompson Hill would suffer a significant reduction in property values, driving home prices down and robbing long-term residents of what is often their only or most significant investments.
- The infrastructure surrounding this area is insufficient and inappropriate for supporting the amount of traffic and other infrastructure use that comes with the addition of up to 1100 new housing units.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, (I or we) believe that this proposed amendment does not meet your approval criteria that it "bears a substantial relationship to the public health, safety, welfare, and protection of the environment." Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and

- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Aaron and AmberDawn McCall
2510 S. Jefferson Ct.
Kennewick, WA 99338
aaronsamberdawn@gmail.com

From: [Lesann McEnroe](#)
To: [Don Britain](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill Mckay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); [info@panoramicheightshoa.com](#); [Brad Beauchamp](#); [Steve Lee](#)
Subject: Proposed Comprehensive Plan Amendment 20-06
Date: Wednesday, October 21, 2020 1:36:40 PM

Dear Kennewick Planning Commission and City Council Officials,

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied and that the City Council deny this request.

We live at 5407 W 17th Ave in Creekstone, one of the largest communities northeast of Thompson Hill. We, like several surrounding neighborhoods, will be significantly impacted by a high-density residential development. A high-density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, townhouses, row houses, or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain with slopes over 40 percent and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment because that size and density of housing will mean an exponential increase of vehicular traffic flowing into the existing quiet residential streets and neighborhoods as well as the few arterial roads. For 1,100 units, estimating one to two adults and one to two vehicles per unit, that equates to a *minimum* of 2,200 to 4,400 car trips per weekday just for people going to work and back home with no new roads being constructed.

Further, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment”, nor have the following factors been considered thoroughly:

- The effect upon the physical environment;
- The effect upon open space and natural features including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of and impact on community facilities including utilities, roads, public transportation, parks, recreation, and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

If you could please forward comment letters to the Planning Commission (Melinda.Didier@ci.kennewick.wa.us and Steve.Donovan@ci.kennewick.wa.us), that would be greatly appreciated.

Thank you very much for considering these concerns and for serving the people of Kennewick!

Sincerely,

Michael and Lesann McEnroe
5407 W 17th Ave, Kennewick 99338
Ph: (509) 438-1427

From: [Reed McKinlay](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Cc: [Lisa McKinlay \(mckinlay.lj@gmail.com\)](mailto:mckinlay.lj@gmail.com); domkathy@hotmail.com
Subject: Opposition to Proposed High Density Housing on Thompson Hill
Date: Monday, October 26, 2020 10:52:24 AM

October 26, 2020

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 2332 South Young Court, in Southcliffe, the neighborhood to the west of the proposed development on Thompson Hill.

High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site. This would force considerably more traffic to Sherman Street, which will already be significantly impacted by current development plans in that area and should not have to bear the impact of a previously unplanned high density housing development.

We are long time Tri Cities residents. Last year we purchased our home in Southcliffe because we love the area and the community being created here. It has nicely built single family homes, modest traffic concerns with beautiful surroundings and scenic views. This proposed development is certainly not something we expect as a responsible community development plan for this area.

Specifically, We oppose this proposed amendment for the following reasons:

- It will increase up to 8000 vehicle trips per day on the streets in the area
- It will decrease property values through diminished aesthetics and traffic.
- Homeowners in the area frequently use Sherman Street as a pleasant place to hike and exercise, which will be significantly negatively impacted by the added traffic.
- The intention of the current zoning in the Thompson Hill area was to create communities of single family housing with aesthetically pleasing views and a safe community. High density housing negatively impacts these attributes.
- Thompson Hill has long been a Kennewick landmark and the City of Kennewick has a responsibility to avoid scarring the landscape with a development that does not aesthetically fit with previously zoned planning.

- The City of Kennewick has already adequately met its responsibility to provide affordable housing to its citizens by the large number of apartment complexes already built or under construction. For example, the Badger Canyon apartment complex currently being built along Ridgeline. There is no need to disfigure Thompson Hill to meet this need.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick. Please have this letter also forwarded to the Planning Commissioners for their consideration.

Respectfully,

Reed E. and Lisa J. McKinlay
2332 South Young Court
Kennewick, WA 99338

reedm@wyckoff-farms.com
mckinlay.lj@gmail.com

Kennewick Planning Commission and City Council Members
210 W 6th Ave
P.O. Box 6108
Kennewick, WA 98336-0108

October 15, 2020

Re: Proposed Comprehensive Plan Amendment 20-06

To Whom It May Concern:

Recently we became aware of a proposed comprehensive plan (PCPA 20-06) concerning change to land use designation for 40.6 acres on Thompson Hill (East side) from "Low Density Residential to High Density Residential" development. We request this proposal adamantly be rejected and that the City Council deny this request.

We currently live in the Creekstone Development, below but in close proximity to the proposed building site. We will be severely impacted by this high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and with no current vehicle access to most of the side.

Specifically, we oppose this proposed amendment for the following reason:

- 1) Run off of rain/snow would be of greater consequence than allowing it to be absorbed naturally by the current ground cover and topography. Run-off water would become a significant problem in several ways. Sewer/run-off drainage and additional re-enforced walls for soil retention.
- 2) Potential for slough-off of the ground into KID irrigation ditch, blocking it and putting down slope housing in peril. This would be a major extra expense for Benton County, the City of Kennewick and home owners (several times: HOA dues, taxes, loss of water for irrigation, etc.)
- 3) High density traffic between Creekstone Drive and 10th Ave via Irving St.. This road cuts through the middle of Creekstone Development and is already used as a cut-through. Additionally, this road has many dog-walkers, walkers/runners and kids riding bikes. The additional traffic increase would increase the potential for accidents of major proportions and injuries. Traffic enforcement has been minimal. A traffic light will also be required to allow for safe exit of Irving to 10th ave. Irving street, within Creekstone Development, should be designed a "Local Traffic Only" street as it splits the East and West sides of the Creekstone Development.
- 4) This would stress out current school, medical facilities, fire/police services. These services are provided by current land/property tax evaluations. Multi-units owners will not be

- required to pay annually for these additional services. Currently new schools are being built at a significant rate on an annual basis rather than through attrition of wearing out the old.
- 5) Per current WAC/RAC 15% of this housing may be low income (Section 8) housing. Thus this puts additional scrutiny on crime. It is a statically factual more crime occurs in this type of housing area. Although President Trump recently rescinded the AFFH rule of 2015, Washington State's laws are still effective.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan. Additionally within 5 miles there is another of these high density housing developments. The one off Clodfelter road can potentially hold up to several thousand residents. This proposal, also only increases the over building/population on the Western side of Thompson Hill with upward of 5,000 single housing units along the Bob Olsen Parkway.

Therefore, we believe this, Comprehensive Plan Amendment 20-06, does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

As our elected representatives, thank you for considering these serious concerns and for serving us, the people of Kennewick.

Respectfully,

Jill McKinnon
360-644931

Charles Rogers
360-620-6900

From: [JASON MERCIER](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#)
Cc: info@panoramicheightshoa.com
Subject: Reject proposed CPA 20-06
Date: Wednesday, October 21, 2020 2:39:31 PM

Hello,

I'm writing to express my opposition to the proposed land use change in CPA 20-06. One of the reasons we decided to move to the Creekstone neighborhood was due to the area low density zoning and ease of mobility with the existing transportation infrastructure.

I'm deeply concerned about the proposed change from low to high density and in particular the anticipated increased stress that change would have on the current transportation infrastructure.

Thank you for considering this request to keep the existing low density zoning in place and rejecting CPA 20-06.

Sincerely,

Jason Mercier
2401 S. Edison St

From: [The Middleton's](#)
To: [Steve Donovan](#)
Subject: File number: CPA 20-06/PLN-2020-01009
Date: Saturday, July 18, 2020 11:34:50 AM

Good evening Mr. Donovan,

My name is Shawn Middleton and I live at 2503 S. Dawes St. I am writing to you concerning the application for 2701 and 2711 S Sherman St.

I moved into this neighborhood 10 years ago with the understanding that it was, and is, a low density housing neighbor. This is of great importance to people moving into the neighborhood as it is both about space and traffic. Much to our dismay, we have seen houses packed in to both the north and south of our neighborhood. However, that is NOT and should not be the neighborhood that we all have invested and moved in to!

Allowing the new "High Density" area at the end of our neighborhood would not only have a negative effect on property values, but would greatly diminish the serenity, safety, and quality of a community we have all invested our time and money in!

I believe this plan should only be allowed to move forward with new a new road to the property that is non-intrusive through our well established highly invested in neighborhood.

As stated before, the families that have moved into this neighborhood did so knowing that it was a low density area which not only affected lot size, but traffic, and population size as well. An area that has been intact for 45 years should not be allowed to be depleted on a whim and greed.

Thank you for your time. I look forward to a decision that is in the best interest all those that call this neighborhood home.

Sincerely,

Shawn W. Middleton
2503 S Dawes St.
Kennewick WA 99338
SMJMIDLTON@yahoo.com

From: [Amber Morales](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill Mckay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Subject: Proposed Comprehensive Plan Amendment 20-06
Date: Wednesday, December 23, 2020 4:08:13 PM

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We Bret and Amber Morales are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 2269 S Belfair St in Southcliffe the neighborhood that borders this site on the west side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

We recently relocated to this beautiful area and as Bret is recently retired we chose this location as it is quite and out of the way of the city. We knew in purchasing the home, there would be additional development, but not in having such a large complex in the neighborhood. It would take our small "rural" area and turn it into a high traffic congestion zone. Many individuals take the opportunity to hike on Thompson hill and it feels that this type of development will take away from the natural landscape they enjoy, along with the increase of traffic and the danger that can bring to individuals on foot.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it "bears a substantial relationship to the public health, safety, welfare, and protection of the environment." Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

The effect upon the physical environment;

The effect upon open space and natural features, including topography;

The compatibility with and impact on adjacent land uses and neighborhoods;

The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;

The current and projected project density in the area; and

The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Bret and Amber Morales

2269 S Belfair

Kennewick, Wa. 99338

Amber.morales@csuglobal.edu

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 5328 W. 26th Ave, in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- **The development will result in excessive vehicle traffic through Panoramic Heights. 25th, 26th, and 28th already experience high levels of traffic as drivers pass through the neighborhood to travel between the Creekstone area and the Southridge area. This is a safety concern and livability concern. No additional traffic burden should be placed upon these streets.**
- **The development is detrimental to the property values, livability, and quality of life in Panoramic Heights.**

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;

- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Conrad and Caroline Morrow
5328 W. 26th Ave
Kennewick, WA 99338
(509) 554-6040

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

I Dr. Noel Ybarra, opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. I request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

I oppose this proposed amendment for the following reasons.

The developer purchased or acquired this land fully aware of its current “Low Density Residential” designation. I acknowledge his request to change this designation for the best interests of his/their investment. I do not understand how this will benefit our great city besides additional tax revenue.

I live near Panoramic Heights in the South Ridge housing Association. Our neighborhood also borders the east and south portion of Thompson Hill. I understand the area was purchased for home construction, but mourn the loss of natural beauty of the hills in our area.

The natural beauty of our surroundings is obvious. One only need to view the City of Kennewick webpage! The scrolling pictures show the unique beauty of our area: the river, waterfront, and hills! Clearly, Kennewick’s natural beauty is being promoted by the City.

Saving as much of the natural beauty and splendor of the hill is a benefit for our community. I understand proposed land designation can still move forward to build low density housing and thus, not preserve the hill. The potential impacts of “High Density Residential” outweigh the potential benefits.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, I believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Dr. Noel Ybarra
Tri1ironman@yahoo.com

October 20, 2020

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

My wife and I are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.06 acres on Thompson Hill from “low Density Residential” to “High Density Residential” development. My wife and I request that the Planning Commission recommend that this request be denied, and that the City Council as well deny this request.

We, James and Kathleen Neary, reside at 5420 W. 26th Ave, in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. Our neighborhood will be most impacted by high density residential development. High density residential development allows up to 27 multifamily housing units per acre, including apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units would be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, my wife and I oppose this proposed amendment for the following reasons:

- Kennewick has been expanding to the Southwest for years and we have already experienced an expansion in the density of housing surrounding us as the city continues to grow. Recently a middle school was added to our neighborhood which has had a dramatic impact on the amount of traffic in our subdivision, adding more challenges as this increased traffic now amplifies the already large volume we have daily from Southridge High School. We are in favor of growth much like the new single family housing developments South of Panoramic Heights. Adding high density residential to our established neighborhood, already accepted as a much desired and established area of Kennewick, will destroy the ambience that our established neighborhood provides as a benchmark in how to maintain a premier subdivision and yet embrace growth. Adding up to 1,100 multifamily housing units will stress the natural environment and the features consistent with an older neighborhood. With a growing number of newer families moving into this area having small children, the intensified traffic increases the danger to that vulnerable population in addition to the infrastructure impact the multiples of vehicles will have on our neighborhood streets.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, my wife and I believe that this proposed amendment does not meet your approval criteria that it "bears a substantial relationship to the public health, safety, welfare, and protection of the environment." Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan amendment:

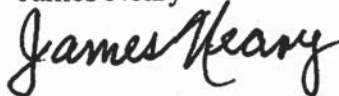
- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

James Neary

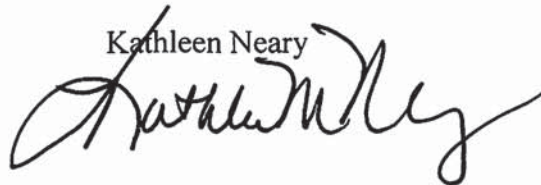


5420 W. 26th Ave

Kennewick

jkneary@charter.net

Kathleen Neary



From: [Rich Nelson](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); John.Turmbo@ci.kennewick.wa.us; [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#)
Cc: info@panoramicheightshoa.com
Subject: PROPOSED NEW DEVELOPMENT ON THOMPSON HILL
Date: Monday, October 12, 2020 3:37:29 PM

5718 W. 25th Ave.

Kennewick, WA 99338

October 12, 2020

Kennewick City Council:

Don Britain

Steve Lee

Brad Beauchamp

Jim Millbauer

Chuck Torelli

John Trumbo

Bill McKay

Kennewick Planning Commission:

Melinda Didier (Please forward to Planning Commissioners)

Steve Donovan

PROPOSED NEW DEVELOPMENT ON THOMPSON HILL

Dear Representatives:

This memo contains three major points:

1. The proposed land use designation for Thompson Hill should not be changed from Low Density Residential to High Density Residential.
2. Whatever ruling is made on issue #1, the City must include provisions on future development for protection of Thompson Hill from wild fires.
3. Whatever ruling is made on issue #1, the City must include provisions for traffic flows on future development so the additional auto and truck traffic does **not** flow through 25th, 26th avenues and other access points through the Panoramic Heights neighborhood.

1. Change of Land Use Designation

The City of Kennewick and the Planning Commission have spent many hours of effort to develop a Long Range Plan for the City. The Plan has been accepted by the residents of Kennewick and by the many organizations that service the Kennewick area.

- Residents have purchased property and built their homes based on the Kennewick Long Range Plan.
- The City has used the Plan to schedule water, sewer, police protection, fire protection, parks, and community services based on the Plan.
- Service providers such as Benton PUD, TV cable, natural gas, telephone, irrigation water, etc. have made investments and plans based on the Plan.
- The City has planned roads and traffic controls based on the Plan.
- Businesses have established locations and investments based on the Plan.

Now the City has been requested to change the Plan based on the schemes of a developer. This is not right for the long term good of the City of Kennewick to abandon the visions of the Long Range Plan.

Also the members of the Planning Commission that worked so hard on developing the Long Range Plan will probably see such a major change as a “slap in the face” and be discouraged about future updates to the Plan.

For the above reasons, I urge the City Council and Planning Commission to reject the proposed land use change to High Density. We have known for some time that Thompson Hill would ultimately be developed because of the attractive views but allowing high density housing on the steep terrain of Thompson Hill would be a bad decision.

2. Wild Fire Protection

In light of the recent experience with wild fire on Canyon Lakes, it is recommended that provisions be made to provide protection to current residential developments from the tragic wild fires that threaten all homeowners on the US West Coast and locally in the Tri-City area. As a resident on Thompson Hill, my family has faced several heart stopping fires that are fanned by the prevailing SW winds. Most of the residents have replaced cedar shake roofs with fire resistant roofing and have cleared areas around our homes. Nevertheless, more development on Thompson Hill and even down the Bob Olsen Parkway provide more opportunity for fires to start. High Density Housing increases this risk with more people potentially causing fires.

I urge the Council and Planning Commission to provide for natural fire barriers to be established by developers to enable our fire department opportunities to control wild fires before they reach our housing developments.

3. Traffic Planning

Residents of Panoramic Heights have been recently bombarded with heavy trucks and equipment through our neighborhood as the City has pursued the replacement of the water reservoir in the Creekstone neighborhood and dumped the extra land fill on Thompson Hill. This is just a preview of the traffic that would disrupt our neighborhood unless additional access across the KID canal is planned for any new development. I strongly encourage the Council and Planning Commission to provide for new traffic access for any new development of Thompson Hill and not send the traffic through 25th and 26th Avenues.

Sincerely,

Richard A. Nelson

Cc: Panoramic Heights HOA

Sent from [Mail](#) for Windows 10

From: [Rich Nelson](#)
To: [Steve Donovan](#)
Cc: [Ron Mabry \(Home\)](#); [GERALD BERGES](#)
Subject: Proposed Zoning Change for Thompson Hill
Date: Monday, July 20, 2020 7:50:25 AM

Mr. Donovan--I am a long term resident of Panoramic Heights neighborhood and have enjoyed the quiet living space which is one of the reasons for the purchase of our property.

My wife and I are definitely opposed to the proposed zoning change for the south side of Thompson hill from low residential to high density living space. The many additional people close to our neighborhood will decrease the livability of our homes.

Kennewick has spent much time and effort to develop a long range plan and zoning ordinances. Why would you change these well thought out plans? The City of Kennewick should stand by the planning efforts because many other plans for water and sewer services, utilities, traffic, schools, etc. were made on the long range plan. The change in zoning would impact many more businesses and providers than the residents of our neighborhood.

We are personally opposed to the zoning change because the additional nearby residents would upset the traffic patterns and way of life that we enjoy.

On another issue, we currently dislike the constant flow of dirt trucks and equipment on 25th Ave as the City is installing a new water reservoir near 18th Ave. This heavy traffic and disruption in our neighborhood should have been considered when you approved that project. Hopefully this is temporary and you will find a way to route future traffic from low residential zoned development of the north side of Thompson Hill away from our neighborhood.

Please register our complaint with the Kennewick City Council and encourage dismissal of the proposed zoning change.

Richard A. Nelson
5718 W. 25th Ave.
Kennewick, WA 99338
509-783-4817

From: [Nevills, Jennifer A](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Cc: jadn33@yahoo.com
Subject: CPA 20-06
Date: Thursday, November 5, 2020 1:26:42 PM

As a 43-year resident of Kennewick, and 12-year resident of the Creekstone housing development, I wish to voice my opposition to the proposed CPA 20-06 (High Density Housing on Thompson Hill). The reason for my opposition is that the revised designation will create a significant increase in vehicle traffic through our quiet neighborhood. The traffic arterials in and around Creekstone were designed with a finite number of vehicles in mind. Any increase in vehicle traffic will create a corresponding reduction in safety for those of us living in Creekstone, especially those whose homes border Creekstone Drive and Irving.

Residents of Creekstone pay one of the highest HOA dues in the city (yes, I know it is my choice) and until recently, one of the benefits was a quiet neighborhood with most of the traffic limited to Creekstone residents and their guests. As you are aware, several years ago, Kennewick added a roundabout on Creekstone Drive and Irving. Though the project provided convenience to residents in southeast Kennewick, the effects were mostly negative to our homeowners because Creekstone became a favored short cut to access 10th Ave.

In addition to the impacts above, the traffic introduced by the proposed high-density housing, will reduce safety for the numerous schools and parks in our neighborhood. Again, Creekstone is a family-friendly development where parents let children walk to parks, play, ride bikes, and otherwise enjoy the outdoors. Frankly, that is why many of us moved there. Unfortunately, the number of cars coming through our neighborhood since the installation of the roundabout, and the excessive speeds driven, have increased our anxiety and decreased safety for all. CPA 20-06 is likely to make matters worse.

I understand the need for Kennewick to grow and provide families additional residential opportunities. However, I'm concerned with the prospect of adding 1100 housing units because their residents will most likely use our neighborhood to transit to work, malls, movies, restaurants, schools, etc. I believe I speak for many Creekstone residents when saying, "please think of us and our families (especially our children) and do not approve this proposal."

Thank you,

Jennifer Nevills

October 19, 2020

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 5809 W. 26th Avenue in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- Increased traffic along 26th Avenue (and other residential roads in Panoramic Heights), which may cause increased traffic congestion as well as safety issues for pedestrians. We live on 26th Avenue, and seen an increase of large trucks hauling dirt driving at excessive speeds in front of our residence. We have witnessed some near misses and running stop signs on the intersections of 26th and Irving as well as 26th and Kellogg with these large construction vehicles. There needs to be some traffic remediation to ensure safety of pedestrians; specifically, our school-aged children walking to school and waiting for school buses.
- The detrimental impact to natural areas. Dwindling natural areas may lead to accelerated erosion and runoff which would directly affect Panoramic Heights.
- Adverse effects on native wildlife. Native wildlife may be forced out of their natural habitat by development, which could lead to an increase of nuisance animals (raccoons, skunks, coyotes, snakes, spiders) in the surrounding neighborhoods, schools, and communities.
- The potential impact upon utilities leading to diminished irrigation access.
- Increased pollution during construction (noise, air).

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

We returned to our hometown after serving in the Air Force for 30 years. We have been forced to live amidst construction and high-density housing throughout our military career. This is the first time we have been able to choose our own location for our family's needs. We chose to live in Panoramic Heights for the quiet, pristine community that it is. We have felt safe and enjoyed meeting our neighbors in this close-knit community. We are able to walk safely in our neighborhood. We are concerned about the potential negative impacts to our neighborhood. The thought of this street turning into one of the major thoroughfares for a high-density subdivision gives us great cause for concern for our neighborhood's well-being. Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

CMSgt Chad & Heidi Nixon
CMSgt Chad & Heidi Nixon
5809 W. 26th Avenue
Kennewick, WA 99338

kipnniki@yahoo.com
hnixon323@gmail.com

From: [Melinda Didier](#)
To: [Steve Donovan](#); [Terri Wright](#)
Subject: FW: Proposed Comprehensive Plan Amendment 20-06
Date: Monday, October 26, 2020 8:27:28 AM

From: Shlomo Orr <shlomo.orr@gmail.com>
Sent: Friday, October 23, 2020 1:19 PM
To: Melinda Didier <Melinda.Didier@ci.kennewick.wa.us>
Subject: Proposed Comprehensive Plan Amendment 20-06

Dear Ms. Didier:

We were surprised to discover an imminent request for a change of land use designation from Open Space to High Density Residential, for a new development currently defined as a “non-project”, on the steep slopes of east Thompson Hill.

We are strongly opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 5900 W. 25th Avenue, in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- Additional traffic flow of over 8,000 vehicle trips per day through our small neighborhood streets, without access roads to Kennewick proper (e.g., Columbia Center). This will not only convert our neighborhood to slums with traffic jams all over, but is also dangerous in case of emergency, particularly wildfire, which has occurred at least once in the last decade.
- Further, the steep slopes on the proposed site, typically grading above 30% and as high as 40% uphill, is very likely to endure slope stability problems, which, combined with major runoff drainage problems could cause a catastrophic collapse, with unimaginable destruction of neighborhoods downhill – and this is besides the questionable permission to build any housing type on these slopes, regardless.
- Furthermore, a major/continental (Williams) gas line passing through the property, just west of Panoramic Heights, will pose increasing hazard of gas leaks, and ultimately explosions, under excess loads by both housing structures and heavy traffic.
- Increased flow to already overloaded water and sewer systems.
- Increased demands of an already overtaxed and limited irrigation water supply.
- Significant air and noise pollution, with serious effects on residents’ health and

quality of life, as well as property value.

- A new high-density neighborhood towering above surrounding low-density private home neighborhoods is not only ugly, but also incompatible with the overall city planning.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Shlomo and Galya Orr

shlomo.orr@gmail.com

From: [Shlomo Orr](#)
To: [Steve Donovan](#)
Subject: RE: Proposed rezoning to high density residential a large area (several acres) just north of the water tank and west of Panoramic Heights 3 and S. Kellogg Street
Date: Wednesday, July 22, 2020 11:57:53 AM

Thanks Steve.

Could you kindly let us know when we get to 30 days before the public hearing?

Thanks,
 Shlomo.

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

Sent: Wednesday, July 22, 2020 7:37 AM

To: 'Shlomo Orr'

Subject: RE: Proposed rezoning to high density residential a large area (several acres) just north of the water tank and west of Panoramic Heights 3 and S. Kellogg Street

Mr. Orr:

The standard comment period for an application is 15 days. Since the public hearing will not be held at the end of the 15 day comment period, the public has the opportunity to comment until the public hearing has been closed.

The surrounding property owners within 300' of the proposal are required to be personally notified of the public hearing no sooner than 30 days before the hearing.

All of the comments will be entered into the record and presented to the Planning Commission at the public hearing. The Planning Commission will then make a recommendation that is forwarded, along with the record, to the City Council.

You can talk to any of the City Council members.

Thanks,
 Steve

From: Shlomo Orr <shlomo.orr@gmail.com>

Sent: Tuesday, July 21, 2020 6:54 PM

To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>

Subject: RE: Proposed rezoning to high density residential a large area (several acres) just north of the water tank and west of Panoramic Heights 3 and S. Kellogg Street

Hi Steve,

Stockpiling and grading are two different things...

From your previous email I understand that the City Council will make a decision in October. If so, why is there urgency to have all our comments in before July 29? Given the substantial effect such a change will have on the residents of Panoramic Heights, why had this announcement and associated deadline not been sent to all of us personally, as was done when the Creekstone street was planned (back 20 years ago), particularly during pandemic conditions?

You wrote: "The proposed comprehensive plan amendment will follow the proper review requirements". [Could you please explain the process: What will you do with all our comments and objections?](#) How and when could we provide our unified input to the Council? Whom exactly shall we talk to at the City Council?

Thanks!
 Shlomo.

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

Sent: Tuesday, July 21, 2020 5:06 PM

To: 'Shlomo Orr' <shlomo.orr@gmail.com>

Subject: RE: Proposed rezoning to high density residential a large area (several acres) just north of the water tank and west of Panoramic Heights 3 and S. Kellogg Street

Mr. Orr:

The development that is shown on the map you are referencing has nothing to do with CPA 20-06. That map's only purpose is to show the location of Lot 37 and Lot 38. It was probably a poor choice by Mr. Chavallo to use a previous development plat map as a reference for his proposed amendment. The City is only reviewing the proposed comprehensive plan amendment, which is a legislative action. No project has been submitted for review and no project review is taking place at this time. The grading permit that was issued earlier this year was to stockpile dirt for new water reservoir that is being constructed in the Creekstone Development. Some of the dirt will be returned to the reservoir site.

Legally staff cannot "block" any application submitted any member of the public. The proposed comprehensive plan amendment will follow the proper review requirements and a decision will be issued by the City Council.

Feel free to contact me if you have any questions.

Steve

From: Shlomo Orr <shlomo.orr@gmail.com>

Sent: Tuesday, July 21, 2020 3:25 PM

To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>

Cc: anjhi2u@msn.com; BERGES6@aol.com; carlvr509@yahoo.com; christywatts2@gmail.com; Crosby.john56@gmail.com; erhartsw@gmail.com; farevalo76@gmail.com; mchamaker@gmail.com; ryanhill4ever@gmail.com; slvarner62@yahoo.com; tshaw83@hotmail.com; wtdixon3@gmail.com; fireflytex@charter.net; larryjulyk@charter.net; fred@biebesheimer.net

Subject: RE: Proposed rezoning to high density residential a large area (several acres) just north of the water tank and west of Panoramic Heights 3 and S. Kellogg Street

Importance: High

Mr. Donovan,

Thanks for your answers.

There is a major difference between 5 units vs. 27 units, particularly given that in Chavallo's plan the only access he indicates is through 25th and 26th Avenues. You wrote that "The amendment that was applied for is not for the specific development of the site, it is only to change the land use designation.", but in the document you have sent me, "*CPA 20-06.pdf*", "*Jose Community Planning Comprehensive Plan Ammendment.pdf*", there is a map for a specific planned area (particularly the planned development north of Lot 37, west of 25th and 26th Avenues), an area he indicates he will add another street, 27th Court, that we are very concerned about.

This is indeed puzzling – the developer is asking for residential density change for "no project" on a project that has already begun... For this "non-project" development you have already given him permission for massive grading, which should have been reviewed and approved by all the different authorities – from geotechnical permit (have you seen the tall pyramid he has built there?) to drainage and surface-water permit and (most importantly) transportation permit. In fact, the "no-project" grading is not only a massive project on its own, but also has violated several environmental and transportation regulations. [I can list them to you if you wish.] Meanwhile, for the last three months, day by day, we have been enduring a convoy of heavy trucks (a truck every minute!) rumbling continually through our narrow street which is situated on a relatively steep slope, with increasing loads and vibrations, with visible damage to our parking surfaces, not to mention the excessive air and noise pollution – all of which should have been pre-approved by a comprehensive environmental impact assessment (EIA).

He should not have been given permission for "grading", nor be granted "high

density zone” change before he submits a complete plan which has gone through a comprehensive EIA/EIS (environmental impact statement), and a substantial period of comments and objections – as was done 10 years ago. He obviously has a plan he is trying to sneak through in bits and pieces knowing the impact it will have on our neighborhood that our homeowners will not approve of. We strongly request a stop to all permitting for the specific zone mentioned above (mapped in the CPA 20-06.pdf file you have sent me).

We want the safety of the children in our neighborhood, continuance of harmony within our neighborhood and protection of our property values as written in our HOA covenants. Mr. Chavallo can develop his property with low density housing which will allow our homeowners to continue to believe in the integrity of our covenants. We will appreciate your response assuring us that you will block any permit for rezoning to high density residential a large area just north of the water tank and west of Panoramic Heights 3 and South Kellogg Street.

Thank you.

Shlomo Orr

From: Steve Donovan [<mailto:Steve.Donovan@ci.kennewick.wa.us>]

Sent: Monday, July 20, 2020 4:08 PM

To: 'Shlomo Orr' <shlomo.orr@gmail.com>

Subject: RE: Proposed rezoning to high density residential a large area (several acres) just north of the water tank and west of Panoramic Heights 3 and S. Kellogg Street

Mr. Orr:

Below are the answers to your three questions, it is import to remember that the proposed amendment is not for a specific development:

- (a) Low Density Residential allows for 5 units per acre and High Density Residential allows for 27 units per acre. Each land use designation allows for a different zoning districts and different uses within those districts.
- (b) The City does not know why the applicant has applied for the amendment, any property can apply for this type of amendment.
- (c) The City does not know what the applicant’s “complete plan” is for the site. The amendment that was applied for is not for the specific development of the site, it is only to change the land use designation. Once a development application is submitted, that is when specific impacts are reviewed.

I cannot speak to why Mr. Chavallo submitted his amendment application. The City allows comprehensive plan amendments to be submitted once a year. All of the required meetings and hearings will be held and will meet all applicable requirements.

Let me know if you have other questions,

Steve

From: Shlomo Orr <shlomo.orr@gmail.com>

Sent: Monday, July 20, 2020 3:14 PM

To: 'S N' <carlvr509@yahoo.com>; Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>

Cc: anjhi2u@msn.com; berges6@aol.com; christywatts2@gmail.com; crosby.john56@gmail.com; erhartsw@gmail.com; farevalo76@gmail.com; mchamaker@gmail.com; rr_duncan@charter.net; ryanhill4ever@gmail.com; slvarner62@yahoo.com; tshaw83@hotmail.com; wtdixon3@gmail.com; larryjulyk@charter.net; fred@biebesheimer.net

Subject: RE: Proposed rezoning to high density residential a large area (several acres) just north of the water tank and west of Panoramic Heights 3 and S. Kellogg Street

Importance: High

Hi Steve,

I have reviewed the material you have sent me.

The application lacks all the important details. Several questions asked of Mr. Chavallo in the NPP were answered wrongly and/or insufficiently, pointing to the NPP, with no details whatsoever.

We need to know

(a) **what do “low density” and “high density” actually mean**, including all implications regarding our neighborhood.

(b) **why does he need to amend the zone** (including our neighborhood) into a High Density Residency.

(c) what is **the complete plan** for the new development – from A to Z – access roads, infrastructure, environmental impact assessment, drainage plan, geotechnical analyses, etc., and (most importantly) expected effect on our neighborhood (Panoramic Heights) in terms of traffic and infrastructure.

Could you please provide all of this information?

Thank you.

Shlomo.

From: S N [<mailto:carlvr509@yahoo.com>]

Sent: Monday, July 20, 2020 12:43 PM

To: 'Steve Donovan' <steve.donovan@ci.kennewick.wa.us>; Shlomo Orr <shlomo.orr@gmail.com>

Cc: anjhi2u@msn.com; berges6@aol.com; christywatts2@gmail.com; crosby.john56@gmail.com; erhartsw@gmail.com; farevalo76@gmail.com; mchamaker@gmail.com; rr_duncan@charter.net; ryanhill4ever@gmail.com; slvarner62@yahoo.com; tshaw83@hotmail.com; wtdixon3@gmail.com; larryjulyk@charter.net; fred@biebesheimer.net; Car Lvr509 <carlvr509@yahoo.com>

Subject: Re: Proposed rezoning to high density residential a large area (several acres) just north of the water tank and west of Panoramic Heights 3 and S. Kellogg Street

Steve,

Thanks for your timely responses.

I am a bit confused because the signs at the property(see attached) seem to read differently from what you have stated. The posted sign states that there is an opportunity to comment on the described **proposal/project**...

And under the Proposal Description it reads... Amend the land use designation for the property(the exact area is noted) from low density to high-density residential.

Are the comments that you are receiving being noted/stored/logged anywhere? What happens to the information after the 29JUL20 deadline? Who is reviewing the letters?

Sincerely,

Ron Mabry

509-308-2698

On Monday, July 20, 2020, 11:51:28 AM PDT, Shlomo Orr <shlomo.orr@gmail.com> wrote:

Thank you Steve.

We will read and respond soon.

Shlomo.

From: Steve Donovan [<mailto:Steve.Donovan@ci.kennewick.wa.us>]

Sent: Monday, July 20, 2020 8:28 AM

To: 'Shlomo Orr' <shlomo.orr@gmail.com>

Subject: RE: Proposed rezoning to high density residential a large area (several acres) just north of the water tank and west of Panoramic Heights 3 and S. Kellogg Street

Mr. Orr:

Attached are the application materials for the proposed amendment.

It is important to note that the application is not for a specific development project, it is for a land use amendment which is a legislative action. State Agencies and City Departments will review the requested amendment. The Planning Commission will hold a public hearing in October and then the City Council will make the final decision in November or December.

Feel free to contact me if you have any further questions.

From: Shlomo Orr <shlomo.orr@gmail.com>

Sent: Sunday, July 19, 2020 10:39 PM

To: S N <carlvr509@yahoo.com>

Cc: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>; GERALD BERGES <berges6@aol.com>; J. Higley <anjhi2u@msn.com>; Steven Erhart <erhartsw@gmail.com>; Jncathey2352 <jncathey2352@charter.net>; Stephen Varner <slvarner62@yahoo.com>; Molly Hamaker-Teals <mchamaker@gmail.com>; Bill Dixon <wtdixon3@gmail.com>; Christy Watts <christywatts2@gmail.com>; Carol Schwarder <ryanhill4ever@gmail.com>; Sondra Rader <todayshint@gmail.com>; Traci Bradshaw <tshaw83@hotmail.com>; Larry Julyk <larryjulyk@charter.net>; Fred Biebesheimer <fred@biebesheimer.net>

Subject: Re: Proposed rezoning to high density residential a large area (several acres) just north of the water tank and west of Panoramic Heights 3 and S. Kellogg Street

Dear Mr. Donovan,

Nine years ago, the developer Jose Chavallo attempted to develop the area west of Panoramic Heights, using the existing infrastructure, without adding any additional access roads. We, the residents of Panoramic Heights, fought this parasitic development through the City Council and the power of the law to prevent him from this, unless an appropriate infrastructure is added, particularly a separate access road into the new development. There were also major concerns about water drainage and slope stability, for which Mr. Chavallo was unable to demonstrate viable solutions.

We understand Mr. Chavallo had received permission for grading of his property, which has included an unstoppable "train" of hundreds of loaded trucks passing through our neighborhood daily for the last three months, producing extensive air pollution and noise - and this without any consideration, consultation, and agreement by us, the residents. This is already outrageous and unacceptable, particularly given the ongoing pandemic situation. We already feel being taken advantage of by using the COVID-19 social distancing and precautions to "sneak" a large-scale operation through our neighborhood, abusing us and our good will. If this is what "high density" implies, we can assure you in advance that we will not accept this zone change, and will fight it by all means necessary.

We will appreciate detailed explanation from you regarding the matter. I will be happy to organize a large Zoom meeting with our representatives to discuss this with you face to face, if you wish.

Respectfully yours,

Shlomo Orr

Resident, Panoramic Heights

On Sun, Jul 19, 2020 at 2:06 PM S N <carlvr509@yahoo.com> wrote:

Mr. Donovan, as a resident of the Panoramic Heights Subdivision, I am concerned with the changing of the zoning for this development. I have not seen where the developer has taken into count the added load that will be added to the intra-structure of the area.

This effort has been attempted in the past with answers to the surrounding communities left not answered. Will

additional roads be required? Will the addition of extra homes overstress the sewage systems and irrigation systems? Will overloading the land increase the possibility of landslides and flooding? Will the smaller lot sizes decrease the value of the surrounding homes?

I believe that the developer should meet with the surrounding communities and explain how the change in the density of the new homes will not adversely affect present homeowners.

Thank you,

Ron Mabry

509-308-2698

--

Shlomo.

From: [Shlomo Orr](#)
To: "S N"; [Steve Donovan](#)
Cc: [anjhi2u@msn.com](#); [berges6@aol.com](#); [christywatts2@gmail.com](#); [crosby.john56@gmail.com](#); [erhartsw@gmail.com](#); [farevalo76@gmail.com](#); [mchamaker@gmail.com](#); [rr_duncan@charter.net](#); [ryanhill4ever@gmail.com](#); [slvarner62@yahoo.com](#); [tshaw83@hotmail.com](#); [wtdixon3@gmail.com](#); [larryjulyk@charter.net](#); [fred@biebesheimer.net](#)
Subject: RE: Proposed rezoning to high density residential a large area (several acres) just north of the water tank and west of Panoramic Heights 3 and S. Kellogg Street
Date: Monday, July 20, 2020 3:22:10 PM
Importance: High

PS: What is so urgent in Chavallo's development that cannot wait until the COVID-19 pandemic is over and we all can come to the City Council meetings and have a complete discussion about it? Is he taking advantage of COVID-19, and the fact that most people are in lockdown? After all, it has been 10 years since he applied last time, and more than 20 years since he applied first time – so why not wait another year? What is so urgent about this permit and zone changing that cannot wait another year?

From: Shlomo Orr [<mailto:shlomo.orr@gmail.com>]
Sent: Monday, July 20, 2020 3:14 PM
To: 'S N' ; 'Steve Donovan'
Cc: [anjhi2u@msn.com](#); [berges6@aol.com](#); [christywatts2@gmail.com](#); [crosby.john56@gmail.com](#); [erhartsw@gmail.com](#); [farevalo76@gmail.com](#); [mchamaker@gmail.com](#); [rr_duncan@charter.net](#); [ryanhill4ever@gmail.com](#); [slvarner62@yahoo.com](#); [tshaw83@hotmail.com](#); [wtdixon3@gmail.com](#); [larryjulyk@charter.net](#); [fred@biebesheimer.net](#)
Subject: RE: Proposed rezoning to high density residential a large area (several acres) just north of the water tank and west of Panoramic Heights 3 and S. Kellogg Street
Importance: High

Hi Steve,

I have reviewed the material you have sent me.

The application lacks all the important details. Several questions asked of Mr. Chavallo in the NPP were answered wrongly and/or insufficiently, pointing to the NPP, with no details whatsoever.

We need to know

(a) **what do “low density” and “high density” actually mean**, including all implications regarding our neighborhood.

(b) **why does he need to amend the zone** (including our neighborhood) into a High Density Residency.

(c) what is **the complete plan** for the new development – from A to Z – access roads, infrastructure, environmental impact assessment, drainage plan, geotechnical analyses, etc., and (most importantly) expected effect on our neighborhood (Panoramic Heights) in terms of traffic and infrastructure.

Could you please provide all of this information?

Thank you.

Shlomo.

From: S N [<mailto:carlvr509@yahoo.com>]
Sent: Monday, July 20, 2020 12:43 PM
To: 'Steve Donovan' <steve.donovan@ci.kennewick.wa.us>; Shlomo Orr <shlomo.orr@gmail.com>
Cc: [anjhi2u@msn.com](#); [berges6@aol.com](#); [christywatts2@gmail.com](#); [crosby.john56@gmail.com](#); [erhartsw@gmail.com](#); [farevalo76@gmail.com](#); [mchamaker@gmail.com](#); [rr_duncan@charter.net](#); [ryanhill4ever@gmail.com](#); [slvarner62@yahoo.com](#); [tshaw83@hotmail.com](#); [wtdixon3@gmail.com](#); [larryjulyk@charter.net](#); [fred@biebesheimer.net](#); Car Lvr509 <carlvr509@yahoo.com>
Subject: Re: Proposed rezoning to high density residential a large area (several acres) just north of

From: [Anthony Muai](#)
To: [Steve Donovan](#)
Subject: FW: Online Form Submittal: Hearing Examiner Public Hearing Comments
Date: Wednesday, December 9, 2020 7:20:03 AM

[Here's another one...](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 8, 2020 7:03 PM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Subject: Online Form Submittal: Hearing Examiner Public Hearing Comments

Hearing Examiner Public Hearing Comments

Public Hearing Comments

First Name	Eric and Kathy
Last Name	Otheim
Hearing Examiner Meeting Date	12/14/2020
Address	7044 W 33rd Ave.
City	Kennewick
Email Address	Stuffinabox@msn.com
Phone Number (optional)	<i>Field not completed.</i>
Comments	To whom it may concern:

The Appeal Hearing for the CPA 20-06 SEPA Determination

Please, please do not allow a high density development on Thompson Hill. This will have a negative impact not only for those who live near Thompson Hill, but for the entire community.

Kennewick for years now has created a development plan to beautify our city by requiring new neighborhoods and businesses to meet a higher standard so that we as community can feel proud of where we live. I can't help but imagine the eye soar for miles around if apartments are allowed to be built on the hill, looming over the neighborhood and becoming a major focus of the area.

The development will create a nightmare of traffic and noise for those of us who chose to live on the south side of Thompson Hill.

We chose to live here because we thought this would be a quieter area to live in. However, if estimates are correct, traffic would increase up to 8000 cars daily on Sherman and it would change the environment of our neighborhoods substantially. It's not that we didn't expect growth in our area, but this is a dramatic shift. People living in the adjoining neighborhoods have paid a premium for their lots and houses because of the area and views and now the area is being rezoned which will decrease property value.

We also are concerned about safety. How many exit points out of the high density area would there be. If all the traffic is only funneled down Sherman Street, or even just a few streets, it seems like a safety hazard in an emergency situation such as a fire. Please stop this high density development from happening.

Thank you,

Eric and Kathy Otheim

Email not displaying correctly? [View it in your browser.](#)

Steve Donovan

From: Stephen Parent <stephenparent.parent@gmail.com>
Sent: Sunday, July 26, 2020 9:53 AM
To: Steve Donovan; Stephen Parent
Subject: CPA- 20-06 rezone

Dear Mr. Donovan,

We live on W 25th Ave. This past spring and summer we have tolerated the heavy truck traffic, dust, diesel smoke and noise from the cities hauling of soil on 25th Ave. Our house, our deck , and cars are constantly getting dusty.

I looked online at the Amendment Request - CPA 20-06. The prospect of a potential 40.6 acre development which may construct over 1,000 residences along with streets and utilities would pose a hardship for the people of our community. Our community was not designed for that volume of traffic. The City should require, or participate in the construction of a road from S Kellogg St/Creakstone Dr. corner south across the canal to connect with Hildebrand Blvd or S Sherman St. The additional connection would also benefit emergency vehicle travel.

There are only two canal crossings serving our community of Panoramic Heights. S Irving street is the primary crossing and has experienced increased traffic since its connection to Southridge Blvd. Cars accelerating up the hill have increased the noise level in the community. The radar sign has done little to deter the excessive acceleration of some motorists. Adding several thousand trips per day would be untenable. Even at the current low density zoning the development of a couple hundred houses could add three or four cars per minute to the existing residential streets during busy commute hours.

If proper access is developed to add a third crossing of the canal, I am not opposed to the proposed change in zoning. If proper access is not constructed I am opposed to any development, as our community and streets are not amenable to such a heavy traffic increase. Especially considering that there are a lot more than 40.6 acres on the hill to be developed. As a Professional engineer, I will be interested in the details and thoroughness of the traffic calculations and proposed road development and that the study takes into consideration other future developments.

Please add me to the email list for future developments relating to this development if they are not already included in the Planning Commission Agenda published online.

Please count this email as opposition to change in zoning due to lack of traffic planning and include it in public input documentation.

Thank you for your time.

Stephen Parent

Sandra Parent

--

From: [Jessica Percifield](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill Mckay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Subject: RE: Proposed Comprehensive Plan Amendment 20-06
Date: Tuesday, November 10, 2020 11:20:44 AM

Dear Kennewick Planning Commission and City Council Members:

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 7067 W. 23rd Ave. in South Cliffe, the neighborhood that would have to share its only access street (Sherman) , which will be the major access road on the south side of Thompson Hill. The potential increase in traffic will recharacterize our neighborhood from a low density family and recreation friendly one to a highly trafficked access road. We bought here for the hiking trails, and the projected sleepy residential nature of the neighborhood, which encourages recreational enjoyment. High density housing will fundamentally change the nature of our neighborhood, and will impact our home values negatively.

High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

Besides the fundamental change in the character of the neighborhood we bought into from low density family and recreational friendly, building parking lots and smooth surfaces on steep terrain is likely to cause environmental hazards such as increased likelihood of flooding of older more established neighborhoods downhill from such a development. Also, lack of pride of ownership will have a negative impact on the safety of surrounding established neighborhoods and those going in, as well as a financial impact on property values, but most importantly, without good road access, these older and established neighborhoods will become thoroughfares for people driving through without good access in and out, and place those who have enjoyed recreation including children at play at risk of being hit by cars just passing through.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Jessica Percifield Henry
Isaac C. Henry
7067 W. 23rd Ave.
Kennewick, WA 99338
jessica.percifield@gmail.com
ihenry42@gmail.com

--

Jessica Percifield Henry
Direct: 858-768-1786

Steve Donovan

From: Chad Pettijohn <pettijohn5@gmail.com>
Sent: Saturday, July 25, 2020 8:34 PM
To: Steve Donovan
Cc: ryanhill4ever@gmail.com
Subject: City Dissent Vote from Panoramic Heights Member

Dear Mr. Donovan,

We are dues-paying members of the Panoramic Heights Homeowners Association. Please make note that this email is notification of our strongest and vehement opposition to the proposed change in zoning from low density to high density regarding Thompson Hill per the request of Jose Chavallo.

The long list of reasons why this change in zoning should not go forward has previously been provided to you by our Board.

In addition I have several additional concerns. Our family has resided in this home for over three decades. We have seen significant traffic increase, which is to be expected to some extent as the city grows. A change to allow the purposed high density housing would overwhelm our neighborhood's traffic. At times it already takes us 10-12 minutes to exit the neighborhood due to high traffic with the school. The distance from my home to outside the neighborhood is less than a mile. There have been several recent significant accidents in the area that would be impacted from this change to include a fatal accident and a vehicle crashing into a neighbors' yard (school traffic) that would have seriously injured anyone on the sidewalk or in the front yard. As a first responder with over 15 years of experience in the Tri-Cities the level of traffic flow into and out of this neighborhood has always concerned us. The addition of the north entrance at Irving was helpful years ago but also increased through traffic and is not enough to combat the problems this proposal brings.

The addition of traffic from nearby Hayden homes past a very busy school into this neighborhood is already too much. The city is currently unable to effectively enforce all traffic regulations in this area as evidenced by the serious accidents, speeding, and other observable violations. We know that KPD does the best with what they have and for that we are beyond grateful. They spend significant amounts of resources to enforce speeding this area just from the schools. Additional traffic would further increase this problem. The steps done by the city to date have been appreciated but enough has not been done to help protect the residents of this neighborhood. The purposed change the zoning would overwhelm the area.

This email needs to count and be noted on the official record as two more votes in definite opposition to the zoning change.

Please reply to this email that you are in receipt and are counting my opposition vote to the zoning change to high density.

Thank you for your time.
Chad and Katherine Pettijohn
5108 W 26th Ave



Panoramic Heights Homeowners Association
www.panoramicheightshoa.com

October 21, 2020

Dear City Council and Planning Commission Members:

The Panoramic Heights Homeowners Association (PHHA), on behalf of its 160 families, opposes Comprehensive Plan Amendment 20-06 (CPA 20-06) and requests that it be DENIED per Kennewick Municipal Code (KMC) 4.12.110(10).

CPA 20-06 proposes to change the City of Kennewick Comprehensive Plan Land Use Designation for 40.6 acres on Thompson Hill from Low Density Residential to High Density Residential.

Panoramic Heights Homeowners Association:

Panoramic Heights is a community of 160 homes on the East slope and foot of Thompson Hill. Development started in the early 1970's and is now essentially complete.

PHHA is a non-profit corporation registered in the State of Washington. Our purposes include:

- Ensure the livability of the area by protecting the health, safety, welfare, and security of property values, and to further all things conducive to harmony and compatibility among neighbors.
- Maintain and operate the neighborhood irrigation system.
- Represent the membership in addressing external issues that may affect Panoramic Heights.

Reasons to Deny CPA 20-06:

PHHA opposes CPA 20-06 for many reasons. Our major concerns about the impacts of High Density Residential development on Thompson Hill include:

- There is no vehicle access to most of the proposed site. No new roads are proposed. Extending existing residential streets to accommodate up to 8,000 vehicle trips per day would overwhelm surrounding neighborhoods.
- The proposed High Density Residential "island" in the middle of mostly Low Density Residential developments is incompatible and inappropriate. This would impact Panoramic Heights, Creekstone, Southridge Estates, Southcliffe and the proposed Citadel Estates neighborhoods.
- The combined impact of High Density Residential housing and its traffic would reduce the property values in the surrounding Low Density Residential neighborhoods.

- The steep slopes on the site (some over 40%), highly erodible soil, removal of vegetation and large areas of impervious surfaces (such as roads, sidewalks and parking spaces) would increase the risk of soil erosion, stormwater runoff, and water saturation from irrigation and water leaks. Together these could cause a future flood event or landslide that could damage the homes on and below the site. The risk of flooding, blocking or breaking the irrigation canal below the site is a risk that must be taken seriously.

PHHA notes that these impacts are included in the factors that the City must consider prior to approving Comprehensive Plan Amendments per Kennewick Municipal Code KMC 4.12.110(8).

Also, we note that because of these impacts and other impacts presented in the attachment to this letter, CPA 20-06 does not meet two of the City's key approval criteria in KMC 4.12.110(7) which are:

- (a) The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment; and
- (b) The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted Comprehensive Plan not affected by the amendment.

Further, PHHA notes that approval of CPA 20-06 would not be consistent with State Environmental Policy Act (SEPA) requirements. Specifically:

- The City has determined that CPA 20-06 "is likely to have a significant adverse impact on the environment" and that "An environmental impact statement (EIS) is required under RCW 43.21C030(2)(c)." WAC 197-11-070 states that "no action concerning the proposal shall be taken by a government agency that would: (a) Have an adverse environmental impact; or (b) Limit the choice of reasonable alternatives." Designating the land for "High Density Residential Development" now would limit considering other reasonable land use designations in the EIS alternatives. Therefore, PHHA believes that the City's Comprehensive Plan Amendment process described in KMC 4.12.110 should not proceed for CPA 20-06 until the Final EIS is issued to inform the Council's decision on this land use designation change.
- The Application and SEPA Checklist do not address the probable environmental impacts of future High Density Residential development that could result from this land use change, contrary to WAC 197-11-060(4) and the SEPA Policy Handbook (page 43).
- Portions of the Application and SEPA Checklist are not true, correct and complete as required by SEPA and City requirements. For example, the Applicants do not even acknowledge the known presence of a large, high pressure natural gas transmission pipeline all along the eastern side of the property. Further, City staff requested additional information on potential environmental impacts from the Applicants. The Applicants submitted a revised Application and SEPA Checklist that still did not address many of the impacts and possible mitigation needed for future High Density Residential development.

More details on these reasons for DENIAL are in the Attachment to this letter, and some are illustrated in the attached Figures.

Also, please consider these impacts as comments on the scoping of the required EIS. PHHA will be providing further comments on the scoping of the EIS in separate correspondence.

Conclusions:

The PHHA Board of Directors decided to oppose CPA 20-06 based on extensive review of available documents, analysis by a dedicated team of over 20 members, information from City staff, a meeting with the Applicants, and at the request of many members.

PHHA opposes increasing the proposed housing density by a factor of more than 5 through a High Density Residential development on this portion of Thompson Hill for many reasons. The transportation impacts alone would be overwhelming in the surrounding neighborhoods. The impacts on property values, and the safety risks from a High Density Residential development on steep, erodible, unstable slopes must be taken seriously.

PHHA supports reasonable and responsible development in the Southridge area of Kennewick. We realize and accept that the City has approved Low Density Residential land use on Thompson Hill, as long as there are effective measures to mitigate impacts of such development. For examples, development should not occur on steep slopes and traffic should not be routed through existing neighborhoods.

When new developments on Thompson Hill are considered in the future, PHHA requests that the City provide for early and meaningful public involvement of the affected neighborhoods to result in more reasonable and appropriate proposals than what is proposed in CPA 20-06.

PHHA requests 15 minutes at the public hearing before the Planning Commission, currently scheduled for November 16, 2020, to present our position and to answer any questions from the Commissioners.

Thank you for considering our concerns and for your service to the people of Kennewick.

(authorized by)

Gerry Berges, President

Attachment: "Reasons to Deny CPA 20-06"

Figures:

1. Artist rendering of High Density Development on Thompson Hill
2. Examples of Steep Slopes on the Proposed Site
3. Zoning Map Around Site
4. Potential Traffic Routes

Copy to:

Steve Donovan, City of Kennewick
Melinda Didier, City of Kennewick
Terri Wright, City of Kennewick



Figure 1. Artist rendering of High Density Development on Thompson Hill



Figure 2. Examples of Steep Slopes on the Proposed Site

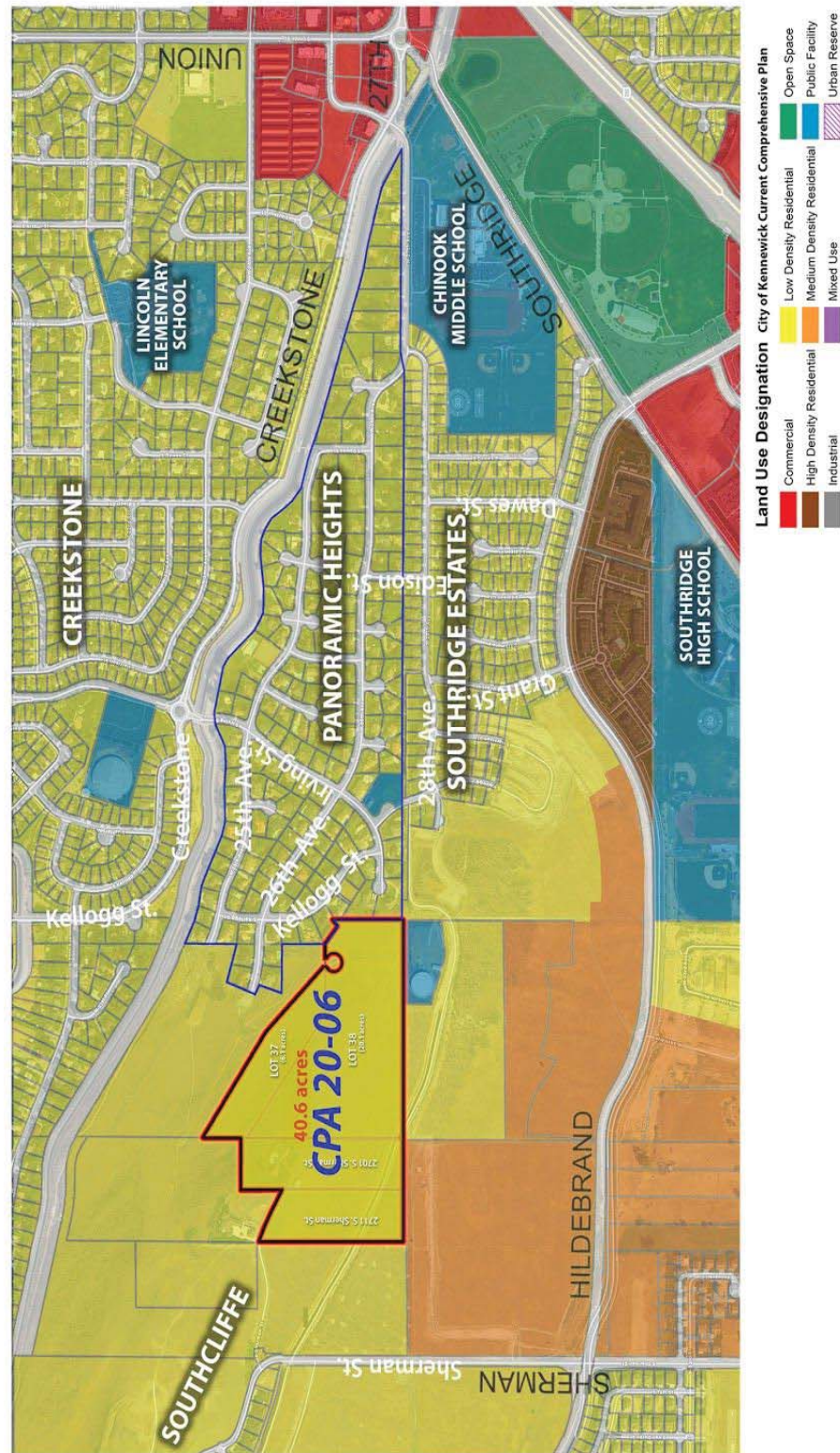


Figure 3. Zoning Map Around Site



Figure 4. Potential Traffic Routes

ATTACHMENT
Reasons to Deny CPA 20-06

PHHA believes CPA 20-06 should be DENIED for the following reasons.

Procedural, Regulatory and Legal Reasons:

1. On August 19, 2020 PHHA appealed the City’s prior “Determination of Non-Significance” (ED 20-14) because several probable significant adverse environmental impacts had not been addressed. PHHA requested that the City withdraw this Determination.

On August 28, 2020 the City withdrew the “Determination of Non-Significance.” Then, on October 8, 2020 the City issued a “Determination of Significance and Request for Comments on Scope of EIS.” This Determination of Significance stated that the City “has determined this proposal is likely to have a significant adverse impact on the environment” and that “An environmental impact statement (EIS) is required under RCW 43.21C.030(2)(c).”

The City identified the following areas for discussion in the EIS:

1. Transportation/Access to subject property;
2. Traffic impacts from likely development of the site under requested land use designation;
3. Critical area impacts from likely development of the site under requested land use designation;
4. Stormwater analysis and probable mitigation based on likely development of the site under requested land use designation and potential of significant impervious surfaces being introduced;
5. Aesthetics and the construction of structures to a maximum of 45 feet in height; and
6. Light and glare resulting from likely development of the site under the requested land use designation.

These were many of the environmental concerns raised in PHHA’s appeal. These impacts should be evaluated before the City considers approving High Density Residential development on Thompson Hill.

Note that WAC 197-11-070 “Limitations on actions during the SEPA process” states in part:

“(1) Until the responsible official issues a final determination of nonsignificance or final environmental impact statement, no action concerning the proposal shall be taken by a governmental agency that would:

- (a) Have an adverse environmental impact; or
- (b) Limit the choice of reasonable alternatives.”

Designating the land for “High Density Residential Development” now would limit considering other reasonable land use designations in the EIS alternatives.

Therefore, PHHA believes that the City’s Comprehensive Plan Amendment process described in KMC 4.12.110 should not proceed for CPA 20-06 until the Final EIS is issued to inform the Council’s decision on this land use designation change.

2. The Application and SEPA Checklist do not address fully the impacts of this land use designation change and the resulting development that could occur. This non-responsive approach is not allowed by SEPA regulation WAC 197-11-060(4), which states in part:

“(c) Agencies shall carefully consider the range of probable impacts, including short-term and long-term effects. Impacts shall include those that are likely to arise or exist over the lifetime of a proposal or, depending on the particular proposal, longer.”

“(d) A proposal’s effects include direct and indirect impacts caused by a proposal. Impacts include those effects resulting from the growth caused by a proposal, as well as the likelihood that the present proposal will serve as a precedent for future actions. For example, adoption of a zoning ordinance will encourage or tend to cause particular types of projects...”.

The SEPA Policy Handbook adds:

“If the nonproject action is a comprehensive plan or similar proposal that will govern future project development, the probable impacts need to be considered of the future development that would be allowed. For example, environmental analysis of a zone designation should analyze the likely impacts of the development allowed within that zone.” (page 43).

Further, PHHA is aware of an applicable legal precedent on nonproject Comprehensive Plan Amendments:

“Spokane County v. E. Wash. Growth Mgmt. Hearings Bd., 176 Wn. App. 555 (2013) – The court emphasized that, for a nonproject action such as a comprehensive plan amendment or rezone, the agency must address the probable impacts of any future project action the proposal would allow.”

In a letter to the Applicants on August 28, 2020, the City also referenced related legal precedent in:

“Heritage Baptist Church v. Central Puget Sound Growth Management Hearings Bd. (GMHB) 2 Wash. App. 737, 751(2018).

The City also stated to the Applicants:

“You must consider your request and the resulting zoning (if approved) and what is permitted within the new zoning district; responding to the questions more specifically and providing likely impacts such as traffic generated by a likely proposal and possible mitigation to address likely impacts.”

The Applicants’ revised Application and SEPA Checklist, dated September 14, 2020, again failed to address in a meaningful way specific impacts and possible mitigations.

3. Portions of the Application and State Environmental Policy Act (SEPA) Checklist submitted and subsequently revised by the Applicants are not true, correct and complete as required by SEPA and City requirements. Several probable significant environmental impacts are not addressed, some responses are missing, and some are not correct. These include not addressing completely or accurately the impacts of future High Density Residential development resulting from CPA 20-06 on:
 - a. Geologic Hazards
 - b. Road transportation system
 - c. Traffic congestion, noise and air pollution
 - d. Native vegetation and animals
 - e. Native American artifacts
 - f. The presence of a large, high pressure natural gas transmission pipeline on the site
 - g. Views, locally and in the region
 - h. Light and glare
 - i. Public services
 - j. Schools
 - k. Utilities.

Also, on August 28, 2020, the City sent a letter to the Applicants requesting additional SEPA Checklist information. This included 40 questions that needed additional details and clarification. It appears that the Applicants did not provide substantive, meaningful answers to many of those questions.

Therefore, for all three reasons above, CPA 20-06 should be DENIED.

Factors the City Must Consider Prior to Approval:

The Applicants have not addressed or provided adequate information on the factors that the City must consider prior to approving Comprehensive Plan Amendments per KMC 4.12.110(8). These factors are addressed separately below.

(a) The effect upon the physical environment;

This part of Thompson Hill has some of the last, undeveloped shrub steppe environment in Kennewick. According to City staff (Steve Donovan) portions of the site are mapped as a Critical Area having “Uncertified Shrub Steppe”. It is rich with native plants and animals.

The Applicants’ Revised SEPA checklist only mentions “shrubs” and “grass”. They fail to mention that this includes extensive areas of native sagebrushes, bunchgrass and other plants.

Further, the Applicants only mention hawks are present on site. Other animals known to be on Thompson Hill, which would be affected, are Quail, Chukar, American Robin, Black-billed Magpie, Western Meadowlark, Song Sparrow, American Crow, Ring-Neck Pheasant and Coyotes. (SEPA Checklist for Southcliffe, ED 12-02, January 2, 2012; and Southridge Development Wildlife Survey Addendum, Calvin Douglas and Ben Floyd, Anchor QEA, April 3, 2012).

Adjacent Panoramic Heights residents have also seen rabbits, rattlesnakes, ground squirrels, pocket gophers, killdeer, falcons, horned owls, and burrowing owls (a candidate species for listing as State Endangered, Threatened, or Sensitive per WAC 220-610-110) on or near the site.

There are many species of native plants and animals on Thompson Hill. The impact on them and the destruction of their native habitat from High Density Residential development must be addressed.

Numerous Native American artifacts have been found in the area of the site. The Confederated Tribes of the Umatilla Indian Reservation are aware of these artifacts and have notified the Washington Department of Archeology and Historic Preservation.

(b) The effect on open space and natural features including, but not limited to, topography;

The top of Thompson Hill is some of the last highly visible open space in the Southridge area. It is also an historic landmark for Kennewick that is visible in all directions for tens of miles. High Density Residential development would destroy that aesthetically pleasing image forever. Instead, Thompson Hill could look like the artist rendering in Figure 1 “Artist rendering of High Density Development on Thompson Hill” .

The entire site is mapped as Critical Areas for Geologic Hazards: “Steep Slopes”, “Extreme Steep Slopes” and/or “Erosion Hazards” (per Steve Donovan, City of Kennewick October 12, 2020)

In 2009, this Applicant proposed CPA 09-01 to amend 20.25 acres of the current subject land (then called Tract C) from Open Space to Low Density Residential and Commercial use. The City issued a Determination of Significance on November 2, 2009 which “determined this proposal is likely to have a significant adverse environmental impact on the environment” and determined that an Environmental

Impact Statement (EIS) is required. The addendum to that Determination of Significance identified a significant impact was:

“Earth: Potential for earth slides on the north side of Thompson Hill. Potential for Erosion on any of the steep slope areas during periods of heavy rain or when disturbed during construction.”

The City staff found:

“This area is also subject to erosion per the adopted critical area map. The Environmental Impact Statement for the Southridge sub-area also indicates several potential impacts in terms of earth slides and the potential for siltation, especially on the North side of Thompson Hill. The EIS indicates potential for Erosion on any of the steep slope areas during periods of heavy rain or when disturbed during construction.” (Staff Report on CPA 09-01, November 16, 2009)

The City subsequently denied CPA 09-01 so the required new EIS was not done.

Also in 2009, the Critical Areas Report for Citadel Estates concluded in part:

“Based on the analysis discussed above, the entire site, in native condition, is stable unless considerable water is introduced to the soil column.”

“The surficial silt and fine sand layer is highly erodible and subject to erosion. The existing vegetation currently protects the soil, and mitigation measures will be required during construction.” (Critical Areas Report for Citadel Estates, Michael Black, Columbia Engineers and Constructors, July 1, 2009).

Note that this Critical Areas Report did not cover the steeper slopes towards the top of the North side, nor the south side of Thompson Hill. Nor did it address all the report requirements in KMC 18.62.060 and 070.

In 2010, this Applicant proposed a Planned Development Plan (PDP 10-01) and Preliminary Plat (PP 10-02) to develop Citadel Estates on 50.27 acres of land zoned Residential Suburban. This included about 26.2 acres of the currently proposed subject land (now called Lots 37 and 38). The Hearing Examiner’s Findings, Conclusions and Decision, dated March 19, 2011 discussed several environmental impacts that are still germane to the undeveloped lots 37 and 38 included in the current proposal. These included:

“Finding 17: The (Critical Areas) report concluded that site slopes met the CAO’s (Critical Areas Ordinance) definitions of erosion, landslide and seismic hazard areas and that stormwater management would be crucial for any development.”

“Finding 18: Portions of Lots 37 and 38 with slopes of 40 percent or greater are unbuildable without further review.”

Nonetheless, the Applicants have requested “High Density Residential” land use designation for all 40.6 acres, including the land discussed above. They acknowledge:

“Portions of Citadel Estates lot 37 includes geologically hazardous areas and has limited development potential.”

“A portion of Lot 37 of Citadel Estates includes slopes exceeding 40%.” and “This area totaled 6.1 acres within lot 37.”

But, they fail to address geologically hazardous areas on other portions of the site.

Figure 2 shows “Examples of Steep Slopes on the Proposed Site.”

This makes no sense. Extreme Slope Hazard Areas pose “Known or suspected risk areas with slopes greater than 40%” and “have severe erosion potential and a high probability of slope failure and landslide occurrence” (KMC 18.62.020 and 030). Further “Activities on sites containing extreme slope hazards shall be considered unbuildable. This includes... construction of buildings...and roads.” (KMC 18.62.090(2)).

The portions of the site in Geologically Hazardous areas, especially Extreme Steep Slopes should not even be considered for High Density Residential Development. Most native vegetation would be removed. There would be large areas of impervious (hard) surfaces, irrigation water, and the potential for waterline breaks. These factors would greatly increase the hazards of soil erosion, water runoff, landslides, and potential flooding if the irrigation canal along Creekstone Drive is overwhelmed, blocked or broken.

Instead of High Density Residential land use, the City should return those portions of the site that present significant geologic hazards to the prior “Open Space” land use designation. This is appropriate for critical area environments per KMC 18.03.020.

(c) The compatibility with and impact on adjacent land uses and surrounding neighborhoods;

The proposed land use designation is “High Density Residential” and the associated zone district is “Residential-High Density (RH)”. According to KMC 18.12.010 A.1 and A.2, and 18.09.1350, RH allows Multi-family Residences, including “townhouses, duplexes, multiplexes, condominiums, apartment houses, boarding houses, and lodging houses.” The maximum density is 27 units per acre, with a minimum lot size as low as 1,600 square feet. They could be up to 45 feet high (up to 4 stories

high). According to KMC 18.03.030(4) RH is supposed to be “A transitional use between commercial and low and medium residential uses.” This is not the case.

The current land use designation is “Low Density Residential” with about 5 single-family homes per acre. Most of the land is zoned as “Residential Suburban (RS)” with a minimum lot size of 10,500 square feet. A small portion is zoned “Residential-Low Density (RL)” with a minimum lot size of 7,500 square feet. Height is limited to 35 feet.

Nearly all of the property surrounding the site is designated “Low Density Residential”, except that portions on the southern boundary are zoned “Public Facility (PF)” and “Residential-Medium Density (RM).” See Figure 3 “Zoning Map” to see the inconsistencies.

The surrounding neighborhoods include Panoramic Heights, Creekstone, Southridge Estates (expanding), Southcliffe (expanding) and Citadel Estates (preliminary approval in 2011, but development has not started). All of their developments are or will be single-family homes on medium to large lots, and generally two-stories high. The streets are generally narrow and not capable of large traffic flows. They would be overwhelmed by traffic from High Density Residential development as discussed below.

Further, an experienced local realtor has informed PHHA that this High Density Residential development and its associated traffic would have negative impacts on property values, reduce the prestige of the neighborhood, impact the views from homes, and take longer to sell homes in Panoramic Heights and the surrounding Low Density Residential neighborhoods. Further, the realtor said that dwindling natural areas, traffic congestion, reduced walkability, noise and air pollution are all valid concerns about the impacts of CPA 20-06.

(d) The adequacy of, and impact on community facilities, including utilities, roads, public transportation;

The Applicants state in various sections of their Application and SEPA Checklist :

“Development of the areas will use the same public utilities and services as current Comprehensive and Zoning Areas.”

“It is uncertain whether designation of authorized land uses will result in an increased demand for transportation, public services for (sic) utilities.”

“Any increase in transportation, public service or utility demand would be insignificant and all facilities are available with adequate capacity for service to the property.”

Obviously, the Applicants do not understand the significant impacts that High Density Residential development on Thompson Hill would have on roads, traffic and utilities. PHHA analyzed these

transportation impacts with the help from a PHHA member who is a local traffic engineering professional.

The only current road accessing the site is a small, short private road to the homes on the top of Thompson Hill. The only Collector Road adjacent to the site is S. Sherman Street.

Currently, the only other streets adjacent or near to the site are 26th and 28th Avenues. These are Local Streets with limited capacity (less than 1,500 vehicle trips per day) and already experience a significant amount of traffic, including cut-through traffic from schools and other sources. For example, several segments on 26th Avenue and Irving Street in Panoramic Heights, and on Kellogg Street and 28th Avenues in Southridge Estates are at or near the Local Street threshold for normal high traffic of 1,500 vehicles per day (KMC 13.04.010(4)).

The Applicants failed to address the SEPA Checklist question 14.f “How many vehicular trips per day would be generated by the completed project or proposal?” They just state “No project is currently planned for the project site. Trip generation from a proposed project will be evaluated at the time of project review.” This is deceptive, hiding the significant traffic impacts of the change in land use designation.

However, the maximum potential traffic impact can be calculated. There could be up to 27 housing units per acre. The Applicants requested High Density Residential land use designation for all 40.6 acres. So there could be up to 1,100 housing units. The Institute of Traffic Engineers “Trip Generation Manual” assumes 7.32 daily trips per multi-family housing unit. So this proposal could result in up to 8,000 vehicle trips per day. Peak PM hour traffic is 0.56 trips per housing unit for a total of up to 600 vehicles during that hour.

These are really large impacts. Based on Kennewick Administrative Code 13-08, for impacts of this magnitude, the developer should be required to perform a Traffic Impact Study that evaluates impacts at all major phases of the proposal, and then 5 years and 10 years from completion of the project.

This traffic would overwhelm all of the existing adjacent and nearby streets, and those to which they connect. Within Panoramic Heights, Southridge Estates and Creekstone these include S. Kellogg, Irving, Grant, Edison and Dawes Streets; and W. 25th, 26th, 27th and 28th Avenues. For Southcliffe, this is S. Sherman Street.

Potential traffic flow using existing Local Streets is shown in Figure 4 “Potential Traffic Routes”.

This traffic would then flow on to larger roads like Creekstone Drive/Kellogg Street, Union Street, Southridge Blvd, and Hildebrand Blvd increasing congestion at the intersections. These would include the intersections of 10th Avenue with Kellogg, Irving and Union Streets; the traffic circle at 27th Avenue and Union Street/Southridge Blvd; Southridge Blvd and Hildebrand Blvd; and Hildebrand

Bldv and Sherman Street. In addition the highway intersections of 27th Avenue and SR 395, and Hildebrand Blvd and SR 395 would be impacted.

These impacts could cause failing Level of Service (LOS) standards and queuing problems at Kellogg and 10th, Irving and 10th, the Union/Southridge/27th roundabout, 27th and SR 395, and perhaps other intersections. The City would be forced to deal with these resulting widespread traffic problems if CPA 20-06 is approved.

Clearly, High Density Residential development on Thompson Hill would require new Collector Roads outside existing neighborhoods.

Further, the Washington State Department of Transportation expressed its concerns about impacts on nearby highways and intersections in its letter “Combined Comments for CPA 20-03, CPA 20-05, and 20-06” dated July 21, 2020 which stated in part:

“An extension of 28th Avenue to serve the site would provide a direct connection to 27th Avenue. The US 395/27th Avenue intersection has already exceeded its capacity at peak times.”

”The Southridge area has seen significant development recently and traffic is increasing with congestion in certain locations.”

“We are concerned with the cumulative impact to our system.”

“The developments will need to mitigate their traffic impacts.”

“Of particular concern to the department are the effects developments have on the multimodal capacity, retention and treatment of stormwater, outdoor light, noise sensitivity and signage. This information is normally obtained by a Traffic Impact Analysis (TIA) performed by the developer. The City and developer should consider Transportation Demand Management (TDM) measures to reduce traffic impacts.”

Note that neither the developer nor the City has done any analysis of roads needed or traffic impacts. Because of the potential large impacts from High Density Residential development on Thompson Hill, these studies should be done now. It would be irresponsible to grant the Applicants this change in land use designation before requiring them to show the true impacts of the change, identify mitigation measures, and demonstrate transportation concurrency.

Also, according to Ben Franklin Transit, access to public transportation is more than a mile away from the proposed site. They said it is unlikely that public transit would be provided for direct service within this High Density Residential development due to steep slopes and narrow roads, including those

between their current routes and the proposed development. This factor will further increase private vehicle traffic to and from the proposed site.

Regarding irrigation water, PHHA's irrigation system could be negatively impacted by High Density Residential development on Thompson Hill. Because of increased irrigation demands from new developments around us, PHHA already struggles to ensure adequate irrigation service to our members. Any use of Kennewick Irrigation District irrigation water on Thompson Hill would likely impact PHHA's ability to meet our members' irrigation needs.

Further, the Applicants do not even acknowledge the presence of the known large, high pressure natural gas transmission pipeline all along the eastern side of the property. The Municipal Research and Services Center (MRSC) of Washington issued a document in 2006 entitled "Land Use Planning In Proximity to Natural Gas and Hazardous Liquid Transmission Pipelines in Washington State" that addresses this situation. It indicates that for local governments there are risk mitigation considerations on land use to protect the health and safety of its citizens.

MRSC emphasizes the importance of getting pipeline companies involved early when considering rezoning that is adjacent to pipelines and how pipelines could be impacted by subdivision, changes to area development, roads, etc. The document states that developers and planners need to develop an understanding of the consequences associated with pipeline leaks or rupture and the associated range of influence. They need to consider how topography plays into the accident scenarios also.

MRSC states that the consequences for failing to do so in the seven years between 1999 and 2006 were:

"Incidents involving hazardous liquid and transmission natural gas pipelines are rare but unfortunately do occur. These incidents can have a deadly and damaging effect as happened in Whatcom Creek when three young people were killed as a result of a petroleum pipeline leak. There have been nine other incidents involving hazardous liquid and natural gas transmission pipelines in Washington since the 1999 incident. While these more recent incidents did not result in injury or death, they caused roughly \$2.5 million in damage. Several of the incidents could have caused injury had they occurred in more densely populated areas."

The document also warns:

"A catastrophic failure of a high-pressure natural gas transmission pipeline could cause injury to people 100 feet or more away, and the largest and highest pressure natural gas pipelines can cause injury out to 1,000 feet."

MSRC recommends:

“ a local jurisdiction may decide to discourage construction of facilities which may be difficult to evacuate such as a high-rise development...Zoning of areas near pipelines should favor lower density developments such as...single family housing.”

None of this has been considered for CPA 20-06.

(e) The quantity and location of land planned for the proposed land use type and density and the demand for such land;

PHHA is aware that the Comprehensive Plan identifies the need for 159 acres of land designated High Density Residential by 2037. However, this particular site is not suitable for such development due to steep slopes, lack of access, traffic impacts, incompatibility with surrounding neighborhoods, and many other reasons discussed in this document.

(f) The current and projected project density in the area;

The current population density in the area of the site is about 5 families per acre, except for the undeveloped lands. CPA 20-06 would increase the population density up to 27 multi-family housing units per acre, or more than 5 times that in surrounding neighborhoods. This could be as many as 1,100 multi-family housing units if the entire 40.6 acres is developed as High Density Residential, as requested by the Applicants.

(g) The effect, if any upon other aspects of the Comprehensive Plan.

CPA 20-06 is inconsistent with the following aspects of the Comprehensive Plan:

Geologically Hazardous Areas: The Comprehensive Plan notes that “Geologically Hazardous Areas” includes Erosion hazards on slopes greater than 15%; Extreme Slope hazards on slopes greater than 25%; and Landslide hazards for a combination of geologic, topographic, and hydrologic factors such as bedrock, soil slopes, structures or hydrology. For “Mitigation Sequencing” the Plan says “Proposed development should avoid impacting critical areas...Mitigation sequencing is listed in the order of preference. 1. Avoiding the impact by not taking a certain action;...” (pages 34).

Critical Area Goals and Policies include:

Goal 1: “Protect the public and personal property from effects of landslides, steep slope failure, erosion and flooding.”

Goal 2: “Protect the unique environmental elements of critical areas.”

Goal 3: “Regulate or mitigate activities in or adjacent to critical areas...to avoid adverse environmental impacts.” (pages 39 and 40).

Allowing High Density Residential Development on a site with Erosion hazards, Extreme Slope hazards, and perhaps Landslide hazards would be inconsistent with the Comprehensive Plan.

Residential: The Plan states “Standard planning practice is to use graduated residential densities in zoning and subdivisions to minimize conflicts associated with a wide range of densities and housing types.” (page 41).

Residential Goals and Policies include:

Goal 1, Policy 2: “Require that multi-family structures be located near a collector street with transit, or near an arterial street, or near a neighborhood center.”

Goal 2, Policy 3: “Deny residential development if concurrency is not met for transportation, water, and sewer, or appropriately condition.”

Goal 3, Policy 2: “Residential Low Density: Place (*on*) lands constrained by sensitive areas...”.

Goal 3, Policy 4: “Residential High Density: “Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.” (pages 45 and 46)

Therefore, High Density Residential development that would be allowed by CPA 20-06 is incompatible with the Plan. All of the surrounding neighborhoods and most of the undeveloped land is Low Density Residential. There would be inadequate transportation access, and building the required transportation system would not meet concurrency requirements. Retaining the current Low Density Residential land use designation is appropriate for sensitive areas. The access, topography and adjacent land uses are not compatible with High Density Residential development. Nor, is there existing multi-family development in the area.

Factors the City Must Consider Prior to Approval: Based on the above analyses, it is clear that CPA 20-06 will affect, have impact upon, or is not consistent with these factors that the City must consider prior to approving Comprehensive Plan Amendments.

Key findings for City Approval:

Per KMC 4.12.110(7), the City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that:

- (c) The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
- (d) The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted Comprehensive Plan not affected by the amendment.

Based on the above discussion, PHHA does not believe that the City can make these findings. High Density Residential development on Thompson Hill poses significant safety risks due to the steep slopes and runoff from large areas of impervious surfaces, increases transportation impacts, threatens property values, and poses several probable significant environmental impacts. Further, High Density development on a hilltop mostly surrounded by Low Density neighborhoods is inconsistent with the City's adopted Comprehensive Plan.

Therefore CPA 20-06 should be DENIED.

Conclusions:

PHHA opposes increasing the proposed housing density by a factor of more than 5 through a High Density Residential development on this portion of Thompson Hill for many reasons. The transportation impacts alone would overwhelm the surrounding neighborhoods. The impacts on property values, and the safety risks from a High Density Residential development on steep, unstable slopes must be taken seriously.

Figures:

1. Artist rendering of High Density Development on Thompson Hill
2. Examples of Steep Slopes on the Proposed Site
3. Zoning Map Around Site
4. Potential Traffic Routes

From: Traci Pierce
Sent: 13 Aug 2020 21:28:22 +0000
To: Steve Donovan;Marie Mosley
Cc: Ryan Jones;Vic Roberts
Subject: FW: Development impact

Dear Marie and Steve,

I hope you are both staying healthy and well! Ryan and Vic are out of the office this week (I have copied them here), so I am hoping you might be able to help me with some information. One of our KSD Board members has asked me to look into the development that is being planned due west of Panoramic Heights. Apparently there is a housing development going in, and the developer is requesting that the zoning be changed from low density to high density residential. The neighborhood is concerned that the developer indicates in this zoning request that the change will not affect schools or local parks and recreation areas.

The Board member is asking me for information about the process that the developer goes through to determine whether there is impact to schools. The concern is that the shift from low to high density would potentially generate more students, etc. I am not sure if the developer is required to seek specific information from the district in order to determine whether there is impact to schools? If you have any information that you could share, I would much appreciate it. Thank you!

Sincerely,

Traci



Dr. Traci Pierce, Superintendent
Kennewick School District
1000 West Fourth Ave
Kennewick, WA 99336
(509) 222-6550

From: Ron Mabry <Ron.Mabry@ksd.org>
Sent: Wednesday, August 12, 2020 7:06 PM
To: Traci Pierce <traci.pierce@ksd.org>
Cc: Ron Mabry <Ron.Mabry@ksd.org>
Subject: Re: Development impact

Traci, this is just a reminder of our conversation tonight. A development group planning to build homes due west of Panoramic Heights is requesting that the zoning is changed from low density to high density residential. The neighborhood concern is that the developer shows in

his request that the change will not effect schools or local parks and recreation areas. My question is: Do the City work with KSD to determine the impact of such a change?

Thanks in advance,

Ron Mabry

From: [Larry Powers](#)
To: [Steve Donovan](#)
Subject: Please Deny Comprehensive Plan Amendment 20-06
Date: Monday, October 19, 2020 2:37:44 PM

Dear Kennewick Planning Commission and City Council Members,

We are strongly opposed to the proposed **Comprehensive Plan Amendment 20-06**. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. **We are asking the Planning Commission to recommend this request be denied, and the City Council deny this request.** We live at 6897 W. 23rd Ct. in South Cliff, the neighborhood that borders this site on the west side of Thompson Hill. We will be highly impacted by a high-density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- **Reduction of our property values**
- Traffic congestion, safety, noise, and emissions
- Reducing service through our irrigation system
- The steep slopes pose risks of storm and irrigation runoff, erosion, and landslides
- Impact native plants, wildlife, and potential Native American archeological resources
- Impacts on our water and sewer lines

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to considering this Comprehensive Plan Amendment:

- The effect upon the physical environment
- The effect upon open space and natural features, including topography
- The compatibility with and impact on adjacent land uses and neighborhoods
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools
- The current and projected project density in the area
- The effect upon other aspects of the Comprehensive Plan

Therefore, **Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.**

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Larry Powers

From: [Joann Pringle](#)
To: [Steve Donovan](#)
Subject: Must stop this craziness
Date: Sunday, July 19, 2020 11:15:58 AM

Sent from my iPhone

October 22, 2020

To Whom This May Concern:

My husband and I have owned our home in Panoramic Heights for 34 years. We moved in on October 31, 1986.

We have fond memories of moving in and have told this story many times. Movers were coming and going unloading two large moving vans all the while neighborhood kids were coming to our door Trick or Treating. With the craziness of the move we had totally overlooked Halloween. Many of the kids wanted to know if we had children their age. We immediately fell in love with our neighborhood!

To this day that is the kind of neighborhood we live in. Kids playing in the streets, waving as you drive by, sledding on our hill in the winter, riding their bikes and more. We live in a very quiet, family friendly neighborhood. For the most part homeowners take care of their homes and we all share a pride of living in this neighborhood, Panoramic Heights.

That will all change if CPA 20-06 is approved by the City of Kennewick Planning Commission and the City Council. The increase in traffic, up to 8,000 trips in and out of our neighborhood daily, will insure that are streets are no longer safe for kids, walkers and bike riders. The increase in traffic will also make it impossible for homeowners to enjoy their yards due to traffic noise, ruin neighborhood streets that were not intended to be major thorough fares, create driving hazards and homeowners will daily encounter problems pulling out of their driveways and crossing intersections.

Since Chinook Middle School was built on 26th Avenue and the development of Southridge Estates we have experienced drivers speeding through our neighborhood. Speed bumps have had to be added in several areas of the neighborhood by the City. Speeders will not be from our neighborhood. Offenders will be drivers using our neighborhood as access to Creekstone, 10th Avenue and other areas north of Thompson Hill.

If apartments or condominiums are built on the south and north side of Thompson Hill the beauty of what I have taken for granted for 34 years will be destroyed; looking out our windows at the beauty of the desert and the colors changing from season to season. Our view will be four-story high density residential buildings. Noise and light pollution will directly affect all of us that live on the west side of Panoramic Heights.

I know that other homeowners are addressing many other concerns. I want to specifically address the quality of life issues, the differences this development will bring to our

neighborhood and, the reason why we all chose to live in Panoramic Heights. The development of high density housing will adversely affect all of our property values. As I have stated already, we have lived in Panoramic Heights for 34 years. In all those years I have never seen our neighborhood band together as it has to fight a proposed plan that will affect our community as much as this high density development will. Listen to us!

Would we have bought our home if there were apartments or condominiums right up the hill from us? Would we have bought our home if there were serious traffic problems in the neighborhood? Would we have bought our home if we looked out our windows and saw apartments or condominiums? Would we have bought our home if the safety of our home and family were threatened by a high density development? Would we have bought our home if we were concerned that our property values would be adversely affected by the proximity to a high density residential development?

I think NOT!

I request that each person reading this letter spends time considering these concerns. Would you be concerned if you lived in Panoramic Heights? I think you would be! Please, please do not approve CPA 20-06.

Sincerely,

Sondra & Mike Rader
2503 S. Kellogg Street
todaysint@gmail.com

From: [Sondra Rader](#)
To: [Steve Donovan](#)
Subject: Panoramic Heights
Date: Wednesday, July 29, 2020 12:29:58 PM

We are 30 year residents and dues paying members of the Panoramic Heights Homeowners Association. We are vehemently opposed to the proposed change in zoning from low-density to high-density regarding Thompson Hill per request of Jose Chavallo.

There is a long list of reasons why this change in zoning should not be approved. Our Board of Directors has supplied these reasons to you on previous occasions. We simply want to be included on the official record as two more votes in definite opposition to the zoning change to high-density residential.

I know Mr. Chavallo cares little or nothing about how his actions may impact those around him. I do expect the City of Kennewick to put the best interest of its citizens at the top of the list which includes maintaining a quality of life and the safety of all.

Please reply to this email so we know you are in receipt and are counting our votes in opposition to the proposed zoning change.

Sincerely,

Mike & Sondra Rader
2503 S. Kellogg Street
Kennewick, Wa 99338

From: [William Reed](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill Mckay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com; [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#)
Subject: Proposed Comprehensive Plan Amendment 20-06
Date: Tuesday, October 20, 2020 12:04:04 PM

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We, William And Xuan Reed, opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 2107 S. Fillmore St in the Creekstone area south of the proposed Thompson Hill project. We believe we will be impacted by the high-density residential development. Specifically, we oppose this change to the Comprehensive Plan for the following reasons.

Specifically, we oppose this proposed amendment for the following reasons:

- Access to the area of proposed high-density development is for the most part through residential streets of Panoramic Heights and funneling into the single 2 lane bridge over the canal at Irving street. I walk the sidewalk along Creekstone Drive and can be difficult cross South Irving St at the circle due to impatient drivers trying to pass through the circle. Having hundreds of additional vehicles trying to get through that intersection will make things crazy and dangerous.
- Vehicles taking other routes will also be problematic. The traffic at the circle at Creekstone Drive and Union St. currently experiences backups especially with traffic from parent pick up at Chinook Middle School and student traffic from Southridge High School.
- Currently, traffic is often backed up on 27th Ave between Union and SR395. There are times it is not possible to turn into businesses or exit businesses along that part of 27th Ave and the circle at Union St. and 27th Ave becomes completely blocked with backed up traffic. Hundreds of additional vehicles will certainly exacerbate the problem in that area.
- 10th Ave. and Kellogg St. and Irving St. getting increasingly crowded and the additional traffic from additional vehicles will become a big problem to all who currently use those streets.
- South Irving St. between Creek Stone Dr. and 10th is pretty much a residential street with a speed of 25 MPH. Traffic on Irving St has increased over the past few years and the speed limit is little more than an unenforced, worthless, and ignored suggestion which places pedestrian traffic of the home owners of Creekstone area in increasing danger.
- The additional traffic from high-density housing on Thompson Hill would push traffic through Creekstone to onto other residential streets increasing hazards to all Creekstone residents.
- Additionally, while I am not excited about the building of even single residential

homes on Thompson Hill, the building high-density on the hill would just be down-right ugly. While single residential homes would have trees and lawns the high-density development would certainly create an eye sore of buildings and parking lots and not be something Kennewick residents could point to with pride. Being built up on Thompson Hill it would certainly be a place that Kennewick residents would be able to point to.

- We also have concerns about water run off. Single residential dwellings might provide green space to absorb excessive rain and snow runoff. Multi-family apartments would be buildings, parking and streets with little to no ability to prevent dangerous runoff flows during times of heavy rain which do occur from time to time. While there is a canal between this proposed development and the Creekstone area we believe excessive runoff water could become to homeowners in the Creekstone area during strong rain events. Currently Creekstone's catch basins have completely filled and overflowed during some of these strong storm events.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan. We are requesting you reject the proposed Comprehensive Plan Amendment 20-06.

In summary, we believe that this proposed amendment does not meet your approval criteria that it "bears a substantial relationship to the public health, safety, welfare, and protection of the environment." Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

William and Xuan Reed,
2107 So. Fillmore St.
xuanbill@charter.net

From: glromano@charter.net
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Steve Lee](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#)
Cc: info@panoramicheightshoa.com
Subject: Opposition to High-Density Residential Rezoning Application CPA 20-06
Date: Wednesday, October 14, 2020 1:16:18 PM
Attachments: [image001.jpg](#)
[image003.png](#)
[image005.jpg](#)
[image006.jpg](#)

I am writing to oppose the high-density residential rezoning application CPA 20-06. As a resident of Panoramic Heights, I oppose the rezoning for the following reasons.

1. Kennewick is encouraging development of land between south of the southern ridgeline of Kennewick to Highway 395. This was done by adding access from W. Hildebrand Road to a new Bob Olsen Parkway. This road improvement provides East/West access to this portion of the city. However, **the city failed** to link this East/West thoroughfare with sufficient North/South access to the northwestern part of Kennewick.
2. The Edison Street North/South thoroughfare ends at 10th Avenue. S. Kellogg St. morphs into W. Creekstone Drive and then continues West. The remaining North/South access road is Columbia Center Blvd. It effectively ends at W. 10th Avenue before turning into a local road in a subdivision. The only current North/South access to the northwestern part of Kennewick is either through S. Union Street or through S. Steptoe Street which are several miles apart. Most drivers are not willing to drive that far for access, so they look for shortcuts.
3. As a result of 1. and 2. above, new traffic is being forced into existing residential neighborhoods such as Southridge, Panoramic Heights and Creekstone. In Panoramic Heights, this is most evident by traffic from Southridge High School when it is in session. We see the high schoolers taking shortcuts through Southridge and Panoramic Heights to reach northwest Kennewick. We see cars driving fast along this shortcut. Panoramic Heights residents also use the inverse of this traffic shortcut to reach W. Hildebrand Rd. to avoid driving to the southern Union St. roundabout and then backtracking. Some traffic also continues along S. Irving St. at the Creekstone roundabout through the Creekstone neighborhood as a shortcut to reach W. 10th Avenue and then to reach S. Edison St. Other people take a second shortcut from W. Hildebrand Blvd also through the Southridge and Panoramic Heights neighborhoods. These shortcuts can be seen in the map to the left. With the addition of the new development west of the Southridge neighborhood, other new shortcuts will be found. This will also bring increased traffic to our neighborhoods.
4. These low-traffic residential streets were never designed for the increased traffic from shortcuts because of the city's failure to plan for high-traffic North/South access streets. High-density residential zoning should be restricted to roads designed for a high traffic count. As I look around the city, I see high-density residential buildings located on busy thoroughfares. Therefore, such a zoning change to high-density residential is inappropriate as it forces traffic through existing low-density residential neighborhoods with a low traffic count. It becomes a safety issue for people crossing the street to access their mailboxes, for children using the street for bicycling or skateboarding or for residents walking themselves or their dog through the neighborhood crossing streets as they do so. Also, because of these shortcuts, we are also seeing several heavy trucks going through our neighborhood. These trucks are bringing building materials to the new development west of the Southridge neighborhood.

With Southridge High School not in session because of COVID-19, it is currently hard to see this traffic flow pattern described in 3. above. However, the city could install traffic counting devices to see this traffic flow. Considering the reasons above, the City of Kennewick should not allow any new high-density rezoning until the traffic flow can be

properly directed to high-traffic roads. For this specific development and the proposed Citadel Estates from the same developer, it may be possible to create a new high-traffic street from W. Hildebrand Blvd. to Creekstone Drive along the eastern end of Thompson Hill. This suggested new high-traffic street would connect to Creekstone Drive with a new roundabout at approximately the curve where it becomes S. Kellogg St. This suggested roadway would require new bridges over the KID high lift canal on the south side of Thompson Hill and one over the KID irrigation canal which parallels Creekstone Dr. The suggested new road would look something like the picture on the left. This new high-traffic road will provide a third access to northwest Kennewick from new developments south of Thompson Hill. This may be the only time such a road could be built before new developments use this land.

This suggested road should be strongly considered whether the high-density residential zoning is approved or not because of all the new low-density residential neighborhoods being built or planned. This road will also provide another exit route out of Panoramic Heights if it is connected to the existing 25th and 26th streets.

Adding substantial new traffic from high-density zoning through the residential neighborhoods described previously will substantially increase the potential for pedestrian injuries or death. Until such a new high-traffic North/South road connecting the area south of Thompson Hill to northwest Kennewick can be created to take the traffic away from our residential neighborhoods, I will continue to object to any high-density zoning.

George Romano

glromano@charter.net

From: glromano@charter.net
To: [Steve Donovan](#)
Cc: [": "Christy Watts"'](#)
Subject: RE: Proposed Change in Zoning -- Jose Chavallo
Date: Wednesday, October 7, 2020 12:24:06 PM

Steve,

As you probably know by now, the Panoramic Heights community is greatly opposed to this high-density land use designation for the reasons I cited below. After further reflection on your reply to my e-mail, I have a further comment. If a developer proposes a high-density land use designation, that developer should also supply a plan to handle the high traffic flow from such a designation. It seems reasonable to assume if a developer asks for a high-density land use designation, that developer is doing so with the intention to develop the property in a high-density manner. Therefore, a proposal to change land to a high-density designation is incomplete without a corresponding development plan including how such resulting high-flow traffic is to be handled. I don't know how the city can evaluate such a land use designation without knowing the corresponding development plan and the traffic flow plan. For a developer to not tell the city of such plans is disingenuous to the point of being deceitful. For these reasons and the reasons cited below, I continue to oppose the change in land-use designation.

George

glromano@charter.net

From: Steve Donovan
Sent: Monday, July 27, 2020 10:47 AM
To: 'glromano@charter.net'
Subject: RE: Proposed Change in Zoning -- Jose Chavallo

Mr. Romano,

Thank you for your comments.

The lots in questions are either addressed off of S Sherman Street or they do not have an established address.

There is no proposed extension of W 26th Avenue with this application, the application is to change the land use designation of the property. An application to develop the property has not been submitted.

Feel free to contact me if you have any further questions.

Steve

From: glromano@charter.net <glromano@charter.net>
Sent: Saturday, July 25, 2020 10:54 AM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Cc: 'Christy Watts' <christywatts2@gmail.com>
Subject: Proposed Change in Zoning -- Jose Chavallo

Steve,

I have seen your sign requesting comments on a proposed change in zoning in the land near Panoramic Heights. As I understand the proposal, it is to change the land zoning from low-

density residential to high-density residential. From your provided map, I cannot discern the actual address of the proposed change. However, given where the sign is placed, it appears an extension of W. 26th is proposed. If the intent is to use the roads of Panoramic Heights to access this proposed high-density residential neighborhood, I can tell you the roads in Panoramic Heights were not designed for this level of traffic. High-density residential zoning should be restricted to roads designed for a high traffic count. As I look around the city, I see high-density residential buildings located on busy thoroughfares. Therefore, such a zoning change is inappropriate as an extension from an existing low-density neighborhood with a low traffic count. It becomes a safety issue for people crossing the street to access their mailbox or for kids using the street for bicycling or skateboarding. As a resident of Panoramic Heights, I oppose the proposal.

George

glromano@charter.net

From: [Anthony Muai](#)
To: [Steve Donovan](#)
Subject: FW: Building
Date: Monday, November 16, 2020 9:59:43 AM
Attachments: [image001.png](#)

Hi Steve,

This came into the Utility Service Account email form on the website.

Anthony

From: Brandi Ralston <Brandi.Ralston@ci.kennewick.wa.us> **On Behalf Of** Customer Service Utility Accounts
Sent: Monday, November 16, 2020 9:44 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Subject: FW: Building

Hi Anthony,

This is something that you could respond too?

Thank you,



Brandi Ralston
City of Kennewick
Customer Care Representative
Permit Technician
O: 509.585.4266 | F: 509.585.4442
Brandi.Ralston@ci.kennewick.wa.us

From: Eileen Romines <outlook_106A78708600F70B@outlook.com>
Sent: Sunday, November 15, 2020 11:30 AM
To: Customer Service Utility Accounts <CSUtilityAccounts@ci.kennewick.wa.us>
Subject: Building

Hi my name is Eileen Romines I live in Creekstone in Kennewick. I have heard that there is an apartment complex being proposed to be built on Thompson Hill. I am not sure who to write this to so if you could let me know who to write to or can you forward this to them. This would greatly affect our neighborhood in a bad way. We already have traffic that comes through our neighborhood to bypass Kellogg. The cars that do this speed through our neighborhood. We have lots of kids out playing and people walking. This is very dangerous for our residents. Also Kellogg would be very bad with traffic because of this proposal. Please reconsider this area being built for

high density housing. We do not need any more traffic coming through our neighborhood. Thank you so much. Eileen Romines 5606 W 17th Ave Kennewick WA. 509-783-1093

Sent from [Mail](#) for Windows 10

October 26, 2020

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are submitting this letter to register our opposition to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 6925 W. 23rd Ct in the SouthCliffe development, a neighborhood in the near vicinity of the site. Our neighborhood stands to be substantially impacted by this high-density residential development as one of the proposed access streets will be from Sherman St. Sherman St. is the sole access to SouthCliffe at this time. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- Traffic safety, primarily at the intersection of Sherman St. and Hildebrand/Bob Olsen pkwy.
- It is incompatible with adjacent land uses and other neighborhoods on or near Thompson Hill.
- Adverse impact to the fragile environment of such a large multi-family development.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it "bears a substantial relationship to the public health, safety, welfare, and protection of the environment."

Therefore, we believe Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

A handwritten signature in blue ink that reads "Dominic & Kathy Sansotta". The signature is written in a cursive, flowing style.

Dominic and Kathy Sansotta
6925 W. 23rd Ct.
Kennewick, WA 99338

Email: domkathy@hotmail.com

November 19, 2020

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

This is the second letter we are submitting on this proposal. It is important that we reemphasize our opposition over the proposed Comprehensive Plan Amendment 20-06 prior to the Public Meeting currently scheduled for December 3, 2020.

This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 6925 W. 23rd Ct in the SouthCliffe development, a neighborhood just to the west of the proposed development on Thompson Hill.

High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site. This would force considerably more traffic to Sherman Street, which will already be significantly impacted by current development plans in that area and should not have to bear the impact of a previously unplanned high-density housing development.

We are long time Tri Cities residents. Three years ago we purchased our home in Southcliffe because we love the area and the community being created here. It has nicely built single family homes, modest traffic concerns with beautiful surroundings and scenic views. This proposed development is certainly not something we expect as a responsible community development plan for this area.

Specifically, we oppose this proposed amendment for the following reasons:

- It will increase up to 8000 vehicle trips per day on the streets in the area
- An adverse impact to traffic safety, primarily at the intersection of Sherman St. and Hildebrand/Bob Olsen pkwy.
- It will decrease property values through diminished aesthetics and traffic.

- Homeowners and many others in the area frequently use Sherman Street as a pleasant place to hike and exercise, which will be significantly negatively impacted by the added traffic.
- The intention of the current zoning in the Thompson Hill area was to create communities of single-family housing with aesthetically pleasing views and a safe community. High density housing negatively impacts these attributes.
- Thompson Hill has long been a Kennewick landmark and the City of Kennewick has a responsibility to avoid scarring the landscape with a development that does not aesthetically fit with previously zoned planning.
- The City of Kennewick has already adequately met its responsibility to provide affordable housing to its citizens by the large number of apartment complexes already built or under construction. For example, the Badger Canyon apartment complex currently being built along Ridgeline. There is no need to disfigure Thompson Hill to meet this need.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The negative impact to traffic and pedestrian safety;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied. Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Dominic and Kathy Sansotta
6925 W. 23rd Ct.
Kennewick, WA 99338

Email: domkathy@hotmail.com

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 1912 S. Kellogg Pl., Kennewick, in Creekstone, the neighborhood that looks upon this site on the east side of Thompson Hill. We will be adversely impacted by this high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- People have moved to our neighborhoods because of it being a low density residential area. Developing high density residents would destroy the reason we moved here.
- The increase in road traffic would bring increased noise and congestion to our neighborhood.
- It would detrimentally affect our home value.
- The panoramic view of Thompson Hill would be greatly disturbed.
- The potential for irrigation water disturbance would be impacted.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Gary and Deborah Schenck
1912 S. Kellogg Pl., Kennewick
garyschenck1@gmail.com

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

I am most strongly opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development. I request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

I live at 2624 S Kellogg Street in Panoramic Heights at the immediate foot of the steep and previously deemed unsafe hill to build upon not only because of steepness but because of runoff concerns and their inherent dangers. I, and my family members, will be most significantly impacted by high density residential development.

Before I address the issues of high density and my concerns, I feel it necessary to first address my right as a citizen regarding my expectation from you, my city council members and my planning commissioners. You were voted in and/or hired with certain expectations. I have a rightful expectation for you to protect not only my personal safety but the safety of my property; I have a right that you be vested in protecting my property values and not diminishing them. I have a right to expect that you will view I expect to see the same degree of vigor and commitment to protecting this neighborhood and its several hundred residents that is portrayed in the paper over our current sheriff.

High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, I oppose this proposed amendment for the following reasons:

- It completely undermines three communities: Panoramic Heights, South Cliffe, and Creekstone. These are not throw-away communities, not simply to be forgotten and moved on from. My house is worth \$500,000. South Cliffe homes are \$650 and up. Putting in high density completely undermines the values of these properties.
- Past City Council Representatives have declined two or three previous projects proposed by Mr. Chavallo. The land has not changed; the challenges to the land has not changed; the slope or grade has not changed; the dangers of runoff has not changed. If your predecessors were wise enough to see the imminent danger just based on the land and water issues, the only thing that has changed is some of the people occupying the chairs. I don't like rumors; I therefore don't spread them. However, from the onset of this issue, I have heard rumblings that Mr. Chavallo now has friends on this commission. At first, I gave them no notice. However, since another one of Mr. Chavallo's projects that has been disapproved by past voting commissioners and

is now approved by this sitting commission has to give one pause. This is not a message that the commission wants to be sending to its taxpaying base. Decisions need to be made based on merit, and merit only.

- This open space is not suitable for any type of building, as proven by past turn-downs by the city. But it is one of the few spaces where species of all kinds abound and are safe in a natural habitat.
- The traffic in our neighborhoods is already negatively impacted by school traffic from individuals that are not part of our neighborhood. There are not sufficient roads to support a high-density project.
- The entire project is completely out of context with the scale and type of neighborhoods that surrounds it. It would be like a pimple on a beautiful face.
- Growth needs to go out, not force people to live on top of one another.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, I believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Carol Schwarder
2624 S Kellogg Street
Kennewick, Washington 99338

From: [Susan Sievers](#)
To: [Steve Donovan](#)
Subject: COMPREHENSIVE PLAN AMENDMENT 20-06
Date: Thursday, October 15, 2020 7:41:14 PM

October 15, 2020

Dear Kennewick Planning Commission and City Council Members,
we are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied and that the City Council deny this request.

We live at 2507 S. Edison Place in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by the high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed in these 40.6 acres of steep terrain, with slopes one 40 percent and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- *The increased traffic in our neighborhood.

- *The potential of increased crime in our neighborhood.

Please thoroughly address these serious concerns and potential impacts before amending the comprehensive Plan. In summary we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare and protection of the environment”. Nor have the following factors been considered thoroughly prior to approving the Comprehensive Plan Amendment:

- *The effect upon the physical environment;
- *The effect upon open space and natural features, including topography;
- *the compatibility with and impact on adjacent land uses and neighborhoods;
- *The adequacy of and impact on community facilities, including utilities, roads, public transportation, parks, recreations and school;
- *The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Bart and Susan Sievers bart_sievers@yahoo.com
2507 S Edison Place yipearoonie@yahoo.com
Kennewick, WA 99338

Steve Donovan

From: Bart Sievers <bart_sievers@yahoo.com>
Sent: Saturday, July 25, 2020 12:57 PM
To: Steve Donovan
Subject: Zoning Change

Dear Mr. Donovan,

We are dues-paying members of the Panoramic Heights Homeowners Association. Please make note that this email is notification of our strongest and vehement opposition to the proposed change in zoning from low density to high density regarding Thompson Hill per the request of Jose Chavallo.

The long list of reasons why this change in zoning should not go forward has previously been provided to you by our Board. This email simply needs to count and be noted on the official record as two more votes in definite opposition to the zoning change.

Please reply to this email that you are in receipt and are counting my opposition vote to the zoning change to high density.

Thank you for your time,

Bart & Sue Sievers

From: [VONDA SMITH](#)
To: [Steve Donovan](#)
Subject: Proposed Comprehensive Plan Amendment 20-06
Date: Monday, October 26, 2020 5:48:37 PM

Please forward to all Planning Commissioners.

Thank you!

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. (I or We) request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 2703 S Irving St. Kennewick 99338 in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

<!--[if !supportLists]-->● <!--[endif]-->*The traffic will be unsafe for the current residents there is already challenges with the development the residential development that is already in process*

<!--[if !supportLists]-->● <!--[endif]-->This part of Kennewick was designed to be family oriented with single dwelling homes, the impact of this high-density development will adversely affect the value of our property as well and the quality of life for the Kennewick residents. There is still a lot of property that can be developed farther out in this area that will not adversely affect the current residents. It is extremely sad that the city would choose to value the income of a developer and the

future tax revenue over the value of the quality of life for it's current residents. There are much better choices for a high density development with the further expansion of new developments that will not create challenges for current residents.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, (I or we) believe that this proposed amendment does not meet your approval criteria that it "bears a substantial relationship to the public health, safety, welfare, and protection of the environment." Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- <!--[if !supportLists]-->● <!--[endif]-->The effect upon the physical environment;
- <!--[if !supportLists]-->● <!--[endif]-->The effect upon open space and natural features, including topography;
- <!--[if !supportLists]-->● <!--[endif]-->The compatibility with and impact on adjacent land uses and neighborhoods;
- <!--[if !supportLists]-->● <!--[endif]-->The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- <!--[if !supportLists]-->● <!--[endif]-->The current and projected project density in the area; and
- <!--[if !supportLists]-->● <!--[endif]-->The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Greg & Vonda Smith

2703 S Irving St.

Kennewick, WA 99338

vondagreg@aol.com

From: [DomKathy Sansotta](#)
To: [Steve Donovan](#)
Subject: CPA 20-06/PLN-2020-01009
Date: Monday, July 27, 2020 11:22:52 AM

Dear Mr. Donovan:

I am submitting comments on the proposed amendment of land use designation for the property located at 2701 and 2711 S. Sherman Street from Low Density Residential to High Density Residential.

I am a homeowner in the SouthCliffe subdivision and as such use S. Sherman St. as the only access to public roadways. Without knowing the particulars of how the proposed change would affect traffic on that portion of Sherman St., I am very concerned over the level of increase in traffic using Sherman St. and the potential safety concern of entering a ever increasing traffic flow on Hilderbrand/Bob Olsen. As it exists now, crossing or turning on to Hilderbrand/Bob Olsen requires a higher degree of vigilance due to obstructed views (landscaping, curves in the roadway, and terrain) than normal. Add to that the speed of oncoming vehicles (40+ MPH) creates a situation of elevated hazard. My concern is with significantly increased traffic on S. Sherman St. the potential safety issue at the intersection of Hildebrand/Bob Olsen will increase.

My secondary concern is, of course, the potential impact on property values in our area. Many of us invested heavily to live in SouthCliffe and are concerned that our investment be protected. I believe apartments in the near vicinity of low density residential subdivisions has a negative impact on property values. There is a lot of undeveloped property in this area of Kennewick and development is inevitable. My hope is that the development to come is consistent with the existing low density residential zoning that currently exists on the property located at 2701 and 2711 S. Sherman St. For the above reasons I am opposed to amending the land use designation from Low Density Residential to High Density Residential for the property located at 2701 and 2711 S. Sherman St. Thank you for considering my comments.

Dominic Sansotta
6925 W. 23rd Ct.
Kennewick

From: [Jonathan and BryeAnne Stewart](#)
To: [Don Britain](#)
Subject: Proposed Comprehensive Plan Amendment 20-06
Date: Tuesday, October 20, 2020 11:36:19 AM

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 5705 W 25th Ave in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- *the increase of traffic on our street with safety concerns, increased noise, congestion and emissions on the streets in our neighborhood since no new roads have been proposed.*

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads,

- public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Jonathan and BryeAnne Stewart, 5705 W 25th Ave Kennewick, Wa, 99338
Statehoops45@hotmail.com

From: [john stone](#)
To: [Barbara Stone](#); [Don Britain](#)
Cc: [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill Mckay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); [info@panoranicheightshoa.com](#)
Subject: proposed comprehensive plan amendment 20-06
Date: Wednesday, October 28, 2020 10:17:59 AM

Dear Kennewick planning commission and city council members :

We are opposed to the proposed comprehensive plan amendment 20-06.

This amendment would change the land use designation for 40.6 acres on Thompson hill from "Low Density Residential" to "High Density Residential" development. We request that the planning commission recommend that this request be denied, and that the city council deny this request.

We live in the Creekstone development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons :

Dramatically increased traffic on all connecting streets including Creekstone boulevard and Irving street being heavily used by pedestrians, joggers, pet walkers, etc.

Please thoroughly address these serious concerns and potential impacts before amending the comprehensive plan.

In summary, we believe that this proposed amendment does not meet your approval criteria, that it "bears a substantial relationship to the public health, safety, welfare, and protection to the environment". Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment :

The effect upon the physical environment;
The effect upon open spaces and natural features, including topography;
the compatibility with and impact on adjacent land uses and neighborhoods;
The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
the current and projected project density in the area; and
the effect upon other aspects of the Comprehensive plan.

Therefore Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

John And Barbara Stone
1602 S. Fillmore St.

jgst28@gmail.com

From: [Craig Taylor](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com; [Dorothy Anderson](#)
Subject: CPA 20-06
Date: Wednesday, November 11, 2020 1:25:50 PM

Dear Kennewick City Staff, Planning Commission, and City Council,

I am writing to you concerning the proposed development change of Thompson hill referred to as CPA 20-06. My family and I recently moved into the Southridge neighborhood less than a year ago and love this area. We chose the location due to the view, the quietness, and the potential to retain our property value during this time of high housing costs.

We are very concerned that our brand new neighborhood and home could potentially be located right next to and below high density housing, if CPA 20-06 is approved. The reason for concern include the following:

- Safety of children: There are many small families in this neighborhood with small children and the potential increase of 8000 vehicle trips per day on these hilly streets adds risk to playing children.
- Decrease of Property Value: Having apartment complexes right above homes does not appeal to consumers in this area. I know because I passed on other neighborhoods that were in close proximity to high density housing.

My family and I encourage you to say no to this proposal.

Sincerely,

Craig and Dorothy Taylor

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development.

The proposed development would place high-density housing on steep terrain with no available services and no access except through established residential neighborhoods. It also ignores residential developments already in progress in the adjacent Southridge area. These other developments have ready access to the Bob Olson Parkway, with street extensions to the Parkway and services including water, power, sewer and stormwater control already available or part of long-range planning. The extensive undeveloped acreage with access to services along the Parkway offers more logical sites for the proposed development. There is already some high-density zoned area along the Parkway. Other undeveloped locations could also be converted to that purpose without impacting established neighborhoods or requiring placement of new services on a difficult-to-access hillside. In addition, the Parkway planning and development represents a considerable investment for the City. It seems wrong to ignore this investment to develop a new area that does not make use of the available land and services where the City has already undertaken the expense of planning and developing the infrastructure.

We live in the Southcliffe area, and would not be directly affected by the proposed development unless a new access road is extended to Sherman Ave. north of the Parkway. Development is already well underway in our area, with considerable land currently being leveled and underground services installed for future housing.

We request that the Planning Commission recommend that this request be denied, and that the City Council deny the proposed zoning change in favor of using the existing Comprehensive Plan.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Larry and Mary Thomas,
6983 W. 23rd Ave. Kennewick 99338
email: lthomas1266@charter.net

From: [Ivan Thomas](#)
To: [Steve Donovan](#)
Subject: File Number: CPA 20-06/PLN-2020-01009
Date: Monday, July 20, 2020 6:40:59 PM

Dear Mr. Donovan.

As a 16-year resident of the Panoramic Heights Subdivision, I am concerned with the changing of the zoning for the proposal to amend the land use designation for the property located at 2701 and 2711 S Sherman Street from Low Density Residential to High Density Residential. I have not seen where the developer has taken into account the added load that will be added to the infrastructure of the area.

This effort has been attempted in the past with questions from the surrounding communities left unanswered. Questions to be answered are: Will additional roads be required? Will the addition of extra homes overstress the sewage systems and irrigation systems? Will overloading the land increase the possibility of landslides and flooding? Will the smaller lot sizes decrease the value of the surrounding homes? What geotechnical engineering has been performed to underpin the planned construction?

I believe that the developer should meet with the surrounding communities and explain how the change in the density of the new homes will not adversely affect present homeowners.

Regards,

Ivan Thomas

5216 W. 26th Ave
Kennewick, WA 99338

From: [Anthony Muai](#)
To: [Steve Donovan](#)
Subject: FW: CPA 20-06
Date: Monday, October 19, 2020 9:05:30 AM
Attachments: [image009.png](#)
[image012.png](#)

Steve,

The City Attorney's office received this email this weekend.

Anthony

From: Lisa Beaton <Lisa.Beaton@ci.kennewick.wa.us>
Sent: Monday, October 19, 2020 8:32 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Subject: FW: CPA 20-06

From: Christina Perez <Christina.Perez@ci.kennewick.wa.us>
Sent: Monday, October 19, 2020 8:01 AM
To: Lisa Beaton <Lisa.Beaton@ci.kennewick.wa.us>
Subject: FW: CPA 20-06

The below email came in on the general attorney email. I am not sure who to direct it to.
Thank you!



Christina M. Perez
Kennewick City Attorney's Office
Legal Secretary-Criminal Division
O: 509.585.4274 | F: 509.585.4424
christina.perez@ci.kennewick.wa.us



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From: Tim <fenskt@gmail.com>
Sent: Saturday, October 17, 2020 2:43 PM
To: Christina Perez <Christina.Perez@ci.kennewick.wa.us>
Subject: CPA 20-06

CPA20-06 makes no sense!!!

This will cause devaluation of homes in South Cliffe and other subdivisions.

It will put a burden on already over burdened schools. It will cause undue traffic on Sherman street and thru Panoramic Heights.

Sent from [Mail](#) for Windows 10

Panoramic Heights Homeowners:
Stephen and Terri Varner
5325 W. 25th Ave, Kennewick, WA 99338
H: 509-582-2278 / C: 509-551-4677 / slvarner62@yahoo.com

13 November 2020

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are extremely opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live within Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- *As a professional that has designed many high density developments, the only result will be that the developer gains considerable increase in property value and will sell for a huge profit. With a high density zone change, existing topography and views to the greater Tri-Cities, the development will result in luxury multi-story condominiums.*
- *Due to existing steep topography and panoramic views from this property, a zone change will have a zero chance for an affordable housing development, townhome development or single family housing development.*
- *If high density zoning is approved, the value of the property would be too high for a townhome type development. Based on experience, it is tough to even meet the medium density threshold for townhome type developments. So, 27 Units per acre is overkill.*
- *It is a huge mistake for a City Planner to skip medium density zoning from low density to high density. The results are almost always detrimental to existing developed properties. The result would include lower property values, blocked panoramic views, huge increase in traffic that was never planned for, and would eliminate possibilities of future housing developments.*
- *Due to location of Panoramic Heights with main routes and the new school, our neighborhood already has an extremely high traffic count due to through traffic and school buses. Most of the current traffic is not Panoramic Heights Homeowners. The issue has been so bad the Homeowners Association had speed indicator signs installed recently throughout the neighborhood to slow traffic to a safer level. A high density development will dramatically increase through traffic to an unsafe level not originally planned.*

- *A high density development will greatly impact existing sewer and water infrastructure that may not have been planned for.*
- *If an experienced City Planner reviews the current City Future Land Use Map and truly evaluates for long term vision, there is no reasonable reason why a high density zoning development should be approved. The development results will create so many negatives that this area of Kennewick will never recover from. The only positive to this project is another developer will fill their bank account due to the decisions of the City, but unfortunately homeowners will pay dearly.*

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

The City has let the Panoramic Heights neighborhood down before with the approval of lot separation into 3 lots, one which is a flag lot. This was a huge error on the City of Kennewick's part by approving. The City did not forward any of the dozens of Panoramic Heights homeowners opposition letters to the developer. The developer had no idea there was any opposition until plans were not approved. The City's decision went against our legally binding CC&R's which the City did not even review. In addition, the County Auditor allowed the property recording without the CC&R restrictions. As the current Panoramic Heights HOA Treasurer, I can attest to the fact we have paid thousands of dollars in legal fees trying to repair the City Planner's mistakes. We hope the approval of the proposed Comprehensive Plan Amendment 20-06 is not another one.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Stephen and Terri Varner

From: [jennifer v](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill Mckay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#)
Subject: Panoramic Heights Concern
Date: Wednesday, December 9, 2020 3:26:38 PM

Hello,

We are residents of Kennewick, residing in a neighborhood that will be directly impacted by this proposed development. We are deeply troubled that this is even being considered by the city as a healthy addition to our community. First and foremost, the safety of our community should be at the forefront of all decisions made by the city (and frankly, any developer looking to contribute to our community). This development would add 1100 or so new HOUSEHOLDS (not simply individuals) to our area. This will increase traffic, now proposed to be routed down Sherman, a road and intersection on Hildebrand NOT designed for that amount of traffic. How many car accidents will need to occur for the city to realize this is a terrible idea? How many pedestrians who use Bob Olson to run, walk, bike need be injured by unnecessary and reckless traffic? My hope is that we can prevent these devastations by saying NO to this development. Additionally, more people in a smaller area = more crime. There is no getting around the fact that crime is likely to increase when bringing in an abundance of people to a location designed for significantly fewer households.

We are also troubled that the city would consider lining this one man's pocket (because let's be honest, this isn't about the developer's heart to better our community, as mentioned above, it will most definitely not be healthy for our community as a whole) and taking away property value from those of us who are already here. This development would destroy the value in our home and those of our neighbors.

Please consider if this were your neighborhood. Are you interested in creating more traffic, crime, and in return, decreasing the value of your property? This is every homeowner & parent's worst nightmare. Please do not allow this to happen to us.

Sincerely,
Jennifer

From: [Christy Watts](#)
To: [Don Britain](#); steve.lee@ci.kennewick.wa.us; [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [Bill McKay](#); [John Trumbo](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Subject: Proposed Comprehensive Plan Amendment 20-06
Date: Tuesday, October 27, 2020 11:12:09 AM

Dear City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. (I or We) request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 2623 S Kellogg Street in Panoramic Heights, the neighborhood closest to the site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- *Fear of the consequences of storm and irrigation runoff, erosion and landslides*
- *Traffic congestion*
- *Property Values*
- *Neighborhood Harmony*
- *Native American Artifact destruction*
- *Impact of years of construction*
- *Water and sewer lines*

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Christy and Brad Watts
2623 S Kellogg St.
Kennewick, WA 99338
(509) 308-8986

From: [Christy Watts](#)
To: [Steve Donovan](#)
Subject: Rezoning of Thompson Hill Area
Date: Wednesday, July 29, 2020 1:02:48 PM

Dear Mr. Donovan,

We are dues-paying members of the Panoramic Heights Homeowners Association. Please make note that this email is notification of our strongest and vehement opposition to the proposed change in zoning from low density to high density regarding Thompson Hill per the request of Jose Chavallo.

The long list of reasons why this change in zoning should not go forward has previously been provided to you by our Board. This email simply needs to count and be noted on the official record as two more votes in definite opposition to the zoning change.

Please reply to this email that you are in receipt and are counting my opposition vote to the zoning change to high density.

Thank you for your time.

Brad & Christy Watts

2623 S Kellogg St

Kennewick, WA 99338

From: [Christy Watts](#)
To: [Steve Donovan](#)
Subject: Zoning changes
Date: Monday, July 20, 2020 9:27:16 AM

Mr. Donovan

I am a resident of Panoramic Heights and I am concerned about the zoning changes that are proposed to the west of Panoramic Heights. My house is directly across the street from the area under consideration. I adamantly oppose any such changes.

As a homeowner and taxpayer that could be affected directly by this zoning change, I would appreciate more answers.

I also feel the developer should explain his plan with the surrounding homeowners. Obviously there is much interest and concern from Panoramic Heights residents.

Christy Watts
2623 S Kellogg St
Kennewick, WA 99338

From: [Frank Wentz](#)
To: [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill Mckay](#); [Steve Donovan](#); [Don Britain](#)
Subject: Proposed new development on Thompson Hill
Date: Wednesday, October 14, 2020 10:48:13 AM

I am strongly against changing the land use designation for the 40.6 acres on Thompson Hill adjacent to Panoramic Heights from "Low Density Residential" to "High Density Residential".

It could have a horrible impact on traffic in the Panoramic Heights neighborhood. This could be a safety hazard to the residents and visitors of the area. And this is only one of many other serious objections to this change.

Thank you for your attention to this matter.

Francis Wentz
4908 West 27th Ave.
Kennewick, WA 99338

From: [PATTY WILSON](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Subject: Thompson Hill Development
Date: Thursday, November 19, 2020 11:55:40 AM

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

I am opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. I request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

I live at 5985 W 41st Avenue in the Sage Crest neighborhood. My neighborhood would be impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, I oppose this proposed amendment for the following reasons:

- *Higher traffic*
- Lowering property value

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, I believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of

Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Patricia Wilson

*5985 W 41st Avenue
Kennewick, WA 99338*

Dear Kennewick Planning Commission and City Council Members:

RECEIVED

OCT 21 2020

Re: Proposed Comprehensive Plan Amendment 20-06

COMMUNITY PLANNING

I am opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development. I request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

I live at 5708 W. 26th Avenue in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, I oppose this proposed amendment for the following reasons:

- *It is extremely difficult driving to Highway 395 in the morning due to traffic going to Southridge High from the Creekstone and Union turn around.*
I have waited 5 to 10 minutes before finding a safe opening.

We also have school age children in our immediate block that will be at EXTREME PHYSICAL RISK from excessive traffic. They will be prevented from bike, scooter and skate board riding with increased traffic.

I have a pool and have called Clean Air numerous times this summer. Their answer during the moving of dirt to the end of 25th avenue was a Disgusting =Is it impacting you? Yes, Well when you see the dirt blowing give us a call. No one ever answers. Just leave a message. This agency is a waste of our tax payer money.

No one EVER NOTIFIED RESIDENTS dirt was going to be moved. The Truck noise was continuous even on the weekends. I personally had to flag down drivers to slow down and received a negative hand signal from their drivers. Did the city pay the property owner a fee for dirt storage? The project manager told me the dirt would stay there for a year and then we would go thru the noise and traffic again when the reservoir is complete. What is the pain and

RECEIVED

OCT 21 2020

COMMUNITY PLANNING

suffering worth to the residents in Panoramic that pay city taxes to you.? Imagine what the noise and traffic will be to the residents with the proposed development!

I also called their project manager and asked him to water the Irving entrance and 25th Avenue. This was done very infrequently. There are only 2 streets with access to this property 25th and 26th. We strongly oppose using this access for trucks and construction equipment to the benefit of the developer.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

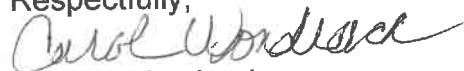
In summary, I believe that this proposed amendment does not meet your approval criteria that it "bears a substantial relationship to the public health, safety, welfare, and protection of the environment." Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,



Carol J Wondrack

5708 W. 26th Avenue

Kennewick, WA 99338

carol@wondrack.net

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JUL 24 2020

COMMUNITY PLANNING

July 23, 2020

Mr. Steve Donovan,

I have lived in Panoramic since 1980. We have never experienced the truck Traffic until recently. The dirt on the road is unacceptable and the driver's have been waved down to SLOW DOWN! I do not know who is responsible for inspecting the area and the dirt piles at the end of the street on 25th avenue. They are not doing their job!

We chose to live in Panoramic for the view and the quality of the homes here.

I am VERY CONCERNED if you change our area to the benefit of a developer we will lose property value here and put the residents at risk for accidents and noise. The contractor has been working on the weekends so we have had to put up with constant truck noise.

I know Kennewick would like to grow but I suggest you keep this area the same and encourage your developer to build quality homes. Canyon Lakes is almost out of room so he could make the new area equal to Canyon Lakes homes.

We do not want our area to look like Cherry Blossom Heights with smaller homes.

Look forward to the future hearing!



Carol Wondrack

5708 W. 26th Avenue

From: [HEATHER Ybarra](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill Mckay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Subject: Proposed Comprehensive Plan Amendment 20-06
Date: Thursday, November 12, 2020 9:42:05 PM

Dear Kennewick Planning Commission and City Council Members:

I strongly oppose a change in designated land use on Thompson Hill. I SAY NO TO HIGH DENSITY HOUSING ON THOMPSON HILL!

I grew up among the hills of Kennewick and the beauty of them is something that makes me proud to say I live in Kennewick. When I returned to Kennewick to raise my family, I choose a home in the Southridge area. This area was promised to be the pride of Kennewick. Being the first part of Kennewick that people see coming from Oregon, Southridge was to be the gate to Kennewick.

Shortly after the purchase of my first home, in Southridge I was greatly disappointed to find that zoning was set to be changed just a few blocks from my home. As a result of this zoning change, a large low income apartment complex (Cooper Ridge) and a retirement apartment complex was built. In turn, traffic and crime in my neighborhood has increased.

The possibility of a developer building on Thompson Hill is disturbing. Many years ago, I understood it was deemed unsafe by engineers to build on the hill. Of course, this is a safety concern, but for me, personally, I want to see the hill! It is large, naturally beautiful and shines in the sun. My children fondly view it from their school. My elementary school age boys are concerned about the wildlife that would lose their homes because of the development. I have seen many people enjoying recreational activities on the hill, right in their own backyard. The city should consider preserving it as a recreational park with trails and benches.

There has already been unexpected and unwelcome zoning changes in my neighborhood. I don't want to be surrounded by apartment buildings and high traffic. Instead of decreasing the quality of life for the people already living in these nice neighborhoods like Panoramic Heights, Creekstone and Southridge Estates please consider building it up or at least maintaining it. Increased traffic and unsightly views will decrease the value of our homes. The lose of recreation and wildlife is a no win for the people that live around Thomson Hill.

Please CHOOSE NO to High Density on Thomspson Hill!!!

Thank you for your consideration,

Heather
Concerned Citizen

From: jyork2b@charter.net
To: [Steve Donovan](#)
Subject: Rezoning Parcel 1-0889-401-1681-005 Thompson Hill - Citadel/Chavallo
Date: Sunday, July 26, 2020 10:56:37 AM
Attachments: [2020-07-24 LTR Zoning Chavallo.docx](#)

Mr. Donovan,

Please find attached and also copied below a letter regarding the zoning change of the above captioned property:

RE: Rezoning of Parcel 1-0889-401-1681-005

Dear Mr. Donovan,

I am writing in response to the City's rezoning of a 47.93 acre parcel (1-0889-401-1681-005) addressed as 6100 W 25th Avenue, Kennewick, Washington. It is a section of Thompson Hill owned by Citadel Estates LLC, Jose A Chavallo. Currently it appears to be zoned RS and a change to R3 High Density is being considered.

I am against this rezoning for many reasons but mainly it is my interest in preserving the existing neighborhood of low density single family residences. My concern is the changes that would occur with high density multi-family construction, affecting my property value and the impact on the infrastructure of the existing Panoramic Heights, Southridge, Southcliff, Creekstone subdivisions based on R3 zoning.

Please consider not changing the zoning on this property.

Thank you,

Jill York

From: [Melinda Didier](#)
To: [Steve Donovan](#); [Gregory McCormick](#)
Subject: FW: High Density on Thompson Hill
Date: Wednesday, April 7, 2021 9:11:48 AM

-----Original Message-----

From: carol senn <carollesenn50@gmail.com>
Sent: Tuesday, April 6, 2021 6:51 PM
To: Melinda Didier <Melinda.Didier@ci.kennewick.wa.us>
Subject: High Density on Thompson Hill

So unfair to those people who have purchased homes based on the current zoning. Now you want to do a bait and switch. Please don't change the zoning. Thank you

Sent from my iPhone

From: [Larry Powers](#)
To: [Steve Donovan](#)
Subject: Please Deny Comprehensive Plan Amendment 20-06
Date: Thursday, April 8, 2021 2:41:16 PM

Dear Kennewick Planning Commission and City Council Members,

The members of the Southridge community are strongly opposed to the proposed **Comprehensive Plan Amendment 20-06**. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. **We are asking the Planning Commission to recommend this request be denied, and the City Council deny this request.** Our neighborhood borders this site on the west side of Thompson Hill. We will be highly impacted by a high-density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- **Reduction of our property values**
- Traffic congestion, safety, noise, and emissions
- Reducing service through our irrigation system
- The steep slopes pose risks of storm and irrigation runoff, erosion, and landslides
- Impacts on our water and sewer services

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to considering this Comprehensive Plan Amendment:

- The effect upon the physical environment
- The effect upon open space and natural features, including topography
- The compatibility with and impact on adjacent land uses and neighborhoods
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools
- The current and projected project density in the area
- The effect upon other aspects of the Comprehensive Plan

Therefore, **Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.**

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Larry Powers

From: [NickunJudy Doyle](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill Mckay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Subject: Proposed Comprehensive Plan amendment 20-06
Date: Friday, April 9, 2021 11:19:15 AM

Dear Kennewick Planning commission and City Council Members,

We live on W 20th Avenue and we're writing to express our strong objections to the proposed amendment #20-06. This development would be out of keeping with the medium density neighborhood and would adversely impact our community and also our property value. Visually it will be an eye sore, the increase in traffic through local neighborhood roads will have a severe impact on what has been a quiet and pleasant neighborhood. We believe its wholly inappropriate to install what is effectively an urban development into our suburban area.

Our specific concerns are:

- Loss of property value
- Increased traffic
- Reduced quality of life for local residents

Please take these concerns into consideration and deny this amendment request.
Thank you for your continuing good work for the people of Kennewick.

Yours sincerely

Nick and Judy Doyle

From: [Tim Fenske](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); [info@panoramicheightshoa.com](#)
Date: Saturday, April 10, 2021 11:04:16 AM

No on CPA 20-06. The traffic impact alone should be enough to not approve. Has the city also taken into account the proposed new subdivision on the west side of Sherman and that additional traffic?

The schools in the area already have mobile classrooms, do we need even more temporary structures.

The devaluation of homes and additional noise pollution. Bob Olsen is already treated like a raceway at night.

From: [David Christenson](#)
To: [Steve Donovan](#)
Subject: CPA 20-06
Date: Saturday, April 10, 2021 11:53:48 AM

I, David G. Christenson, residing at 6006 W, 25th Avenue, Kennewick, WA 99338, am in favor of the proposed zone change. It seems that the developer wants to convert ground that is not being used into a revenue producing parcel for himself and the City. The City will not have to expend any public funds for the project and the developer will risk the money necessary to develop the parcel.

I am a member of the Panoramic Heights Homeowners Association and the board is opposed to the zone change so I thought I would let you know that not all members of the Association are in agreement with their position.

A stakeholder's letter of concern regarding CPA 20-06

Attention please:

Gregory J McCormick, Director, Community Planning Department
Gregory.McCormick@ci.kennewick.wa.us

Steve Donovan, Senior Planner, Community Planning Department
Steve.Donovan@ci.kennewick.wa.us

Gentlemen:

My name is Chris Barnes. I have been a resident in Panoramic Heights for over 26 years. My home at 2616 S. Kellogg Street abuts the 40.6 acres identified in CPA 20-06 and therefore I am very familiar with the history of this property - which is, once again, under consideration for increased density beyond the current low density land use designation.

In 2009 the same applicant requested 20.25 acres of the same parcel of land be changed from Open Space (as it was then designated) to Commercial. The City unanimously rejected that application.

As city planners you may say, 'That was then, and this is now.' But much of the grounds for reaching that unanimous rejection decision in 2009 remain the same. Ironically, some of the same critical, technical evaluations the applicant submitted in 2009 were simply resubmitted in this application, but since this application is a Non-Project Proposal, he has omitted the plot plan that in 2009 showed dense development up and over the ridgeline under the heading: Future Development.

Gentlemen, I personally think that locating high density anywhere on the top or sides of Thompson Hill would be preposterously bad planning and would set a dangerous, undesirable and irreversible precedent. But, approving this application would be a bad idea even if it were proposed on flat land - because it violates many of your own stated land use goals and policies.

It would be very easy for me to 'cut & paste' from page 45 of Kennewick's 20 Year Plan for a Sustainable Future, to demonstrate how this application flies in the face of your vision of land use planning for future growth. This application isolates high density and high traffic in a sea of recently approved low density developments as well as tucks it right beside long-establish, quiet, single-resident neighborhoods. The city policy of maintaining an adequate transition (a density buffer) between adjacent land uses and development intensities is a good one. In addition, placing high density close to public amenities encourages walking! That is another good stated goal. One has only to look at the number of dog walkers and bike riders taking advantage of the Southridge Sports Complex to see how smart it was to put multi-family units close to a big park, not isolated on top of a distant hill.

But now, take into consideration that this isn't just a hill. A good portion of the application site is, by the city's own definition (and a 2009 study by JUB Engineering), considered 'Extreme Slope Hazard'. Much of the 40.6 acres is 25% and greater slope – up to 60% in some places near the top. So why would city planners take on the risk of potential erosion, flooding and even steep slope failure by permitting four-story construction here? I understand that as land use planners you must balance individual property rights with community interests as well as with the Comprehensive Plan milestone of achieving 159 additional acres of high density over the next ten years. But this site has far too many negatives to be considered appropriate for high density.

To return to the unanimous City decision to reject the 2009 application, let me summarize the reasons for rejection:

- *The application was inconsistent with Comprehensive Plan policies & goals;*
- *The application had numerous environmental concerns in particular Critical Area slope;*
- *The application was premature – noting the lack of infrastructure and public facilities near the site.*

I submit to you, that these reasons for rejection (from 2009) are still valid. Please follow the current land use policies and goals in evaluating this application and reject this application for high density land use on Thompson Hill.

*Sincerely,
Chris Barnes
2616 S. Kellogg Street
Kennewick, WA 99338*

April 9, 2021

Dear Kennewick Planning Commission and City Council Members.

Ref: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment #20-06. This amendment would change the land use designation of the 40.6 acres on what is known in the community as Thompson Hill from a LOW Density Residential to a HIGH Density Residential development.

We request the Planning Commission recommend this request be denied and the City Council deny this request.

My wife, Karen and I, live at 5717 W 23rd, CreekStone Subdivision in Kennewick.

Adding an additional, what potentially could be 1100 residences in the immediate area of this subdivision, could and would add a tremendous amount of traffic and congestion in an area that is even now (Kellogg and Creekstone roads) an extremely congested roadway. And we learn, a potential Hotel may be considered.

The drainage system would certainly be a potential problem, and the water, sewage and electrical could and would produce challenges for the current homes and residences in the existing areas.

Traffic would be one of my primary concern, but these other factors would surely impact the peace and tranquillity of the existing 200+ homes and thousands of residents.

Your current Law Enforcement officers and staff would certainly feel the negative impact of a thousand more residences and several thousand more citizens both in calls and handling the traffic congestion this plan could easily initiate.

It does appear to us, citizens in your community, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110 (7) & (8) and should be, in our opinion, denied.

Thank you for considering these concerns and for serving the citizens of the City Of Kennewick.

Robert & Karen Langendorfer

5717 W23rd, Kennewick, Wa 99338

tenbearsrunning@gmail.com

Retired L.E.O.

From: [Keith and Annette Freier](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Subject: Oppose Comprehensive Plan Amendment 20-06
Date: Monday, April 12, 2021 8:27:33 AM

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are **opposed** to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 2893 South Kellogg Street in the Southridge area. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- *This will drastically impact traffic flows on residential streets jeopardizing the safety of our children*
- *The streets and easements into this area are already limited and traffic is already a problem*

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Keith & Annette Freier
2893 South Kellogg Street
Kennewick, WA 99338
[*freierfamily@msn.com*](mailto:freierfamily@msn.com)

From: [Larry Hulstrom](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#)
Subject: RE: Opposed to Proposed Comprehensive Plan Amendment 20-06
Date: Monday, April 12, 2021 8:48:23 AM

Now that the public hearing has finally been set on this subject this is just a reminder that we are still opposed to this proposed amendment for the same reasons as previously stated. In fact, with all of the development going on along Hildebrand Blvd and the south side of Thompson Hill I fail to see why there should be any development of the proposed area at all. There are plenty of spaces between Thompson Hill and the highway for future development. What ever happened to preserving open spaces for the enjoyment of future generations? Why should a developer be allowed to be greedy and squeeze more homes, apartments, or hotels, into an area that should be left alone?

Please vote no on CPA 20-06. It really is the best thing to do for our area.

Sincerely,

Larry Hulstrom
 Resident of Panoramic Heights

From: Larry Hulstrom [mailto:rockhound132@charter.net]
Sent: Tuesday, October 13, 2020 10:49 AM
To: 'Don.Britain@ci.kennewick.wa.us' <Don.Britain@ci.kennewick.wa.us>;
 'steve.lee@ci.kennewick.wa.us' <steve.lee@ci.kennewick.wa.us>;
 'brad.beauchamp@ci.kennewick.wa.us' <brad.beauchamp@ci.kennewick.wa.us>;
 'jim.millbauer@ci.kennewick.wa.us' <jim.millbauer@ci.kennewick.wa.us>;
 'Chuck.Torelli@ci.kennewick.wa.us' <Chuck.Torelli@ci.kennewick.wa.us>;
 'Chuck.Torelli@ci.kennewick.wa.us' <Chuck.Torelli@ci.kennewick.wa.us>;
 'Bill.McKay@ci.kennewick.wa.us' <Bill.McKay@ci.kennewick.wa.us>;
 'Melinda.didier@ci.kennewick.wa.us' <Melinda.didier@ci.kennewick.wa.us>; 'Steve Donovan'
 <Steve.Donovan@ci.kennewick.wa.us>; 'clerkinfo@ci.kennewick.wa.us'
 <clerkinfo@ci.kennewick.wa.us>
Subject: Opposed to Proposed Comprehensive Plan Amendment 20-06

All –

My wife and I are responding with comments on the proposed Comprehensive Plan Amendment 20-06 and are in opposition to this change. The negative impacts to the Panoramic Heights neighborhood are numerous and are addressed in my attached letter. Please forward this letter to city planning commissioners as well.

Larry and Kay Hulstrom
 5409 W. 26th Ave.

From: [Bill Dixon](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill Mckay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com; [Gregory McCormick](#); [Anthony Muai](#)
Subject: CPA 20-06: Panoramic Heights Letter Opposing High Density Residential Land Use on Thompson Hill
Date: Monday, April 12, 2021 9:20:28 AM
Attachments: [PHHA Letter Opposing CPA 20-06.pdf](#)
[Summary of PHHA Concerns.pdf](#)

Dear City Council Members, Planning Commission Members, and City Staff:

On behalf of the 159 members of the Panoramic Heights Homeowners Association (PHHA), attached is a letter opposing Comprehensive Plan Amendment 20-06. Also attached is a summary of PHHA concerns.

CPA 20-06 requests your approval to change the land use designation of 40.6 acres of steep land near the top of Thompson Hill from "Low Density Residential" to High Density Residential". This change would allow up to 1,096 multi-family housing units to be built along the north and south sides of this iconic and prominent geologic feature.

After nine months of study by a team of over 20 members and active participation in every step of the City's process, PHHA concludes that the proposal does not meet many of the City's "Approval Criteria and Additional Factors" in Kennewick Municipal Code 4.12.110(7) and (8). Therefore the Planning Commission should recommend this proposed change to the Comprehensive Plan not be adopted. Then, the City Council should deny it.

Your decisions on this critical issue could have broad and lasting impacts on the Southridge area, surrounding neighborhoods, and more than a thousand nearby homeowners and future homeowners.

As previously requested in our letter of October 21, 2020, PHHA requests 15 minutes at the public hearing on April 19 to present our analysis, findings and conclusions to the Planning Commission.

Please contact me if you need any further information.

Bill Dixon, Team Leader
Panoramic Heights Homeowners Association
509.531.5913
wtdixon3@gmail.com



Panoramic Heights Homeowners Association
www.panoramicheightshoa.com

April 12, 2021

Dear Kennewick City Council and Planning Commission Members:

Re: Proposed Comprehensive Plan Amendment 20-06

The Panoramic Heights Homeowners Association (PHHA), on behalf of its 159 families, opposes the proposed Comprehensive Plan Amendment 20-06. It would change the Land Use Designation from Low Density Residential to High Density Residential development for 40.6 acres along the top of Thompson Hill. This property borders the west end of Panoramic Heights.

This land use change could result in up to 1,096 multi-family housing units, such as apartments or condominiums, across the north and south upper slopes of Thompson Hill (see Figure 1). High Density Residential land use designation could also open this site to day care centers, group living, mini storage, motels, nursing homes and congregate care facilities, rooming houses and boarding houses.

None of this seems appropriate for a site on steep to extremely steep slopes (greater than 40%) with only one vehicle access route, no public transportation, and no nearby commercial facilities or services. All of the surrounding neighborhoods and properties are Low Density Residential.

High Density Residential development would be incompatible with and harm the surrounding and nearby Low Density Residential neighborhoods; including Panoramic Heights, Southridge Estates, Southcliffe, Creekstone, Apple Valley, Windsong, W. 21st Ave./20th Place, and the proposed Citadel Estates.

Our other major concerns include:

- dramatic increases in traffic (up to 6,500 vehicle trips per day);
- inadequate vehicle access to the site;
- building on Critical Area steep slopes with erosion, runoff and potential landslide hazards (See Figure 2);
- light and noise pollution;
- impacts on views from surrounding properties;
- loss of Critical Area wildlife habitat; and
- destroying the scenic views from around the Tri-Cities of Thompson Hill; an iconic feature at the northern edge of the Horse Heaven Hills.

After nine months of study and active participation in every step of the City's process PHHA concludes that this proposal does not meet many of the City's Approval Criteria and Additional Factors in Kennewick Municipal Code 4.12.110(7) and (8). PHHA has provided four prior letters containing 60 pages of comments throughout the City's various process steps. Attached is a summary of our comments and concerns.

Widespread opposition to this land use designation change has been expressed in an open, online public survey conducted by PHHA since October 2020. 98.6 % of over 200 respondents in the surrounding and nearby neighborhoods oppose the proposed High Density Residential land use designation. These are residents in Panoramic Heights, Southridge Estates, Southcliffe, Apple Valley, Creekstone, Windsong, Sagecrest, W. 21st Avenue/20th Place, and several others.

PHHA accepts that portions of this property (on slopes less than 25%) could be developed with Low Density Residential houses. Such reasonable development has been done on portions of Thompson Hill since the 1970's and is accelerating to meet Kennewick's growing housing needs.

But changing the land use designation to High Density Residential would increase the allowable housing density on the steepest part of Thompson Hill by a factor of 6 or 7, with corresponding increases in the impacts of that development. This makes no sense, is incompatible with existing and developing neighborhoods surrounding the site, and will create numerous problems for its neighbors and the entire Southridge area.

We understand and support the need for more High Density Residential developments to meet future housing needs in Kennewick. However, we believe that this site is the worst possible location in the Southridge area for such development.

We are asking the Kennewick Planning Commission to recommend this proposal not be adopted, and that our City Council deny this application.

(authorized by)
Gerald Berges
President, Panoramic Heights Homeowners Association

Copy to City Staff:
Steve Donovan Melinda Didier Greg McCormick Terri Wright

Attachment: Summary of PHHA Concerns About CPA 20-06

Figures:

1. Artist Rendering on High Density Development on Thompson Hill
2. Examples of Steep Slopes on the Proposed Site

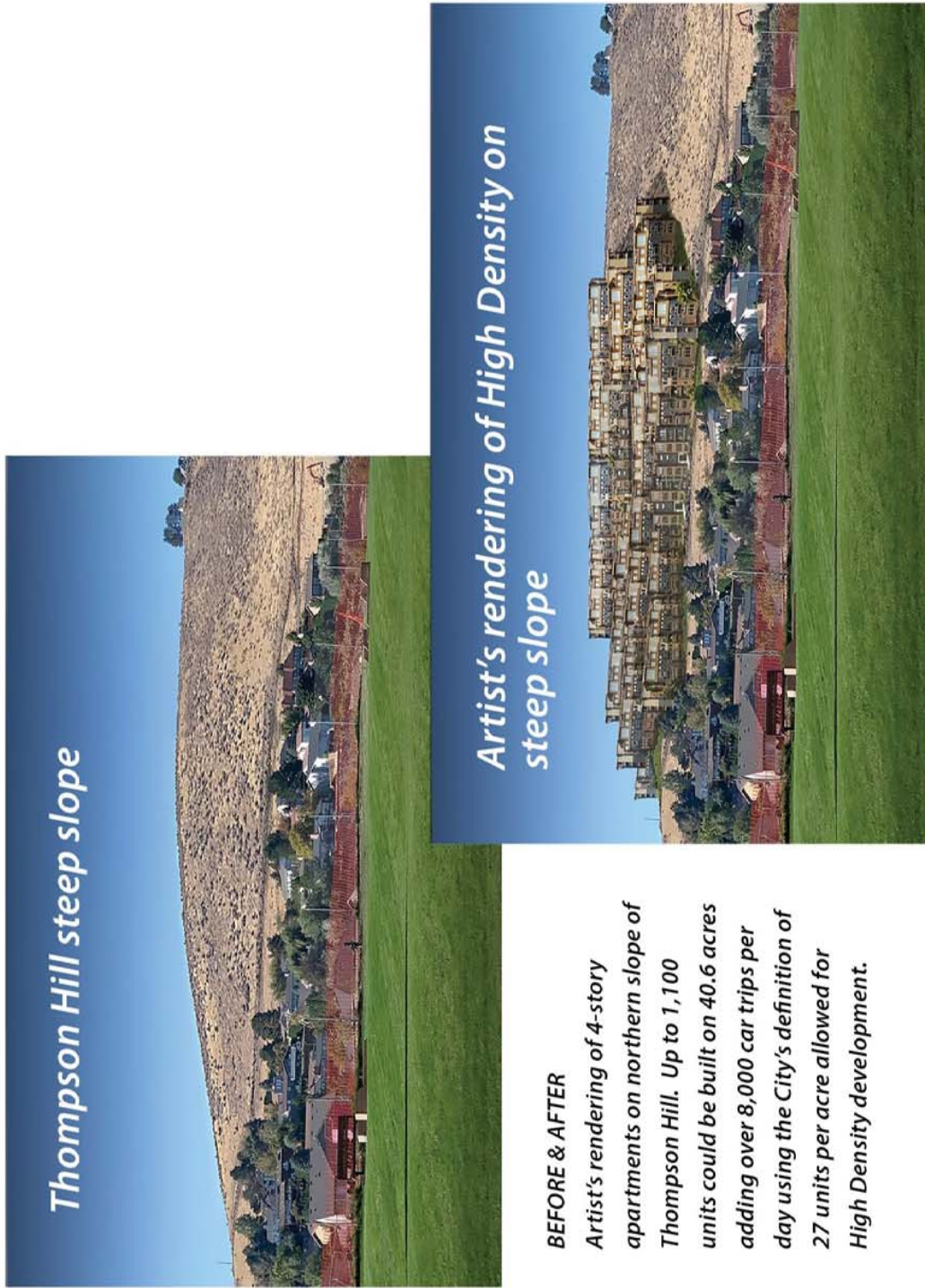


Figure 1. Artist rendering of High Density Development on Thompson Hill



Figure 2. Examples of Steep Slopes on the Proposed Site

**PANORAMIC HEIGHTS HOMEOWNERS ASSOCIATION
SUMMARY OF CONCERNS ABOUT
COMPREHENSIVE PLAN AMENDMENT CPA 20-06
April 12, 2021**

This document summarizes the major concerns of the Panoramic Heights Homeowners Association (PHHA) with the proposed Comprehensive Plan Amendment (CPA) 20-06. PHHA became aware of CPA 20-06 in July 2020, when public notice was given by the City. Over the past nine months, PHHA has studied the proposal in great detail and has been involved actively in all aspects of the City's process.

PHHA has previously submitted extensive, detailed comments on CPA 20-06 via:

- “Appeal of Environmental Determination on Non-Significance”, with attached “Excerpts from SEPA Checklist with PHHA Comments”, August 19, 2020 (28 pages)
- Letter with “Comments on Environmental Impact Statement Scoping”, with attached “PHHA Comments on EIS Alternatives, Mitigation Measures, and Probable Significant Environmental Impacts”, October 20, 2020 (6 pages)
- Letter of Opposition, with attached “Reasons to Deny CPA 20-06” and Figures, October 21, 2020 (21 pages)
- Letter with comments on “Withdrawal Notice—Declaration of Significance and Issuance of Mitigated Determination of Non-Significance”, February 18, 2021 (5 pages).

On February 26, 2021, City Staff is a “Revised Mitigated Determination of Non-Significance” that included nine Mitigation Conditions intended to reduce some of the more severe environmental impacts. While PHHA agrees with those Mitigation Conditions, they do not address the fundamental issue—the proposed site is inappropriate and unacceptable for High Density Residential development.

We will summarize our findings and conclusions in several pages. We will address these findings and conclusions per the related sections of the City's Approval Criteria and Additional Factors in KMC 4.12.110 (7) and (8), which are shown in **bold font**.

The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

The effect upon the physical environment.

This part of Thompson Hill has some of the last, undeveloped shrub steppe environment in Kennewick, and is mapped as a Critical Area for wildlife habitat per KMC 18.63. There is extensive and varied wildlife on Thompson Hill. Documented animals include Hawks, Quail, Chukar, American Robin, Black-billed Magpie, Western Meadowlark, Song Sparrow, American Crow, Ring-necked Pheasants and Coyotes. Other animals observed by Panoramic Heights residents on or near the site include rabbits, rattlesnakes, ground squirrels, pocket gophers, killdeer, falcons, horned owls and burrowing owls (a candidate for listing as State Endangered, Threatened or Sensitive species).

These flora and fauna would be destroyed by High Density Residential development.

The Confederated Tribes of the Umatilla Indian Reservation have identified the site is within a known area of religious and cultural significance, and there is a likelihood that cultural resources may be encountered. A possible petroglyph may exist on the site and an archeological site was recently recorded less than a half mile from the site. Also, the Yakima Nation stated that being a prominent landform, developing the site has a high probability for encountering cultural resources. The Department of Archaeology and Historic Preservation also noted that prehistoric artifacts have been found in the Thompson Hill vicinity in the past, suggesting that archaeological sites may be present.

High Density Residential development, with up to 27 multi-family housing units per acre would destroy the existing physical environment.

The effect on open space and natural features including...topography.

The top of Thompson Hill is some of the last highly visible open space in the Southridge area. It is also an historic landmark for Kennewick that is visible in all directions for tens of miles. High Density Residential development would destroy that aesthetically pleasing image forever. Instead, Thompson Hill could look like the artist rendering in Figure 1 “Artist rendering of High Density Development on Thompson Hill” .

The entire site is mapped as Critical Areas for Geologic Hazards: “Steep Slopes”, “Extreme Steep Slopes” and/or “Erosion Hazards”. At least 6.1 acres of the site is on extremely steep slopes (40% or greater), which are considerable unbuildable per KMC 18.62.090(2).

In 2009, this Applicant proposed CPA 09-01 to change the land use designation for 20.25 acres of the current subject land from Open Space to Low Density Residential and Commercial use. The City found:

“Earth: Potential for earth slides on the north side of Thompson Hill. Potential for Erosion on any of the steep slope areas during periods of heavy rain or when disturbed during construction.”

“This area is also subject to erosion per the adopted critical area map. The Environmental Impact Statement for the Southridge sub-area also indicates several potential impacts in terms of earth slides and the potential for siltation, especially on the North side of Thompson Hill. The EIS indicates potential for Erosion on any of the steep slope areas during periods of heavy rain or when disturbed during construction.” (Staff Report on CPA 09-01, November 16, 2009)

The Critical Areas Report for Citadel Estates concluded in part:

“Based on the analysis discussed above, the entire site, in native condition, is stable unless considerable water is introduced to the soil column...The surficial silt and fine sand layer is highly erodible and subject to erosion. The existing vegetation currently protects the soil, and mitigation measures will be required during construction.” (Critical Areas Report for Citadel Estates, Michael Black, Columbia Engineers and Constructors, July 1, 2009).

Note that this Critical Areas Report did not cover the steeper slopes towards the top of the North side, nor the south side of Thompson Hill. Nor did it address all the Critical Area Report requirements in KMC 18.62.060 and 070.

In 2010, this Applicant proposed to develop Citadel Estates that included about 26.2 acres of the currently proposed subject land. The Hearing Examiner's Findings, Conclusions and Decision, dated March 19, 2011 discussed several environmental impacts that are still germane to the undeveloped lots 37 and 38 included in the current proposal. These included:

"Finding 17: The (Critical Areas) report concluded that site slopes met the CAO's (Critical Areas Ordinance) definitions of erosion, landslide and seismic hazard areas and that stormwater management would be crucial for any development."

"Finding 18: Portions of Lots 37 and 38 with slopes of 40 percent or greater are unbuildable without further review."

Nonetheless, the Applicants have requested "High Density Residential" land use designation for all 40.6 acres, including the land discussed above.

The Applicants acknowledge:

"Portions of Lot 37 have been identified as critical areas...A portion of Lot 37 of Citadel Estates includes slopes exceeding 40%...This area totaled 6.1 acres within lot 37."

But, they fail to address geologically hazardous areas on the rest of the site.

Figure 2 shows "Examples of Steep Slopes on the Proposed Site."

This makes no sense. Extreme Slope Hazard Areas pose "Known or suspected risk areas with slopes greater than 40%" and "have severe erosion potential and a high probability of slope failure and landslide occurrence" (KMC 18.62.020 and 030). Further "Activities on sites containing extreme slope hazards shall be considered unbuildable. This includes... construction of buildings...and roads." (KMC 18.62.090(2)).

The portions of the site in Geologically Hazardous areas, especially Extreme Steep Slopes should not be considered for High Density Residential Development. Most native vegetation would be removed. There would be large areas of impervious (hard) surfaces, irrigation water, and the potential for waterline breaks. These factors would greatly increase the hazards of soil erosion, water runoff, landslides, and potential flooding if the irrigation canal along Creekstone Drive is overwhelmed, blocked or broken.

The compatibility with and impact on adjacent land uses and surrounding neighborhoods.

The proposed land use designation of "High Density Residential" with the associated zone district of "Residential High Density (RH)" is incompatible with surrounding neighborhoods. All of the neighborhoods surrounding the site are designated "Low Density Residential". These neighborhoods

include Panoramic Heights, Creekstone, Southridge Estates, SouthCliffe and the future Citadel Estates. According to KMC 18.03.030(4) RH is supposed to be “A transitional use between commercial and low and medium residential uses.” This is not the case.

RH allows Multi-family Residences, including townhouses, duplexes, multiplexes, condominiums, apartment houses, boarding houses, and lodging houses. The maximum density is 27 units per acre, with a minimum lot size as low as 1,600 square feet. They could be up to 45 feet high (up to 4 stories high).

The current land use designation is “Low Density Residential” allowing about 4 to 5 single-family homes per acre. Most of the land is zoned as “Residential Suburban (RS)” with a minimum lot size of 10,500 square feet. A small portion is zoned “Residential-Low Density (RL)” with a minimum lot size of 7,500 square feet. Height is limited to 35 feet.

In the surrounding neighborhoods, all of houses are or will be single-family homes on medium to large lots, and generally two-stories high.

Due to the large number of housing units, density, building height and elevation; High Density Residential development near and along the top of Thompson Hill would create light pollution in surrounding neighborhoods. This would be worsen if a possible hotel was added. The requirements in KMC 18.39 may not be adequate to eliminate this nuisance.

For the same reasons, noise pollution would be a problem for homes downhill from the site. There were many noise complaints by surrounding neighbors when there was just one commercial operation (wine tasting) at the top of the Hill.

An experienced local realtor has informed PHHA that High Density Residential development and its associated traffic would have negative impacts on property values, reduce the prestige of the neighborhood, and impact the views from homes. Further, the realtor said that dwindling natural areas, traffic congestion, reduced walkability, noise and air pollution are all valid concerns about the impacts of CPA 20-06.

The adequacy of, and impact on community facilities, including...utilities, roads, public transportation...

The Application states:

“It is uncertain whether redesignation of authorized land uses will result in an increased demand for transportation, public services or utilities...Any increase in transportation, public service or utility demand would be insignificant and all facilities are available with adequate capacity for service to the property.”

This is not true.

The only current road accessing the site is a small, short private road to the homes on the top of Thompson Hill. The only Collector Road adjacent to the site is S. Sherman Street down to Hildenbrand Blvd. High Density Residential development (including a possible hotel) could add up to 6,464 Average Daily Trips, with up to 518 PM Peak Hour Trips and up to 423 AM Peak Hour Trips. This amount of traffic would have significant impact on the affected streets, intersections and the Southridge area.

For perspective, the “Southridge Area Master Plan Traffic Impact Analysis” estimated the traffic from all developments on Thompson Hill would be between 3,350 and 3,914 Average Daily Trips. Therefore, the traffic from this single High Density Residential development would be about twice the traffic planned from all developments on Thompson Hill.

Currently, the only other streets adjacent or near to the site are 26th and 28th Avenues. These are Local Streets with limited capacity (less than 1,500 vehicle trips per day) and already experience a significant amount of traffic, including cut-through traffic from schools and other sources. For example, several segments on 26th Avenue and Irving Street in Panoramic Heights, and on Kellogg Street and 28th Avenues in Southridge Estates are at or near the Local Street threshold for normal high traffic of 1,500 vehicles per day (KMC 13.04.010(4)).

These are really large impacts. Based on Kennewick Administrative Code 13-08, for impacts of this magnitude, the developer should be required to perform a Traffic Impact Study that evaluates impacts at all major phases of the proposal, and then 5 years and 10 years from completion of the project.

These impacts could cause failing Level of Service (LOS) standards and queuing problems at numerous intersections. The City would be forced to deal with these resulting widespread traffic problems if CPA 20-06 is approved.

Clearly, High Density Residential development on Thompson Hill would require new Collector Roads outside existing neighborhoods.

The Washington State Department of Transportation expressed several concerns about impacts of new developments on nearby highways and intersections in its letter dated July 21, 2020:

“An extension of 28th Avenue to serve the site would provide a direct connection to 27th Avenue. The US 395/27th Avenue intersection has already exceeded its capacity at peak times.”

“The Southridge area has seen significant development recently and traffic is increasing with congestion in certain locations.”

“We are concerned with the cumulative impact to our system.”

“The developments will need to mitigate their traffic impacts.”

“Of particular concern to the department are the effects developments have on the multimodal capacity, retention and treatment of stormwater, outdoor light, noise sensitivity and signage. This information is normally obtained by a Traffic Impact Analysis (TIA) performed by the developer.

The City and developer should consider Transportation Demand Management (TDM) measures to reduce traffic impacts.”

Also, according to Ben Franklin Transit, access to public transportation is more than a mile away from the proposed site. They said it is unlikely that public transit would be provided for direct service within this High Density Residential development due to steep slopes and narrow roads, including those between their current routes and the proposed development. This factor will further increase private vehicle traffic to and from the proposed site.

Note that neither the developer nor the City has done any detailed analysis of roads needed or traffic impacts. Because of the potential large impacts from High Density Residential development on Thompson Hill, the City should not approve this change in land use designation before requiring them to show the true impacts of the change, identify mitigation measures, and demonstrate transportation concurrency.

The Application does not even acknowledge the presence of the known large, high pressure natural gas transmission pipeline all along the eastern side of the property. The Municipal Research and Services Center (MRSC) of Washington issued a document in 2006 entitled “Land Use Planning In Proximity to Natural Gas and Hazardous Liquid Transmission Pipelines in Washington State” states that developers and planners need to consider how topography plays into the accident scenarios. MRSC recommends that zoning of areas near pipelines should favor lower density developments such as single family housing to reduce the damage from accidents.

The existing infrastructure and services are inadequate to support High Density Residential development, and would be impacted greatly.

The current and projected project density in the area.

The current population density in the surrounding neighborhoods is about 4 to 5 families per acre. CPA 20-06 would increase the population density up to 27 multi-family housing units per acre, or about 5 to 7 times denser than in surrounding neighborhoods. There could be as many as 1,096 multi-family housing units if the entire 40.6 acres is developed as High Density Residential.

If the 40.6 acres remains designated Low Density Residential with 33.7 acres zoned Residential Suburban and 6.1 acres zoned Residential Low, there could be up to 180 single family homes developed. That would be about 4.4 homes per acre, consistent with surrounding neighborhoods.

The effect, if any upon other aspects of the Comprehensive Plan.

The site contains extensive Geologically Hazardous Areas: Most of the site is on slopes greater than 15%, and 6.1 acres is on extreme slopes greater than 40%.

The Comprehensive Plan notes that Geologically Hazardous Areas includes Erosion hazards on slopes greater than 15%; Extreme Slope hazards on slopes greater than 25%; and Landslide hazards for a

combination of geologic, topographic, and hydrologic factors such as bedrock, soil slopes, structures or hydrology. The Plan says “Proposed development should avoid impacting critical areas” and that “Mitigation sequencing is listed in the order of preference: 1. Avoiding the impact by not taking a certain action;...” (page 34).

Critical Area Goals and Policies include:

Goal 1: “Protect the public and personal property from effects of landslides, steep slope failure, erosion and flooding.”

Goal 2: “Protect the unique environmental elements of critical areas.”

Goal 3: “Regulate or mitigate activities in or adjacent to critical areas...to avoid adverse environmental impacts.” (pages 39 and 40).

Further, the Southridge Master Plan establishes a policy that the City “should prohibit housing on slopes in excess of 25% (section 2.2.4, Goal 1.H). It is estimated that about 1/4 of this site may have slopes greater than 25%. Proposing housing on all 40.6 acres is inconsistent with this policy.

Allowing High Density Residential Development on a site with extensive Erosion hazards, some Extreme Slope hazards, and perhaps Landslide hazards would be inconsistent with the Comprehensive Plan.

The Comprehensive Plan’s Residential Goals and Policies include:

Goal 1, Policy 2: “Require that multi-family structures be located near a collector street with transit, or near an arterial street, or near a neighborhood center.”

Goal 2, Policy 3: “Deny residential development if concurrency is not met for transportation, water, and sewer, or appropriately condition.”

Goal 3, Policy 2: “Residential Low Density: Place on lands constrained by sensitive areas...”.

Goal 3, Policy 4: “Residential High Density: “Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.” (pages 45 and 46)

Therefore, High Density Residential development that would be allowed by CPA 20-06 is incompatible with the Comprehensive Plan. All of the surrounding neighborhoods and most of the undeveloped land are Low Density Residential. There would be inadequate transportation access, and building the required transportation system would not meet concurrency requirements. Retaining the current Low Density Residential land use designation is appropriate for sensitive areas. The access, topography and adjacent land uses are not compatible with High Density Residential development. Nor, is there existing multi-family development around the site.

Factors the City Must Consider Prior to Approval: Based on the above analyses, it is clear that CPA 20-06 would affect, have impact upon, or is not consistent with many of the factors that the City must consider prior to approving Comprehensive Plan Amendments.

The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that:

a. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment.

As discussed above, High Density Residential development on this portion of Thompson Hill would pose risks to public health and safety due to steep slopes with erosion, stormwater runoff and landslide hazards; inadequate access roads; traffic safety issues due to overloaded roads and intersections; and in the event of a pipeline rupture.

Public welfare would be impacted by a placing an island of high density development in the middle of low density neighborhoods which would impact quality of life and livability, cause light and noise pollution, obstruct views and reduce property values.

The rich shrub steppe environment would be impacted by lost of most vegetation which is wildlife native habitat for the many, varied animals that live along the top of Thompson Hill. Further, the scenic views from around the Tri-Cities of Thompson Hill, an iconic feature at the northern edge of the Horse Heaven Hills, would be lost forever.

b. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted Comprehensive Plan not affected by the amendment.

As discussed above, this proposed amendment is inconsistent with the City's Comprehensive Plan, including the Southridge Area Master Plan. It would expose the public to new hazards from erosion, stormwater runoff and landslides due to High Density Residential development in Critical Areas for Geological Hazards. Nor is the proposal consistent with mitigation sequencing priorities which start with "avoiding the impact by not taking certain action."

This proposed amendment is not consistent with several Residential Goals and Policies:

- "Require that multi-family structures be located near a collector street with transit, or near an arterial street, or near a neighborhood center."
- "Deny residential development if concurrency is not met for transportation, water, and sewer, or appropriately condition."
- "Residential Low Density: Place on lands constrained by sensitive areas..."
- "Residential High Density: "Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development."

Further, the proposed amendment includes a substantial portion of land on slopes greater than 25% where housing should be prohibited, and over 40% slopes that are considered unbuildable.

Conclusions: Based on the above discussion, PHHA does not believe that the City can make these findings needed for approval.

High Density Residential development on Thompson Hill poses significant safety risks due to the steep slopes and runoff from large areas of impervious surfaces, increases transportation impacts, threatens property values, and poses several probable significant environmental impacts. Further, High Density Residential development on a hilltop mostly surrounded by Low Density neighborhoods is inconsistent with the City's adopted Comprehensive Plan.

In a report dated February 23, 2021, the City Staff concluded "The subject property is completely isolated from any other higher density/intensive land uses and will create an island of high density/intensity zoning in an area completely enveloped in one or more critical areas according to the City's critical areas information."

CPA 20-06 should be DENIED.

From: [Arvid or Debbie Larson](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); ["info@panoramicheightshoa.com"](mailto:info@panoramicheightshoa.com)
Subject: Proposed Comprehensive Plan Amendment 20-60
Date: Monday, April 12, 2021 10:53:21 AM

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

In summary, we believe that this proposed amendment does not meet your approval criteria that it "bears a substantial relationship to the public health, safety, welfare, and protection of the environment." Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,
Arvid & Debbie Larson
email : debarv@charter.net

From: [Katharine Gardiner](#)
To: [Steve Donovan](#)
Subject: Regarding Project# CPA 20-06
Date: Monday, April 12, 2021 8:07:06 PM

We are strongly against the change of status on Project CPA 20-06 to high density residential housing. This change would result in harmful pollution to the area. Please vote Against this projects passing. No to high density housing!

- The Gardiner Family
6047 W 20th Ave

From: [Tim Fenske](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Subject: CPA 20-06
Date: Tuesday, April 13, 2021 10:21:18 AM

I am writing in opposition to the zoning change of Thompson Hill. I believe such zoning changes of this nature should enhance or provide benefits to the surrounding neighborhoods that it impacts. I would probably be all in if the zoning changes were to build a Hospice house, Alzheimer facility, veterans care unit. This zoning change benefits one, to increase the profits for the developer. I'm sure he has put pen to paper and has estimated his profit increase from low density to high density.

I have voiced my concerns before on the impact of traffic, schools and devaluation of our properties. But even a bigger concern is our government (local in this case) siding with special interest (developer) and ignoring their constituents who will be impacted by the zoning change. I believe the nays are a couple hundred and yea is one, the developer. I ask any member of the city to recuse themselves from any decision on this matter if you have a vested interest with the developer, such as a coffee buddy, previous business ventures or other possible gains from approving.

Thank you for your time,
Tim Fenske, SouthCliffe homeowner

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

PROJECT # _____ - _____ PLN- _____ - _____ FEE \$ _____

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 Environmental Determination - Comp Plan 2020

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

Applicant: Jose A Chavallo

Address: 5927 W. Quinault Avenue, Kennewick, WA 99336

Telephone: _____ Cell Phone: 509-539-1067 Fax: _____ E-mail _____

Property Owner (if other than applicant): Jose A. Chavallo and Tammy K. Steele-Chavallo

Address: 5927 W. Quinault Avenue, Kennewick, WA 99336

Telephone: _____ Cell Phone: 509-539-1067 E-mail _____

SITE INFORMATION

Parcel No. 1-0889-0004-000, 1-0889-301-3081-001 * Acres 40.6 Zoning: RL & RS

Address of property: 2701 & 2711 S. Sherman Street, and two unaddressed lots

Number of Existing Parking Spaces N/A Number of Proposed (New) Parking Spaces N/A

Present use of property One Residential lot and three vacant properties

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

Height of building: N/A Cubic feet of excavation: N/A Cost of new construction N/A

Benton County Assessor Market Improvement Value: _____

Description of Project: _____

* Parcel No. Info: lots 37 & 38 Citadel Estates Preliminary Plat

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

J.A. Chavallo
Applicant's Signature

J.A. Chavallo
Signature of owner or owner's authorized representative

Date: 4/22/20

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

Amend 2020 Comprehensive Plan
From Low Density Residential
To High Density Residential

2. What are the reasons for the requested amendment:

Allow amending zoning area to High Density Residential.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

Development of areas will use the same public utilities and services as current Comprehensive and Zoning areas.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

Hillside development areas require alternative design standards to increase density and preserve more open areas within the development. A condensed development requires less land usage for roads and utilities.

5. Include any other substantiated information in support of the requested amendment:

The City of Kennewick is needing additional area for High Density housing.

The City of Kennewick needs more variety in housing style and types of construction.

A more flexible design area will facilitate growth and attractive livability within the Southridge area.

Legal Descriptions

1. Benton County Parcel ID #108893013081002 6.92 acres

Section 8 Township 8 Range 29 Quarter SW; SHORT PLAT #3081, LOT 2, RECORDED 2/28/2008, UNDER AUDITOR'S FILE NO. 2008-005341. RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 3081, RECORDS OF BENTON COUNTY, WASHINGTON.

2. Benton County Parcel ID # 108894000004000 7.52 Acres

THE EAST 300 FEET OF THE SOUTH 1089.45 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECITON 8 TOWNSHIP 8 NORTH RANGE 29. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, 3-22-72.

3. Lot 37 and 38 of CITADEL ESTATES Planned Unit Development Preliminary Plat

Lot 37 = 6.1 Acres; Lot 38 = 20.1 Acres A portion of SHORT PLAT #1681 LOT 5:

ESA LISTED SALMONIDS CHECKLIST

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

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

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

Yes **X** No Please

Describe.

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

Yes **X** No Please Describe.

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

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

A1. Name of watershed: Upper Mid-Columbia

A2. Name of nearest waterbody: Columbia River

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

3.2 Miles

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

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

Residential and Commercial Development of City of Kennewick. WA

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

Non-Project Proposal, NPP

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

B1. Does the project require the withdrawal of

a. Surface water? Yes _____ No X
Amount
Name of surface water body

b. Ground water? Yes _____ No X
Amount
From Where
Depth of well

B2. Will any water be rerouted? Yes _____ No X
If yes, will this require a channel change?

B3. Will there be retention ponds? Yes _____ No X
If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

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

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

No

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

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

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

If yes describe the changes.

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

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

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

C1. Will your project either reduce or increase shade along or over a waterbody?

Yes _____ No X (Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.)

C2. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?

Yes _____ No X

C3. Will turbidity (dissolved or partially dissolved sediment load) be increased because of construction of the project or during operation of the project? (In-water or near water work will often increase turbidity.)

Yes _____ No X

C4. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?

Yes _____ No X

Please Describe.

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

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

YES _____ NO X

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

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

If yes, what types of plants will you use?

E. SIGNATURE

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

Signature

J.A. Chavala

Date

4-21-20

Evaluation for Agency Use Only**A. BACKGROUND** [\[help\]](#)

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

**2020 Comprehensive Plan
Amend from Low Density Residential to
High Density Residential**

Submitted as a Non-Project Proposal , NPP

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

Jose Chavallo and Tammy Steele-Chavallo

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

**5927 W Quinault Avenue, Kennewick, WA
Jose Chavallo 509-539-1067**

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

April 20, 2020

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

City of Kennewick Planning Department

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

2020 Comprehensive Plan Amendments

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

**Amend Zone to comply with Comprehensive Plan
Amendment**

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

**Geotechnical Investigation for Panoramic Heights,
August 21, 2007
Critical Areas Report for Citadel Estates, July 1, 2009
Addendum to Critical Areas Report for Citadel Estates,
October 15, 2010**

Evaluation for Agency Use Only

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

Yes, Citadel Estates Preliminary Plat

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

City of Kennewick

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

**Amend Comprehensive Plan
Low Density Residential to
High Density Residential.**

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

Tax Parcel ID# 1-0889-400-00004-000

Tax Parcel ID# 1-0889-301-3081-0001

Citadel Estates Lots 37 & 38 of Preliminary Plat

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)**1. Earth**

a. General description of the site [\[help\]](#)

(check one): Flat, rolling, **hilly**, steep slopes,
mountainous, other _____

Evaluation for Agency Use Only

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

30-40%, however the area to be developed is somewhat in the 20% range or flatter.

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

Warden Silt Loam (WdDO) and Shano Silt Loam (ShF), from USDA Soil Survey of Benton County 1971.

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

No

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

Non-Project Proposal , NPP

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

NPP

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

NPP

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

NPP

2. Air

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

NPP

Evaluation for Agency Use Only

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

No

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

NPP

3. Water

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

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

No

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

No

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

None

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

No

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

No

Evaluation for Agency Use Only

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

No

b. Ground Water:

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

No

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

None

c. Water runoff (including stormwater):

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

NPP

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

No

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

No

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

NPP

Evaluation for Agency Use Only**4. Plants** [\[help\]](#)

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

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

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

NPP

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

None

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

None

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

None

5. Animals

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

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other.

Rabbits, Owl, Rattle Snakes

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

None

Evaluation for Agency Use Only

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

The entire Columbia Basin is part of a migration route.

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

None

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

Rattle Snakes

6. Energy and natural resources

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

NPP

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

No

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

NPP

7. Environmental health

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

No

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

None

Evaluation for Agency Use Only

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

None

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

None

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

None

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

None

b. Noise

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

None

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

NPP

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

None

8. Land and shoreline use

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

Residential and vacant land.

Evaluation for Agency Use Only

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

No

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

No

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

One single family residential home

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

No

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

Residential Low and Residential Suburban

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

Low Density Residential

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

N/A

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

Yes – Critical Slope

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

NPP

Evaluation for Agency Use Only

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

None

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

N/A

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

Amend City of Kennewick Comprehensive Zoning Designation

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

Amend City of Kennewick Comprehensive Zoning Designation

9. Housing

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

NPP

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

None

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

N/A

10. Aesthetics

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

NPP

Evaluation for Agency Use Only

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

None

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

N/A

11. Light and glare

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

NPP

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

No

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

NPP

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

None

12. Recreation

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

City parks and schools

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

No

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

None

Evaluation for Agency Use Only**13. Historic and cultural preservation**

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

No

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

No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Site surveys

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

NPP

14. Transportation

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

Extension of 25th Avenue, 26th Avenue, and 27th Court, west of South Kellogg Street as part of development of Citadel Estates Plat, and S. Sherman Street.

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

No, approximately one mile.

Evaluation for Agency Use Only

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

NPP

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

NPP

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

No

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

NPP

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

No

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

NPP

15. Public services

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

NPP

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

NPP

Evaluation for Agency Use Only**16. Utilities**

a. Circle utilities currently available at the site: [help]

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

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

NPP – Site is served by:

Electricity – Benton PUD

Water and Sanitary Sewer – City of Kennewick

Telephone – Verizon

Refuse – Wates Management

Gas – Cascade Natural Gas

C. SIGNATURE [HELP]

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

Signature: J. A. Chavallo

Name of signee J. A. Chavallo

Position and Agency/Organization pres.

Date Submitted: 4-21-20

Evaluation for Agency use Only**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**[\[help\]](#)**(IT IS NOT NECESSARY to use this sheet for project actions)**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Zoning action will facilitate a variety of development within the Southridge Area.

Proposed measures to avoid or reduce such increases are:

None

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

None

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None

3. How would the proposal be likely to deplete energy or natural resources?

None

Proposed measures to protect or conserve energy and natural resources are

None

Evaluation for Agency use Only

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Portion of area is within a critical slope area.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Area has had a geotechnical report written regarding the protection of the slope.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Area is not within the vicinity of a shoreline.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Future development will require expansion of public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

Future development of area will be coordinated with utilities and City of Kennewick design standards.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment

Future development will meet local, state, or federal laws or requirements for the protection of the environment.

MEYER, FLUEGGE & TENNEY, P.S.

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**Also admitted in Virginia

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December 23, 2020

Gregory McCormick, AICP
Community Planning Director
City of Kennewick
210 West 6th Avenue
Kennewick, WA 99336-0108

Lisa Beaton, City Attorney
City of Kennewick
210 West 6th Avenue
Kennewick, WA 99336-0108

Re: **Notice of Appeal / Request for Review**
Jose Chavallo
Comprehensive Plan Amendment
2701 & 2711 S. Sherman Street and Lots 37 & 38 of the Citadel Estates Preliminary Plat

Dear Mr. McCormick and Ms. Beaton:

This letter is written with respect to the appeal and request for review of *City of Kennewick Determination of Significance (DS) and Request for Comments on Scope of EIS* ("Determination of Significance" or "DS"). We are submitting with this letter together with supplemental environmental analysis from (1) Sunburst Engineering on transportation impact analysis; and (2) Harms Engineering on comparative stormwater analysis. In addition, we are also proposing additional mitigation conditions to be considered in the context of our request to withdraw the DS and issue a Mitigated Determination of Nonsignificance (MDNS). We believe this approach is both practical and compliant with the State Environmental Policy Act (SEPA).

Determination of Significance (DS) and Provision of Supplemental Information.

City of Kennewick has requested additional environmental information on the comparative environmental impacts arising from the nonproject proposal to amend Kennewick Comprehensive Plan land use

designation for the subject properties from Low Density Residential to High Density Residential. A particular concern has been raised with respect to transportation and stormwater impacts resulting from a land use designation amendment. We have and are provided analysis from licensed professional engineers on both issues.

Chavallo is providing with this letter supplemental environmental information related to traffic and stormwater. This information is being provided following discussions with respect to necessary environmental information for consideration of the comprehensive plan amendment at a nonproject level of review.

Trip Generation calculations were prepared by Sunburst Engineering, 4310 South Ball Road, Veradale, WA 99037.¹ Sunburst Engineering analyzed trip generation impacts based upon Institute of Transportation Engineers, Trip Generation Manual for Average Daily Trips (ADT), AM Peak Trips and PM Peak Trips for both the current land use designation (Low Density Residential) and proposed land use designation (High Density Residential). (*Attachment A*). Calculations were prepared at maximum buildout levels as well as other interim levels of development for both residential and hotel land use applications. The comparative traffic analysis included the following findings and conclusions:

TABLE – 1

Land Use Classification	ADT	AM Peak	PM Peak
Residential, Low Density	1916	150	201
Residential, High Density			
1096 Units	5962	395	482
500 Units	2720	180	134
300 Units	1632	108	132
200 Units	1088	72	88
60 Unit Hotel	502	28	36

The engineering analysis calculated trip generation at various levels so the decision maker would have information on traffic impacts over a range of development options. In addition to a worst case calculation, a hypothetical project can be modeled for a mixed use project with a 60 unit hotel with 500 condominium units. The assumed hypothetical would generate the following: (1) 3,222 ADTs; (2) 208 AM Peak Trips; and (3) 170 PM Peak Trips. The development hypothetical would result in a reduction in both AM Peak and PM Peak trips as compared to residential, low density land use designation. There would be an increase in ADT from 1,916 to 3,222 under the hypothetical.

¹ Trip generation analysis was prepared by Anne L. Winkler, P.E.. Anne Winkler is a registered professional engineer focusing on transportation planning and engineering. Her experience has included traffic impact analysis, city wide transportation planning, technical appendices for EISs, and a wide range of other types of traffic analysis documents. The work and studies have been conducted for commercial, educational, municipal, residential, and industrial projects throughout Washington, Idaho, Montana, Utah, Oregon, and Colorado.

Harms Engineering, Inc. (HEI) has also provided an evaluation of the proposed Comprehensive Plan Amendment change from RL and RS to RH for stormwater impacts. (*Attachment B*). The analysis is prepared based upon City of Kennewick design standards requiring facilities to retain and dispose of a 25-year 24-hour design storm on-site. The analysis estimates the pervious and impervious services for the various land use designations. The calculations are based upon maximum density buildout for the comparative land use designations. The land use designation change would increase stormwater runoff by approximately 17% over the existing land use designation. Stormwater facilities would be developed in conjunction with proposed development and the site contains adequate area for such facilities.

Request for Withdrawal of DS and Issuance of Mitigated Determination of Nonsignificance (MDNS)

We are proposing withdrawal of the DS and issuance of a MDNS. SEPA Responsible Official is authorized to withdraw a threshold determination upon the submission of new and additional information. WAC 197-11-360(4) provides as follows:

If at any time after the issuance of a DS proposal has changed so, the judgment of the lead agency, there are no probable significant adverse environmental impacts, the DS shall be withdrawn and a DNS issued instead. The DNS shall be sent to all who commented on the DS. A proposal shall not be considered changed until all license applications for the proposal are revised to conform to the changes and other binding commitments made by agencies or applicants.

Chavallo has submitted additional traffic and stormwater analysis based on a “worst case” comparative assessment of both the existing and proposed land use designations. The engineering reports provide the salient comparative analysis for the requested nonproject land use application. Hypothetical alternatives may also be evaluated in the context of the submissions.

As a second component of this submission, Chavallo is also proposing specific mitigation measures to be incorporated into a MDNS. Since this is a nonproject proposal, we believe and propose that environmental mitigation should include a coupling of any rezone application with a project specific application. We are also proposing a mitigation condition prohibiting transportation access through Citadel Estates for any proposed project. We would propose the following additional mitigation which would be included in a Mitigated Determination of Nonsignificance (MDNS).

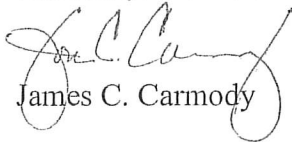
1. Any future application for rezone of the subject shall be considered only in combination with a site specific project level land use application. By combining the rezone and project level application, the proposal would include site and project specific environmental review consistent with the integrated proposal. The coupling of the rezone and project application would also avoid any concerns related to rezone of the property without the associated project specific analysis.
2. Chavallo would also propose that the MDNS contain a specific mitigation provision prohibiting transportation access to the subject parcels through Citadel Estates or Panoramic Heights subdivisions. This condition is proposed to specifically address concerns of neighbors related to through traffic from any future project.

We are also prepared to discuss any other conditions deemed reasonable or necessary for identified environmental impacts.

Conclusion

We appreciate the consideration of the request for withdrawal of the DS and issuance of MDNS. We believe that the information provided is appropriate for consideration of nonproject amendment to the Kennewick Comprehensive Plan. The additional conditions are also relevant and assure full and complete review of the application at time of project review.

Very truly yours,
MEYER, FLUEGGE & TENNEY, P.S.


James C. Carmody

Attachment A



December 22, 2020

W. O. No. 2027

Gregory McCormick, AICP
Community Planning Director
City of Kennewick
210 West 6th Avenue
Kennewick, WA 99336-0108

RE: **Appeal 20-02 / PLN-2020-02960**
Comprehensive Plan Amendment No. 20-06
SEPA Determination - Traffic Impacts
Parcels # 1-0889-301-3081-002, 1-0889-400-0004-000 and portions of
1-0889-401-1681-005

Dear Mr. McCormick:

Sunburst Engineering has evaluated the proposed Comprehensive Plan Amendment (CPA) change from Low Density Residential to High Density Residential for traffic and trip generation impacts. Our analysis was completed for both the existing comprehensive plan designation, and the proposed changes to that designation.

Project Description

The property included in this CPA are:

- Tax Parcel 1-0889-400-00004-000,
- Tax Parcel 1-0889-301-3081-0001, and
- Lots 37 and 38 within the preliminary plat of Citadel Estates.

These parcels together total approximately 40.6 acres.

This CPA is a non-project action, and no site plan is attached to this application. If the amendment is approved, additional land use actions will become necessary, including a rezone. For this project, it is my understanding the property owner has committed to coupling the rezone with a project-specific application. We support this approach because it will include project specific traffic analysis at the right time - with the rezone and the project-specific application.

Appeal 20-02 / PLN-2020-02960
Comprehensive Plan Amendment No. 20-06
SEPA Determination - Traffic Impacts
Parcels # 1-0889-301-3081-002, 1-0889-400-0004-000
and portions of 1-0889-401-1681-005
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Development Potential

The present comprehensive plan designation of these parcels allows up to 5 single family dwelling units per acre. Due to terrain and other factors, it is likely full development would be significantly lower. Based upon these factors, for the site as a whole, 203 single family homes would likely be developed under the existing comprehensive plan.

The proposed change to the site would allow multi-family residential housing units and hotels to locate on this site. Regulations state that up to 27 units per acre would be allowed under the proposed comprehensive plan. Since the ultimate development on this site is currently unknown, several options will be analyzed. All will include a 60 room hotel near the winery located near this site. The additional land uses proposed on the site may also include one of the following development levels.

1. 1,096 multi-family dwelling units.
2. 500 multi-family dwelling units.
3. 300 multi-family dwelling units.
4. 200 multi-family dwelling units.

Trip Generation Methodology

Traffic generation information has been compiled by the Institute of Transportation Engineers in a manual. The current version of this manual is titled, "*Trip Generation Manual, 10th Edition*." This manual contains the trip generation characteristics of many land use categories (LUC), including

- LUC 210 - Single Family Detached Housing,
- LUC 221, Multi-family Housing (Mid-Rise), and
- LUC 310 - Hotel.

These land use categories will be used in this analysis.

Appeal 20-02 / PLN-2020-02960
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Trip Generation Characteristics of Site Developed Using Existing Comp Plan

As explained previously, if the site were developed into single family housing, approximately 203 units would be developed on the site. The anticipated traffic generation characteristics of the site under this scenario is shown on Table 1.

Table 1 - Trip Generation Characteristics of Single-Family Detached Housing

Units	AM Peak Hour			PM Peak Hour			ADT
	Vol @ 0.74 Trips per Unit	Directional Distribution		Vol @ 0.99 Trips per Unit	Directional Distribution		Vol @ 9.44 Trips per Unit
		25% In	75% Out		63% In	37% Out	
203	150	37	113	201	127	74	1,916

Trip Generation Characteristics of Site With Proposed Comp Plan Change

As stated previously, the change in the comprehensive plan will allow a hotel to locate on this site. This hotel will be adjacent to the winery next door and is planned to have a restaurant in it. The anticipated traffic generated by the hotel is shown on Table 2.

Table 2 - Hotel Trip Generation Rate & Volume Summary

#	A.M. Peak Hour			P.M. Peak Hour			ADT
	Vol @ 0.47 Trips per Room	Directional Distribution		Vol @ 0.60 Trips per Room	Directional Distribution		Vol @ 8.36 Trips per Room
		59% In	41% Out		51% In	49% Out	
60	28	16	12	36	18	18	502

- Number of Rooms

ADT - Average daily trips

In addition to the hotel, the comprehensive plan change would allow multi-family housing to locate on this site. Table 3 shows the traffic generated by the various options outlined previously in this document.

Appeal 20-02 / PLN-2020-02960
 Comprehensive Plan Amendment No. 20-06
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 Parcels # 1-0889-301-3081-002, 1-0889-400-0004-000
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**Table 3 - Multi-Family Trip Generation Rates & Volumes for
Options Considered On-site**

Units	AM Peak Hour			PM Peak Hour			ADT
	Vol @ 0.36 Trips per Unit	Directional Distribution		Vol @ 0.44 Trips per Unit	Directional Distribution		Vol @ 5.44 Trips per Unit
		26% In	74% Out		61% In	39% Out	
1,096	395	103	292	482	294	188	5,962
500	180	47	133	220	134	86	2,720
300	108	28	80	132	81	51	1,632
200	72	19	53	88	54	34	1,088

Conclusions

Based upon the information in the preceding tables, the four parcels included in this comprehensive plan amendment could be developed using the parameters of the existing comprehensive plan into 203 single family homes generating:

150 trips in the a.m. peak hour,
 201 trips in the p.m. peak hour, and
 1,916 trips on an average day.

If the comprehensive plan amendment is approved, the site could develop into a hotel and an unknown number of multi-family homes. As such, the site would generate:

between 100 - 423 trips during the a.m. peak hour,
 between 124 - 518 trips during the p.m. peak hour, and
 between 1,590 - 6,464 trips during an average day.

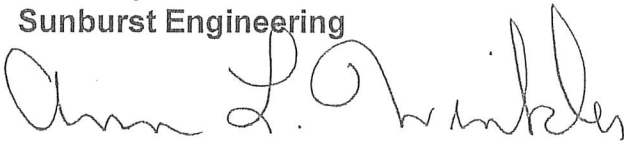
Appeal 20-02 / PLN-2020-02960
Comprehensive Plan Amendment No. 20-06
SEPA Determination - Traffic Impacts
Parcels # 1-0889-301-3081-002, 1-0889-400-0004-000
and portions of 1-0889-401-1681-005
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The net change in traffic volumes due to this comprehensive plan amendment is:

-50 to +273 trips during the a.m. peak hour,
-77 to +317 trips during the p.m. peak hour, and
-326 to +4,548 trips during an average day.

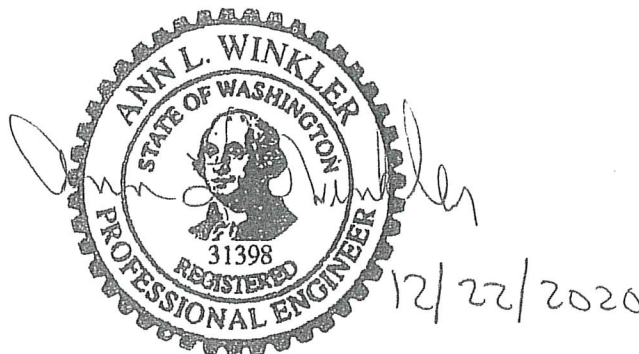
Please let me know if you need additional information.

Sincerely,
Sunburst Engineering



Ann L. Winkler, P. E.
President

encl: Land Use Category Descriptions
Traffic Generation Information for Each Land Use and Time of Day



Land Use: 210

Single-Family Detached Housing

Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Additional Data

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses; and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Illinois, Indiana, Maryland, Minnesota, Montana, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, and Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 903, 925, 936

Land Use: 310

Hotel

Description

A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops. All suites hotel (Land Use 311), business hotel (Land Use 312), motel (Land Use 320), and resort hotel (Land Use 330) are related uses.

Additional Data

Studies of hotel employment density indicate that, on the average, a hotel will employ 0.9 employees per room.¹

Twenty-five studies provided information on occupancy rates at the time the studies were conducted. The average occupancy rate for these studies was approximately 82 percent.

Some properties contained in this land use provide guest transportation services such as airport shuttles, limousine service, or golf course shuttle service, which may have an impact on the overall trip generation rates.

Time-of-day distribution data for this land use are presented in Appendix A. For the one center city core site with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 8:30 and 9:30 a.m. and 3:15 and 4:15 p.m., respectively. On Saturday and Sunday, the peak hours were between 5:00 and 6:00 p.m. and 10:15 and 11:15 a.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, District of Columbia, Florida, Georgia, Indiana, Minnesota, New York, Pennsylvania, South Dakota, Texas, Vermont, Virginia, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Trip generation at a hotel may be related to the presence of supporting facilities such as convention facilities, restaurants, meeting/banquet space, and retail facilities. Future data submissions should specify the presence of these amenities. Reporting the level of activity at the supporting facilities such as full, empty, partially active, number of people attending a meeting/banquet during observation may also be useful in further analysis of this land use.

Source Numbers

170, 260, 262, 277, 280, 301, 306, 357, 422, 507, 577, 728, 867, 872, 925, 951

¹ Buttke, Carl H. Unpublished studies of building employment densities, Portland, Oregon.

Land Use: 221

Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels (floors). Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (Land Use 225), and mid-rise residential with 1st-floor commercial (Land Use 231) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.46 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 95.7 percent of the total dwelling units were occupied.

Time-of-day distribution data for this land use are presented in Appendix A. For the eight general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 4:45 and 5:45 p.m., respectively.

For the four dense multi-use urban sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:15 and 5:15 p.m., respectively. For the three center city core sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 6:45 and 7:45 a.m. and 5:00 and 6:00 p.m., respectively.

For the six sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.46 residents per occupied dwelling unit.

For the five sites for which data were provided for both occupied dwelling units and total dwelling units, an average of 95.7 percent of the units were occupied.

The average numbers of person trips per vehicle trip at the five center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 1.84 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.94 during Weekday, AM Peak Hour of Generator
- 2.07 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.59 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 32 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.90 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.90 during Weekday, AM Peak Hour of Generator
- 2.00 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.08 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 13 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.56 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.88 during Weekday, AM Peak Hour of Generator
- 1.70 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.07 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Delaware, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Hampshire, New Jersey, Ontario, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, Virginia, and Wisconsin.

Source Numbers

168, 188, 204, 305, 306, 321, 357, 390, 436, 525, 530, 579, 638, 818, 857, 866, 901, 904, 910, 912, 918, 934, 936, 939, 944, 947, 948, 949, 959, 963, 964, 966, 967, 969, 970

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 173

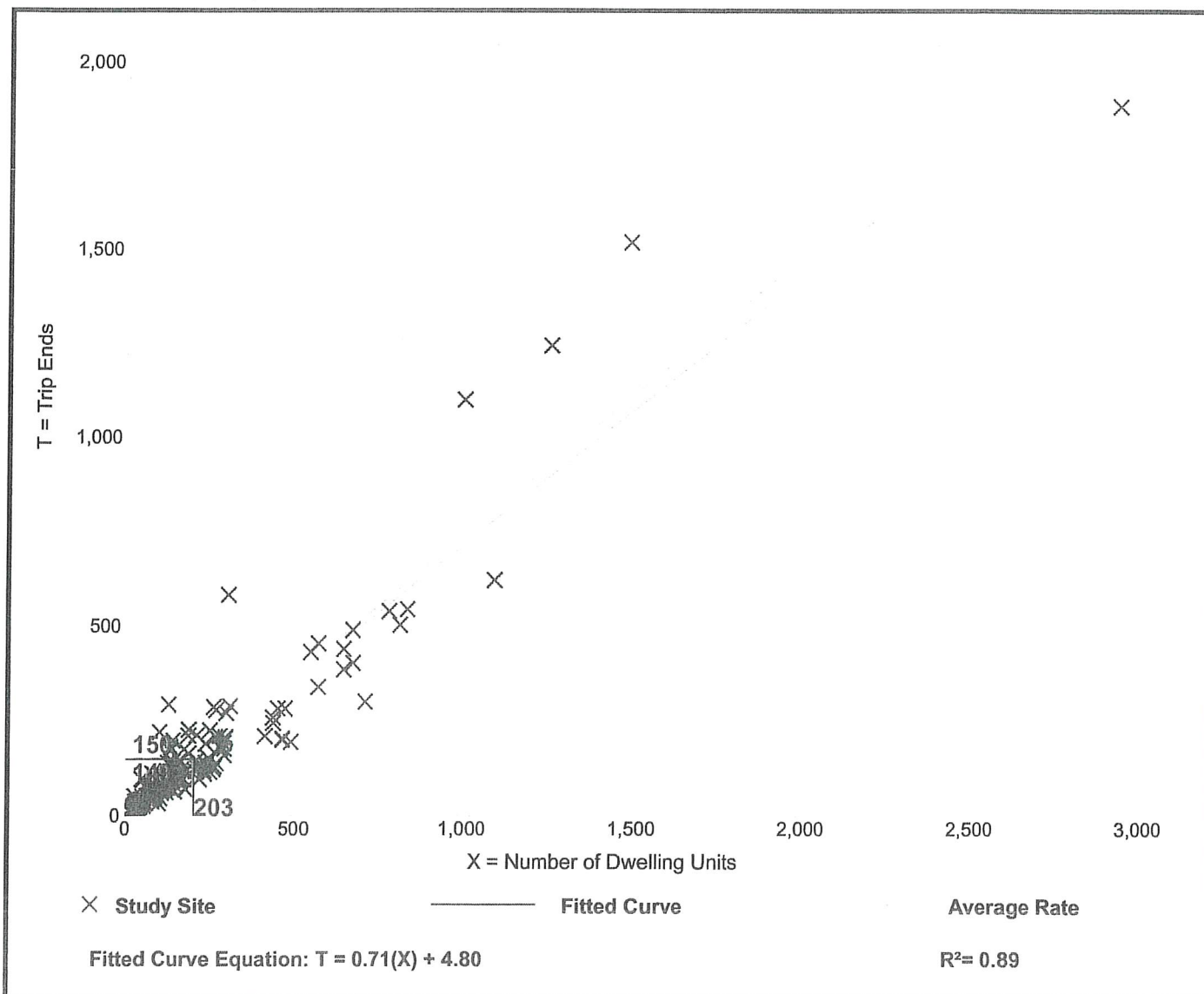
Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 190

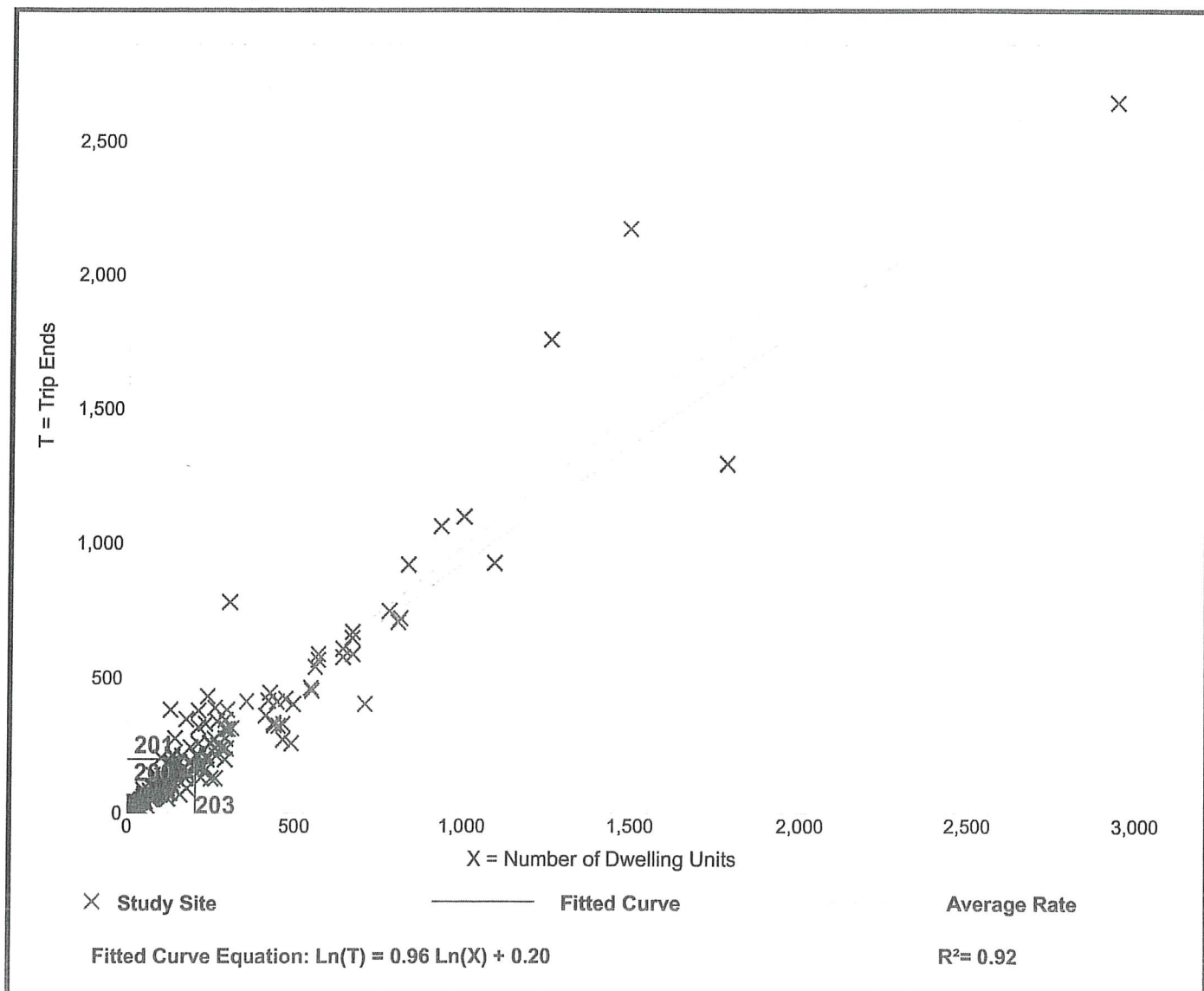
Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Single-Family Detached Housing (210)

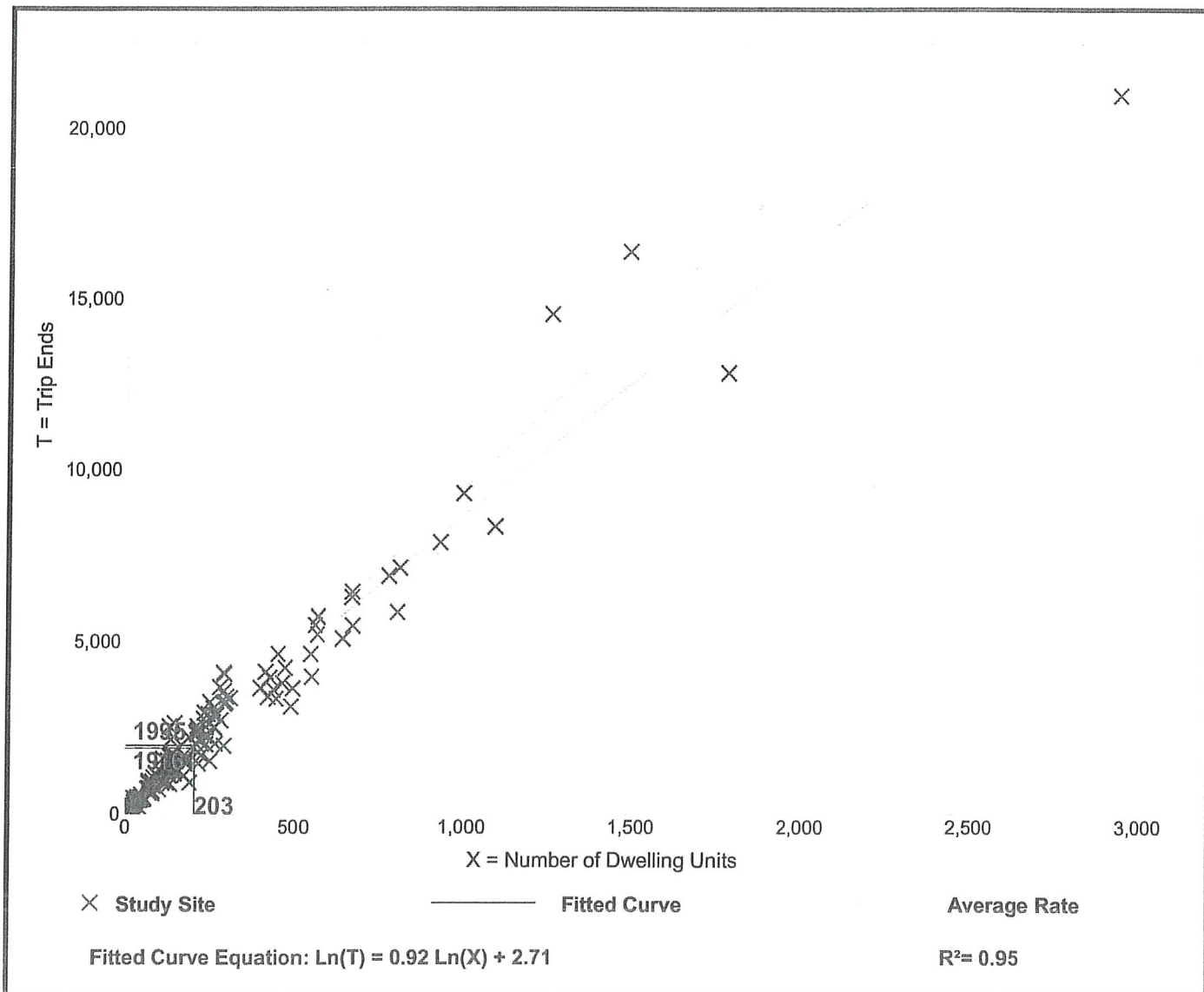
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



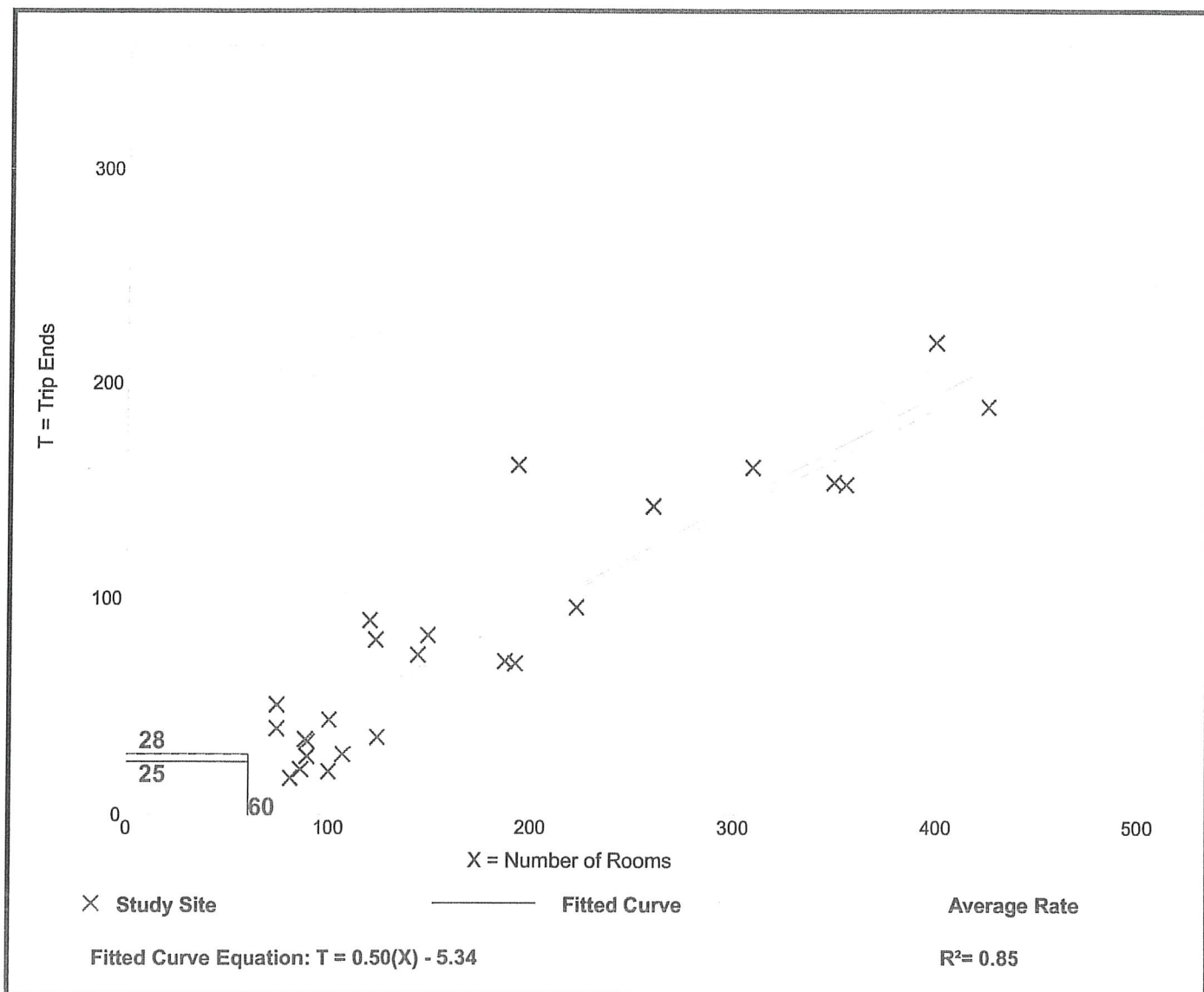
Hotel (310)

Vehicle Trip Ends vs: Rooms
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 25
 Avg. Num. of Rooms: 178
 Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.47	0.20 - 0.84	0.14

Data Plot and Equation



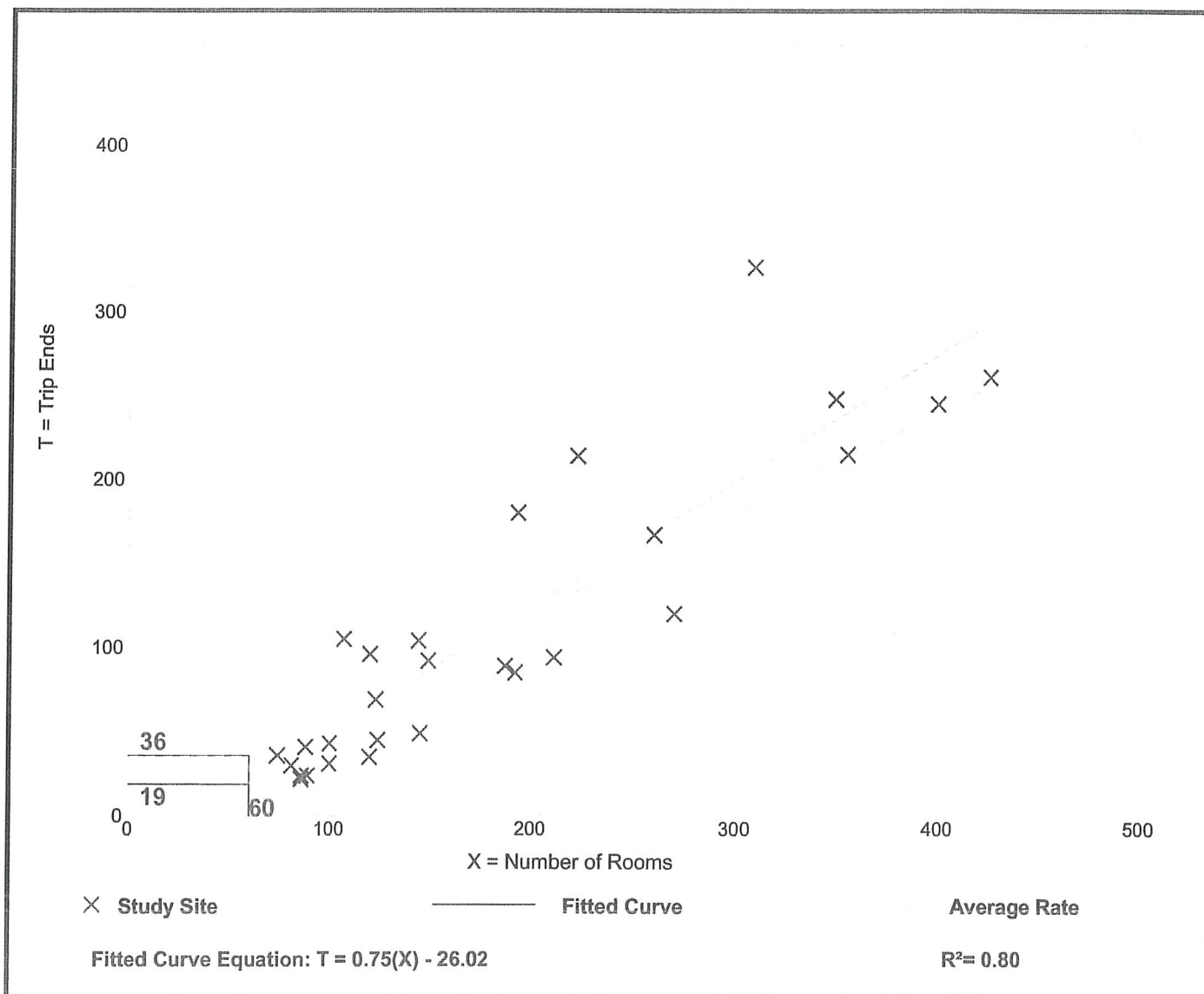
Hotel (310)

Vehicle Trip Ends vs: Rooms
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 28
 Avg. Num. of Rooms: 183
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.26 - 1.06	0.22

Data Plot and Equation



Hotel (310)

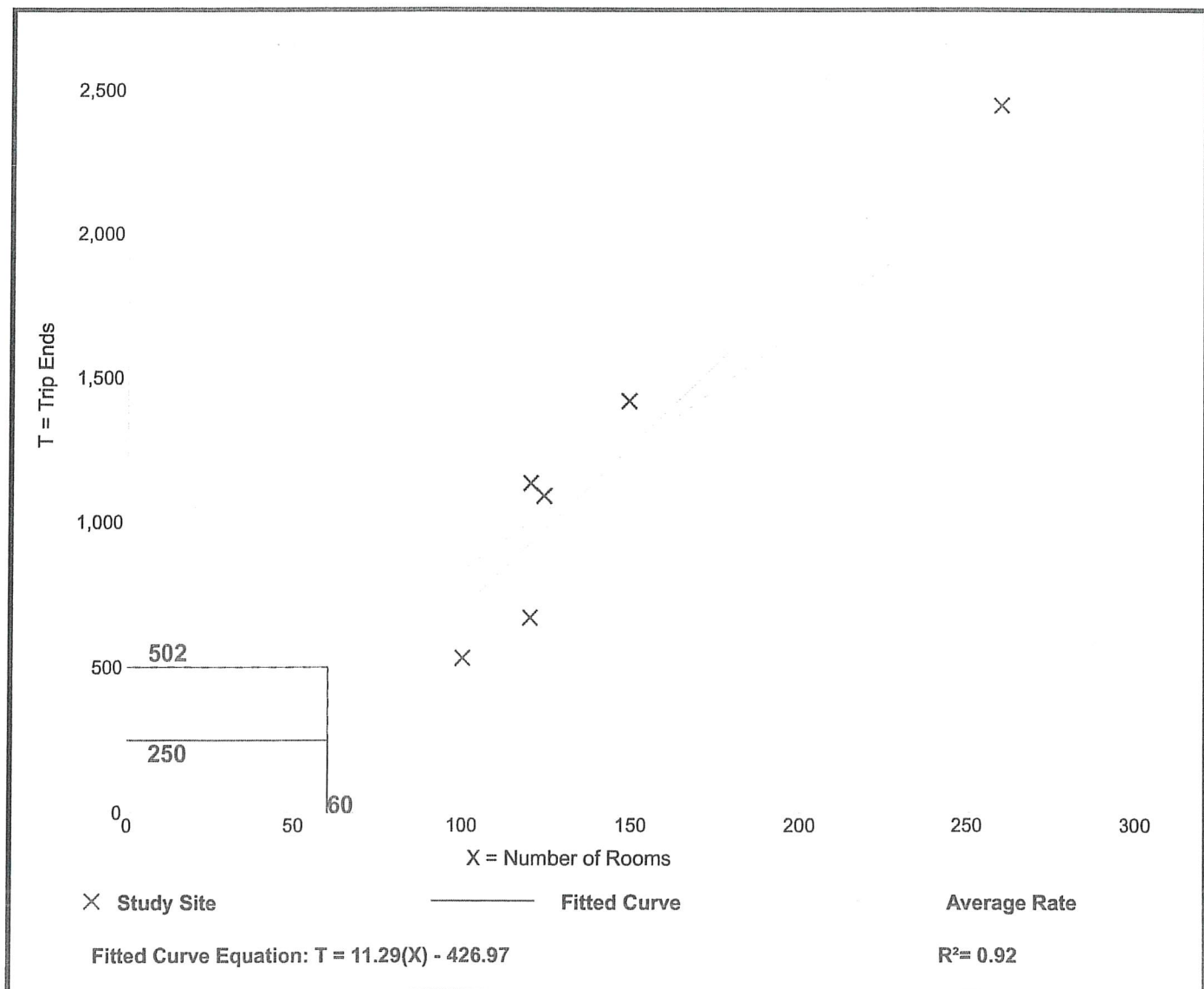
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Rooms: 146
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.36	5.31 - 9.53	1.86

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

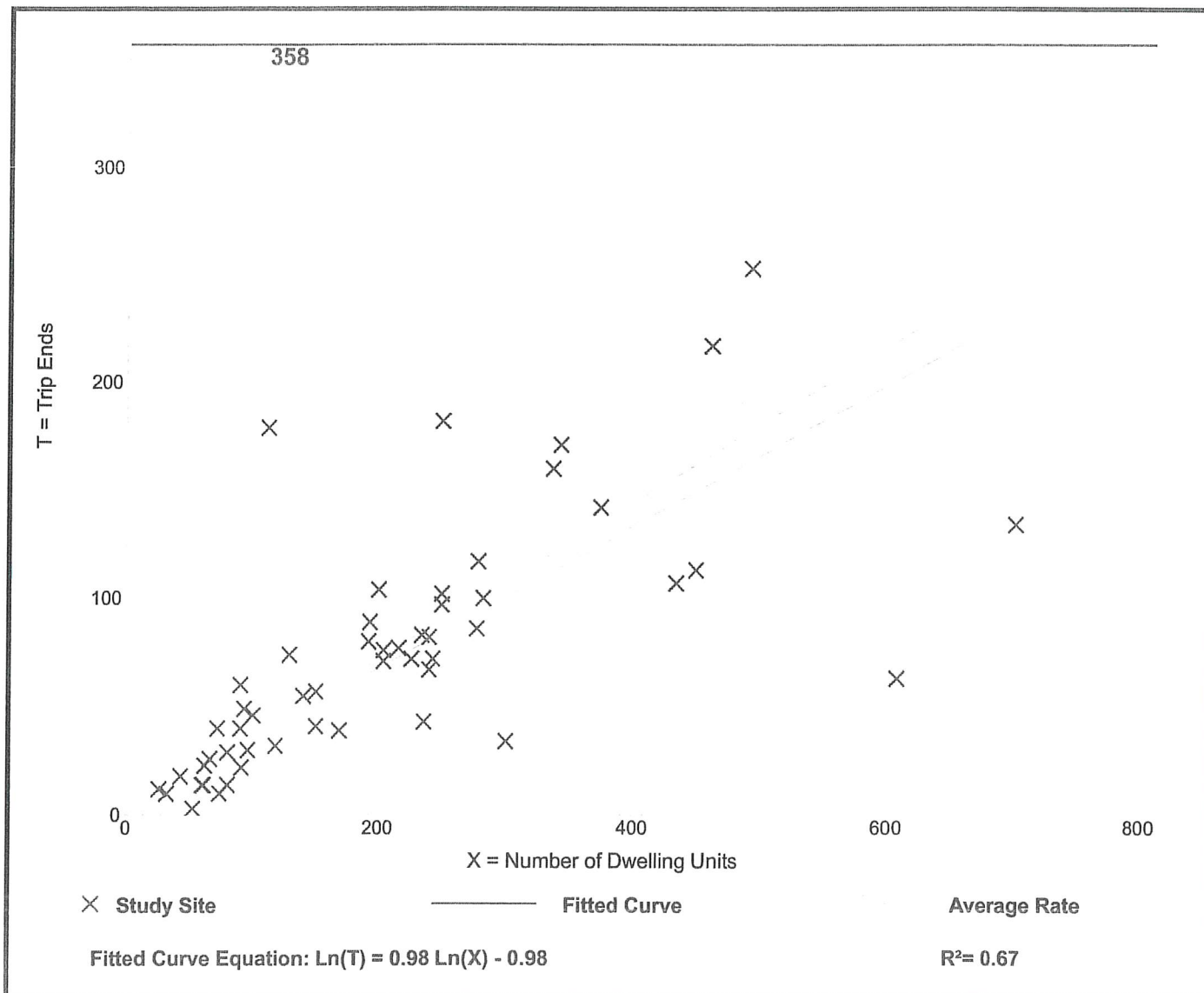
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

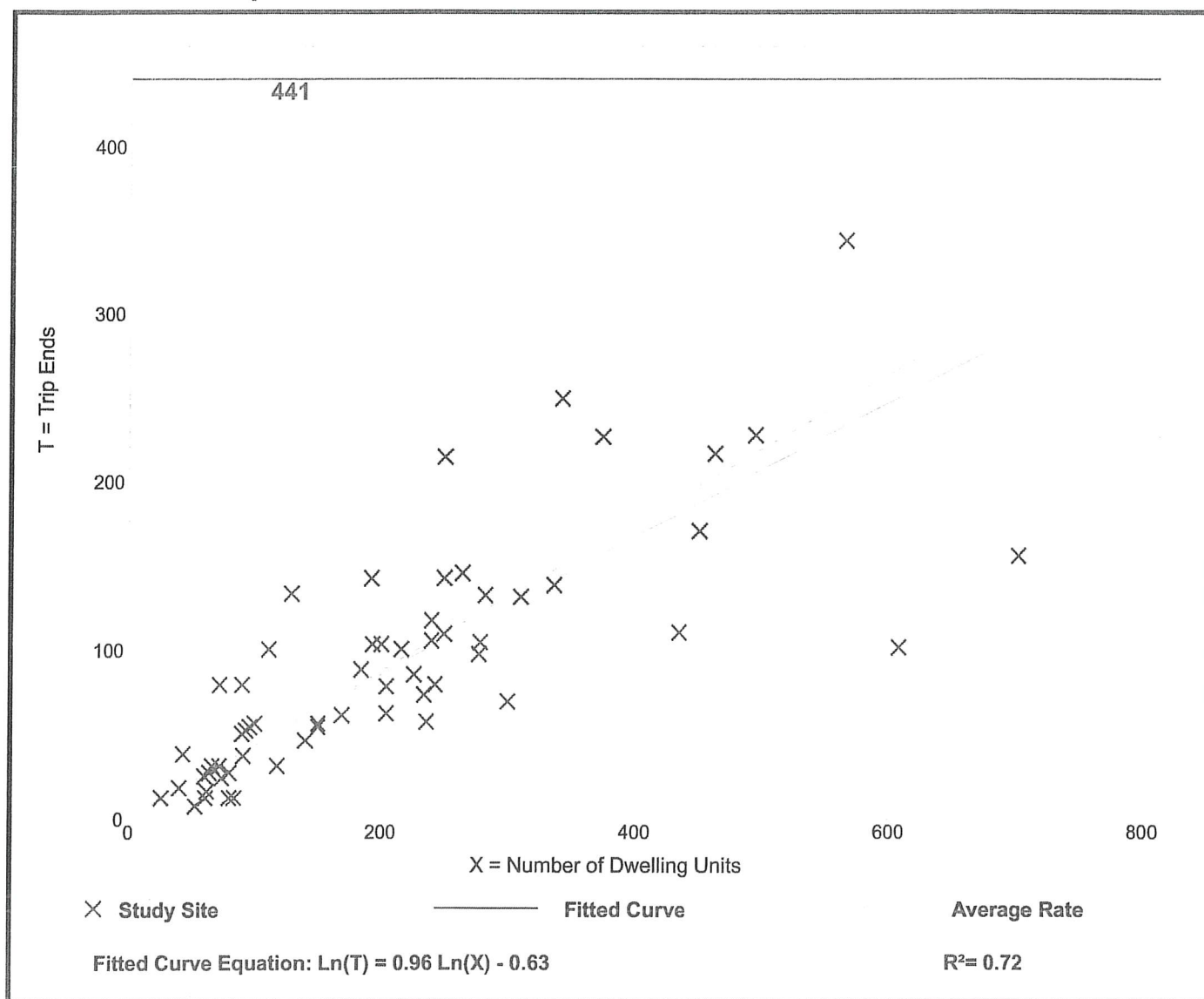
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

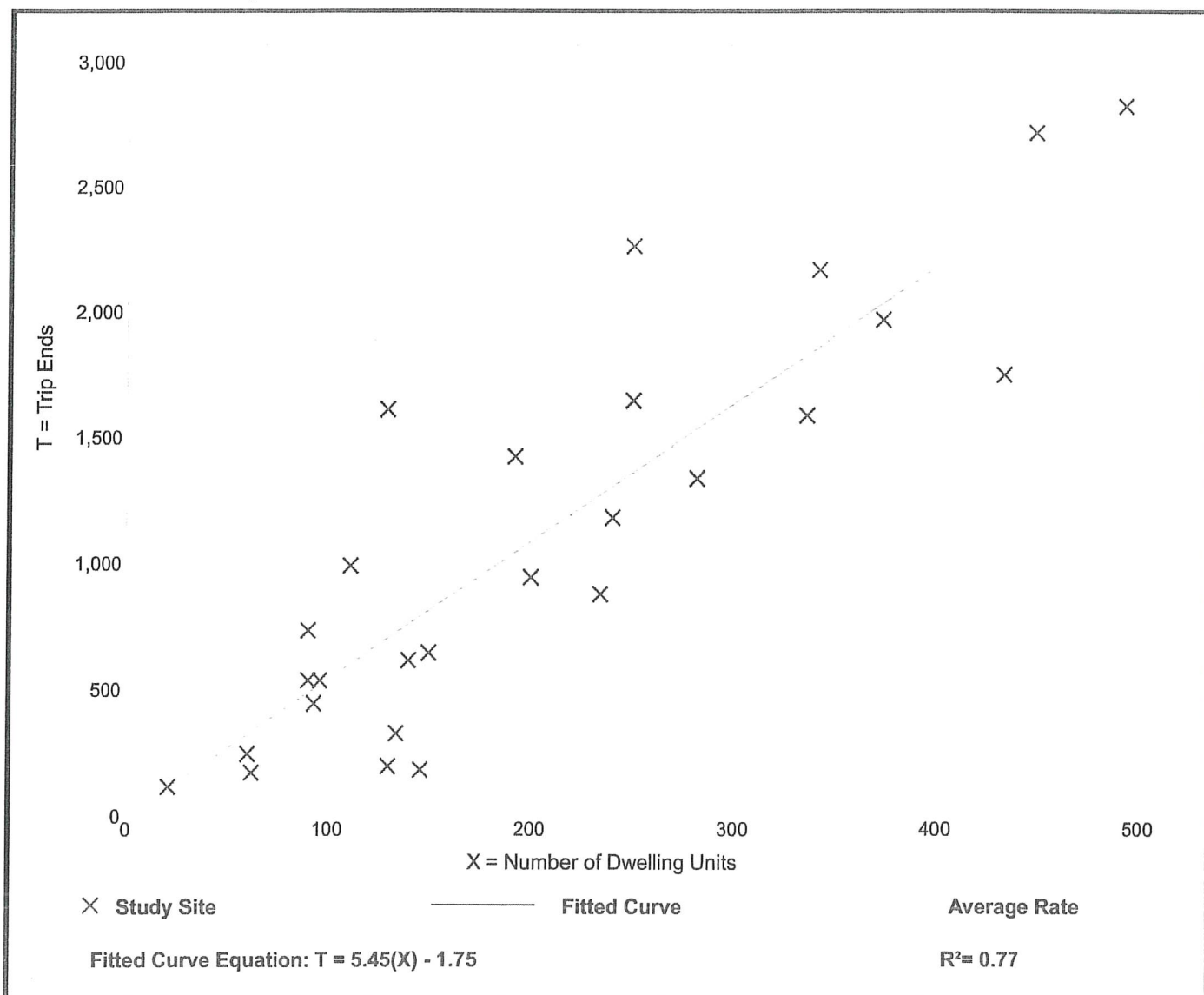
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

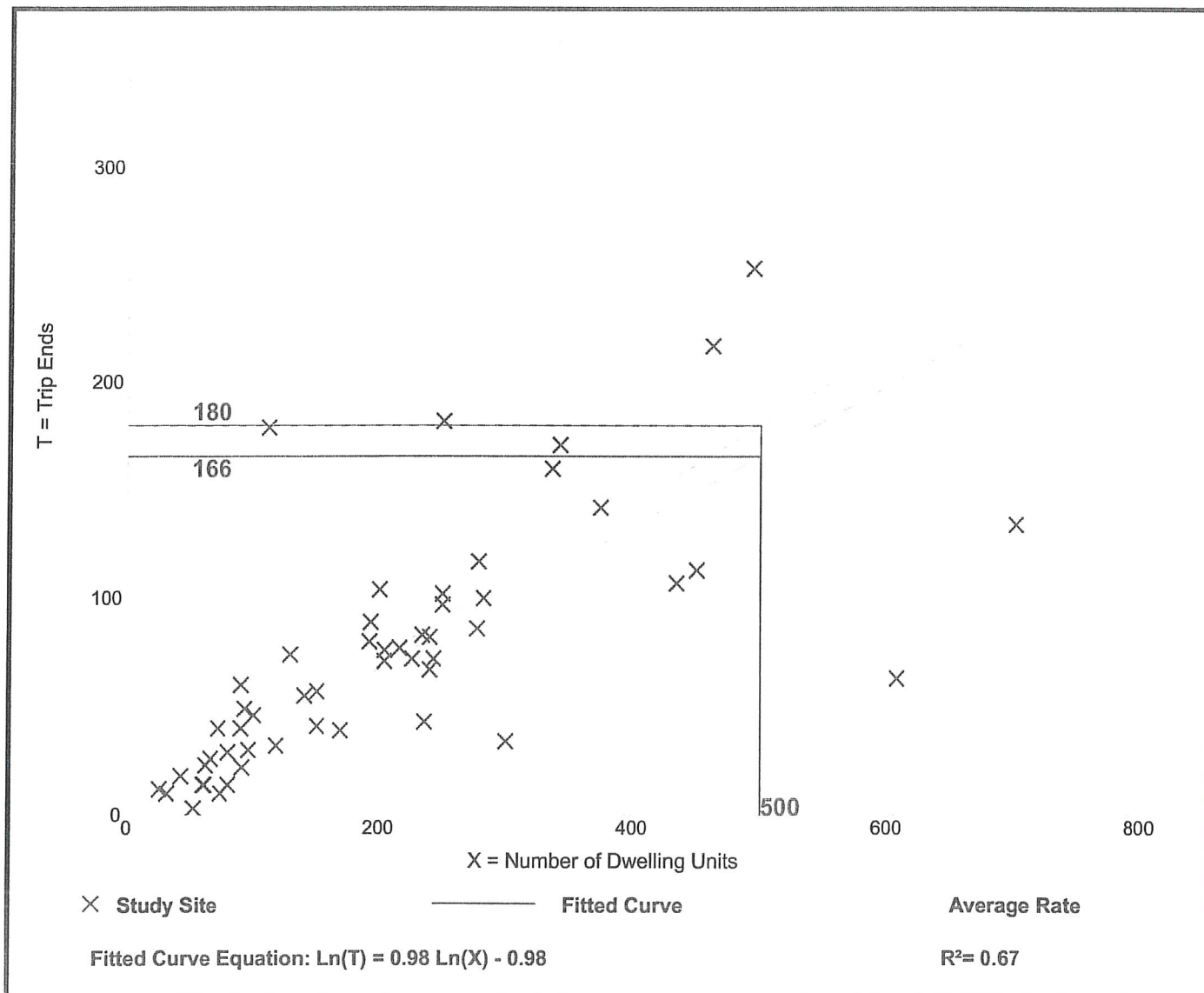
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

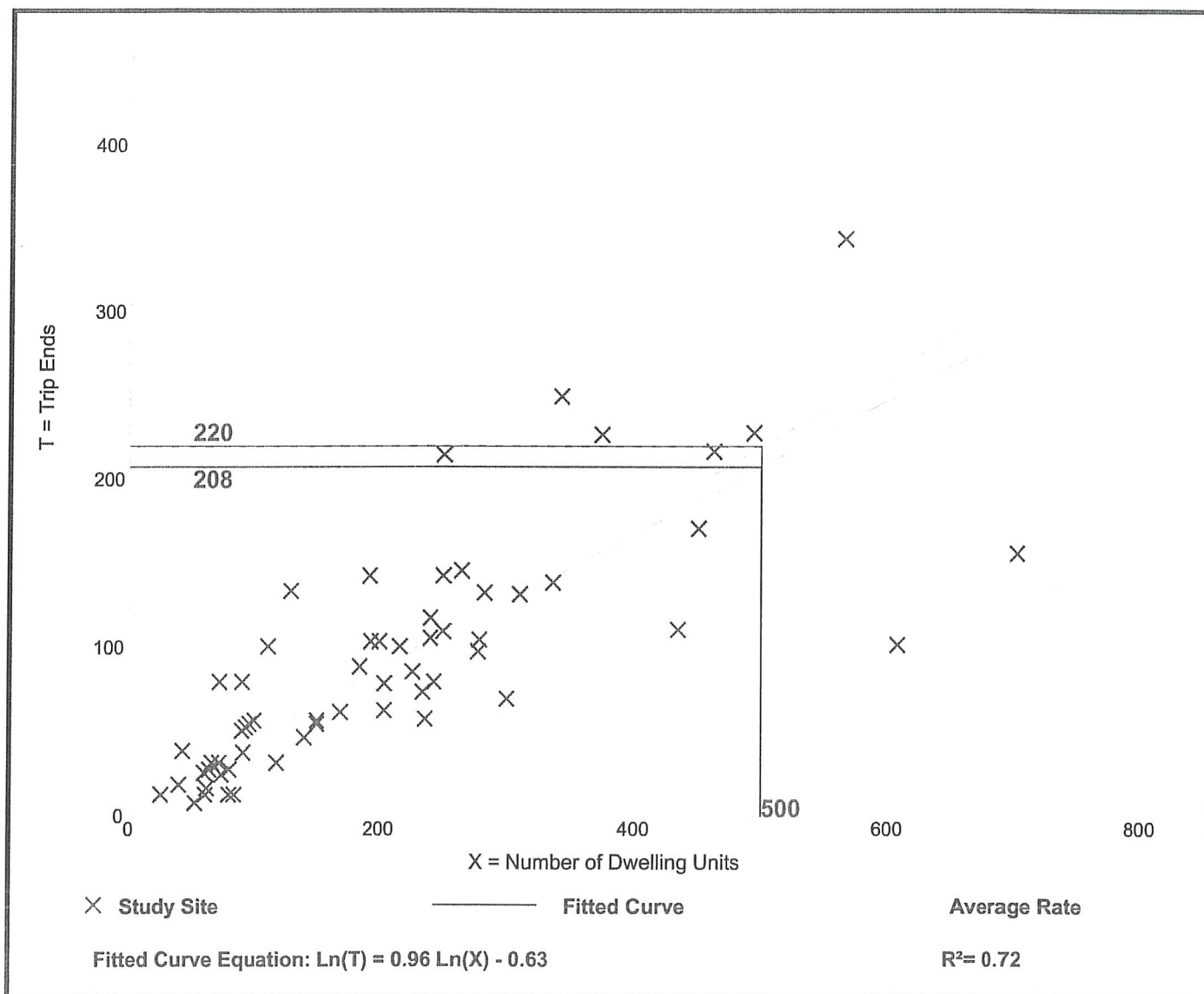
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

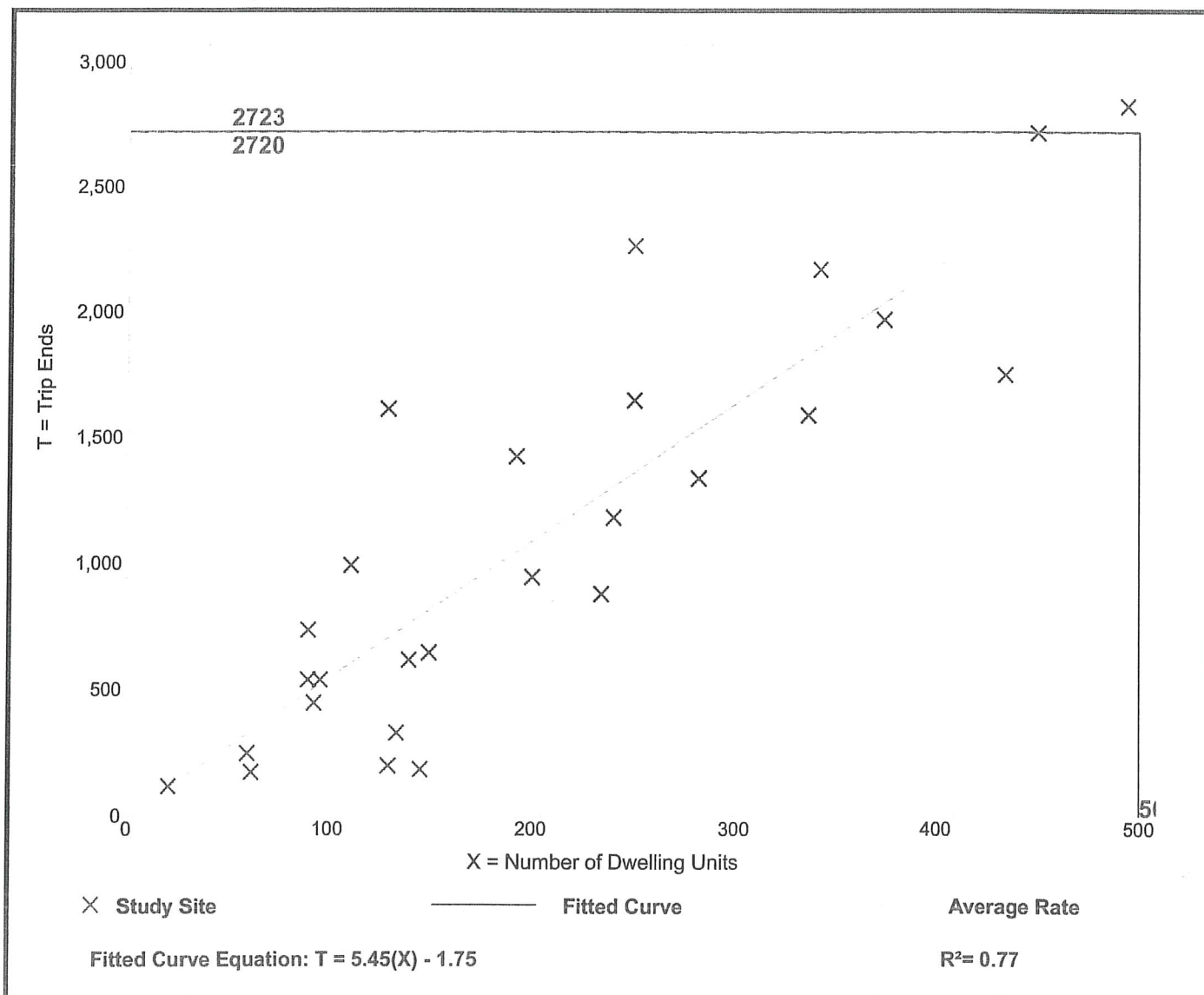
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

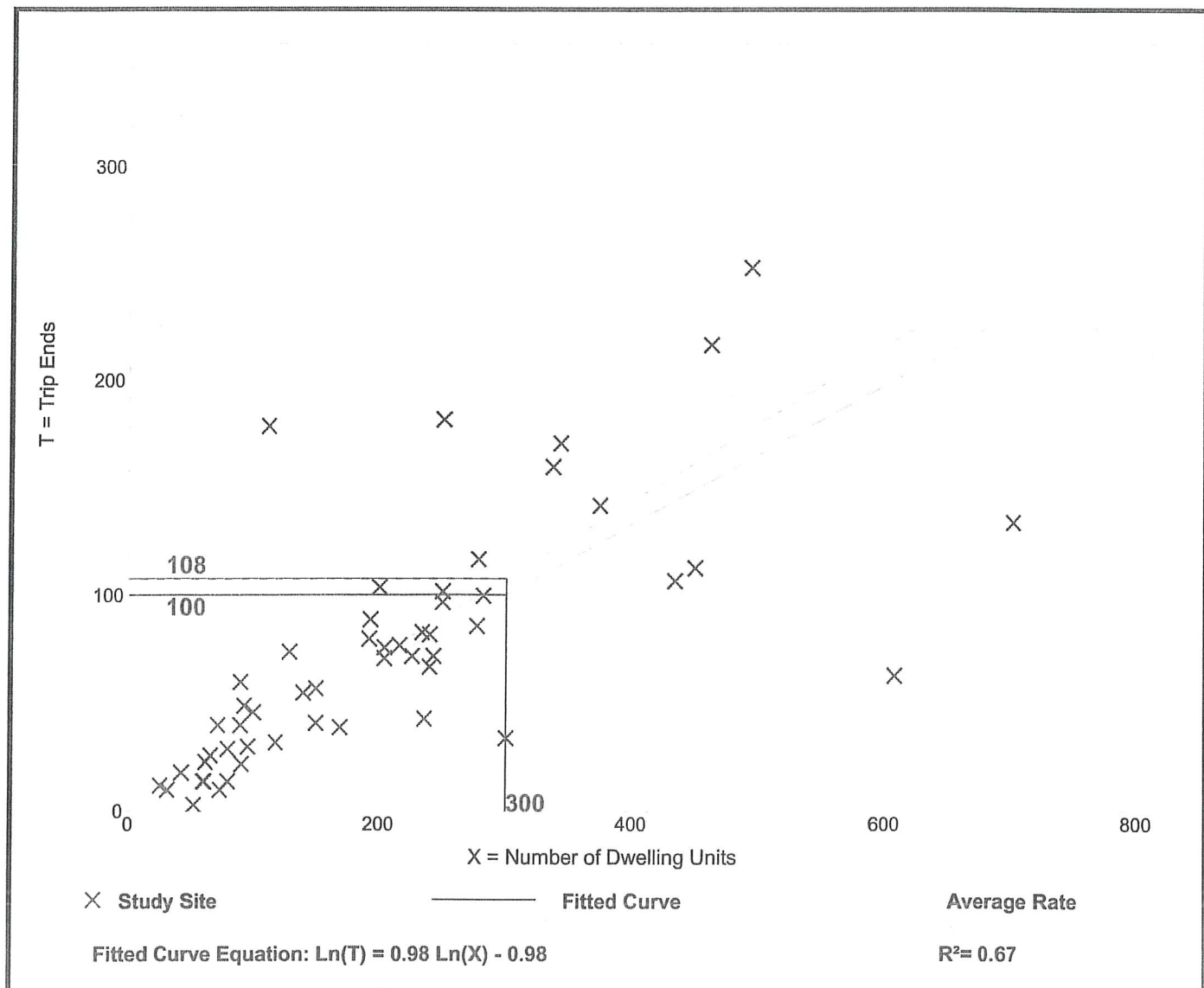
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

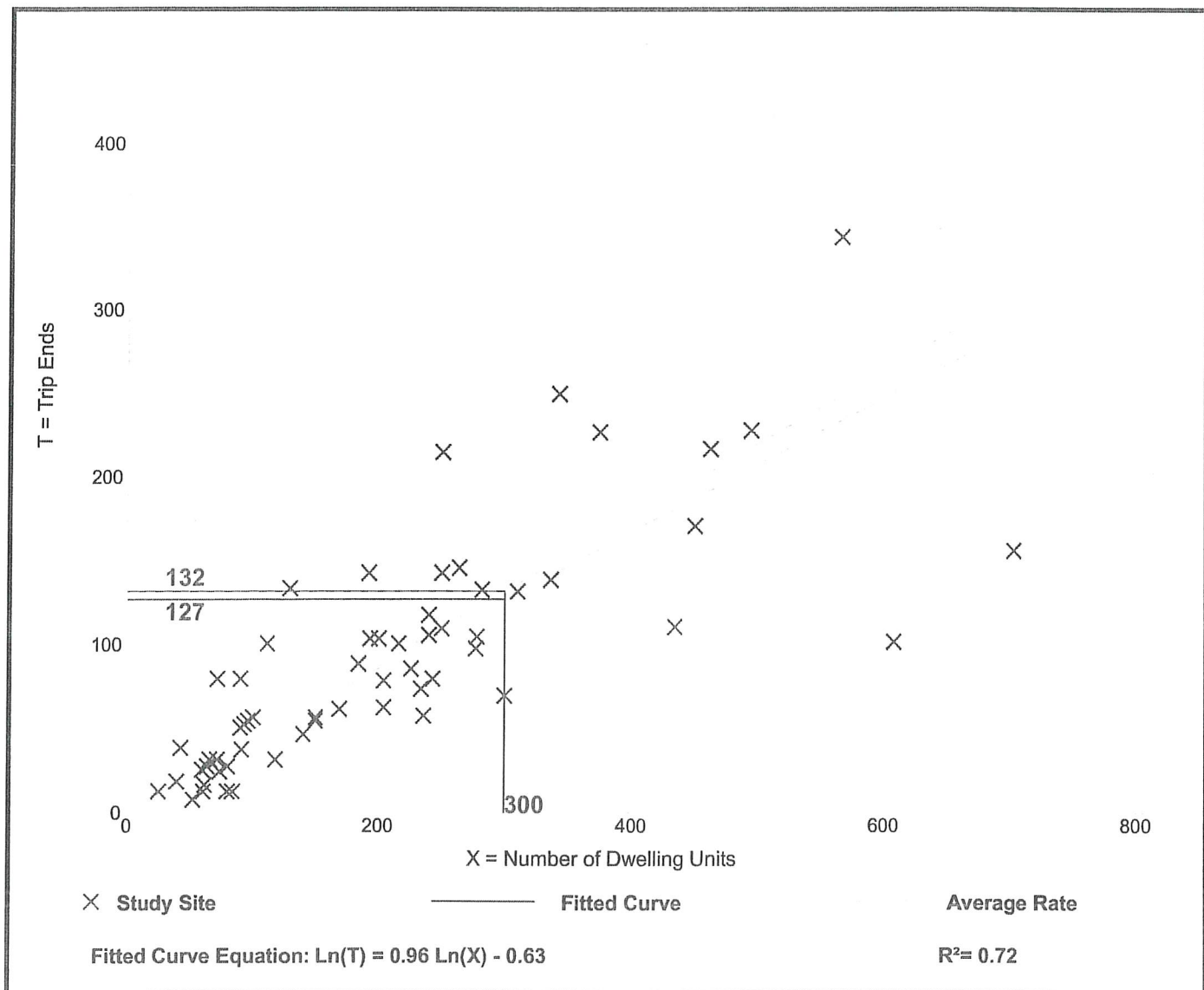
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

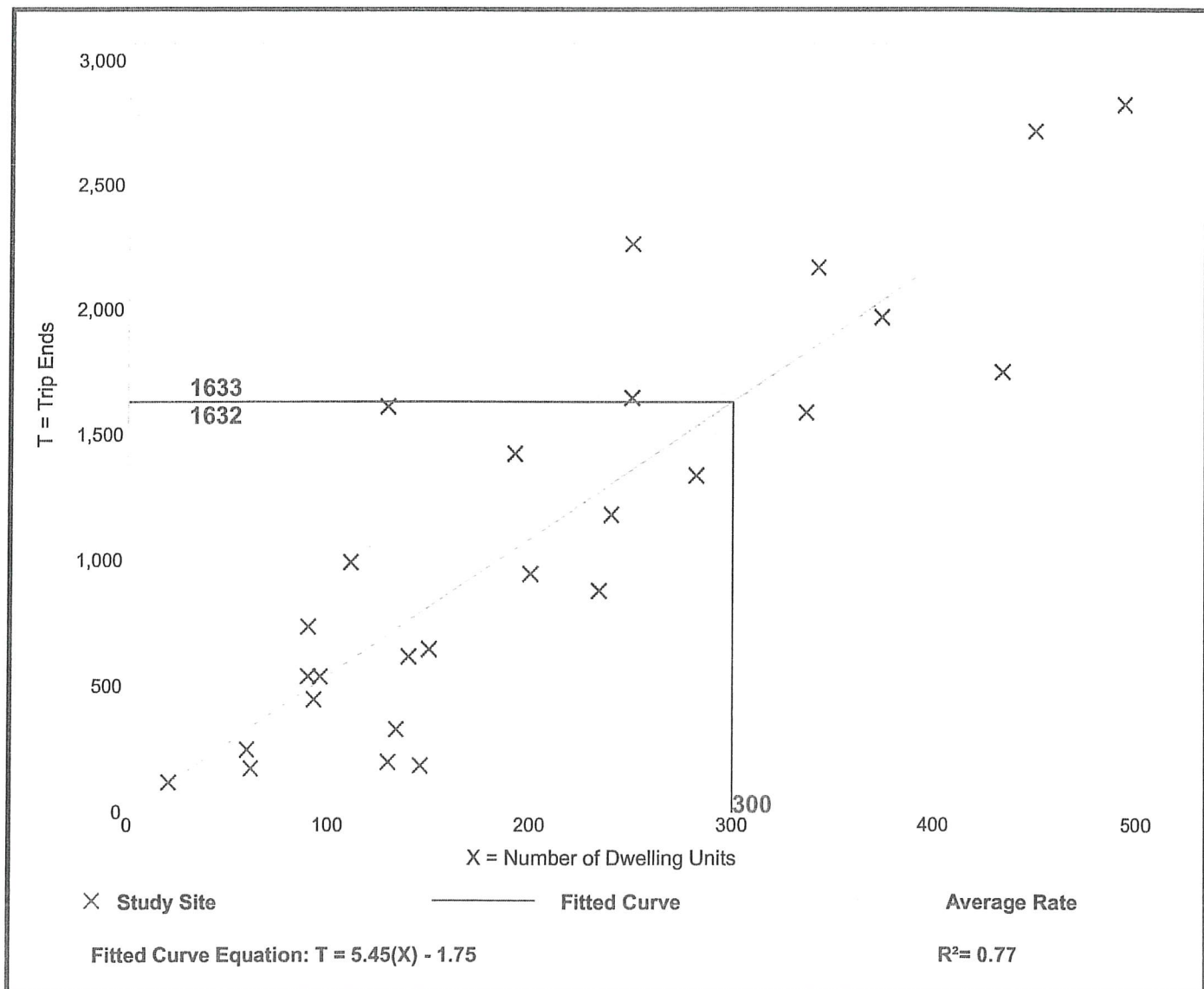
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

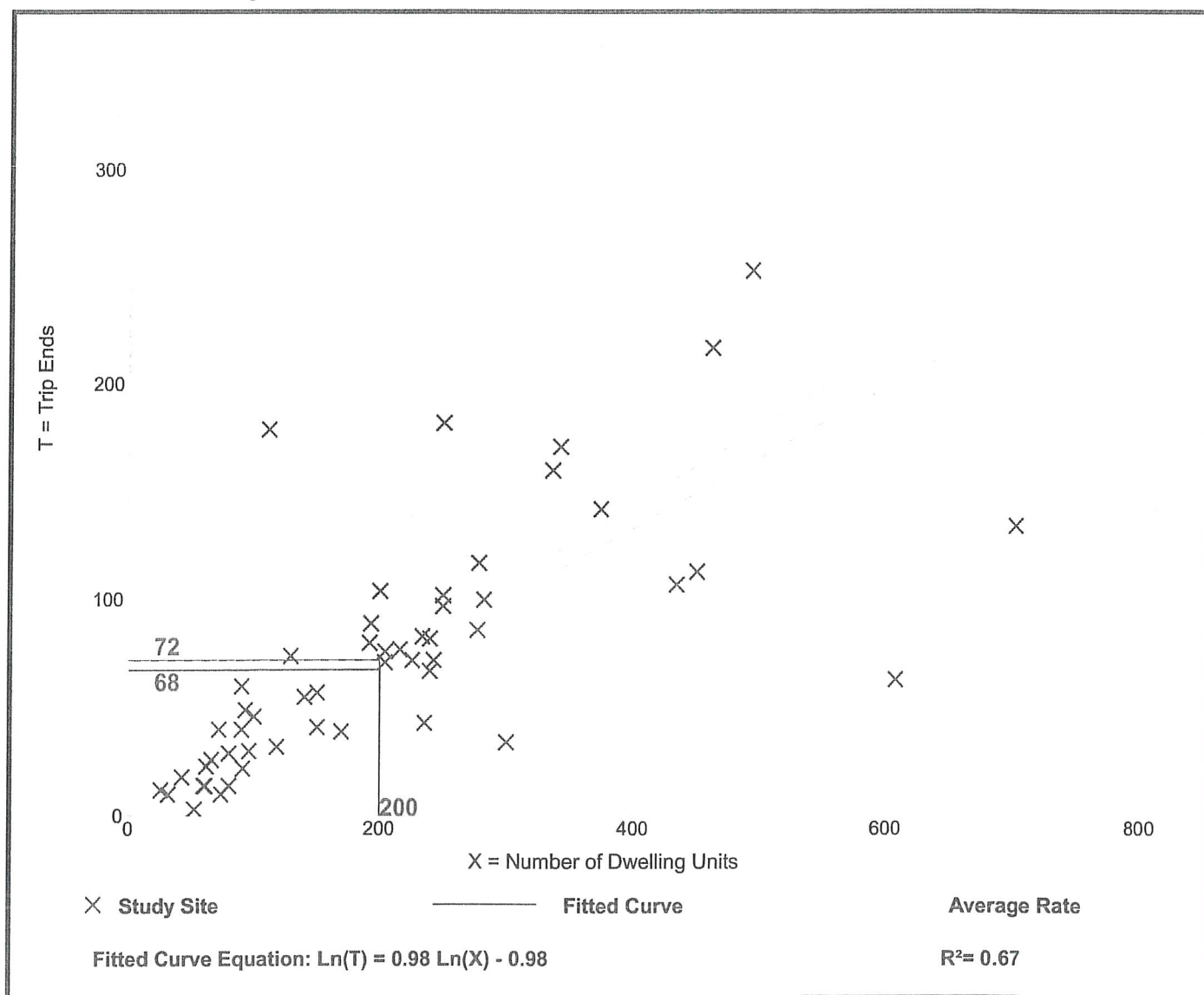
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

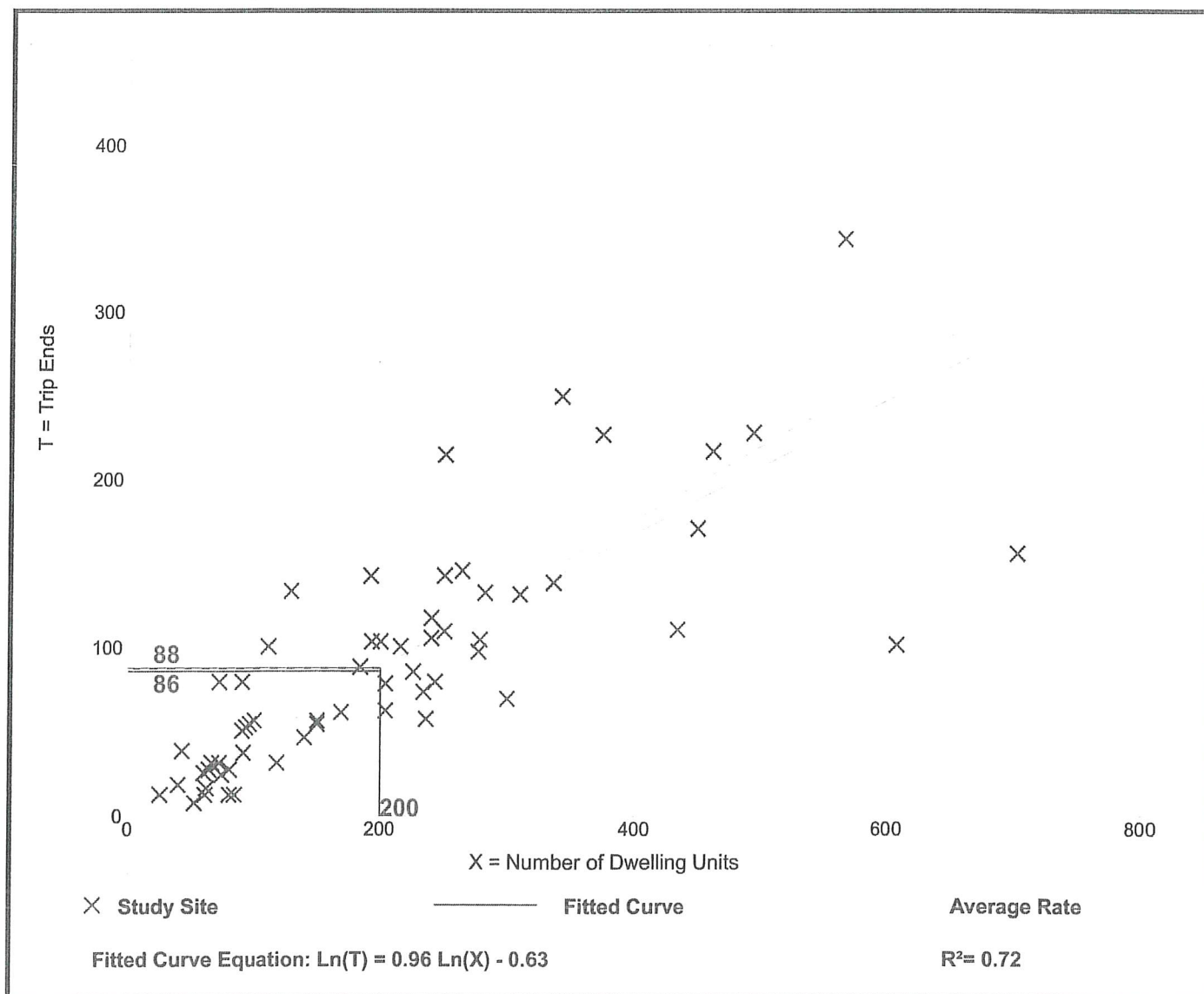
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

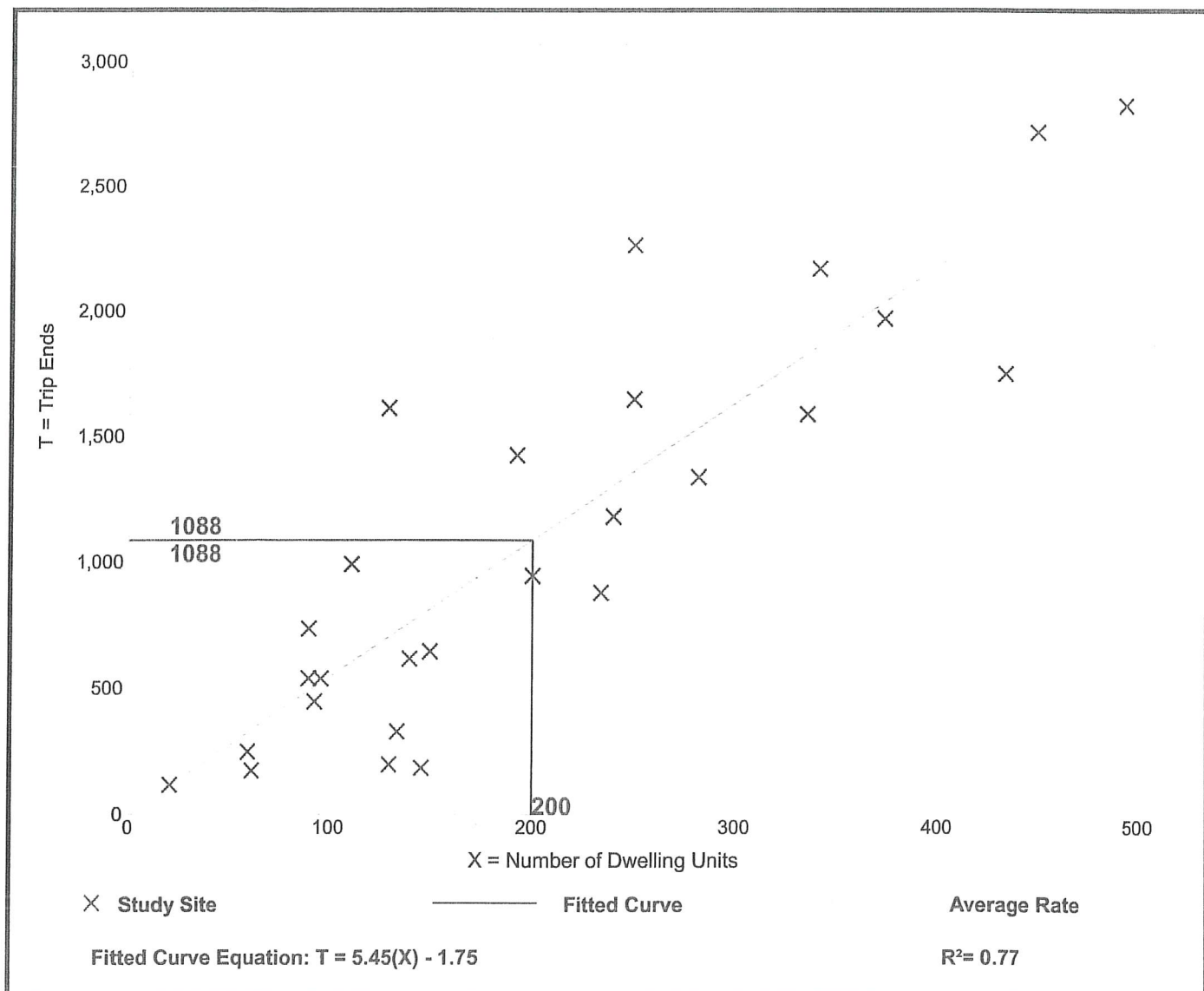
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Attachment B



December 14, 2020

Gregory McCormick
Community Planning Director
City of Kennewick
210 W 6th Ave.
Kennewick, WA 99336

RE: Appeal 20-02/ PLN-2020-02960 Project # 20-125.1
Comprehensive Plan Amendment No. 20-06
SEPA Determination – Stormwater Impacts
Parcels # 1-0889-301-3081-002, 1-0889-400-0004-000, and portions of 1-0889-401-1681-005

Dear Mr. McCormick:

Harms Engineering, Inc. (HEI) has evaluated the proposed Comprehensive Plan Amendment zoning change from RL and RS to RH for stormwater impacts. The City of Kennewick requires that new development design stormwater facilities to retain and dispose of a 25-year 24-hour design storm on-site.

When designing stormwater facilities, the proposed development is evaluated based on pervious (landscaping) and impervious (buildings/roads/parking) areas. Without a specific development with known roads, parking, driveways, and buildings, the exact areas of pervious and impervious surfaces are unknown. Therefore, HEI estimated the pervious and impervious surfaces for the various zoning types as follows:

- RS: minimum 10,500 sf per lot (50% impervious/50% pervious) plus 2,040 sf per lot of right of way (100% impervious), overall, 58% impervious and 42% pervious.
- RL: minimum 7,500 sf per lot (50% impervious/50% pervious) plus 1,720 sf per lot for right of way (100% impervious), overall, 60% impervious and 40% pervious.
- RH: 27 units/acre, all units assumed to be 2-bedrooms, minimum 1,600 sf per lot (60% impervious/40% pervious) plus 480 sf per lot for right of way (100%). Open space requirements for multi-family developments where density is more than 7 units per acre: 300 sf open area required for 1st bedroom; 200 sf open area required for additional bedrooms. Overall estimated to be 70% impervious and 30% pervious.

The existing property has 33.72 acres in RS zoning and 6.92 acres in RL zoning. If the entire property were fully developed at the maximum density for the existing zoning, it would generate approximately 128,500 cubic feet (cf) of runoff during the 25-year 24-hour storm. That amount of runoff could be contained by a stormwater pond that is 150 ft wide x 160 ft long (base dimensions), 5 ft deep, with 3:1 side slopes (horizontal: vertical).

If the entire property were fully developed at the maximum density for RH zoning, the 40.6 acres would generate approximately 150,400 cf of runoff from the 25-year 24-hour storm. That amount

Gregory McCormick / Appeal 20-02/ PLN-2020-02960
December 14, 2020

Page 2
Project #: 20-125.1

of runoff could be contained by a stormwater pond that is 150 ft wide x 190 ft long (base dimensions), 5 ft deep, with 3:1 side slopes.

A zoning change from RS and RL to RH could result in approximately 17% more runoff that would need to be handled versus the existing zoning. Stormwater facilities for the development will be sized to collect, convey, and retain the runoff of the proposed development in accordance with the City's standards and regardless of zoning designation.

If you have any questions with this stormwater analysis, please contact me at 509-547-2679 or email at christine@harmseengineering.com.

Sincerely,



Christine Batayola
2020.12.14
15:25:38 -08'00'

Christy Batayola, PE

A. BACKGROUND**Evaluation for Agency Use Only****1. Name of proposed project, if applicable:**

2020 Comprehensive Plan Amendment
Amend Land Use Designation from Low Density Residential to
High Density Residential

2. Name of applicant:

Jose Chavallo and Tammy Steele-Chavallo

3. Address and phone number of applicant and contact person:

5927 W Quinault Avenue, Kennewick, WA
Jose Chavallo – 509-539-1067

4. Date checklist prepared:

The Environmental Checklist supplements, amends, clarifies and modifies previously submitted Environmental Checklists and materials filed herein. This checklist is filed at the request of City of Kennewick on December 30, 2020.

5. Agency requesting checklist:

City of Kennewick Planning Department

6. Proposed timing or schedule (including phasing, if applicable):

The proposed comprehensive plan amendment is a nonproject action. For purposes of land use and environmental review, this checklist includes a hypothetical possible project of an integrated boutique hotel (60 rooms) with a 500 unit condominium development. This checklist also includes calculations and information on comparative development buildout under the Low Density Residential and High Density Residential land use designations.

The Comprehensive Plan amendment is part of a phased review under WAC 197-11-060(5)(c). Future rezone and site-specific project application shall be combined in subsequent project review.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Future plans include possible rezone and site-specific project. This checklist includes possible future development comprised of a 60-unit boutique hotel and 500-unit condominium/multi-family project. Applicant specifically conditions further activity on contemporaneous submission, review and processing of any rezone request with a project specific application.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Geotechnical Investigation for Panoramic Heights

May 2014

- August 21, 2007 (Attachment A)
- Critical Areas Report for Citadel Estates, July 1, 2009 (Attachment B)
- Addendum to Critical Areas Report for Citadel Estates, October 15, 2010 (Attachment C)
- Environmental Checklist – Citadel Estates, October 15, 2010 (Attachment D)
- Mitigated Determination of Non-Significance #10 – 56 for PP # 10-02/PDP 10-01 (Attachment E)
- Sunburst Engineering Traffic and Trip Generation analysis dated December 22, 2020. (Attachment F)
- Harms Engineering, Inc. Stormwater impact analysis dated December 14, 2020. (Attachment G)

May 2014

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

Yes, Citadel Estates Preliminary Plat.

10. List any government approvals or permits that will be needed for your proposal, if known.

There is no current contemplated project. At time of project application, however, a project would require rezone application and project specific applications including land use permits (KMC 18.12.010 A.1 and KMC Ch. 18.42), Critical area review (KMC 18.58.130), critical area report – geologically hazardous area (KMC 18.58.150 and KMC Ch. 18.62), building permit and grading permits. (KMC 18.72.020).

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.

Applicant proposes an amendment to the Kennewick Comprehensive Plan from Low Density Residential (minimum 7500 square foot lots) to High Density Residential (up to 27 units per acre). The proposal includes four (4) parcels totaling 40.6 acres. Tax Parcel ID #1-0889-400-0004-000 is currently developed with a single-family residence. The uses considered as part of the environmental submission include single family residences, multi-family/high density build-out (up to 27 units per acre) and hotel. Also included is possible mixed-use project including 60-unit boutique hotel and 500 unit condominium project.

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

Tax Parcel ID # 1-0889-400-0004-000
Tax Parcel ID # 1-0889-301-3081-0001
Citadel Estates Lots 37 & 38 of Preliminary Plat

Evaluation for Agency Use Only

May 2014

B. ENVIRONMENTAL ELEMENTS**Evaluation for Agency Use Only****1. Earth**

- a. General description of the site
(check one): ☐ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes,
mountainous, ☒ other – Mixed Terrain

The site proposed for redesignation includes mixed terrain. Portions of the proposed redesignation area includes steep slopes (Lot 37 of Citadel Estates) while remaining portions include flat and rolling areas.

- b. What is the steepest slope on the site (approximate percent slope)?

A portion of Lot 37 of Citadel Estates includes slopes exceeding 40%.

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

Warden Silt Loam (WdDO) and Shano Silt Loam (ShF), from USDA Soil Survey of Benton County, 1971.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

There is no current or proposed project for the site. Any area of filling, excavation and/or grading will be identified through a site plan application at time of rezone and project permit application and subject to environmental, critical area and grading review permit processes including critical area report (KMC 18.62.060), general and specific performance standards (KMC 18.62.080 and .090), grading review and approval process (KMC 18.72.020).

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No erosion will occur as a result of the land use redesignation. At time of rezone and project application, a proposed project may call for erosion control measures to be in place prior to any clearing, grading or construction. Those control measures would be sufficient to prevent soil from becoming carried into surface water (including storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction larger than one acre. A Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) may also be required for project development.

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

Harms Engineering calculated worst case impervious coverage for RS, RL and RH zoning districts. *Attachment G*. The estimated increase in impervious coverage potential by reason of the change in land use designation during a 25-year 24-hour storm is 21,900 cf or 17%. Stormwater facilities would be sized based on City of Kennewick stormwater design standards. Any use would be subject to Residential Site Development Standards (KMC 18.12.010 A.2). Any multi-family developments would be further subject to open space calculations set forth in KMC 18.12.010 A.2 fn.(3)(a). Similar standards apply to townhouse/row house development (KMC 18.12.010 A.2 fn.(6)). Geologically hazardous areas will have limited, if any, development potential under either Low Density Residential or High Density Residential land use designation. KMC 18.62.050.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

At time of project development, exposed areas would be watered for dust control, erosion fencing placed on site, and disturbed areas hydro-seeded when construction is completed. Necessary stormwater construction permits from Washington State Department of Ecology, together with Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be provided as required by applicable law or regulation. Stormwater will be retained on site with systems designed in accordance with City of Kennewick stormwater design standards.

2. Air

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

No project is currently planned for the project site. During project construction, dust emissions are possible. Compliant permits will be issued as necessary or required.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

No measures imposed for comprehensive plan amendment.

3. Water

- a. Surface Water:

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

No.

Evaluation for Agency Use Only

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

No.

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

None.

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

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

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

No.

b. Ground Water:

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

No.

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

None.

y 2014

c. Water runoff (including stormwater):

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

See attached report from Harms Engineering. (Attachment G). At time of rezone and project review, the specific project will include assessment of stormwater runoff calculations, mitigation and disposal standards. Stormwater runoff will be retained on-site and managed through the use of a comprehensive regional stormwater discharge system. No stormwater will leave the project site or flow into other waters. Project development performance standards shall also include compliance with specific hazards standards for erosion and the landslide areas (KMC 18.62.090(1)) and mitigation plan requirements (KMC 18.58.180).

The redesignation of the property from Low Density Residential to High Density Residential has the hypothetical potential to increase impervious coverage. Increased stormwater calculations for the comparative land use designations are set forth in Harms Engineering report.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

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

No.

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

No project is currently planned for the project site. A future development will require a comprehensive design of a stormwater collection and discharge system meeting state and local development standards.

4. Plants

a. Check the types of vegetation found on the site:

- ___ deciduous tree: alder, maple, aspen, other
 ___ evergreen tree: fir, cedar, pine, other
X shrubs
X grass
 ___ pasture
 ___ crop or grain
 ___ Orchards, vineyards or other permanent crops
 ___ wet soil plants: cattail, buttercup, bulrush, skunk,
 Cabbage, other
 ___ water plants: water lily, eelgrass, milfoil, other
 ___ other types of vegetation

- b. What kind and amount of ☐ vegetation will be removed or altered?

The kind and amount of vegetation removal will be reviewed at time of rezone and project application. The redesignation of the property from Low Density Residential to High Density Residential does not change the area subject to future development. either land use designation will result in the same potential development impacts to vegetation.

- c. List threatened and endangered species known to be on or near the site.

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None.

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

None.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: ☒ hawk ☐ heron ☐ eagle ☐ songbirds
☐ other:
 mammals: ☐ deer ☐ bear ☐ elk beaver ☐
 other: ☐
 fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish
 other ☐

- b. List any threatened and endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

The entire Columbia Basin is part of the migration route.

May 2014

- d. Proposed measures to preserve or enhance wildlife, if any:

None

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

Rattle Snakes

6. Energy and natural resources

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

Electric, natural gas and possibly solar at time of development. Energy sources will be used to meet heating, air conditioning, lighting and other service needs.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Land use redesignation would not affect potential use of solar energy on adjacent properties.

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

Any development will consider all available energy conservation options including insulation, windows, and solar energy facilities.

7. Environmental health

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

No.

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

None

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

None

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

None

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

None

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

None

b. Noise

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

None

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

At time of project construction, construction noise would be generated for site and home construction. Contemplated work hours would be 7:00 a.m. to 8:00 p.m. All land use would be subject to the maximum permissible environmental noise levels established by KMC 9.52.060. Noise impacts would be comparable for Low Density Residential and High Density Residential land use designations.

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- 3) Proposed measures to reduce or control noise impacts, if any:

None

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Residential and vacant land.

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

No

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

No

- c. Describe any structures on the site.

One single family residential home.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

Residential Low and Residential Suburban

May 2014

- f. What is the current comprehensive plan designation of the site?

Low Density Residential.

- g. If applicable, what is the current shoreline master program designation of the site?

N/A.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Portions of Lot 37 have been identified as critical areas. In 2007, an on-site survey was made to determine the actual boundary of the slope area greater than 40%. This area totaled 6.1 acres within Lot 37 of Citadel Estates. Additional information pertinent to such determinations can be found in the Critical Areas Report for Citadel Estates (July 1, 2009).

- i. Approximately how many people would reside or work in the completed project?

Unknown at this time.

- j. Approximately how many people would the completed project displace?

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Comply with City of Kennewick adopted zoning, development and Environmental regulations.

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

Amendment of Comprehensive Plan land use designation does not result in interfacing, conversion, or adverse impact to agricultural or forest lands of long-term commercial significance.

9. Housing

- a. Approximately how many units would be provided, if any?
Indicate whether high, middle, or low-income housing.

No project is planned at this time. Site development would be encumbered by site considerations such as topography, roads, parking, open spaces, utilities, development standards and other considerations. Land use designation as high density would increase potential site density based on zoning code. KMC 18.12.020 A.2. The maximum site density under Residential High land use designation would be 1096 dwelling units. Kennewick Comprehensive Plan indicates a high density housing shortage of 159 acres. *Kennewick Comprehensive Plan Table 17*. Setbacks and frontage minimums are the same for low and high density residential. *ID*. Trip generation for multi-family is lower than single family residential. ITE Trip Generation Manual (Land Use 210 and 220). The mix of units will depend on market demand, conditions and project specific development requirements.

- b. Approximately how many units, if any, would be eliminated?
Indicate whether high, middle, or low-income housing.

None.

- c. Proposed measures to reduce or control housing impacts, if any:
N/A.

10. Aesthetics

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

Maximum height within RH zoning district is forty-five (45) feet. KMC 18.12.010 A2. Maximum height in RL zoning district is thirty-five (35) feet. Exterior building material will be determined at time of project application.

- b. What views in the immediate vicinity would be altered or obstructed? None.

- c. Proposed measures to reduce or control aesthetic impacts, if any:
N/A.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No project is currently planned for the project site. Light and glare from high density residential will be similar to single-family residential development. Light and glare will be generated by street lights, parking area lighting and residential land uses. All lighting will comply with KMC 18.39.030.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Outdoor lighting will be subject to requirements set forth in KMC 18.39.030.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

City parks and schools.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and cultural preservation

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

No.

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

There is no known evidence of Indian or historic use or occupation of the subject property. Reports suggest that artifacts have been identified within one-half mile of the subject property. The change in land use designation from Low Density Residential to High Density Residential does change or result in an increased adverse environmental impact. The property is fully developable under current land use designation.

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- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A change in land use designation does not change, modify or revise archeological or cultural review in context of project specific review. Each and every project would be subject to guidelines set forth in Washington State standards for Cultural Resource Reporting and environmental review.

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

None.

14. Transportation

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

The site is served by West Hildebrand Road and South Sherman Street. It can be confirmed, however, that property access will not be provided through Citadel Estates. Citadel Estates is a gated community with private roads and will not be used for purposes of accessing the subject properties.

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

No, approximately one mile.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Off-street parking shall comply with dwelling, multifamily standards set forth in KMC 18.36.060.

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

At time of development, both on-site and off-site transportation improvements will be evaluated including consideration of existing roads, streets, pedestrian, bicycle and/or state transportation facilities. Road improvements would be required for any development whether it is Low Density Residential or High Density Residential.

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

No.

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

See study prepared by Sunburst Engineering. (Attachment F). Trip generation modeling was based on *Institute of Transportation Engineers Trip Generation Manual (10th Edition)*. A redesignation of the property from Low Density Residential to High Density Residential would result in a hypothetical maximum increase of 4046 AFT; 245 AM Peak; and 281 PM Peak. The hypothetical development of a 60-unit hotel and 500 condominium units would result in trip generation increase of 1316 ADT; 58 AM Peak; and 55 PM Peak.

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

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

Transportation impacts will be evaluated at time of project specific application. Any future development would be subject to potential impact fee assessment pursuant to KMC 13.16.050-.060.

15. Public services

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

No.

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- b. Proposed measures to reduce or control direct impacts on public services, if any.

Impacts and requirements associated with public services will be evaluated at time of project specific application. Public utilities (including water, sewer and roads) will be extended to and through the project site based upon proposed use and associated development considerations.

16. Utilities

- a. Check utilities currently available at the site:

Electricity, natural gas, water, refuse service, telephone,
Sanitary sewer, septic system, other

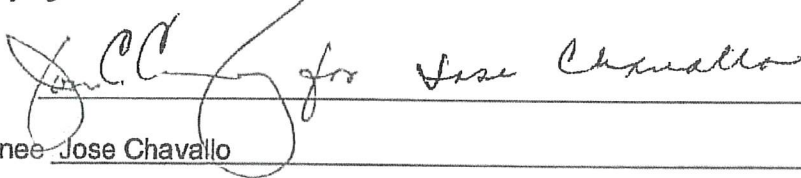
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Public utility services will be extended to and through project site at time of construction of specific land use proposal.

C. SIGNATURE

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

Signature:

 for Jose Chavallo

Name of signee Jose Chavallo

Position and Agency/Organization Applicant

Date Submitted: September 11, 2020

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Amendment of the land use designation from Low Density Residential to High Density Residential will not increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Each of the identified consideration is subject to specific regulatory processes, standards and requirements that are applicable to both low density and high density residential development. Under neither scenario, would a proposed project be authorized that failed to comply with applicable and adopted development regulations.

Proposed measures to avoid or reduce such increases are:

Comply with applicable development regulations and environmental mitigation determined at time of project specific applications.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The redesignation of the subject property from residential low density to residential high density will not affect plants, animals, fish or marine life. Development is authorized with similar development standards under either land use designation and subject to specific regulatory requirements related to critical areas, grading, stormwater and other development impacts.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Project specific development would be subject to applicable development regulations including environmental review.

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3. How would the proposal be likely to deplete energy or natural resources?

None.

Proposed measures to protect or conserve energy and natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Portion of area is within a critical slope area. Development would be subject to applicable development regulations including critical area and grading regulations.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Area has had a geotechnical report written regarding the protection of the slope.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Area is not within the vicinity of a shoreline.

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Proposed measures to avoid or reduce shoreline and land use impacts are:

None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

It is uncertain whether redesignation of authorized land uses will result in an increased demand for transportation, public services for utilities. While the proposed amendment increases potential density, it also contains provisions for open space, critical area mitigation and related development requirements. Any increase in transportation, public service or utility demand would be insignificant and all facilities are available with adequate capacity for service to the property.

Proposed measures to reduce or respond to such demand(s) are:

All development will be subject to applicable development regulations including transportation impact analysis, assessment of impacts to public services and utilities, and other public related components for any site specific project.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Future development will meet local, state, or federal laws or requirements for the protection of the environment.

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ESA LISTED SALMONIDS CHECKLIST

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

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

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

Yes X No _____

Please Describe.

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

Yes X No _____

Please Describe.

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

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

A1. Name of watershed: Upper Mid-Columbia

A2. Name of nearest waterbody: Columbia River

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

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

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

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

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

B1. Does the project require the withdrawal of

a. Surface water? Yes _____ No _____
Amount
Name of surface water body

b. Ground water? Yes _____ No _____
Amount
From Where
Depth of well

B2. Will any water be rerouted? Yes _____ No _____
If yes, will this require a channel change?

B3. Will there be retention ponds? Yes _____ No _____
If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

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

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

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

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

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

If yes describe the changes.

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

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

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

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

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

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

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

Please Describe.

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

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

YES _____ NO _____

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

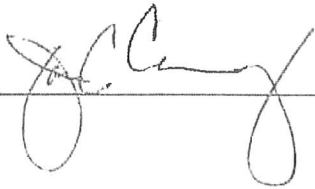
D2. If any vegetation is removed, do you plan to re-plant? YES _____ NO _____

If yes, what types of plants will you use?

E. SIGNATURE

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

Signature

A handwritten signature in black ink, appearing to be 'J. C. [unclear]', written over a horizontal line.

Date 12/30/2020

Attachment A

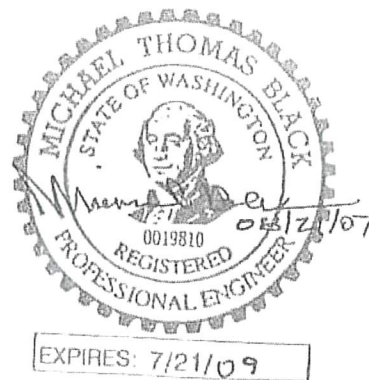
Geotechnical Investigation for

Panoramic Hts. 4,

SE 1/4, Section 8, T8N, R29E

Kennewick, WA

August 21, 2007



Prepared for:
Jose Chavallo
102 North Lincoln
Kennewick, WA 99336

Prepared By:
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Ashley-Bertsch Group, Inc.
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Kennewick, WA 99336

*Chavallo, Panoramic Hts. No. 4 - August 21, 2007***Introduction**

This report provides our findings and recommendations for the proposed residential development. The site has been undeveloped land prior to our investigation.

The site lies west of the current developed land at Panoramic Heights. The east boundary of the site lies west of the termination of 25th and 28th Avenues. The enclosed topographic map shows the general location of the site.

Scope of Work

Our investigation included drilling, soil classification, soil testing, and measurement of groundwater elevations. Our design recommendations, covered by this report, include the allowable soil bearing pressures, cut and fill recommendations, sub-grade preparation, seismic design information, and stormwater design parameters.

Summary Conclusions

This site contains mostly windblown sand and silt overlying gravel or remnants of a basalt flow bottom below. This lithology is normally relatively thin as compared to the elastic silt interbed below. The only exception was Borehole No. 5 that contained a fairly thick layer of fine sand and silt.

For most of the site, slope stability and foundation bearing, with conventional footings, is not an issue. However, excessive water introduced into the soil can cause soil heave and near surface sliding. Therefore, irrigation and stormwater management is a crucial element of the site design and each constructed home.

The portion of the site near Borehole No. 5 (southeast corner) will require special consideration for slope stability and soil collapse. However, this can be accommodated by deep foundations and careful control of irrigation and stormwater.

InvestigationRegional Stratigraphy

Most of the geologic features in this area consist of sedimentary deposits overlying Tertiary volcanic bedrock. The bedrock has been moved, and is continuing to move, by a general north-south compression of the basalt flows forming anticline structures (long narrow hills) with an east-west general bearing. This movement includes Thompson Hill. The site is located on the north flank of Thompson Hill. These structures are still moving in the upward direction at an imperceptibly slow rate.

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The enclosed Generalized Stratigraphy¹ provides details for the major individual stratigraphic units.

Local Stratigraphy

Referring to the Generalized Stratigraphy enclosure, we encountered the following general geologic units starting at the surface:

- Recent Aeolian (wind deposited) silt and fine sand
- The Touchet beds consisting of silt with fine sand or fine sand with silt with various degrees of cementation from calcium carbonate. We also found cemented gravel with calcium carbonate cement that is locally referred to as "caliche." These deposits occur in beds as they settled from the waters of the Lake Missoula floods.
- The Ice Harbor member of the Saddle Mountains basalt occurred in borehole numbers 1, 2, and 4. The basalt is fairly thin on this site and has largely eroded away.
- The Levy Interbed occurred below the Ice Harbor basalt and the Elephant Mountain basalt below. This interbed contains primarily elastic silt soil and resulted from sedimentation between the time the Elephant Mountain basalt was deposited and the successive Ice Harbor flow.

Site Geotechnical Findings

The field of geotechnical engineering sometimes used esoteric terms and the following two tables present a definition of major descriptions explained in layman's terms.

Soil and Rock Strength Descriptions

Geotechnical Description	Layman Description
Very loose	Very weak soil that generally requires special treatment or foundations
Loose	Weak soil that generally can only support light loads and may settle when saturated
Compact	Supports most loads without soil replacement or deep foundations. Heavy loads generally require relatively large spread footings
Dense	Supports most heavy loads
Very Dense	Near the support capability of a medium strength bedrock
Massive Basalt	Very hard and competent basalt capable of supporting just about any load without settlement.

¹ Washington State University, T.-C. (Department of Environmental Engineering). (2006). *Groundwater as a source for small flow drinking water in Benton County, WA*, Project Report, M. T. Black, P.E., trans.

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A number of soil classification systems have been put into service over the years. The "Unified Soil Classification System"² (USCS) is concise and used by engineers but it is not "layman friendly" nor does the description include the detail offered by some other systems. We generally use the Burmister Soil Classification System for our field descriptions. The following table, presenting the system, provides a more detailed, yet layman friendly, description of the soil.

**Burmister Soil Classification System
Essential Features and Comparison**

Unified Soil Classification System*	Burmister Designation	Burmister Visual Criteria
Boulder (>12-inch)	Boulder	Greater than 1 ft. along longest axis.
Cobble (3-12-inch)	Cobble	Greater than 3-inch and less than 1 ft. along longest axis.
G (3/4 to 3-inch)	Coarse Gravel (<u>c</u> G)	Upper limit size of billiard ball. Lower limit size of golf ball.
G (no medium class)	Medium Gravel (<u>m</u> G)	Olive or marble sized gravel.
G (<3/4 to 1/4-inch)	Fine Gravel (<u>f</u> G)	Upper limit raisin and lower limit a BB.
S (<1/4 to 1/10-inch)	Coarse Sand (<u>c</u> S)	Less than size of BB and greater than table salt.
S (<1/10 to 1/40-inch)	Medium Sand (<u>m</u> S)	Table salt.
S (<1/40 to 1/200-inch)	Fine Sand (<u>f</u> S)	Just able to distinguish individual grains with naked eye.
M,C,O & PT	Silt, clay, organic (clay) and peat.	Use dilatancy, dry strength, toughness, and test tube tests.

Burmister Descriptions

1. "and" means 35-50% by visual inspection
2. "some" means 20-35% by visual inspection
3. "little" means 10-20% by visual inspection
4. "trace" means 0-10% by inspection
5. List description in following order (1) density, (2) color, (3) underline " _ " designates prominence, and (4) some shown as "-"

A typical Burmister description may read "Dense brown c-f SAND, some (-)f gravel, trace silt; rounded Gravel, occ. rounded boulders".

² American Society For Testing and Materials. (1999). *D 2487-98*. Vol. 04.08 Soil and Rock, 1999 Annual book of ASTM Standards, Section 4, Construction; Standard practice for classification of soils for engineering purposes (Unified Soil Classification System), Staff, ed.

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We constructed five boreholes on this site. The logs are enclosed in this report along with a map of the approximate locations. The table below presents a summary of our findings.

Approximate Upper Elevations of Major Soil/Rock Horizons

NE = Not encountered

Note: The above table is generalized and the reader is encouraged to review the logs.

Laboratory Results

No.	Surface EL (ft.)	Bottom EL (ft.)	Silt and sand	Cemented gravel or gravel	Hard older silt and sandy silt	Gravel	Flow top or bottom of basalt	Layered silt and gravel
BH1	739	710	Surface	734	722	731.5	730	NE
BH 2	734	714	Surface	729		736.5	727	NE
BH 3	772	738	Surface	769.5	758	NE	NE	NE
BH 4	780	760	Surface	756	751.5	NE	753	NE
BH 5	816	796	Surface	NE	801	NE	NE	811
S&W-BH 1	~690 (% or & 10)	643.5	Surface	NE	665	NE	NE	NE
DWR PZ1	592	578	NE	NE	592	NE	NE	NE
DWR PZ2	613	591	Surface	NE	604.5	NE	NE	NE
DWR PZ3	614	602	Surface	NE	602	NE	NE	NE
DWR PZ4	612	598	Surface	NE	603	NE	NE	NE

Laboratory results consisted of Atterberg Limits and grain size analysis using a hydrometer. Results are provided in the enclosed QISI testing results and on the borehole logs.

For Atterberg Limits, tests for both the "Liquid Limit" and "Plastic Limit", are performed for "fine-grained" soils. The following generalized definitions are provided to aid in understanding of their importance:

- Liquid Limit (LL) measures the amount of water attracted to the soil particle surface by electrostatic charges and absorption onto the soil surface. A viscous liquid such as a slurry or pea soup would be at or beyond the liquid limit. Soil near LL deforms easily with little load. Pumping during compaction is often caused by exceeding the liquid limit.
- Plastic Limit (PL) measures the amount of water that becomes part of the soil structure itself plus some absorption. A soft butter to stiff putty is near the plastic limit. Soil above the PL deforms without cracking under load.

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- Plasticity Index (PI) = LL-PL. This gives the range at which a soil is plastic before exceeding the liquid limit.

The liquid limit is particularly useful in determining the response of low-density, fine-grained soils that are cemented with calcium carbonate cement. These types of soils occur widely south and west of the Columbia River in the Tri-Cities area. Obviously, higher liquid limits allow for the absorption of more water before becoming fluid. The table below presents our results:

Borehole Number	Sample depth (ft.)	Moisture %	Liquid Limit	Plastic Limit	% sand	% silt	% clay
1	20	18.5	46	36	48.9	2.5	48.6
3	19.5	33.8	74	59	6.4	44.9	48.7
3	25	26.9	96	45	48.9	1.5	49.6*

*Of the 49.6% clay, 49.2% were colloids.

Analysis

We consider most of the soil and rock, rippable with a medium sized trackhoe, say a Cat 330, using "tiger teeth." The very stiff to hard silt and elastic silt formations require special consideration. Although the Atterberg Limit tests show these soils act as a silt or elastic silt, the clay content is consistently near 50%. For the purposes of this preliminary evaluation, it is important to discuss the geologic occurrence of clays and their major sub-groups as follows as swelling occurs when water infiltrates between and within the clay particles:

- *Kaolinite Clay* - This clay is essentially non-expansive because strong hydrogen bonds hold the individual clay particles together.
- *Illite Clay* - This clay has weaker potassium bonds that hold the individual clay particles together.
- *Montmorillonite Clay* - Individual clay particles are only weakly linked and water can easily flow in and separate the particles. Field observations, over many areas, confirm that the greatest problems occur in montmorillonite clay.

Tables are available to assist with determining the expansion potential for clays based on common geotechnical tests presented under the "Findings" section. The modified tables below³ present two such tables:

³ Coduto, D. P. (2001). *Foundation design: principles and practices-2nd Ed.* Upper Saddle River, NJ: Printice-Hall, Inc., pgs. 670-671

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Correlations with Common Soil Tests (USBR)

Percent colloids	Plasticity Index	Liquid Limit	Swelling Potential
<15	<18	<39	low
13-23	15-28	39-50	medium
20-31	25-41	50-63	high
>28	>35	>63	very high

Correlations with Common Soil Tests (Chen, Rocky Mountain Area)

% passing #200 sieve	Liquid Limit	Probable expansion (%)	Swelling Potential
<30	<30	<1	low
30-60	30-40	1-5	medium
60-95	40-60	3-10	high
>95	>60	>10	very high

Using the tests for the clay presented under the "Investigation" section, it is possible to classify the clay from "low" to "high" expansion depending on the criteria used. The sample from Borehole No. 1, at 20 ft. deep, generally falls in the "low to medium" range. The sample from Borehole No. 3, at 19.5 ft. deep shows a "high to very high" range with the exception of the "% passing the 200 sieve," "plastic limit," and colloid criteria. The sample from Borehole No.3, at 25 ft. deep shows mostly "very high" potential with the exception of the "% passing the 200 sieve" criteria. These are not "fat clays" which often exhibit severe expansion potential. However, it is prudent to carefully plan and construct the development to minimize water saturation of the soil column.

Much of Kennewick and Richland are covered with silt and fine sand in various proportions of each. "Silt is inherently unstable, particularly when moisture is increased, with a tendency to become quick when saturated. It is relatively impervious, difficult to compact, highly susceptible to frost heave, easily erodible and subject to piping and boiling. Bulky grains reduce compressibility; flaky grains, i.e. mica and diatoms, increase compressibility and produce 'elastic silt'."⁴ The silt deposits from slow settling from water and windblown silt tend to be bulky grained and subject to collapse under load. The elastic silts most likely were produced by degraded volcanic ash. The low permeability for water and the reduction in strength, when wetted, requires special care for this development.

A slope stability analyses for the entire development is included in the attached sketches based on borehole numbers 1, 3 and 4. The section is shown on the attached drawing. I examined three scenarios using GSLOPE™ V. 4.03 by Mitre Software. The results are discussed below:

- For an unsaturated condition, the factor of safety (FOS) is 8.5. Normally a 1.5 FOS is considered satisfactory for most residential developments

⁴ US Department of Agriculture (Natural Resources Conservation Service). (1999). *Agricultural Waste Management Field Handbook*, Chapter 7-Geologic and groundwater considerations, Appendix 7B, Table 1-1.

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- For a saturated condition, with near surface failure, the FOS = 3.47
- For a saturated condition, with deep seated failure, the FOS = 2.9

I also analyzed the slopes for shallow sloughing or face sliding, which is a near surface phenomena where a shallow sheet slides. Dependent on the direction of water seepage (e.g. 90° is vertical and 0° is horizontal) the FOS changes dependent on the deep of the slide considered. I checked the slide potential in 0.5 ft. increments down to 3.5 ft. deep. The following points summarize the results shown in the attached graph:

- A vertical or 90° seep affords a FOS exceeding 2 in all cases
- A horizontal or 0° seep affords a FOS = 0.86 in all cases or *failure*
- A 26.6° seep has a FOS = 2.9 at 0.5 ft. deep and 1.4 at 3.5 ft. deep
- A 60° seep affords a FOS = 1.7 in all cases

Conclusions and Recommendations

Building on a hillside carries an inherent risk as the soil and rock moves, over time and settles in a low spot. Water added to the soil both exacerbates and accelerates this process. Particularly with the relatively impermeable soil and rock layers near the surface, homeowner negligence with irrigation and outside water use can cause significant damage to their home and the homes below. However, with reasonable design and construction practices, along with homeowner cooperation, these risks can be largely mitigated to prevent damage during the life of the homes.

It is my understanding that at least three retaining walls will be installed to provide level lots. The potential for sliding can be largely mitigated during the design and construction of the retaining walls.

The following general recommendations apply to this site.

Sub-grade Preparation and Protection

For a general guide, the following criteria are appropriate:

- Remove all roots and organic material from all areas to receive foundations or any structural covering (gravel or asphalt). We expect the duff to be 4 to 8-inches thick. The duff may be used for landscaping fill only.
- The very loose, Aeolian (windblown silt and fine sand) should be excavated, water conditioned, and compacted to prevent foundation and pavement failures. This layer is generally no more than 4 ft. thick and is lacking across a significant portion of the site. The north 1/3 of the site or so has these Aeolian deposits.
- The final sub-grade should be scarified to a depth of at least 4-inches, moisture conditioned and compacted with at least six passes of a 10,000 lb.

Chavallo, Panoramic Hts. No. 4 - August 21, 2007

vibratory roller. The Geotechnical Engineer, or Civil Engineer of Record, should witness the initial process for compacting the sub-grade and approve the process or make alterations as required. This provides a "proof roll" verification as well. As the site may encounter two different types of soils, compaction equipment recommendations are provided.

Fine sand or silt material is water sensitive (it becomes plastic and pumps when over wetted) and highly erodible. Therefore, construction should proceed during the dry season to prevent excessive moisture accumulation, which prevents proper soil compaction. Furthermore, the soil should be water conditioned to 1-2% below optimum moisture as excessive moisture causes pumping and requires soil dry before compaction can begin. A "kneading" rather than a vibration and force method most efficiently compacts this soil. Either a padded drum (e.g. Cat CP-433C) or tamping foot (e.g. Cat 815F) will best compact this soil.

Gravel -The final sub-grade should be scarified to a depth of at least 4-inches, moisture conditioned and compacted with a medium sized (say 10,000 lb.) vibratory roller imparting at least 350 lbs. dynamic force per inch of drum (e.g. Essick VR-72-T; Ray-Go 300 or Dyna-Pac CA-25T) to an unyielding condition. As an alternative to the unyielding condition the number of passes and water content may be adjusted to provide a sub-grade strength of 40 kips per inch or a modulus of rigidity of at least 995 psf. The Geotechnical Engineer, or Civil Engineer of Record, should witness the initial process for compacting the sub-grade and approve the process or make alterations as required. This provides a "proof roll" verification as well.

- Positive drainage away from the pavement sub-grade should be designed and constructed throughout the project.
- Anticipate 25-35% shrinkage for fine-grained soils and 15-20% for gravelly soils.

Structural Fill Requirements -

Structural fill is any fill that supports structures (e.g. homes, driveways, roads). Native soils may be used for structural fill if properly moisture conditioned and compacted.

The soil 2 ft. or more below finish sub-grade should be compacted to 92% of Maximum Dry Density using the Modified Proctor (ASTM D-1557). The upper 2 ft. shall be compacted to 95% of Maximum Dry Density. All select (crushed gravel from off-site) fill or base coarse should be compacted to at least 95% of maximum dry density per ASTM D1557.

Chavallo, Panoramic Hts. No. 4 - August 21, 2007

Fine sand and silt or elastic silt should be compacted in no more than 8-inch deep loose lifts. We also recommend using a soil moisture at 1-2% below optimum to avoid pumping. Gravel should be compacted in no more than 12-inch deep loose lifts at the optimum soil moisture.

General Design Criteria	
Item	Criteria
Water Table depth	Not Encountered
Frost depth	2 ft.
Foundations buried at least 2 ft. deep (note basalt and calciche sub-grades controlled by IRC minimum footing size, min. 1 ft. wide continuous and 2 by 2 spread footings)	1,600 lb/ft ²
Bearing pressure increase allowed for short-term loads	33%
Settlement (with recommendations)	<5/8-inch
Anticipated differential settlement (flexible)	1/2 of total settlement
Passive Lateral Earth Pressure above water table	242 lb/ft ³
Active Lateral Earth Pressure above water table	38 lb/ft ³
At-rest lateral pressure	53 lb/ft ³
Near surface soil weight	~90-110 lb/ft ³
Sliding friction coefficient	0.42-gravel; 0.30-sand; 0.25 silt
Soil Profile Type	S _c
Liquefaction Potential	Low

Foundation Sub-grade Preparation and Sizing

Grades have not been selected for the site and the foundation sub-grade recommendations are necessarily general. For discussion, the soils are broken into

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four basic categories; (1) basalt bedrock or cemented gravel, (2) silt and fine sand mixtures with densities exceeding 90 lb/ft³, (3) silt and fine sand mixtures with densities less than 90 lb/ft³, and (4) elastic silt.

Basalt bedrock and cemented gravel foundation sub-grades possess exceptional bearing capacity and little settlement potential. To reduce potential excavation related settlement, loose gravel and rock fragments should be removed from the sub-grade. A "leveling layer" of crushed gravel should be placed and compacted with a hoe-pack or vibratory compactor.

Silt and fine sand mixtures with densities exceeding 90 lb/ft³ are not considered collapsible when wetted and the foundation sub-grade footprint should be moisture conditioned and compacted with a vibratory compactor or hoe-pack. Our data show that densities increase with depth and the collapsible soils should be a near surface consideration. Each home's excavated footprint should be evaluated for a minimum density of 90 lb/ft³, in at least four places, prior to pouring the foundations.

Silt and fine sand mixtures with densities less than 90 lb/ft³ are potentially collapsible and require some foundation pre-treatment. Two options are available as follows:

- Flood the foundation excavation with approximately 1.5 ft. of water and allow the water to saturate the collapsible soils to a depth of about 5 ft. deep. Once the surface has dried sufficiently, compact the sub-grade.
- Over excavate 2 ft. deep and 1 ft. beyond the foundation perimeter and compact the excavated soil to 92% of maximum dry density per ASTM D-1557.

Elastic silt generally is not collapsible, but it carries a relatively low allowable bearing pressure and becomes unstable when wetted. Strong measures are required to keep water away from the foundation sub-grade on elastic silt sub-grades.

Mixed soil subgrade sites possess the risk of unacceptable differential settlement. For example, a home sited on 50% basalt bedrock and 50% elastic silt will generally suffer no settlement over the basalt and up to 5/8-inch over the elastic silt. This problem can be largely mitigated by some soil replacement of the elastic silt, silt with fine sand, etc. Remove non-basalt or cemented gravel soil to a depth of 18-inches below the foundation subgrade and 1 ft. beyond the outside periphery of the foundation. Install a geotextile (e.g. Amoco 2044) to prevent gravel from migrating into the soft, fine-grained soil, and back fill with 5/8-inch minus compacted gravel.

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The most positive approach to protecting the foundations is to eliminate or mitigate water from reaching the foundation subgrade. This is accomplished from good site grading, properly compacting the soil against the exterior stemwall, avoiding over-watering from irrigation, and maintaining irrigation and domestic pressure pipes and irrigation heads. The following subsection addresses this crucial item in further detail.

Irrigation & Stormwater and Erosion Control

Given the potential geometry of the lot (slopes), it is imperative that the negative effects of excessive irrigation and storm water be mitigated to protect slopes, water from entering the homes, and foundation damage due to water saturation. Negligent practices from upgradient homeowners will not only impact their homes, but potential water-related damage would geometrically increase as excessive groundwater moves to the north. The attached "Preventing Subsurface Water Damage" should be read thoroughly and applied for this project.

Crushed Gravel Fill

Imported gravel shall meet the following requirements:

Crushed Gravel Base Specifications

Sieve Size	Percent Passing (%)
1-1/4-inch	100
1-inch	80-100
3/4-inch	50-80
1/2-inch	50-80
No. 4	25-45
No. 40	3-18
No. 200	7.5 max.
% fracture	75% min.
Sand equivalent	40% min.

Floors

Slab-on-grade floors may be supported on re-compacted fill materials free of debris and foreign material. Provide a firm and stable sub-grade. Over excavate and replace loose and yielding soils. Install at least 6-inches of free draining material (less than 5% fines) directly beneath the slab.

Pavement Structures

The adequacy of the site pavements responds to the adequacy of the sub-grade. If native soil is to be used for fill under the pavement sections, the sand should be placed in maximum lifts of 8-inches at least 92% of the Modified Proctor dry density. We recommend the following pavement sections:

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- a. *Lightly loaded areas (parking and driveways):*
2-inches of Asphalt Concrete (AC) over 4-inches of Crushed Rock Base (CRB), or
2-inches of AC over 3-inches of Asphalt Treated Base (ATB) material
- b. *Heavily Loaded Areas (e.g. garbage truck traffic)*
3-inches of AC over 6-inches of CRB, or
3-inches of AC over 4.5-inches of ATB

Stormwater Management

There is little opportunity for the use of drywells, exfiltration trenches, etc. for this project. However, some below ground devices may be used if properly located and the structure will not adversely affect homes. The relatively thin layer of silt and sand soils, over most of the project, should provide an exfiltration rate of about 0.35 ft³ of stormwater per square foot of exfiltration surface per hour in the horizontal direction. According to the Shannon and Wilson borehole log, this soil is thickest in the northeast corner of the site, which is also the lowest. Use an exfiltration rate of about 0.04 ft³ of stormwater per square foot of exfiltration surface per hour in the vertical direction. The effective porosity of this soil is about 0.49 ft³ water per ft³ of soil. Expect near-term water retention (up to three months) of about 0.33 ft³/ft³. This means that successive storms will require up to 6.25 ft³ of soil per 1 ft³ of stormwater. Depending on the amount of stormwater requiring management, the northeast corner could suffer saturated soil, at depth, and a high groundwater table. For example, a successive storm of 2,000 ft³ of water would require 12,500 ft³ of soil. This is a 40 ft. diameter area 10 ft. deep. While stormwater management can be accommodated on-site, with caution, I understand that the City of Kennewick has a stormwater management system that can be used if the water is piped to their system. This may be the most economical alternative.

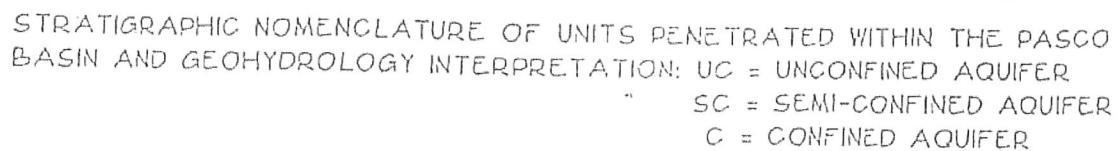
Ultimately, one large downgrade pond may provide the best solution.

Weather Conditions

It is important to recognize that any geotechnical recommendation assumes that weather conditions are suitable for construction. Excessively hot, cold, or wet conditions can create unsatisfactory conditions for construction. Construction planning must include a consideration of weather related construction difficulties.

Limitations

It is important that the limitations of our work and this report are understood. The recommendations and conclusions documented in this report have been prepared for specific application to your project based on the scope, budget, and schedule constraints. Further, these recommendations and conclusions have been developed



17

Chavallo, Panoramic Hts. No. 4 - August 21, 2007

in a manner consistent with the level of care and skill normally exercised by members of the engineering profession.

This report is prepared for the use of the CLIENT, design and construction professionals serving the CLIENT, and appropriate regulatory agencies. Ashley-Bertsch Group, Inc. assumes no liability except to the CLIENT and this report remains the property of Ashley-Bertsch Group, Inc. Use of this report by third parties, without our written authorization, is prohibited.

Please contact our office should you have questions or comments, and thank you for your confidence in Ashley-Bertsch Group, Inc.

ABG, Inc.

Boring Log No. B-2

Panaramic Hts. No. 4

Location: West of Panoramic Hts.

WO#: 0-237.7

Method: DHH-Mobile B-57

Ground EL: 734

Hammer: Auto

Hammer weight (lb): 140

Hole depth (ft): 20

Sampler: Standard Split Spoon

Drop (in): 30

G.W.T. @ Drilling (ft): not encountered

Sampled by: M. Black, P.E.

Driller: Ethan Hageman

Drill Date: 06/28/07

Logged by: M. Black, P.E.

Depth	Strata	GWT	No.	Type	Blows Per 6"	USCS	Soil Description	SPT. blow/ft Moisture %	Notes
0						TP	Firm, dry, (2.5Y, 6/3) light yellowish brown, SILT WITH FINE SAND. Strong HCL reaction.	0 20 40 60	0
						GP	Loose, dry, (2.5Y, 6/3) light yellowish brown medium to COARSE GRAVEL. Calcium carbonate coating.		
5				12/21/+		39	Very Hard, 2.5 Y (6/3) light yellowish brown (dry); no change damp, CALCRETE/CALICHE. Strong reaction to HCL.		recovery 9/18; 50 blows @ 4"
						40	BASALT FLOW BOTTOM- dark grey, calcium carbonate coating, 1/4 in. chips and grey dust from drill rig.		
10						40	BASALT FLOW BOTTOM- dark grey, VERY HARD; drilling is very slow		10
						40	BASALT FLOW BOTTOM- dark grey, drilling is faster		
15					50+	40	BASALT FLOW BOTTOM- dark grey, drilling is faster; starting to pick up some silt in drill return. Some calcium carbonate staining.		3-in. sample; 50 blows for 2"
20					50+	END	Boring completed at depth of 20.0 ft. Starting to pick-up some greenish staining (near interbed?)		50 blows for 5" last 6 in.
25									25
30									30
35									35

Remarks:

ABG, Inc.

Boring Log No. B-1
Panaramic Hts. No. 4

Location: West of Panoramic Hts.

WO#: 0-237.7

Method: DHH-Mobile B-57

Ground EL: 739

Hammer: Auto

Hammer weight (lb): 140

Hole depth (ft): 29

Sampler: Standard Split Spoon

Drop (in): 30

G.W.T. @ Drilling (ft): not encountered

Sampled by: M. Black, P.E.

Driller: Ethan Hageman

Drill Date: 06/28/07

Logged by: M. Black, P.E.

Depth	Strata	GWT	No.	Type	Blows Per 6"	USCS	Soil Description	SPT. blow/ft Moisture %	Notes
0						TP	Firm, dry, (2.5Y, 6/3) light yellowish brown, SILT WITH FINE SAND. Strong HCL reaction.	0 20 40 60	0
						GP	Loose, dry, (2.5Y, 6/3) light yellowish brown medium to COARSE GRAVEL. Calcium carbonate coating.		
5			23/42/29			39	Very Hard, 2.5 Y (6/3) light yellowish brown (dry); no change damp, CALCRETE/CALICHE. Strong reaction to HCL.		10/18"
10			50+			40	BASALT FLOW BOTTOM- dark grey, calcium carbonate coating, 1/4 in. chips and grey dust from drill rig.		1/18", 50 blows for 5"
15			50+			40	BASALT FLOW BOTTOM- dark grey, calcium carbonate coating, 1/4 in. chips and grey dust from drill rig. Some redish staining from vesicles		3-in. sample; 50 blows for 2"
20			50+			ML	Stiff, dry, (2.5Y, 6/3) light yellowish brown sandy silt. LL=46, PI=10; Hydrometer shows 48.8 % clay sized material and 48.9% sand.		50 blows for 4.5" last 6 in.
25									
30			20/49/+			END	Boring completed at depth of 29.0 ft. This is interbed material between basalt flows.-No HCL reaction.		54 blows for 3" last 6 in.
35									

Remarks:

ABG, Inc.

Boring Log No. B-3

Panaramic Hts. No. 4

Location: West of Panoramic Hts.

WO#: 0-237.7

rhod: DHH-Mobile B-57

Ground EL: 772

Hammer: Auto

Hammer weight (lb): 140

Hole depth (ft): 34

Sampler: Standard Split Spoon

Drop (in): 30

G.W.T. @ Drilling (ft): not encountered

Sampled by: M. Black, P.E.

Driller: Ethan Hageman

Drill Date: 06/29/07

Logged by: M. Black, P.E.

Depth	Strata	GWT	No.	Type	Blows Per 6"	USCS	Soil Description	SPT. blow/ft Moisture %	Notes
0						TP	Firm, dry, (2.5Y, 6/3) light yellowish brown, SILT WITH FINE SAND. Strong HCL reaction.	0 20 40 60	0
5				29/50/50		39	Dense, 2.5 Y (6/3) light yellowish brown (dry); no change damp, CALCRETE/CALICHE. Strong reaction to HCL.		recovery 4/18".
10				50+		39	Very Dense, 2.5 Y (6/3) light yellowish brown (dry); CALCRETE/CALICHE. Gravel changes from coarse to medium gravel. Strong reaction to HCL.		50 blows for 3.5"
15				12/18/21		MH	Hard, dry, 2.5Y, (6/6) light yellowish brown ELASTIC SILT. Brown mottling.		recovery 18/18"
20				12/21/27		MH	Very hard, dry, 5Y, (7/3) pale yellow ELASTIC SILT. LL=74; PL=59. Silt accounts for 44.9 and clay accounts for 48.7% of the sample		recovery 18/18"
25						MH	Very hard, dry, 5Y, (7/3) pale yellow SANDY ELASTIC SILT. LL=74; PL=59. Sand accounts for 48.9 and clay accounts for 49.6% of the sample		
30						ML	Very Stiff, dry, 2.5Y (4/3) olive brown, INORGANIC SILT WITH SAND (Ringold).		
35				12/50+		BA END	Massive, Hard, BASALT. Boring completed at depth of 34		50 blows for 5.5".

Remarks:

ABC, Inc.

Boring Log No. B-4

Panaramic Hts. No. 4

Location: West of Panoramic Hts.

WO#: 0-237.7

Method: DHH-Mobile B-57

Ground EL: 780

Hammer: Auto

Hammer weight (lb): 140

Hole depth (ft): 20

Sampler: Standard Split Spoon

Drop (in): 30

G.W.T. @ Drilling (ft): not encountered

Sampled by: M. Black, P.E.

Driller: Ethan Hageman

Drill Date: 06/28/07

Logged by: M. Black, P.E.

Depth	Strata	GWT	No.	Type	Blows Per 6"	USCS	Soil Description	■ SPT. blow/ft ○ Moisture %	Notes
0						TP	Firm, dry, (2.5Y, 6/3) light yellowish brown, SILT WITH FINE SAND. Strong HCL reaction.	0 20 40 60	0
5						39	Very Hard, 2.5 Y (6/3) light yellowish brown (dry); no change damp, CALCRETE/CALICHE. Strong reaction to HCl.		5
						40	BASALT FLOW BOTTOM- dark grey, VERY HARD; drilling is very slow		
10						MH	Hard, dry, 2.5Y, (6/6) light yellowish brown ELASTIC SILT WITH SAND. Brown mottling.		10
15						MH	Hard, damp to wet, 5Y, (5/4) reddish ELASTIC SILT WITH SAND.		15
20						MH	Very hard, dry, 2.5Y, (6/6) light yellowish brown ELASTIC SILT WITH SAND. Brown mottling.		20
						END	Boring completed at depth of 20.0 ft.		
25									25
30									30
35									35

Remarks:

ABG, Inc.

Boring Log No. B-5

Panaramic Hts. No. 4

Location: West of Panaramic Hts.

WO#: 0-237.7

Method: DHH-Mobile B-57

Ground EL: 816

Hammer: Auto

Hammer weight (lb): 140

Hole depth (ft): 20

Sampler: Standard Split Spoon

Drop (in): 30

G.W.T. @ Drilling (ft): not encountered

Sampled by: M. Black, P.E.

Driller: Ethan Hageman

Drill Date: 06/29/07

Logged by: M. Black, P.E.

Depth	Strata	GWT	No.	Type	Blows Per 6"	USCS	Soil Description	■ SPT. blow/ft ○ Moisture %	Notes
0						TP	Firm, dry, (2.5Y, 6/3) light yellowish brown, SILT WITH FINE SAND. Strong HCL reaction.	0 20 40 60	0
5				3/4/5		38	Start layers of SILT WITH FINE SAND and CEMENTED GRAVEL. Most deposits are 6 to 18 inches thick. Layers mostly consist of silt with fine sand		recovery 14/18"
10				12/50+		39	Very Hard, 2.5 Y (6/3) light yellowish brown (dry); no change damp, CALCRETE/CALICHE. Strong reaction to HCl.		Hit gravel at bottom of sample
15									
20						END	Boring completed at depth of 20.0 ft.		
25									
30									
35									

Remarks:

 GRAIN SIZE DISTRIBUTION TEST DATA

Client: ABG # 0-249.7
 Project: Panoramic #4
 Project Number: 20007800025

 Sample Data

Source: Panoramic #4
 Sample No.: RLS070049
 Elev. or Depth: BH-1, @ 20' Depth
 Location: Sample Length(in./cm.):
 Description: Sandy silt
 Date: 7/5/07 PL: 36 LL: 46 PI: 10
 USCS Classification: ML AASHTO Classification:
 Testing Remarks:

 Mechanical Analysis Data

	Initial	After wash
Dry sample and tare=	100.00	100.00
Tare =	0.00	0.00
Dry sample weight =	100.00	100.00
Minus #200 from wash=	0.0 %	
Tare for cumulative weight retained=	.00	

Sieve	Cumul. Wt. retained	Percent finer
# 8	0.00	100.0
# 16	41.70	58.3
# 30	44.00	56.0
50	45.70	54.3
# 100	47.40	52.6
# 200	48.90	51.1

 Hydrometer Analysis Data

Separation sieve is #10
 Percent -#10 based upon complete sample= 100.0
 Weight of hydrometer sample: 125.0
 Calculated biased weight= 125.00
 Automatic temperature correction
 Composite correction at 20 deg C = 0

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L.V. SCIDA
 7-26-07

Meniscus correction only= 0
 Specific gravity of solids= 2.6
 Specific gravity correction factor= 1.012
 Hydrometer type: 152H

Effective depth L= 16.294964 - 0.164 x Rm

Elapsed time, min	Temp, deg C	Actual reading	Corrected reading	K	Rm	Eff. depth	Diameter mm	Percent finer
2.00	24.4	60.0	61.1	0.0131	60.0	6.5	0.0236	49.5
5.00	24.4	60.0	61.1	0.0131	60.0	6.5	0.0149	49.4
15.00	24.4	60.0	61.1	0.0131	60.0	6.5	0.0086	49.4
30.00	25.0	60.0	61.3	0.0130	60.0	6.5	0.0061	49.6
40.00	25.5	57.0	58.5	0.0130	57.0	6.9	0.0044	47.3
130.00	23.9	43.0	43.9	0.0132	43.0	9.2	0.0025	35.6
1440.00	23.9	42.0	42.9	0.0132	42.0	9.4	0.0011	34.7

Fractional Components

Gravel/Sand based on #4

Sand/Fines based on #200

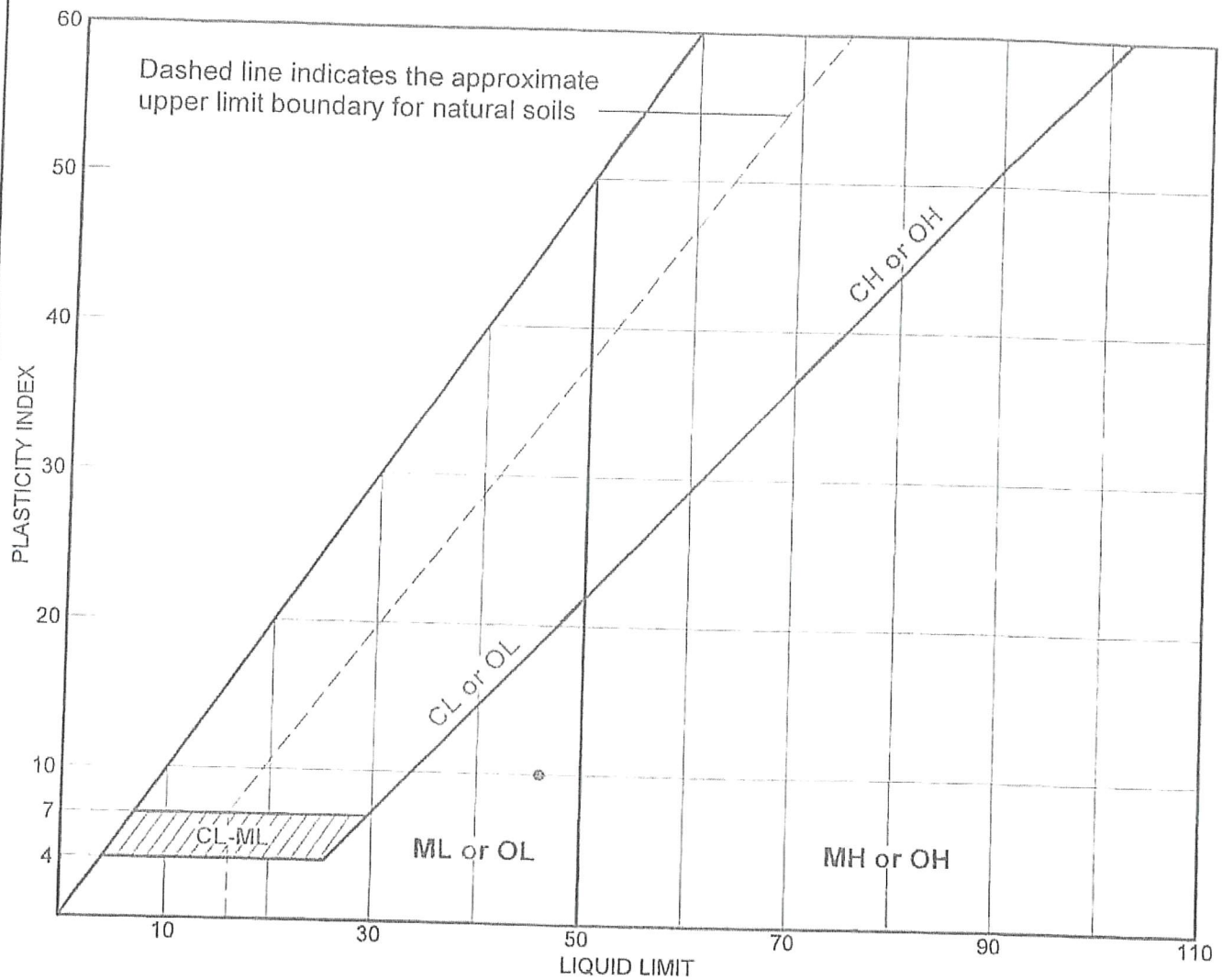
% BOBBLES = % GRAVEL =

% SAND = 48.9 (% coarse = 12.3 % medium = 32.5 % fine = 4.1)

% SILT = 2.5 % CLAY = 48.6

D₈₅= 1.93 D₆₀= 1.24 D₅₀= 0.04

LIQUID AND PLASTIC LIMITS TEST REPORT



SOIL DATA

SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	NATURAL WATER CONTENT (%)	PLASTIC LIMIT (%)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	USCS
•	Panoramic #4	RLS070049	BH-1, @ 20'	18.5	36	46	10	ML

LIQUID AND PLASTIC LIMITS TEST REPORT

**QUALITY
INSPECTION
SERVICES, INC.**

Client: ABG # 0-249.7

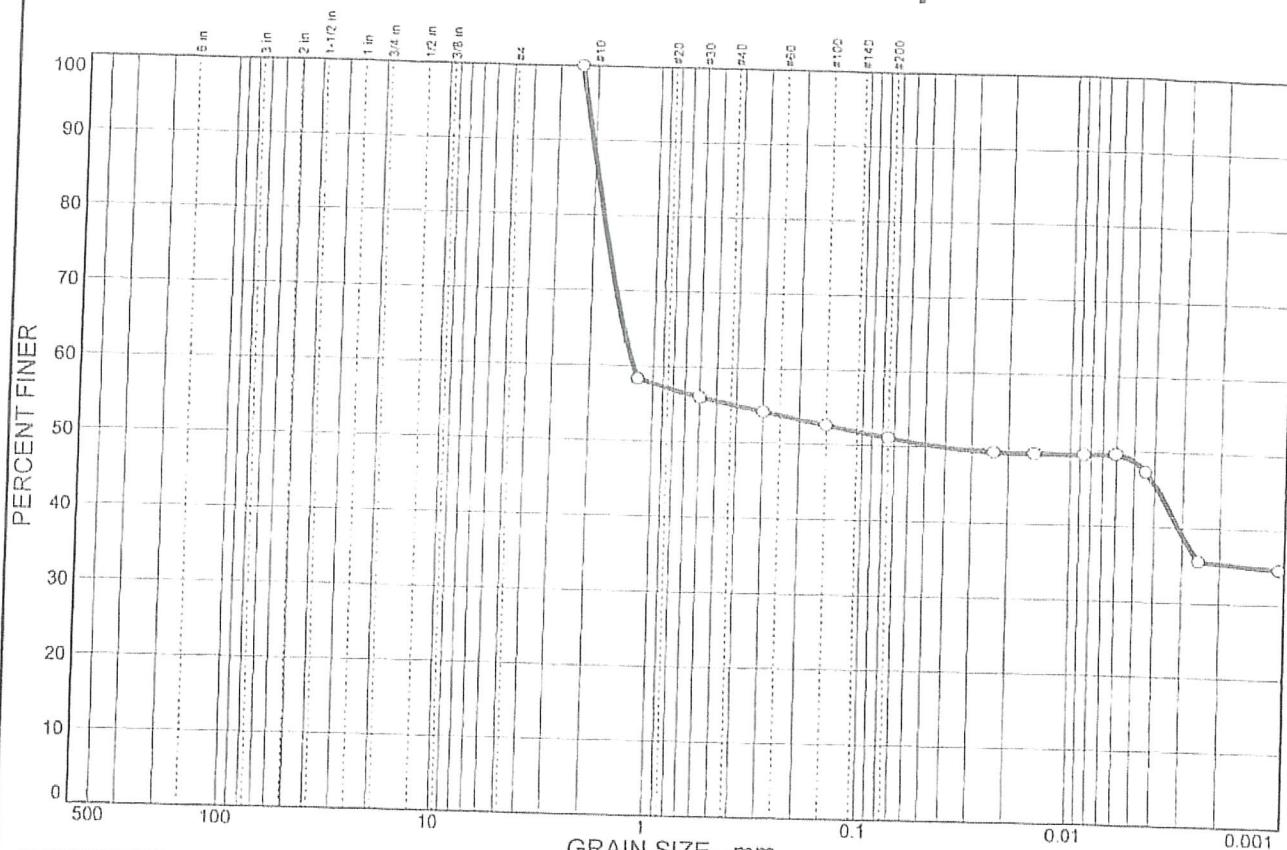
Project: Panoramic #4

Project No.: 20007800025

Figure

7-21-07

Particle Size Distribution Report



% COBBLES	% GRAVEL		% SAND			% FINES	
	CRS.	FINE	CRS.	MEDIUM	FINE	SILT	CLAY
0.0	0.0	0.0	12.3	32.5	4.1	2.5	48.6

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#8	100.0		
#16	58.3		
#30	56.0		
#50	54.3		
#100	52.6		
#200	51.1		

* (no specification provided)

Soil Description		
Sandy silt		
Atterberg Limits		
PL= 36	LL= 46	PI= 10
Coefficients		
D ₈₅ = 1.93	D ₆₀ = 1.24	D ₅₀ = 0.0399
D ₃₀ =	D ₁₅ =	D ₁₀ =
C _u =	C _c =	
Classification		
USCS= ML	AASHTO=	
Remarks		

Sample No.: RLS070049
Location:

Source of Sample: Panoramic #4

Date: 7/5/07
Elev./Depth: BH-1, @ 20'

**QUALITY
INSPECTION
SERVICES, INC.**

Client: ABG # 0-249.7
Project: Panoramic #4

Project No: 20007800025

Rev. C.V. Smith
C.V. Smith

Figure 7-26-01

 GRAIN SIZE DISTRIBUTION TEST DATA

Client: ABG # 0-249.7
 Project: Panoramic #4
 Project Number: 20007800025

 Sample Data

Source: Panoramic #4
 Sample No.: RLS070050
 Elev. or Depth: BH-3, @ 19.5' Depth Sample Length(in./cm.):
 Location:
 Description: Elastic silt
 Date: 7/10/07
 PL: 59 LL: 74 PI: 15
 USCS Classification: MH AASHTO Classification:
 Testing Remarks:

 Mechanical Analysis Data

	Initial	After wash
Dry sample and tare=	125.00	125.00
Tare =	0.00	0.00
Dry sample weight =	125.00	125.00
Minus #200 from wash=	0.0 %	
Tare for cumulative weight retained=	.00	

Sieve	Cumul. Wt. retained	Percent finer
# 8	0.00	100.0
# 16	1.50	98.8
30	3.30	97.4
# 50	4.80	96.2
# 100	6.50	94.8
# 200	8.00	93.6

 Hydrometer Analysis Data

Separation sieve is #10
 Percent -#10 based upon complete sample= 100.0
 Weight of hydrometer sample: 125
 Calculated biased weight= 125.00
 Automatic temperature correction
 Composite correction at 20 deg C = 0

Meniscus correction only= 0
 Specific gravity of solids= 2.6
 Specific gravity correction factor= 1.012
 Hydrometer type: 152H
 Effective depth $L = 16.294964 - 0.164 \times R_m$

Elapsed time, min	Temp, deg C	Actual reading	Corrected reading	K	Rm	Eff. depth	Diameter mm	Percent finer
2.00	23.9	60.0	60.9	0.0132	60.0	6.5	0.0237	49.3
5.00	23.9	60.0	60.9	0.0132	60.0	6.5	0.0150	49.3
15.00	23.9	60.0	60.9	0.0132	60.0	6.5	0.0087	49.3
30.00	24.4	60.0	61.1	0.0131	60.0	6.5	0.0061	49.4
50.00	25.6	57.0	58.5	0.0130	57.0	6.9	0.0044	47.4
250.00	23.3	43.0	43.7	0.0133	43.0	9.2	0.0026	35.4

Elapsed time, min	Temp, Actual deg C reading	Corrected reading	K	Rm	Eff. depth	Diameter mm	Percent finer
1440.00	23.3 42.0	42.7	0.0133	42.0	9.4	0.0011	34.6

Fractional Components

G. vel/Sand based on #4

Sand/Fines based on #200

% COBBLES =

% GRAVEL =

% SAND = 6.4 (% coarse = 0.3

% medium = 2.8

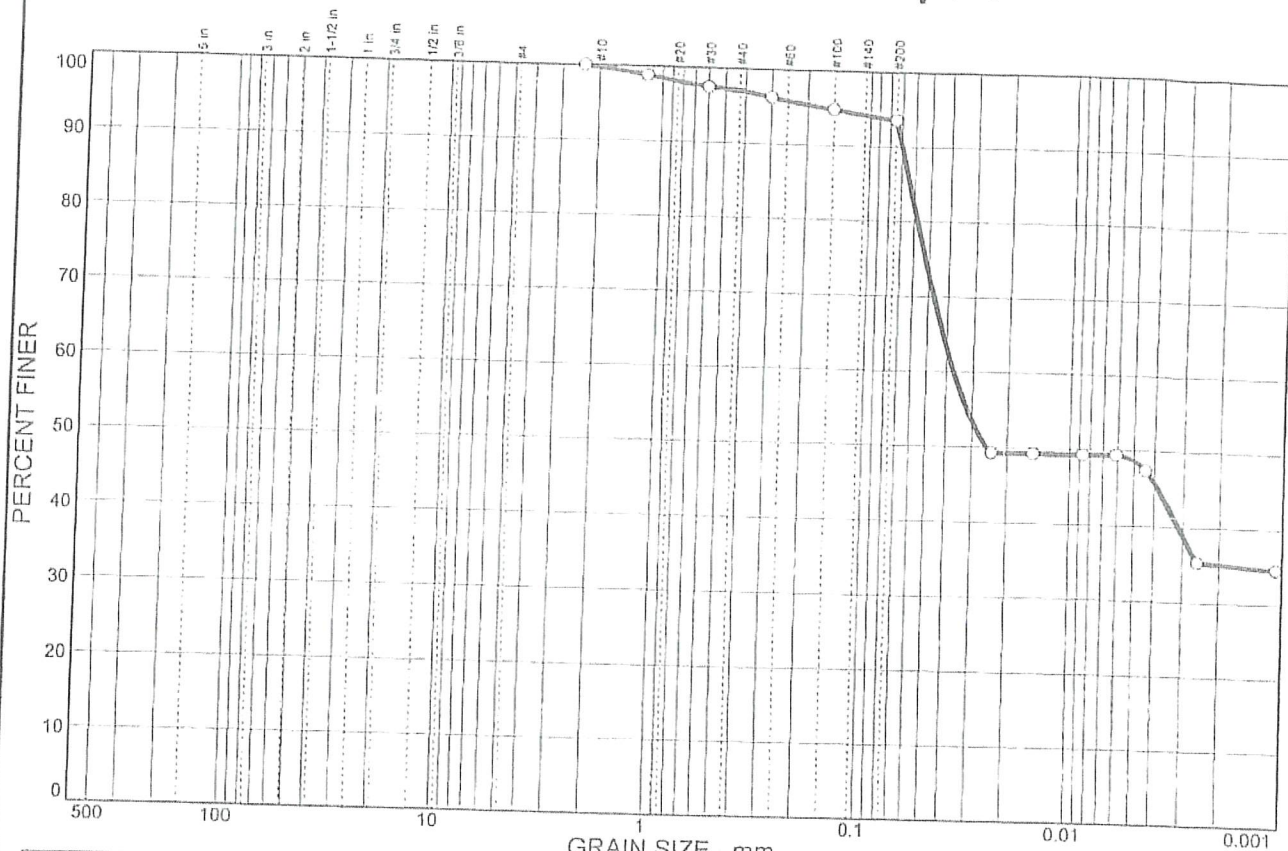
% fine = 3.3)

% SILT = 44.9 % CLAY = 48.7

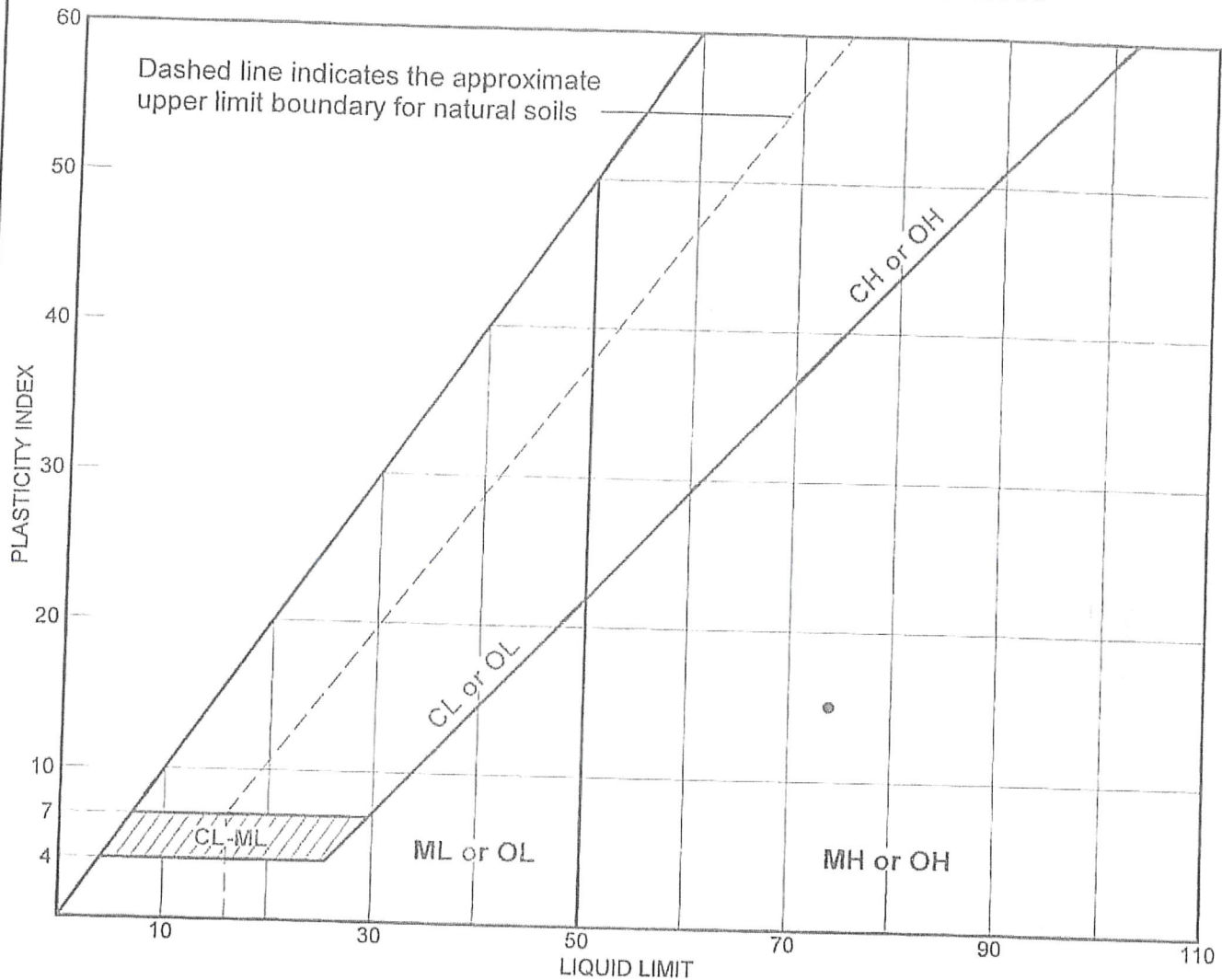
D₈₅ = 0.06 D₆₀ = 0.04 D₅₀ = 0.03

Rw C.V. SKIBA
C.V. SKIBA
7-26-87

Particle Size Distribution Report



LIQUID AND PLASTIC LIMITS TEST REPORT



SOIL DATA

SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	NATURAL WATER CONTENT (%)	PLASTIC LIMIT (%)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	USCS
●	Panoramic #4	RLS070050	BH-3, @ 19.5'	33.8	59	74	15	MH

LIQUID AND PLASTIC LIMITS TEST REPORT

**QUALITY
INSPECTION
SERVICES, INC.**

Client: ABG # 0-249.7

Project: Panoramic #4

Project No.: 20007800025

RVW. C.V. SKIDDA
C.V. SKIDDA

Figure 7-26-17

GRAIN SIZE DISTRIBUTION TEST DATA

Client: ABG # 0-249.7
 Project: Panoramic #4
 Project Number: 20007800025

Sample Data

Source: Panoramic #4
 Sample No.: RLS070051
 Elev. or Depth: BH-3, @ 25'
 Location: Sample Length (in./cm.):
 Description: Sandy elastic silt
 Date: 7/4/07 PL: 45 LL: 96 PI: 51
 USCS Classification: MH AASHTO Classification:
 Testing Remarks:

Mechanical Analysis Data

	Initial	After wash
Dry sample and tare=	100.00	100.00
Tare =	0.00	0.00
Dry sample weight =	100.00	100.00
Minus #200 from wash=	0.0 %	
Tare for cumulative weight retained=	.00	

Sieve	Cumul. Wt. retained	Percent finer
# 8	0.00	100.0
# 16	41.70	58.3
# 30	44.00	56.0
50	45.70	54.3
# 100	47.40	52.6
# 200	48.90	51.1

Hydrometer Analysis Data

Separation sieve is #10
 Percent -#10 based upon complete sample= 100.0
 Weight of hydrometer sample: 125.0
 Calculated biased weight= 125.00
 Automatic temperature correction
 Composite correction at 20 deg C = 0

Meniscus correction only=
 Specific gravity of solids= 2.6
 Specific gravity correction factor= 1.012
 Hydrometer type: 152H
 Effective depth $L = 16.294694 - 0.164 \times R_m$

Elapsed time, min	Temp, deg C	Actual reading	Corrected reading	K	Rm	Eff. depth	Diameter mm	Percent finer
2.00	24.4	60.0	61.1	0.0131	60.0	6.5	0.0236	49.4
5.00	24.4	60.0	61.1	0.0131	60.0	6.5	0.0149	49.4
15.00	24.4	60.0	61.1	0.0131	60.0	6.5	0.0086	49.4
30.00	25.0	60.0	61.3	0.0130	60.0	6.5	0.0061	49.6
60.00	25.0	60.0	61.3	0.0130	60.0	6.5	0.0043	49.6
90.00	23.3	60.0	60.7	0.0133	60.0	6.5	0.0021	49.2
1440.00	23.3	60.0	60.7	0.0133	60.0	6.5	0.0009	49.2

Fractional Components

Gravel/Sand based on #4

Sand/Fines based on #200

% BOBBLES = % GRAVEL =

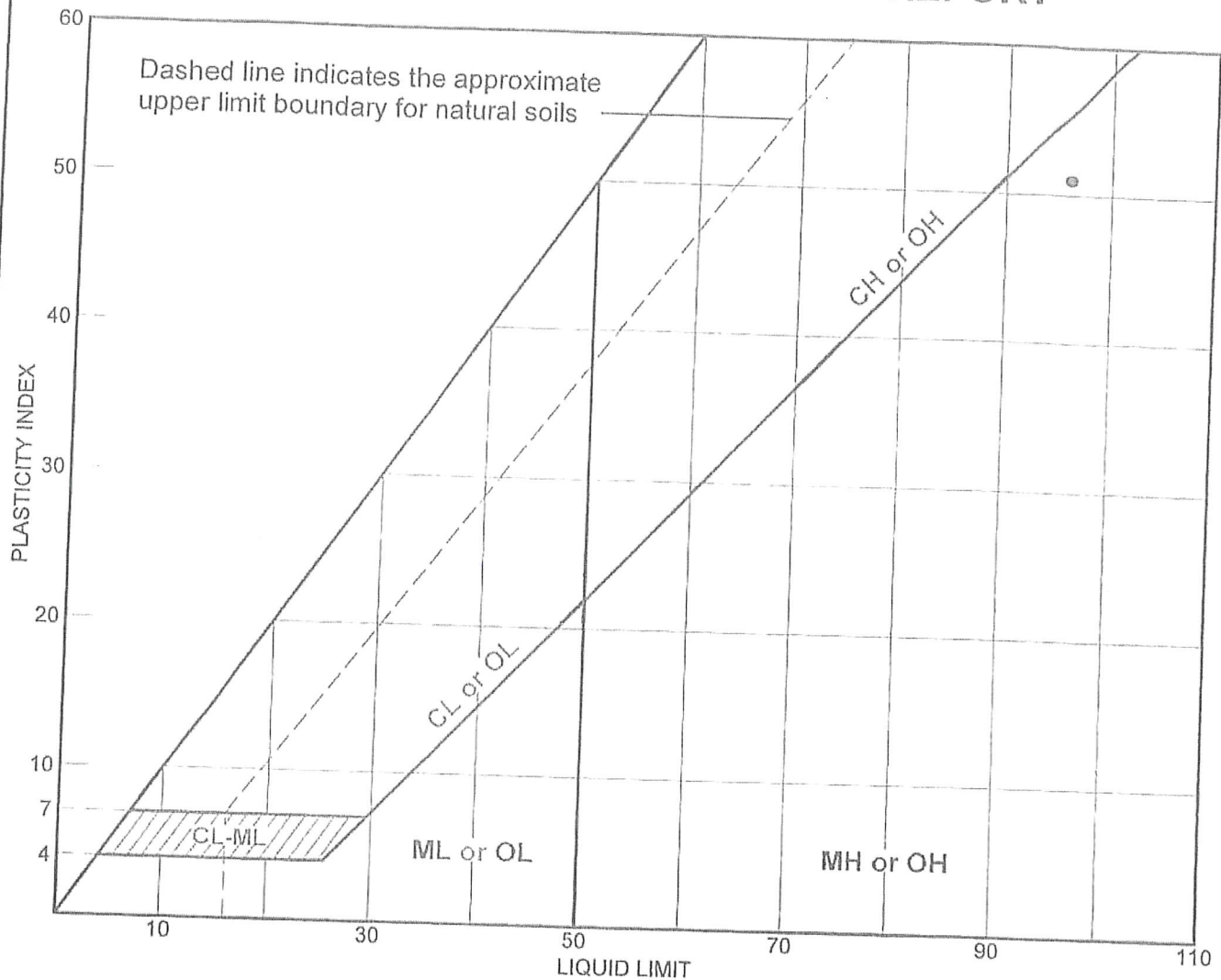
% SAND = 48.9 (% coarse = 12.3 % medium = 32.5 % fine = 4.1)

% SILT = 1.5 % CLAY = 49.6 (% CLAY COLLOIDS = 49.2)

D₈₅ = 1.93 D₆₀ = 1.24 D₅₀ = 0.04Rvw C.V. SKIBA
C.V. SKIBA

7-26-07

LIQUID AND PLASTIC LIMITS TEST REPORT



SOIL DATA

SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	NATURAL WATER CONTENT (%)	PLASTIC LIMIT (%)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	USCS
●	Panoramic #4	RLS070051	BH-3, @ 25'	26.9	45	96	51	MH

LIQUID AND PLASTIC LIMITS TEST REPORT

**QUALITY
INSPECTION
SERVICES, INC.**

Client: ABG # 0-249.7

Project: Panoramic #4

Project No.: 20007800025

Figure

7-26-87

<u>Soil Description</u>		
Sandy elastic silt		
<u>Atterberg Limits</u>		
PL= 45	LL= 96	PI= 51
<u>Coefficients</u>		
D ₈₅ = 1.93	D ₆₀ = 1.24	D ₅₀ = 0.0421
D ₃₀ =	D ₁₅ =	D ₁₀ =
C _u =	C _c =	
<u>Classification</u>		
USCS= MH	AASHTO=	
<u>Remarks</u>		

(no specification provided)

Sample No.: RLS070051
Location:

Source of Sample: Panoramic #4

Date: 7/4/07
Elev./Depth: BH-3,@ 25'

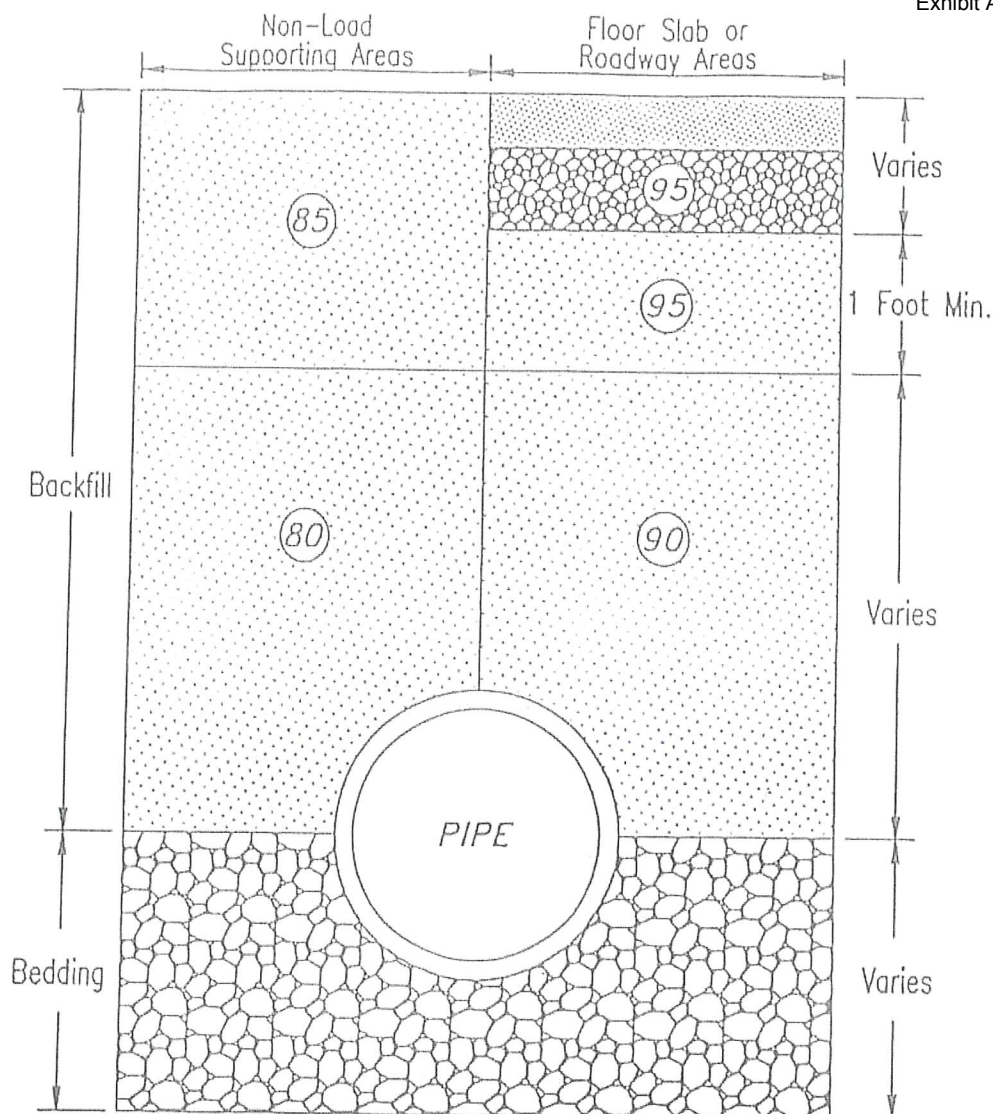
**QUALITY
INSPECTION
SERVICES, INC.**

Client: ABG # 0-249.7
Project: Panoramic #4

Project No: 20007800025

Figure

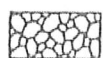
7-26-02



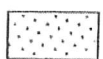
LEGEND:



Asphalt or Concrete Pavement or Concrete Floor Slab



Base Material or Base Rock



Backfill; Compacted On-Site Soil or Imported Select Fill Material as Described in the Site Preparation of the General Earthwork Section of the Attached Report Text.

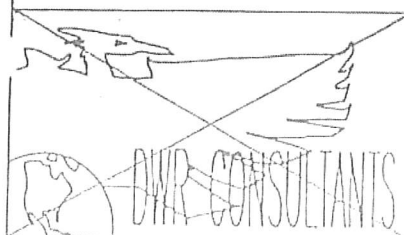


Bedding Material; Material Type Depends on Type of Pipe and Laying Conditions. Bedding Should Conform to the Manufacturers Recommendations for the Type of Pipe Selected.

(80)

Minimum Percentage of Maximum Laboratory Dry Density as Determined by ASTM Test Method D 1557-78 (Modified Proctor). Unless Otherwise Specified in the Attached Report Text.

Fig. 3



TYPICAL UTILITY TRENCH
FILL AND FLOOR SLAB
REQUIREMENTS

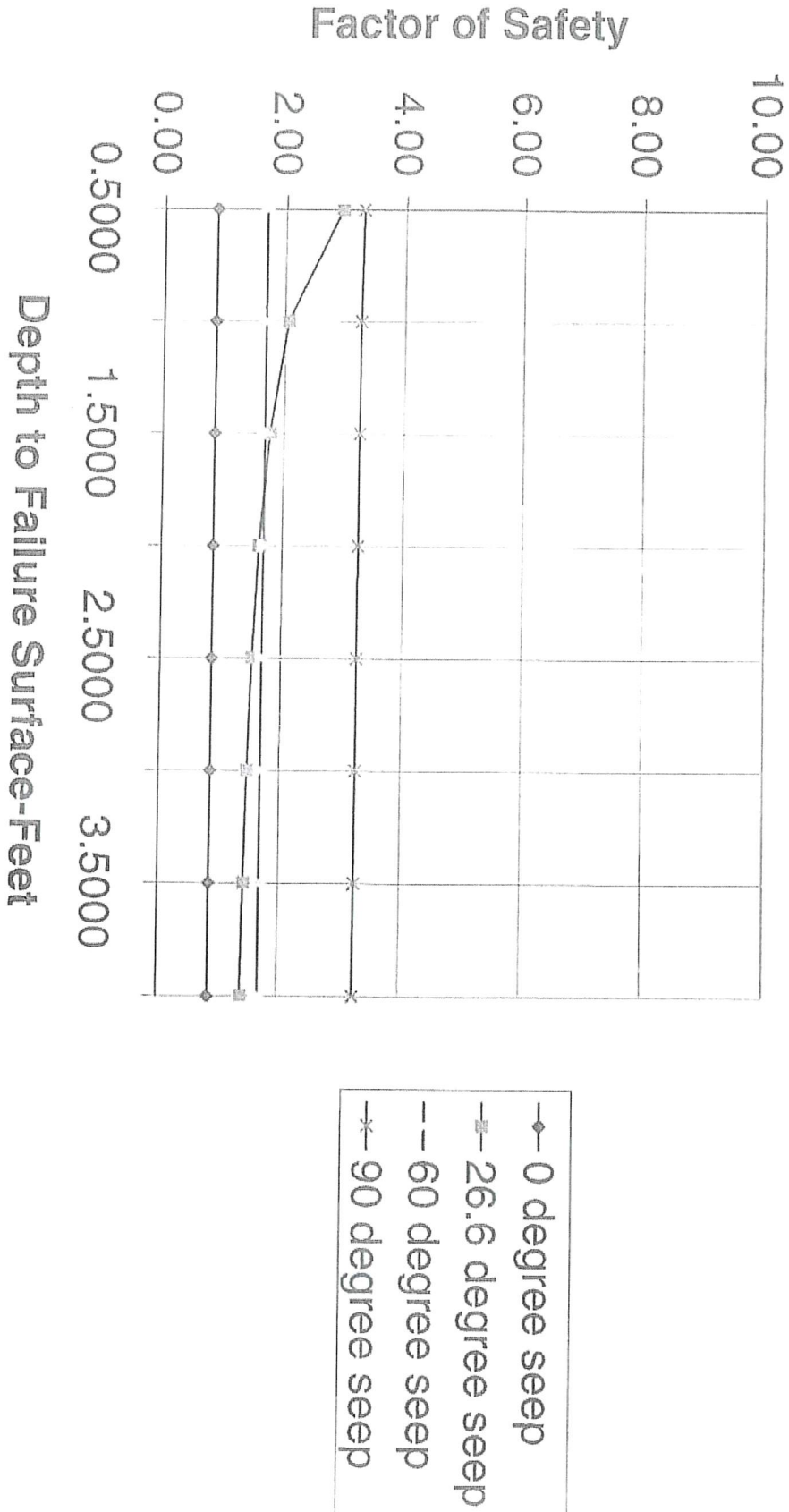
DWR CONSULTANTS, INC.

Pasco, WA

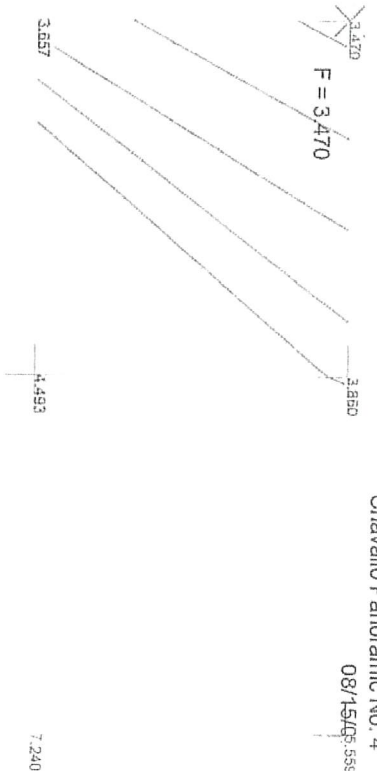
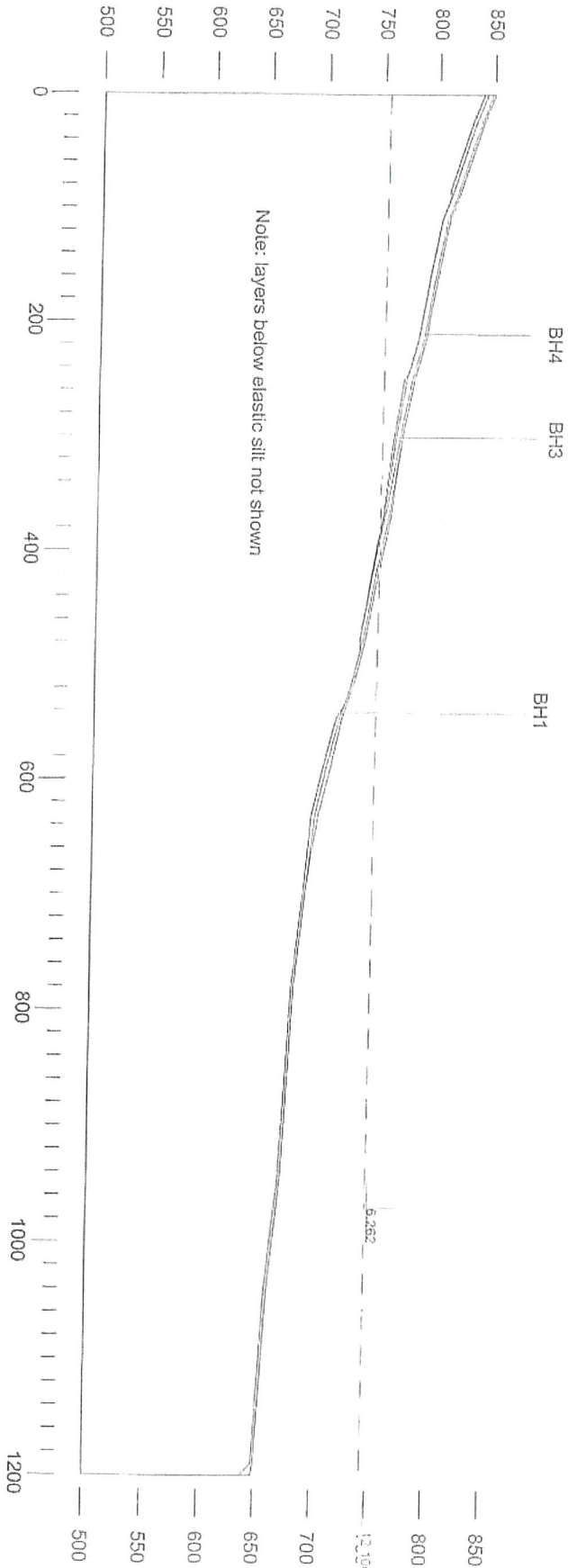
(509) 545-0181

A. Evans 10-28-96

22.0 Degree Slope Stability Against Shallow Sloughing or Face Sliding



	Gamma C	Phi	Piezo	Ru
	pcf	psf	deg	Surf.
Silty fine sand	115	0	29	1
Gravel	130	0	34	1
Cemented Gravel	140	200	38	1
BA flow bottom	175	500	45	1
Elastic silt	110	200	30	1



	Gamma C	Phi	Piezo	Ru
	pcf	psf	deg	Surf.
Silty fine sand	115	0	29	1
Gravel	130	0	34	1
Cemented Gravel	140	200	38	1
BA flow bottom	175	500	45	1
Elastic silt	110	200	30	1

DWR Consultants Inc. - Pasco, WA

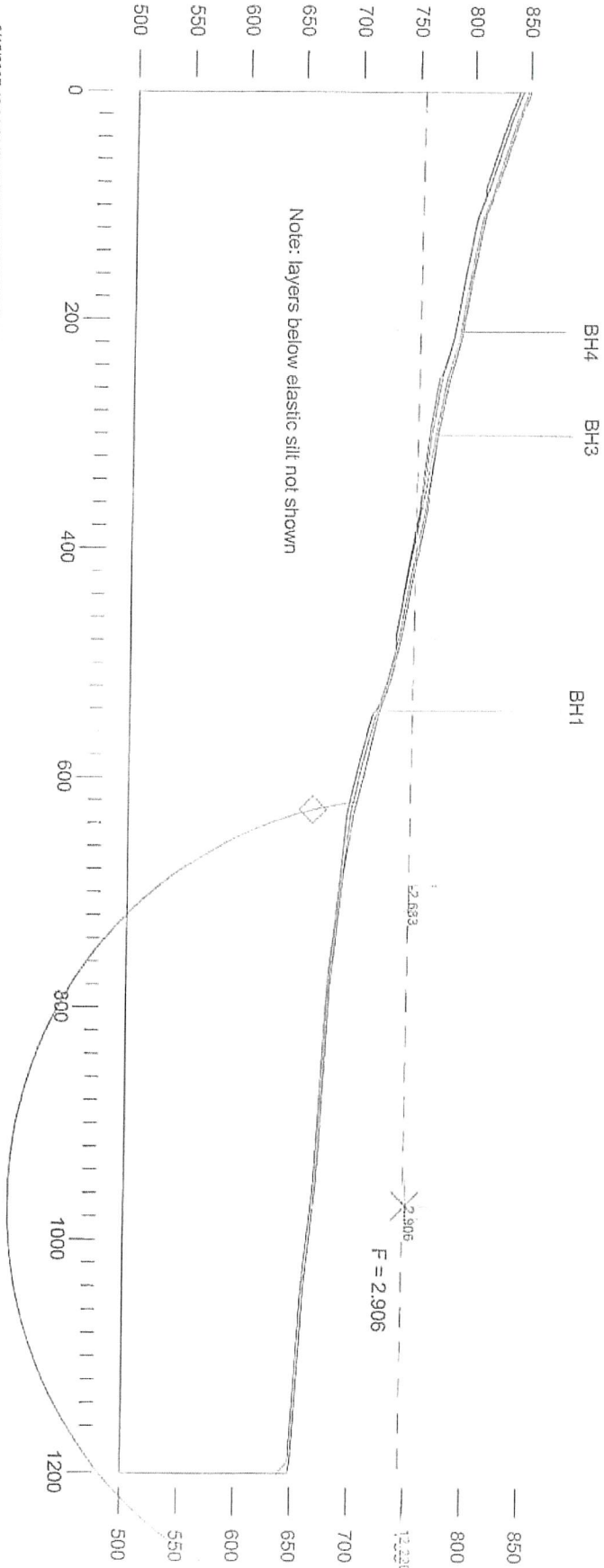
Chevallo Panoramic No. 4

08/15/03 3:13

1.204

21.425

6.215



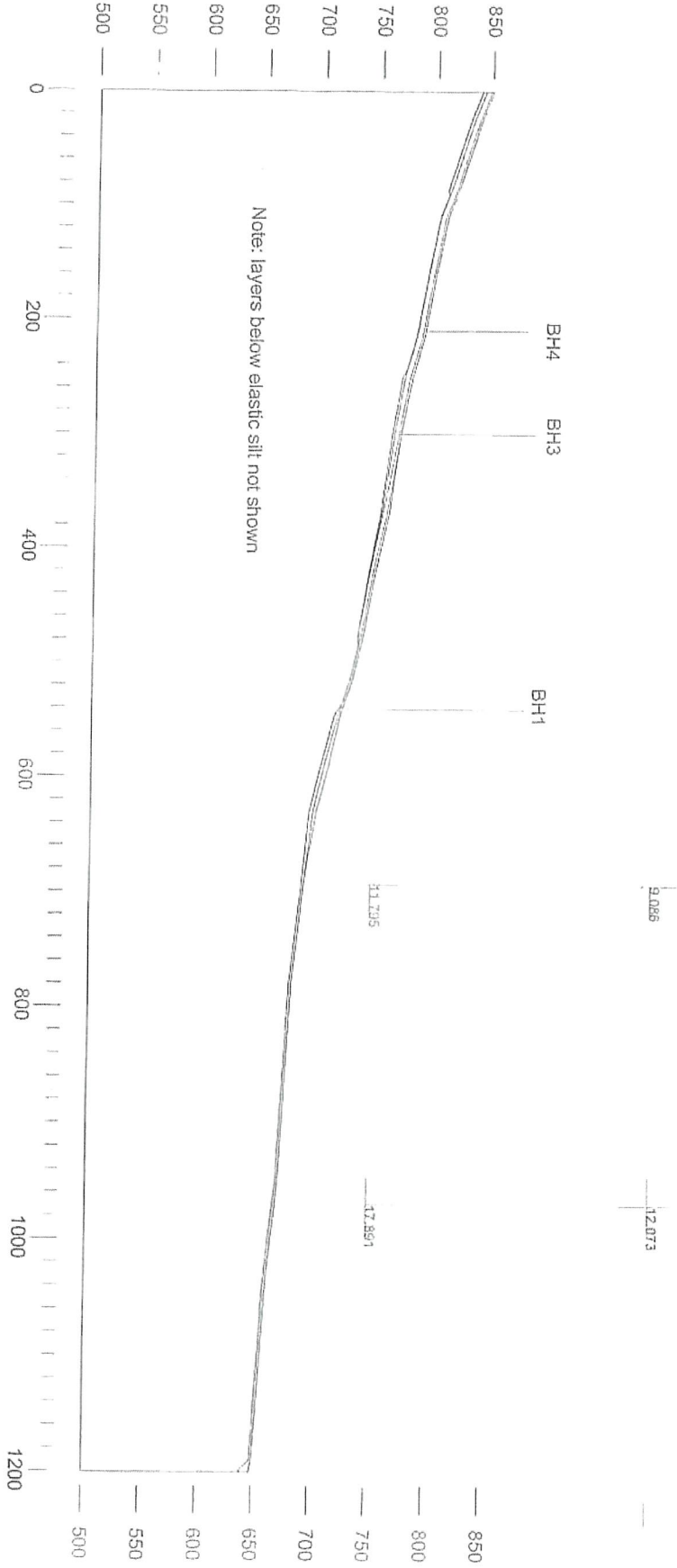
	Gamma C	Phi	Piezo	Ru
	pcf	psf	deg	Surf.
Silty fine sand	115	0	29	0
Gravel	130	0	34	0
Cemented Gravel	140	200	38	0
BA flow bottom	175	500	45	0
Elastic silt	110	200	30	0

~~8.498~~
F = 8.501

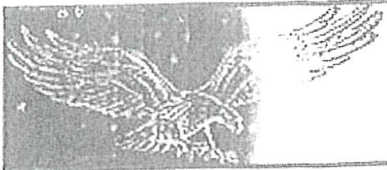
DWR Consultants Inc. - Pasco, WA

Chavallio Panoramic No. 4

06/15/015.585



Attachment B



Columbia Engineers & Constructors, LLC

Critical Areas Report for

Citadel Estates,

SE 1/4 , Section 8, T8N, R29E

Kennewick, WA

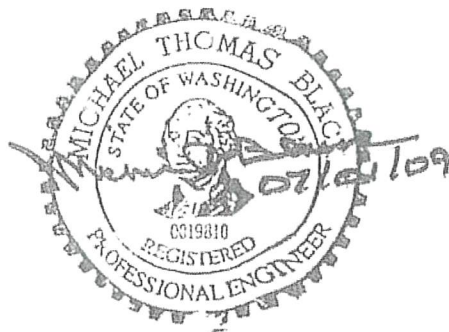
Prepared for:

Jose Chavallo
102 No. Lincoln
Kennewick, WA 99336

Prepared By:

Michael Black, P.E.
Columbia Engineers and
Constructors, LLC
1806 Terminal Drive
Richland, WA 99354

July 1, 2009



Chavallo, Citadel Estates (CAR) - July 1, 2009

Introduction

This report provides our critical area assessment for the proposed residential development. The site is currently undeveloped land.

The site lies west of the current developed land at Panoramic Heights. The east boundary of the site lies west of the termination of 25th and 26th avenues. The enclosed topographic map shows the general location of the site.

Scope of Work

The Kennewick Municipal Code, Chapter 18, Zoning contains requirements for "Critical Areas" contained in the following sections:

- Critical Areas-General Provisions (18.58)
- Critical Areas- Wetlands (18.59)
- Critical Areas- Critical Aquifer Recharge Area (18.60)
- Critical Areas- Frequently Flooded Areas (18.61)
- Critical Areas- Geologically Hazardous Areas (18.62)
- Critical Areas- Fish and Wildlife Habitat Conservation Areas (18.63)

This assessment specifically addresses Sub-sections 18.60 and 18.62 with the companion Sub-section of 18.58 that is common to all sub-sections. The remaining sub-sections have been addressed as not applicable in the SEPA checklist prepared by others.

Summary Conclusion

We find no impediments to complying with sub-sections 18.60 and 18.62 within the framework of the ordinances. Sub-section 18.60 does not require any action, while Sub-section 18.62 does require some mitigation via engineering structures and operational limitations.

Assessment

Proposed Development

Christensen's shows 27 lots along with a proposed finish floor elevation for the main floor of each home. Access to the development will be served by a looped road tying in with Kellogg Street. The drawing is enclosed with this report. This development does contain existing slopes steeper than 15% that drives the need for an assessment per COK Ordinance 18.62. Using the axiom that water runs downhill and settles in a low spot, the development is near the base of "Thompson Hill" so COK Ordinance 18.60 is considered as well.

¹ Christenson, P.D., *Citadel Estates, Conceptual Grading Plan, 5/29/09, Oasis Development Corporation*

*Chavallo, Citadel Estates (CAR) - July 1, 2009*Surface Conditions

This site is located on the Southeast base of Thompson Hill and contains north sloping terrain with mostly desert shrub vegetation. The extreme north end of the site contains some fill and cut areas associated with home construction to the east and canal construction for the Kennewick Irrigation District (KID). The attached USGS topographical map shows the approximate site location within the site general topography.

Regional Stratigraphy

Most of the geologic features in this area consist of sedimentary deposits overlying Tertiary volcanic bedrock. The bedrock has been moved, and is continuing to move, by a general north-south compression of the basalt flows forming anticline structures (long narrow hills) with an east-west general bearing. This movement includes Thompson Hill. The site is located on the north flank of Thompson Hill. These structures are still moving in the upward direction at an imperceptibly slow rate. Another smaller anticlinal fault, along the south flank of Thompson Hill has been mapped².

Local Stratigraphy

Black³ provided a geotechnical investigation for the site with the following comments on stratigraphy from the starting at the surface:

- Recent Aeolian (wind deposited) silt and fine sand.
- The Touchet beds consisting of silt with fine sand or fine sand with silt with various degrees of cementation from calcium carbonate. We also found cemented gravel with calcium carbonate cement that is locally referred to as "caliche." These deposits occur in beds as they settled from the waters of the Lake Missoula floods.
- The Ice Harbor Member of the Saddle Mountains basalt occurred in borehole numbers 1, 2, and 4. The basalt is fairly thin on this site and has largely eroded away.
- The Levy Interbed occurred below the Ice Harbor basalt and the Elephant Mountain basalt below. This interbed contained primarily lean clay or elastic silt soil and resulted from sedimentation between the time the Elephant Mountain basalt was deposited and the successive Ice Harbor flow.

² Reidel, S. and K. Fecht. (1994). *Geologic Map of the Richland 1:100,000 Quadrangle, Washington*. Olympia, WA: Washing Division of Geology and Earth Resources. 1:100,000.

³ Black, M.T., *Geotechnical Investigation for Panoramic Hts. 4, SE ¼, Section 8, T8N, R29E, Kennewick, WA*, August 21, 2007, Ashley-Bertsch Group, Inc.,

Chavallo, Citadel Estates (CAR) - July 1, 2009

No evidence of groundwater or seasonal groundwater was found in any of the 5 boreholes. We also submitted results from four piezometers for past work done by Black for the KID in the general area and downgradient from the canal. The results and elevations of the data are contained in the table below.

Approximate Upper Elevations of Major Soil/Rock Horizons

NE= not encountered

No.	Surface EL (ft.)	Bottom EL (ft.)	Silt and sand	Cemented gravel or gravel	Hard older silt and sandy silt	Gravel	Flow top or bottom of basalt	Layered silt and gravel
BH1	739	710	Surface	734	722	731.5	730	NE
BH 2	734	714	Surface	729		736.5	727	NE
BH 3	772	738	Surface	769.5	758	NE	NE	NE
BH 4	780	760	Surface	756	751.5	NE	753	NE
BH 5	816	796	Surface	NE	801	NE	NE	811
S&W-BH 1	~690 (+ or - 10)	643.5	Surface	NE	665	NE	NE	NE
DWR PZ1	592	578	NE	NE	592	NE	NE	NE
DWR PZ2	613	591	Surface	NE	604.5	NE	NE	NE
DWR PZ3	614	602	Surface	NE	602	NE	NE	NE
DWR PZ4	612	598	Surface	NE	603	NE	NE	NE

The Geotechnical Investigation found lean clay at depth of around 20 ft. deep in the Geotechnical Investigation. In Borehole No. 1, at 20 ft. deep the clay, generally falls in the "low to medium" expansion range. The sample from Borehole No. 3, at 19.5 ft. deep shows a "high to very high" range with the exception of the "% passing the 200 sieve," "plastic limit," and colloid criteria. The sample from Borehole No.3, at 25 ft. deep shows mostly "very high" potential with the exception of the "% passing the 200 sieve" criteria. These are not "fat clays" which often exhibit severe expansion potential. However, it is prudent to carefully plan and construct the development to minimize water saturation of the soil column.

Much of Kennewick and Richland are covered with silt and fine sand in various proportions of each. "Silt is inherently unstable, particularly when moisture is increased, with a tendency to become quick when saturated. It is relatively impervious, difficult to compact, highly susceptible to frost heave, easily erodible and subject to piping and boiling. Bulky grains reduce compressibility; flaky grains, i.e. mica and diatoms, increase compressibility and produce 'elastic silt'."⁴ The silt

⁴ US Department of Agriculture (Natural Resources Conservation Service). (1999). *Agricultural Waste Management Field Handbook*, Chapter 7-Geologic and groundwater considerations, Appendix 7B, Table 1-1.

Chavallo, Citadel Estates (CAR) - July 1, 2009

deposits from slow settling water and windblown silt tend to be bulky grained and subject to collapse under load. The elastic silts most likely were produced by degraded volcanic ash. The low permeability for water and the reduction in strength, when wetted, requires special care for this development.

The Geotechnical Investigation also examined slope stability of existing topography in the development. The results are discussed below:

- For an unsaturated condition, the Factor of safety (FOS) is 8.5. Normally a 1.5 FOS is considered satisfactory for most residential developments.
- For a saturated condition, with near surface failure, the FOS= 3.47
- For a saturated condition, with deep seated failure, the FOS= 2.9

The slopes for shallow sloughing or face sliding were evaluated, which is a near surface phenomena, where a shallow sheet slides. Dependent on the direction of water seepage (E. g. 90° is vertical and 0° is horizontal) the FOS changes dependent on the depth of the slide considered. The slide potential in 0.5 ft. increments down to 3.5 ft. deep resulted in the following results

- A vertical or 90° seep affords a FOS exceeding 2 in all cases.
- A horizontal or 0° seep affords a FOS= 0.86 in all cases or *failure*.
- A 26.6° seep has a FOS= 2.9 at 0.5 ft. deep and 1.4 at 3.5 ft. deep.
- A 60° seep affords a FOS= 1.7 in all cases.

We found no evidence of seeps. Paul Christenson, P.E., stated that all stormwater runoff, including retaining wall drainage water, would be incorporated into the site stormwater system that discharges the water on another property both downgrade and to the north.

Conclusions

None of the slope boreholes showed existing or seasonal groundwater fluctuations. Therefore, the site does not impact a "Critical Aquifer Recharge Area" (18.60). The site does contain hazards associated with "Geologically Hazardous Areas" (18.62). The hazards considered are erosion, landslides, and seismic areas. These items are discussed below, based on the premise that development will not only concentrate stormwater due to impermeable surfaces, but irrigation will add water beyond what the normal rainfall produces.

Erosion Hazard Areas

The surficial silt and fine sand layer is highly erodible and subject to erosion. The existing vegetation currently protects the soil, and mitigation measures will be required during construction.

*Chavallo, Citadel Estates (CAR) - July 1, 2009*Landslide Hazard Areas

Based on the analysis discussed above, the entire site, in the native condition, is stable unless considerable water is introduced to the soil column. The site will require grading for the home lots and significant elevation differences will require retaining walls to maximum lot sizes. The weight of the retaining walls will add loads to the slope and storm or irrigation water, if allowed to penetrate the soil column at depth, will add additional loads. Therefore, it is crucial that the retaining walls receive proper design and construction consideration and water entering the soil column be limited.

Seismic Hazard Areas

The aforementioned slope stability analysis is considered seismic loads. Although we judge that the seismic hazard is low, seismic loading must be considered for the design of the retaining walls that includes the global stability of the wall and the slope below.

Mitigation Requirements

COK Critical Areas-General Provisions (18.58) directs mitigation of hazards. Important elements, to this project, follow:

- Mitigation requirements (18.58.160)- As this is to be a residential development, alteration of the geologic hazards is required due to grading requirements for home sites. Properly designed and constructed retaining walls, along with water intrusion control to the soil column, will not only mitigate, but reduce geologic hazards.
- Mitigation sequencing (18.58.170)- The first consideration (1) requires "avoid the impact" which would require leaving the land in its natural state and not doing the development. This is not viable. The second consideration (2) addresses critical recharge areas and wetlands that do not apply to the site. The third consideration (3) requires "Minimizing or eliminating the hazard by restoring or stabilizing the hazard area through approved engineering or other methods." Engineering will be used to reduce the geologic hazards present in the natural state.

Mitigation Plan

Black³ provides substantial recommendations for mitigation of geologic hazards. In addition to the geotechnical report, the following mitigation measures are required:

- The design of all retaining walls shall consider global stability to ensure the slope below the retaining wall(s) remain stable. It is not necessary to design

Chavallo, Citadel Estates (CAR) - July 1, 2009

the retaining walls for an elevated groundwater table given the recommendations that follow.

- Each lot shall provide a "site grading and drainage plan" along with the request for a building permit. The plan should be stamped by a registered professional engineer. As part of the plan, stormwater discharge to the development's stormwater pond shall be detailed. In general, it is important that water not pond adjacent the homes or infiltrate into the soil column.
- If swimming pools or water features are to be installed, a registered professional engineer should review and approve the plans to ensure consistency with the "site grading and drainage plan."
- Based on my experience, the most important feature to ensuring stability of the slopes and retaining walls, with the consequent stability of the homes, is positive control of irrigation. Insofar as practicable, Xeroscape landscaping should be used. Drip irrigation poses less risk than pressurized irrigation. Each property should install a sprinkler controller that can be programmed for weather conditions, slopes, and soil type (E.g. "WeatherTrac"). The setting of the sprinkler controller should be reviewed by a third party to maintain no water saturation below 24 inches deep.
- During construction, the Excavation Safety Standards (Part N) from the Washington State Department of Labor will protect the workers from injury and the slopes from failure. The Washington State Department of Ecology requires a "Stormwater Pollution Prevention Plan (SWPPP)" and a permit (see publication #99-37, October 2008). Adherence to these requirements will mitigate erosion hazards during construction.
- Last, the geotechnical engineer shall review the plat construction drawings to ensure they meet the intent of the recommendations contained in the geotechnical report, and to ensure maximum isolation of the lean clay layer. The enclosed drawings show the preliminary planned elevations vs. existing topography. In most cases the daylight basement of each home will be at or above existing grade. In a few cases the basement will cut into the surficial soil no closer than 15 ft. above the lean clay layers. At this point, in the preliminary stage, the separation is sufficient to inhibit sliding or heaving of the clay layer.

Limitations

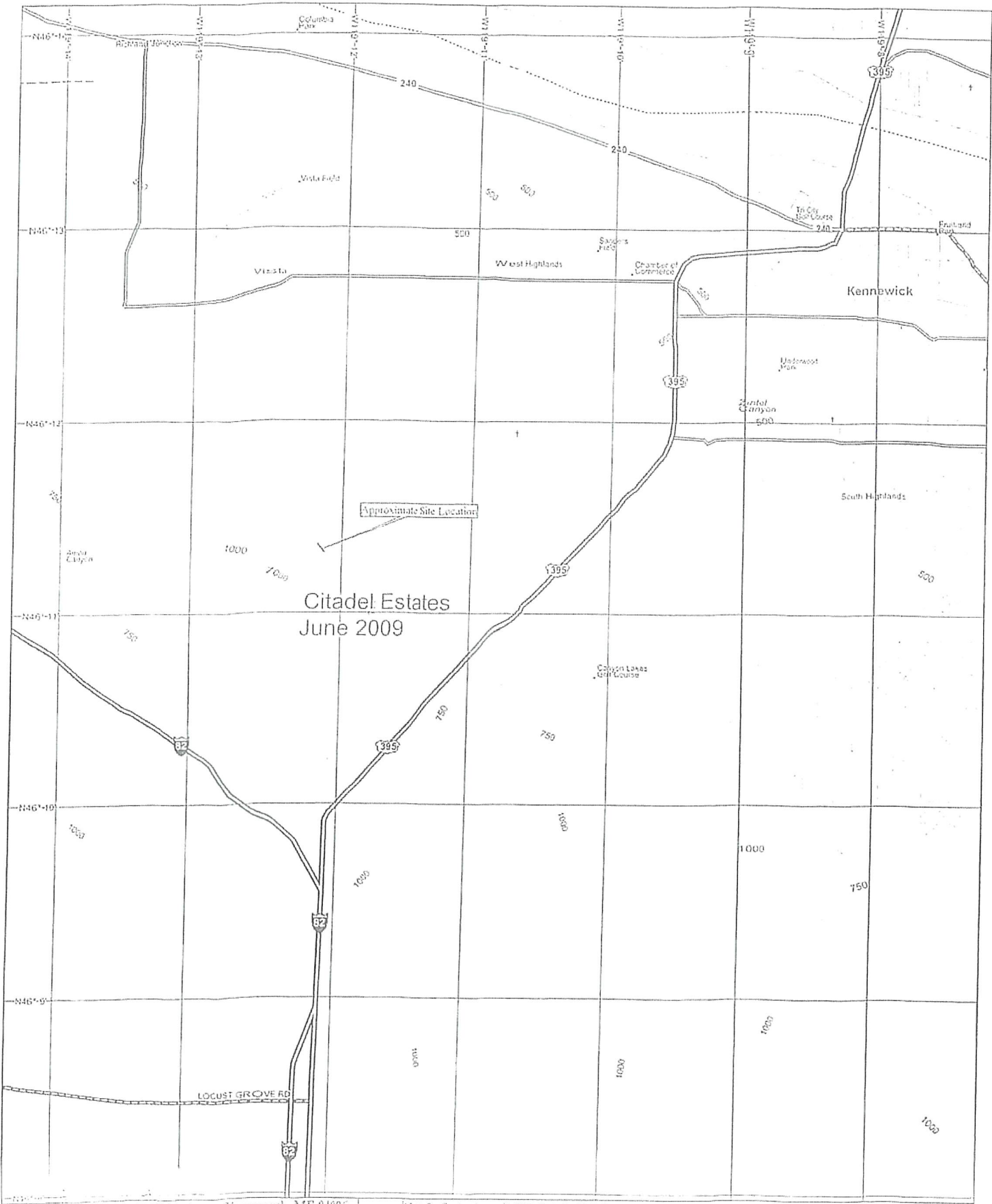
It is important that the limitations of our work and this report are understood. The recommendations and conclusions documented in this report have been prepared for specific application to your project based on the scope, budget, and schedule constraints. Further, these recommendations and conclusions have been developed in a manner consistent with the level of care and skill normally exercised by members of the engineering profession.

This report is prepared for the use of the CLIENT, design and construction professionals serving the CLIENT, and appropriate regulatory agencies. Columbia

Chavallo, Citadel Estates (CAR) - July 1, 2009

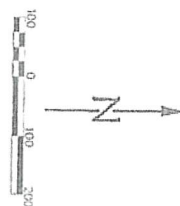
Engineers and Constructors, LLC assumes no liability except to the CLIENT and this report remains the property of Columbia Engineers and Constructors, LLC Use of this report by third parties, without our written authorization, is prohibited.

Please contact our office should you have questions or comments, and thank you for your confidence in Columbia Engineers and Constructors, LLC



07/01/2009

CITADEL ESTATES CROSS-SECTION A-A' SCALE V:1" = 80' H:1" = 80'



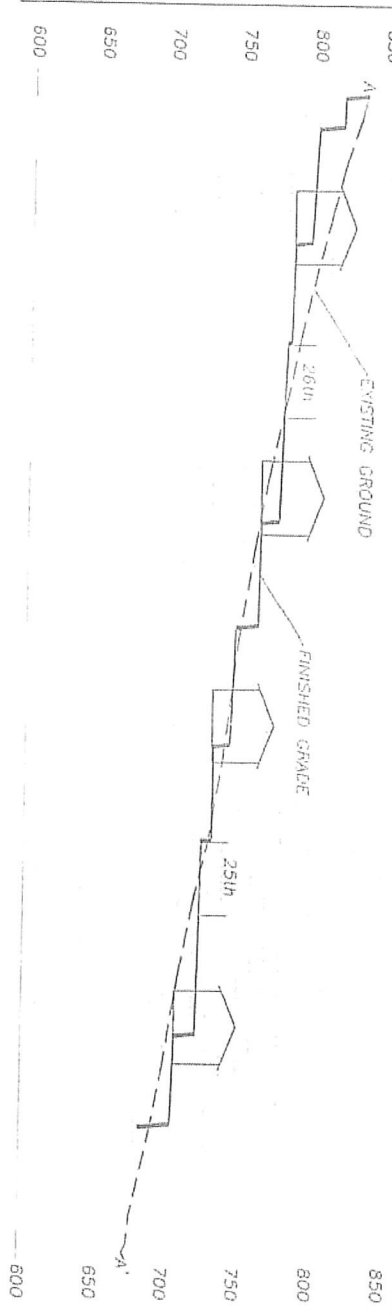
2008-04-1
07/01/2009
CI OF 1

CITADEL ESTATES
CONCEPTUAL
GRADING PLAN

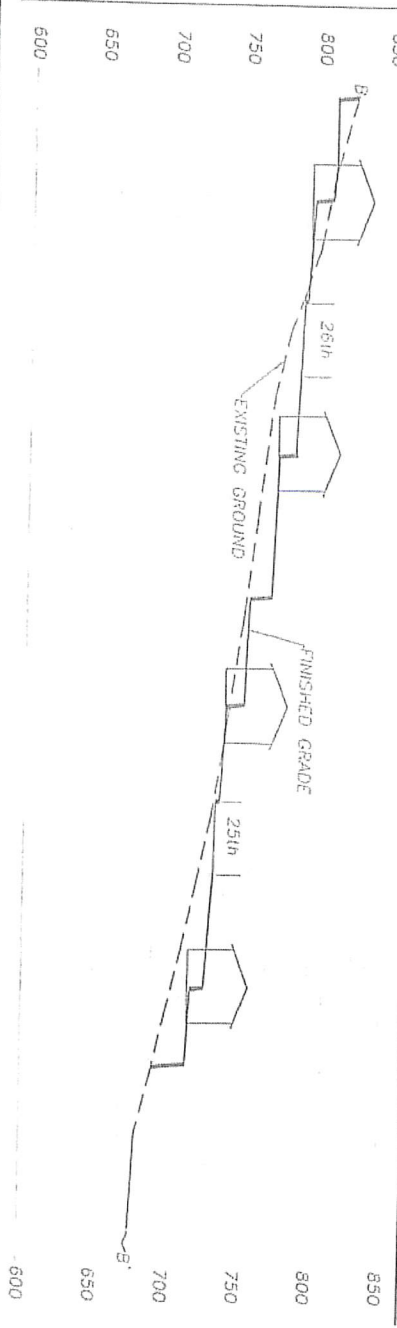
DESIGNED FOR
JOSE CHAVILLO
KENNEWICK, WASHINGTON

OASIS DEVELOPMENT CORPORATION
PO BOX 4766, PASCO, WASHINGTON 99302
PHONE: (509) 492-5495 FAX: (509) 492-4136
EMAIL: POCHRISTENSEN@CHARTER.NET

CITADEL ESTATES CROSS-SECTION A-A' SCALE V:1" = 80' H:1" = 80'



CITADEL ESTATES CROSS-SECTION B-B' SCALE V:1" = 80' H:1" = 80'



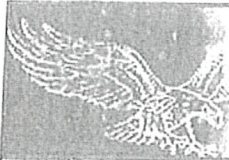
2008-04
07/01/2009
C2 OF 2

CITADEL ESTATES
CROSS-SECTIONS

DESIGNED FOR:
JOFF CHAVALLERO
METROPLAN, WASHINGTON

OASIS DEVELOPMENT CORPORATION
PO BOX 1763, PASCO, WASHINGTON 99312
PHONE: (509) 492-6495 FAX: (509) 492-4196
EMAIL: ROCHMINTENSE@OASIS-DC.COM

Attachment C



Columbia Engineers & Constructors, LLC

October 15, 2010

Jose Chavallo
102 No. Lincoln
Kennewick, WA 99336

Subject: Addendum to Critical Areas report for Citadel Estates

References:

1. Black, M.T., *Geotechnical Investigation for Panoramic Hts. 4, SE ¼ Section 8, T8N, R29E, Kennewick, WA*, Ashley-Bertsch Group, Inc, August 21, 2007.
2. Black, M.T., *Critical Areas Report for Citadel Estates, SE ¼, Section 8, T8N, R29E, Kennewick, WA*, Columbia Engineers and Constructors, LLC, July, 1, 2009.
3. E-mail of 12Oct10, Paul Christenson to Jason Cushing; attachment drawing showing updated site plan with 36 lots, no date, no subject.

Dear Jose:

Reference 1 served as the basis for presentation of the Critical Areas Report provided to you in Reference 2. Reference 2 also provided a "Citadel Estates conceptual grading plan," prepared by Paul Christenson, P.E., Oasis Development Corporation, no date your Engineer-of-Record. After conversations with Mr. Christenson, we were advised that the spot elevations on the electronic drawing, Reference 3, represented planned elevations in accordance with what will be the Site Grading Plan. Using these data, we plotted 5 sections (attached) and I examined them for possible impact to Reference 2.

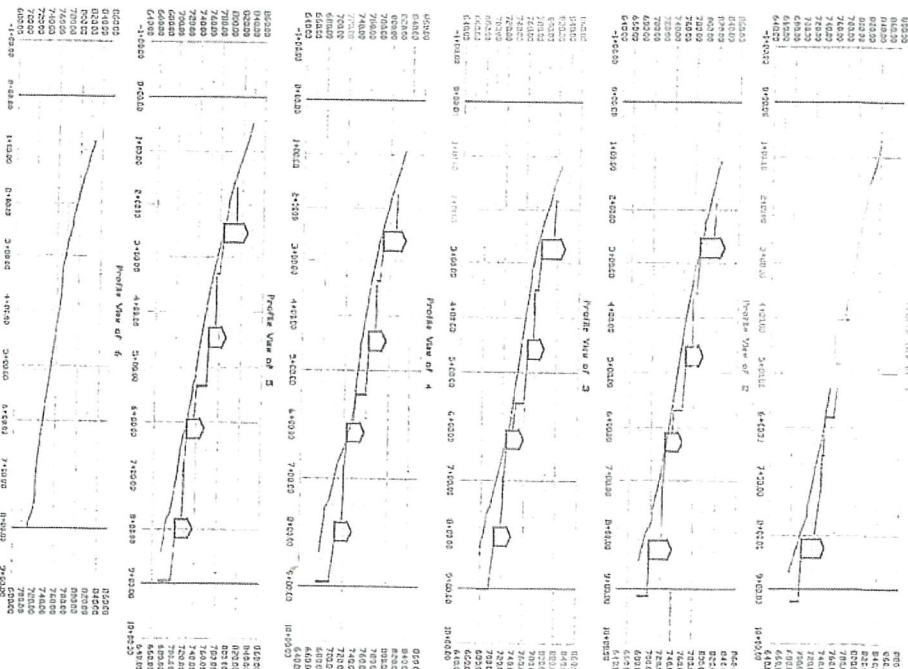
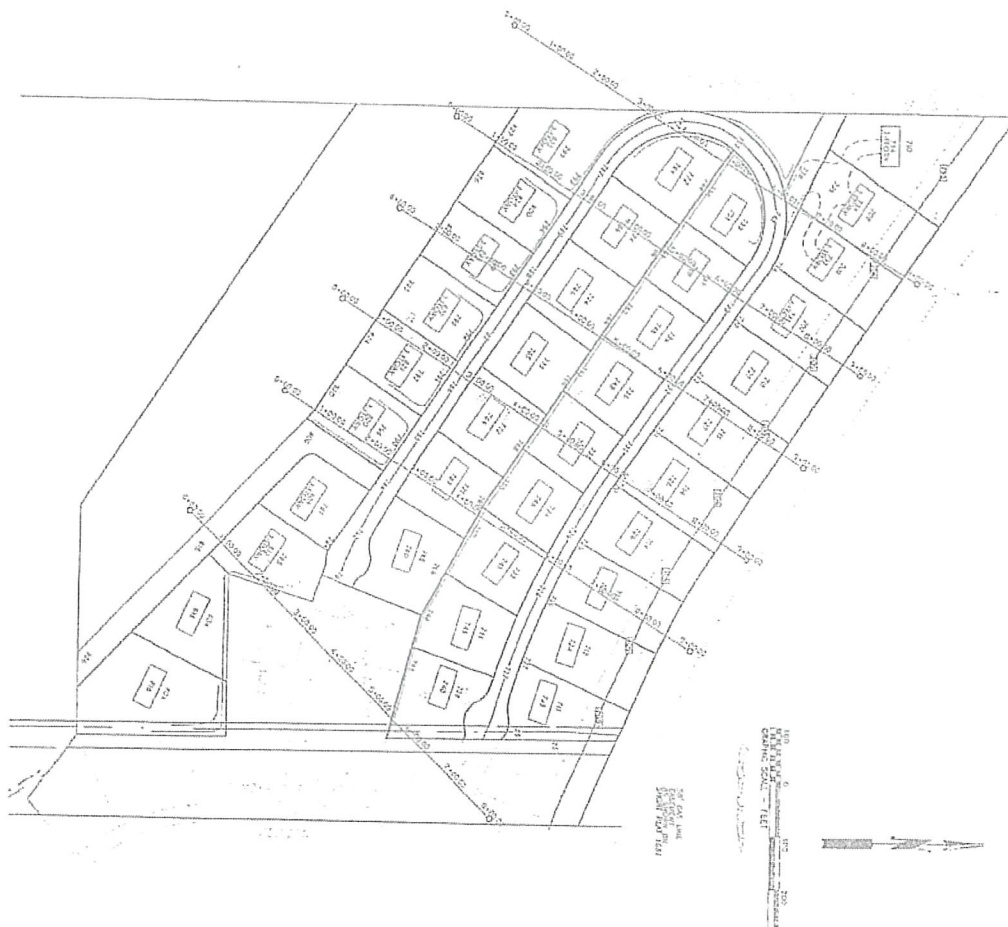
Based on the data herein, and assuming the final grading plan is representative of our sections, I find that the conclusions of Reference 2 remain valid.

Respectfully Yours,

Michael Black, P.E.
COLUMBIA ENGINEERS



(4)



10/15/10

Attachment D

For non-project actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
✓ **Citadel Estates**
2. Name of applicant:
✓ **Jose Chavallo and Tammy Steele-Chavallo**
3. Address and phone number of applicant and contact person:
✓ **106 South Lincoln Street**
4. Date checklist prepared:
✓ **September 14, 2010**
5. Agency requesting checklist:
✓ **City of Kennewick Planning Department**
6. Proposed timing or schedule (including phasing, if applicable):
✓ **First Phase construction to begin spring 2011, Second Phase summer 2012**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
✓ **Yes, lot 38 is being proposed as a commercial development site.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
✓ **Geotechnical Slope Stability Study within critical slope area will be completed with design of roads and grading plan**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
✓ **Yes, rezoning of the area of lot 38**
10. List any government approvals or permits that will be needed for your proposal, if known.
— **City of Kennewick**

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

36 lot gated residential subdivision, and 1 commercial tract. Residential lots are approximately 1/3 acre.

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

Extension of 25th Avenue and 26th Avenue, west of South Kellogg Street.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, HILLY, steep slopes, mountainous, other
- b. What is the steepest slope on the site (approximate percent slope?)

30-40%, however the area to be developed is somewhere in the 20% range or flatter.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Warden Silt Loam (WdDO and Shano Silt Loam (ShF),
from USDA Soil Survey of Benton County 1971

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate

Site grading will be required to build street and house pads.

- f. Could erosion occur as a result of clearing, construction or use? If so, generally describe?

Yes, wind and water erosion during construction.

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

✓ **22% roads and Buildings**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

✓ **Exposed areas will be watered for dust control during construction. Soil erosion fencing will be used as needed. Disturbed areas will be hydro-seeded when construction is completed.**

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

✓ **Dust during construction.**

- b. Are there any off-site sources of emissions or odor that may effect your proposal? If so, generally describe.

✓ **No**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

✓ **Exposed areas will be watered during construction. Disturbed areas will be hydro-seeded when construction is completed.**

3. Water

- a. Surface

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

✓ **No**

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

✓ **No**

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

✓ **None**

4.) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

✓ **No**

5.) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

✓ **No**

6.) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

✓ **No**

b. Ground

1.) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

✓ **No**

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

✓ **Storm water maybe discharged to the groundwater with the use of dry wells and infiltration trenches.**

c. Water Runoff (including storm water)

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

✓ **Storm water to be collected by catch basins and discharged to dry wells and infiltration trenches.**

2.) Could waste materials enter ground or surface waters? If so, generally describe.

✓ **Yes, through dry wells and infiltration trenches.**

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

✓ **Storm water collection system.**

4. Plants

- a. Check or circle the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

✓ **SHRUBS**

grass

pasture

crop or grain

wet soil plants; cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

✓ **All lots will be graded. General shrub grass will be removed within the development.**

- c. List threatened or endangered species known to be on or near the site.

✓ **None**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

✓ **Residential home landscaping.**

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

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

mammals: deer, bear, elk, beaver, other

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

NONE

- b. List any threatened or endangered species known to be on or near the site.

✓ **None**

- c. Is the site part of a migration route? Is so, explain.

✓ **The entire Columbia Basin is part of a mitigation route.**

- d. Proposed measures to preserve or enhance wildlife, if any:

✓ **None**

6. Energy and Natural Resources

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

✓ **Residential homes. Electric heating and lighting. We are discussing with the Cascade Natural Gas to extend service to the area.**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

✓ **No**

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

✓ **Energy efficient construction of the homes. We would like to investigate small individual home solar and wind energy projects.**

7. Environmental Health

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

✓ **No**

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

✓ **Standard City emergency services for residential homes.**

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

✓ **None required.**

- b. Noise

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

✓ **None**

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

✓ **Construction noise for site and home construction.
Proposed work hours 7:00 a.m. to 8:00 p.m.**

3.) Proposed measures to reduce or control noise impacts, if any:

✓ Short term during construction activities.

COMPLY WITH
CITY NOISE
ORDINANCE

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

✓ Residential and vacant land.

b. Has the site been used for agriculture? If so, describe.

✓ No

c. Describe any structures on the site.

✓ None

d. Will any structures be demolished? If so, what?

✓ No

e. What is the current zoning classification of the site?

✓ Residential Suburban

f. What is the current comprehensive plan designation of the site?

Low Density Residential, LDR

OPEN SPACE
AT TOP OF HILL

g. If applicable, what is the current shoreline master program designation of the site?

✓ N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

✓ Yes – Critical Slope

i. Approximately how many people would reside or work in the completed project?

✓ 37 residential homes

j. Approximately how many people would reside or work in the completed area?

✓ 120

k. Proposed measures to avoid or reduce displacement impacts, if any:

✓ N/A

- I. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

✓ Meets City Zoning Codes

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

✓ 37 High-Income housing

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

✓ None

- c. Proposed measures to reduce or control housing impacts, if any:

✓ N/A

10. Aesthetics

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

Three story homes, most will be daylight first floor. Wood, stucco, brick, and rock exteriors.

- b. What views in the immediate vicinity would be altered or obstructed?

✓ None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

✓ N/A

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

✓ None

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

✓ No

- c. What existing off-site sources of light or glare may affect your proposal?

✓ None

d. Proposed measures to reduce or control light and glare impacts, if any?

✓ None

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

✓ City parks and schools.

b. Would the proposed project displace any existing recreational use? If so, describe.

✓ No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

✓ None

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, generally describe.

✓ No

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

✓ None

c. Proposed measures to reduce or control impacts, if any:

None

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Extension of 25th Avenue and 26th Avenue, west of South Kellogg Street.
Subdivision will be a gated community with no public access.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

✓ No, approximately one mile.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

✓

None eliminated. Minimum 2 per lot, $37 \times 2 = 74$ residential parking.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

**Extension of 25th Avenue and 26th Avenue, west of South Kellogg Street.
Subdivision will be a gated community with no public access.**

EXTENSION OF 25TH & 26TH AVENUE TO BE PRIVATE ROADS

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

✓

No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

✓ **4.5 per residential site. Approximately 170 trips.**

- g. Proposed measures to reduce or control transportation impacts, if any:

✓

None

15. Public Services

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

✓ **City services will be required to meet the needs of the new 37 lot residential development.**

- b. Proposed measures to reduce or control direct impacts on public services, if any.

✓

None

16. Utilities

- a. Circle utilities currently available at the site: **electricity, natural gas, water, refuse service,**
✓ **telephone, sanitary sewer, septic system, other.**

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

✓
Electricity - Benton PUD
Water & Sanitary Sewer - City of Kennewick
Telephone - Verizon
Refuse - Waste Management
Gas - Cascade Natural Gas

C. SIGNATURE

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

✓
Signature J. A. D'Avella Telephone Number: (509) 539-1067

Date Submitted: 10/15/10

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

✓ **Increased impervious area will increase storm drainage discharge.**

Proposed measures to avoid or reduce such increases are:

✓ **On-site collection system with dry wells and infiltration trenches.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

✓ **None**

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

✓ **None**

3. How would the proposal be likely to deplete energy or natural resources?

✓ **Development of 37 new residential homes.**

Proposed measures to protect or conserve energy and natural resources are:

✓ **Homes to have energy efficient construction.**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains or prime farmlands?

✓ **N/A**

Proposed measures to protect such resources or to avoid or reduce impacts are:

✓ **None**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

✓ **N/A**

Proposed measures to avoid or reduce shoreline and land use impacts are:

/ **None**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

/ **Development of 37 new residential homes.**

Proposed measures to reduce or respond to such demand(s) are:

/ **Construction of associated streets and utilities.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

/ **None**

ESA LISTED SALMONIDS CHECKLIST

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

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

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

✓ YES X NO

Please Describe.

Columbia River Watershed

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

✓ YES X NO

Please Describe.

Columbia River Watershed

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

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

✓A1. Name of watershed: Upper Mid-Columbia

✓A2. Name of nearest waterbody: Columbia River

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

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

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

Residential and Commercial Developments

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

22% roads and buildings

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

B1. Does the project require the withdrawal of

✓ a. Surface water? Yes _____ No X
Amount _____
Name of surface water body _____

✓ b. Ground water? Yes _____ No X
Amount _____
From Where _____
Depth of well _____

✓ B2. Will any water be rerouted? YES _____ NO X
If yes, will this require a channel change?

B3. Will there be retention ponds? YES _____ NO X
If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

YES - INFILTRATION POND
WILL BE NEEDED

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

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

Yes

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

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

✓ B7. Will topography changes affect the duration/direction of runoff flows? Yes X No _____

If yes describe the changes.

Reduction of slopes will increase duration time, thus reduced runoff impact.

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

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

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

C1. Will your project either reduce or increase shade along or over a waterbody?

✓ YES _____ NO X (Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.)

C2. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?

YES _____ NO X

C3. Will turbidity (dissolved or partially dissolved sediment load) be increased because of construction of the project or during operation of the project? (In-water or near water work will often increase turbidity.)

YES _____ NO X

C4. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?

YES _____ NO X

Please Describe.

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

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

✓ YES _____ NO X

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

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

If yes, what types of plants will you use? **Residential landscaping**

E. SIGNATURE

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

✓ J.A. Swallow

10/15/10
Date

Attachment E



March 21, 2011

Jose & Tammy Chavallo
102 N. Lincoln Street
Kennewick, WA 99336

Dear Mr. & Mrs. Chavallo:

Enclosed is a Mitigated Determination of Non-Significance #10-56 for PP #10-02/PDP 10-01 located at 6100 W. 25th Avenue, west of the Panoramic Heights neighborhood. This Determination means no Environmental Impact Statement is required in order for the City to continue the processing of your application.

Please notice that several changes have been made to your Environmental Checklist. Three conditions have been added. The City of Kennewick has determined that as mitigated, 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 decision was made after review of a completed Environmental Checklist, and will be available to the public on request.

If you should have any questions, please feel free to contact me.

Sincerely,


Gregory McCormick
Planning Director

Enclosure:

CC: Dept of Ecology
Dept. of Fish & Wildlife – Perry Harvester, 1701 S. 24th Ave., Yakima, WA 98902
Dept. of Fish & Wildlife – Mark Teske, 201 N Pearl, Ellensburg, WA 98926
Yakima Nation, 815 Sanford Ave., Richland, WA 99352
CTUIR – Carey Miller, P O Box 638, Pendleton, OR 97801
SEPA File
PDP 10-01/PP 10-02 File

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

Description of Proposal: Planned Development Permit /Preliminary Plat for 38 lot gated community for a single family residential subdivision.

Proponent: Jose & Tammy Chavallo

Location of proposal, including street address, if any, 6100 W. 25th Avenue, extension of W. 25th Avenue and W. 26th Avenue, west of the Panoramic Heights neighborhood.

Lead Agency: City of Kennewick

Mitigation Required for Potentially Significant Adverse Impacts: According to KMC 18.42.040(1), the City may impose any condition necessary to protect the health, safety, and welfare or otherwise bring a proposed development into compliance with the purpose and intent of this Title.

For this proposal, PP No.10-02/PLN-2010-04492 & PDP No. 10-01/PLN-2010-04491, conditions include the mitigation fee for the impacts of a 38 lot subdivision on park zone 6W (Southridge) in the amount of \$20,691.72 in lieu of dedication of park land. Conditions also include traffic mitigation fees for a maximum amount of \$20,691.72 and are to be collected as a percentage of lots in each phase of development.

For this proposal, PP No. 10-02/PLN-2010-04492 & PDP No.10-01/PLN-2010-04491 conditions include mitigation for traffic impacts on the existing Panoramic Heights neighborhood in the amount of \$20,000 for traffic calming devices.

X This Mitigated DNS is issued under 197-11-340(2). The City will not act on this proposal for fifteen (15) days from the date below. Comments must be submitted by 4/5/11.

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.

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

X This MDNS is subject to the attached conditions.

Responsible Official: Gregory McCormick

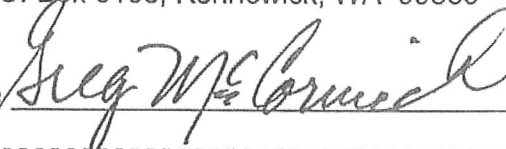
Position/Title: Planning Director

Address: 210 West 6th Ave., P. O. Box 6108, Kennewick, WA 99336

Phone: (509) 585-4473

3/21/11

Signature



.....
According to KMC 4.08.430, this determination may be appealed to:

Hearing Examiner

City of Kennewick

210 W 6th Ave., P.O. Box 6108

The time for appealing SEPA issues is twenty-one (21) days after notice (WAC 197-11-680(5)(a)). You should be prepared to make specific, written factual objections. Contact Gregory McCormick to read or request the procedures for SEPA appeals.

CITY OF KENNEWICK ENVIRONMENTAL CHECKLIST REVIEW

E.D. File # 10 - 56

Review by: Wes Romine

Action: PP #10-02/PDP #10-01

Date: March 21, 2011

The City of Kennewick has reviewed the checklist and has made changes on it.

Please note the following condition(s):

1.) Parks

For this proposal, PP 10-02/PLN-2010-04492 & PDP 10-01/PLN-2010-04491, conditions include the mitigation fees for impacts for the addition of 38 single-family dwelling units in Park Planning Zone 6W – Southridge. In lieu of land dedication fees are required to be paid to Park Planning Zone 6W – Southridge in the amount of \$20,691.72 as calculated per the City's Park Fee Determination Process form. This fee must be paid as a percentage of the total amount based on the number of units to be built in each phase of development.

2.) Traffic

For PP 10-02/PLN-2010-04492 & PDP 10-01/PLN-2010-04491, The developer will be required to provide a \$20,000 letter of credit to the City to be drawn upon by the HOA for their installation of up to 4 speed humps per city standard or a single traffic circle per city standard. These traffic calming measures will be constructed within the existing Panoramic Heights neighborhood specifically located to mitigate the impacts of increased traffic caused by the proposed development. Location and selection of traffic calming measures will be made by the Panoramic Heights Homeowner's Association (HOA) in accordance with KAC 13-40 and subject to the approval by the City. If said mitigation measures are not started within 5-years of final plat approval; the developer will be released of this obligation. These comments apply to the initial 38 lots proposed. Additional structures or development or any change of use that increases the traffic by more than 20 percent may require additional mitigation measures. The baseline for comparison is 364 daily trips or 38 PM peak hour trips. The measures are required as a result of long tangent sections (greater than 1000 feet) within the proposed development and between the development and the first collector/arterial access point.

3.) Water Quality

An 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 more than one acre of 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 proposed activities.

Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. A stormwater construction permit from Washington State Dept. of Ecology may be required if there is a potential for discharge from a **construction site larger than one acre**. A Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted construction sites. Please contact Ray Latham, at the Dept. of Ecology, (509) 575-2807, to determine if your site needs such a permit.

Water Resources

The water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Attachment F



16402 E. Valleyway Ave
Spokane Valley, WA 99037
(509) 924-2155 sunburstengr.com

December 22, 2020

W. O. No. 2027

Gregory McCormick, AICP
Community Planning Director
City of Kennewick
210 West 6th Avenue
Kennewick, WA 99336-0108

RE: **Appeal 20-02 / PLN-2020-02960**
Comprehensive Plan Amendment No. 20-06
SEPA Determination - Traffic Impacts
Parcels # 1-0889-301-3081-002, 1-0889-400-0004-000 and portions of
1-0889-401-1681-005

Dear Mr. McCormick:

Sunburst Engineering has evaluated the proposed Comprehensive Plan Amendment (CPA) change from Low Density Residential to High Density Residential for traffic and trip generation impacts. Our analysis was completed for both the existing comprehensive plan designation, and the proposed changes to that designation.

Project Description

The property included in this CPA are:

- Tax Parcel 1-0889-400-00004-000,
- Tax Parcel 1-0889-301-3081-0001, and
- Lots 37 and 38 within the preliminary plat of Citadel Estates.

These parcels together total approximately 40.6 acres.

This CPA is a non-project action, and no site plan is attached to this application. If the amendment is approved, additional land use actions will become necessary, including a rezone. For this project, it is my understanding the property owner has committed to coupling the rezone with a project-specific application. We support this approach because it will include project specific traffic analysis at the right time - with the rezone and the project-specific application.

Appeal 20-02 / PLN-2020-02960
Comprehensive Plan Amendment No. 20-06
SEPA Determination - Traffic Impacts
Parcels # 1-0889-301-3081-002, 1-0889-400-0004-000
and portions of 1-0889-401-1681-005
December 22, 2020
Page 2

Development Potential

The present comprehensive plan designation of these parcels allows up to 5 single family dwelling units per acre. Due to terrain and other factors, it is likely full development would be significantly lower. Based upon these factors, for the site as a whole, 203 single family homes would likely be developed under the existing comprehensive plan.

The proposed change to the site would allow multi-family residential housing units and hotels to locate on this site. Regulations state that up to 27 units per acre would be allowed under the proposed comprehensive plan. Since the ultimate development on this site is currently unknown, several options will be analyzed. All will include a 60 room hotel near the winery located near this site. The additional land uses proposed on the site may also include one of the following development levels.

1. 1,096 multi-family dwelling units.
2. 500 multi-family dwelling units.
3. 300 multi-family dwelling units.
4. 200 multi-family dwelling units.

Trip Generation Methodology

Traffic generation information has been compiled by the Institute of Transportation Engineers in a manual. The current version of this manual is titled, "*Trip Generation Manual, 10th Edition.*" This manual contains the trip generation characteristics of many land use categories (LUC), including

- LUC 210 - Single Family Detached Housing,
- LUC 221, Multi-family Housing (Mid-Rise), and
- LUC 310 - Hotel.

These land use categories will be used in this analysis.

Appeal 20-02 / PLN-2020-02960
 Comprehensive Plan Amendment No. 20-06
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Trip Generation Characteristics of Site Developed Using Existing Comp Plan

As explained previously, if the site were developed into single family housing, approximately 203 units would be developed on the site. The anticipated traffic generation characteristics of the site under this scenario is shown on Table 1.

Table 1 - Trip Generation Characteristics of Single-Family Detached Housing

Units	AM Peak Hour			PM Peak Hour			ADT
	Vol @ 0.74 Trips per Unit	Directional Distribution		Vol @ 0.99 Trips per Unit	Directional Distribution		Vol @ 9.44 Trips per Unit
		25% In	75% Out		63% In	37% Out	
203	150	37	113	201	127	74	1,916

Trip Generation Characteristics of Site With Proposed Comp Plan Change

As stated previously, the change in the comprehensive plan will allow a hotel to locate on this site. This hotel will be adjacent to the winery next door and is planned to have a restaurant in it. The anticipated traffic generated by the hotel is shown on Table 2.

Table 2 - Hotel Trip Generation Rate & Volume Summary

#	A.M. Peak Hour			P.M. Peak Hour			ADT
	Vol @ 0.47 Trips per Room	Directional Distribution		Vol @ 0.60 Trips per Room	Directional Distribution		Vol @ 8.36 Trips per Room
		59% In	41% Out		51% In	49% Out	
60	28	16	12	36	18	18	502

- Number of Rooms
 ADT - Average daily trips

In addition to the hotel, the comprehensive plan change would allow multi-family housing to locate on this site. Table 3 shows the traffic generated by the various options outlined previously in this document.

Appeal 20-02 / PLN-2020-02960
 Comprehensive Plan Amendment No. 20-06
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 Parcels # 1-0889-301-3081-002, 1-0889-400-0004-000
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**Table 3 - Multi-Family Trip Generation Rates & Volumes for
Options Considered On-site**

Units	AM Peak Hour			PM Peak Hour			ADT
	Vol @ 0.36 Trips per Unit	Directional Distribution		Vol @ 0.44 Trips per Unit	Directional Distribution		Vol @ 5.44 Trips per Unit
		26% In	74% Out		61% In	39% Out	
1,096	395	103	292	482	294	188	5,962
500	180	47	133	220	134	86	2,720
300	108	28	80	132	81	51	1,632
200	72	19	53	88	54	34	1,088

Conclusions

Based upon the information in the preceding tables, the four parcels included in this comprehensive plan amendment could be developed using the parameters of the existing comprehensive plan into 203 single family homes generating:

150 trips in the a.m. peak hour,
 201 trips in the p.m. peak hour, and
 1,916 trips on an average day.

If the comprehensive plan amendment is approved, the site could develop into a hotel and an unknown number of multi-family homes. As such, the site would generate:

between 100 - 423 trips during the a.m. peak hour,
 between 124 - 518 trips during the p.m. peak hour, and
 between 1,590 - 6,464 trips during an average day.

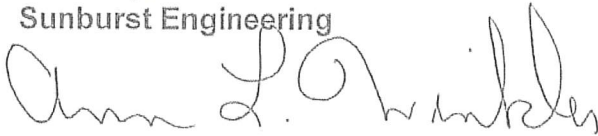
Appeal 20-02 / PLN-2020-02960
Comprehensive Plan Amendment No. 20-06
SEPA Determination - Traffic Impacts
Parcels # 1-0889-301-3081-002, 1-0889-400-0004-000
and portions of 1-0889-401-1681-005
December 22, 2020
Page 5

The net change in traffic volumes due to this comprehensive plan amendment is:

-50 to +273 trips during the a.m. peak hour,
-77 to +317 trips during the p.m. peak hour, and
-326 to +4,548 trips during an average day.

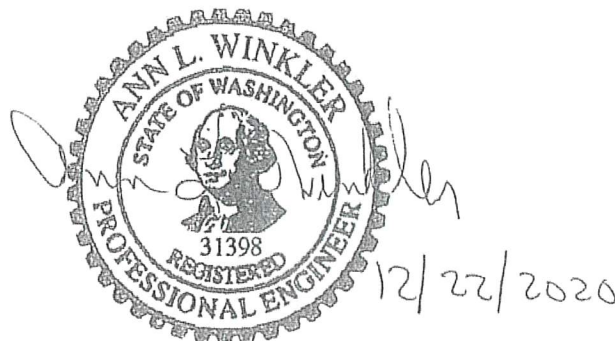
Please let me know if you need additional information.

Sincerely,
Sunburst Engineering



Ann L. Winkler, P. E.
President

encl: Land Use Category Descriptions
Traffic Generation Information for Each Land Use and Time of Day



Land Use: 210

Single-Family Detached Housing

Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Additional Data

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses; and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Illinois, Indiana, Maryland, Minnesota, Montana, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, and Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 903, 925, 936

Land Use: 310

Hotel

Description

A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops. All suites hotel (Land Use 311), business hotel (Land Use 312), motel (Land Use 320), and resort hotel (Land Use 330) are related uses.

Additional Data

Studies of hotel employment density indicate that, on the average, a hotel will employ 0.9 employees per room.¹

Twenty-five studies provided information on occupancy rates at the time the studies were conducted. The average occupancy rate for these studies was approximately 82 percent.

Some properties contained in this land use provide guest transportation services such as airport shuttles, limousine service, or golf course shuttle service, which may have an impact on the overall trip generation rates.

Time-of-day distribution data for this land use are presented in Appendix A. For the one center city core site with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 8:30 and 9:30 a.m. and 3:15 and 4:15 p.m., respectively. On Saturday and Sunday, the peak hours were between 5:00 and 6:00 p.m. and 10:15 and 11:15 a.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, District of Columbia, Florida, Georgia, Indiana, Minnesota, New York, Pennsylvania, South Dakota, Texas, Vermont, Virginia, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Trip generation at a hotel may be related to the presence of supporting facilities such as convention facilities, restaurants, meeting/banquet space, and retail facilities. Future data submissions should specify the presence of these amenities. Reporting the level of activity at the supporting facilities such as full, empty, partially active, number of people attending a meeting/banquet during observation may also be useful in further analysis of this land use.

Source Numbers

170, 260, 262, 277, 280, 301, 306, 357, 422, 507, 577, 728, 867, 872, 925, 951

¹ Buttke, Carl H. Unpublished studies of building employment densities, Portland, Oregon.

Land Use: 221

Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels (floors). Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (Land Use 225), and mid-rise residential with 1st-floor commercial (Land Use 231) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.46 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 95.7 percent of the total dwelling units were occupied.

Time-of-day distribution data for this land use are presented in Appendix A. For the eight general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 4:45 and 5:45 p.m., respectively.

For the four dense multi-use urban sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:15 and 5:15 p.m., respectively. For the three center city core sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 6:45 and 7:45 a.m. and 5:00 and 6:00 p.m., respectively.

For the six sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.46 residents per occupied dwelling unit.

For the five sites for which data were provided for both occupied dwelling units and total dwelling units, an average of 95.7 percent of the units were occupied.

The average numbers of person trips per vehicle trip at the five center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 1.84 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.94 during Weekday, AM Peak Hour of Generator
- 2.07 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.59 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 32 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.90 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.90 during Weekday, AM Peak Hour of Generator
- 2.00 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.08 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 13 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.56 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.88 during Weekday, AM Peak Hour of Generator
- 1.70 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.07 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Delaware, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Hampshire, New Jersey, Ontario, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, Virginia, and Wisconsin.

Source Numbers

168, 188, 204, 305, 306, 321, 357, 390, 436, 525, 530, 579, 638, 818, 857, 866, 901, 904, 910, 912, 918, 934, 936, 939, 944, 947, 948, 949, 959, 963, 964, 966, 967, 969, 970

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 173

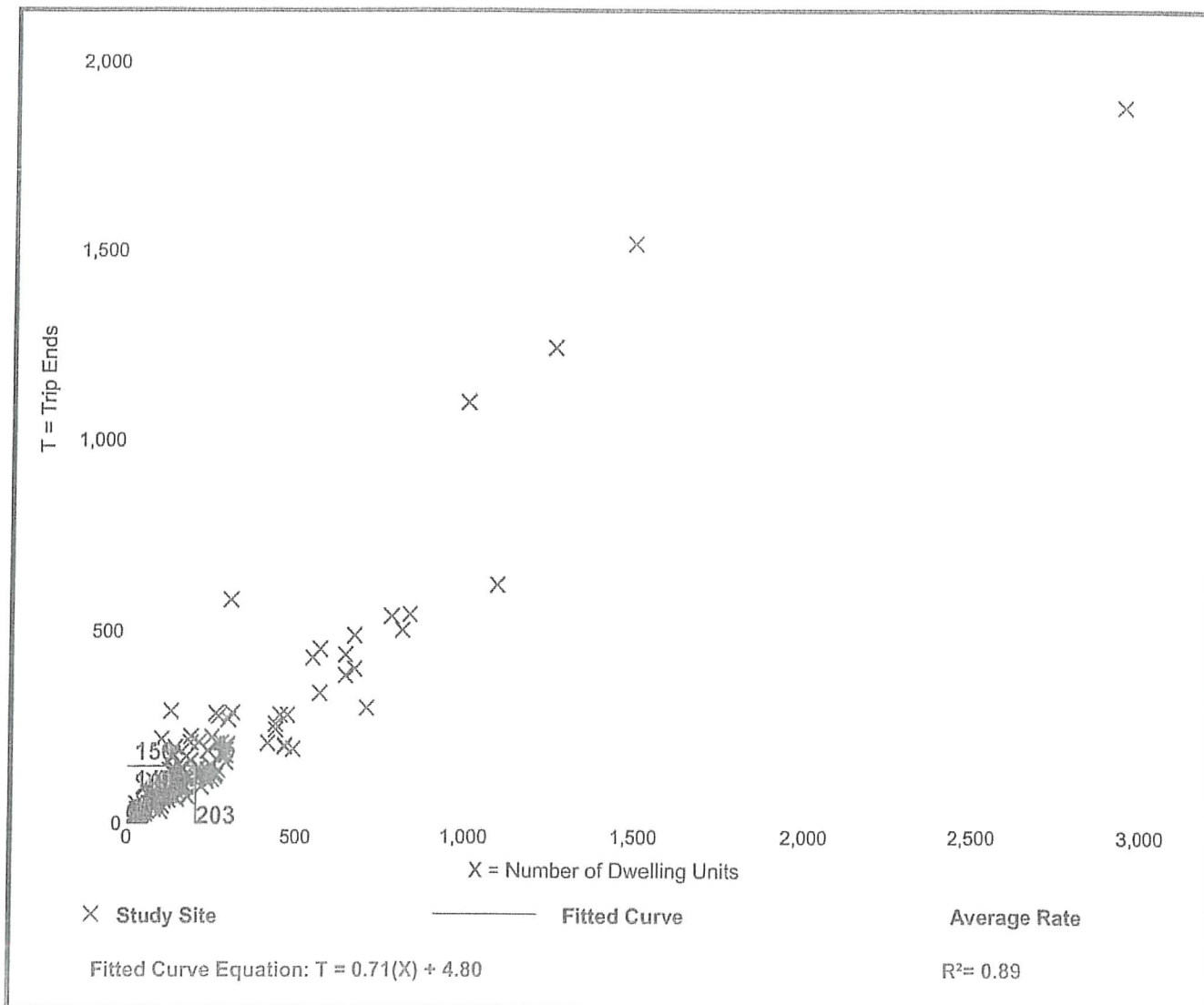
Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



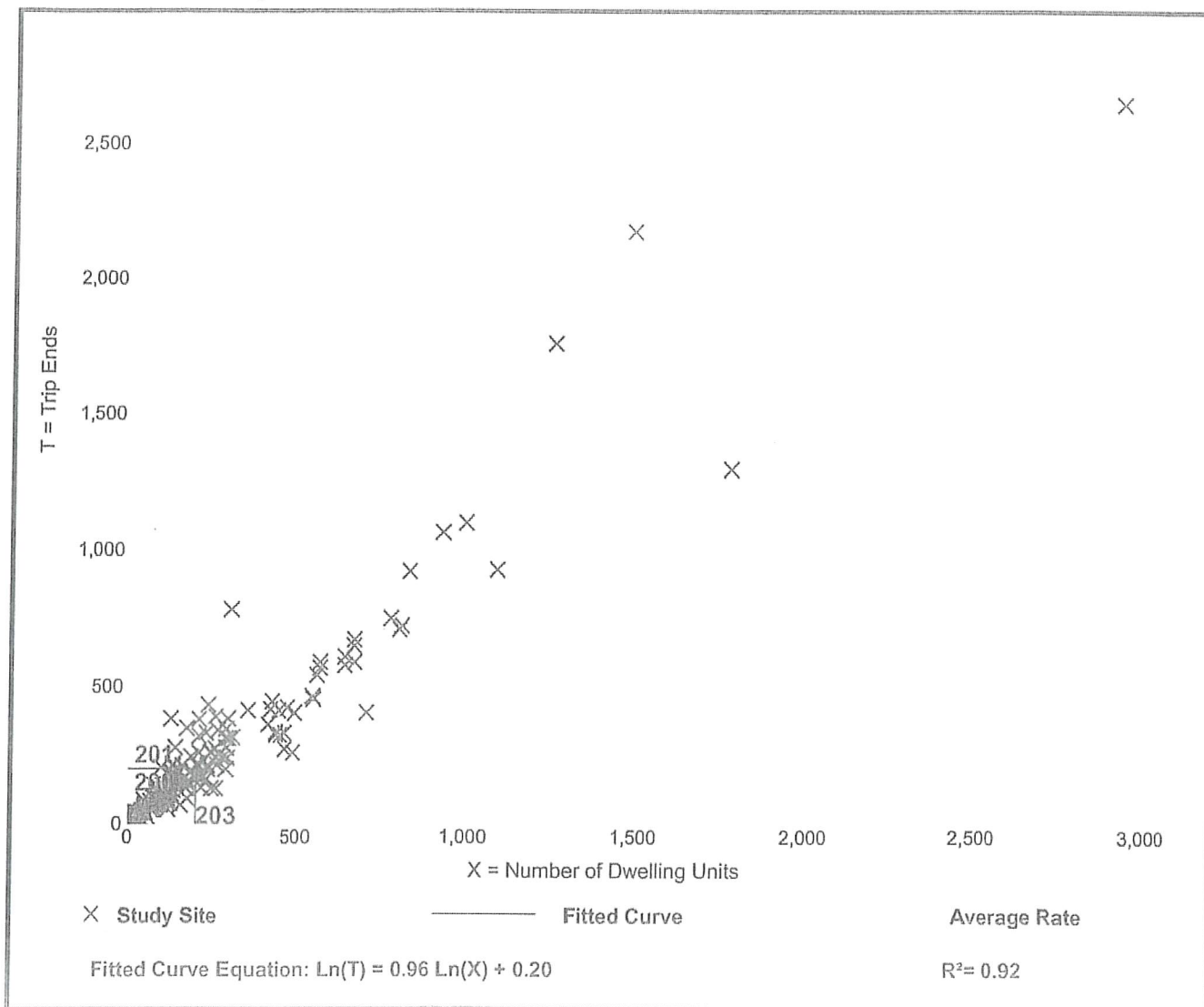
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 190
 Avg. Num. of Dwelling Units: 242
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Single-Family Detached Housing (210)

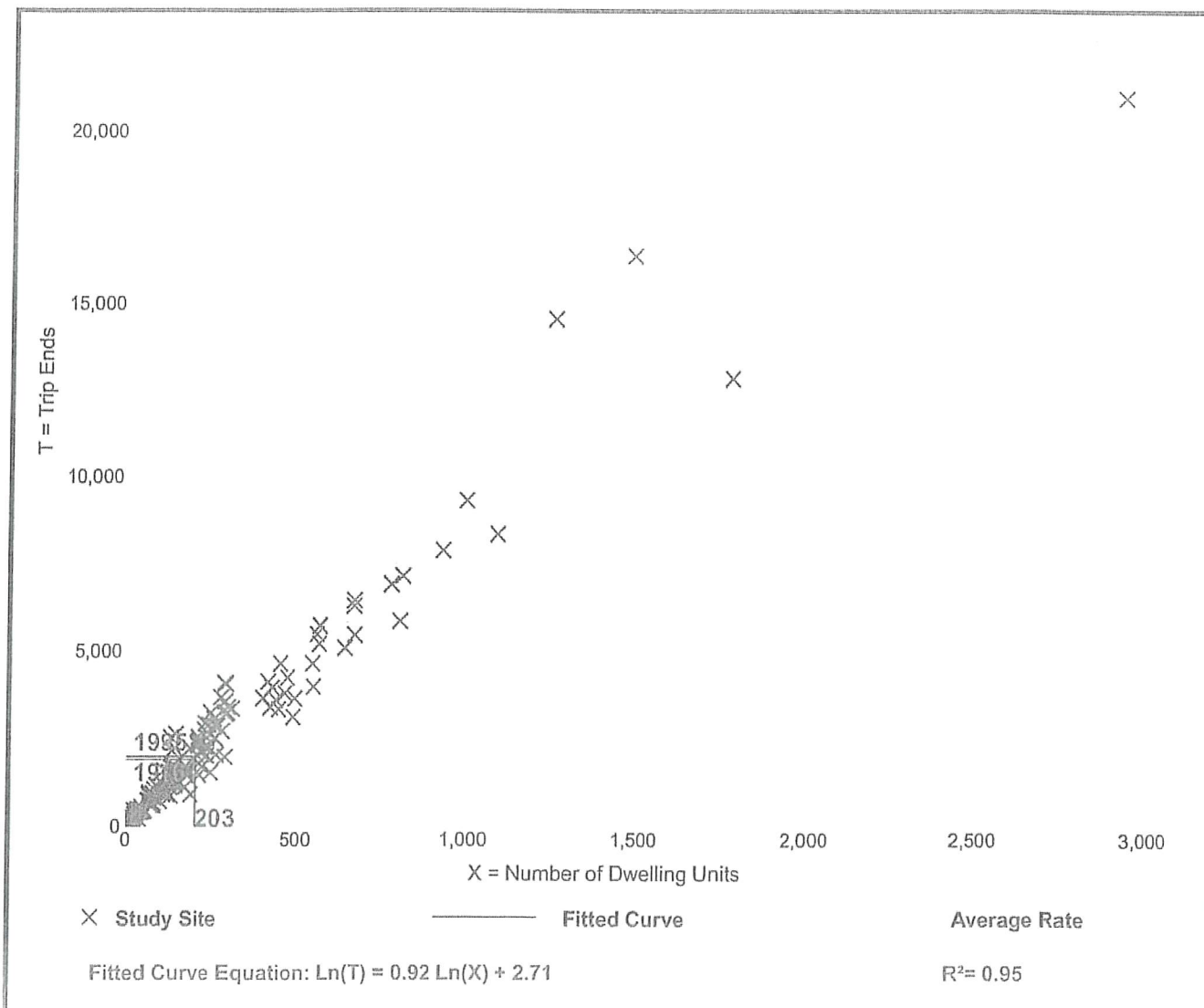
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



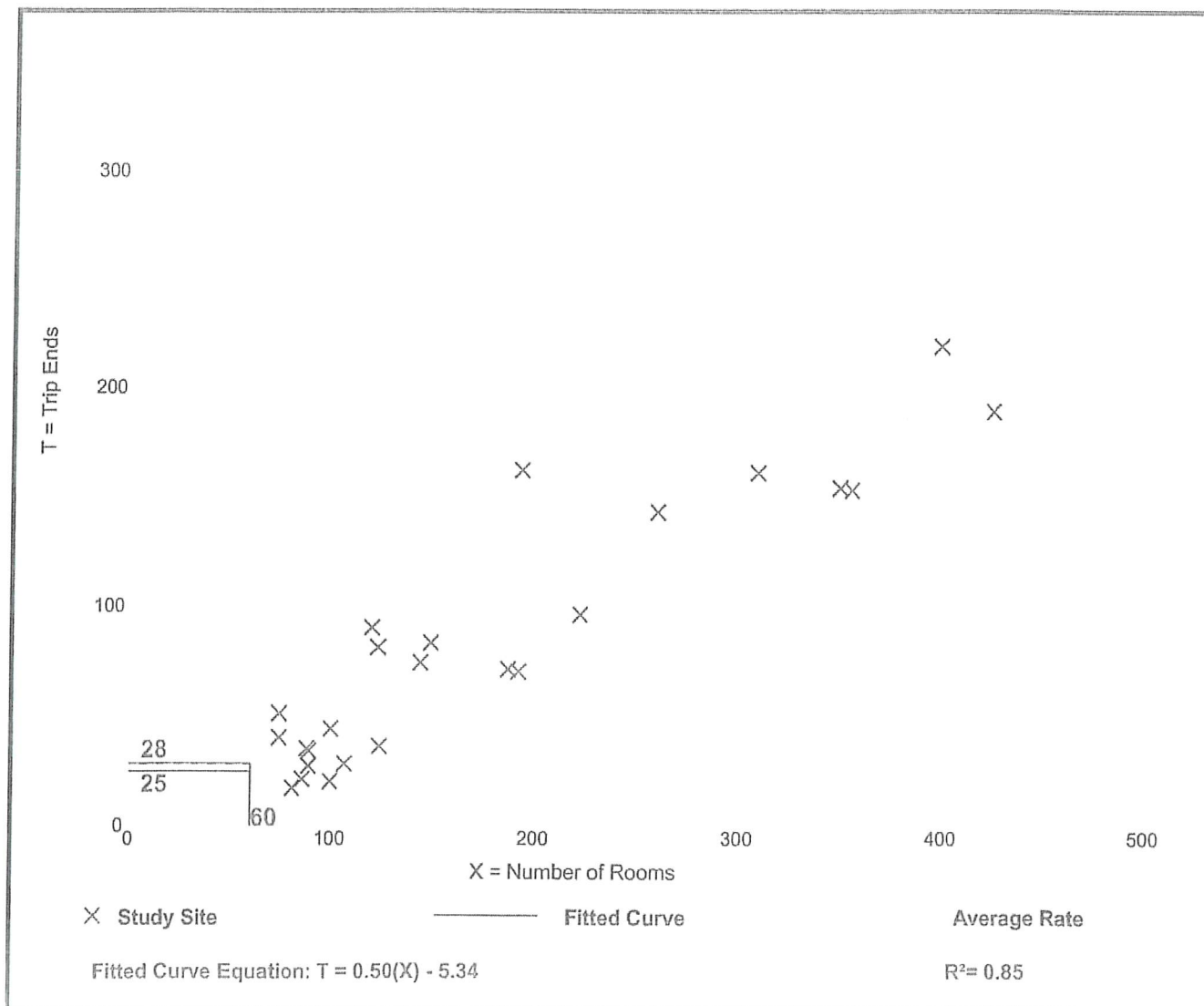
Hotel (310)

Vehicle Trip Ends vs: Rooms
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 25
 Avg. Num. of Rooms: 178
 Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.47	0.20 - 0.84	0.14

Data Plot and Equation



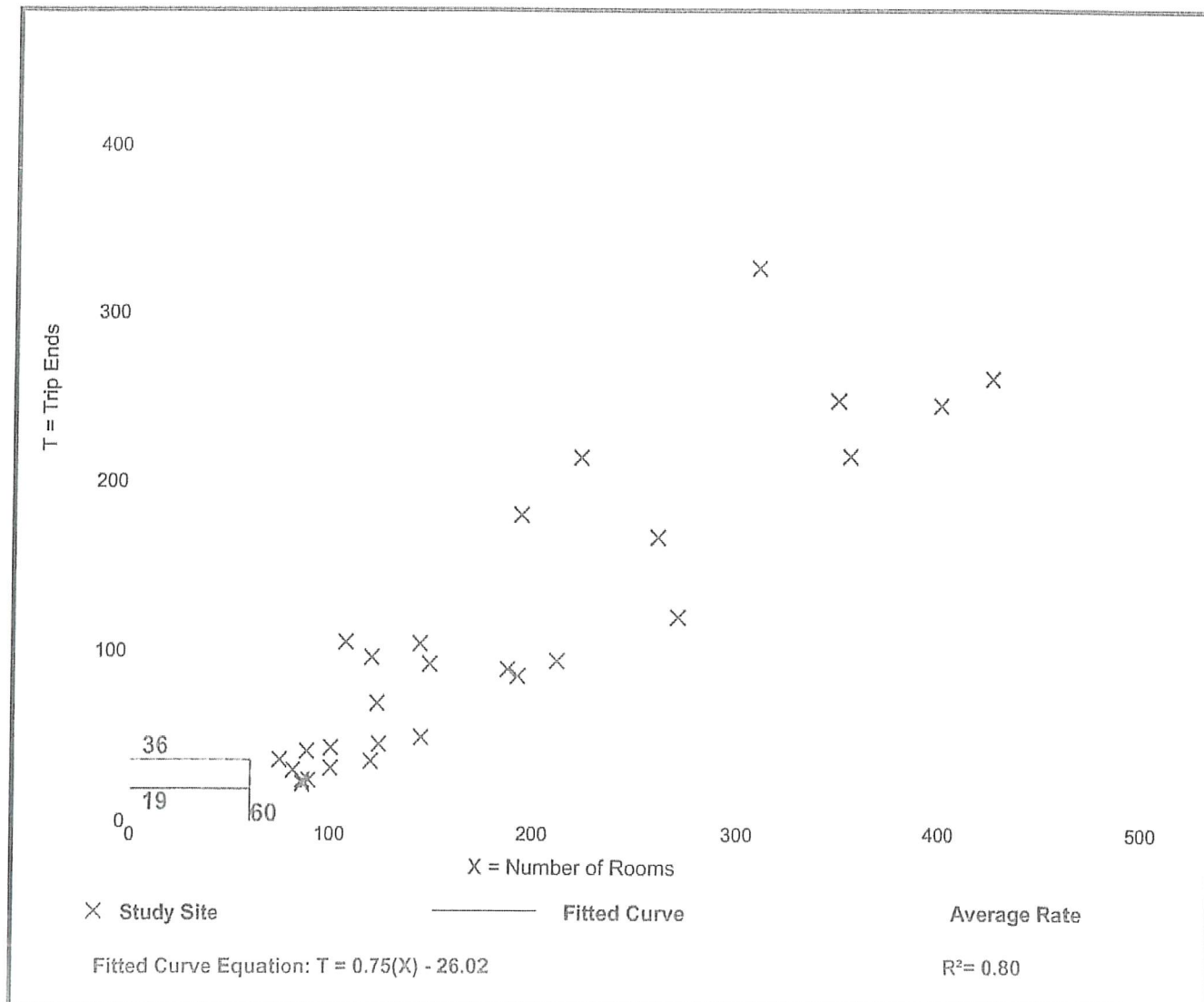
Hotel (310)

Vehicle Trip Ends vs: Rooms
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 28
 Avg. Num. of Rooms: 183
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.26 - 1.06	0.22

Data Plot and Equation



Hotel (310)

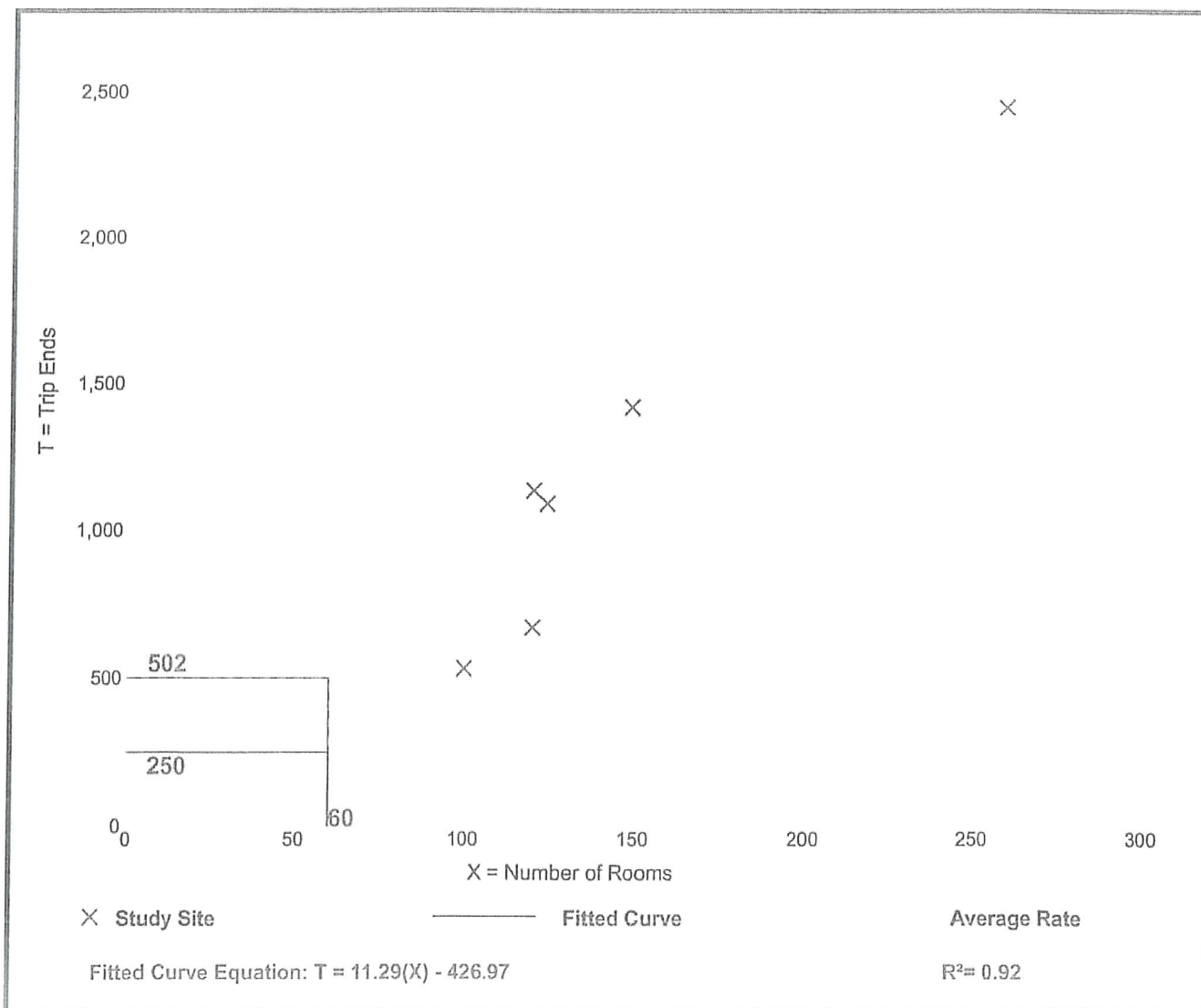
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Rooms: 146
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.36	5.31 - 9.53	1.86

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

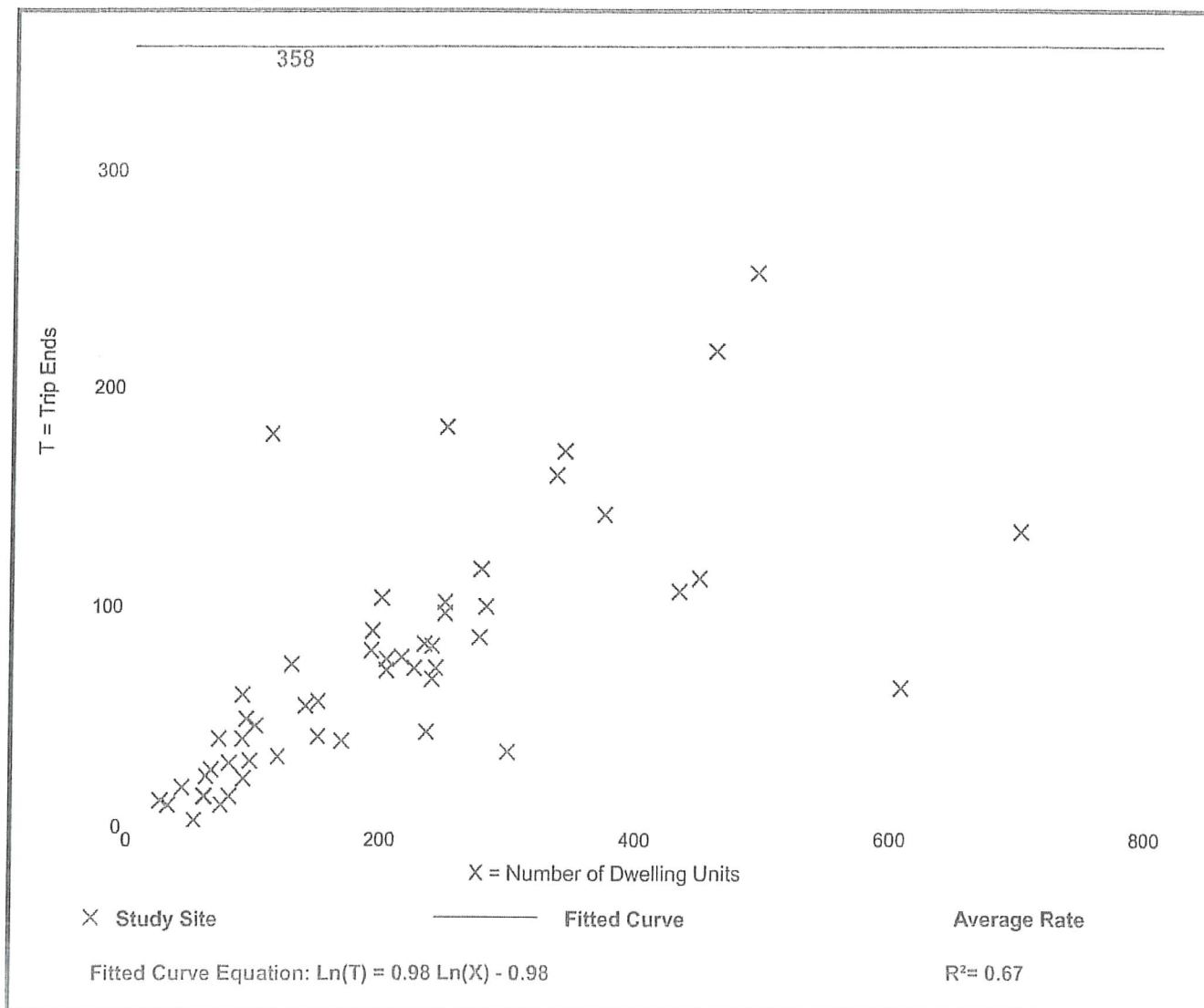
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

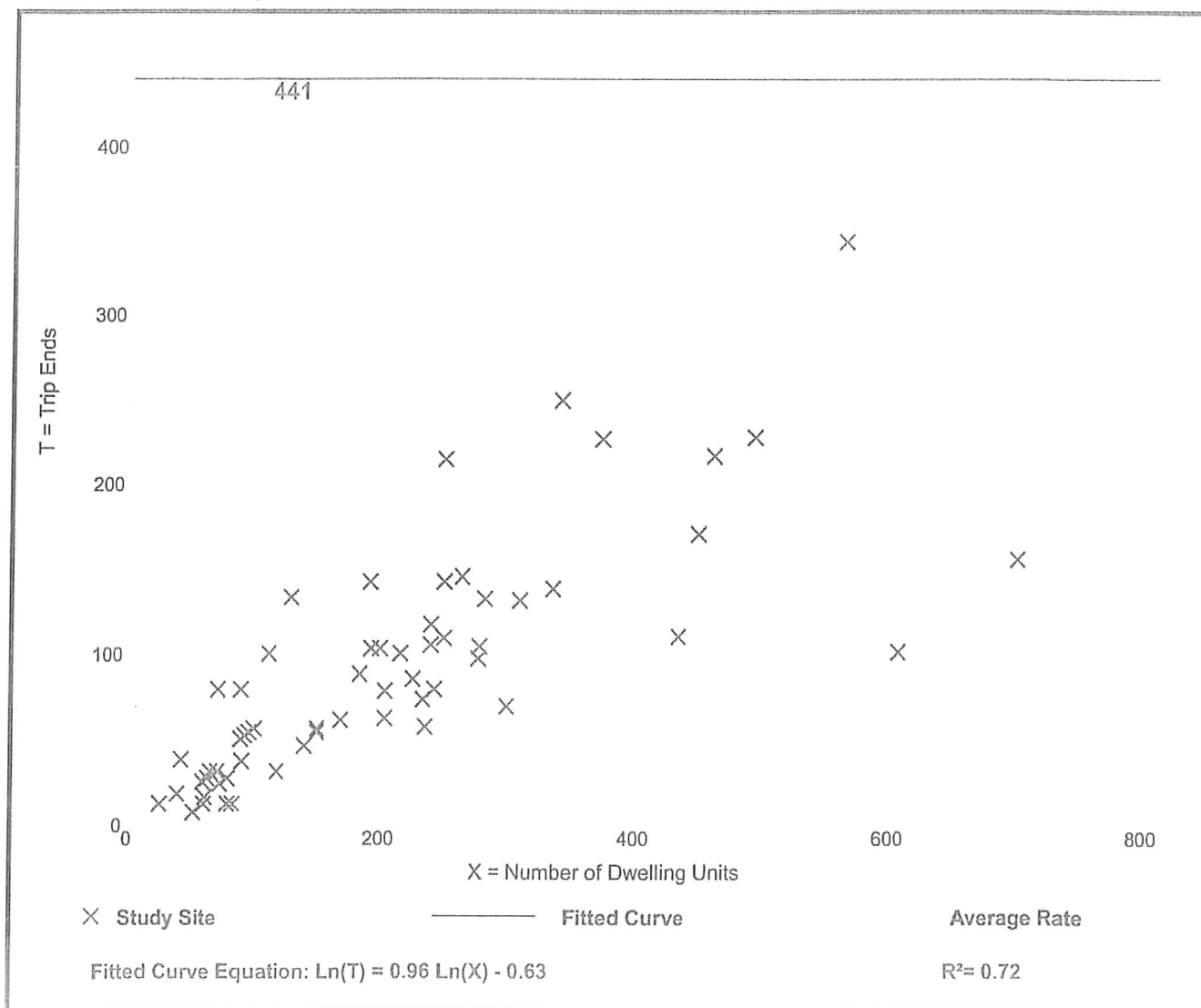
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

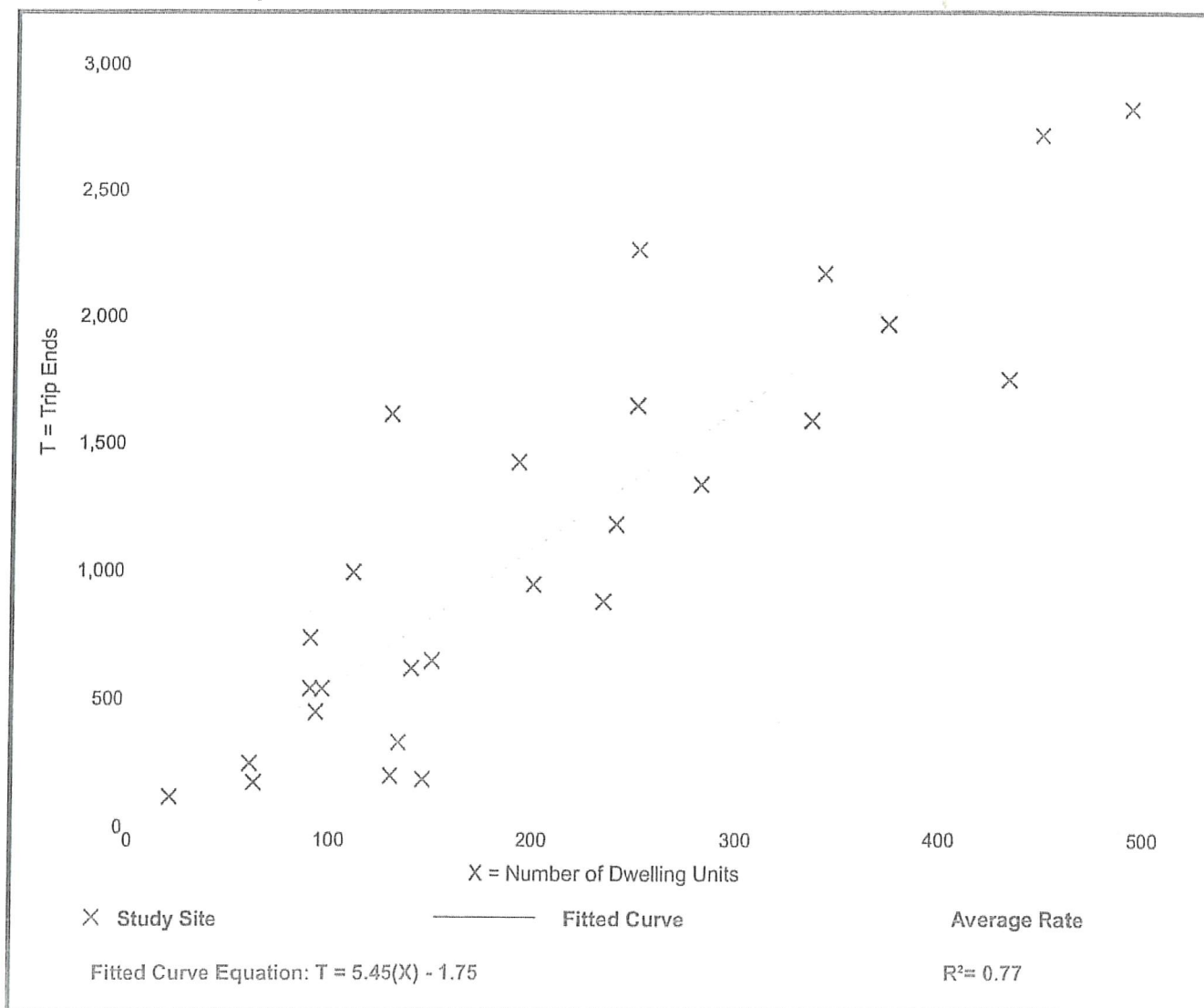
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

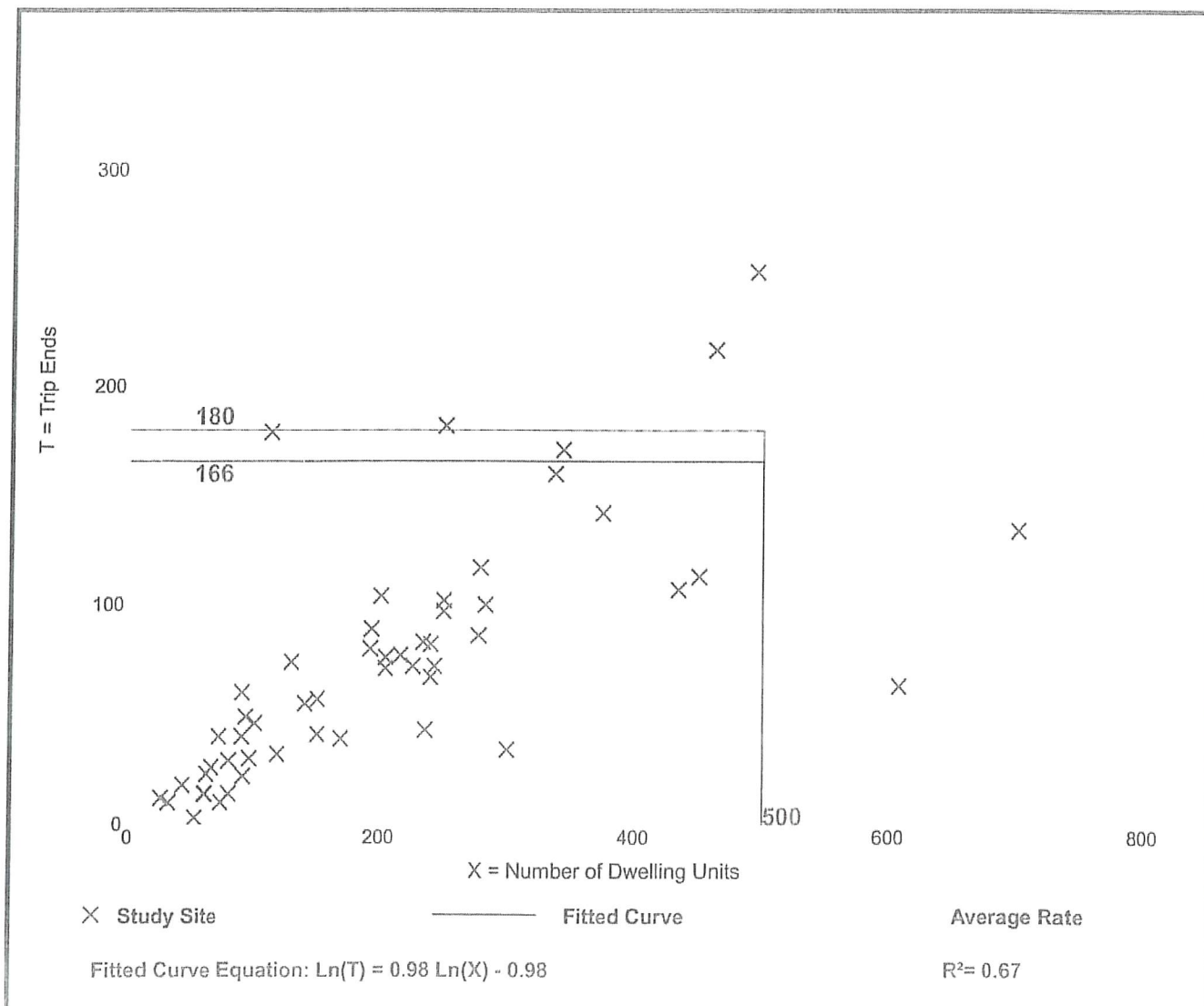
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

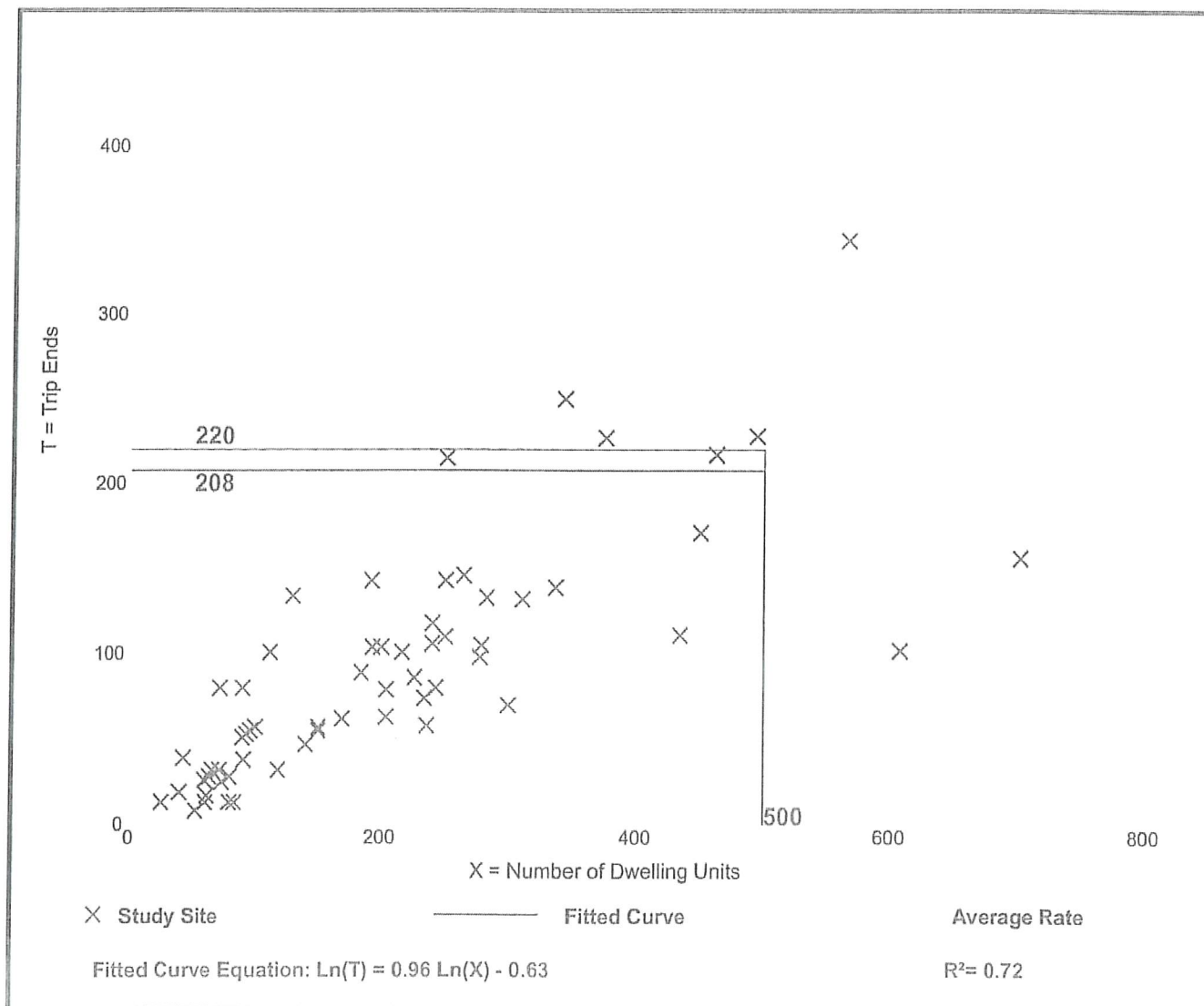
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

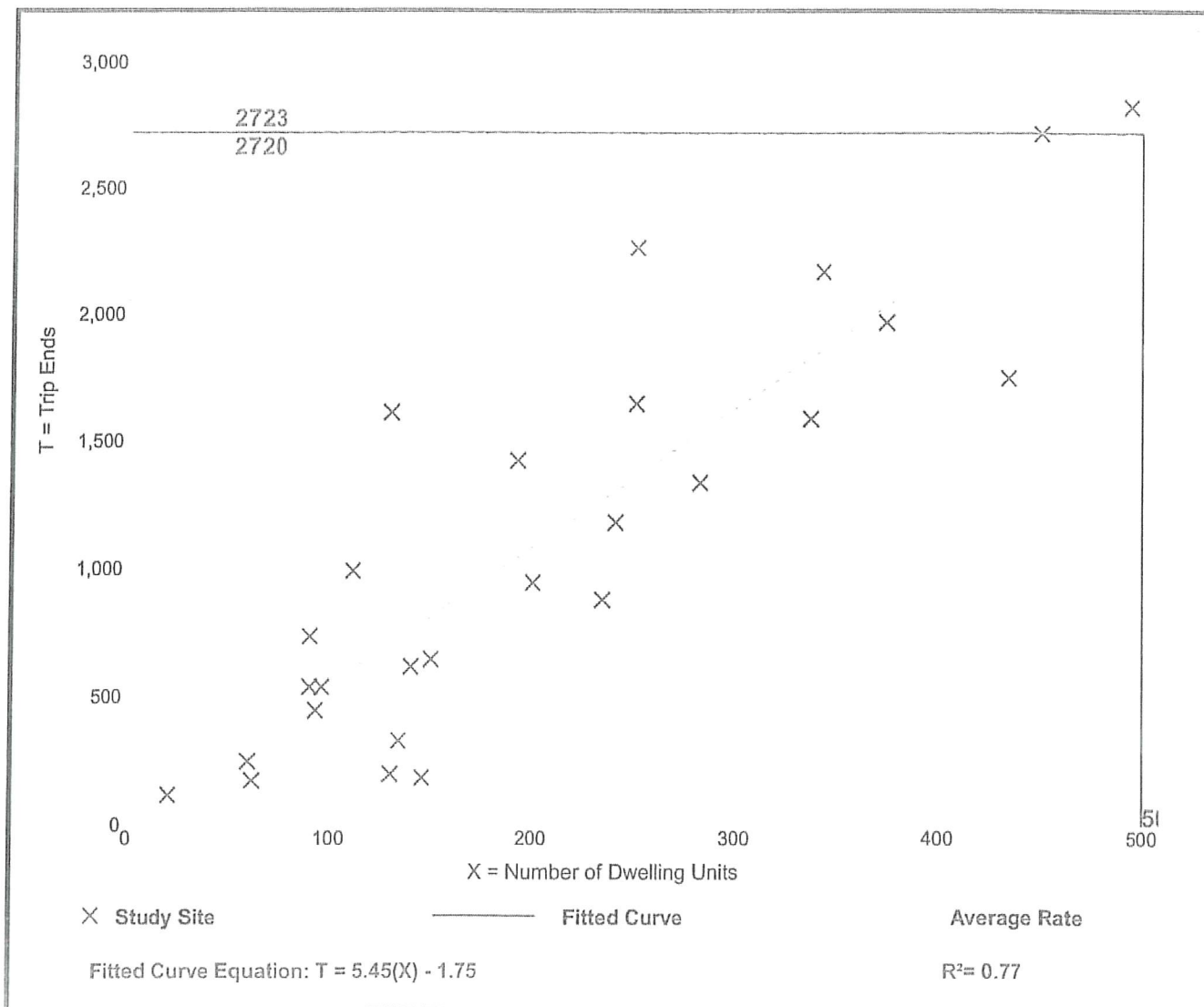
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

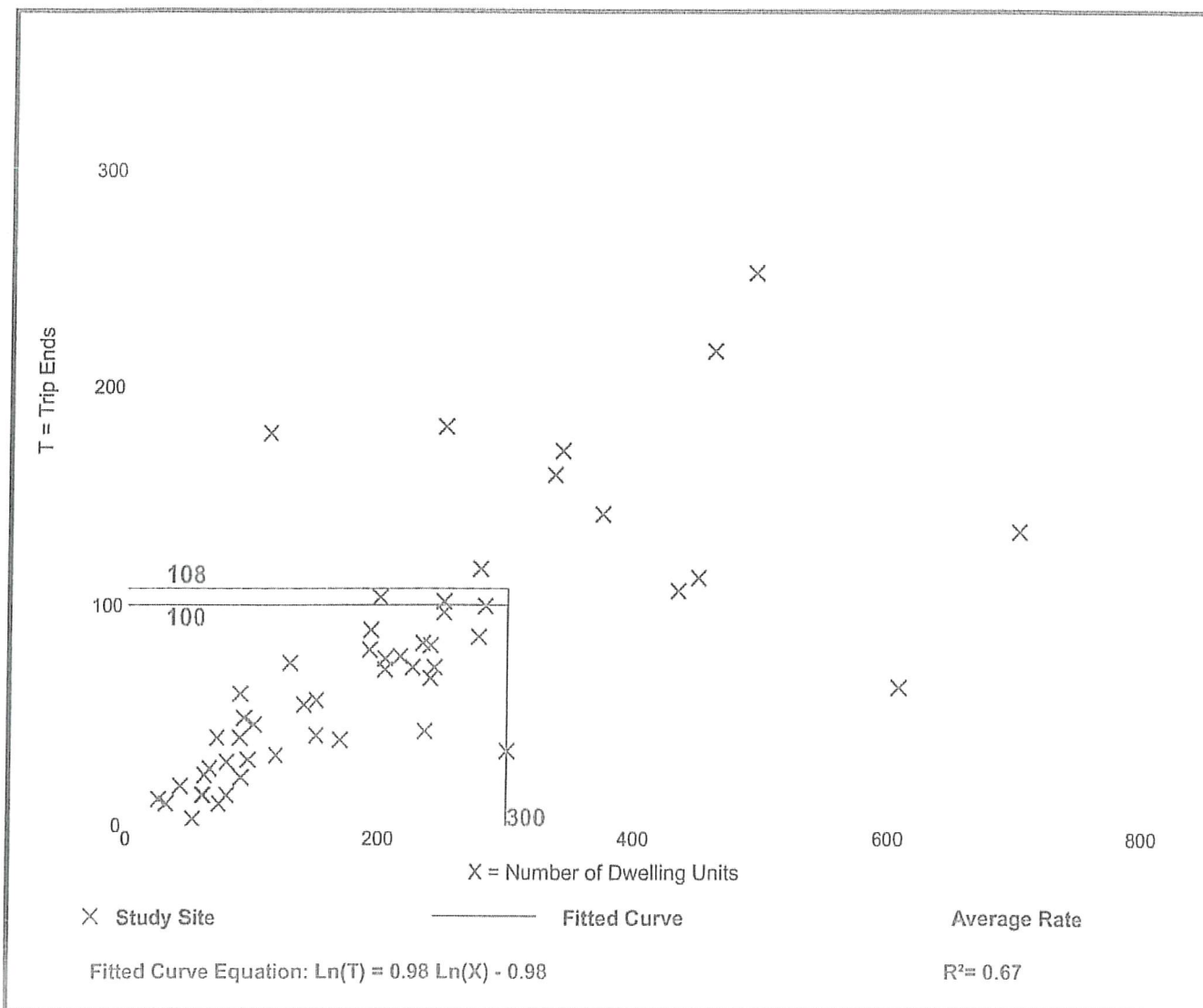
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

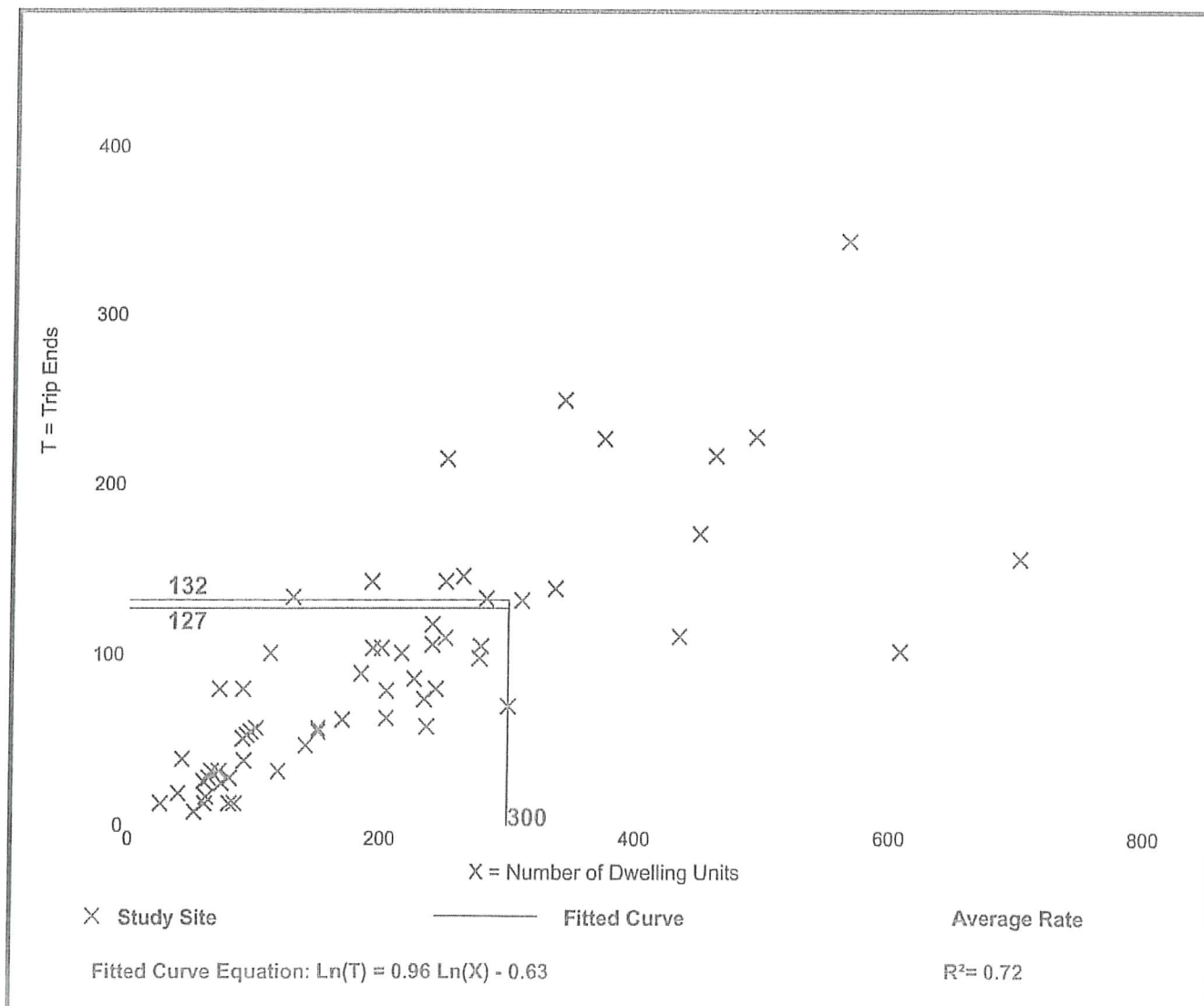
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

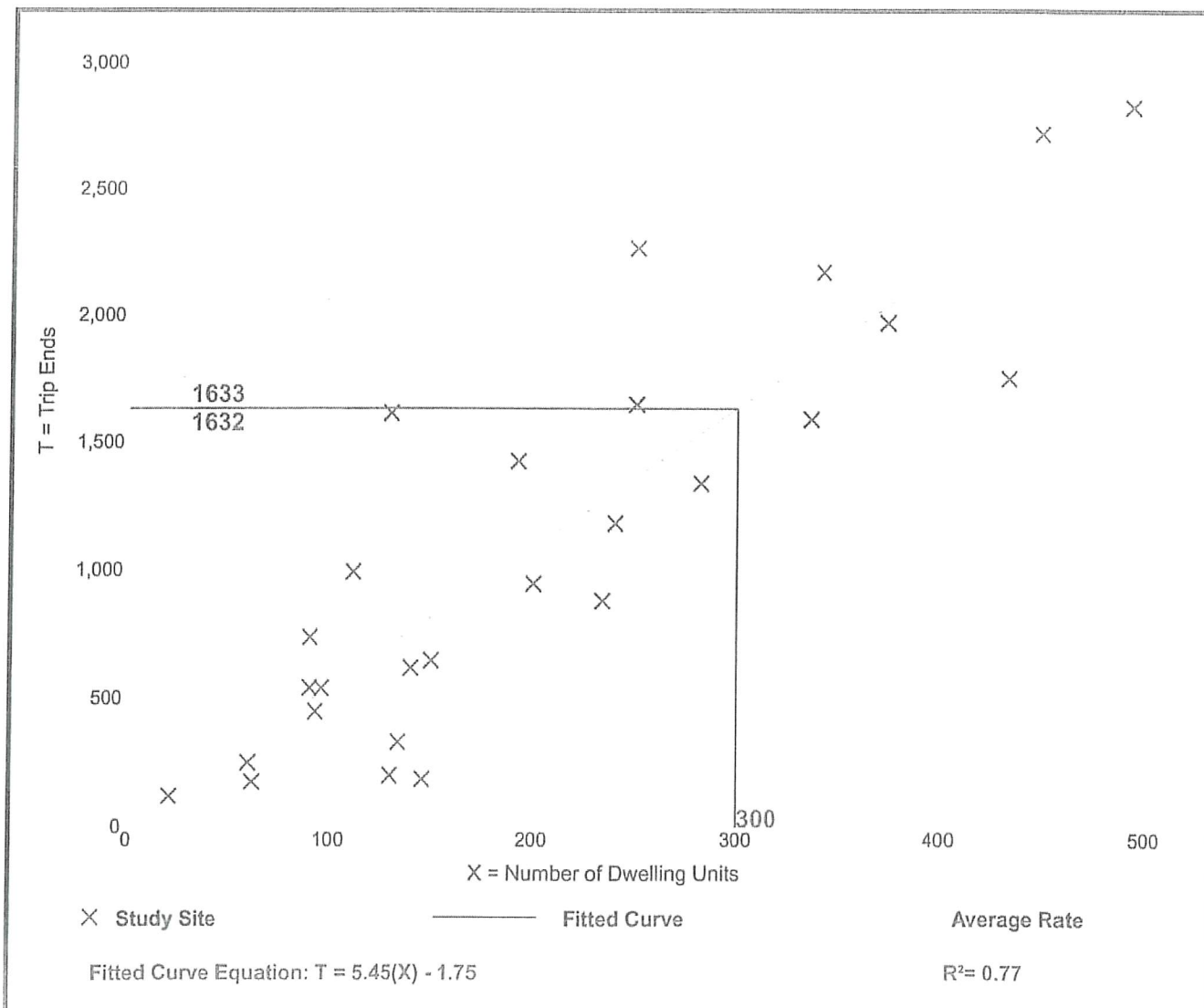
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

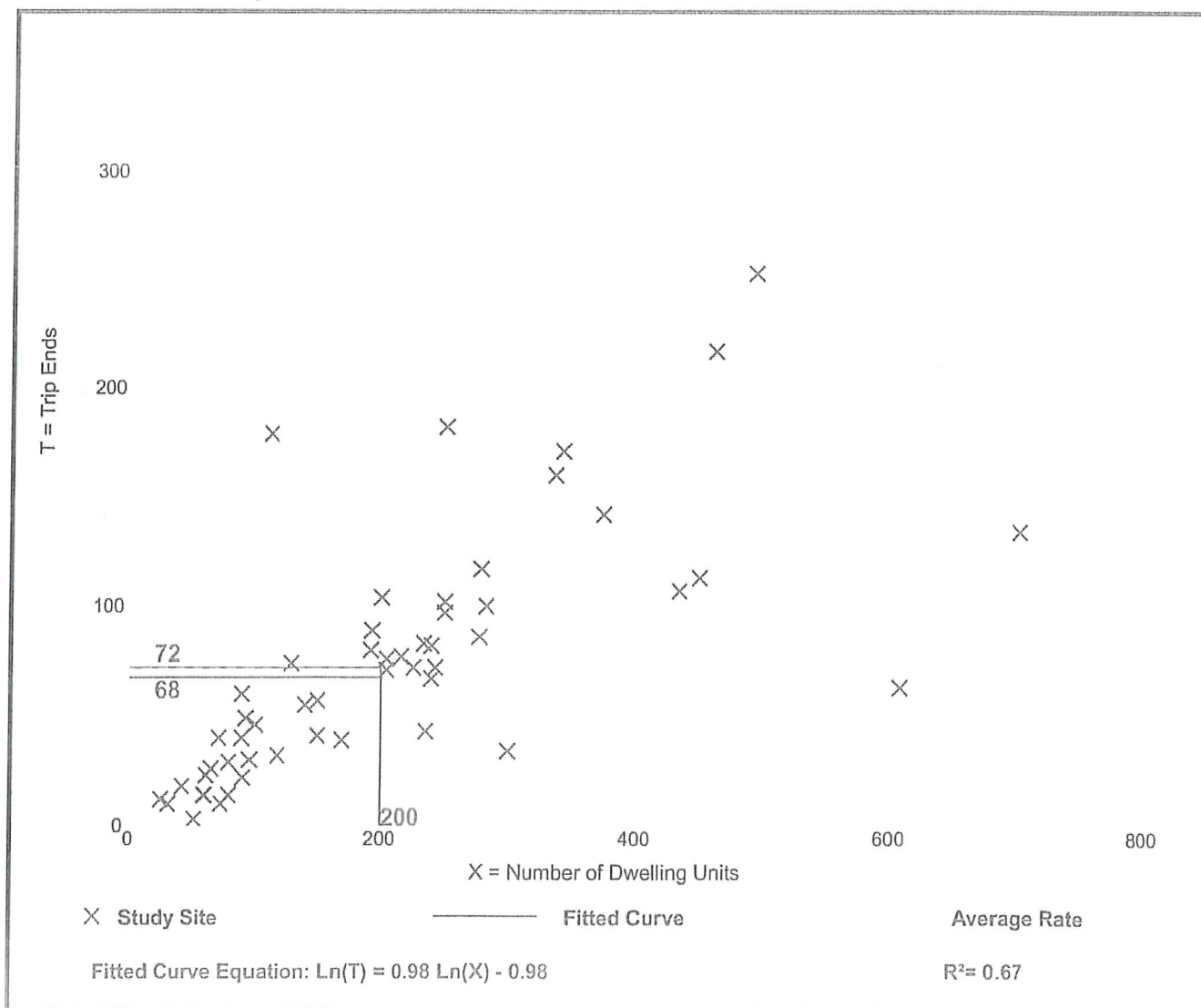
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

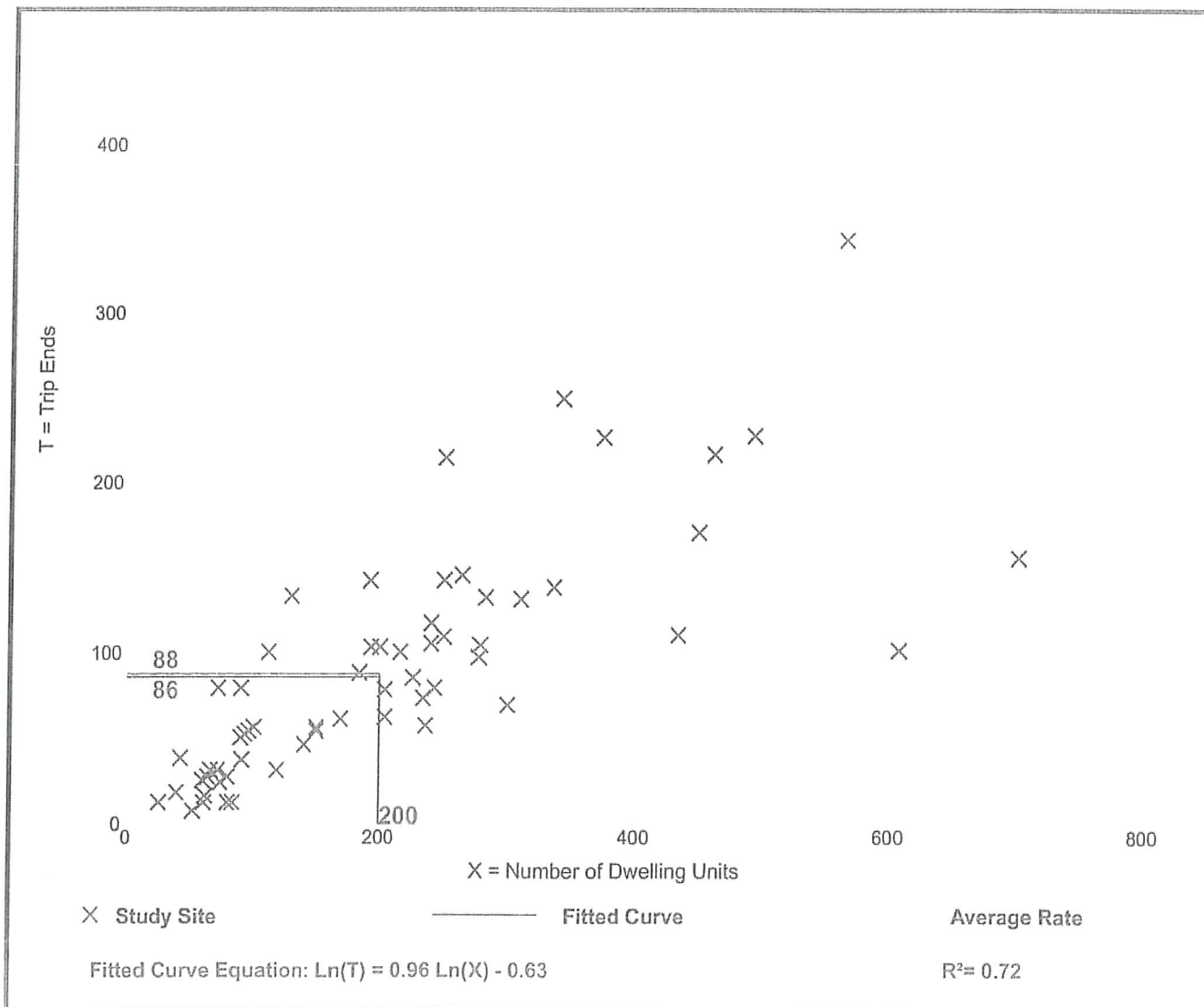
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

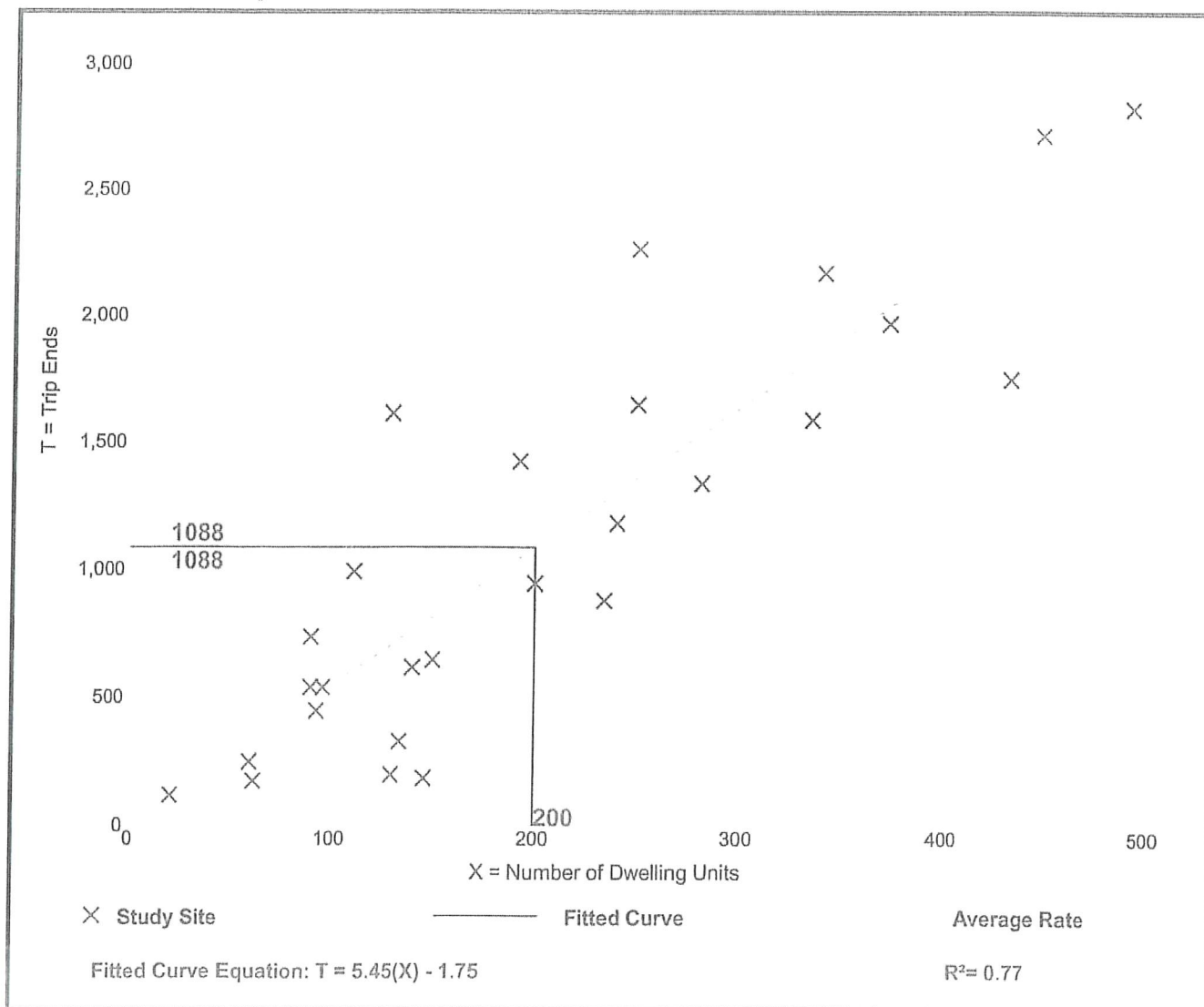
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Attachment G

HARMS

ENGINEERING, INC.

December 14, 2020

Gregory McCormick
Community Planning Director
City of Kennewick
210 W 6th Ave.
Kennewick, WA 99336

RE: Appeal 20-02/ PLN-2020-02960 Project # 20-125.1
Comprehensive Plan Amendment No. 20-06
SEPA Determination – Stormwater Impacts
Parcels # 1-0889-301-3081-002, 1-0889-400-0004-000, and portions of 1-0889-401-1681-005

Dear Mr. McCormick:

Harms Engineering, Inc. (HEI) has evaluated the proposed Comprehensive Plan Amendment zoning change from RL and RS to RH for stormwater impacts. The City of Kennewick requires that new development design stormwater facilities to retain and dispose of a 25-year 24-hour design storm on-site.

When designing stormwater facilities, the proposed development is evaluated based on pervious (landscaping) and impervious (buildings/roads/parking) areas. Without a specific development with known roads, parking, driveways, and buildings, the exact areas of pervious and impervious surfaces are unknown. Therefore, HEI estimated the pervious and impervious surfaces for the various zoning types as follows:

- RS: minimum 10,500 sf per lot (50% impervious/50% pervious) plus 2,040 sf per lot of right of way (100% impervious), overall, 58% impervious and 42% pervious.
- RL: minimum 7,500 sf per lot (50% impervious/50% pervious) plus 1,720 sf per lot for right of way (100% impervious), overall, 60% impervious and 40% pervious.
- RH: 27 units/acre, all units assumed to be 2-bedrooms, minimum 1,600 sf per lot (60% impervious/40% pervious) plus 480 sf per lot for right of way (100%). Open space requirements for multi-family developments where density is more than 7 units per acre: 300 sf open area required for 1st bedroom; 200 sf open area required for additional bedrooms. Overall estimated to be 70% impervious and 30% pervious.

The existing property has 33.72 acres in RS zoning and 6.92 acres in RL zoning. If the entire property were fully developed at the maximum density for the existing zoning, it would generate approximately 128,500 cubic feet (cf) of runoff during the 25-year 24-hour storm. That amount of runoff could be contained by a stormwater pond that is 150 ft wide x 160 ft long (base dimensions), 5 ft deep, with 3:1 side slopes (horizontal: vertical).

If the entire property were fully developed at the maximum density for RH zoning, the 40.6 acres would generate approximately 150,400 cf of runoff from the 25-year 24-hour storm. That amount

*Gregory McCormick / Appeal 20-02/ PLN-2020-02960
December 14, 2020*

*Page 2
Project #: 20-125.1*

of runoff could be contained by a stormwater pond that is 150 ft wide x 190 ft long (base dimensions), 5 ft deep, with 3:1 side slopes.

A zoning change from RS and RL to RH could result in approximately 17% more runoff that would need to be handled versus the existing zoning. Stormwater facilities for the development will be sized to collect, convey, and retain the runoff of the proposed development in accordance with the City's standards and regardless of zoning designation.

If you have any questions with this stormwater analysis, please contact me at 509-547-2679 or email at christine@harmseengineering.com.

Sincerely,



Christine Batayola
2020.12.14
15:25:38 -08'00'

Christy Batayola, PE

From: [Chad Brooks](#)
To: [Steve Donovan](#)
Subject: RE: [E] ED 20-14/PLN-2020-01014
Date: Tuesday, January 19, 2021 9:24:44 AM
Attachments: [image002.png](#)
[image004.png](#)
[image001.png](#)

No comment on SEPA check list.

Chad Brooks
 Distribution Design Tech I
 Benton PUD
 Email: brooksc@bentonpud.org
 Main # (509)582-2175
 Direct # (509)582-1233



From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Sent: Tuesday, January 5, 2021 4:44 PM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; EngService <EngService@bentonpud.org>; Jeff Vosahlo <vosahloj@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Mike Irving <irvingm@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrogers@bpa.gov>; BPA - Joe Cottrell <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjddeklyen@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Charter Communications - Robert Early <robert.early@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Ecology SEPA UNIT <sepaunit@ecy.wa.gov>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Fish & Wildlife - Michael Ritter <michael.ritter@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Frontier Communications (gregory.goodwin@ziply.com) <gregory.goodwin@ziply.com>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Kennewick School District; Brandon Potts <brandon.potts@ksd.org>; KID Development <development@kid.org>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Shane O'Neill <soneill@ci.richland.wa.us>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia

Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>; Ziply Fiber Gary Taylor (gary.taylor@ziply.com) <gary.taylor@ziply.com>

Subject: [E] ED 20-14/PLN-2020-01014

Attached is the SEPA Checklist and Attachments for the proposed Comprehensive Plan Amendment CPA 20-06. Initially, the proposal was sent out for comment back in August 2020.

The applicant has provided more detailed information in regard to what type of site development may take place in the future.

Please have your comments to me by 1/20/21.

Let me know if you have questions.

Steve

Steve Donovan, AICP

City of Kennewick

Community Planning/Senior Planner

O: 509.585.4361

Steve.Donovan@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



MEMORANDUM

Traffic Engineering Division

To: Steve Donovan, Planner

From: Joe Seet, Assistant Traffic Engineer

Date: January 14, 2021

Re: Traffic Engineering Comments for 2701 S. Sherman St. Change 40.6 Acres from LDR to HDR and from RL and RS to RH ED 20-14_PLN-2020-01014

Project: ED 20-14/PLN-2020-01014

Item 14. Transportation:

1. Traffic generation, as submitted, was validated and accepted.
2. Submit a letter clearly stating that all access to the site will be to Sherman Street and Hildebrand Boulevard, and that only emergency vehicular access will be allowed through Citadel Estates to 25th Ave and 26th Ave. No access is allowed to 27th Court. The portions of the 6.92 acre parcel and the 7.52 acre parcel that lie south of the canal (approximately 2.7 acres) may access through other properties to the south or west.
3. A traffic impact analysis shall be provided to assess site generated impacts at the following intersections:
 - Sherman & Bob Olson
 - Hildebrand & Southridge
 - Roundabout at Bob Olson & 10th Ave.

Please coordinate this study with the Apple Valley study.

4. Contact COK Transportation Manager to discuss the full scope of the traffic impact analysis.

JS:cm
PW2021-006

From: Corrine Camuso
Sent: Fri, 29 Jan 2021 19:13:23 +0000
To: Steve Donovan;sepa@dahp.wa.gov
Cc: Casey Barney;Jessica Lally
Subject: Re: City of Kennewick_Chavallo Property Citadel Estates Comprehensive Plan Amendment (ED 20-14/PLN-2020-01014)_Survey Requested (DAHP Project Tracking # 2020-10-06672)

Thank you for notifying us of this project. The project area borders the Yakama Ceded Lands and lies within Yakama Usual and Accustomed Areas. Being along a prominent landform, the project area has a high probability for encountering cultural resources. The project area is associated with Yakama Traditional Cultural Properties. We are requesting a cultural resources investigation. Please send a copy of the report to our office for review.

Regards,
Corrine Camuso
Yakama Nation
Cultural Resources Program Archaeologist
Office 509-865-5121 ext. 4776

From: Hanson, Sydney (DAHP) <Sydney.Hanson@dahp.wa.gov>
Sent: Tuesday, January 19, 2021 1:43 PM
To: Steve.Donovan@ci.kennewick.wa.us
Cc: Ashley Morton; christian.nauer@ctwsbnr.org; Casey Barney; Corrine Camuso; Jessica Lally; Jon Shellenberger; Kate Valdez; Noah Oliver
Subject: City of Kennewick_Chavallo Property Citadel Estates Comprehensive Plan Amendment (ED 20-14/PLN-2020-01014)_Survey Requested (DAHP Project Tracking # 2020-10-06672)

Hi Steve,

Attached is our letter regarding the project referenced in the subject line. Please contact me with any questions.

All the best,

Sydney Hanson, MA | Transportation Archaeologist

(preferred pronouns: she / her)

360.280.7563 (cell) | sydney.hanson@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

**Please note that all DAHP employees are currently working remotely as a precaution against COVID-19. Our current schedules, email addresses, and cell phone numbers are available on our website. Thank you for your patience and understanding.*



**Washington State
Department of Transportation**

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

January 12, 2021

City of Kennewick
Community Planning Department
210 W 6th Avenue
Kennewick, WA 99336

Attention: Steve Donovan, Senior Planner

Subject: CPA 20-06, Jose Chavallo & Tammy Steele-Chavallo
US 395 – MP 14.90; I-82 – Exit 113

We have reviewed the proposed Comprehensive Plan land use map amendment. The designations for the Citadel Estates lots 37 & 38 (40.6 acres) would change from low-density residential to high-density residential. We have the following comments.

The lots are not adjacent to U.S. Highway 395 (US 395). However, US 395 is the sole north-south arterial serving the area. As such, WSDOT expects the majority of traffic generated by these proposals will utilize US 395 and access the highway at Ridgeline Drive, Hildebrand Boulevard, and 27th Avenue.

The lots are north of Hildebrand Boulevard, east of Sherman Street, and is near 28th Avenue. An extension of 28th Avenue to serve the site would provide a direct connection to 27th Avenue. The US 395/27th Avenue intersection has exceeded its capacity at peak times. The site is located about 1 mile north of I-82 and about 1.2 miles due west of the US 395/27th Avenue intersection.

The Southridge area has seen significant development recently and traffic is increasing with congestion in certain locations. We are concerned with the cumulative impact to our system. According to the applicant's traffic engineer, the existing designation would allow up to 203 single-family homes. The new designation will include a 60-room hotel and anywhere from 200 to 1,096 multi-family dwelling units. The potential trips from the new development could generate between 1,590 to 6,464 trips per day and 124 to 518 new trips in the P.M. peak hour. This is a significant addition of traffic.

The City indicates that if the proposed land use map amendment is approved, a rezone under a separate action will be required to implement the amendment. The applicant's traffic engineer indicates the rezone would be coupled with a project-specific application. As development is proposed, they will be subject to review for their

City of Kennewick – CPA 20-06, Chavallo Comprehensive Plan Map Amendment
January 12, 2021
Page | 2

impacts to the WSDOT system. When development occurs, it will be one of the factors requiring improvements to US 395 and potentially I-82. It is to the benefit of the City, the State, and future developers to preserve the functionality of US 395 and I-82.

The development will need to mitigate its traffic impacts. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development. Of particular concern to the department are the effects developments have on the multimodal capacity, retention and treatment of stormwater, outdoor lighting, noise sensitivity, and signage. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer. The City and developer should consider Transportation Demand Management (TDM) measures to reduce traffic impacts.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact John Gruber at (509) 577-1636.

Sincerely,



Paul Gonseth, P.E.
Planning Engineer

PG:jg

cc: File – Comp Plans/Benton County
Celeste Gilman, WSDOT Multimodal Planning
Will Simpson, Washington Department of Commerce



Department of Energy

Bonneville Power Administration
2211 North Commercial Avenue
Pasco, WA 99301

TRANSMISSION SERVICES

January 20, 2021

In reply refer to: ED 20-14/PLN-2020-01014

Located within a Portion of Section 8, Township 8 North,
Range 29 East, W.M., Benton County, Washington

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

Dear Steve:

Bonneville Power Administration (BPA) has had the opportunity to review ED 20-14/PLN-2020-01014. The review is for a proposed comprehensive plan amendment. The project is generally located west of Kellogg Street in Kennewick, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 3,589 feet north of the subject property. 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 (509) 544-4747 or by email at jecottrell@bpa.gov.

Sincerely,

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

Joseph E. Cottrell II
BPA Field Realty Specialist



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

January 19, 2021

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

In future correspondence please refer to:
Project Tracking Code: 2020-10-06672
Property: City of Kennewick_Chavallo Property Citadel Estates Comprehensive Plan
Amendment (ED 20-14/PLN-2020-01014)
Re: Survey Requested

Dear Steve Donovan:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. While our statewide predictive model indicates that there is a low probability of encountering cultural resources within the proposed project area, prehistoric artifacts have been found in the Thompson Hill vicinity in the past, suggesting that archaeological sites may be present. Therefore, we ask that a professional archaeological survey of the project area is conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

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

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

Sincerely,

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



From: [Blaine Broberg](#)
To: [Steve Donovan](#)
Subject: RE: ED 20-14/PLN-2020-01014
Date: Tuesday, January 12, 2021 4:30:56 PM
Attachments: [image001.png](#)
[image002.png](#)

Mr. Donovan,

KID has no comments for ED 20-14.

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

From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>

Sent: Tuesday, January 5, 2021 4:44 PM

To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow
 <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority
 - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson
 <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>;
 Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; Benton PUD - engineering
 services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>;
 Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Mike Irving
 <irvingm@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD
 Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Joe
 Cottrell <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjddeklyen@bpa.gov>; Cascade Gas James
 Thomas <james.thomas@cngc.com>; Charter Communications - Robert Early
 <robert.early@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>;
 Department of Ecology SEPA UNIT <sepaunit@ecy.wa.gov>; Dept of Archaeology and Historic
 Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife
 <harvepjh@dfw.wa.gov>; Dept of Fish & Wildlife - Michael Ritter <michael.ritter@dfw.wa.gov>;
 Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School
 District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Frontier Communications
 (gregory.goodwin@ziplay.com) <gregory.goodwin@ziplay.com>; Greg Wendt
 (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Kennewick School District;
 Brandon Potts <brandon.potts@ksd.org>; Development <development@kid.org>; Michelle Cooke
 <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us)
 <mstevens@ci.richland.wa.us>; Shane O'Neill <soneill@ci.richland.wa.us>; US Army Corps of
 Engineers <CENWW-RE@usace.army.mil>; Williams Pipeline - Audie Neuson
 <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia

Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>; Ziply Fiber Gary Taylor (gary.taylor@ziply.com) <gary.taylor@ziply.com>

Subject: ED 20-14/PLN-2020-01014

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

Attached is the SEPA Checklist and Attachments for the proposed Comprehensive Plan Amendment CPA 20-06. Initially, the proposal was sent out for comment back in August 2020.

The applicant has provided more detailed information in regard to what type of site development may take place in the future.

Please have your comments to me by 1/20/21.

Let me know if you have questions.

Steve

Steve Donovan, AICP

City of Kennewick

Community Planning/Senior Planner

O: 509.585.4361

Steve.Donovan@ci.kennewick.wa.us



**CITY OF KENNEWICK
COMMUNITY PLANNING DEPARTMENT**

DATE: January 25, 2021
FILE/PROJECT #: ED 20-14/PLN-2020-01014
APPLICANT: Jose A. Chavallo

Documents, Regulations and other Pertinent Information:

This evaluation and environmental threshold determination are based on an analysis of information contained in the following documents, applicable local & state law and Growth Management Hearings Board cases:

1. Washington Administrative Code (WAC) 197.11;
2. Revised Code of Washington (RCW) 43.21C;
3. City of Kennewick, KMC Chapter 4.08, State Environmental Policy Act (SEPA);
4. City of Kennewick, KMC Title 18, Zoning;
5. City of Kennewick Comprehensive Plan;
6. Southridge Master Plan & Environmental Impact Statement
7. SEPA Environmental Checklist submitted under file number ED 20-14 dated 4/21/2020 and the updated SEPA checklist submitted 9/14/2020;
8. Revised SEPA checklist and supplemental information submitted on December 30, 2020;
9. Growth Management Hearings Board (GMHB) cases Spokane County v. Eastern Washington GMHB, 176 Wash. App. 555,579-580 (2013) and Heritage Baptist Church v. Central Puget Sound GMHB, 2 Wash. App. 737, 751 (2018).

Findings:

1. Location: The subject property is located at 2701 & 2711 South Sherman Road and lots 37 & 38 of the Citadel Estates Preliminary Plat;
2. Existing Comp Plan & Zoning Designation: The subject property is designated as Low Density Residential on the City's Comprehensive Plan Land Use Map. The City's official zoning map designates 2701 S. Sherman Street and Lots 37 & 38 of Citadel Estates Preliminary Plat as Residential, Suburban; 2711 S. Sherman Street is zoned Residential, Low.
3. Kennewick Municipal Code (KMC) Title 18, Zoning requires minimum lot sizes of 7,500 square feet for properties zoned Residential, Low and lot sizes of 10,500 square feet for properties zoned Residential, Suburban.
4. KMC Title 18, Zoning contains the following Critical Area chapters:
 - a. 18.58 – Critical Areas, General Provisions;

- b. 18.59 – Critical Areas, Wetlands: None Identified;
 - c. 18.60 – Critical Areas, Critical Aquifer Recharge Areas: None Identified;
 - d. 18.61 – Critical Areas, Frequently Flooded Areas: None Identified;
 - e. 18.62 – Critical Areas, Geological Hazardous Areas: Several areas on the subject property that exceed 15% and areas that exceed 40% slopes;
 - f. 18.63 – Critical Areas, Fish and Wildlife Habitat Conservation Areas: Wildlife habitat areas identified on subject property.
5. The applicant is proposing a change to the Comprehensive Plan Land Use Map for the subject property from Low Density Residential to High Density Residential;
 6. All properties surrounding the requested change are designated Low Density Residential. The nearest higher density areas are located along Hildebrand Avenue several hundred feet to the south of the subject property;
 7. The implementing zoning for the High Density Residential Land Use Map designation is Residential, High (RH);
 8. The Residential, High zoning district allows residential development up to 27 dwelling units per acre;
 9. Additional permitted or conditionally permitted uses in the RH zoning district include, but are not limited to:
 - a. Group Living II;
 - b. Mini Storage;
 - c. Motels, Hotels & similar accommodations;
 - d. Nursing Homes;
 - e. Health Facilities; and
 - f. Hospitals
 10. The applicant has indicated a “possible” future project if the change is approved, however, if approved any use listed, as either permitted or conditional use would be allowed;
 11. The applicant submitted the required materials to be considered for inclusion in the City’s annual comprehensive plan update process;
 12. As a part of the application materials, the applicant provided a State Environmental Policy Act (SEPA) environmental checklist;
 13. After review of the SEPA checklist a Declaration of Non-significance was issued for the non-project action;
 14. On August 20, 2020 the City received an appeal of the SEPA threshold determination filed by the Panoramic Heights Homeowners Association;
 15. After review of the SEPA appeal and reconsideration of the environmental checklist the City withdrew the DNS for this proposed comprehensive plan amendment on August 28, 2020;
 16. On August 28, 2020 the city sent a request for additional information to Jose Chavallo identifying a number of sections of the SEPA checklist where information was needed in order to issue a new threshold determination;
 17. Based on two Washington State Growth Management Hearings Board decisions (Spokane County v. Eastern Washington Growth Management Hearings Bd., 176 Wash. App. 555, 5790-580 (2013) and Heritage Baptist Church v. Central Puget Sound Growth Management Hearings Bd., 2 Wash. App. 737, 751 (2018)) the applicant must consider likely development to occur if the request is granted and provide responses to the questions within the SEPA checklist accordingly;
 18. On September 14, 2020 the applicant submitted a revised SEPA checklist with a number of attachments including the 2007 Geotechnical Report for Panoramic Heights 4 (August 21, 2007); Critical Areas Report for Citadel Estates (July 1, 2009); Addendum to Critical Areas Report for

- Citadel Estates (October 15, 2010); Mitigated Determination of Non-Significance #10-56 (March 21, 2011);
19. City staff reviewed the revised checklist and attachments and notes that the applicant has not addressed the key issue of assuming a likely development under the requested change and address potential impacts of the likely development;
 20. Public access to the site is currently non-existent – the City requested the applicant provide a proposed means of accessing the subject property, which was not provided in the updated materials submitted on 9/14/2020.
 21. The City issued a Determination of Significance (DS) and Scoping determination on October 7, 2020 citing the lack of information previously described in SEPA documents submitted. The comment period for this decision ended on October 22, 2020.
 22. The applicant filed an appeal of the City's DS threshold determination on October 23, 2020.
 23. On December 30, 2020 a revised SEPA checklist was submitted by James Carmody on behalf of the applicant. The revised checklist included a number of attachments including the following:
 - a. Geotechnical Investigation for Panoramic Heights 4 dated August 21, 2007;
 - b. Critical Areas Report for Citadel Estates dated July 1, 2009;
 - c. Addendum to Critical Areas Report for Citadel Estates dated October 15, 2010;
 - d. SEPA checklist for Citadel Estates dated September 14, 2010;
 - e. Mitigated Determination of Nonsignificance ED 10-56 dated March 21, 2011;
 - f. Traffic Analysis dated December 22, 2020; and
 - g. Stormwater Impact Analysis dated December 14, 2020.
 24. The Agency comment period for the revised SEPA checklist and attached materials ended on January 20, 2021.
 25. The City received a number of comments from internal City departments and outside agencies; the City received substantive agency comments from:
 - a. City of Kennewick Traffic Division
 - b. Consolidated Tribes of the Umatilla Indian Reservation
 - c. Washington State Department of Transportation
 - d. Washington State Department of Archeology and Historic Preservation
 26. Unlike previous versions of the SEPA checklist, the December 30, 2020 revision included identification of a "possible future development comprised of a 60-unit boutique hotel and 500-unit condominium/multi-family project." (Page 2, question 7 of the 12/30/2020 SEPA checklist) This was a key aspect missing from previous SEPA checklists.
 27. As previously noted, the applicant included a number of attachments with the revised SEPA checklist. Of note, two attachments: Traffic Analysis dated December 22, 2020 and the Stormwater Impact Analysis dated December 14, 2020 assessed probable impacts from the "possible future development" identified in #26 above and as identified on Page 3, question 11 included the development of single family residences and multi-family/high density build out at up to 27 units per acre.

Conclusions:

1. Through the resubmission of the revised SEPA checklist and attachments dated December 30, 2020, the applicant has provided the requested information as detailed in the August 28, 2020 letter requesting additional information;
2. The newly submitted materials include the identification of a future project that would be permitted under the revised comprehensive plan designation and the resulting zoning;

3. The subject property is completely isolated from any other higher density/intensity land uses and will create an island of high density/intensity zoning in an area completely enveloped in one or more critical areas according to the City's critical areas information;
4. The applicant however, has provided the necessary information to allow for analysis of and consideration of future development, identify probable impacts and mitigation necessary to address the impacts.

Attachments





Withdrawal Notice – Declaration of Significance and Issuance of Mitigated Determination of Non-Significance

February 4, 2021

Lead agency: City of Kennewick

Agency Contact: Gregory McCormick - AICP, Community Planning Director

Agency File Number: ED 20-14/PLN-2020-01014

Description of proposal: Request to amend the Comprehensive Plan Land Use Map for 40.6 acres from Low Density Residential to High Density Residential. If approved, a rezone under a separate action will be required to implement the change to the Land Use Map.

Location of proposal: 2701 & 2711 South Sherman Road and a portion of Short Plat #1681, Lot 5.

Applicant/Proponent: Jose Chavallo, 5927 W. Quinault Avenue, Kennewick, WA

Discussion/Determination: The City of Kennewick is withdrawing the SEPA threshold Determination of Significance issued on **October 7, 2020**. The applicant has provided the necessary information to allow the City to evaluate potential impacts and appropriate mitigation for the proposed comprehensive plan amendment. 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.

 X This MDNS 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 19, 2021**. After the review period has elapsed, all comments received will be evaluated and the MDNS will be retained, modified, or withdrawn as required by SEPA regulations.

This MDNS is subject to the attached conditions contained on page 2 of this document.

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

Signature Gregory J. McCormick

Date: February 4, 2021

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.



Mitigation Conditions:

1. Prior to any earth disturbing activities on the subject property, a cultural and archeological survey conducted by a qualified professional must be completed.
2. No vehicular access will be allowed through Citadel Estates to 25th Avenue and 26th Avenue, provided that emergency vehicle access only may be allowed on the aforementioned streets as approved by the Kennewick Public Works Department.
3. No vehicular access allowed to 27th Court.
4. At the time of a specific project submittal, a traffic impact analysis shall be provided to assess site generated impacts at the following intersections:
 - a. Sherman Street and Bob Olson Parkway
 - b. Hildebrand Avenue and Southridge Boulevard
 - c. Roundabout at Bob Olson Parkway and 10th AvenueNOTE: Contact the City of Kennewick Transportation Manager to discuss the full scope of the traffic analysis. The traffic analysis shall be coordinated with the Apple Valley traffic study
5. Future applications for rezoning of the subject property shall be considered only in combination with a site-specific project level land use application.

Copies of this Withdrawal of DS/MDNS Issuance Notice sent to:

1. Parties of Record
2. Washington Department of Ecology
3. Washington Department of Transportation
4. Yakima Nation
5. Washington Department of Fish & Wildlife
6. Consolidated Tribes of the Umatilla Indian Reservation
7. ED 20-14 File
8. Bonneville Power Administration
9. Benton Public Utility District
10. Kennewick Irrigation District
11. Kennewick School District

Attachments

1. Revised SEPA Checklist
2. Staff Analysis
3. Agency Comments



REVISED

Mitigated Determination of Non-Significance

February 26, 2021

Lead agency: City of Kennewick

Agency Contact: Gregory McCormick - AICP, Community Planning Director

Agency File Number: ED 20-14/PLN-2020-01014

Description of proposal: Request to amend the Comprehensive Plan Land Use Map for 40.6 acres from Low Density Residential to High Density Residential. If approved, a rezone under a separate action will be required to implement the change to the Land Use Map.

Location of proposal: 2701 & 2711 South Sherman Road and a portion of Short Plat #1681, Lot 5.

Applicant/Proponent: Jose Chavallo, 5927 W. Quinault Avenue, Kennewick, WA

Discussion/Determination: The City of Kennewick is issuing a **REVISED** MDNS based on comments received. The City of Kennewick has determined that this proposal will not have a probable significant adverse impact to the environment, however mitigation measures are warranted. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision is 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 REVISED MDNS is issued under 197-11-340 (2f); and a comment period is not required.

This **REVISED** MDNS is subject to the conditions contained on page 2 of this document.

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

Signature

Date: February 26, 2021

=====

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued no later than 5 p.m.. 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.



Mitigation Conditions:

1. Prior to any earth disturbing activities on the subject property, a cultural and archeological survey conducted by a qualified professional must be completed.
2. No vehicular access will be allowed through Citadel Estates to 25th Avenue and 26th Avenue, provided that emergency vehicle access only may be allowed on the aforementioned streets as approved by the Kennewick Public Works Department.
3. No vehicular access allowed to 27th Court.
4. At the time of a specific project submittal, as determined by the City of Kennewick Transportation Manager, a traffic impact analysis shall be provided to assess site generated impacts at the following intersections:
 - a. Sherman Street and Bob Olson Parkway
 - b. Hildebrand Avenue and Southridge Boulevard
 - c. Roundabout at Bob Olson Parkway and 10th Avenue

NOTE: Contact the City of Kennewick Transportation Manager to discuss the full scope of the traffic analysis. The traffic analysis shall be coordinated with the Apple Valley traffic study
5. Future applications for rezoning of the subject property shall be considered only in combination with a site-specific project level land use application.
6. All development of the subject property must meet all of the requirements of Kennewick Municipal Code 18.62 as amended and in effect at the time of application.
7. All structures constructed on the subject property must meet the requirements of Kennewick Municipal Code chapter 18.75 and/or 18.78 as applicable to the development as amended and in effect at the time of application.
8. Exterior lighting associated with the development of the subject property must meet the requirements of Kennewick Municipal Code chapter 18.39 as amended and in effect at the time of application, which may include a photometric plan confirming compliance.
9. Development on slopes 40% or greater is prohibited. At the time of a specific development a critical areas report shall be prepared consistent with the applicable requirements of the Kennewick Municipal Code.

Note: New conditions are underlined.

Copies of this **REVISED** MDNS Issuance Notice sent to:

1. Parties of Record
2. Washington Department of Ecology
3. Washington Department of Transportation
4. Yakima Nation
5. Washington Department of Fish & Wildlife
6. Consolidated Tribes of the Umatilla Indian Reservation
7. ED 20-14 File
8. Bonneville Power Administration
9. Benton Public Utility District
10. Kennewick Irrigation District
11. Kennewick School District

Attachments

1. Revised SEPA Checklist
2. Staff Analysis

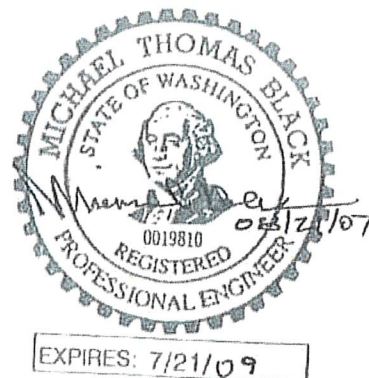
Geotechnical Investigation for

Panoramic Hts. 4,

SE 1/4, Section 8, T8N, R29E

Kennewick, WA

August 21, 2007



Prepared for:
Jose Chavallo
102 North Lincoln
Kennewick, WA 99336

Prepared By:
Michael Black, P.E.
Ashley-Bertsch Group, Inc.
5803 W. Metaline Ave.
Kennewick, WA 99336

*Chavallo, Panoramic Hts. No. 4 - August 21, 2007***Introduction**

This report provides our findings and recommendations for the proposed residential development. The site has been undeveloped land prior to our investigation.

The site lies west of the current developed land at Panoramic Heights. The east boundary of the site lies west of the termination of 25th and 28th Avenues. The enclosed topographic map shows the general location of the site.

Scope of Work

Our investigation included drilling, soil classification, soil testing, and measurement of groundwater elevations. Our design recommendations, covered by this report, include the allowable soil bearing pressures, cut and fill recommendations, sub-grade preparation, seismic design information, and stormwater design parameters.

Summary Conclusions

This site contains mostly windblown sand and silt overlying gravel or remnants of a basalt flow bottom below. This lithology is normally relatively thin as compared to the elastic silt interbed below. The only exception was Borehole No. 5 that contained a fairly thick layer of fine sand and silt.

For most of the site, slope stability and foundation bearing, with conventional footings, is not an issue. However, excessive water introduced into the soil can cause soil heave and near surface sliding. Therefore, irrigation and stormwater management is a crucial element of the site design and each constructed home.

The portion of the site near Borehole No. 5 (southeast corner) will require special consideration for slope stability and soil collapse. However, this can be accommodated by deep foundations and careful control of irrigation and stormwater.

Investigation**Regional Stratigraphy**

Most of the geologic features in this area consist of sedimentary deposits overlying Tertiary volcanic bedrock. The bedrock has been moved, and is continuing to move, by a general north-south compression of the basalt flows forming anticline structures (long narrow hills) with an east-west general bearing. This movement includes Thompson Hill. The site is located on the north flank of Thompson Hill. These structures are still moving in the upward direction at an imperceptibly slow rate.

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The enclosed Generalized Stratigraphy¹ provides details for the major individual stratigraphic units.

Local Stratigraphy

Referring to the Generalized Stratigraphy enclosure, we encountered the following general geologic units starting at the surface:

- Recent Aeolian (wind deposited) silt and fine sand
- The Touchet beds consisting of silt with fine sand or fine sand with silt with various degrees of cementation from calcium carbonate. We also found cemented gravel with calcium carbonate cement that is locally referred to as "caliche." These deposits occur in beds as they settled from the waters of the Lake Missoula floods.
- The Ice Harbor member of the Saddle Mountains basalt occurred in borehole numbers 1, 2, and 4. The basalt is fairly thin on this site and has largely eroded away.
- The Levy Interbed occurred below the Ice Harbor basalt and the Elephant Mountain basalt below. This interbed contains primarily elastic silt soil and resulted from sedimentation between the time the Elephant Mountain basalt was deposited and the successive Ice Harbor flow.

Site Geotechnical Findings

The field of geotechnical engineering sometimes used esoteric terms and the following two tables present a definition of major descriptions explained in layman's terms.

Soil and Rock Strength Descriptions

Geotechnical Description	Layman Description
Very loose	Very weak soil that generally requires special treatment or foundations
Loose	Weak soil that generally can only support light loads and may settle when saturated
Compact	Supports most loads without soil replacement or deep foundations. Heavy loads generally require relatively large spread footings
Dense	Supports most heavy loads
Very Dense	Near the support capability of a medium strength bedrock
Massive Basalt	Very hard and competent basalt capable of supporting just about any load without settlement.

¹ Washington State University, T.-C. (Department of Environmental Engineering). (2006). *Groundwater as a source for small flow drinking water in Benton County, WA*, Project Report, M. T. Black, P.E., trans.

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A number of soil classification systems have been put into service over the years. The "Unified Soil Classification System"² (USCS) is concise and used by engineers but it is not "layman friendly" nor does the description include the detail offered by some other systems. We generally use the Burmister Soil Classification System for our field descriptions. The following table, presenting the system, provides a more detailed, yet layman friendly, description of the soil.

**Burmister Soil Classification System
Essential Features and Comparison**

Unified Soil Classification System*	Burmister Designation	Burmister Visual Criteria
Boulder (>12-inch)	Boulder	Greater than 1 ft. along longest axis.
Cobble (3-12-inch)	Cobble	Greater than 3-inch and less than 1 ft. along longest axis.
G (3/4 to 3-inch)	Coarse Gravel (<u>c</u> G)	Upper limit size of billiard ball. Lower limit size of golf ball.
G (no medium class)	Medium Gravel (<u>m</u> G)	Olive or marble sized gravel.
G (<3/4 to 1/4-inch)	Fine Gravel (<u>f</u> G)	Upper limit raisin and lower limit a BB.
S (<1/4 to 1/10-inch)	Coarse Sand (<u>c</u> S)	Less than size of BB and greater than table salt.
S (<1/10 to 1/40-inch)	Medium Sand (<u>m</u> S)	Table salt.
S (<1/40 to 1/200-inch)	Fine Sand (<u>f</u> S)	Just able to distinguish individual grains with naked eye.
M,C,O & PT	Silt, clay, organic (clay) and peat.	Use dilatancy, dry strength, toughness, and test tube tests.

Burmister Descriptions

1. "and" means 35-50% by visual inspection
2. "some" means 20-35% by visual inspection
3. "little" means 10-20% by visual inspection
4. "trace" means 0-10% by inspection
5. List description in following order (1) density, (2) color, (3) underline "-" designates prominence, and (4) some shown as "-"

A typical Burmister description may read "Dense brown c-f SAND, some (-)f gravel, trace silt; rounded Gravel, occ. rounded boulders".

² American Society For Testing and Materials. (1999). *D 2487-98*. Vol. 04.08 Soil and Rock, 1999 Annual book of ASTM Standards, Section 4, Construction; Standard practice for classification of soils for engineering purposes (Unified Soil Classification System), Staff, ed.

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We constructed five boreholes on this site. The logs are enclosed in this report along with a map of the approximate locations. The table below presents a summary of our findings.

Approximate Upper Elevations of Major Soil/Rock Horizons

NE = Not encountered

Note: The above table is generalized and the reader is encouraged to review the logs.

Laboratory Results

No.	Surface EL (ft.)	Bottom EL (ft.)	Silt and sand	Cemented gravel or gravel	Hard older silt and sandy silt	Gravel	Flow top or bottom of basalt	Layered silt and gravel
BH1	739	710	Surface	734	722	731.5	730	NE
BH 2	734	714	Surface	729		736.5	727	NE
BH 3	772	738	Surface	769.5	758	NE	NE	NE
BH 4	780	760	Surface	756	751.5	NE	753	NE
BH 5	816	796	Surface	NE	801	NE	NE	811
S&W-BH 1	~690 (% or & 10)	643.5	Surface	NE	665	NE	NE	NE
DWR PZ1	592	578	NE	NE	592	NE	NE	NE
DWR PZ2	613	591	Surface	NE	604.5	NE	NE	NE
DWR PZ3	614	602	Surface	NE	602	NE	NE	NE
DWR PZ4	612	598	Surface	NE	603	NE	NE	NE

Laboratory results consisted of Atterberg Limits and grain size analysis using a hydrometer. Results are provided in the enclosed QISI testing results and on the borehole logs.

For Atterberg Limits, tests for both the "Liquid Limit" and "Plastic Limit", are performed for "fine-grained" soils. The following generalized definitions are provided to aid in understanding of their importance:

- Liquid Limit (LL) measures the amount of water attracted to the soil particle surface by electrostatic charges and absorption onto the soil surface. A viscous liquid such as a slurry or pea soup would be at or beyond the liquid limit. Soil near LL deforms easily with little load. Pumping during compaction is often caused by exceeding the liquid limit.
- Plastic Limit (PL) measures the amount of water that becomes part of the soil structure itself plus some absorption. A soft butter to stiff putty is near the plastic limit. Soil above the PL deforms without cracking under load.

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- Plasticity Index (PI) = LL-PL. This gives the range at which a soil is plastic before exceeding the liquid limit.

The liquid limit is particularly useful in determining the response of low-density, fine-grained soils that are cemented with calcium carbonate cement. These types of soils occur widely south and west of the Columbia River in the Tri-Cities area. Obviously, higher liquid limits allow for the absorption of more water before becoming fluid. The table below presents our results:

Borehole Number	Sample depth (ft.)	Moisture %	Liquid Limit	Plastic Limit	% sand	% silt	% clay
1	20	18.5	46	36	48.9	2.5	48.6
3	19.5	33.8	74	59	6.4	44.9	48.7
3	25	26.9	96	45	48.9	1.5	49.6*

*Of the 49.6% clay, 49.2% were colloids.

Analysis

We consider most of the soil and rock, rippable with a medium sized trackhoe, say a Cat 330, using "tiger teeth." The very stiff to hard silt and elastic silt formations require special consideration. Although the Atterberg Limit tests show these soils act as a silt or elastic silt, the clay content is consistently near 50%. For the purposes of this preliminary evaluation, it is important to discuss the geologic occurrence of clays and their major sub-groups as follows as swelling occurs when water infiltrates between and within the clay particles:

- *Kaolinite Clay* - This clay is essentially non-expansive because strong hydrogen bonds hold the individual clay particles together.
- *Illite Clay* - This clay has weaker potassium bonds that hold the individual clay particles together.
- *Montmorillonite Clay* - Individual clay particles are only weakly linked and water can easily flow in and separate the particles. Field observations, over many areas, confirm that the greatest problems occur in montmorillonite clay.

Tables are available to assist with determining the expansion potential for clays based on common geotechnical tests presented under the "Findings" section. The modified tables below³ present two such tables:

³ Coduto, D. P. (2001). *Foundation design: principles and practices-2nd Ed.* Upper Saddle River, NJ: Printice-Hall, Inc., pgs. 670-671

*Chavallo, Panoramic Hts. No. 4 - August 21, 2007***Correlations with Common Soil Tests (USBR)**

Percent colloids	Plasticity Index	Liquid Limit	Swelling Potential
<15	<18	<39	low
13-23	15-28	39-50	medium
20-31	25-41	50-63	high
>28	>35	>63	very high

Correlations with Common Soil Tests (Chen, Rocky Mountain Area)

% passing #200 sieve	Liquid Limit	Probable expansion (%)	Swelling Potential
<30	<30	<1	low
30-60	30-40	1-5	medium
60-95	40-60	3-10	high
>95	>60	>10	very high

Using the tests for the clay presented under the "Investigation" section, it is possible to classify the clay from "low" to "high" expansion depending on the criteria used. The sample from Borehole No. 1, at 20 ft. deep, generally falls in the "low to medium" range. The sample from Borehole No. 3, at 19.5 ft. deep shows a "high to very high" range with the exception of the "% passing the 200 sieve," "plastic limit," and colloid criteria. The sample from Borehole No.3, at 25 ft. deep shows mostly "very high" potential with the exception of the "% passing the 200 sieve" criteria. These are not "fat clays" which often exhibit severe expansion potential. However, it is prudent to carefully plan and construct the development to minimize water saturation of the soil column.

Much of Kennewick and Richland are covered with silt and fine sand in various proportions of each. "Silt is inherently unstable, particularly when moisture is increased, with a tendency to become quick when saturated. It is relatively impervious, difficult to compact, highly susceptible to frost heave, easily erodible and subject to piping and boiling. Bulky grains reduce compressibility; flaky grains, i.e. mica and diatoms, increase compressibility and produce 'elastic silt'."⁴ The silt deposits from slow settling from water and windblown silt tend to be bulky grained and subject to collapse under load. The elastic silts most likely were produced by degraded volcanic ash. The low permeability for water and the reduction in strength, when wetted, requires special care for this development.

A slope stability analyses for the entire development is included in the attached sketches based on borehole numbers 1, 3 and 4. The section is shown on the attached drawing. I examined three scenarios using GSLOPE™ V. 4.03 by Mitre Software. The results are discussed below:

- For an unsaturated condition, the factor of safety (FOS) is 8.5. Normally a 1.5 FOS is considered satisfactory for most residential developments

⁴ US Department of Agriculture (Natural Resources Conservation Service). (1999). *Agricultural Waste Management Field Handbook*, Chapter 7-Geologic and groundwater considerations, Appendix 7B, Table 1-1.

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- For a saturated condition, with near surface failure, the FOS = 3.47
- For a saturated condition, with deep seated failure, the FOS = 2.9

I also analyzed the slopes for shallow sloughing or face sliding, which is a near surface phenomena where a shallow sheet slides. Dependent on the direction of water seepage (e.g. 90° is vertical and 0° is horizontal) the FOS changes dependent on the deep of the slide considered. I checked the slide potential in 0.5 ft. increments down to 3.5 ft. deep. The following points summarize the results shown in the attached graph:

- A vertical or 90° seep affords a FOS exceeding 2 in all cases
- A horizontal or 0° seep affords a FOS = 0.86 in all cases or *failure*
- A 26.6° seep has a FOS = 2.9 at 0.5 ft. deep and 1.4 at 3.5 ft. deep
- A 60° seep affords a FOS = 1.7 in all cases

Conclusions and Recommendations

Building on a hillside carries an inherent risk as the soil and rock moves, over time and settles in a low spot. Water added to the soil both exacerbates and accelerates this process. Particularly with the relatively impermeable soil and rock layers near the surface, homeowner negligence with irrigation and outside water use can cause significant damage to their home and the homes below. However, with reasonable design and construction practices, along with homeowner cooperation, these risks can be largely mitigated to prevent damage during the life of the homes.

It is my understanding that at least three retaining walls will be installed to provide level lots. The potential for sliding can be largely mitigated during the design and construction of the retaining walls.

The following general recommendations apply to this site.

Sub-grade Preparation and Protection

For a general guide, the following criteria are appropriate:

- Remove all roots and organic material from all areas to receive foundations or any structural covering (gravel or asphalt). We expect the duff to be 4 to 8-inches thick. The duff may be used for landscaping fill only.
- The very loose, Aeolian (windblown silt and fine sand) should be excavated, water conditioned, and compacted to prevent foundation and pavement failures. This layer is generally no more than 4 ft. thick and is lacking across a significant portion of the site. The north 1/3 of the site or so has these Aeolian deposits.
- The final sub-grade should be scarified to a depth of at least 4-inches, moisture conditioned and compacted with at least six passes of a 10,000 lb.

Chavallo, Panoramic Hts. No. 4 - August 21, 2007

vibratory roller. The Geotechnical Engineer, or Civil Engineer of Record, should witness the initial process for compacting the sub-grade and approve the process or make alterations as required. This provides a "proof roll" verification as well. As the site may encounter two different types of soils, compaction equipment recommendations are provided.

Fine sand or silt material is water sensitive (it becomes plastic and pumps when over wetted) and highly erodible. Therefore, construction should proceed during the dry season to prevent excessive moisture accumulation, which prevents proper soil compaction. Furthermore, the soil should be water conditioned to 1-2% below optimum moisture as excessive moisture causes pumping and requires soil dry before compaction can begin. A "kneading" rather than a vibration and force method most efficiently compacts this soil. Either a padded drum (e.g. Cat CP-433C) or tamping foot (e.g. Cat 815F) will best compact this soil.

Gravel -The final sub-grade should be scarified to a depth of at least 4-inches, moisture conditioned and compacted with a medium sized (say 10,000 lb.) vibratory roller imparting at least 350 lbs. dynamic force per inch of drum (e.g. Essick VR-72-T; Ray-Go 300 or Dyna-Pac CA-25T) to an unyielding condition. As an alternative to the unyielding condition the number of passes and water content may be adjusted to provide a sub-grade strength of 40 kips per inch or a modulus of rigidity of at least 995 psf. The Geotechnical Engineer, or Civil Engineer of Record, should witness the initial process for compacting the sub-grade and approve the process or make alterations as required. This provides a "proof roll" verification as well.

- Positive drainage away from the pavement sub-grade should be designed and constructed throughout the project.
- Anticipate 25-35% shrinkage for fine-grained soils and 15-20% for gravelly soils.

Structural Fill Requirements -

Structural fill is any fill that supports structures (e.g. homes, driveways, roads). Native soils may be used for structural fill if properly moisture conditioned and compacted.

The soil 2 ft. or more below finish sub-grade should be compacted to 92% of Maximum Dry Density using the Modified Proctor (ASTM D-1557). The upper 2 ft. shall be compacted to 95% of Maximum Dry Density. All select (crushed gravel from off-site) fill or base coarse should be compacted to at least 95% of maximum dry density per ASTM D1557.

Chavallo, Panoramic Hts. No. 4 - August 21, 2007

Fine sand and silt or elastic silt should be compacted in no more than 8-inch deep loose lifts. We also recommend using a soil moisture at 1-2% below optimum to avoid pumping. Gravel should be compacted in no more than 12-inch deep loose lifts at the optimum soil moisture.

General Design Criteria	
Item	Criteria
Water Table depth	Not Encountered
Frost depth	2 ft.
Foundations buried at least 2 ft. deep (note basalt and calciche sub-grades controlled by IRC minimum footing size, min. 1 ft. wide continuous and 2 by 2 spread footings)	1,600 lb/ft ²
Bearing pressure increase allowed for short-term loads	33%
Settlement (with recommendations)	<5/8-inch
Anticipated differential settlement (flexible)	1/2 of total settlement
Passive Lateral Earth Pressure above water table	242 lb/ft ³
Active Lateral Earth Pressure above water table	38 lb/ft ³
At-rest lateral pressure	53 lb/ft ³
Near surface soil weight	~90-110 lb/ft ³
Sliding friction coefficient	0.42-gravel; 0.30-sand; 0.25 silt
Soil Profile Type	S _c
Liquefaction Potential	Low

Foundation Sub-grade Preparation and Sizing

Grades have not been selected for the site and the foundation sub-grade recommendations are necessarily general. For discussion, the soils are broken into

Chavallo, Panoramic Hts. No. 4 - August 21, 2007

four basic categories; (1) basalt bedrock or cemented gravel, (2) silt and fine sand mixtures with densities exceeding 90 lb/ft³, (3) silt and fine sand mixtures with densities less than 90 lb/ft³, and (4) elastic silt.

Basalt bedrock and cemented gravel foundation sub-grades possess exceptional bearing capacity and little settlement potential. To reduce potential excavation related settlement, loose gravel and rock fragments should be removed from the sub-grade. A "leveling layer" of crushed gravel should be placed and compacted with a hoe-pack or vibratory compactor.

Silt and fine sand mixtures with densities exceeding 90 lb/ft³ are not considered collapsible when wetted and the foundation sub-grade footprint should be moisture conditioned and compacted with a vibratory compactor or hoe-pack. Our data show that densities increase with depth and the collapsible soils should be a near surface consideration. Each home's excavated footprint should be evaluated for a minimum density of 90 lb/ft³, in at least four places, prior to pouring the foundations.

Silt and fine sand mixtures with densities less than 90 lb/ft³ are potentially collapsible and require some foundation pre-treatment. Two options are available as follows:

- Flood the foundation excavation with approximately 1.5 ft. of water and allow the water to saturate the collapsible soils to a depth of about 5 ft. deep. Once the surface has dried sufficiently, compact the sub-grade.
- Over excavate 2 ft. deep and 1 ft. beyond the foundation perimeter and compact the excavated soil to 92% of maximum dry density per ASTM D-1557.

Elastic silt generally is not collapsible, but it carries a relatively low allowable bearing pressure and becomes unstable when wetted. Strong measures are required to keep water away from the foundation sub-grade on elastic silt sub-grades.

Mixed soil subgrade sites possess the risk of unacceptable differential settlement. For example, a home sited on 50% basalt bedrock and 50% elastic silt will generally suffer no settlement over the basalt and up to 5/8-inch over the elastic silt. This problem can be largely mitigated by some soil replacement of the elastic silt, silt with fine sand, etc. Remove non-basalt or cemented gravel soil to a depth of 18-inches below the foundation subgrade and 1 ft. beyond the outside periphery of the foundation. Install a geotextile (e.g. Amoco 2044) to prevent gravel from migrating into the soft, fine-grained soil, and back fill with 5/8-inch minus compacted gravel.

Chavallo, Panoramic Hts. No. 4 - August 21, 2007

The most positive approach to protecting the foundations is to eliminate or mitigate water from reaching the foundation subgrade. This is accomplished from good site grading, properly compacting the soil against the exterior stemwall, avoiding over-watering from irrigation, and maintaining irrigation and domestic pressure pipes and irrigation heads. The following subsection addresses this crucial item in further detail.

Irrigation & Stormwater and Erosion Control

Given the potential geometry of the lot (slopes), it is imperative that the negative effects of excessive irrigation and storm water be mitigated to protect slopes, water from entering the homes, and foundation damage due to water saturation. Negligent practices from upgradient homeowners will not only impact their homes, but potential water-related damage would geometrically increase as excessive groundwater moves to the north. The attached "Preventing Subsurface Water Damage" should be read thoroughly and applied for this project.

Crushed Gravel Fill

Imported gravel shall meet the following requirements:

Crushed Gravel Base Specifications

Sieve Size	Percent Passing (%)
1-1/4-inch	100
1-inch	80-100
3/4-inch	50-80
1/2-inch	50-80
No. 4	25-45
No. 40	3-18
No. 200	7.5 max.
% fracture	75% min.
Sand equivalent	40% min.

Floors

Slab-on-grade floors may be supported on re-compacted fill materials free of debris and foreign material. Provide a firm and stable sub-grade. Over excavate and replace loose and yielding soils. Install at least 6-inches of free draining material (less than 5% fines) directly beneath the slab.

Pavement Structures

The adequacy of the site pavements responds to the adequacy of the sub-grade. If native soil is to be used for fill under the pavement sections, the sand should be placed in maximum lifts of 8-inches at least 92% of the Modified Proctor dry density. We recommend the following pavement sections:

Chavallo, Panoramic Hts. No. 4 - August 21, 2007

- a. *Lightly loaded areas (parking and driveways):*
2-inches of Asphalt Concrete (AC) over 4-inches of Crushed Rock Base (CRB), or
2-inches of AC over 3-inches of Asphalt Treated Base (ATB) material
- b. *Heavily Loaded Areas (e.g. garbage truck traffic)*
3-inches of AC over 6-inches of CRB, or
3-inches of AC over 4.5-inches of ATB

Stormwater Management

There is little opportunity for the use of drywells, exfiltration trenches, etc. for this project. However, some below ground devices may be used if properly located and the structure will not adversely affect homes. The relatively thin layer of silt and sand soils, over most of the project, should provide an exfiltration rate of about 0.35 ft³ of stormwater per square foot of exfiltration surface per hour in the horizontal direction. According to the Shannon and Wilson borehole log, this soil is thickest in the northeast corner of the site, which is also the lowest. Use an exfiltration rate of about 0.04 ft³ of stormwater per square foot of exfiltration surface per hour in the vertical direction. The effective porosity of this soil is about 0.49 ft³ water per ft³ of soil. Expect near-term water retention (up to three months) of about 0.33 ft³/ft³. This means that successive storms will require up to 6.25 ft³ of soil per 1 ft³ of stormwater. Depending on the amount of stormwater requiring management, the northeast corner could suffer saturated soil, at depth, and a high groundwater table. For example, a successive storm of 2,000 ft³ of water would require 12,500 ft³ of soil. This is a 40 ft. diameter area 10 ft. deep. While stormwater management can be accommodated on-site, with caution, I understand that the City of Kennewick has a stormwater management system that can be used if the water is piped to their system. This may be the most economical alternative.

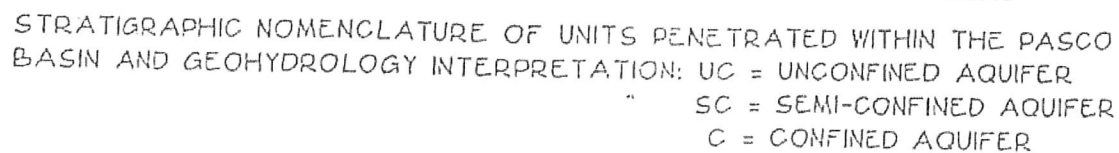
Ultimately, one large downgrade pond may provide the best solution.

Weather Conditions

It is important to recognize that any geotechnical recommendation assumes that weather conditions are suitable for construction. Excessively hot, cold, or wet conditions can create unsatisfactory conditions for construction. Construction planning must include a consideration of weather related construction difficulties.

Limitations

It is important that the limitations of our work and this report are understood. The recommendations and conclusions documented in this report have been prepared for specific application to your project based on the scope, budget, and schedule constraints. Further, these recommendations and conclusions have been developed



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Chavallo, Panoramic Hts. No. 4 - August 21, 2007

in a manner consistent with the level of care and skill normally exercised by members of the engineering profession.

This report is prepared for the use of the CLIENT, design and construction professionals serving the CLIENT, and appropriate regulatory agencies. Ashley-Bertsch Group, Inc. assumes no liability except to the CLIENT and this report remains the property of Ashley-Bertsch Group, Inc. Use of this report by third parties, without our written authorization, is prohibited.

Please contact our office should you have questions or comments, and thank you for your confidence in Ashley-Bertsch Group, Inc.

ABG, Inc.

Boring Log No. B-1

Panaramic Hts. No. 4

Location: West of Panoramic Hts.

WO#: 0-237.7

Method: DHH-Mobile B-57

Ground EL: 739

Hammer: Auto

Hammer weight (lb): 140

Hole depth (ft): 29

Sampler: Standard Split Spoon

Drop (in): 30

G.W.T. @ Drilling (ft): not encountered

Sampled by: M. Black, P.E.

Driller: Ethan Hageman

Drill Date: 06/28/07

Logged by: M. Black, P.E.

Depth	Strata	GWT	No.	Type	Blows Per 6"	USCS	Soil Description	SPT. blow/ft Moisture %	Notes
0						TP	Firm, dry, (2.5Y, 6/3) light yellowish brown, SILT WITH FINE SAND. Strong HCL reaction.	0 20 40 60	0
						GP	Loose, dry, (2.5Y, 6/3) light yellowish brown medium to COARSE GRAVEL. Calcium carbonate coating.		
5			23/42/29			39	Very Hard, 2.5 Y (6/3) light yellowish brown (dry); no change damp, CALCRETE/CALICHE. Strong reaction to HCL.		10/18"
10			50+			40	BASALT FLOW BOTTOM- dark grey, calcium carbonate coating, 1/4 in. chips and grey dust from drill rig.		1/18", 50 blows for 5"
15			50+			40	BASALT FLOW BOTTOM- dark grey, calcium carbonate coating, 1/4 in. chips and grey dust from drill rig.		3-in. sample; 50 blows for 2"
20			50+			ML	Stiff, dry, (2.5Y, 6/3) light yellowish brown sandy silt. LL=46, PI=10; Hydrometer shows 48.8 % clay sized material and 48.9% sand.		50 blows for 4.5" last 6 in.
25									
30			20/49/+			END	Boring completed at depth of 29.0 ft. This is interbed material between basalt flows.-No HCL reaction.		54 blows for 3" last 6 in.
35									

Remarks:

ABG, Inc.

Boring Log No. B-2

Panaramic Hts. No. 4

Location: West of Panaramic Hts.

WO#: 0-237.7

Rhod: DHH-Mobile B-57

Ground EL: 734

Hammer: Auto

Hammer weight (lb): 140

Hole depth (ft): 20

Sampler: Standard Split Spoon

Drop (in): 30

G.W.T. @ Drilling (ft): not encountered

Sampled by: M. Black, P.E.

Driller: Ethan Hageman

Drill Date: 06/28/07

Logged by: M. Black, P.E.

Depth	Strata	GWT	No.	Type	Blows Per 6"	USCS	Soil Description	SPT. blow/ft Moisture %	Notes
0						TP	Firm, dry, (2.5Y, 6/3) light yellowish brown, SILT WITH FINE SAND. Strong HCL reaction.	0 20 40 60	0
						GP	Loose, dry, (2.5Y, 6/3) light yellowish brown medium to COARSE GRAVEL. Calcium carbonate coating.		
5				12/21/+		39	Very Hard, 2.5 Y (6/3) light yellowish brown (dry); no change damp, CALCRETE/CALICHE. Strong reaction to HCL.		recovery 9/18; 50 blows @ 4"
					40		BASALT FLOW BOTTOM- dark grey, calcium carbonate coating, 1/4 in. chips and grey dust from drill rig.		
10					40		BASALT FLOW BOTTOM- dark grey, VERY HARD; drilling is very slow		
					40		BASALT FLOW BOTTOM- dark grey, drilling is faster		
15				50+		40	BASALT FLOW BOTTOM- dark grey, drilling is faster; starting to pick up some silt in drill return. Some calcium carbonate staining.		3-in. sample; 50 blows for 2"
20				50+		END	Boring completed at depth of 20.0 ft. Starting to pick-up some greenish staining (near interbed?)		50 blows for 5" last 620 in.
25									
30									
35									

Remarks:

ABG, Inc.

Boring Log No. B-3

Panaramic Hts. No. 4

Location: West of Panoramic Hts.

WO#: 0-237.7

Rhod: DHH-Mobile B-57

Ground EL: 772

Hammer: Auto

Hammer weight (lb): 140

Hole depth (ft): 34

Sampler: Standard Split Spoon

Drop (in): 30

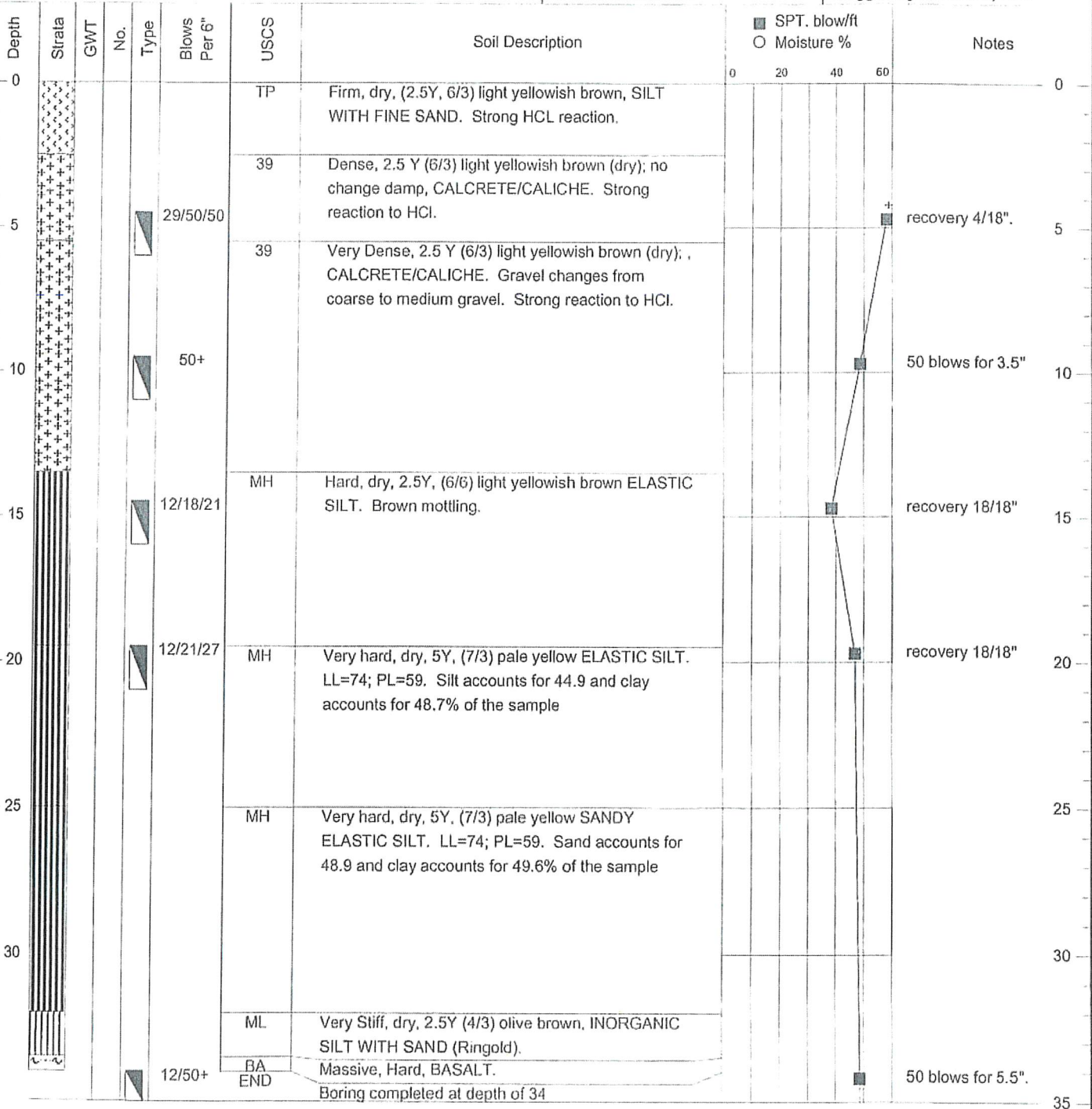
G.W.T. @ Drilling (ft): not encountered

Sampled by: M. Black, P.E.

Driller: Ethan Hageman

Drill Date: 06/29/07

Logged by: M. Black, P.E.



Remarks:

ABG, Inc.

Boring Log No. B-4

Panaramic Hts. No. 4

Location: West of Panoramic Hts.

WO#: 0-237.7

Method: DHH-Mobile B-57

Ground EL: 780

Hammer: Auto

Hammer weight (lb): 140

Hole depth (ft): 20

Sampler: Standard Split Spoon

Drop (in): 30

G.W.T. @ Drilling (ft): not encountered

Sampled by: M. Black, P.E.

Driller: Ethan Hageman

Drill Date: 06/28/07

Logged by: M. Black, P.E.

Depth	Strata	GWT	No.	Type	Blows Per 6"	USCS	Soil Description	■ SPT. blow/ft ○ Moisture %	Notes
0						TP	Firm, dry, (2.5Y, 6/3) light yellowish brown, SILT WITH FINE SAND. Strong HCL reaction.	0 20 40 60	0
5						39	Very Hard, 2.5 Y (6/3) light yellowish brown (dry); no change damp, CALCRETE/CALICHE. Strong reaction to HCL.		5
						40	BASALT FLOW BOTTOM- dark grey, VERY HARD; drilling is very slow		
10						MH	Hard, dry, 2.5Y, (6/6) light yellowish brown ELASTIC SILT WITH SAND. Brown mottling.		10
15						MH	Hard, damp to wet, 5Y, (5/4) reddish ELASTIC SILT WITH SAND.		15
20						MH	Very hard, dry, 2.5Y, (6/6) light yellowish brown ELASTIC SILT WITH SAND. Brown mottling.		20
						END	Boring completed at depth of 20.0 ft.		
25									25
30									30
35									35

Remarks:

ABG, Inc.

Boring Log No. B-5

Panaramic Hts. No. 4

Location: West of Panaramic Hts.

WO#: 0-237.7

Method: DHH-Mobile B-57

Ground EL: 816

Hammer: Auto

Hammer weight (lb): 140

Hole depth (ft): 20

Sampler: Standard Split Spoon

Drop (in): 30

G.W.T. @ Drilling (ft): not encountered

Sampled by: M. Black, P.E.

Driller: Ethan Hageman

Drill Date: 06/29/07

Logged by: M. Black, P.E.

Depth	Strata	GWT	No.	Type	Blows Per 6"	USCS	Soil Description	SPT. blow/ft Moisture %	Notes
0						TP	Firm, dry, (2.5Y, 6/3) light yellowish brown, SILT WITH FINE SAND. Strong HCL reaction.	0 20 40 60	0
5				3/4/5		38	Start layers of SILT WITH FINE SAND and CEMENTED GRAVEL. Most deposits are 6 to 18 inches thick. Layers mostly consist of silt with fine sand		recovery 14/18".
10				12/50+					Hit gravel at bottom of sample
15						39	Very Hard, 2.5 Y (6/3) light yellowish brown (dry); no change damp, CALCRETE/CALICHE. Strong reaction to HCl.		
20						END	Boring completed at depth of 20.0 ft.		
25									
30									
35									

Remarks:

GRAIN SIZE DISTRIBUTION TEST DATA

Client: ABG # 0-249.7
 Project: Panoramic #4
 Project Number: 20007800025

Sample Data

Source: Panoramic #4
 Sample No.: RLS070049
 Elev. or Depth: BH-1, @ 20' Depth
 Location:
 Description: Sandy silt
 Date: 7/5/07 PL: 36
 USCS Classification: ML
 Testing Remarks:

Sample Length(in./cm.):
 LL: 46 PI: 10
 AASHTO Classification:

Mechanical Analysis Data

	Initial	After wash
Dry sample and tare=	100.00	100.00
Tare =	0.00	0.00
Dry sample weight =	100.00	100.00
Minus #200 from wash=	0.0 %	
Tare for cumulative weight retained=	.00	

Sieve	Cumul. Wt. retained	Percent finer
# 8	0.00	100.0
# 16	41.70	58.3
# 30	44.00	56.0
50	45.70	54.3
# 100	47.40	52.6
# 200	48.90	51.1

Hydrometer Analysis Data

Separation sieve is #10
 Percent -#10 based upon complete sample= 100.0
 Weight of hydrometer sample: 125.0
 Calculated biased weight= 125.00
 Automatic temperature correction
 Composite correction at 20 deg C = 0

Meniscus correction only= 0
 Specific gravity of solids= 2.6
 Specific gravity correction factor= 1.012
 Hydrometer type: 152H
 Effective depth $L = 16.294964 - 0.164 \times R_m$

Elapsed time, min	Temp, deg C	Actual reading	Corrected reading	K	Rm	Eff. depth	Diameter mm	Percent finer
2.00	24.4	60.0	61.1	0.0131	60.0	6.5	0.0236	49.5
5.00	24.4	60.0	61.1	0.0131	60.0	6.5	0.0149	49.4
15.00	24.4	60.0	61.1	0.0131	60.0	6.5	0.0086	49.4
30.00	25.0	60.0	61.3	0.0130	60.0	6.5	0.0061	49.6
40.00	25.5	57.0	58.5	0.0130	57.0	6.9	0.0044	47.3
250.00	23.9	43.0	43.9	0.0132	43.0	9.2	0.0025	35.6
1440.00	23.9	42.0	42.9	0.0132	42.0	9.4	0.0011	34.7

Fractional Components

Gravel/Sand based on #4

Sand/Fines based on #200

% BOBBLES = % GRAVEL =

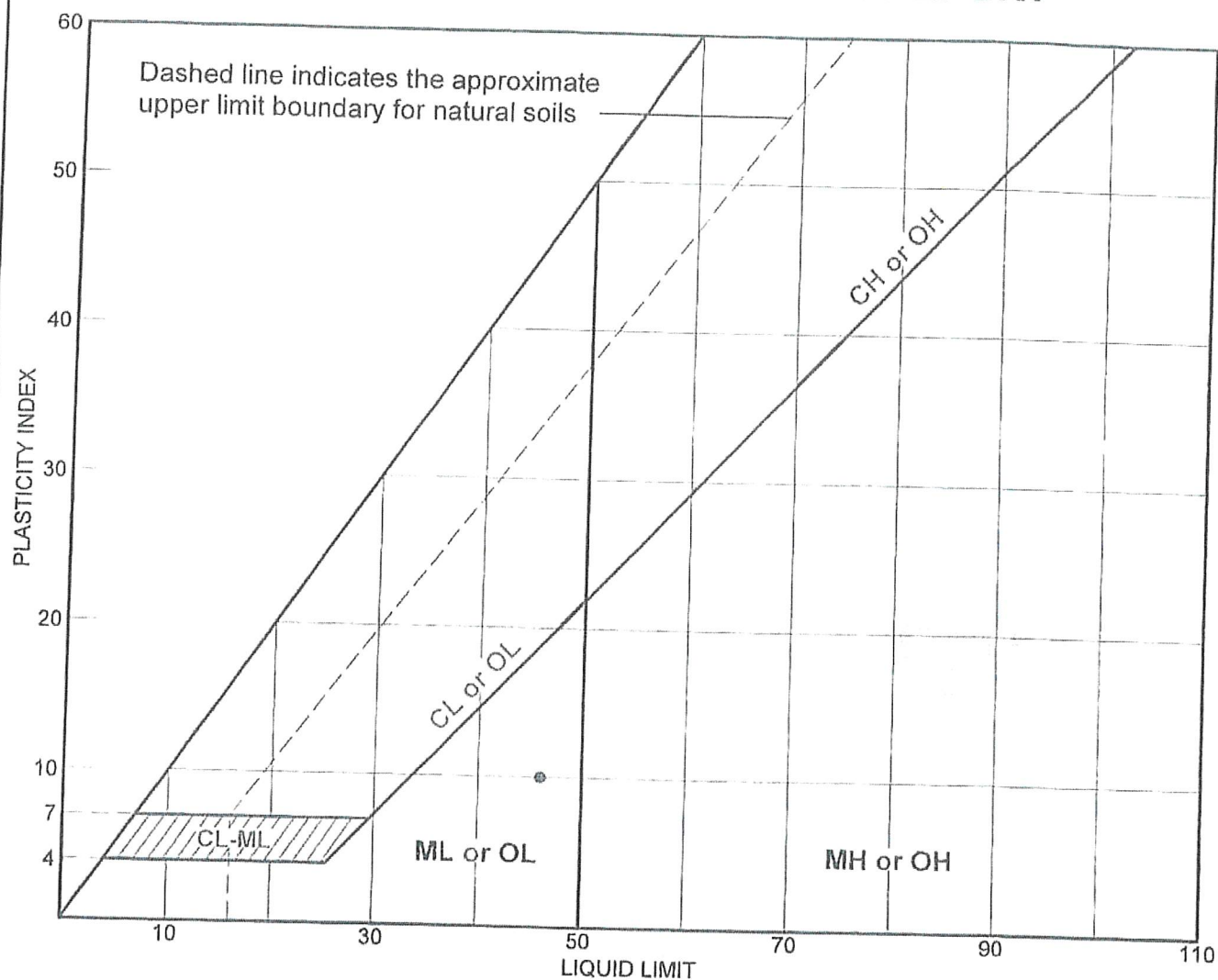
% SAND = 48.9 (% coarse = 12.3 % medium = 32.5 % fine = 4.1)

% SILT = 2.5 % CLAY = 48.6

D₈₅= 1.93 D₆₀= 1.24 D₅₀= 0.04

FINAL

LIQUID AND PLASTIC LIMITS TEST REPORT



SOIL DATA

SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	NATURAL WATER CONTENT (%)	PLASTIC LIMIT (%)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	USCS
●	Panoramic #4	RLS070049	BH-1, @ 20'	18.5	36	46	10	ML

LIQUID AND PLASTIC LIMITS TEST REPORT

**QUALITY
INSPECTION
SERVICES, INC.**

Client: ABG # 0-249.7

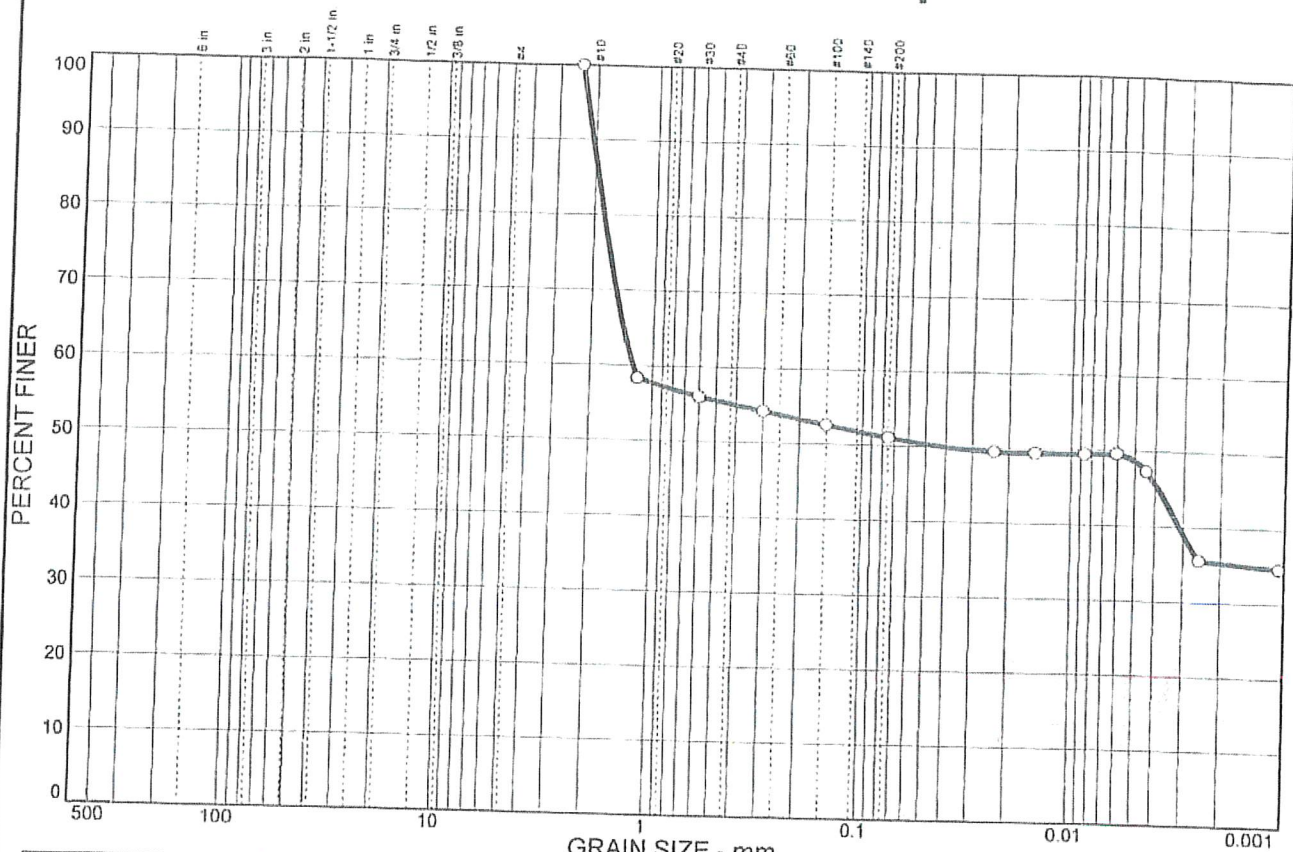
Project: Panoramic #4

Project No.: 20007800025

Figure

7-21-07

Particle Size Distribution Report



% COBBLES	% GRAVEL		% SAND			% FINES	
	CRS.	FINE	CRS.	MEDIUM	FINE	SILT	CLAY
0.0	0.0	0.0	12.3	32.5	4.1	2.5	48.6

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#8	100.0		
#16	58.3		
#30	56.0		
#50	54.3		
#100	52.6		
#200	51.1		

* (no specification provided)

Soil Description

Sandy silt

PL= 36

Atterberg Limits

LL= 46

PI= 10

D₈₅= 1.93

Coefficients

D₆₀= 1.24

D₅₀= 0.0399

D₃₀=

D₁₅=

D₁₀=

C_u=

C_c=

USCS= ML

Classification

AASHTO=

Remarks

Sample No.: RLS070049
Location:

Source of Sample: Panoramic #4

Date: 7/5/07
Elev./Depth: BH-1, @ 20'

**QUALITY
INSPECTION
SERVICES, INC.**

Client: ABG # 0-249.7

Project: Panoramic #4

Project No: 20007800025

REV. C.V. 7/5/07
C.V.

Figure 7-26.0.1

 GRAIN SIZE DISTRIBUTION TEST DATA

Client: ABG # 0-249.7
 Project: Panoramic #4
 Project Number: 20007800025

 Sample Data

Source: Panoramic #4
 Sample No.: RLS070050
 Elev. or Depth: BH-3, @ 19.5' Depth Sample Length(in./cm.):
 Location:
 Description: Elastic silt
 Date: 7/10/07
 PL: 59 LL: 74 PI: 15
 USCS Classification: MH AASHTO Classification:
 Testing Remarks:

 Mechanical Analysis Data

	Initial	After wash
Dry sample and tare=	125.00	125.00
Tare =	0.00	0.00
Dry sample weight =	125.00	125.00
Minus #200 from wash=	0.0 %	
Tare for cumulative weight retained= .00		
Sieve	Cumul. Wt. retained	Percent finer
# 8	0.00	100.0
# 16	1.50	98.8
30	3.30	97.4
# 50	4.80	96.2
# 100	6.50	94.8
# 200	8.00	93.6

 Hydrometer Analysis Data

Separation sieve is #10
 Percent -#10 based upon complete sample= 100.0
 Weight of hydrometer sample: 125
 Calculated biased weight= 125.00
 Automatic temperature correction
 Composite correction at 20 deg C = 0

Meniscus correction only= 0
 Specific gravity of solids= 2.6
 Specific gravity correction factor= 1.012
 Hydrometer type: 152H
 Effective depth $L = 16.294964 - 0.164 \times R_m$

Elapsed time, min	Temp, deg C	Actual reading	Corrected reading	K	Rm	Eff. depth	Diameter mm	Percent finer
2.00	23.9	60.0	60.9	0.0132	60.0	6.5	0.0237	49.3
5.00	23.9	60.0	60.9	0.0132	60.0	6.5	0.0150	49.3
15.00	23.9	60.0	60.9	0.0132	60.0	6.5	0.0087	49.3
0.00	24.4	60.0	61.1	0.0131	60.0	6.5	0.0061	49.4
30.00	25.6	57.0	58.5	0.0130	57.0	6.9	0.0044	47.4
250.00	23.3	43.0	43.7	0.0133	43.0	9.2	0.0026	35.4

Elapsed time, min	Temp, Actual deg C reading	Corrected reading	K	Rm	Eff. depth	Diameter mm	Percent finer
1440.00	23.3 42.0	42.7	0.0133	42.0	9.4	0.0011	34.6

Fractional Components

G. vel/Sand based on #4

Sand/Fines based on #200

% COBBLES = % GRAVEL =

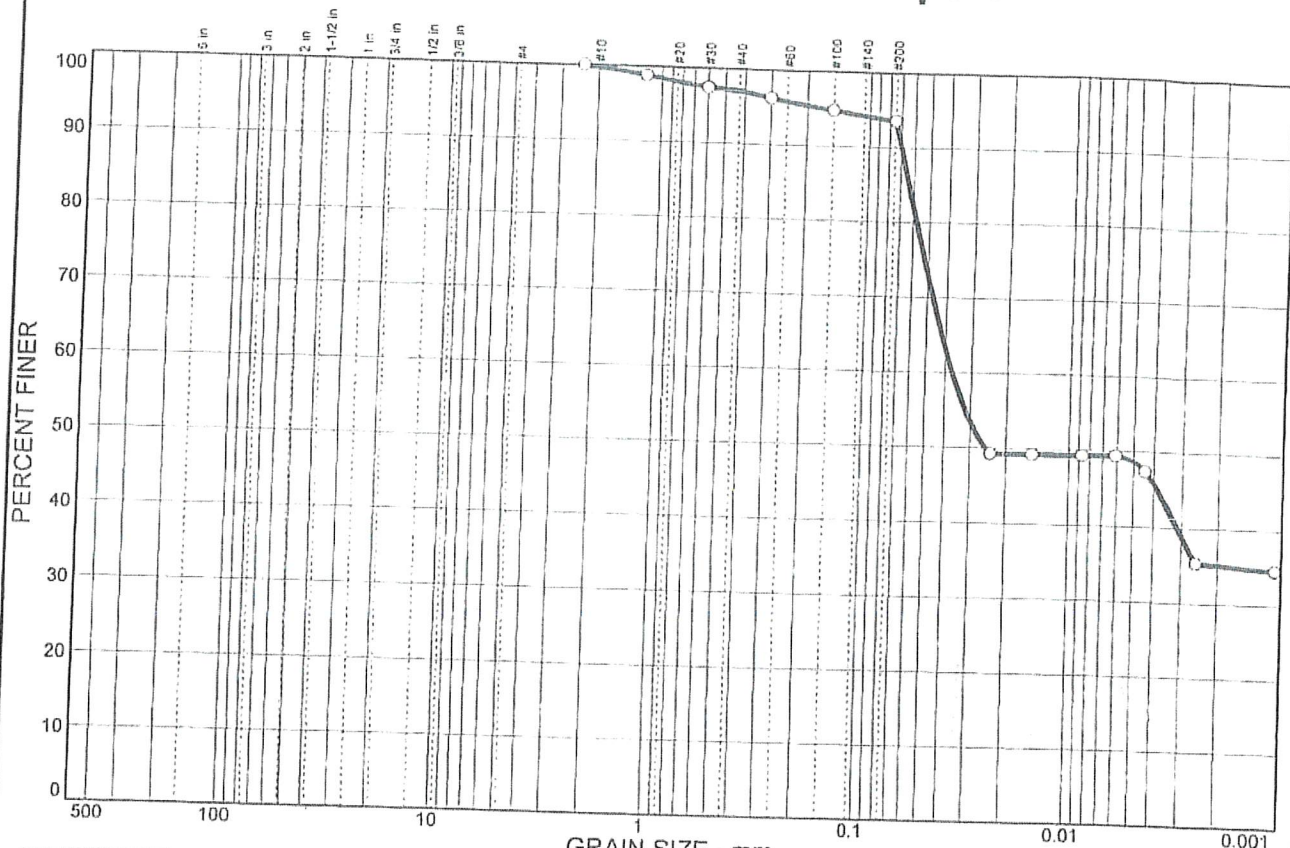
% SAND = 6.4 (% coarse = 0.3 % medium = 2.8 % fine = 3.3)

% SILT = 44.9 % CLAY = 48.7

D₈₅ = 0.06 D₆₀ = 0.04 D₅₀ = 0.03

R. V. SKIBA
C. V. SKIBA
7-26-87

Particle Size Distribution Report



% COBBLES	% GRAVEL		% SAND			% FINES	
	CRS.	FINE	CRS.	MEDIUM	FINE	SILT	CLAY
0.0	0.0	0.0	0.3	2.8	3.3	44.9	48.7

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#8	100.0		
#16	98.8		
#30	97.4		
#50	96.2		
#100	94.8		
#200	93.6		

* (no specification provided)

Soil Description		
Elastic silt		
Atterberg Limits PL= 59 LL= 74 PI= 15		
Coefficients D₈₅= 0.0637 D₃₀= C_u=		
Classification USCS= MH AASHTO=		
Remarks		

Sample No.: RLS070050
Location:

Source of Sample: Panoramic #4

Date: 7/10/07
Elev./Depth: BH-3, @ 19.5'

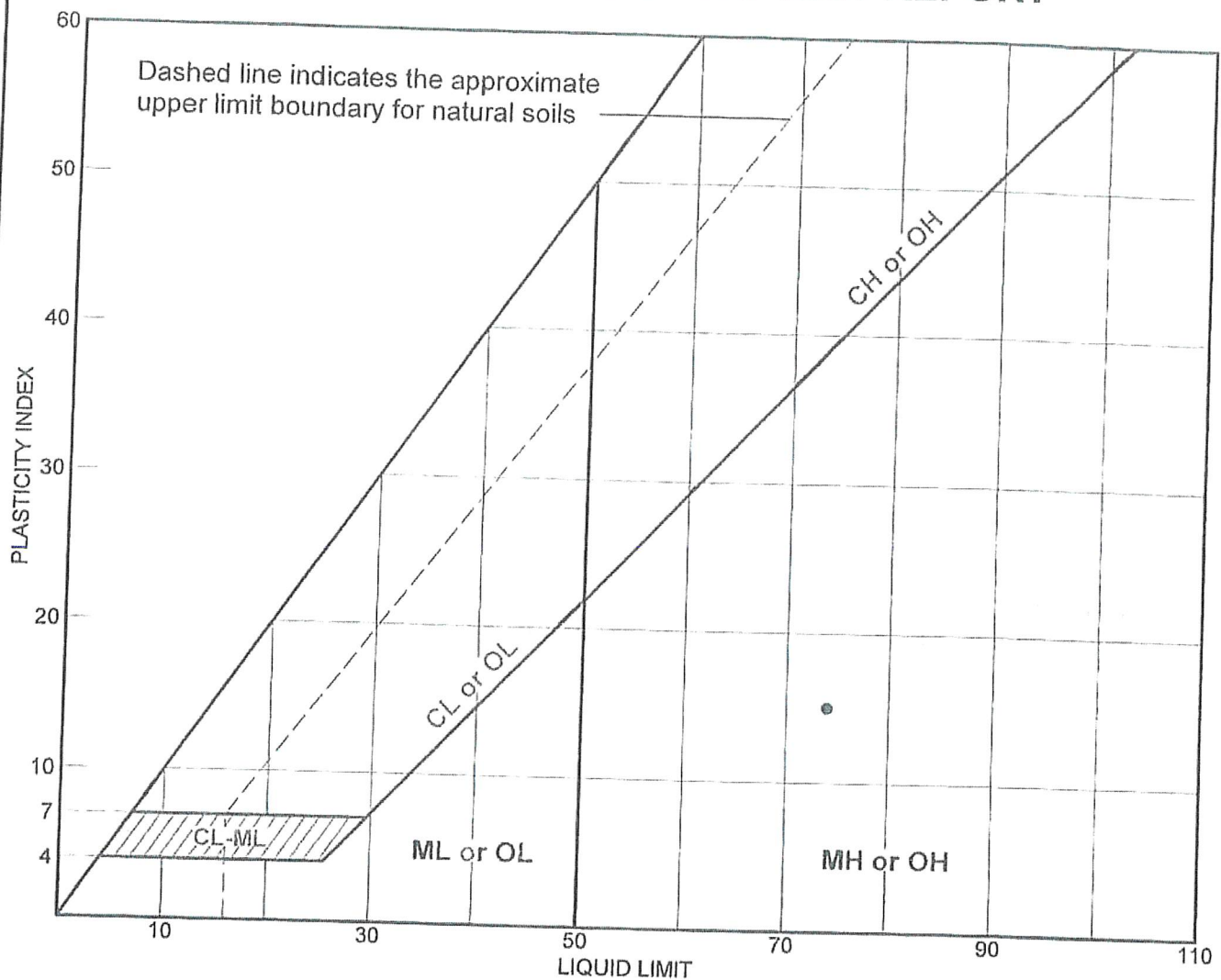
**QUALITY
INSPECTION
SERVICES, INC.**

Client: ABG # 0-249.7
Project: Panoramic #4

Project No: 20007800025

R.V. C.V. Smith
C.V.
Figure 7-26-b)

LIQUID AND PLASTIC LIMITS TEST REPORT



SOIL DATA

SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	NATURAL WATER CONTENT (%)	PLASTIC LIMIT (%)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	USCS
•	Panoramic #4	RLS070050	BH-3, @ 19.5'	33.8	59	74	15	MH

LIQUID AND PLASTIC LIMITS TEST REPORT

**QUALITY
INSPECTION
SERVICES, INC.**

Client: ABG # 0-249.7

Project: Panoramic #4

Project No.: 20007800025

RVW. C.V. SKIDON
C.V. SKIDON

Figure J-26-1-7

GRAIN SIZE DISTRIBUTION TEST DATA

Client: ABG # 0-249.7
 Project: Panoramic #4
 Project Number: 20007800025

Sample Data

Source: Panoramic #4
 Sample No.: RLS070051
 Elev. or Depth: BH-3, @ 25'
 Location:
 Description: Sandy elastic silt
 Date: 7/4/07 PL: 45
 USCS Classification: MH
 Testing Remarks:

Sample Length (in./cm.):

LL: 96 PI: 51
 AASHTO Classification:

Mechanical Analysis Data

	Initial	After wash
Dry sample and tare=	100.00	100.00
Tare =	0.00	0.00
Dry sample weight =	100.00	100.00
Minus #200 from wash=	0.0 %	
Tare for cumulative weight retained=	.00	

Sieve	Cumul. Wt. retained	Percent finer
# 8	0.00	100.0
# 16	41.70	58.3
# 30	44.00	56.0
50	45.70	54.3
# 100	47.40	52.6
# 200	48.90	51.1

Hydrometer Analysis Data

Separation sieve is #10
 Percent -#10 based upon complete sample= 100.0
 Weight of hydrometer sample: 125.0
 Calculated biased weight= 125.00
 Automatic temperature correction
 Composite correction at 20 deg C = 0

Meniscus correction only=
 Specific gravity of solids= 2.6
 Specific gravity correction factor= 1.012
 Hydrometer type: 152H

Effective depth $L = 16.294694 - 0.164 \times R_m$

Elapsed time, min	Temp, deg C	Actual reading	Corrected reading	K	Rm	Eff. depth	Diameter mm	Percent finer
2.00	24.4	60.0	61.1	0.0131	60.0	6.5	0.0236	49.4
5.00	24.4	60.0	61.1	0.0131	60.0	6.5	0.0149	49.4
15.00	24.4	60.0	61.1	0.0131	60.0	6.5	0.0086	49.4
30.00	25.0	60.0	61.3	0.0130	60.0	6.5	0.0061	49.6
45.00	25.0	60.0	61.3	0.0130	60.0	6.5	0.0043	49.6
60.00	23.3	60.0	60.7	0.0133	60.0	6.5	0.0021	49.2
1440.00	23.3	60.0	60.7	0.0133	60.0	6.5	0.0009	49.2

Fractional Components

Gravel/Sand based on #4

Sand/Fines based on #200

% BOBBLES = % GRAVEL =

% SAND = 48.9 (% coarse = 12.3

% medium = 32.5 % fine = 4.1)

% SILT = 1.5 % CLAY = 49.6

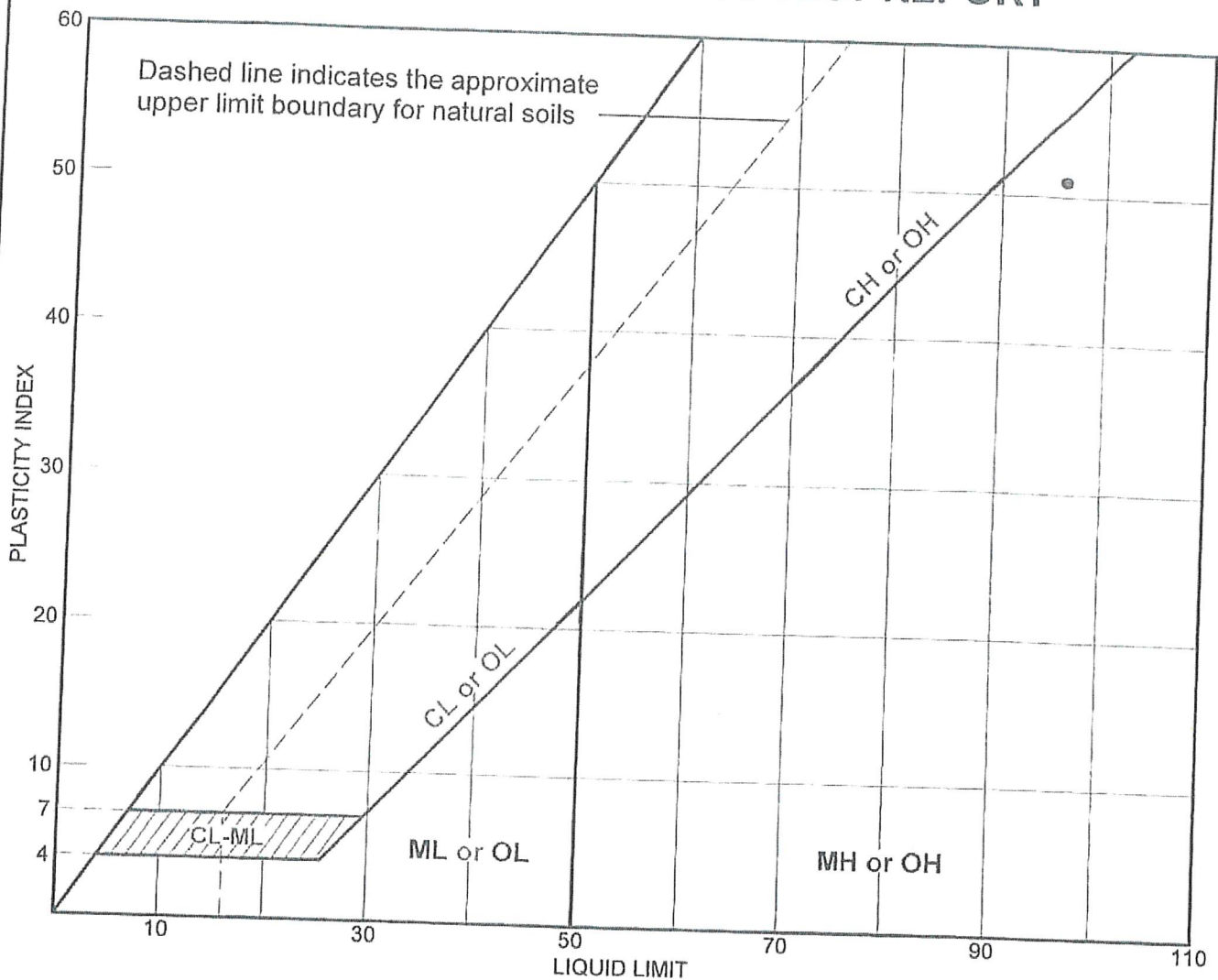
(% CLAY COLLOIDS = 49.2)

D₈₅= 1.93 D₆₀= 1.24 D₅₀= 0.04

Rvw C.V. SLUBA
C.V. 

7-26-07

LIQUID AND PLASTIC LIMITS TEST REPORT



SOIL DATA

SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	NATURAL WATER CONTENT (%)	PLASTIC LIMIT (%)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	USCS
●	Panoramic #4	RLS070051	BH-3, @ 25'	26.9	45	96	51	MH

LIQUID AND PLASTIC LIMITS TEST REPORT

**QUALITY
INSPECTION
SERVICES, INC.**

Client: ABG # 0-249.7

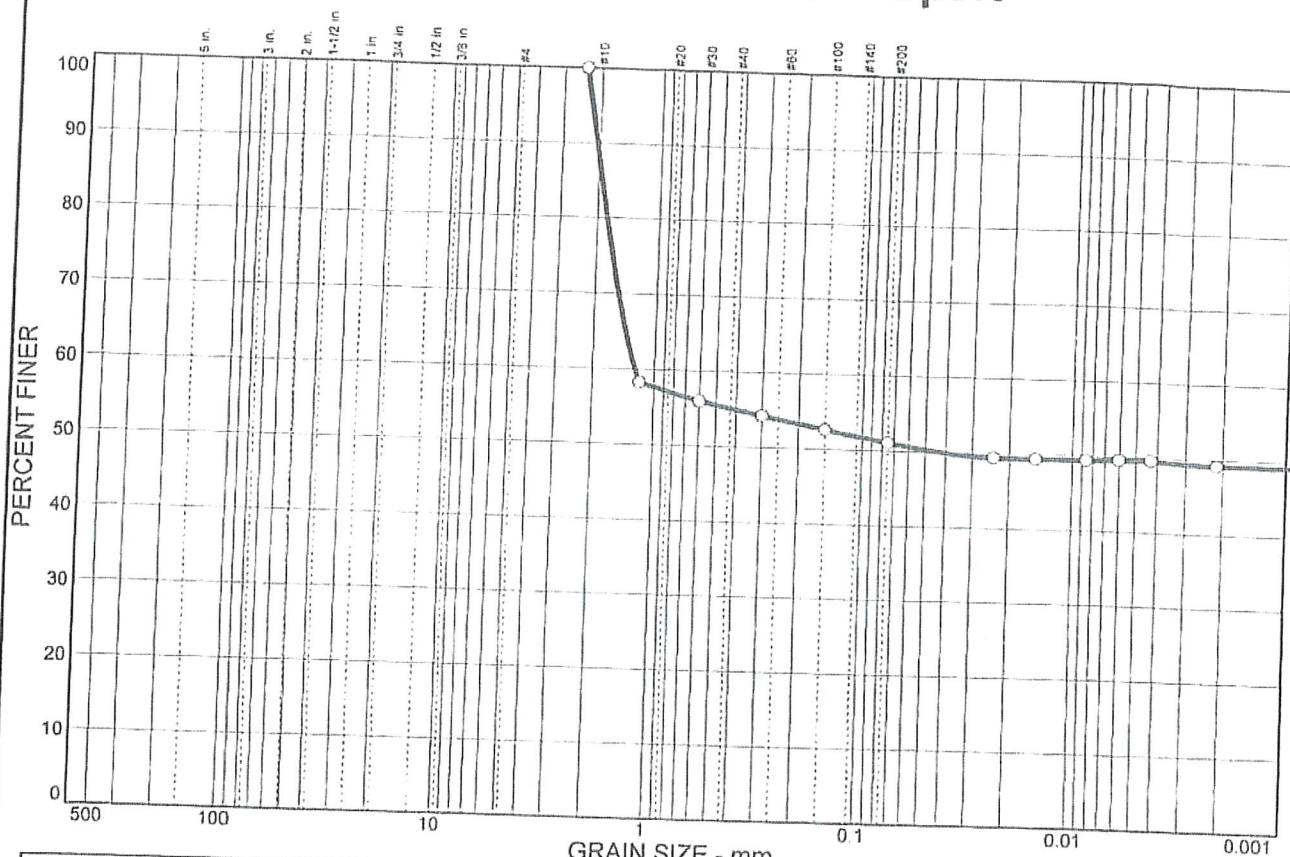
Project: Panoramic #4

Project No.: 20007800025

Figure

7-26-07

Particle Size Distribution Report



% COBBLES	% GRAVEL		% SAND			% FINES	
	CRS.	FINE	CRS.	MEDIUM	FINE	SILT	CLAY
0.0	0.0	0.0	12.3	32.5	4.1	1.5	49.6

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
#8	100.0		
#16	58.3		
#30	56.0		
#50	54.3		
#100	52.6		
#200	51.1		

* (no specification provided)

Soil Description
Sandy elastic silt

PL= 45 **Atterberg Limits** LL= 96 PI= 51

Coefficients
D₈₅= 1.93 D₆₀= 1.24 D₅₀= 0.0421
D₃₀= D₁₅= D₁₀=
C_u= C_c=

USCS= MH **Classification** AASHTO=

Remarks

Sample No.: RLS070051
Location:

Source of Sample: Panoramic #4

Date: 7/4/07
Elev./Depth: BH-3, @ 25'

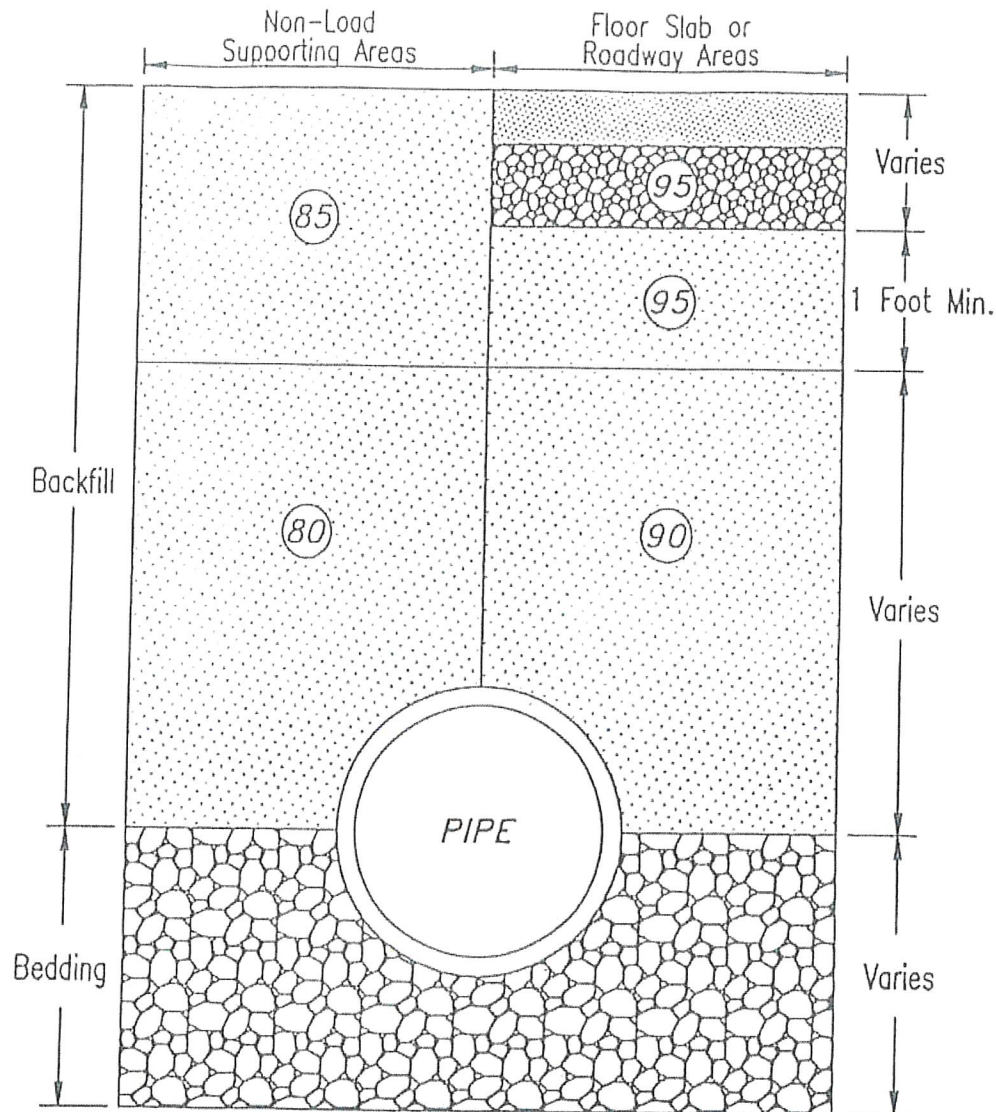
**QUALITY
INSPECTION
SERVICES, INC.**

Client: ABG # 0-249.7
Project: Panoramic #4

Project No: 20007800025

Figure

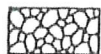
7-26-07



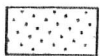
LEGEND:



Asphalt or Concrete Pavement or Concrete Floor Slab



Base Material or Base Rock



Backfill; Compacted On-Site Soil or Imported Select Fill Material as Described in the Site Preparation of the General Earthwork Section of the Attached Report Text.

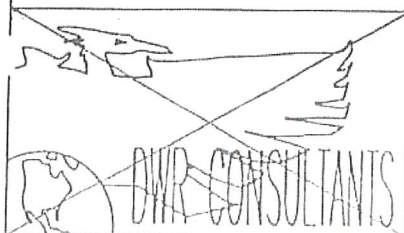


Bedding Material; Material Type Depends on Type of Pipe and Laying Conditions. Bedding Should Conform to the Manufacturers Recommendations for the Type of Pipe Selected.



(80) Minimum Percentage of Maximum Laboratory Dry Density as Determined by ASTM Test Method D 1557-78 (Modified Proctor). Unless Otherwise Specified in the Attached Report Text.

Fig. 3



TYPICAL UTILITY TRENCH
FILL AND FLOOR SLAB
REQUIREMENTS

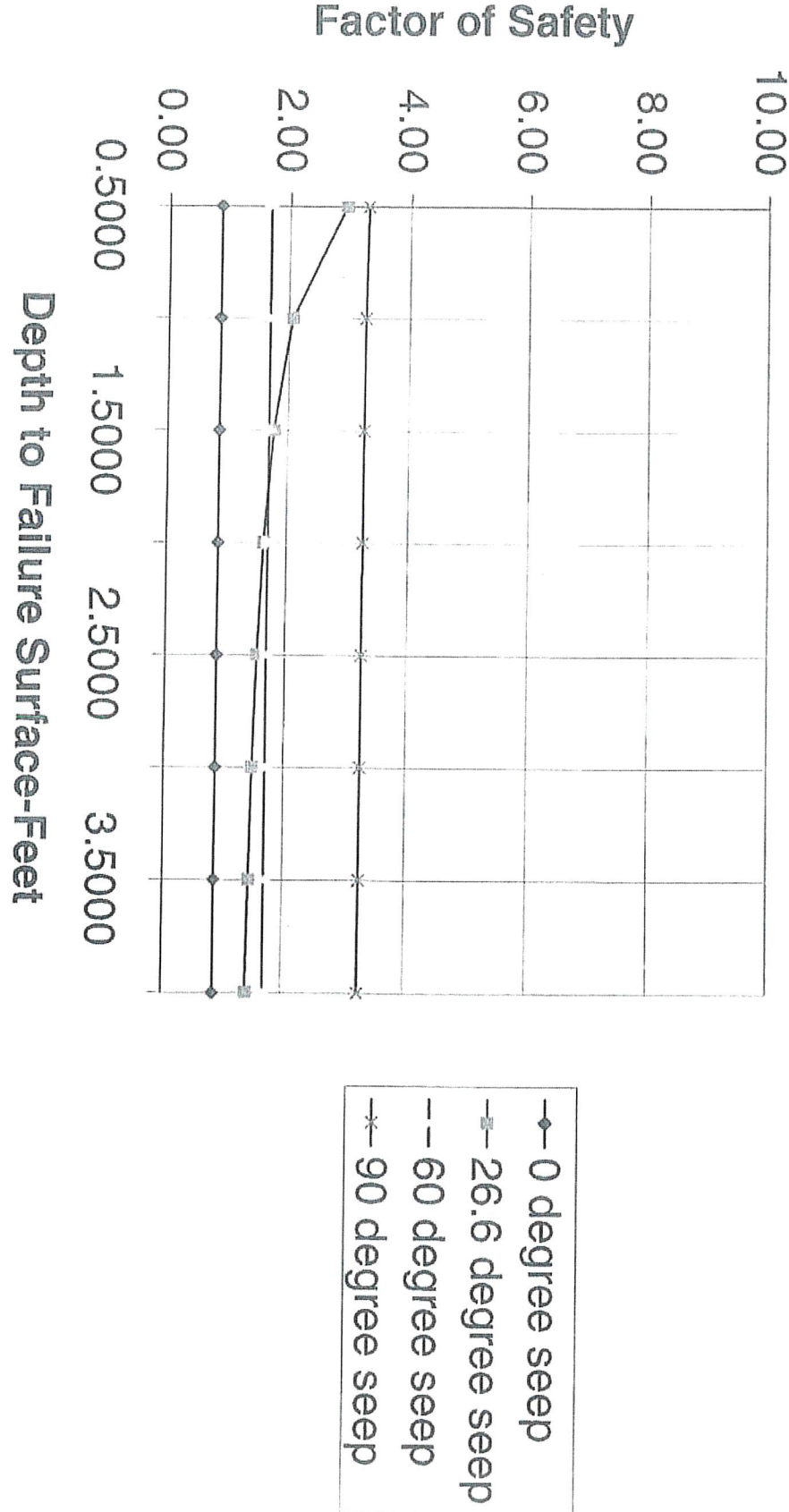
DWR CONSULTANTS, INC.

Pasco, WA

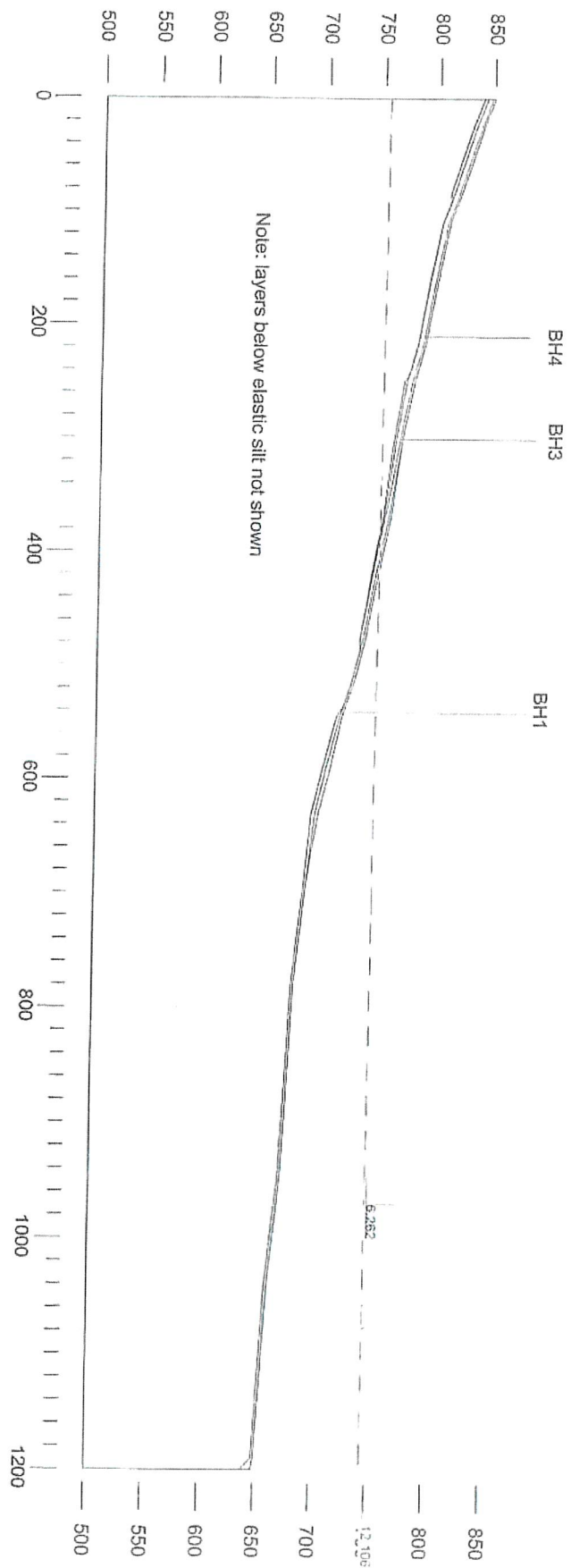
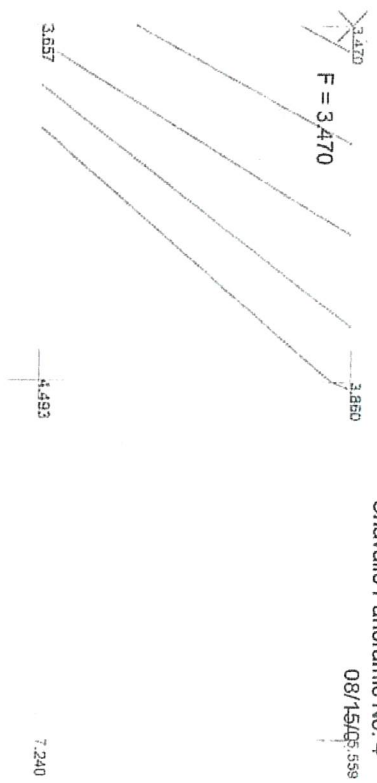
(509) 545-0181

A. Evans 10-28-96

22.0 Degree Slope Stability Against Shallow Sloughing or Face Sliding



	Gamma	C	Phi	Piezo	Ru
	pcf	psf	deg	Surf.	
Silty fine sand	115	0	29	1	0
Gravel	130	0	34	1	0
Cemented Gravel	140	200	38	1	0
BA flow bottom	175	500	45	1	0
Elastic silt	110	200	30	1	0



	Gamma C	Phi	Piezo	Ru
	pcf	psf	deg	Surf.
Silty fine sand	115	0	29	1
Gravel	130	0	34	1
Cemented Gravel	140	200	38	1
BA flow bottom	175	500	45	1
Elastic silt	110	200	30	1

DWR Consultants Inc. - Pasco, WA

Chavallio Panoramic No. 4

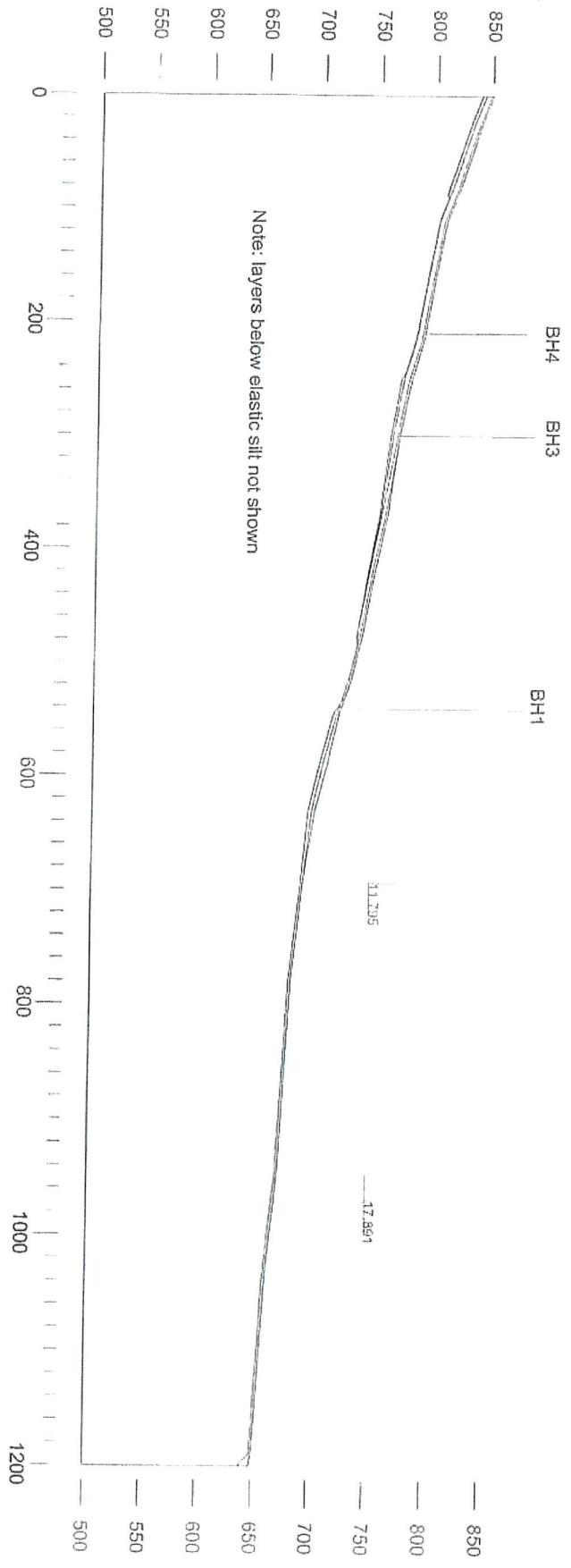
08/15/09 3:13

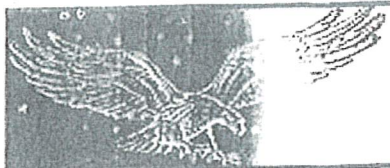


	Gamma C	Phi	Piezo	Ru
	pcf	psf	deg	Surf.
Silty fine sand	115	0	29	0
Gravel	130	0	34	0
Cemented Gravel	140	200	38	0
BA flow bottom	175	500	45	0
Elastic silt	110	200	30	0

~~8.498~~
F = 8.501

DWR Consultants Inc. - Pasco, WA
Chavalla Panoramic No. 4
08/15/01 5:58:5





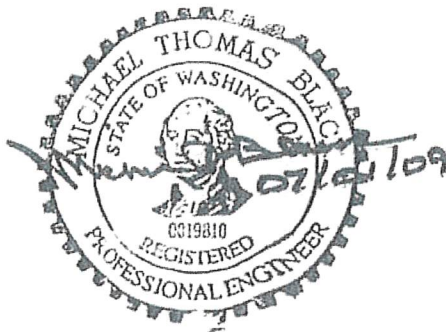
Columbia Engineers & Constructors, LLC

Critical Areas Report for
Citadel Estates,
SE 1/4 , Section 8, T8N, R29E
Kennewick, WA

Prepared for:
Jose Chavallo
102 No. Lincoln
Kennewick, WA 99336

Prepared By:
Michael Black, P.E.
Columbia Engineers and
Constructors, LLC
1806 Terminal Drive
Richland, WA 99354

July 1, 2009



Chavallo, Citadel Estates (CAR) - July 1, 2009

Introduction

This report provides our critical area assessment for the proposed residential development. The site is currently undeveloped land.

The site lies west of the current developed land at Panoramic Heights. The east boundary of the site lies west of the termination of 25th and 26th avenues. The enclosed topographic map shows the general location of the site.

Scope of Work

The Kennewick Municipal Code, Chapter 18, Zoning contains requirements for "Critical Areas" contained in the following sections:

- Critical Areas-General Provisions (18.58)
- Critical Areas- Wetlands (18.59)
- Critical Areas- Critical Aquifer Recharge Area (18.60)
- Critical Areas- Frequently Flooded Areas (18.61)
- Critical Areas- Geologically Hazardous Areas (18.62)
- Critical Areas- Fish and Wildlife Habitat Conservation Areas (18.63)

This assessment specifically addresses Sub-sections 18.60 and 18.62 with the companion Sub-section of 18.58 that is common to all sub-sections. The remaining sub-sections have been addressed as not applicable in the SEPA checklist prepared by others.

Summary Conclusion

We find no impediments to complying with sub-sections 18.60 and 18.62 within the framework of the ordinances. Sub-section 18.60 does not require any action, while Sub-section 18.62 does require some mitigation via engineering structures and operational limitations.

Assessment

Proposed Development

Christensen shows 27 lots along with a proposed finish floor elevation for the main floor of each home. Access to the development will be served by a looped road tying in with Kellogg Street. The drawing is enclosed with this report. This development does contain existing slopes steeper than 15% that drives the need for an assessment per COK Ordinance 18.62. Using the axiom that water runs downhill and settles in a low spot, the development is near the base of "Thompson Hill" so COK Ordinance 18.60 is considered as well.

¹ Christenson, P.D., *Citadel Estates, Conceptual Grading Plan*, 5/29/09, Oasis Development Corporation

*Chavallo, Citadel Estates (CAR) - July 1, 2009*Surface Conditions

This site is located on the Southeast base of Thompson Hill and contains north sloping terrain with mostly desert shrub vegetation. The extreme north end of the site contains some fill and cut areas associated with home construction to the east and canal construction for the Kennewick Irrigation District (KID). The attached USGS topographical map shows the approximate site location within the site general topography.

Regional Stratigraphy

Most of the geologic features in this area consist of sedimentary deposits overlying Tertiary volcanic bedrock. The bedrock has been moved, and is continuing to move, by a general north-south compression of the basalt flows forming anticline structures (long narrow hills) with an east-west general bearing. This movement includes Thompson Hill. The site is located on the north flank of Thompson Hill. These structures are still moving in the upward direction at an imperceptibly slow rate. Another smaller anticlinal fault, along the south flank of Thompson Hill has been mapped².

Local Stratigraphy

Black³ provided a geotechnical investigation for the site with the following comments on stratigraphy from the starting at the surface:

- Recent Aeolian (wind deposited) silt and fine sand.
- The Touchet beds consisting of silt with fine sand or fine sand with silt with various degrees of cementation from calcium carbonate. We also found cemented gravel with calcium carbonate cement that is locally referred to as "caliche." These deposits occur in beds as they settled from the waters of the Lake Missoula floods.
- The Ice Harbor Member of the Saddle Mountains basalt occurred in borehole numbers 1, 2, and 4. The basalt is fairly thin on this site and has largely eroded away.
- The Levy Interbed occurred below the Ice Harbor basalt and the Elephant Mountain basalt below. This interbed contained primarily lean clay or elastic silt soil and resulted from sedimentation between the time the Elephant Mountain basalt was deposited and the successive Ice Harbor flow.

² Reidel, S. and K. Fecht. (1994). *Geologic Map of the Richland 1:100,000 Quadrangle, Washington*. Olympia, WA: Washing Division of Geology and Earth Resources. 1:100,000.

³ Black, M.T., *Geotechnical Investigation for Panoramic Hts. 4, SE ¼, Section 8, T8N, R29E, Kennewick, WA*, August 21, 2007, Ashley-Bertsch Group, Inc.,

Chavallo, Citadel Estates (CAR) - July 1, 2009

No evidence of groundwater or seasonal groundwater was found in any of the 5 boreholes. We also submitted results from four piezometers for past work done by Black for the KID in the general area and downgradient from the canal. The results and elevations of the data are contained in the table below.

Approximate Upper Elevations of Major Soil/Rock Horizons

NE= not encountered

No.	Surface EL (ft.)	Bottom EL (ft.)	Silt and sand	Cemented gravel or gravel	Hard older silt and sandy silt	Gravel	Flow top or bottom of basalt	Layered silt and gravel
BH1	739	710	Surface	734	722	731.5	730	NE
BH 2	734	714	Surface	729		736.5	727	NE
BH 3	772	738	Surface	769.5	758	NE	NE	NE
BH 4	780	760	Surface	756	751.5	NE	753	NE
BH 5	816	796	Surface	NE	801	NE	NE	811
S&W-BH 1	~690 (+ or - 10)	643.5	Surface	NE	665	NE	NE	NE
DWR PZ1	592	578	NE	NE	592	NE	NE	NE
DWR PZ2	613	591	Surface	NE	604.5	NE	NE	NE
DWR PZ3	614	602	Surface	NE	602	NE	NE	NE
DWR PZ4	612	598	Surface	NE	603	NE	NE	NE

The Geotechnical Investigation found lean clay at depth of around 20 ft. deep in the Geotechnical Investigation. In Borehole No. 1, at 20 ft. deep the clay, generally falls in the "low to medium" expansion range. The sample from Borehole No. 3, at 19.5 ft. deep shows a "high to very high" range with the exception of the "% passing the 200 sieve," "plastic limit," and colloid criteria. The sample from Borehole No.3, at 25 ft. deep shows mostly "very high" potential with the exception of the "% passing the 200 sieve" criteria. These are not "fat clays" which often exhibit severe expansion potential. However, it is prudent to carefully plan and construct the development to minimize water saturation of the soil column.

Much of Kennewick and Richland are covered with silt and fine sand in various proportions of each. "Silt is inherently unstable, particularly when moisture is increased, with a tendency to become quick when saturated. It is relatively impervious, difficult to compact, highly susceptible to frost heave, easily erodible and subject to piping and boiling. Bulky grains reduce compressibility; flaky grains, i.e. mica and diatoms, increase compressibility and produce 'elastic silt'." ⁴ The silt

⁴ US Department of Agriculture (Natural Resources Conservation Service). (1999). *Agricultural Waste Management Field Handbook*, Chapter 7-Geologic and groundwater considerations, Appendix 7B, Table 1-1.

Chavallo, Citadel Estates (CAR) - July 1, 2009

deposits from slow settling water and windblown silt tend to be bulky grained and subject to collapse under load. The elastic silts most likely were produced by degraded volcanic ash. The low permeability for water and the reduction in strength, when wetted, requires special care for this development.

The Geotechnical Investigation also examined slope stability of existing topography in the development. The results are discussed below:

- For an unsaturated condition, the factor of safety (FOS) is 8.5. Normally a 1.5 FOS is considered satisfactory for most residential developments.
- For a saturated condition, with near surface failure, the FOS= 3.47
- For a saturated condition, with deep seated failure, the FOS= 2.9

The slopes for shallow sloughing or face sliding were evaluated, which is a near surface phenomena, where a shallow sheet slides. Dependent on the direction of water seepage (E.g. 90° is vertical and 0° is horizontal) the FOS changes dependent on the depth of the slide considered. The slide potential in 0.5 ft. increments down to 3.5 ft. deep resulted in the following results

- A vertical or 90° seep affords a FOS exceeding 2 in all cases.
- A horizontal or 0° seep affords a FOS= 0.86 in all cases or *failure*.
- A 26.6° seep has a FOS= 2.9 at 0.5 ft. deep and 1.4 at 3.5 ft. deep.
- A 60° seep affords a FOS= 1.7 in all cases.

We found no evidence of seeps. Paul Christenson, P.E., stated that all stormwater runoff, including retaining wall drainage water, would be incorporated into the site stormwater system that discharges the water on another property both downgrade and to the north.

Conclusions

None of the slope boreholes showed existing or seasonal groundwater fluctuations. Therefore, the site does not impact a "Critical Aquifer Recharge Area" (18.60). The site does contain hazards associated with "Geologically Hazardous Areas" (18.62). The hazards considered are erosion, landslides, and seismic areas. These items are discussed below, based on the premise that development will not only concentrate stormwater due to impermeable surfaces, but irrigation will add water beyond what the normal rainfall produces.

Erosion Hazard Areas

The surficial silt and fine sand layer is highly erodible and subject to erosion. The existing vegetation currently protects the soil, and mitigation measures will be required during construction.

*Chavallo, Citadel Estates (CAR) - July 1, 2009*Landslide Hazard Areas

Based on the analysis discussed above, the entire site, in the native condition, is stable unless considerable water is introduced to the soil column. The site will require grading for the home lots and significant elevation differences will require retaining walls to maximum lot sizes. The weight of the retaining walls will add loads to the slope and storm or irrigation water, if allowed to penetrate the soil column at depth, will add additional loads. Therefore, it is crucial that the retaining walls receive proper design and construction consideration and water entering the soil column be limited.

Seismic Hazard Areas

The aforementioned slope stability analysis is considered seismic loads. Although we judge that the seismic hazard is low, seismic loading must be considered for the design of the retaining walls that includes the global stability of the wall and the slope below.

Mitigation Requirements

COK Critical Areas-General Provisions (18.58) directs mitigation of hazards. Important elements, to this project, follow:

- Mitigation requirements (18.58.160)- As this is to be a residential development, alteration of the geologic hazards is required due to grading requirements for home sites. Properly designed and constructed retaining walls, along with water intrusion control to the soil column, will not only mitigate, but reduce geologic hazards.
- Mitigation sequencing (18.58.170)- The first consideration (1) requires "avoid the impact" which would require leaving the land in its natural state and not doing the development. This is not viable. The second consideration (2) addresses critical recharge areas and wetlands that do not apply to the site. The third consideration (3) requires "Minimizing or eliminating the hazard by restoring or stabilizing the hazard area through approved engineering or other methods." Engineering will be used to reduce the geologic hazards present in the natural state.

Mitigation Plan

Black³ provides substantial recommendations for mitigation of geologic hazards. In addition to the geotechnical report, the following mitigation measures are required:

- The design of all retaining walls shall consider global stability to ensure the slope below the retaining wall(s) remain stable. It is not necessary to design

Chavallo, Citadel Estates (CAR) - July 1, 2009

the retaining walls for an elevated groundwater table given the recommendations that follow.

- Each lot shall provide a "site grading and drainage plan" along with the request for a building permit. The plan should be stamped by a registered professional engineer. As part of the plan, stormwater discharge to the development's stormwater pond shall be detailed. In general, it is important that water not pond adjacent the homes or infiltrate into the soil column.
- If swimming pools or water features are to be installed, a registered professional engineer should review and approve the plans to ensure consistency with the "site grading and drainage plan."
- Based on my experience, the most important feature to ensuring stability of the slopes and retaining walls, with the consequent stability of the homes, is positive control of irrigation. Insofar as practicable, Xeroscape landscaping should be used. Drip irrigation poses less risk than pressurized irrigation. Each property should install a sprinkler controller that can be programmed for weather conditions, slopes, and soil type (E.g. "WeatherTrac"). The setting of the sprinkler controller should be reviewed by a third party to maintain no water saturation below 24 inches deep.
- During construction, the Excavation Safety Standards (Part N) from the Washington State Department of Labor will protect the workers from injury and the slopes from failure. The Washington State Department of Ecology requires a "Stormwater Pollution Prevention Plan (SWPPP)" and a permit (see publication #99-37, October 2008). Adherence to these requirements will mitigate erosion hazards during construction.
- Last, the geotechnical engineer shall review the plat construction drawings to ensure they meet the intent of the recommendations contained in the geotechnical report, and to ensure maximum isolation of the lean clay layer. The enclosed drawings show the preliminary planned elevations vs. existing topography. In most cases the daylight basement of each home will be at or above existing grade. In a few cases the basement will cut into the surficial soil no closer than 15 ft. above the lean clay layers. At this point, in the preliminary stage, the separation is sufficient to inhibit sliding or heaving of the clay layer.

Limitations

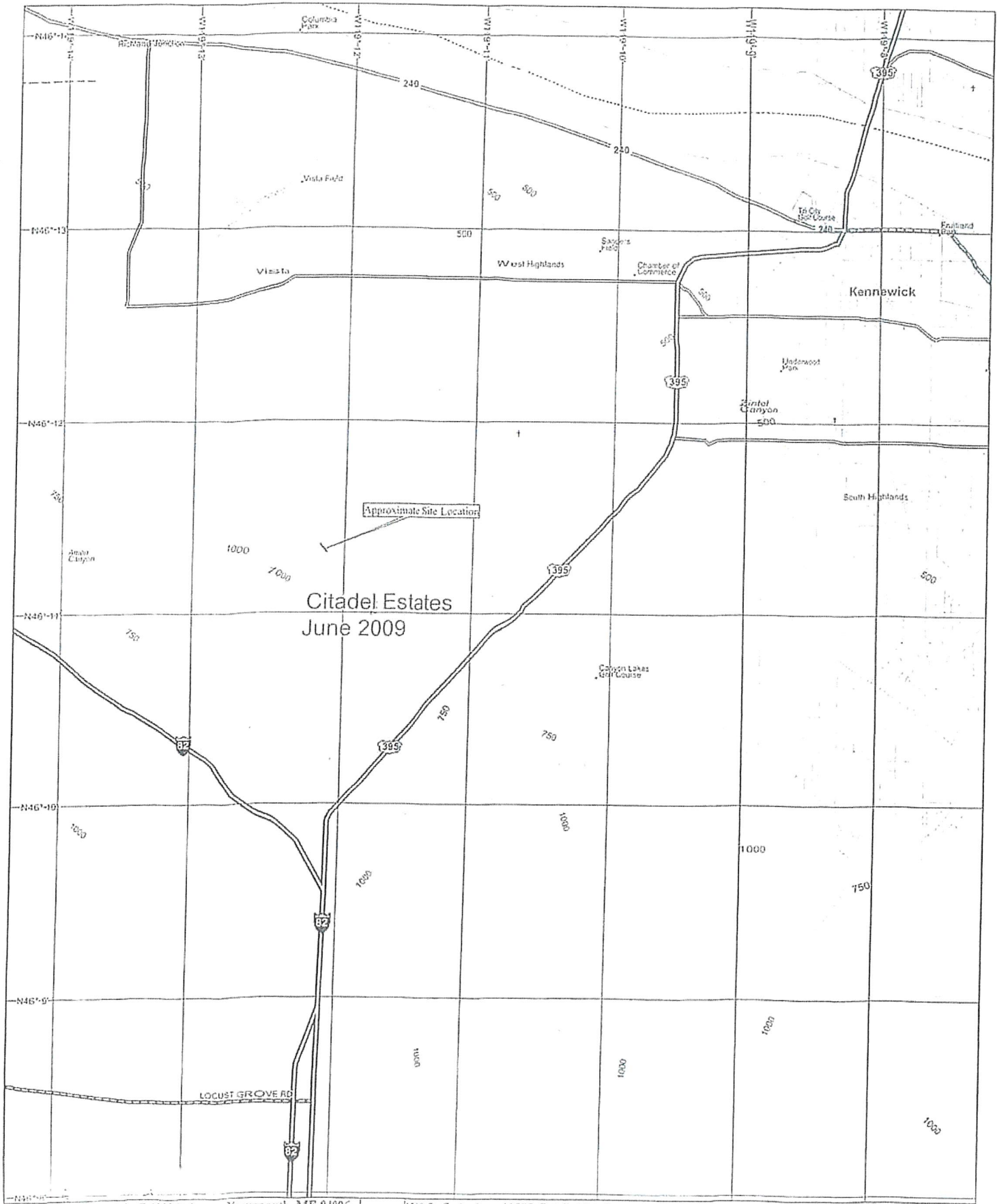
It is important that the limitations of our work and this report are understood. The recommendations and conclusions documented in this report have been prepared for specific application to your project based on the scope, budget, and schedule constraints. Further, these recommendations and conclusions have been developed in a manner consistent with the level of care and skill normally exercised by members of the engineering profession.

This report is prepared for the use of the CLIENT, design and construction professionals serving the CLIENT, and appropriate regulatory agencies. Columbia

Chavallo, Citadel Estates (CAR) - July 1, 2009

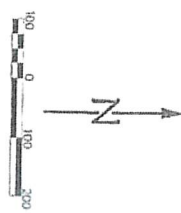
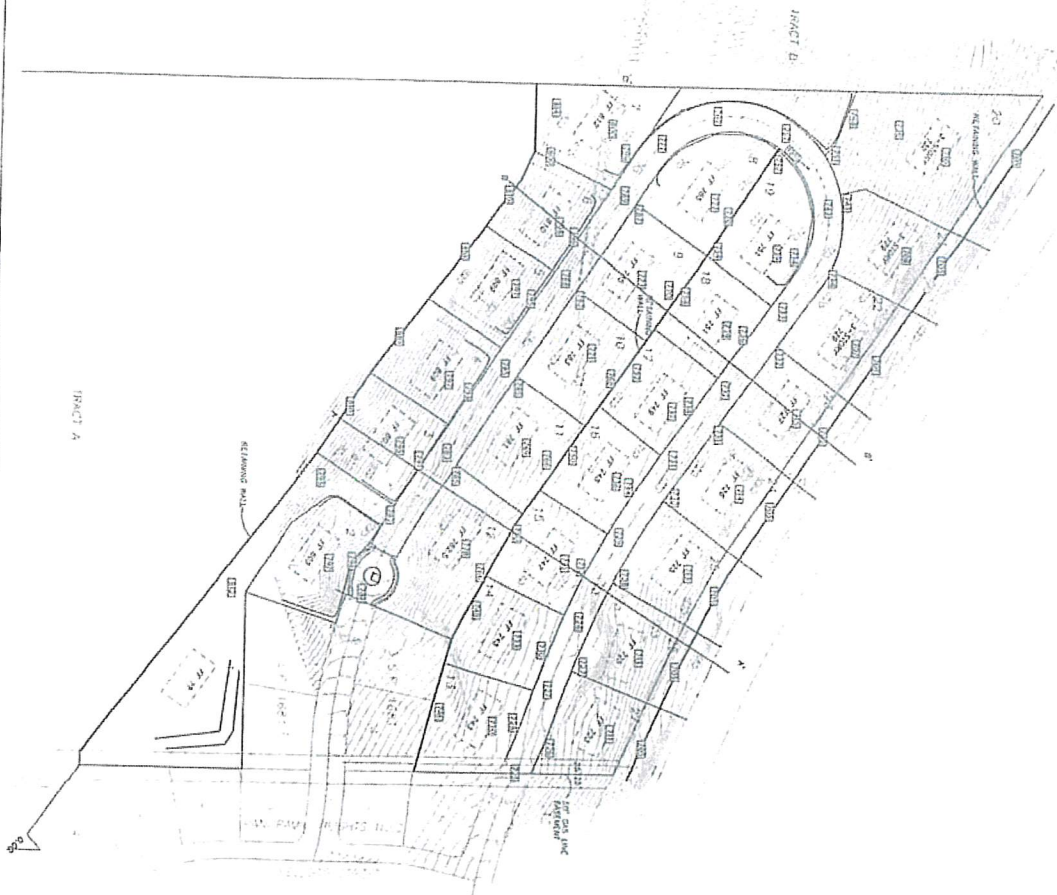
Engineers and Constructors, LLC assumes no liability except to the CLIENT and this report remains the property of Columbia Engineers and Constructors, LLC Use of this report by third parties, without our written authorization, is prohibited.

Please contact our office should you have questions or comments, and thank you for your confidence in Columbia Engineers and Constructors, LLC



07/01/2009

CITADEL ESTATES CROSS-SECTION A-A' SCALE V:1" = 80' H:1" = 80'

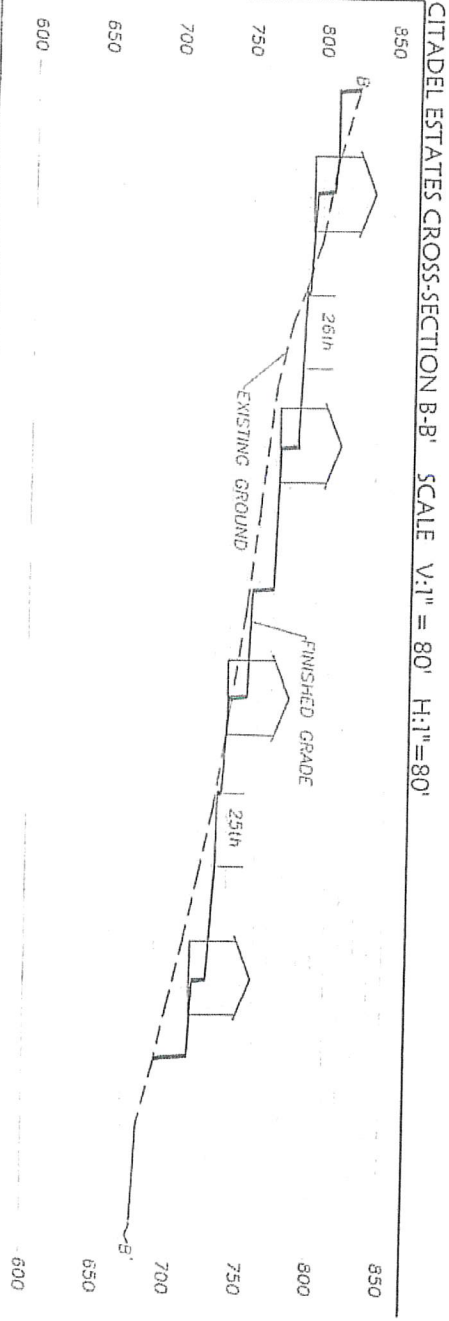
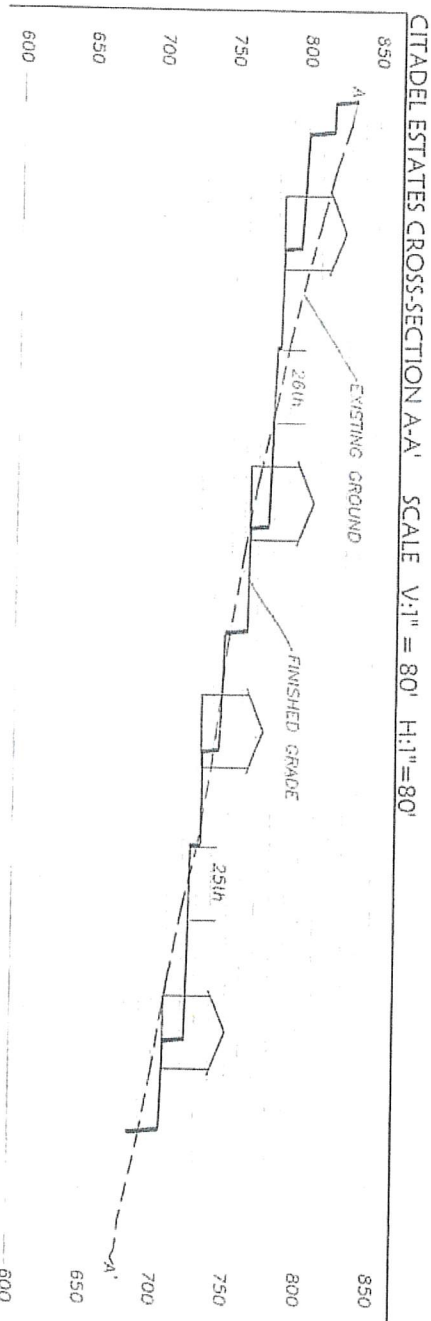


2008-04-15
07/01/2009
CI OF 1

CITADEL ESTATES
CONCEPTUAL
GRADING PLAN

DESIGNED FOR:
JOSE CHAVILLO
KENNEWICK, WASHINGTON

OASIS DEVELOPMENT CORPORATION
PO BOX 4766, PASCO, WASHINGTON 99302
PHONE: (509) 492-5495 FAX: (509) 492-4136
EMAIL: PCHRISTENSEN@CHARTER.NET

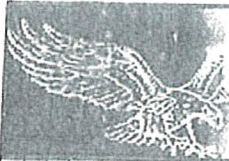


2008-04-17
07/01/2009
C2 OF 2

CITADEL ESTATES
CROSS-SECTIONS

DESIGNED FOR:
JOSE CHAVILLO
KENDRICK, WASHINGTON

OASIS DEVELOPMENT CORPORATION
PO BOX 4766, PASCO, WASHINGTON 99302
PHONE: (509) 492-3495 FAX: (509) 492-4136
EMAIL: PDC@KRTSTEN@CHARTER.NET



Columbia Engineers & Constructors, LLC

October 15, 2010

Jose Chavallo
102 No. Lincoln
Kennewick, WA 99336

Subject: Addendum to Critical Areas report for Citadel Estates

References:

1. Black, M.T., *Geotechnical Investigation for Panoramic Hts. 4, SE ¼ Section 8, T8N, R29E, Kennewick, WA*, Ashley-Bertsch Group, Inc, August 21, 2007.
2. Black, M.T., *Critical Areas Report for Citadel Estates, SE ¼, Section 8, T8N, R29E, Kennewick, WA*, Columbia Engineers and Constructors, LLC, July, 1, 2009.
3. E-mail of 12Oct10, Paul Christenson to Jason Cushing; attachment drawing showing updated site plan with 36 lots, no date, no subject.

Dear Jose:

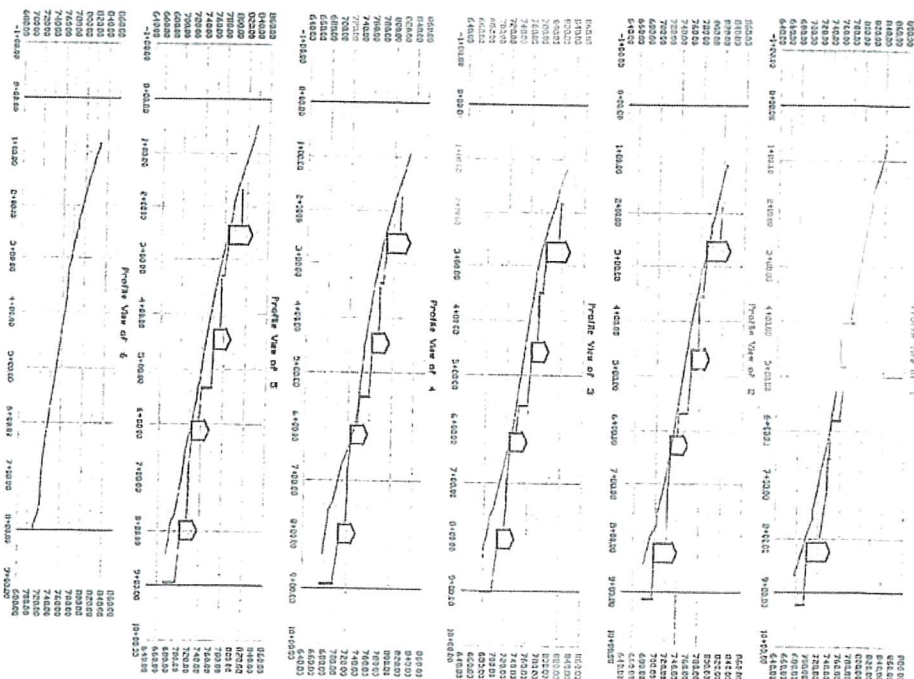
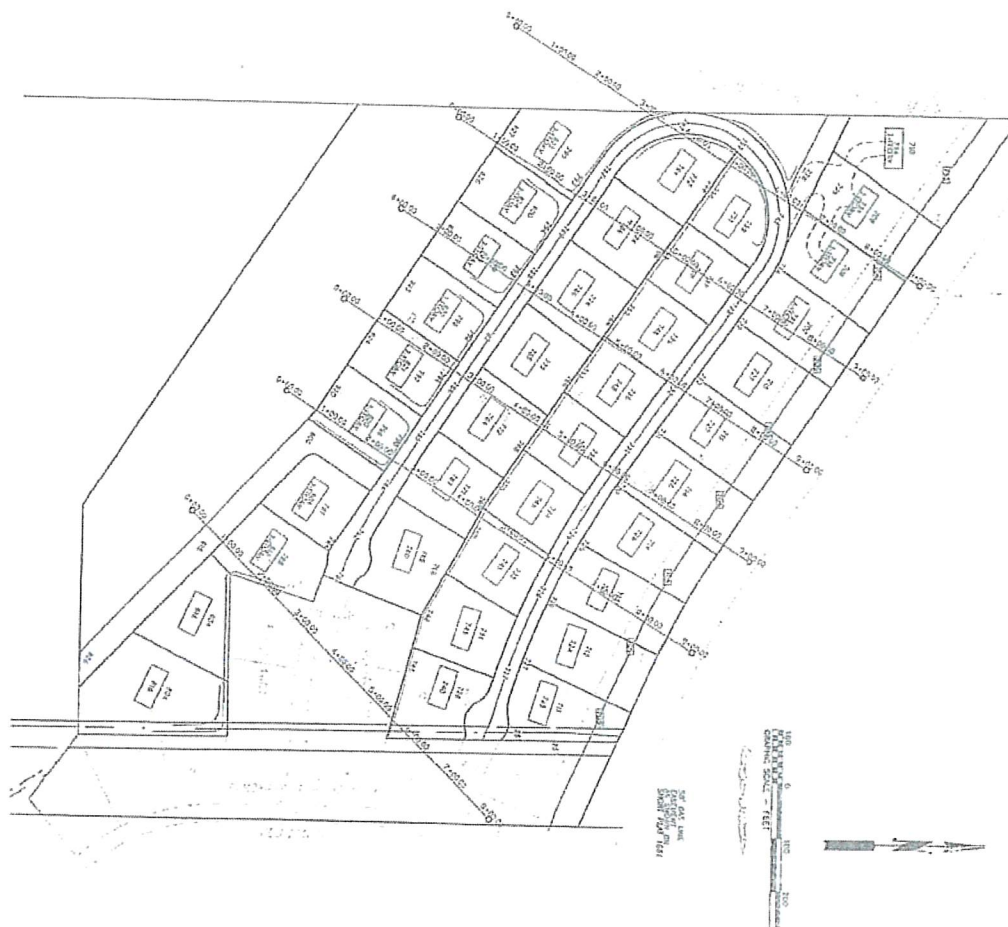
Reference 1 served as the basis for presentation of the Critical Areas Report provided to you in Reference 2. Reference 2 also provided a "Citadel Estates conceptual grading plan," prepared by Paul Christenson, P.E., Oasis Development Corporation, no date your Engineer-of-Record. After conversations with Mr. Christenson, we were advised that the spot elevations on the electronic drawing, Reference 3, represented planned elevations in accordance with what will be the Site Grading Plan. Using these data, we plotted 5 sections (attached) and I examined them for possible impact to Reference 2.

Based on the data herein, and assuming the final grading plan is representative of our sections, I find that the conclusions of Reference 2 remain valid.

Respectfully Yours,

Michael Black, P.E.
COLUMBIA ENGINEERS





10/15/10



December 14, 2020

Gregory McCormick
Community Planning Director
City of Kennewick
210 W 6th Ave.
Kennewick, WA 99336

RE: Appeal 20-02/ PLN-2020-02960 Project # 20-125.1
Comprehensive Plan Amendment No. 20-06
SEPA Determination – Stormwater Impacts
Parcels # 1-0889-301-3081-002, 1-0889-400-0004-000, and portions of 1-0889-401-1681-005

Dear Mr. McCormick:

Harms Engineering, Inc. (HEI) has evaluated the proposed Comprehensive Plan Amendment zoning change from RL and RS to RH for stormwater impacts. The City of Kennewick requires that new development design stormwater facilities to retain and dispose of a 25-year 24-hour design storm on-site.

When designing stormwater facilities, the proposed development is evaluated based on pervious (landscaping) and impervious (buildings/roads/parking) areas. Without a specific development with known roads, parking, driveways, and buildings, the exact areas of pervious and impervious surfaces are unknown. Therefore, HEI estimated the pervious and impervious surfaces for the various zoning types as follows:

- RS: minimum 10,500 sf per lot (50% impervious/50% pervious) plus 2,040 sf per lot of right of way (100% impervious), overall, 58% impervious and 42% pervious.
- RL: minimum 7,500 sf per lot (50% impervious/50% pervious) plus 1,720 sf per lot for right of way (100% impervious), overall, 60% impervious and 40% pervious.
- RH: 27 units/acre, all units assumed to be 2-bedrooms, minimum 1,600 sf per lot (60% impervious/40% pervious) plus 480 sf per lot for right of way (100%). Open space requirements for multi-family developments where density is more than 7 units per acre: 300 sf open area required for 1st bedroom; 200 sf open area required for additional bedrooms. Overall estimated to be 70% impervious and 30% pervious.

The existing property has 33.72 acres in RS zoning and 6.92 acres in RL zoning. If the entire property were fully developed at the maximum density for the existing zoning, it would generate approximately 128,500 cubic feet (cf) of runoff during the 25-year 24-hour storm. That amount of runoff could be contained by a stormwater pond that is 150 ft wide x 160 ft long (base dimensions), 5 ft deep, with 3:1 side slopes (horizontal: vertical).

If the entire property were fully developed at the maximum density for RH zoning, the 40.6 acres would generate approximately 150,400 cf of runoff from the 25-year 24-hour storm. That amount

Gregory McCormick / Appeal 20-02/ PLN-2020-02960
December 14, 2020

Page 2
Project #: 20-125.1

of runoff could be contained by a stormwater pond that is 150 ft wide x 190 ft long (base dimensions), 5 ft deep, with 3:1 side slopes.

A zoning change from RS and RL to RH could result in approximately 17% more runoff that would need to be handled versus the existing zoning. Stormwater facilities for the development will be sized to collect, convey, and retain the runoff of the proposed development in accordance with the City's standards and regardless of zoning designation.

If you have any questions with this stormwater analysis, please contact me at 509-547-2679 or email at christine@harmsengineering.com.

Sincerely,



Christine Batayola
2020.12.14
15:25:38 -08'00'

Christy Batayola, PE



16402 E. Valleyway Ave
Spokane Valley, WA 99037
(509) 924-2155 sunburstengr.com

December 22, 2020

W. O. No. 2027

Gregory McCormick, AICP
Community Planning Director
City of Kennewick
210 West 6th Avenue
Kennewick, WA 99336-0108

RE: **Appeal 20-02 / PLN-2020-02960**
Comprehensive Plan Amendment No. 20-06
SEPA Determination - Traffic Impacts
Parcels # 1-0889-301-3081-002, 1-0889-400-0004-000 and portions of
1-0889-401-1681-005

Dear Mr. McCormick:

Sunburst Engineering has evaluated the proposed Comprehensive Plan Amendment (CPA) change from Low Density Residential to High Density Residential for traffic and trip generation impacts. Our analysis was completed for both the existing comprehensive plan designation, and the proposed changes to that designation.

Project Description

The property included in this CPA are:

- Tax Parcel 1-0889-400-00004-000,
- Tax Parcel 1-0889-301-3081-0001, and
- Lots 37 and 38 within the preliminary plat of Citadel Estates.

These parcels together total approximately 40.6 acres.

This CPA is a non-project action, and no site plan is attached to this application. If the amendment is approved, additional land use actions will become necessary, including a rezone. For this project, it is my understanding the property owner has committed to coupling the rezone with a project-specific application. We support this approach because it will include project specific traffic analysis at the right time - with the rezone and the project-specific application.

Appeal 20-02 / PLN-2020-02960
Comprehensive Plan Amendment No. 20-06
SEPA Determination - Traffic Impacts
Parcels # 1-0889-301-3081-002, 1-0889-400-0004-000
and portions of 1-0889-401-1681-005
December 22, 2020
Page 2

Development Potential

The present comprehensive plan designation of these parcels allows up to 5 single family dwelling units per acre. Due to terrain and other factors, it is likely full development would be significantly lower. Based upon these factors, for the site as a whole, 203 single family homes would likely be developed under the existing comprehensive plan.

The proposed change to the site would allow multi-family residential housing units and hotels to locate on this site. Regulations state that up to 27 units per acre would be allowed under the proposed comprehensive plan. Since the ultimate development on this site is currently unknown, several options will be analyzed. All will include a 60 room hotel near the winery located near this site. The additional land uses proposed on the site may also include one of the following development levels.

1. 1,096 multi-family dwelling units.
2. 500 multi-family dwelling units.
3. 300 multi-family dwelling units.
4. 200 multi-family dwelling units.

Trip Generation Methodology

Traffic generation information has been compiled by the Institute of Transportation Engineers in a manual. The current version of this manual is titled, "*Trip Generation Manual, 10th Edition.*" This manual contains the trip generation characteristics of many land use categories (LUC), including

- LUC 210 - Single Family Detached Housing,
- LUC 221, Multi-family Housing (Mid-Rise), and
- LUC 310 - Hotel.

These land use categories will be used in this analysis.

Appeal 20-02 / PLN-2020-02960
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Trip Generation Characteristics of Site Developed Using Existing Comp Plan

As explained previously, if the site were developed into single family housing, approximately 203 units would be developed on the site. The anticipated traffic generation characteristics of the site under this scenario is shown on Table 1.

Table 1 - Trip Generation Characteristics of Single-Family Detached Housing

Units	AM Peak Hour			PM Peak Hour			ADT
	Vol @ 0.74 Trips per Unit	Directional Distribution		Vol @ 0.99 Trips per Unit	Directional Distribution		Vol @ 9.44 Trips per Unit
		25% In	75% Out		63% In	37% Out	
203	150	37	113	201	127	74	1,916

Trip Generation Characteristics of Site With Proposed Comp Plan Change

As stated previously, the change in the comprehensive plan will allow a hotel to locate on this site. This hotel will be adjacent to the winery next door and is planned to have a restaurant in it. The anticipated traffic generated by the hotel is shown on Table 2.

Table 2 - Hotel Trip Generation Rate & Volume Summary

#	A.M. Peak Hour			P.M. Peak Hour			ADT
	Vol @ 0.47 Trips per Room	Directional Distribution		Vol @ 0.60 Trips per Room	Directional Distribution		Vol @ 8.36 Trips per Room
		59% In	41% Out		51% In	49% Out	
60	28	16	12	36	18	18	502

- Number of Rooms

ADT - Average daily trips

In addition to the hotel, the comprehensive plan change would allow multi-family housing to locate on this site. Table 3 shows the traffic generated by the various options outlined previously in this document.

Appeal 20-02 / PLN-2020-02960
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 Parcels # 1-0889-301-3081-002, 1-0889-400-0004-000
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**Table 3 - Multi-Family Trip Generation Rates & Volumes for
Options Considered On-site**

Units	AM Peak Hour			PM Peak Hour			ADT
	Vol @ 0.36 Trips per Unit	Directional Distribution		Vol @ 0.44 Trips per Unit	Directional Distribution		Vol @ 5.44 Trips per Unit
		26% In	74% Out		61% In	39% Out	
1,096	395	103	292	482	294	188	5,962
500	180	47	133	220	134	86	2,720
300	108	28	80	132	81	51	1,632
200	72	19	53	88	54	34	1,088

Conclusions

Based upon the information in the preceding tables, the four parcels included in this comprehensive plan amendment could be developed using the parameters of the existing comprehensive plan into 203 single family homes generating:

150 trips in the a.m. peak hour,
 201 trips in the p.m. peak hour, and
 1,916 trips on an average day.

If the comprehensive plan amendment is approved, the site could develop into a hotel and an unknown number of multi-family homes. As such, the site would generate:

between 100 - 423 trips during the a.m. peak hour,
 between 124 - 518 trips during the p.m. peak hour, and
 between 1,590 - 6,464 trips during an average day.

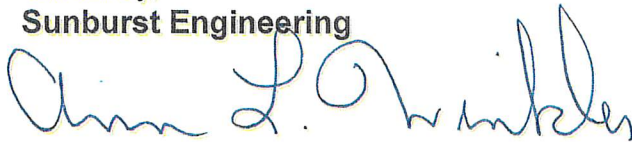
Appeal 20-02 / PLN-2020-02960
Comprehensive Plan Amendment No. 20-06
SEPA Determination - Traffic Impacts
Parcels # 1-0889-301-3081-002, 1-0889-400-0004-000
and portions of 1-0889-401-1681-005
December 22, 2020
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The net change in traffic volumes due to this comprehensive plan amendment is:

-50 to +273 trips during the a.m. peak hour,
-77 to +317 trips during the p.m. peak hour, and
-326 to +4,548 trips during an average day.

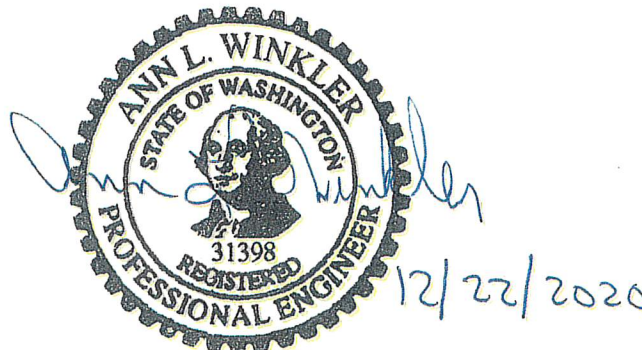
Please let me know if you need additional information.

Sincerely,
Sunburst Engineering



Ann L. Winkler, P. E.
President

encl: Land Use Category Descriptions
Traffic Generation Information for Each Land Use and Time of Day



Land Use: 210

Single-Family Detached Housing

Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Additional Data

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses; and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Illinois, Indiana, Maryland, Minnesota, Montana, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, and Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 903, 925, 936

Land Use: 310

Hotel

Description

A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops. All suites hotel (Land Use 311), business hotel (Land Use 312), motel (Land Use 320), and resort hotel (Land Use 330) are related uses.

Additional Data

Studies of hotel employment density indicate that, on the average, a hotel will employ 0.9 employees per room.¹

Twenty-five studies provided information on occupancy rates at the time the studies were conducted. The average occupancy rate for these studies was approximately 82 percent.

Some properties contained in this land use provide guest transportation services such as airport shuttles, limousine service, or golf course shuttle service, which may have an impact on the overall trip generation rates.

Time-of-day distribution data for this land use are presented in Appendix A. For the one center city core site with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 8:30 and 9:30 a.m. and 3:15 and 4:15 p.m., respectively. On Saturday and Sunday, the peak hours were between 5:00 and 6:00 p.m. and 10:15 and 11:15 a.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, District of Columbia, Florida, Georgia, Indiana, Minnesota, New York, Pennsylvania, South Dakota, Texas, Vermont, Virginia, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Trip generation at a hotel may be related to the presence of supporting facilities such as convention facilities, restaurants, meeting/banquet space, and retail facilities. Future data submissions should specify the presence of these amenities. Reporting the level of activity at the supporting facilities such as full, empty, partially active, number of people attending a meeting/banquet during observation may also be useful in further analysis of this land use.

Source Numbers

170, 260, 262, 277, 280, 301, 306, 357, 422, 507, 577, 728, 867, 872, 925, 951

¹ Buttke, Carl H. Unpublished studies of building employment densities, Portland, Oregon.

Land Use: 221

Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels (floors). Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (Land Use 225), and mid-rise residential with 1st-floor commercial (Land Use 231) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the mid-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.46 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 95.7 percent of the total dwelling units were occupied.

Time-of-day distribution data for this land use are presented in Appendix A. For the eight general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 4:45 and 5:45 p.m., respectively.

For the four dense multi-use urban sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:15 and 5:15 p.m., respectively. For the three center city core sites with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 6:45 and 7:45 a.m. and 5:00 and 6:00 p.m., respectively.

For the six sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.46 residents per occupied dwelling unit.

For the five sites for which data were provided for both occupied dwelling units and total dwelling units, an average of 95.7 percent of the units were occupied.

The average numbers of person trips per vehicle trip at the five center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 1.84 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.94 during Weekday, AM Peak Hour of Generator
- 2.07 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.59 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 32 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.90 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.90 during Weekday, AM Peak Hour of Generator
- 2.00 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.08 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 13 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.56 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.88 during Weekday, AM Peak Hour of Generator
- 1.70 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 2.07 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Delaware, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Hampshire, New Jersey, Ontario, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, Virginia, and Wisconsin.

Source Numbers

168, 188, 204, 305, 306, 321, 357, 390, 436, 525, 530, 579, 638, 818, 857, 866, 901, 904, 910, 912, 918, 934, 936, 939, 944, 947, 948, 949, 959, 963, 964, 966, 967, 969, 970

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

**Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 173

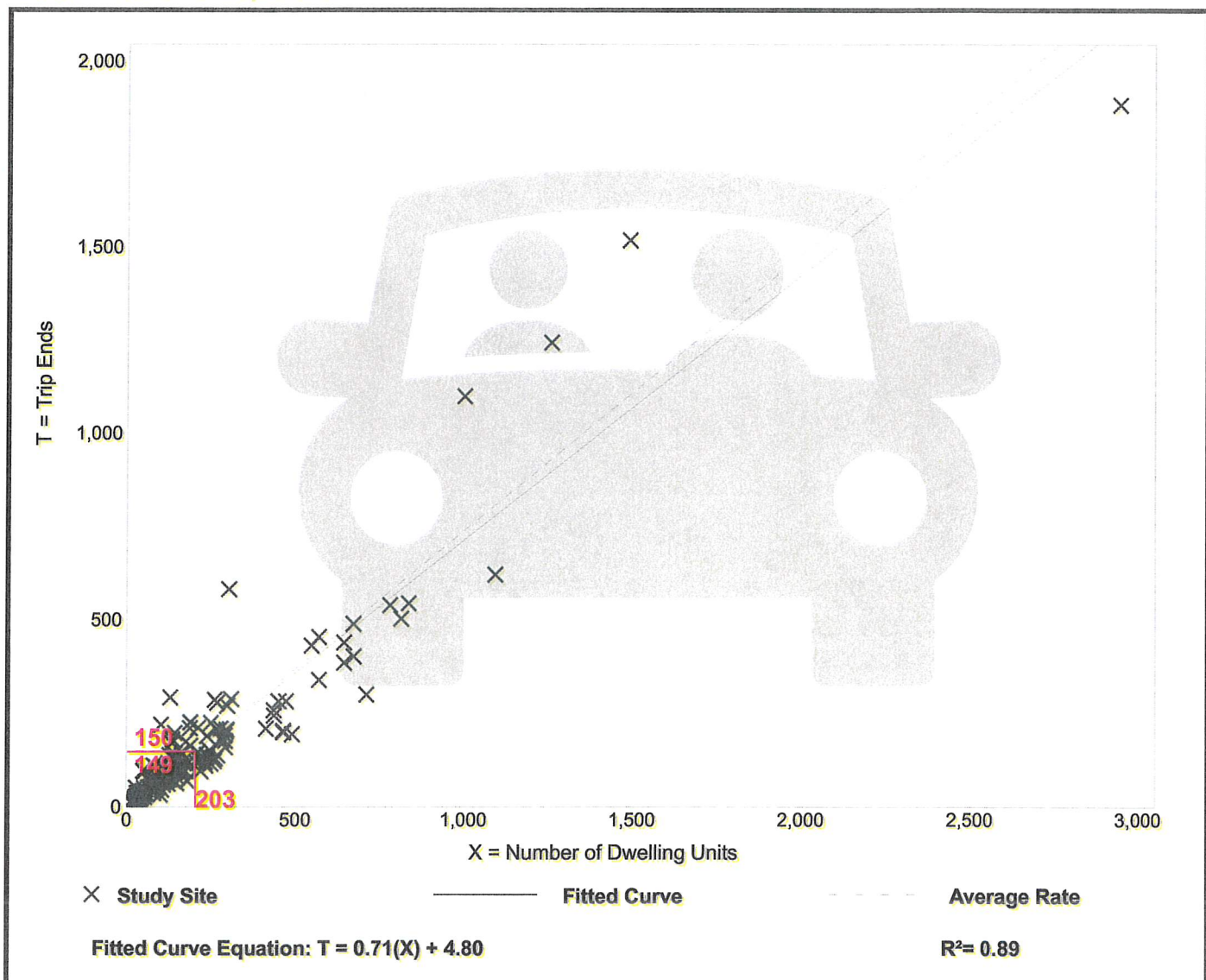
Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 190

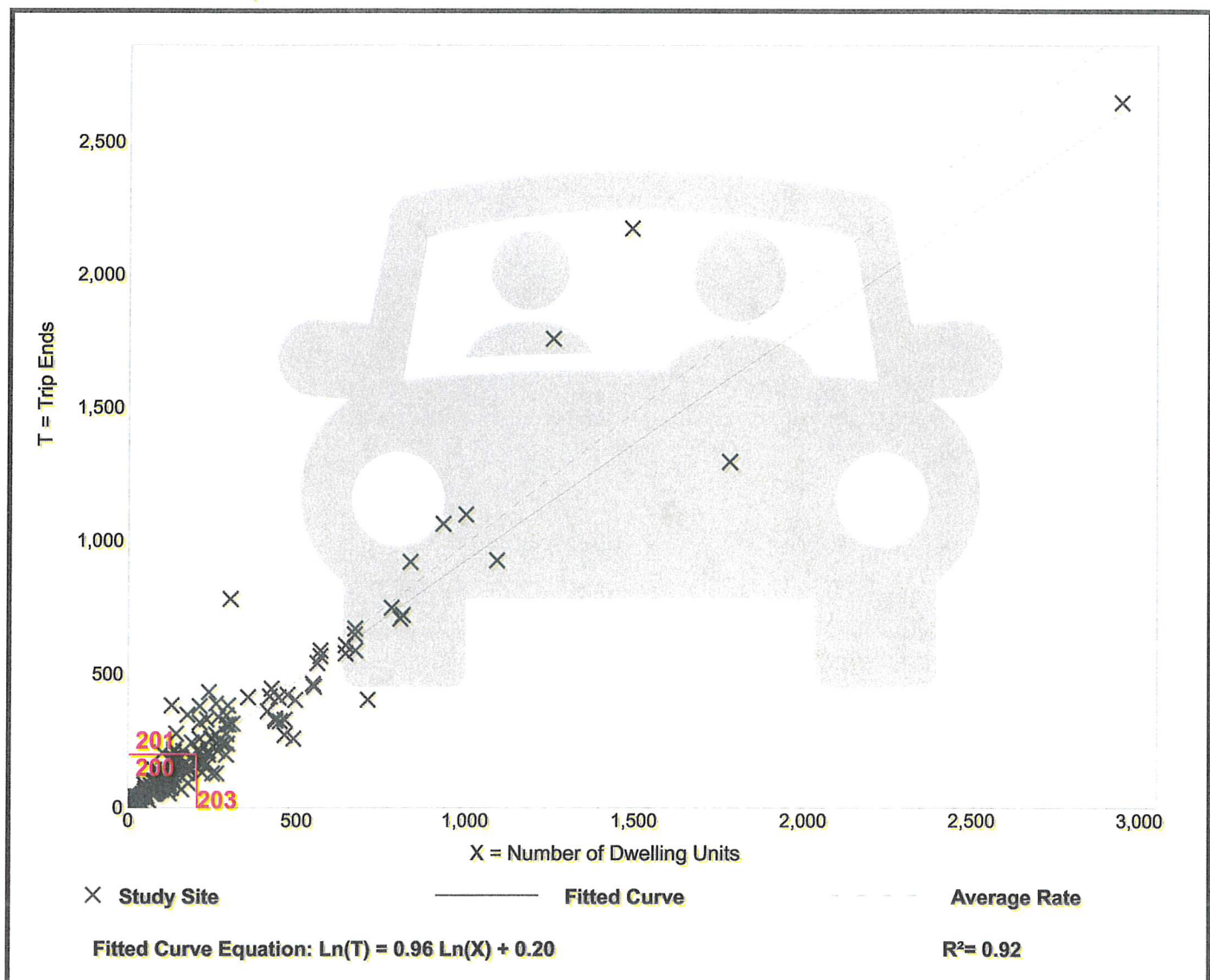
Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Single-Family Detached Housing (210)

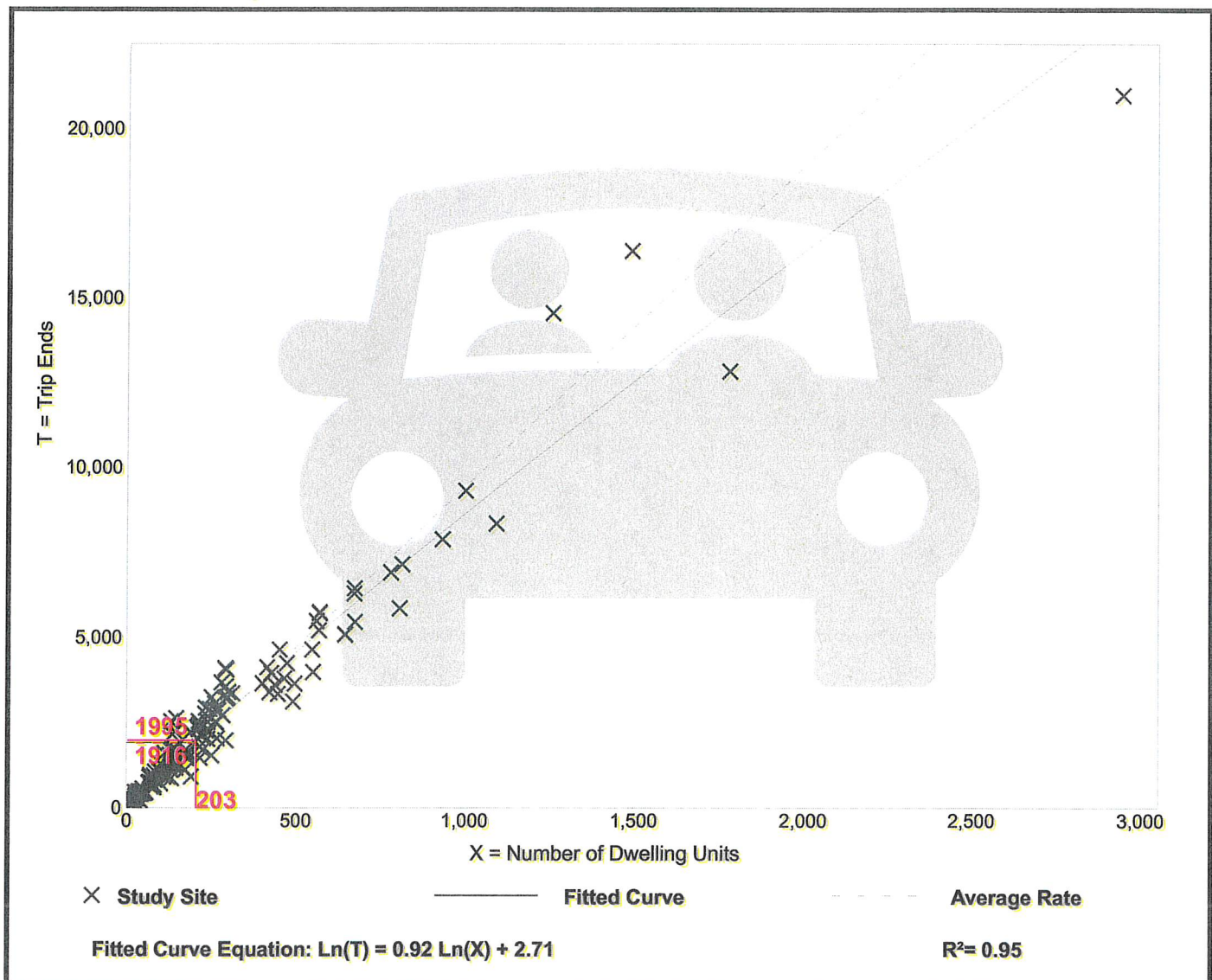
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



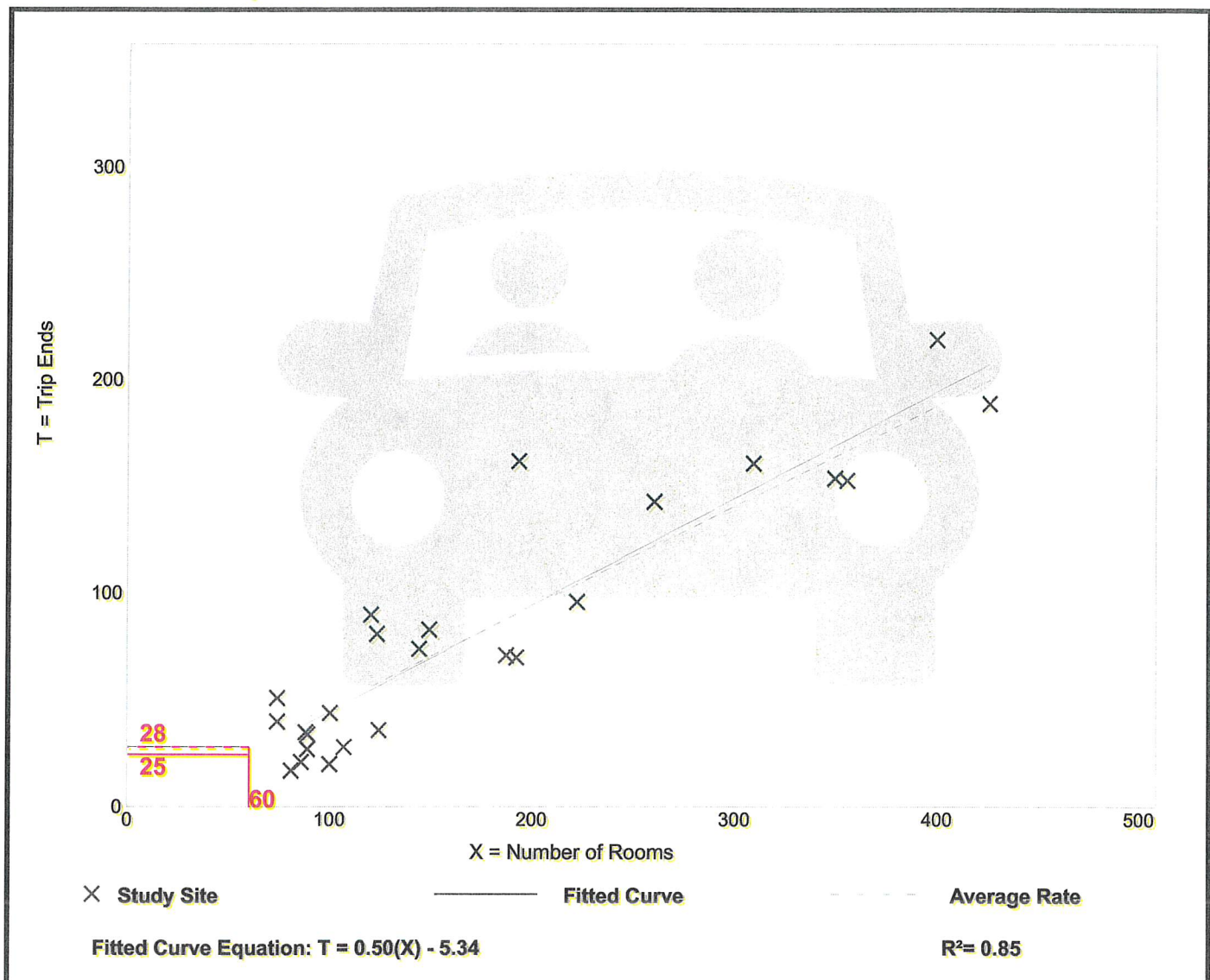
Hotel (310)

Vehicle Trip Ends vs: Rooms
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 25
 Avg. Num. of Rooms: 178
 Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.47	0.20 - 0.84	0.14

Data Plot and Equation



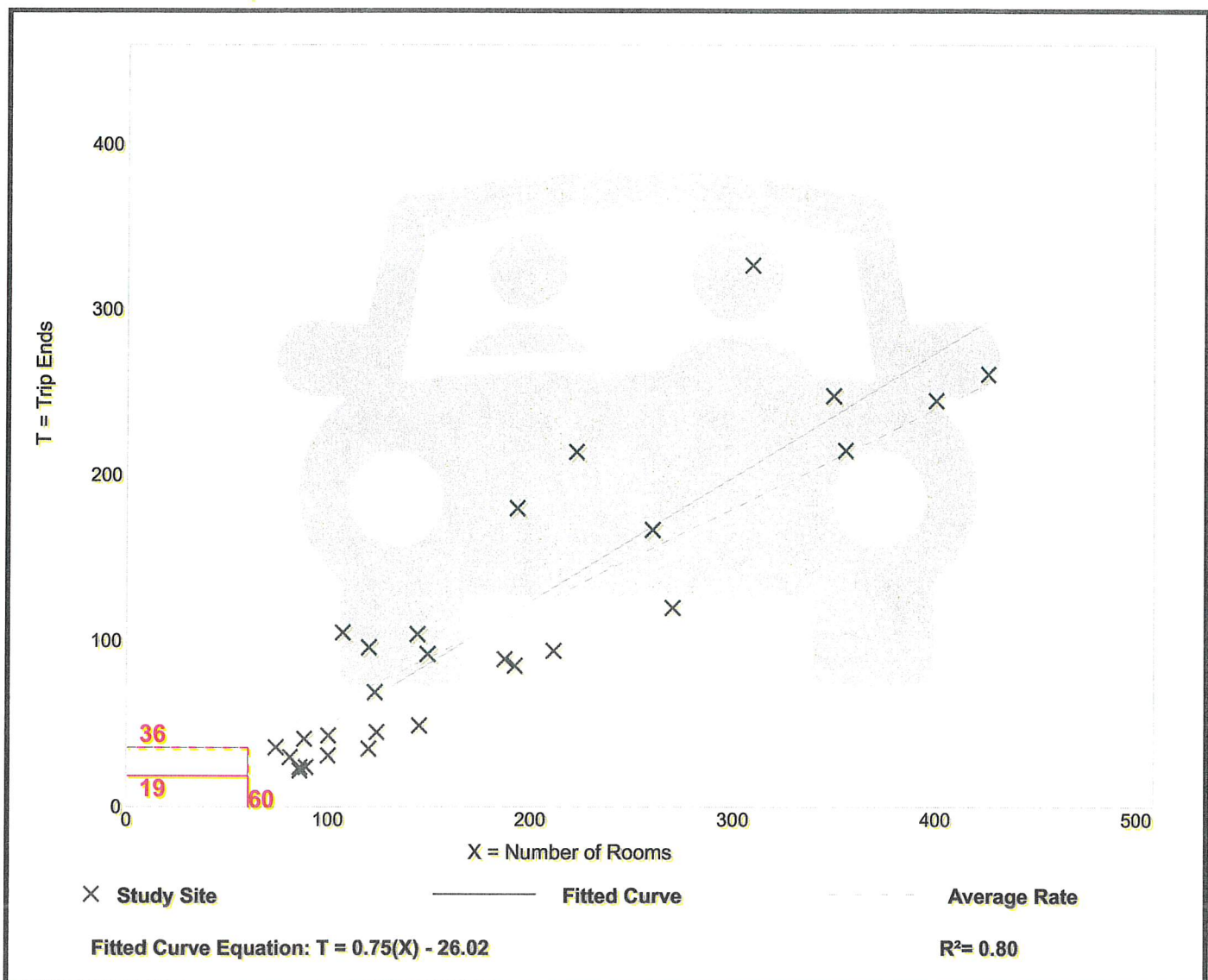
Hotel (310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 28
 Avg. Num. of Rooms: 183
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.26 - 1.06	0.22

Data Plot and Equation



Hotel (310)

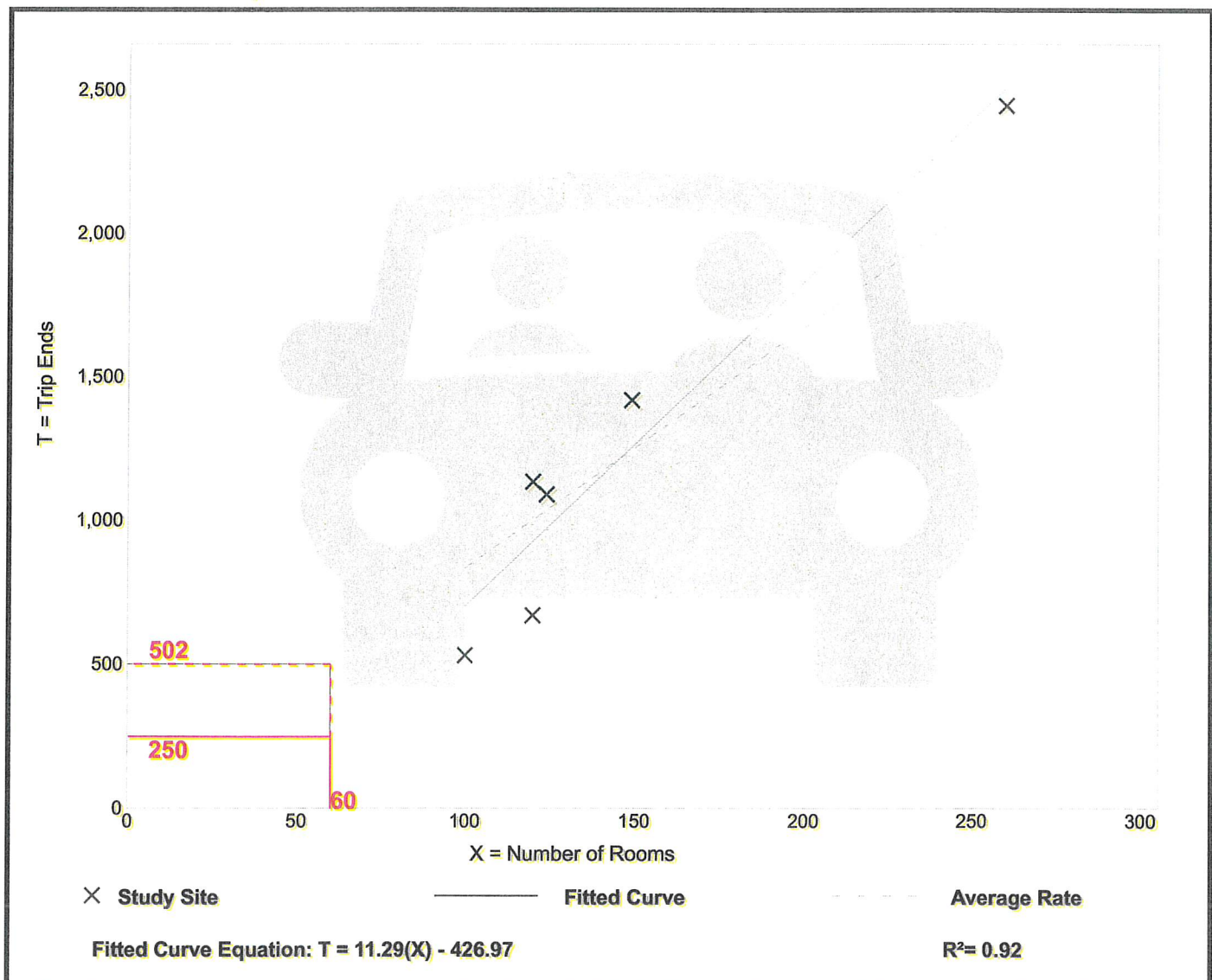
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Rooms: 146
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.36	5.31 - 9.53	1.86

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

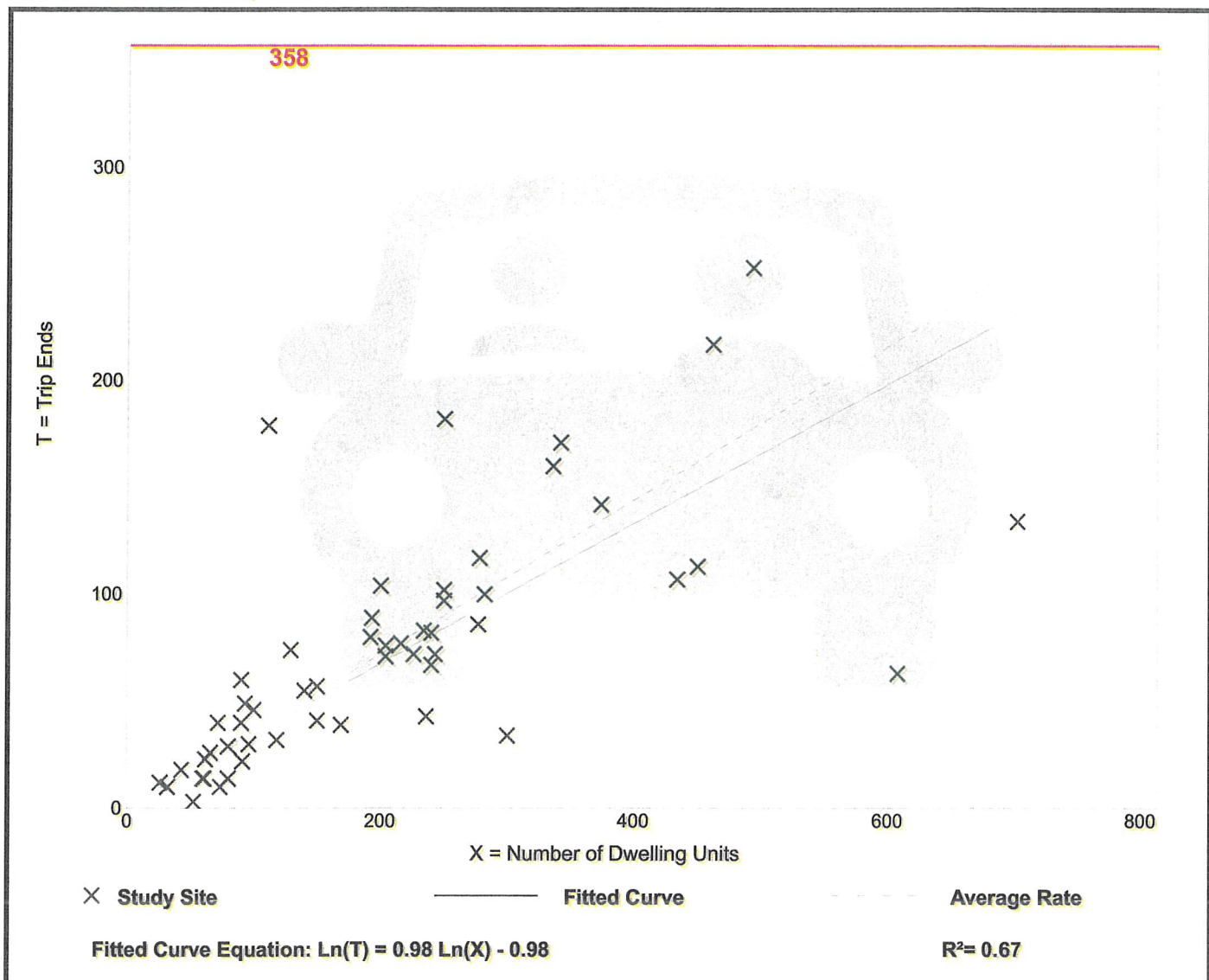
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

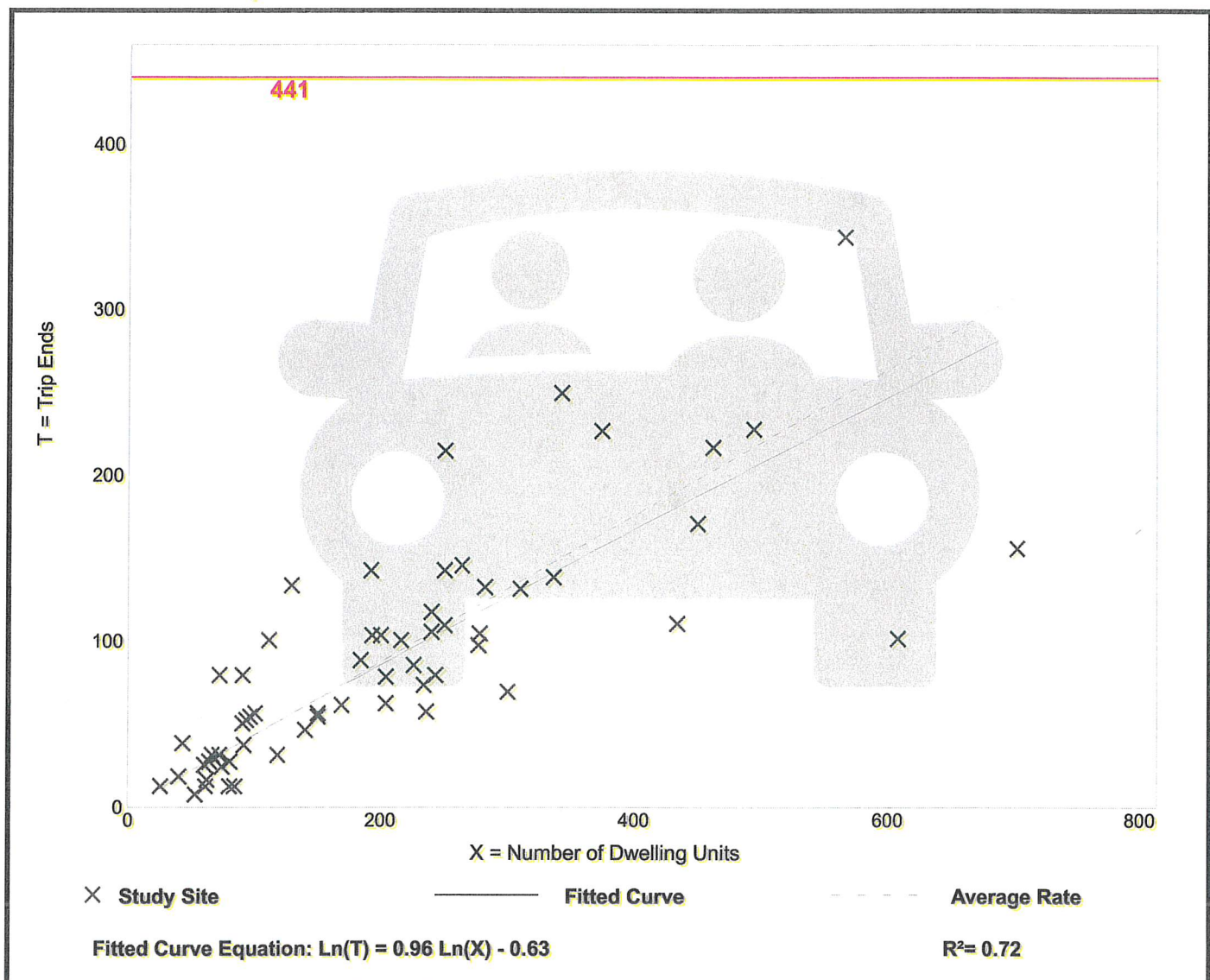
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

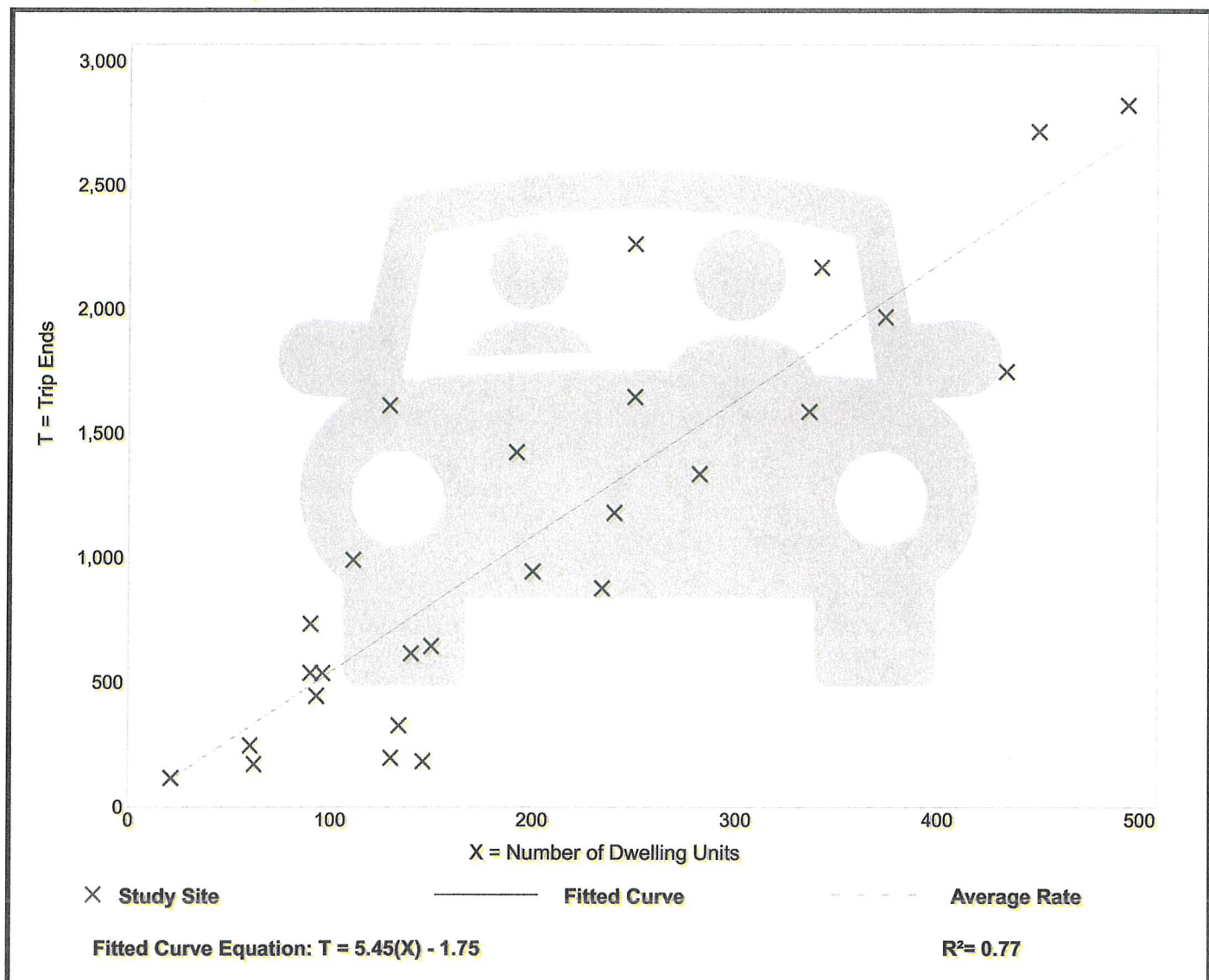
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

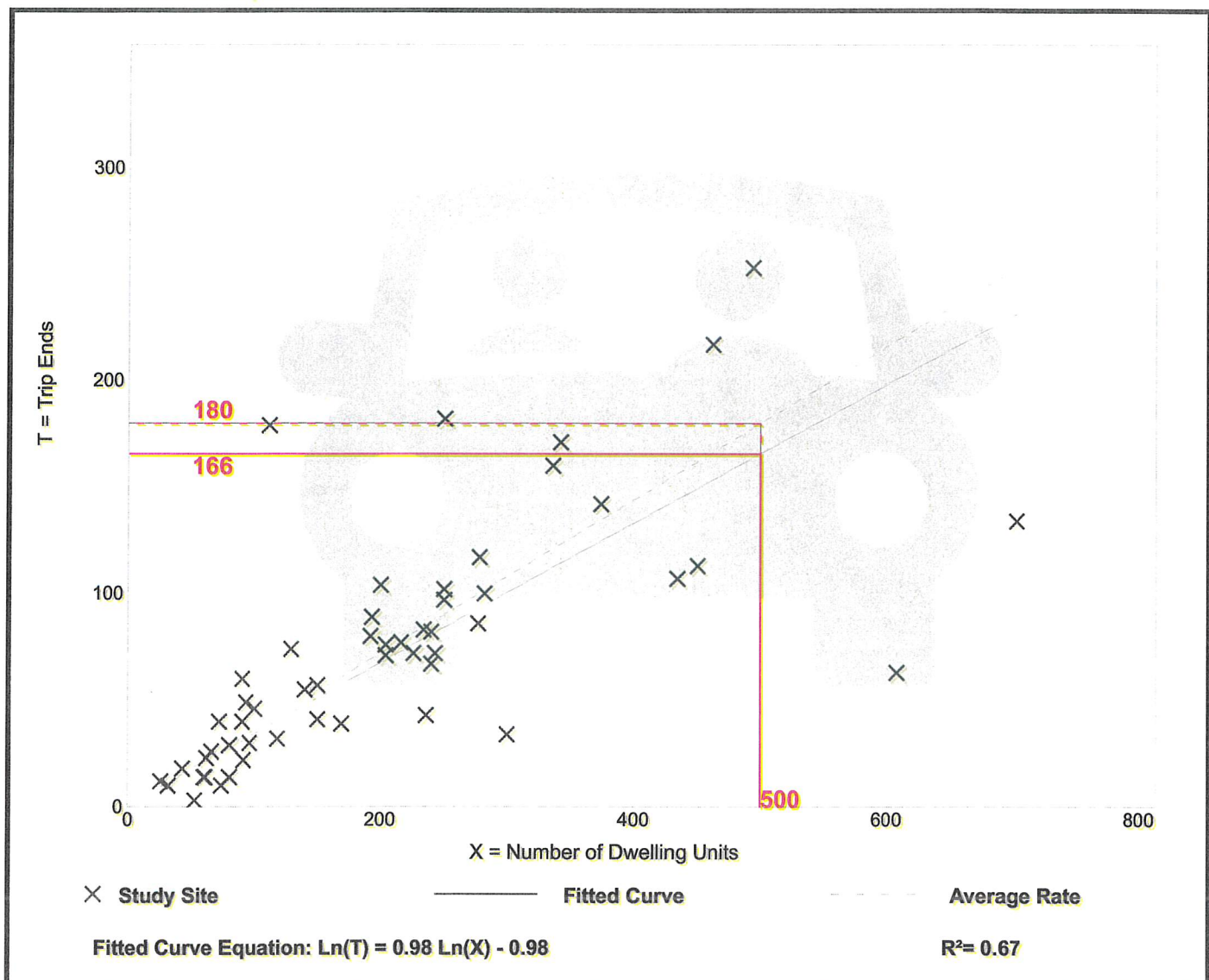
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

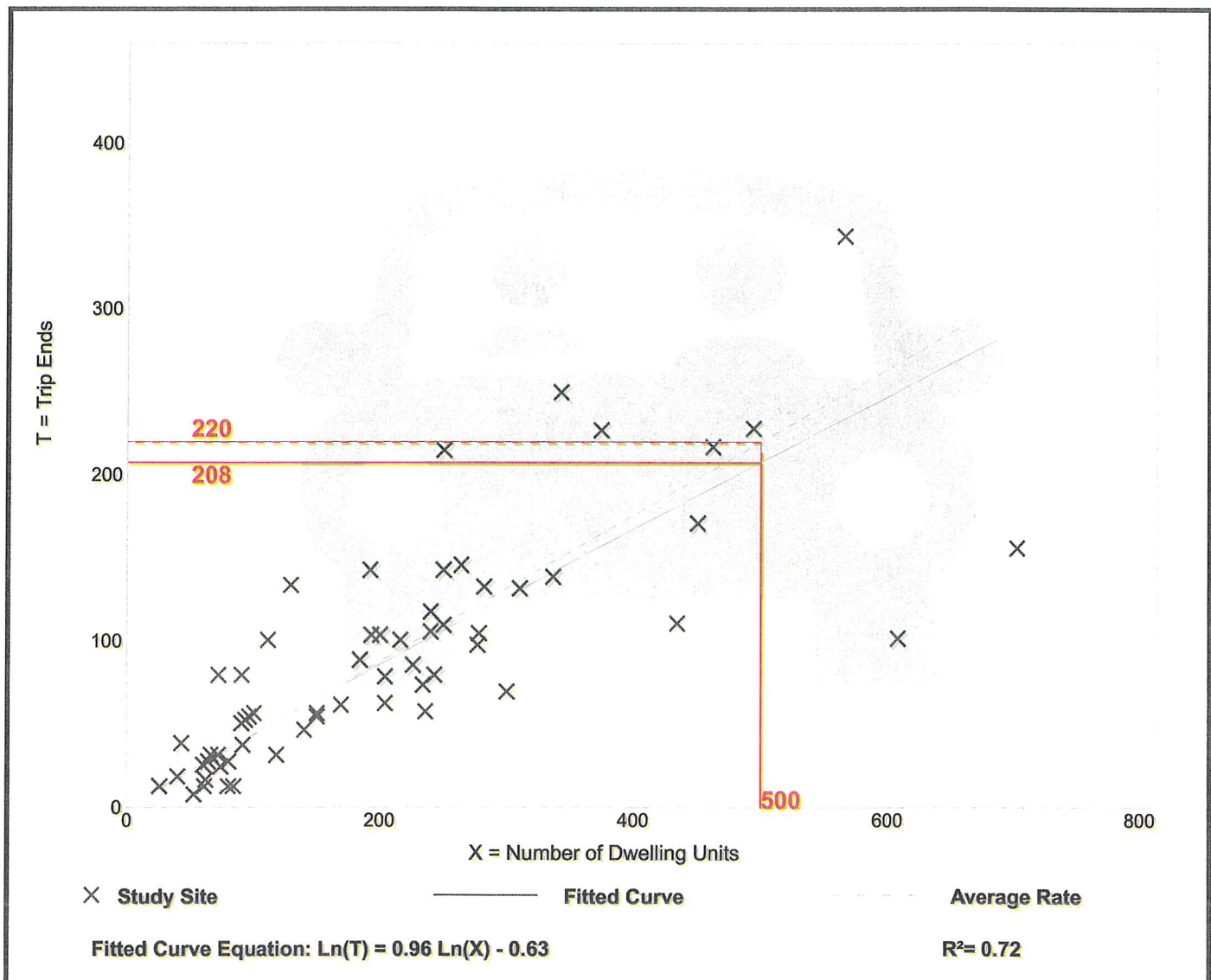
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

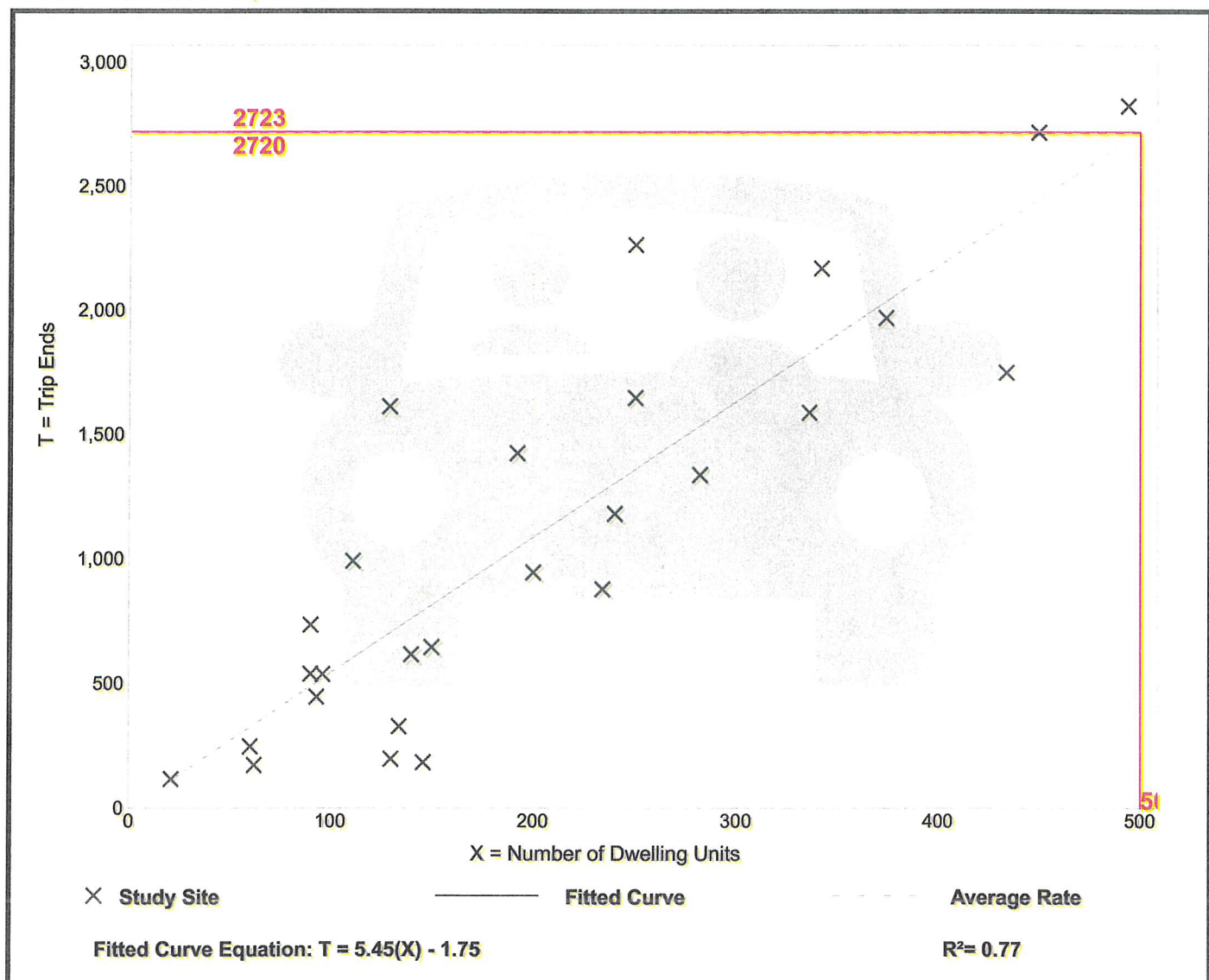
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

**Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 53

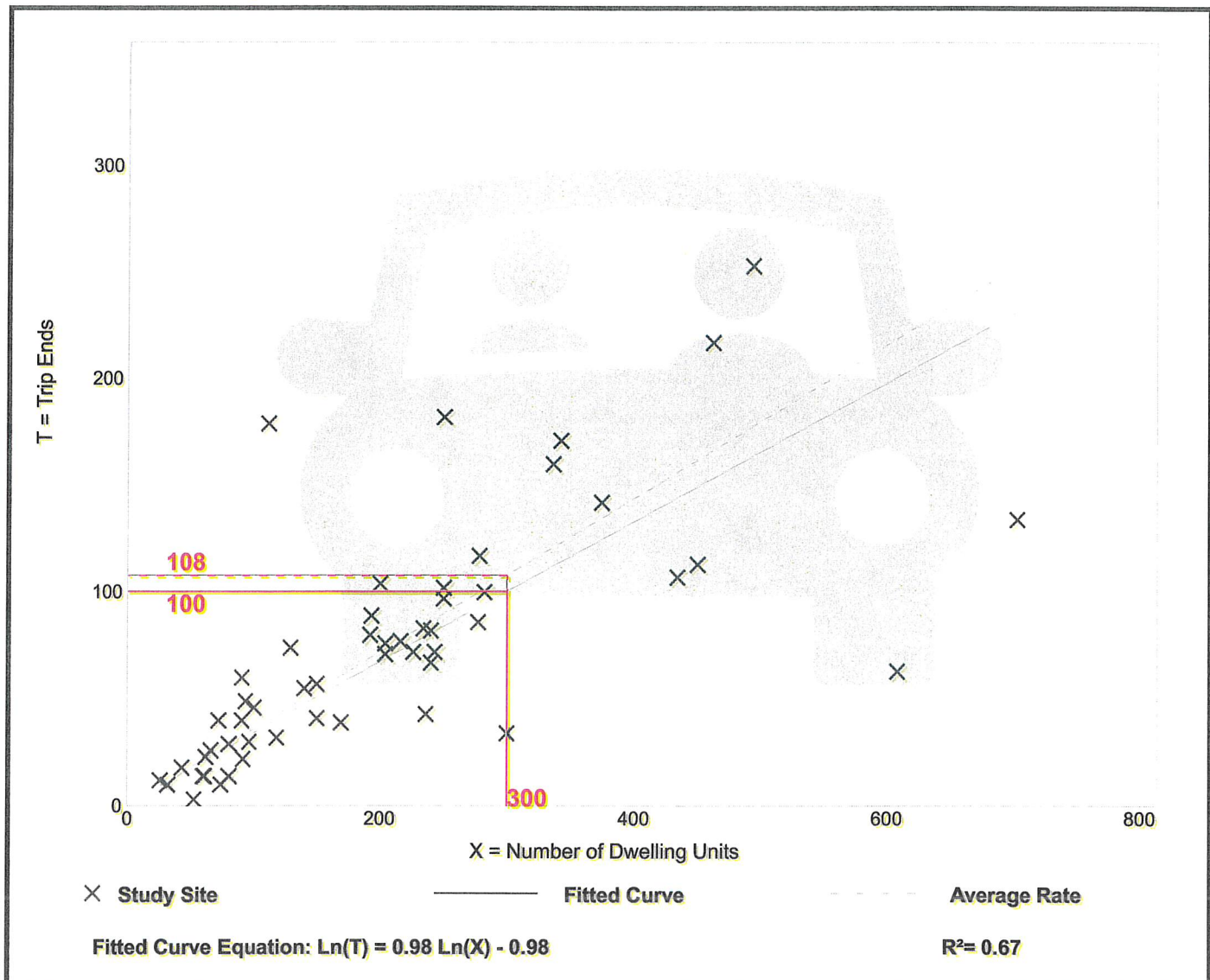
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

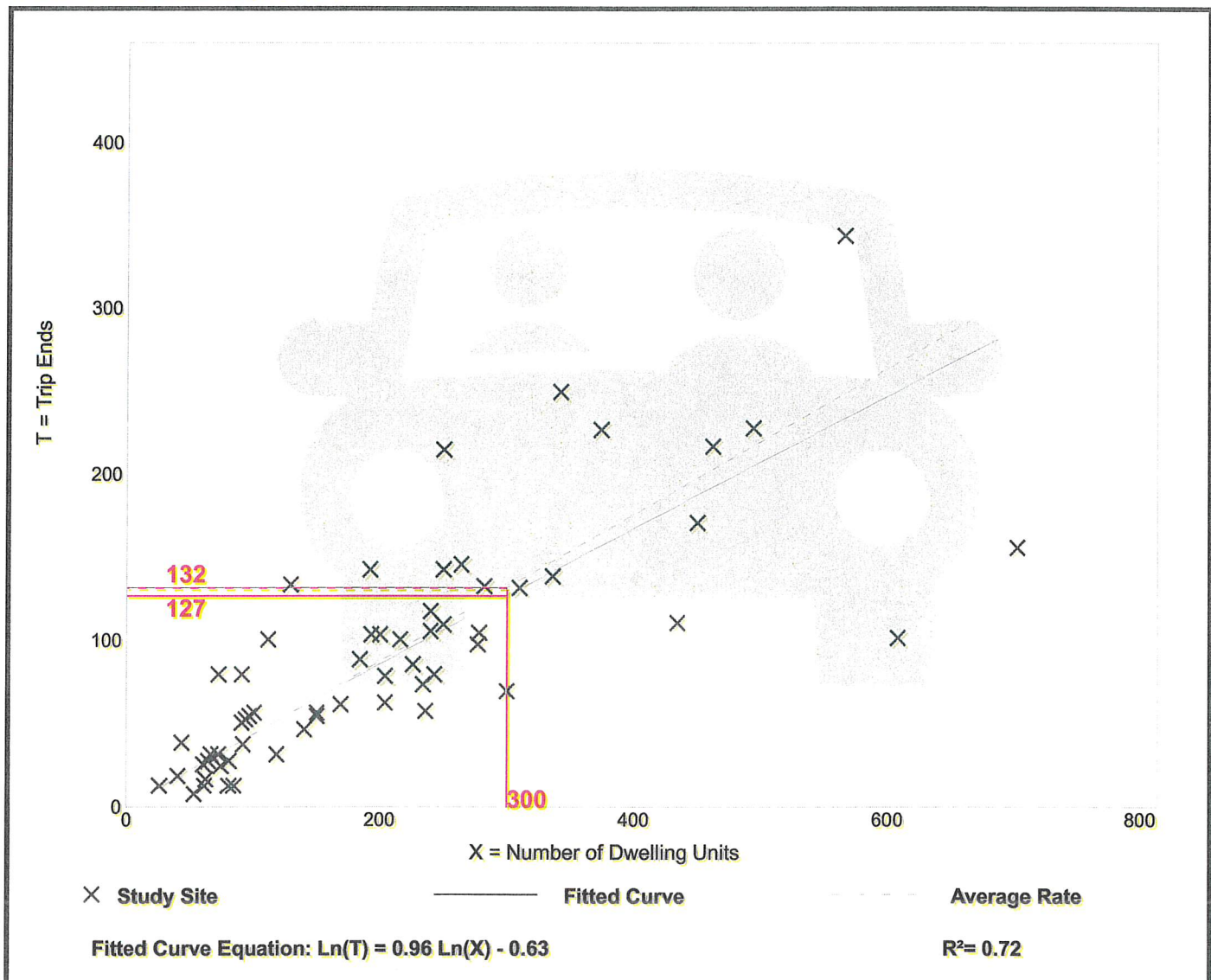
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

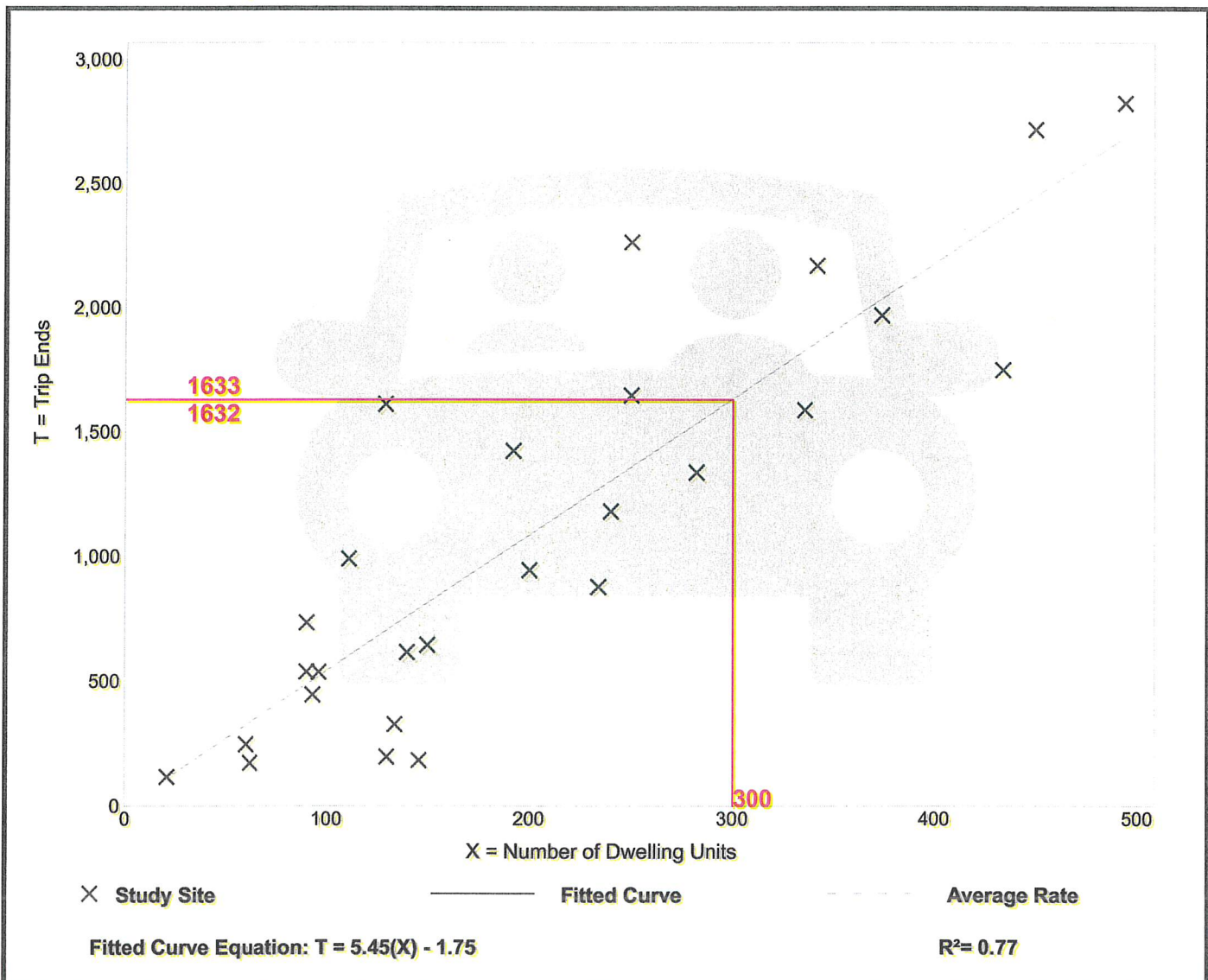
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

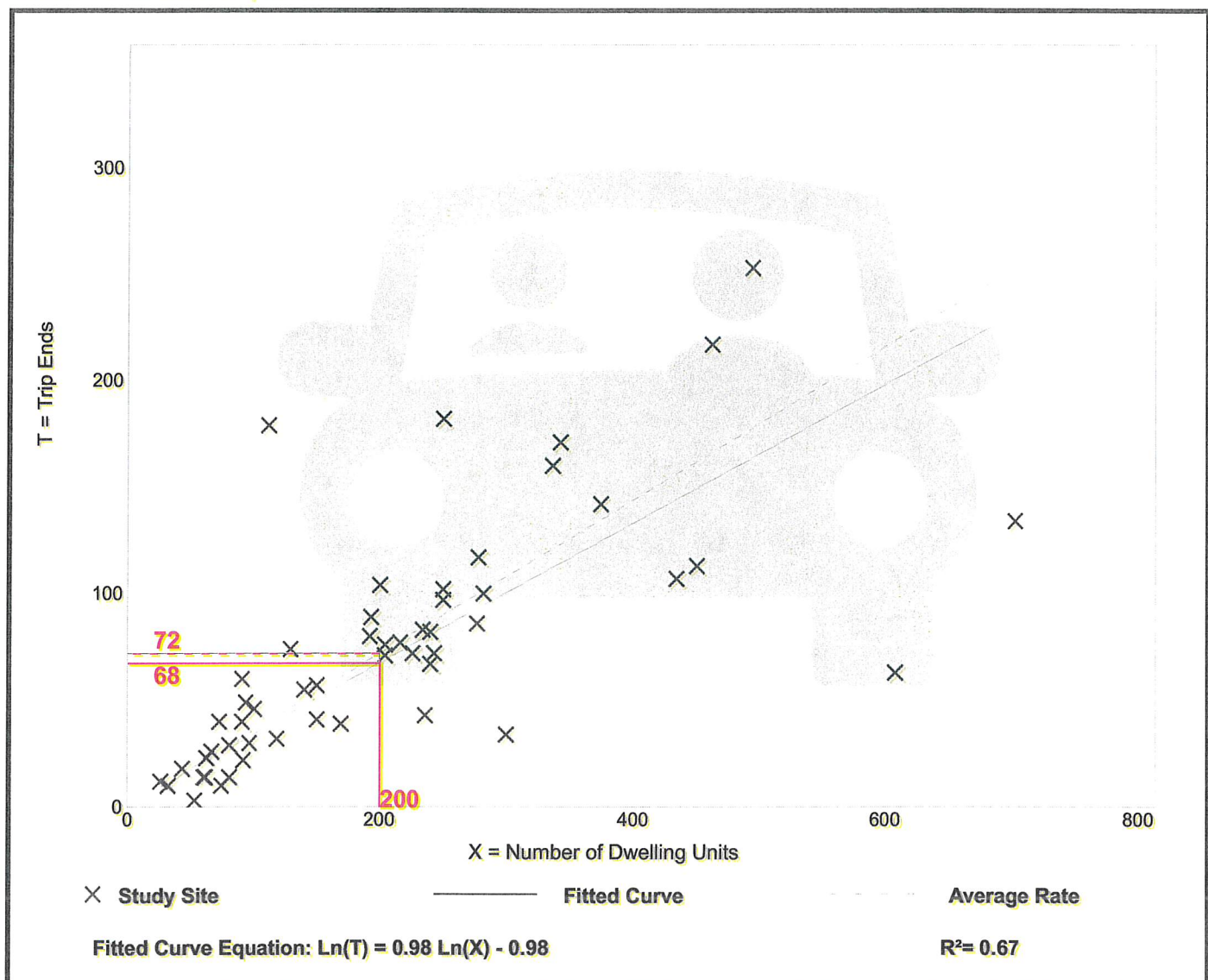
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

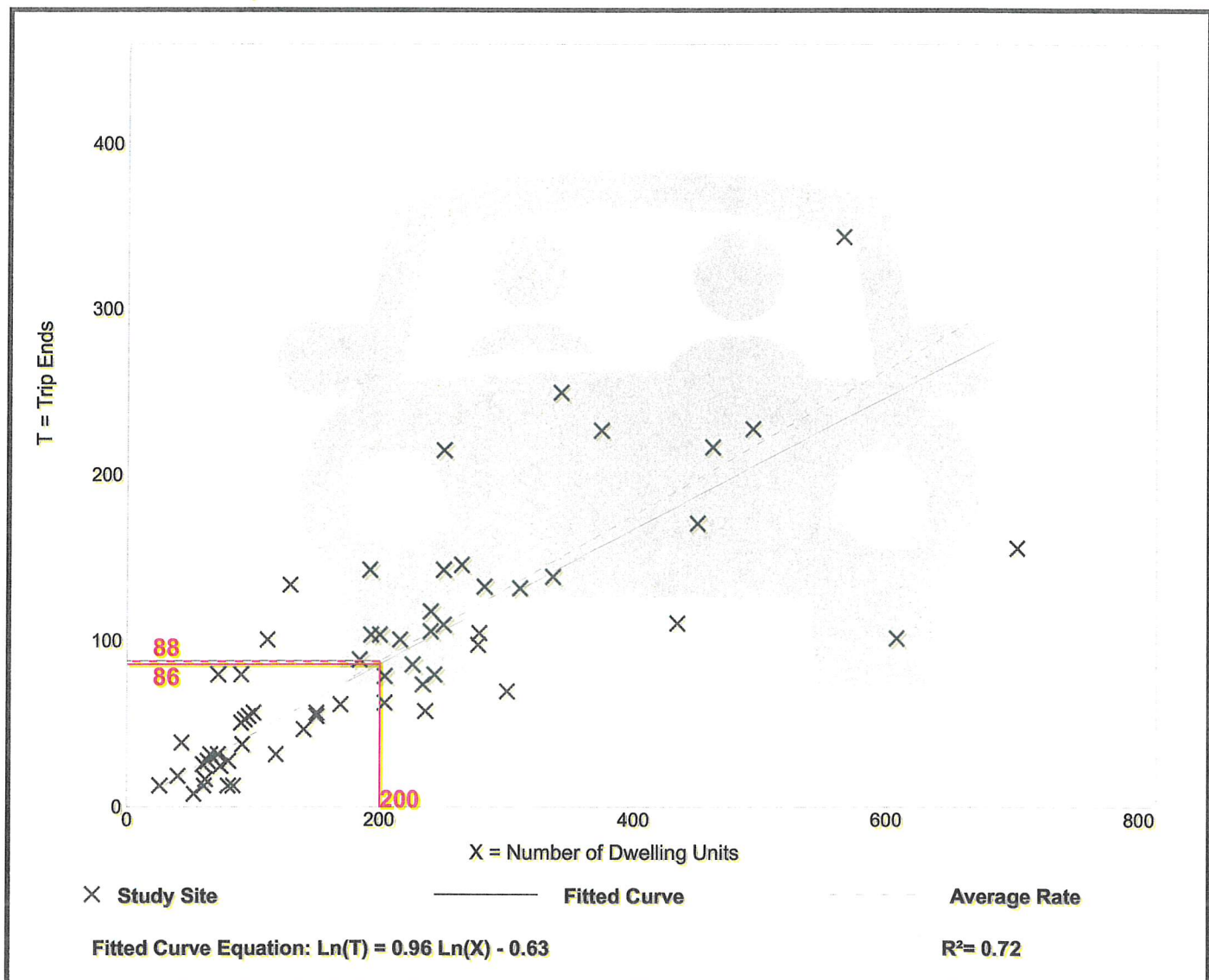
Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



Multifamily Housing (Mid-Rise) (221)

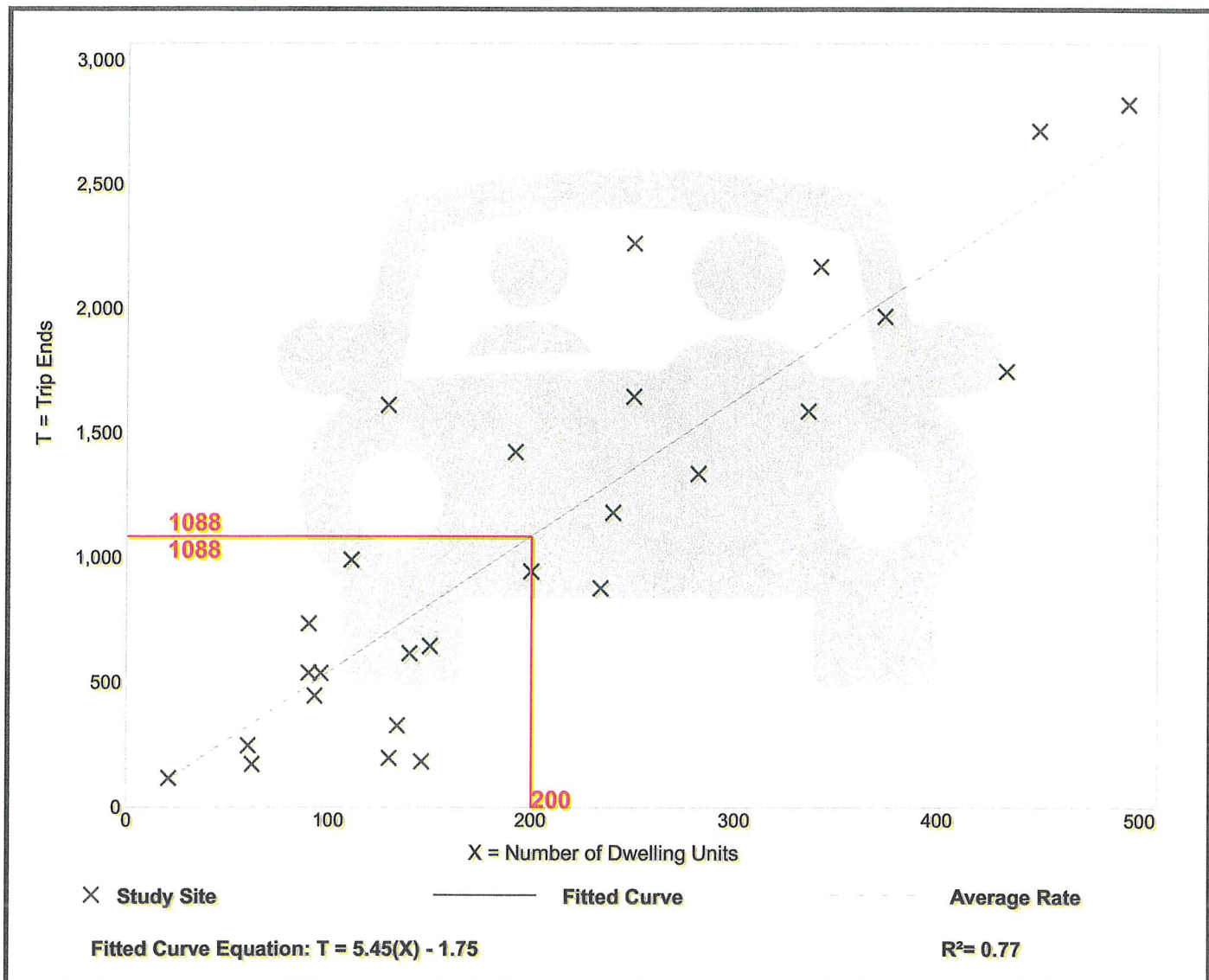
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. Num. of Dwelling Units: 205
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

Data Plot and Equation



Cultural Resources Survey for the Chavallo Survey Project, Benton County, Washington

by Julia Furlong, MS, RPA

Principal Investigator: Julia Furlong, MS, RPA

Submitted to Mr. Jose Chavallo
DAHP Project No.:

Short Report FS01
Furlon Services

April 2021

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Furlon Services Cultural Resource Short Report Form

Author(s): Julia Furlong, MS, RPA

Date: April 2021

USGS Quadrangle(s): Kennewick, WA (1964, photorevised 1973)

Location (Sec., T, R): Sec. 8, T8N, R29E

PROJECT DATA

Sponsor: Mr. Jose Chavallo

DAHP Project No.:

PROJECT DESCRIPTION

Project Area

Residential development is planned for a 40.6-acre plot of land in Kennewick, WA. The 40.6 acres comprise parcels 1-0889-101-1681-005, 1-0889-400-0004-000, and 1-0889-301-3081-002. The project area is located in southern Kennewick, WA in east-central Benton County and encompasses all project related ground disturbing activities (Figure 1).

Cultural Resource Tasks

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

PROJECT BACKGROUND

Regulatory Background:

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

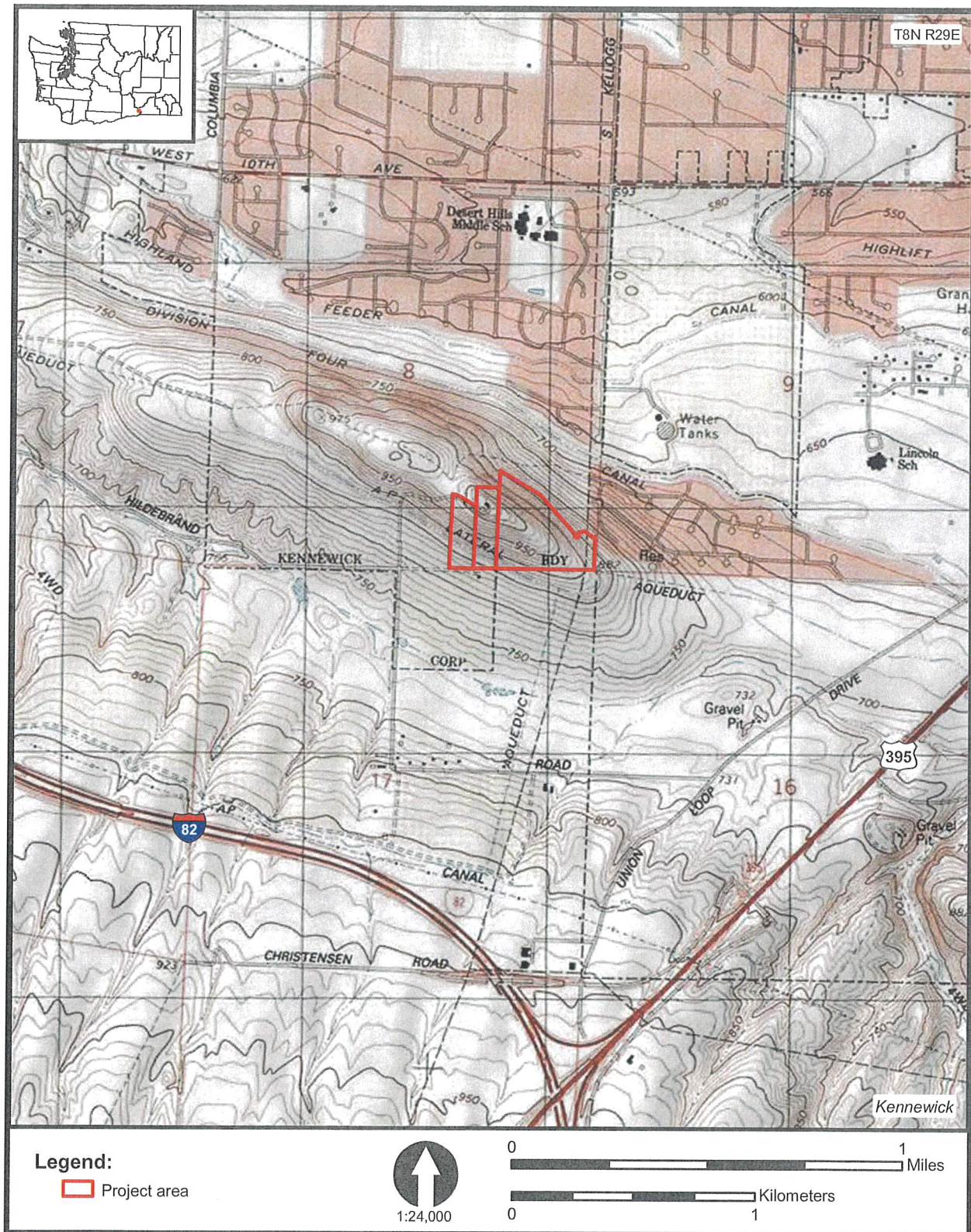


Figure 1. Topographic map showing the location of the Chavallo Survey Project area (adapted from USGS 7.5' topographic quadrangle Kennewick, Wash., 1964, photorevised 1973).

ENVIRONMENTAL BACKGROUND

Setting/Landform/Vegetation

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

Five soil types are mapped in the project area (Soil Survey Staff 2021; Table 1). The Burke series consists of moderately deep to duripan, well drained soils located on uplands. The soils are formed in glaciolacustrine deposits and loess over duripan. The Kiona series consists of very deep, well drained soils formed colluvium from basalt and loess. They are located on hill and canyon slopes. The Shano series consists of very deep, well drained soils formed from loess and are located on terraces and hillslopes. The Warden series consists of very deep, well drained soils formed in loess over lacustrine or glaciolacustrine deposits. They are located on hills, plateaus, and valleys. Soils within the project area are traditionally used for livestock grazing or irrigated farming.

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

Soil Symbol	Soil Unit
BmE3	Burke silt loam, 15 to 30 percent slopes, severely eroded
KnE	Kiona very stony silt loam, 0 to 30 percent slopes
ShF	Shano silt loam, 35 to 65 percent slopes
WdD	Warded silt loam, 8 to 15 percent slopes
WdE3	Warden silt loam, 15 to 30 percent slopes, severely eroded

^a Source: Soil Survey Staff (2021)

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

CULTURAL/HISTORIC BACKGROUND

Prehistoric/Ethnographic Period

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

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

Historic Period

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

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

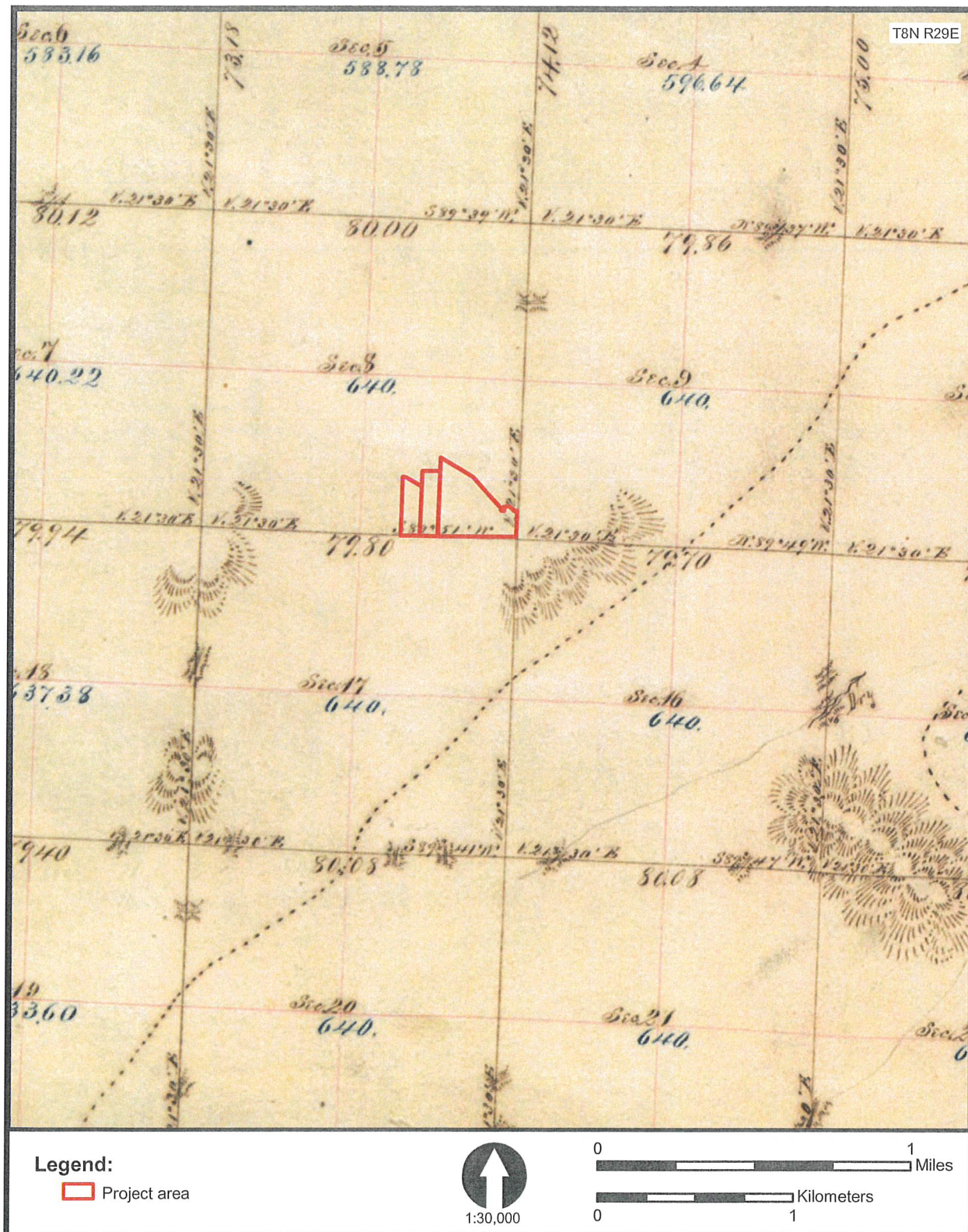


Figure 2. Map showing the project area plotted on the 1871 GLO map (BLM 1871). Note the trail to the southeast of the project area.

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

Traditional Cultural Properties

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

Previous Investigations near the Project Area

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

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

NADB No.	Authors	Report Title	Year
1342261	Baker & Fagan	Northwest Pipeline corporation Pasco District Spokane Lateral Smart Pigging Project Cultural Resources Survey	2001
1342384	Steinmetz & Dickson	A Cultural Resource Survey of the City of Kennewick's Zone 3, Zone 4, and Zone 5 Reservoirs, Benton County, Washington	2003
1348595	Brannan & Clark	A Cultural Resources Survey for the Franklin-Badger Canyon, McNary-Badger Canyon and McNary Franklin Transmission Line Wood Pole Replacement	2006
1682764	Perkins	A Cultural Resource Survey of Three Disconnect Switches in Klickitat and Benton Counties	2012
1683818	Senn	Archaeological Survey for the City of Kennewick's Proposed Aquifer Storage and Recovery Project, Benton County, Washington	2013
1684998	Dampf, Falkner, & Tarman	Cultural Resources Assessment for the Williams Northwest Pipeline LLC's Pasco Replacement Project, Benton County, Washington	2014
1689725	Teoh	Cultural Resources Survey for the Pasco Region 2015 Transmission Line Maintenance Project in Benton & Franklin Counties, Washington	2015
1689735	Aymond & Dampf	Cultural Resources Inventory for the US 395/Ridgeline Drive Grade Separation Project, Benton County, Washington	2017
1692158	Landreau & Pitts	An executive order 05-05 Archaeological Review and Inventory of the City of Kennewick Storm-water Masterplan Geotechnical Survey, Benton County, Washington	2019

Previously Recorded Cultural Resources within or near the Project Area

Six previously recorded cultural resources are located within one mile of the project area (Table 3). One, the Amon Pump Lateral, Kennewick Division of the Yakima Irrigation Project (HPI no. 721952), intersects the project area. The Amon Pump Lateral was determined not eligible for listing in the NRHP in June 2020. Of the five other previously recorded cultural resources, two consist of precontact lithic material (BN2094 and BN2095). Resource 45BN2094 is a single obsidian flake and resource 45BN2095 is a private collection of precontact artifacts including handstones, a single projectile point, and cut bone. The three other resources date to the historic period and consist of two NRHP-eligible irrigation canal systems (667226 and 667239) and one transmission line (721665).

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

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

CULTURAL RESOURCE SURVEY RESEARCH DESIGN

Objectives and Expectations

The objective of this study is to assist Mr. Jose Chavallo with the identification of any cultural resources located on or near the project area that are eligible for listing in national, state, or local preservation registers.

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

Area Surveyed

Approximately 31.6 acres of the 40.6-acre project area was surveyed. The unsurveyed nine acres are located on the northern edge of the project area on a slope between 30 and 40 percent (Figures 3 and 4).

Methods

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

Fieldwork was conducted March 13, 2021 by archaeologist Julia Furlong, MS, RPA, who meets/exceeds the Secretary of the Interior's Standards for Professional Archaeologists. The weather was sunny and warm. When the terrain would allow, the project area was surveyed in transects no more than 20-meters wide (Figure 5). In survey areas with slopes greater than 30 percent, 20-meter spacing could not be achieved. All areas with slopes greater than 30 percent were examined from a distance. All previously disturbed areas devoid of vegetation and areas of animal activity where ground visibility was increased were thoroughly examined. All debris and features observed within the project area were thoroughly investigated for the presence of historic-age materials. Survey transects and features were recorded using a sub-meter accuracy Geode GNS2 GPS receiver and digital, GIS-based forms.

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

RESULTS ☐ positive ☒ negative

No cultural resources were identified as a result of surveying the project area. The Amon Pump Lateral, constructed in 1957, was recorded in 2020 and determined not eligible for listing in the NRHP the same year. No changes to the resource were observed during the present survey (Figure 6).

Prior disturbances within the project area consist of a gravel road running through the center of the project area and along the northeastern edge (see Figures 4 and 5), a gas pipeline (Figure 7), a transmission line (Figure 8), and the Amon Pump Lateral (see Figure 6). Modern debris was observed sporadically throughout the project area (Figure 9). Ground visibility ranged from good in areas of sparse vegetation and road cuts to poor in areas of dense tumbleweeds (see Figures 7 and 9).

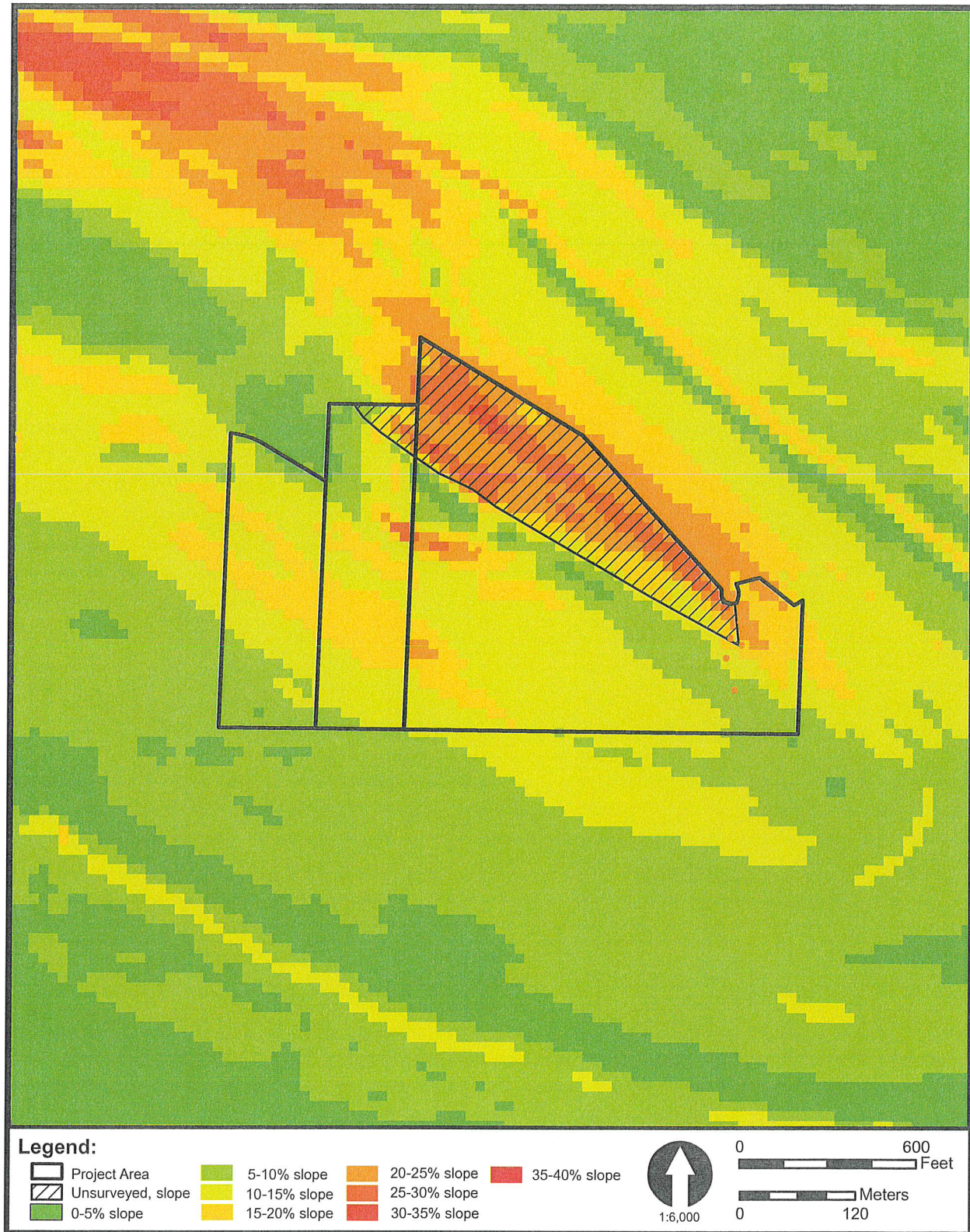


Figure 3. Map showing the unsurveyed portion and slope within the project area. Note the slope (between 30 and 40 percent) within the unsurveyed portion.

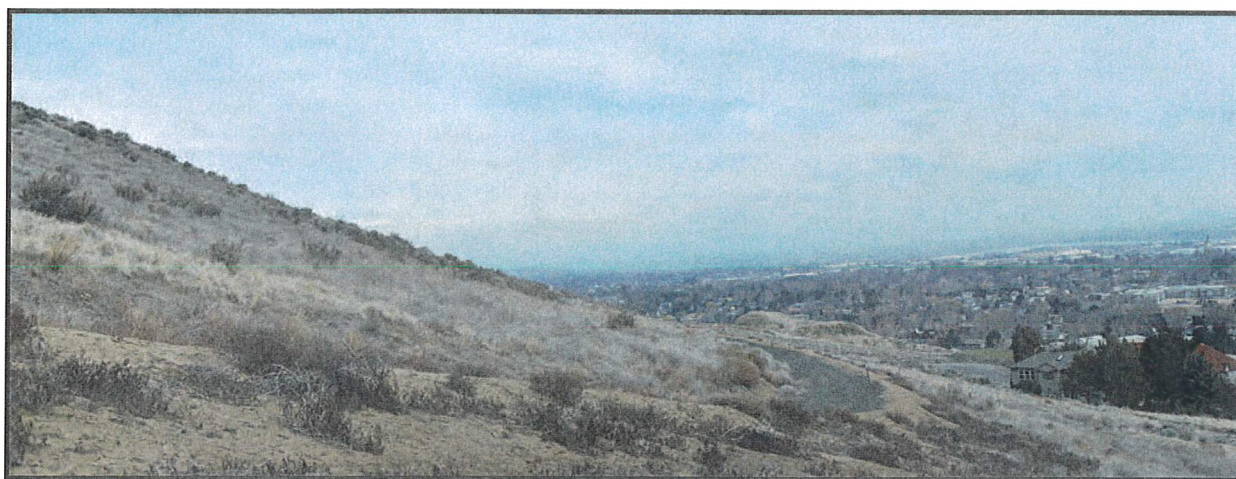


Figure 4. Overview of the north end of the project area showing the unsurveyed portion. Note the gravel road running along the northeast portion of the project area in the center of the photograph.



Figure 5. Map showing the locations of survey transects, the unsurveyed area, and the Amon Pump Lateral within the project area.

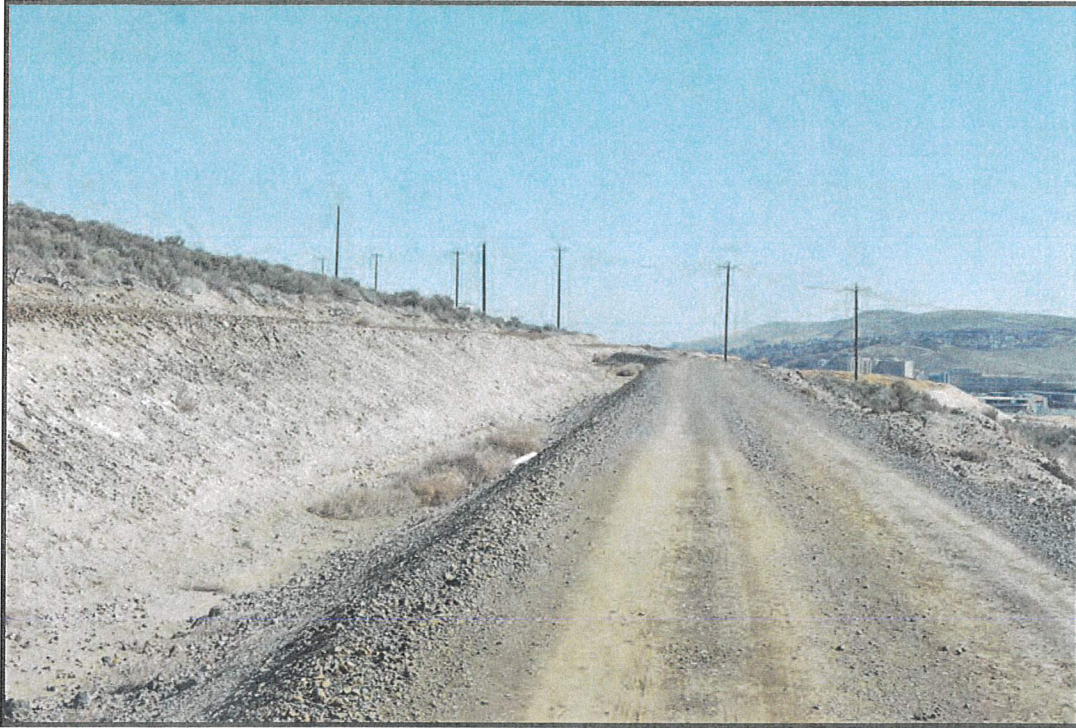


Figure 6. Overview of the Amon Pump Lateral within the project area, view to the southeast.

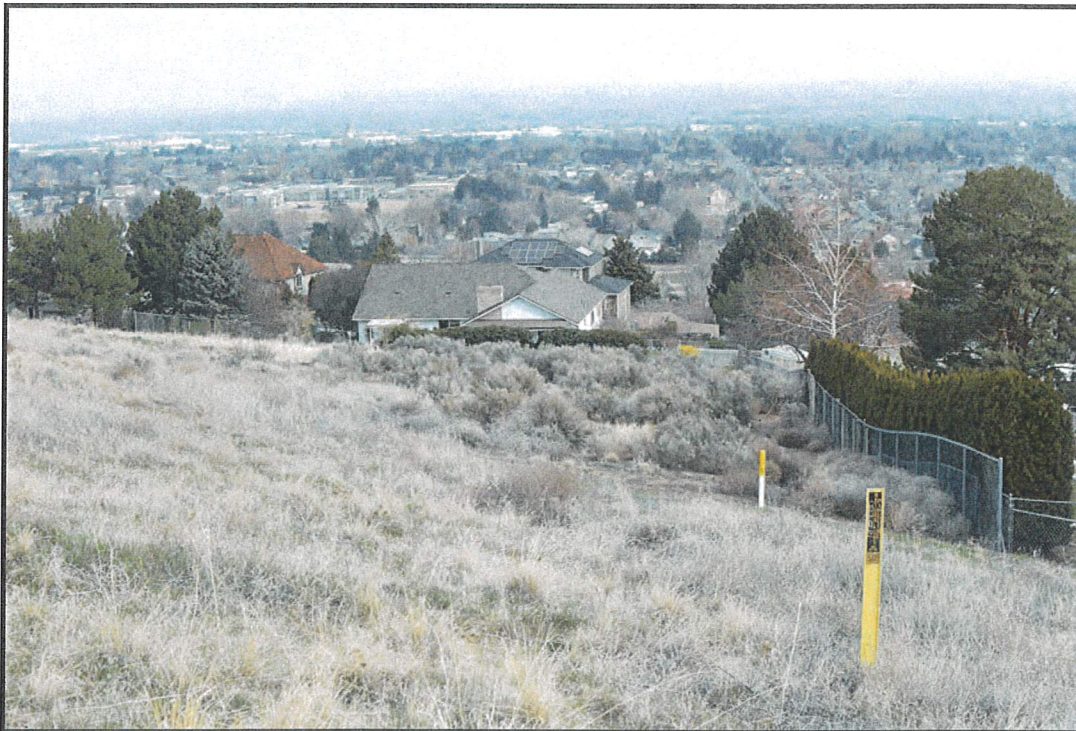


Figure 7. Overview of the gas pipeline within the northeast portion of the project area, view to the north. Note the dense tumbleweeds.



Figure 8. Overview of the southern portion of the project area showing typical vegetation, the Amon Pump Lateral (bottom left), and a transmission line, view to the west.



Figure 9. Overview of the central portion of the project area showing modern debris and typical ground cover, view to the west.

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

MANAGEMENT SUMMARY

Cultural resources survey for the Chavallo Project did not result in the identification of previously unidentified cultural materials or features. The single historic-age cultural resource, HPI No. 721952, located within the project area was determined not eligible for listing in the NRHP on June 24, 2020. The proposed development will not have an adverse impact on any NRHP-eligible cultural resources and it is recommended the project proceed as proposed.

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

BACKGROUND RESEARCH

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Soil Survey Staff

- 2021 Web Soil Survey, Natural Resources Conservation Service, United States Department of Agriculture. Electronic document, <http://websoilsurvey.sc.egov.usda.gov/>, accessed April 2021.

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- 1998 *Plateau*. Handbook of North American Indians Volume 12, William C. Sturtevant, general editor, Smithsonian Institution, Washington D.C.

Zeisler-Vralsted, Dorothy

- 1993 Reclaiming the Arid West: The Role of the Northern Pacific Railway in Irrigating Kennewick, Washington. *The Pacific Northwest Quarterly*. 84(4):130-139.

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Exhibit A-30



Nikki Griffith, MAI, CCIM
Washington State Certified General Appraiser

Gary E Chamberlin (MAI Retired), Consultant
Nathan Pratt, Appraiser
Sonnia King, Appraiser
David Hall, Research Associate
Dianne Hopkins, Research Associate

January 6, 2021

Greetings!

Best wishes for a 2021 that is all you hope it to be!

I am pleased to attach a copy of my current end of the year reports as my thanks to you for all your assistance this past year in confirming sale and lease transaction data for appraisals that I am conducting. As usual, it is confidential, for your eyes only. There is some new data included.

1. *Regional Data and Market Analysis* -- The Regional Data narrative shows current information on the Tri-Cities in general while the Market Analysis discussion provides insights into the current inventory of both of new construction completions and existing inventories.
2. *Current Inventory of Space Available for Lease* - I now am able to report three full years of listed inventory that provides some interesting insights over the last three years. I took the data and really scrubbed it, deleting duplicate listings showing space for example in both office and retail, so as not to overstate things. I took the address and broke it down into its elements so as to be able to sort more accurately. So many of the listings had to be checked personally because there was either missing data or it was in the wrong place on the listing.
3. *New Construction Report* - In addition, the New Construction Report is updated through the end of 2020 as well. The categories were expanded to include Apartments, Hotels, Self-Storage and Civic/Healthcare.

Please let me know if you find any errors or omissions!

Blessings,

Nikki Griffith, MAI, CCIM

Regional Demographic Data

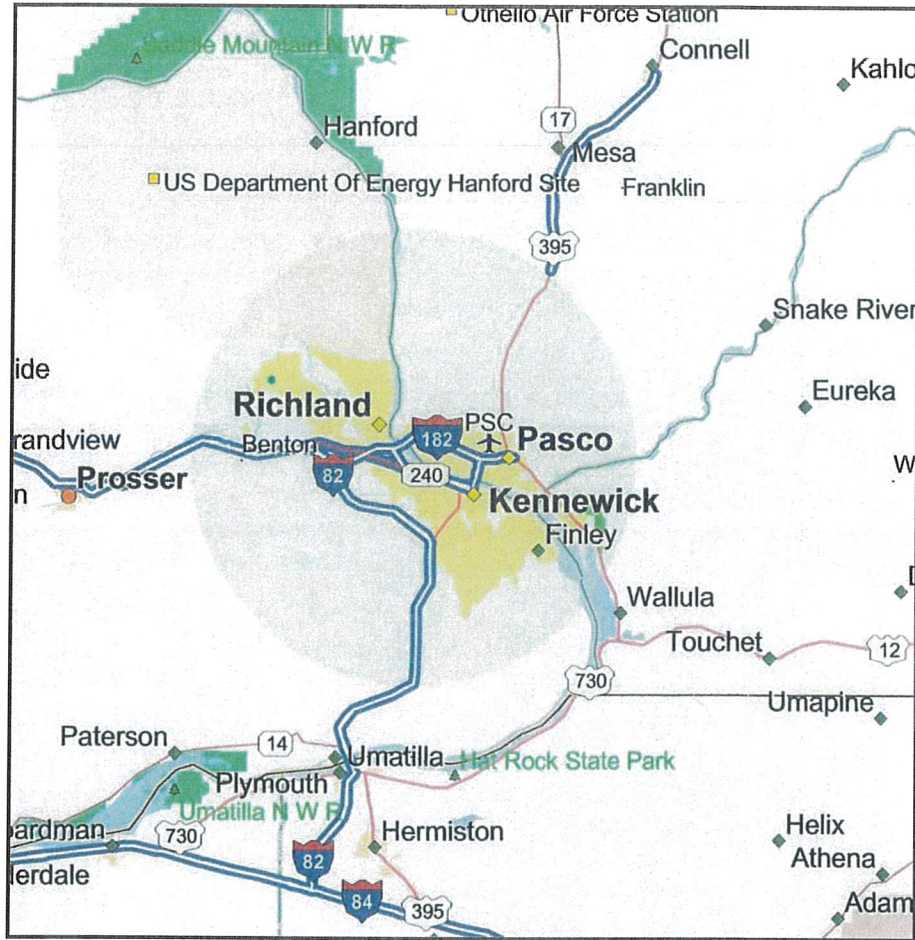
Updated Quarterly, Most Recent Update Q4 (December), 2020

Location

The Tri-Cities Metropolitan Statistical Area (MSA) is in south central / south eastern Washington State at the confluence of the Columbia, Snake, and Yakima Rivers in the heart of Washington State's wine country. The rivers provide the region with abundant irrigation, energy and recreational opportunities.

The Tri-Cities MSA is comprised of **two counties, Benton and Franklin Counties**, which combined occupy a total land area of 2,945 square miles. Benton County occupies a total land area of 1,700 square miles, varying in topography from level, irrigated farmland to the rolling hills of the Rattlesnake Mountain and Horse Heaven Hills.

Franklin County occupies a total land area of 1,242.1 square miles. It is predominately agricultural: about 40% of the land is irrigated, 31% is dry-land wheat, 26% is grazing land, and 3% is town and suburban areas. Population density is equivalent to 103 persons per sq. mi. in Benton County and 62.3 persons per sq. mi. in Franklin County.



History

The region was settled in the late 1800s by cattle and horse ranchers, primarily along the Columbia River, which allowed product to get to market. Farming included corn, wheat, alfalfa, potatoes, and fruit, especially apples. Dry-land farming was also successful, but in the 1890's, the first of the region's irrigation canals were built and expansion occurred in orchards, vineyards, farming and ranching. Farming expanded and supports the region today.

The region is probably best known today for the U.S. Department of Energy's (DOE) development of the Hanford Site in 1943 as part of the Manhattan Project, the location of the United States' first B Reactor, the first full scale plutonium production facility used in the first nuclear bombs. The project ultimately expanded to include nine nuclear reactors and five large plutonium processing complexes. However, early cleanup

procedures were largely inadequate, and cleanup of toxic waste became a driving factor in the economy over the next several decades, along with diversification in scientific research and nuclear energy. The site is now mostly decommissioned but ongoing cleanup will be an economic driver for many years to come.

Climate

The region benefits from a location in the semi-arid high desert river basin, and within the rain shadow of the Cascade, Blue, Wallowa and Rocky Mountains. There is very nominal annual precipitation of less than 8" per year and an average high/low/average temperature of 65.5 / 43.7 / 54.6.

Climate Kennewick - Washington							°C °F	
	Jan	Feb	Mar	Apr	May	Jun		
Average high in °F:	42	48	58	66	74	82		
Average low in °F:	29	31	36	42	49	56		
Av. precipitation in inch:	1.06	0.79	0.75	0.55	0.63	0.51		
Days with precipitation:	-	-	-	-	-	-		
Hours of sunshine:	-	-	-	-	-	-		
Average snowfall in inch:	1	0	0	0	0	0		
	Jul	Aug	Sep	Oct	Nov	Dec		
Average high in °F:	90	89	80	66	51	40		
Average low in °F:	62	61	52	42	35	29		
Av. precipitation in inch:	0.24	0.2	0.31	0.59	0.98	1.14		
Days with precipitation:	-	-	-	-	-	-		
Hours of sunshine:	-	-	-	-	-	-		
Average snowfall in inch:	0	0	0	0	0	0		

Source: USClimatedata.com

This temperate climate and the lengthy growing season is especially beneficial for agricultural related industries and Washington State in general and Benton and Franklin Counties in particular, are top producers in many areas of agricultural activity in the United States. Food processing has become a larger and larger part of the economy over the last decade. The area is also within the heart of the Columbia Valley AVA, and there are now over 300 wineries and tasting rooms in the area. The climate as well as the location in proximity to the Columbia, Yakima and Snake Rivers, also provide many recreational opportunities for the region.

Towns and Cities

Benton County's largest cities are Richland and Kennewick. Smaller outlying areas of the county include West Richland, Benton City, Finley, Kiona, Whitstran, Prosser (County Seat), Paterson, and Plymouth.

- Kennewick was incorporated in 1904. Now the largest population of the Tri-Cities, it is supported primarily by light industrial service and retail trade.
- Richland was incorporated in 1910. In 1943, the U.S. Government selected the area to site the Manhattan Project to produce plutonium for nuclear weapons. It was transferred from federal control in 1958 and became a chartered First-Class city. Clean-up of the Hanford Site is one of the major economic drivers today.

Franklin County's largest city is Pasco (County Seat). Smaller, outlying cities within the county include Connell, Kahlotus, Basin City, Eltopia, and Mesa.

- Pasco was the first city that early settlers developed and incorporated in 1891. Acknowledged for its strong agricultural and industrial base, Pasco has grown into one of the region's largest food processing and agricultural centers. Today it is the 3rd fastest growing areas in the state.

Population Trends

The following chart depicts population trends reported by Washington State for the area since the last census. The Tri-Cities has experienced a nearly 50% increase in absolute numbers of citizens since 2000, indicating that it is in the midst of both a population and economic boom. It is currently listed at 302,460 persons in the final count, updated in April 2020.

The cities of Kennewick, Pasco, Richland, and West Richland grew by about 36,400 persons between 2010 and 2018 according to new population estimates released May 22, 2019 by the United States Census Bureau. Projections are that an additional 112,000 more persons are estimated to live here in 20 years based on the Benton-Franklin Council of Government's Transition 2040 plan.

The 2020 estimate surpassed 300,000 for the first time; this threshold is a harbinger of many national businesses beginning to look at the area as a site for new locations.

Population Trends for the Tri-Cities, WA MSA											
Area	2010	2011*	2012*	2013*	2014*	2015*	2016*	2017*	2018*	2019*	2020*
MSA	253,340	258,400	262,500	268,200	273,100	275,740	279,170	283,830	289,960	296,480	302,460
Benton County	175,177	177,900	180,000	183,400	186,500	188,590	190,500	193,500	197,420	201,800	205,700
Kennewick	73,917	74,665	75,160	76,410	77,700	78,290	79,120	80,280	81,850	83,670	84,960
Richland	48,058	49,090	49,890	51,150	52,090	53,080	53,410	54,150	55,320	56,850	58,550
West Richland	11,811	12,200	12,570	13,080	13,620	13,960	14,340	14,660	15,320	15,340	15,710
Franklin County	78,163	80,500	82,500	84,800	86,600	87,150	88,670	90,330	92,540	94,680	96,760
Pasco	59,781	61,000	62,670	65,600	67,770	68,240	70,560	71,680	73,590	75,290	77,100

Source: WA State Office of Financial Management, April 1, 2020 Used for Allocation of Selected State Revenue
*Based on Estimates from 2010 US Census as determined in April every year

Labor Force and Employment

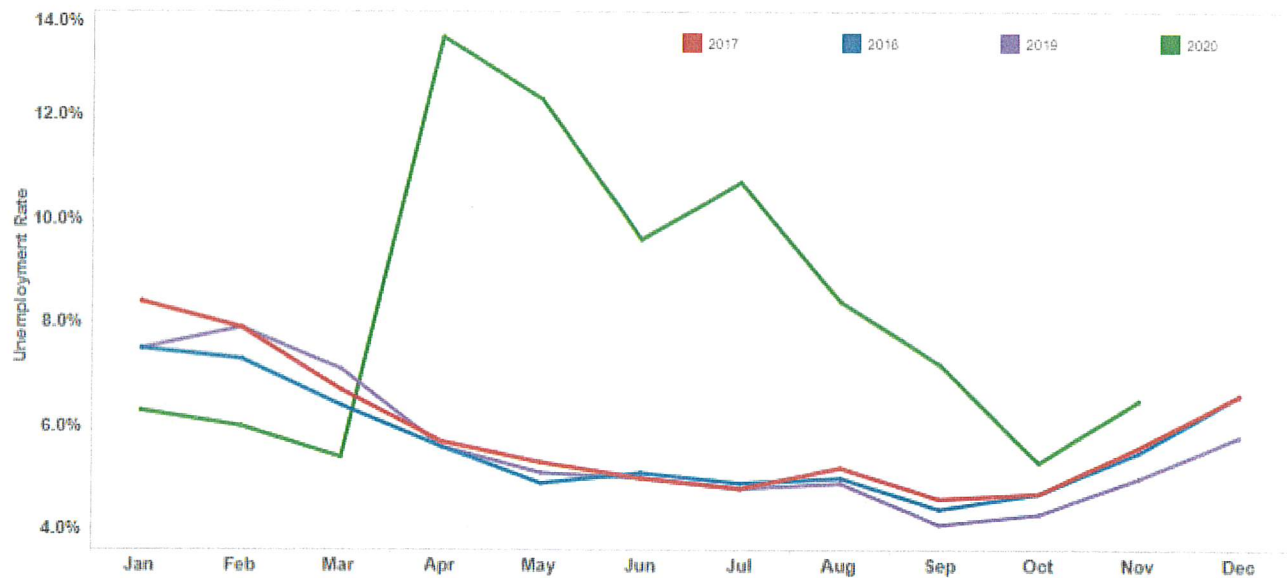
One of the major reasons for population growth is the strong economy with abundant job opportunities. The region possesses a well-educated and professional work force; in fact, the Tri-Cities holds the #1 spot in the nation for the number of PhDs in its work force as a result of the scientific research carried out at Hanford by many of the sub-contractors. Benton County's labor force also includes a high percentage of high-end managerial and professional specialty occupations. Due to its large agricultural base, Franklin County's work force is a high concentration of farming and fabrication occupations.

The most recent not seasonally adjusted *monthly* data from the U.S. Bureau of Labor Statistics is for November 2020 published in December 2020 and suggests a preliminary local jobless rate of 5.3%. The following chart shows the unemployment rate, not seasonally adjusted for the period 2017 through September 2020. Clearly the ongoing global Covid-19 pandemic resulted in a spike in unemployment during the spring, which gradually came back down to present levels, which is now near typical averages for this region.

Regional and Market Trends Analysis
As of January 1, 2021Unemployment rate, not seasonally adjusted
Kennewick-Richland-Pasco, MSA

Select area:

Kennewick Richland Pasco, MSA

Employment and unemployment, not seasonally adjusted
Kennewick-Richland-Pasco, MSA

	2020		2019		2018		2017	
	November	October	November	October	November	October	November	October
Civilian Labor Force	149,247	159,878	146,289	148,024	140,165	141,952	135,935	138,077
Employment	139,603	151,472	139,004	141,690	132,396	135,300	128,350	131,564
Unemployment	9,644	8,406	7,285	6,334	7,769	6,652	7,585	6,513
Unemployment Rate	6.5%	5.3%	5.0%	4.3%	5.5%	4.7%	5.6%	4.7%

Source: WA State Employment Security Department
<https://esd.wa.gov/labormarketinfo/labor-area-summaries>

Annual unemployment rates for Kennewick-Richland-Pasco MSA from 2007 to 2020 are reported in the following chart. Labor force growth has increased strongly, and unemployment rates have clearly declined since 2007. This chart then compares current data with other counties and the state of Washington.

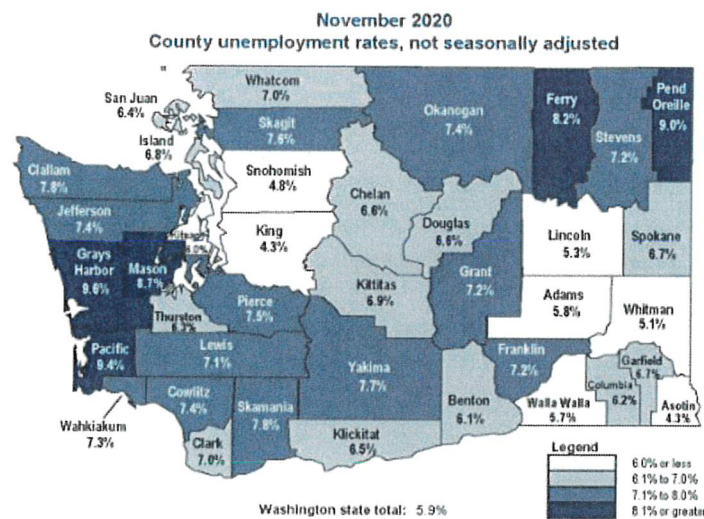
Labor Force Statistics: Benton and Franklin Counties

Year	Labor Force	Total Employment	Unemployment	Unemployment Rate
2007	117,700	111,510	6,190	5.3%
2008	122,530	115,840	6,690	5.5%
2009	128,690	119,010	9,680	7.5%
2010	133,980	123,570	10,410	7.8%
2011	135,060	124,350	10,710	7.9%
2012	134,410	122,560	11,850	8.8%
2013	131,930	120,600	11,330	8.6%
2014	127,200	115,600	11,600	7.2%
2015	130,078	122,279	7,799	6.0%

Regional and Market Trends Analysis
As of January 1, 2021

Year	Labor Force	Total Employment	Unemployment	Unemployment Rate
2016	134,094	125,188	8,905	6.6%
2017	138,257	130,347	7,883	5.7%
2018	147,925	140,914	7,011	4.7%
2019	147,420	138,665	8,755	5.9%
2020 (November) Note: Pandemic	149,247	139,603	9,644	6.5%

Source: Labor Area Summaries, Washington State Employment Security Department, Labor Market and Economic Analysis Branch, *not seasonally adjusted* (November 2020)



Source: WA State Department of Labor Security, November 2020 published December 2020
<https://esd.wa.gov/labormarketinfo/monthly-employment-report>

It is noteworthy that unemployment was adversely affected by the global Covid-19 Pandemic beginning in the spring of 2020 and continuing through to the present time. However, unemployment rates are trending down again as more employers and employees return to the market/

Top 10 Benton County Industries in 2018

Rank	Industry	Percent of total jobs
1	Government	14.4%
2	Healthcare and social assistance	13.7%
3	Administrative and waste services	11.4%
4	Retail trade	11.0%
5	Professional and technical services	9.6%
6	Accommodation and food services	8.6%
7	Construction	7.5%
8	Agriculture	7.1%
9	Manufacturing	5.0%
10	Finance and insurance	2.2%

(Source: Employment Security Department, QCEW)

Top 10 industries in Franklin County in 2018

Rank	Industry	Percent of total jobs
1	Agriculture	19.7%
2	Government	18.8%
3	Manufacturing	10.5%
4	Retail trade	9.6%
5	Healthcare and social assistance	8.3%
6	Accommodation and food services	6.2%
7	Construction	5.9%
8	Wholesale trade	5.5%
9	Transportation and warehousing	4.1%
10	Administrative and waste services	3.1%

Source: Employment Security Department, QCEW

Source: TRIDEC, July 2020

The following table lists a few of the major employers (800 or more employees) in the MSA.

Company	Industry	Employees
Battelle/Pacific Northwest National Laboratory	Research & Development	4,500
Kadlec Regional Medical Center	Health Services	3,532
Lamb Weston	Food Processing	3,000
Bechtel National	Engineering & Construction	2,943
Kennewick School District	Education	2,336
Washington River Protection Solutions	Environmental Remediation Services	2,129
Pasco School District	Education	2,015
Mission Support Alliance, LLC	Support Services, Hanford/DOE Site	1,902
CH2M	Environmental Remediation	1,682
Richland School District	Education	1,500
Tyson Foods	Food Processing	1,300
Trios Health	Health Services	1,268
Energy Northwest	Utilities	1,100
First Fruits	Food Processing	920
Lourdes Health Network	Health Services	804

Congressional funding for the clean-up of the Hanford Site in North Richland through the Department of Energy (DOE) has been the primary economic and employment driver for many years. Annual budgets will continue to play a major role in economic growth. The following table outlines Hanford's budget allocations for fiscal years 2012-2020.

Hanford Budget Allocation of EM Cleanup Funding (\$ in Thousands)									
	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
	Post Sequester								
Richland Operations	1,021,824,000	943,327,000	1,012,620,000	941,000,000	990,653	916,176	947,422	954,097	718,098
Office of River Protection	1,181,800,000	1,097,441,000	1,210,216,000	1,212,000,000	1,414,000,000	1,496,965	1,552,000	1,573,000	1,392,460
Total	2,203,624,000	2,040,768,000	2,222,836,000	2,153,000,000	1,414,990,653	2,299,965	2,499,422	2,527,097	2,110,558

Source: The Hanford Site, Budget Overview for FY 2020; FY 2021 Budget Public Priorities

The most recent budget request was \$718,098 for the Richland Operations and \$1,392,460 for the Office of River Protection. Presidential requested funding for FY 2020 is a combined amount of \$2,110,558, which is a significant 20% decrease over 2019. However, President Trump signed 12 annual appropriation bills for fiscal 2020 into law after approval of the appropriations bill with the Hanford budget. The budget tops \$2.5 Billion, actually increasing spending by about \$90 Million. This bodes well for continued clean-up activity for the foreseeable future.

TRIDEC (The Tri-City Development Council) has been working to help diversify the employment base away from the Hanford economy since the mid-1990s, and these efforts are paying off in a big way. More important industries today include food processing which spins off agriculture; and the region has become most important for healthcare. Logistics and transportation on water, highways, and rail have contributed in large part as well.

Income

According to the most recent Washington State Median Household Income Estimates by the Office of Financial Management, the projected 2015-2018 and projected 2019 median household income statistics for the Tri-City were:

Median Household Income Estimates by County, 2010 to 2019										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	*2019
Washington State	\$ 54,888	\$ 55,500	\$ 56,444	\$ 57,554	\$ 60,153	\$ 63,439	\$ 65,500	\$ 69,288	\$ 73,294	\$ 74,992
% Change		1.1%	1.7%	2.0%	4.5%	5.5%	3.2%	5.8%	11.9%	8.2%
Benton County	\$ 60,070	\$ 60,608	\$ 62,739	\$ 63,062	\$ 63,157	\$ 62,071	\$ 62,282	\$ 63,502	\$ 64,745	\$ 65,888
% Change		0.9%	3.5%	0.5%	0.2%	-1.7%	0.3%	2.0%	4.0%	3.8%
Franklin County	\$ 53,355	\$ 53,644	\$ 56,221	\$ 57,196	\$ 58,538	\$ 57,664	\$ 58,854	\$ 63,345	\$ 68,179	\$ 70,638
% Change		0.5%	4.8%	1.7%	2.3%	-1.5%	2.1%	7.6%	15.8%	11.5%

Last updated April 29, 2020

Source: <https://www.ofm.wa.gov/washington-data-research/economy-and-labor-force/median-household-income-estimates>

*Preliminary

Franklin County had an astonishing jump in just two years of nearly \$10,000 in median household income as new residential construction drew a large number of upper income workers to the region. It is now ahead of Benton County for 2018 projections, where it lagged for many years. The median income is considered high when compared to Washington State because there are so many high income earners in the Seattle area which dominates the state statistics.

Education - Primary and Secondary Levels

Increased population in the MSA has resulted in overcrowding in most K-12 schools and many schools built in the middle of the previous century were seriously outdated needing replacement. In attempt to ease the overcrowding situation, all districts passed school bond issues in the last several years, and over the last five years, 33 new schools have been built or are under construction totaling a stunning 2.35M SF:

Summary of New School Construction Tri-Cities, WA 2014-2020

	KSD	PSD	RSD	Combined
Complete SF (#)	596,618 (11)	494,299 (7)	622,164 (8)	1,713,081 (26)
Under Constr SF (#)	403,225 (4)	110,000 (1)	130,500 (2)	643,725 (7)
Total	999,843 (15)	604,299 (8)	752,664 (10)	2,356,806 (33)
% of Total	42.4%	25.6%	32.0%	

The following depicts enrollment for the MSA school districts between 2012 and the present projection.

School District K-12 Enrollments				
School Year	Richland	Kennewick	Pasco	Total
2012-2013	11,848	16,427	15,625	43,900
2013-2014	11,950	17,703	16,612	46,265
2014-2015	12,419	17,737	17,230	47,386
2015-2016	12,986	18,043	17,790	48,819
2016-2017	13,552	18,172	17,882	49,606
2017-2018	13,908	18,583	18,284	50,775
2018-2019	14,210	19,197	18,783	52,190
2020-2021	13,796	18,541	18,265	50,602
Num. Chg.	2,362	2,770	3,158	8,290
% Change	19.9%	16.9%	20.2%	18.9%

Office of Superintendent of Public Instruction, October, 2020

Enrollment at the secondary level is clearly increasing, providing evidence of population increases. There is no indication as yet how the current pandemic will affect school enrollments.

Education - University and College Levels

Washington State University (WSU) headquartered in Pullman, WA expanded to a satellite campus here in the late 1980's, and this campus in North Richland not far from the Hanford Site attracts a large and growing student body from all over the state. WSU Tri-Cities has both undergraduate and graduate studies. A new student housing project was completed during 2018 to serve the growing student body.

Columbia Basin College (CBC) offers Associates of Arts degrees, but recently became an accredited 4-year college. From approximately 2006 to 2009, CBC underwent a \$45 million renovation to update classrooms, labs and faculty offices. A new classroom building was completed (August 2016) and a 120-unit student housing project broke ground in October 2016 and was completed in time for opening for the Fall, 2017 semester to serve this institution's growing student body.

Current enrollment figures are summarized as follows:

	WSU Tri-Cities	CBC
2020 (Fall)	1,937	11,368

Transportation

The Tri-Cities is one of an extremely few population centers in the entire Pacific Northwest region that has all forms of transportation access. These provide superior linkages and access to and from the area and include:

- *Air Service* - Several public and private airports and heliports serve the region, the largest of which is the Tri-Cities Airport in Pasco. A \$42 Million expansion project including a new terminal, baggage handling system and runway was completed in January 2017; total passenger traffic in 2018 set a new record at 395,084 boardings. Total 2019 boardings were 438,123 passengers, a whopping 10.9% increase over 2018; but, of course have been impacted by the pandemic during 2020; PSC is the eighth-busiest small airport on the continent.
- *Highway Service* - The Tri-Cities has become a transportation hub for the entire Eastern Washington State area east of the Cascade Mountains. It is strategically located and benefits from a highway system in place that provides rapid interstate and state route access to a variety of points. The major cities of Seattle, Spokane and Portland are all less than 3.5 hours away.
 - I-82, running through the Tri-Cities, is a 143.58-mile interstate highway extending from I-90 in Ellensburg, Washington southeastwardly to I-84 near Umatilla, Oregon.
 - I-182 is an east-west auxiliary interstate highway traveling around the City of Kennewick and passing through the cities of Richland and Pasco.
 - U.S. 395 is a major U.S. highway which includes a long overlap with I-90. The southern piece, from I-82 near the Tri-Cities to I-90 near Ritzville, is a high speed four-lane divided highway.
 - State Route 240 begins at the southern end of the Blue Bridge in central Kennewick as an offshoot of U.S. Route 395.
- *Bus Service* - Mass public transit is operated locally across 17 routes by the Ben Franklin Transit system. Serving the cities of Kennewick, Pasco, and Richland, several routes also extend as far as Prosser, Benton City and West Richland. Most routes run six days a week. A Dial-A-Ride is also offered for the physically disabled.
- *Rail Service* - The Tri-City MSA is the only metropolitan manufacturing area between the Cascade and Rocky Mountains to offer main line rail freight service to both Burlington Northern and Union Pacific Railroads. Amtrak also has a stop on its system in Pasco.
- *Water* - The Columbia-Snake River system is one of the most modern interlinked transportation networks in the world. This commercial waterway extends 465 miles from the Pacific Ocean into the North American continent moving an increasingly large quantity of goods through the region.

Government

The incorporated municipalities of Kennewick, Richland, and Pasco each have the Council-Manager form of government. West Richland and smaller outlying areas within the counties have retained the Mayor-Council form of government.

Community Healthcare Services

The Tri-Cities is a regional health care center currently served by two major national hospital groups, numerous outpatient facilities, and private practices. Area residents are presented with a wide array of health care services provided by:

1. *Kadlec Regional Medical Center in Richland*, (owned by Providence Health & Services) most recently opened a new NICU in April 2015; opened a new 600-car parking garage August 1, 2016; and completed a 4-story addition in December 2016.

2. RCCH Healthcare Partners owns two major facilities in the Tri-Cities that were previously operated independently.
 - *Our Lady of Lourdes in Pasco*, which signed an agreement with RCCH in July 2017 to be acquired and which agreement closed in August 2018;
 - *Trios Hospital in Kennewick*, which had operated out of a vintage hospital near the original downtown CBD, and opened a second, new facility in the Southridge area during July 2014. However, Trios declared bankruptcy in mid-2017. Staff lay-offs occurred, and it was acquired by RCCH as well in August 2018.

RCCH HealthCare Partners officially merged with LifePoint Health on November 16, 2018, shortly after the acquisition of Lourdes Hospital and Trios Hospital closed in late summer. It is unknown at this point what impact the merger will have on the healthcare system in the Tri-Cities although they will be officially operating as one united company under the LifePoint Health name. Thus, as part of the LifePoint network, the two local hospitals are now connected to an even stronger network of community hospitals, regional health systems, physician practices, outpatient centers and post-acute facilities that span 30 states.

All three hospitals had been expanding community services as well, opening both emergency and non-emergency clinics in the 2014-2017 timeframe. With the recent mergers, the three hospital networks have been reduced to two networks. The status of the federal Affordable Care Act is uncertain, and its impact on the Tri-Cities' health care delivery system is uncertain as well.

Port Districts

The Tri-Cities is home to three separate Port Districts. The main mission for a port district is to provide and support sound economic growth opportunities which foster new jobs, business and industry.

- *Port of Kennewick* – Current ongoing major projects include the Redevelopment of the former Vista Field Airport, Columbia Gardens, Clover Island, the Willows, Cable Greens and the Oak Street Industrial Park. (Source: PortofKennewick.org/projects/)
- *Port of Pasco* – Current ongoing major projects include the Tri-Cities Airport, Tri-Cities Airport Business Center, the Marine Terminal, Osprey Pointe, Foster Wells Business Park, the Pasco Processing Center, the Tri-Cities Airport East Side Industrial Park; the Multi-Modal Rail/Barge Terminal; the Big Pasco Industrial Center (Source: Portofpasco.org/our-properties/development-areas)
- *Port of Benton* – Richland Airport, Richland Airport Business Park, Prosser Airport, Prosser Airport Business Park, Richland Business Park, North Horn Rapids, Transload Facility, barge slip and high dock, the Southern Connection short rail network; the Richland Innovation Center, Technology & Business Campus, Technology Enterprise Center and the Benton City Development Buildings; the Crow Butte Park, Prosser Wine & Food Park, USS Triton Sail Park, Vintner's Village, the Walter Clore Wine and Culinary Center, etc. (Source: Portofbenton.com/our-properties-facilities/)

Conclusion

The Tri-City market is a mid-sized and rapidly growing, somewhat isolated market with linkages to other areas via a strong transportation network including air, rail, water and truck. By all indications, the economic base has been well diversified in the last decade from its previous reliance on the government funding of the Hanford project. After crossing the 300,000-person threshold in population in 2020, the area becomes attractive to a higher level of national firms seeking to diversify. Population is increasing steadily, the

Regional and Market Trends Analysis
As of January 1, 2021

demographic characteristics of the population are well educated and diverse, incomes are increasing, unemployment rates are being reduced (pre-pandemic), and investment in the area is increasing.

A more robust analysis of each market segment is included in the appropriate section of this report.

Market Trends Analysis - General

Updated Quarterly, Most Recent Update Q4 (December) 2020

Introduction

Assisting with estimating the highest and best use of real property, a study of general market characteristics and trends was conducted for the Tri-City market in which the subject competes.

Market segments generally move through cycles, although segments do not typically move in lockstep with one another. Since there are no major real estate brokerage or other companies that provide this service, it becomes incumbent on the analyst to do primary research to remain abreast of changes occurring in the market as they occur, especially when a change in zoning to an alternative use is being explored.

For purpose of this analysis, the first demographic researched was that of demand generators and existing supply of commercial and residential development in response to demand for the majority of the Tri-Cities market of Pasco, Kennewick and Richland. Those trends are then compared with the subject neighborhood.

DEMAND ANALYSIS

Demand Generator - Changes in the Population Base

A summary of current market trends for different market segments of the Tri-Cities is found in the pages to follow, including commercial (office and retail), industrial, and residential, both single and multi-family.

Demand for real estate in general is created by changes in the population and the labor force in the study area. Employment generated in the Tri-Cities in general is greatly affected by primarily three factors:

1. The first factor is the demand generated through the U.S. Department of Energy (DOE) and related contractors including Pacific Northwest National Laboratory (PNNL) and others in connection with research and clean-up associated with the Manhattan Project at the Hanford Site. The Hanford Site is the location of the first plutonium production in the United States for the production of the atomic bomb. Any other Hanford site contractor can create demand for additional office buildings and services catering to the employees. Forecasting this demand is difficult, if not impossible, at best because of the volatility of the DOE's annual budgeting and funding through Congress. This budget has been stable for several years; in fact, it was announced in December, 2019 that a new contract had been awarded by the US DOE in the amount of \$4 Billion to Hanford Mission Integration Solutions of Richland, WA to replace the expiring contract of Mission Support Alliance owned by the same firm. And while, more recently, the recent White House Budget submitted to Congress for approval made significant cuts in the budget, the final budget was actually higher than the previous year.
2. Second, increasing demand is evident as a result of the expanding agricultural activities in the region. The Tri-Cities enjoys one of the longest growing seasons anywhere in the

United States. This is coupled with a high desert climate (10" or less of annual rainfall) which is ideal for growing many agricultural crops. But the pièce de résistance is the fact that the Columbia Basin Project (CBP) in Central Washington is the irrigation and hydroelectric network that the Grand Coulee Dam (completed in 1942) makes possible. It is the largest water reclamation project in the United States, supplying irrigation water to over 670,000 acres of the 1,100,000-acre project area. Water pumped from the Columbia River is carried over 331 miles of main canals, stored in a number of reservoirs, then fed into the 1,339 miles of lateral irrigation canals. Currently it is estimated that about 3.0 million acre-feet or 2.3% of the average river flow, is diverted into the CBP. Its hydroelectric capacity provided the electric demanded by the Hanford nuclear reservation during World War II. Washington leads the nation in production of raspberries, hops, spearmint, peas, apples, grapes and sweet cherries. It is the #2 producer of potatoes and #5 in wheat. It is also the second-largest producer of premium wine in the country with a number of designated viticulture areas.

3. Finally, increasing demand is evident as the number of retirees attracted to the area relocate. The baby boomer generation has begun this process and is looking for an affordable place to retire with a good climate, good amenities and good quality regional medical care. The Tri-Cities offers these options.

The total metropolitan area population grew from 191,822 to 253,340 between 2000 and 2010, an increase of 30%, or 3% per year based on the 2010 census. As reported in the Regional Trends section of this report, recent population growth statistics can be summarized as follows:

Population Trends for the Tri-Cities, WA MSA											
Area	2010	2011*	2012*	2013*	2014*	2015*	2016*	2017*	2018*	2019*	2020*
MSA	253,340	258,400	262,500	268,200	273,100	275,740	279,170	283,830	289,960	296,480	302,460
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Source: WA State Office of Financial Management, April 1, 2020 Used for Allocation of Selected State Revenue											
*Based on Estimates from 2010 US Census as determined in April every year											

<https://www.ofm.wa.gov/washington-data-research/population-demographics/population-estimates/april-1-official-population-estimates>

Based on a review of this data, it is clear that the Tri-Cities region is growing steadily. The City of Pasco segment of the Tri-Cities is actually the third fastest growing city in the state, and the airport is the 8th busiest small airport in the country. The nine-year growth rate projections between 2010 and 2019 is 17.02%, or 2% annually. While the percentage may be declining, the absolute numbers are not that different as the numbers grow larger. For the first time, the TriCities crossed

the 300,000-person benchmark, a threshold which allows a number of national companies to begin looking to this market.

Demand Summary – Population Trends: It is calculated that 26,720 persons were added during the 6-year study period, or an average of 4,453 persons per year. According to statistics reviewed from ESRI for the 2-county area, the average household size is 2.85 persons, indicating that demand was approximately 9,374 new housing units that would be required to accommodate the growth. Owner occupied housing makes up 64% of the total requirement (6,093 homes) and renters make up the remainder (3,281 apartments).

Demand Generator – Changes in Employment

As previously indicated, the labor force of the Tri-Cities area is comprised of agricultural, service and Hanford related industries. The Washington State Office of Employment Security publishes labor force statistics for the Benton County and Franklin County areas. A review of the statistics shows the fluctuation of the annual average resident civilian labor force and employment levels in the Benton and Franklin Counties for years 2014 through December 2019, the most recent 5-year data available. The average annual unemployment rates, which averaged about 7.7% during 2014, were averaging 5.8% (average 2019), a rate which will dip during the spring and summer months until harvest, before rising slightly again. These characteristics are pre-covid data which showed a spike in the unemployment followed by a steady downward trend between May and November 2020.

Demand Summary – Employment Trends: Given the historical growth in the number of employed persons in the Tri-Cities area coupled with the reduction in the unemployment rate, it is reasonable to assume that employment growth will continue, yet at a somewhat slower rate than in the past once the pandemic has passed.

Demand Generators - Tri-Cities Market for Retail Trends

Annual retail sales are shown in the accompanying table for both Benton and Franklin counties as well as the respective major cities.

Over the five-year period from 2015-2019, the average annual growth in retail sales in Kennewick's average annual growth was 4.18%, which is slightly higher from the earlier period. Richland has continued to grow in sales from a lower total in 2015, to a rise of 6.99%/yr for the last five years. Pasco's retail sales incurred a marked decrease in 2010, but sales increased 40.85% over the last five years, an astonishing 7.31%, although the majority of that growth occurred in the City of Pasco.

Demand Summary – Retail Sales Trends

Retail trends show strong increases, a trend which could be expected to continue for the foreseeable future. However, with the advent of online shopping, and the damage it is doing to bricks and mortar stores, caution is necessary in projecting future sales.

Regional and Market Trends Analysis
As of January 1, 2021

TAXABLE RETAIL SALES
(000)

Benton & Franklin Counties, WA

Year	Benton County	Kennewick	Richland	Franklin County	Pasco
2005	\$2,226,436	\$1,277,295	\$686,414	\$862,138	\$781,597
2006	\$2,303,245	\$1,303,810	\$748,888	\$929,718	\$811,293
2007	\$2,574,398	\$1,432,031	\$811,768	\$1,057,004	\$856,422
2008	\$2,601,911	\$1,442,198	\$802,685	\$1,052,102	\$877,529
2009	\$1,918,416	\$1,445,410	\$812,779	\$1,038,744	\$884,080
2010	\$2,731,890	\$1,478,874	\$873,190	\$964,585	\$825,267
2011	\$2,959,959	\$1,558,341	\$954,851	\$1,007,226	\$839,174
2012	\$2,937,656	\$1,634,408	\$903,715	\$1,037,096	\$861,063
2013	\$3,189,855	\$1,723,129	\$989,622	\$1,110,257	\$933,301
2014	\$3,284,582	\$1,768,985	\$1,041,224	\$1,196,017	\$1,016,795
2015	\$3,612,773	\$1,930,747	\$1,129,471	\$1,315,962	\$1,125,061
2016	\$3,789,869	\$2,002,185	\$1,207,961	\$1,428,477	\$1,250,472
2017	\$3,905,643	\$2,024,430	\$1,259,515	\$1,534,638	\$1,333,597
2018	\$4,166,740	\$2,185,588	\$1,329,492	\$1,655,850	\$1,432,202
2019	\$4,633,618	\$2,334,519	\$1,523,948	\$1,765,835	\$1,536,180
% Chg 2017-2019	11.20%	6.81%	14.63%	6.64%	7.26%
5-Yr Avg	28.26%	20.91%	34.93%	34.19%	36.54%
Growth	5.65%	4.18%	6.99%	6.84%	7.31%
2020-Q1	\$1,054,737	\$526,310	\$3,387,310	\$451,498	\$390,349
2020-Q2	\$1,180,718	\$592,247	\$372,882	\$456,992	\$395,755
2020-Q3					
2020-Q4					

Updated as of 11/01/2020 from the WA State Quarterly Business Review Published by Department of Revenue

<https://dor.wa.gov/about/statistics-reports/quarterly-business-reviews>

Quarter 2 data delayed due to pandemic; last checked 12/30/2020

SUMMARY – Market Demand

It is clear that the population, employment and retail sales trends are all growing at a strong and steady pace. This trend is expected to continue well into the foreseeable future barring any unforeseen events at the national, regional and local level that would have an adverse impact on the Tri-Cities. These are positive characteristics that bode well for the subject development.

SUPPLY ANALYSIS

General Comments

The Tri-Cities real estate market is less sophisticated than larger first tier markets. For example, there are no published statistics regarding the current standing inventory of the individual office, retail or industrial markets, and no hand count has ever been done of which the appraiser is aware. Thus, it is left to the analyst to make its best estimates.

Commercial space development (office and retail) in the Tri-Cities occurs somewhat different from larger metropolitan areas for the following reasons:

- First, the line between pure office and retail users is often blurred in the Tri-Cities with many office users electing to go into more visible retail spaces, primarily because the cost and rental structures are not very different. Thus, the office segment could be under counted, but probably not to a great degree. And even if undercounted in the office segment, it is accounted for in the retail segment.
- Secondly, a large portion of the newly completed commercial space was developed for a specific owner/user rather than an investor for lease to tenants. Some owners build something larger than they need and either expect to grow into the space at some point while leasing it in the interim; others expect the rental received from excess space will assist with the mortgage payment and generate profit in the form of appreciation at the end of the investment.
- Thirdly, there is a blurring of uses within buildings. For example, an owner may elect to build a home for its business that includes office space, retail showroom space and manufacturing/assembly/warehouse space in varying degrees. While the space suits the owner to a "T", when the time comes to sell, it is possible that the Owner's configuration has limited appeal in the overall market. We see the same phenomenon in custom home construction frequently.
- And last, the majority of new construction occurs in suburban sectors of the market rather than urban.

In this segment, all the new construction since 2014 that falls into this commercial category has been reviewed, with office and retail (commercial) viewed separately to determine any difference. The following table provides a summary of all types of new construction.

Following the table is an analysis of each market segment, followed by a current inventory of available space estimate. A copy of the entire study is retained in our files.

Regional and Market Trends Analysis
As of January 1, 2021

New Construction Summary Square Footage

Tri-Cities, Washington

For the Period January 2014 to December 2020

	Kennewick	Pasco	Richland	Combined	
Office	359,592	137,269	185,794	682,655	
Retail	366,149	330,684	321,766	1,018,599	
Industrial	276,606	2,056,789	1,141,315	3,474,710	
Apartments	365,166	0	932,657	1,297,823	
Hotels	206,201	160,804	271,093	638,098	
Self Storage	217,926	300,082	78,930	596,938	
Civic/Healthcare	1,110,505	596,711	874,951	2,582,167	
Sub-Total Complete	2,902,145	3,582,339	3,806,506	10,290,990	
Office	103,675	9,500	0	113,175	
Retail	55,184	20,000	47,209	122,393	
Industrial	47,000	36,980	283,250	367,230	
Apartments	583,800	60,648	601,000	1,245,448	
Hotels	0	0	0	0	
Self Storage	239,575	38,147	20,000	297,722	
Civic/Healthcare	461,313	110,000	130,500	701,813	
Sub-Total U/C or Planned	1,490,547	275,275	1,081,959	2,847,781	
Office	463,267	146,769	185,794	795,830	6.1%
Retail	421,333	350,684	368,975	1,140,992	8.7%
Industrial	323,606	2,093,769	1,424,565	3,841,940	29.2%
Apartments	948,966	60,648	1,533,657	2,543,271	19.4%
Hotels	206,201	160,804	271,093	638,098	4.9%
Self Storage	457,501	338,229	98,930	894,660	6.8%
Civic/Healthcare	1,571,818	706,711	1,005,451	3,283,980	25.0%
Sub-Total U/C or Planned	4,392,692	3,857,614	4,888,465	13,138,771	100.0%
	33.4%	29.4%	37.2%	100.0%	

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Commercial (Office, Retail, Hotel) Development Segment**Office Development**

No source of data is available in terms of existing supply. Surveyed all **new construction** for a 7-year study period through December 2020, summarized as follows:

Current NEW Space Available:	51,499 SF
Rental Rates:	\$14 TO \$25 PSF; avg \$19.05/SF NNN
Current Occupancy Rates:	93%
Absorption Rates:	105,000+ SF/Yr
General Market Trend	Market is strong in both the owner/occupancy and in the “for lease” category, but reaching saturation; very little on the horizon in the way of new development compared to prior years
New Construction Feasible?	Specific target markets only

Summary of Office Construction in the Tri-Cities (Square Feet)

For the Period January 2014 to December, 2020

Location		# Projects	Complete	# Projects	UC / Planned	# Projects	Combined	%
Kennewick	East	1	47,340	0	-	1	47,340	6.0%
"	Central	3	13,489	1	6,400	4	19,889	2.5%
"	Gage Blvd	8	64,455	1	-	9	64,455	8.2%
"	US 395 South	8	70,507	0	-	8	70,507	9.0%
"	Vista / CC Mall	12	137,154	2	61,000	14	198,154	25.2%
"	W Clwtr	4	26,647	0	-	4	26,647	3.4%
"	Sub-Total	36	359,592	4	103,675	40	463,267	58.9%
Richland	Central	5	62,347	0	-	5	62,347	7.9%
"	South	5	106,681	0	-	5	106,681	13.6%
"	Queensgate	1	8,426	0	-	1	8,426	1.1%
"	West	1	8,340	0	-	1	8,340	1.1%
"	Sub-Total	12	185,794	0	-	12	185,794	23.6%
Pasco	West	7	137,269	0	-	7	137,269	17.5%
	Sub-Total	7	137,269	0	-	7	137,269	17.5%
Combined	Grand Total	55	682,655	4	103,675	59	786,330	100.0%

Avg SF 12,412 Avg 25,919 Avg 13,328

Avg/Yr 105,024

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Regional and Market Trends Analysis
As of January 1, 2021

Retail Development

No source of data is available in terms of existing supply. Surveyed all **new construction** for a 7-year study period through December 2020, summarized as follows:

Current NEW Space Available:	17,318 SF
Rental Rates:	\$16 to \$26 PSF; avg \$20.32/SF NNN
Current Occupancy Rates:	98.3%
Absorption Rates:	152,000 SF/Yr
General Market Trend	Market is strong in both the owner/occupancy and in the “for lease” category, but reaching saturation; very little on the horizon in the way of new development compared to prior years
New Construction Feasible?	Specific target markets only

Summary of Retail Construction in the Tri-Cities (Square Feet)

For the Period January 2014 to December, 2020

Location		# Projects	Complete	# Projects	Under Constr / Planned	# Projects	Combined	%
Kennewick	East	3	10,548	0	-	3	10,548	0.9%
"	Central	6	21,302	1	10,552	7	31,854	2.8%
"	Gage Blvd	3	23,186	0	-	3	23,186	2.1%
"	US 395 South	13	147,930	1	6,900	14	154,830	13.8%
"	Vista / CC Mall	8	133,887	2	25,600	10	159,487	14.2%
"	W Clwtr	2	29,296	3	12,132	5	41,428	3.7%
"	Sub-Total	35	366,149	7	55,184	42	421,333	37.6%
Richland	Central	9	64,551	3	47,209	12	111,760	10.0%
"	South	1	5,000	0	-	1	5,000	0.4%
"	Queensgate	19	232,685	0	-	19	232,685	20.8%
"	West	4	19,530	0	-	4	19,530	1.7%
"	Sub-Total	33	321,766	3	47,209	36	368,975	32.9%
Pasco	West	19	256,966	0	-	19	256,966	22.9%
"	All Other	8	73,718	0	-	0	73,718	6.6%
	Sub-Total	27	330,684	0	-	27	330,684	29.5%
Combined	Grand Total	95	1,018,599	10	102,393	105	1,120,992	100.0%
Avg SF			10,722	Avg	10,239	Avg	10,676	
Avg/Yr			156,708					

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Regional and Market Trends Analysis
As of January 1, 2021

Niche Commercial Market - Big Box Space

In looking at the retail product available for lease, the following big box spaces are currently being marketed and not included in the previous numbers. Brokers in this segment report that this segment is experiencing higher vacancy than in the past due to increasing national and regional business closures in the retail industry. In any event, about 112,940 SF of big box space was released in 2019, not counting the Dick's Sporting Goods.

BIG BOX Space Available For Lease

Tri-Cities, WA

As of August 2020

<u>Former Tenant</u>	<u>Address</u>	<u>City</u>	<u>Space Available</u>	<u>Rental Rate</u>	<u>Year Built</u>
Hastings	1425 G W Way	Richland	10,400	\$12	1974
Retail	908 N Colorado Ste A	Kennewick	33,456	\$9	1996
Office Max	908 N Colorado Ste B	Kennewick	7,184	\$9	1996
Sports Authority	908 N Colorado, Ste C	Kennewick	27,815	\$10	1996
Toys R Us	821 N Columbia Ctr Blvd	Kennewick	38,000	Unk	1970
Ashley's Furniture	1340 Tapteal Dr	Kennewick	13,200	\$10	2007
Albertson's	1320 Lee Blvd	Richland	41,316	\$10	1961
			171,371	\$9 to \$14 avg	

****NOTE:** Goodwill Industries completed a new store on Columbia Center Boulevard and vacated 22,940 SF at 2801 W Kennewick in mid-September 2019 when the new store opened. Harbor Freight almost immediately signed a new lease for the former Goodwill store; they opened in November 2019 in the new location expanding their presence in the Tri-Cities.

*****NOTE:** The former Shopko space containing about 90,000 SF was vacated in May 2019, but almost immediately re-leased to At Home, a no-frills home décor retailer that opened in September 2019.

NOTE: The Sears Store at the Columbia Center Mall containing an estimated 160,000 SF has been vacated, but it has not yet been listed for lease and the availability of that space is questionable.

NOTE: Dicks Sporting Goods removed the former theatre at the Columbia Center Mall and opened its new store in September 2019 in time for the holiday shopping season.

NOTE: JCPenney filed for bankruptcy protection in May 2020 and it is likely that the store at the Columbia Center Mall will be closed permanently. However, Simon Properties (owner of the mall) has announced it will purchase all of JCPenney assets so that it can control redevelopment.

Regional and Market Trends Analysis
As of January 1, 2021

Hotel Development

According to the Tri-Cities Herald, the base inventory of hotel rooms in the Tri-Cities as of 2014 totaled 3,358 rooms. A survey was conducted of all new hotel rooms constructed since that time. A total of 1,059 rooms (31.5% increase) has been added to the base inventory, bringing the total to 4,417 rooms.

Total New Hotel Construction

Tri-Cities, WA
2014 to 2020 YTD

City	# Projects	Total Rooms
Kennewick	3	337
Pasco	3	283
Richland/WRichland	<u>4</u>	<u>439</u>
Sub-Totals	10	1,059
	Base Inventory	<u>3,358</u>
	Combined Total	4,417

Average Daily Room Rate:

N/A

Estimated Occupancy

65%, borderline feasible

Feasibility of New Construction

Very doubtful; a 31% increase in supply was added in only six years; market needs time to catch up

Regional and Market Trends Analysis
As of January 1, 2021

Industrial Development

No source of data is available in terms of existing supply. Surveyed all new construction for a 7-year study period through December 2020, summarized as follows:

Current New Space Available:	67,261 SF
Rental Rates:	\$7 to \$12PSF; avg \$9.00/SF NNN
Current Occupancy Rates:	95+%
Absorption Rates:	530,000 SF/Yr
General Market Trend	Market is strong in both the owner/occupancy and in the “for lease” category; very little on the horizon in the way of new development compared to prior years
New Construction Feasible?	Yes, in almost every market

Summary of Industrial Construction in the Tri-Cities (Square Feet)

For the Period January 2014 to December, 2020

Location	# Projects	Complete	# Projects	Under Constr / Planned	# Projects	Combined	%
Kennewick East	2	19,030	0	-	2	19,030	0.9%
" Hwy 395 S	3	19,010	0	-	3	19,010	2.8%
" Mall / Vista	4	118,800	0	-	4	118,800	2.1%
" West	8	119,766	4	37,000	12	156,766	13.8%
" Southridge	0	-	2	10,000	2	10,000	14.2%
" W Clwtr	0	-	0	-	0	-	3.7%
" Sub-Total	17	276,606	6	47,000	23	323,606	37.6%
Richland North	18	1,044,246	13	283,250	31	1,327,496	10.0%
" South	2	97,069	0	-	2	97,069	0.4%
"	0	-	0	-	0	-	20.8%
"	0	-	0	-	0	-	1.7%
" Sub-Total	20	1,141,315	13	283,250	33	1,424,565	32.9%
Pasco King City	27	1,764,949	0	452,152	27	2,217,101	22.9%
" North Central	15	291,840	3	-	0	291,840	6.6%
Sub-Total	0	2,056,789	0	452,152	0	2,508,941	29.5%
Combined Grand Total	37	3,474,710	19	782,402	56	4,257,112	100.0%

Avg SF 93,911 Avg 41,179 Avg 76,020

Avg/Yr 534,571

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Regional and Market Trends Analysis
As of January 1, 2021

	Office - 2020							Office - 2019							Office - 2018												
	SF Avail	Min \$	Max \$	Avg \$	Avg Yr Built	Avg DOM		SF Avail	Min \$	Max \$	Avg \$	Avg Yr Built	Avg DOM		SF Avail	Min \$	Max \$	Avg \$	Avg Yr Built	Avg DOM		SF Avail	Min \$	Max \$	Avg \$	Avg Yr Built	Avg DOM
Kemewick Pasco Richland	249,954	\$8.93	\$25.00	\$15.45	1991	459		242,095	\$7.00	\$25.00	\$15.32	1992	400		220,821	\$ 8.93	\$33.85	\$17.41	1997	400							
	48,690	\$8.00	\$21.00	\$15.06	1993	472		30,501	\$12.44	\$25.00	\$18.33	2000	423		46,073	\$ 4.00	\$25.00	\$15.15	2003	341							
	141,965	\$12.34	\$26.97	\$17.02	2000	672		159,431	\$3.95	\$24.00	\$14.95	2001	468		178,492	\$10.00	\$26.00	\$21.32	1996	381							
	440,609		\$15.84		1995	535		432,027			\$16.20	1998	430		445,386			\$17.96	1999	374							
Retail - 2020							Retail - 2019							Retail - 2018													
SF Avail	Min \$	Max \$	Avg \$	Avg Yr Built	Avg DOM		SF Avail	Min \$	Max \$	Avg \$	Avg Yr Built	Avg DOM		SF Avail	Min \$	Max \$	Avg \$	Avg Yr Built	Avg DOM		SF Avail	Min \$	Max \$	Avg \$	Avg Yr Built	Avg DOM	
Kemewick	172,826	\$9.69	\$41.86	\$16.62	1989	452		165,395	\$10.00	\$24.00	\$14.95	1995	328		215,320	\$ 9.00	\$24.00	\$14.68	1998	322							
Pasco	60,620	\$5.60	\$26.00	\$12.33	1992	438		70,319	\$4.00	\$36.18	\$15.04	2001	399		81,872	\$10.00	\$18.00	\$13.72	1997	501							
Richland	129,255	\$10.00	\$25.57	\$17.17	1984	375		105,974	\$9.00	\$24.00	\$12.09	1981	373		116,561	\$10.00	\$25.63	\$13.12	1990	441							
	362,701		\$15.37		1988	422		341,688			\$14.03	1992	367		413,753			\$13.84	1995	421							
Industrial - 2020							Industrial - 2019							Industrial - 2018													
SF Avail	Min \$	Max \$	Avg \$	Avg Yr Built	Avg DOM		SF Avail	Min \$	Max \$	Avg \$	Avg Yr Built	Avg DOM		SF Avail	Min \$	Max \$	Avg \$	Avg Yr Built	Avg DOM		SF Avail	Min \$	Max \$	Avg \$	Avg Yr Built	Avg DOM	
Kemewick	67,171	\$6.00	\$7.00	\$6.86	2001	405		80,871	\$6.00	\$15.00	\$12.76	1981	177		15,375	\$ 7.00	\$ 8.00	\$ 7.26	2018	308							
Pasco	93,135	\$7.00	\$8.95	\$7.76	2009	166		34,821	\$5.00	\$15.60	\$9.51	2011	112		33,190	\$ 8.14	\$16.07	\$ 9.50	2004	162							
Richland	19,410	\$7.80	\$10.40	\$8.76	2017	121		28,691	\$8.00	\$14.00	\$9.71	2018	190		38,500	\$ 6.00	\$19.20	\$ 7.86	2002	182							
	179,716		\$7.79		2009	231		144,383			\$10.66	2003	160		87,065			\$8.21	2008	217							

Regional and Market Trends Analysis
As of January 1, 2021

Summary – Commercial and Industrial Market Trends

Despite an incredible amount of new space constructed over the last seven years (2014 to 2020), the market for existing space of all types has remained fairly stable as indicated in the table on the preceding page. To summarize:

Inventory of All new Construction and Space Available for Lease
Tri-Cities, Washington

	2014-2020 New Constr	2020	2019	2018
Office	682,655	440,609	432,027	445,386
Retail	1,018,599	362,701	341,688	413,753
Industrial	3,474,710	179,716	144,383	87,065

Based on a review of current and historical data, my estimates for today's general patterns for commercial space based on visual observation and a review of listing data can be summarized in the following table. It is noteworthy that for some newer office warehouse projects, rents are bifurcated between the office and warehouse, with both quoted differently. Also noteworthy is the fact that only the quoted rates were considered with no adjustment made for gross vs. net lease data.

Tri-Cities, WA Commercial and Industrial Space ESTIMATE Summary AVERAGES as of Q4/2020										
Type of Space / Neighborhood	Typ. Lease Type	Kennewick			Pasco			Richland		
		"A"	"B"	"C"	"A"	"B"	"C"	"A"	"B"	"C"
INDUSTRIAL										
Occupancy Levels	NNN	95%	95%	95%	95%	95%	95%	95%	95%	95%
Average Rental Rates	NNN	\$9	\$8	\$7	\$9	\$8	\$7	\$9	\$8	\$7
PROFESSIONAL OFFICE										
Occupancy Levels	Gross	95%	85%	75%	95%	80%	75%	95%	80%	75%
Average Rental Rates	Gross	\$20+	\$15	\$12	\$20+	\$12	\$10	\$20+	\$15	\$12
MEDICAL OFFICE										
Occupancy Levels	Gross	90%	85%	80%	90%	80%	75%	90%	80%	75%
Average Rental Rates	Gross	\$22+	\$18	\$15	\$22+	\$18	\$15	\$22+	\$18	\$15
RETAIL										
Occupancy Levels	NNN	95%	90%	85%	95%	90%	85%	95%	90%	85%
Average Rental Rates	NNN	\$20+	\$17	\$15	\$20+	\$15	\$12	\$20+	\$16	\$12

Gross Lease = Tenant pays utilities and Janitorial in addition to contract rental

NNN Lease = Tenant pays all operating expenses in addition to contract rental

Regional and Market Trends Analysis
As of January 1, 2021

Market Trends – Residential Multi-family Development

New Apartment Units Constructed (Projects/Units)					
Tri-Cities, WA					
January 2014 to December 2020					
	Kennewick	Pasco	Richland	W Richland	Combined
# Projects / # Units Completed Since 2014	(7) 394	0	(6) 958	0	(13) 1,352
# Projects / # Units U/C or Planned	(4) <u>557</u>	(1) <u>60</u>	(4) <u>601</u>	<u>0</u>	(8) <u>1,218</u>
Combined	(10) 951	(1) 60	(10) 1,559	0	(21) 2,570
Total Added in 2013					<u>994</u>
Grand Total New Construction SINCE 2013					3,538

Of the total of 21 projects developed, only seven contained 30 units or less and represented less than 10% of all units developed. The majority of those projects contained 2- and 3-bedroom townhouse style units. Two other projects announced but details not yet available:

1. The 19 on Canal Dr – a multi-story building to contain retail on the main floor and 33 luxury units above is in the planning stages at 19 N Auburn St in the historic downtown district. The most recent announcement reflected a start during mid-2021.
2. 1100-1200 Jadwin – Two multi-story office buildings (50,000 SF and 110,000 SF respectively) were purchased by partners Crook/Lipus; 1100 Jadwin is to be renovated as first-class office space at a cost of \$5 Million and began in August 2020; followed by redevelopment of the other 7-story building with luxury apartment units. No final plans have been announced for this urban style project

Current Occupancy Level: 97.5% overall market, stable

Current Average Rent Level: \$1,022 overall market

General Market Trend Market is strong and moving upward

New Construction Feasible? Yes, Very Feasible; less than a 6-month supply; lot size is not as critical as home and amenities

Market Trends – Residential Single-Family Development

The Tri-Cities is experiencing the highest demand and the lowest inventory of housing in the last decade; inventory is about 75% lower than the inventory at the same time in 2013, which is putting steady upward pressure on prices. In this market, new listings that are well priced and in good condition are selling in less than one week, sometimes in one day, oftentimes with multiple offers. The median sold price in May 2013 of \$189.5K had increased 65% to nearly \$313.1K by December 2019, an increase of about 10% per year average. For the first time, several homes have sold above the \$1,000,000 threshold. A summary of the last three years of data from the Tri-Cities Association of Realtors MLS is included in this section.

The most recent report for November 2020, published December 11, 2020 reflects an inventory of 308 units, a 43% decline over December 1, 2019. The report reflects an average sale price of \$361.7K with the median at \$335K, up 10.8% and 9% respectively over the last rolling 12 months beginning December 1, 2019.

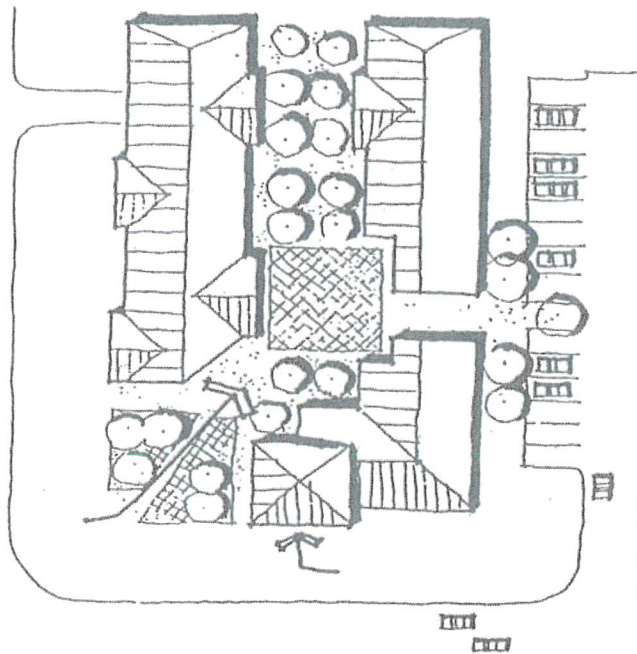
Developers are having difficulty finding parcels to purchase at affordable prices which can then be appropriately re-zoned, and many are resorting to smaller infill parcels. This trend is expected to continue for the foreseeable future.

A summary of total building permit activity for new home construction for the last nine years is summarized below (when 2020 is available it is expected to exceed 2019 levels):

Benton Franklin Counties			
Summary of New SFR Building Permits			
Year	Benton	Franklin	Combined
2011	781	558	1,339
2012	897	374	1,271
2013	840	245	1,085
2014	798	280	1,078
2015	825	396	1,221
2016	952	496	1,448
2017	848	609	1,457
2018	942	616	1,558
2019	1,082	574	1,656
Totals	7,965	4,148	12,113

SUPPLY AND DEMAND ANALYSIS – Summary

In general, supply has been totally outstripped by demand in almost all market segments, resulting in rising prices and fewer projects in inventory throughout the metropolitan area for the last five years. At the current time, there is more space under construction or planned than at any other time in its recent history. Absorption of that space and its effect on the market will be closely watched over the next two years to determine any further trends. This information will be utilized in the Highest and Best Use Analysis following.



Residential Design Standards

Multi-family

City of Kennewick, WA

August 17, 2004

Objectives

1. **Simplicity:** The document should be brief and to the point.
2. **Clarity:** It should be easily understood by a wide range of users.
3. **Creativity:** It should encourage creativity in development and design.
4. **Flexibility:** The provisions should offer choices.
5. **Quality:** It should produce higher quality development.
6. **Vitality:** It should promote a vibrant community.
7. **Vision:** The document should express a strong, long-term vision for development.

Over-Arching Design Principles

1. Build on the Inherent Attributes of Kennewick

Development should respect and add to those attributes that comprise a positive city character and identity.

2. Compatibility with Sensitivity

New residential development should reflect the proportions, roof forms, details and materials, as well as vegetation associated with nearby residential areas.

3. Sustainability

Development should reflect attributes of sustainability, such as xeriscaping, storm-drainage system as part of the design element, less impervious surface for ground cover, etc.

4. Many Choices of Movement

Development should contribute to the network of sidewalks, walkways, and trails along with vehicular circulation.

5. Pedestrian Realm

The sidewalk environment should be a safe, convenient, and attractive setting for pedestrians. Garages should not be the prominent element in overall design.

6. Many Choices of Living

Development should provide variety by encouraging dwellings of different size, shape, type, and style in different settings.

7. Variety in Site and Building Design

Monotonous uniformity is not desired; rather, development should display variation in mass, form and color.

8. Streetscape Elements

Paving materials, landscape, lighting and site furnishings should contribute to the character and scale of the pedestrian environment without adding excessive cost, maintenance or security concerns.

Scope and Applicability

These standards are applicable to all new multi-family residential developments within the city limits. Multifamily is defined as one single parcel/lot containing more than one dwelling unit either attached or detached. Examples are: apartments, condominiums, group houses, townhouses including duplex, triplex, four-plex etc.

The mandatory standards will also be made available in the Kennewick Municipal Code. These standards shall take precedence in case there is a conflict with the KMC. This standards do not intend to prohibit any creative design and development solution by professional designers/ developers that might generate a better quality development. The Director of the Community Planning Department shall have the final authority to resolve any conflicts in the standards in order to protect the City's objectives and goals.

All mandatory standards are to be strictly followed throughout the multifamily design and development. Although a developer is not bound to follow all of the recommended standards, recommended standards allow more flexibility than the existing code and promote better aesthetics and design solutions, and will be implemented during the site specific review process.

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Definitions

Articulation

Shifts in the plane of walls, setbacks, stepbacks, overhangs, and details in order to create variation in a building façade and divide large buildings into smaller identifiable sections.



Blank Walls

Walls without windows, plantings or architectural elements, such as modulation features.



Gable

The vertical triangular portion of the end of a building created by two sloping planes, extending from the level of the cornice or eaves to the ridge of the roof.



Multifamily

One parcel/lot containing more than one dwelling unit either attached or detached. Examples are: apartments, condominiums, group houses, townhouses including duplex, triplex, four-plex etc.

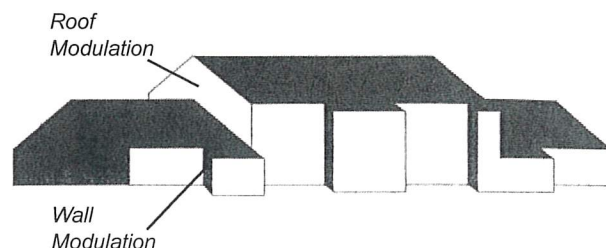


Massing, Building Mass

Building mass refers to height, width and depth of a building structure. Massing means grouping of three-dimensional building forms to achieve variation.

Modulation

Variation in the building mass through the use of stepbacks, setbacks, diminishing upper floors areas, and/or projecting roof overhangs.

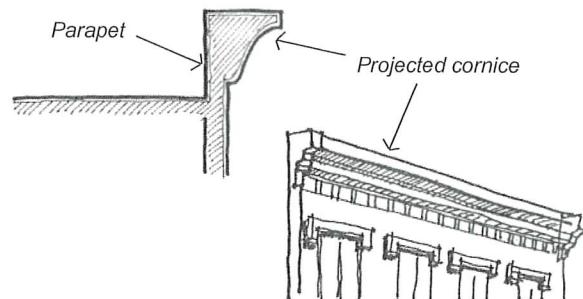


Definitions

Parapet and Cornice

Parapet is the vertical extension of the main walls of a building above the roof line.

Cornice is the horizontal projection, molded or otherwise decorated that crowns the top of the building.



Proportion

The ratio of building elements, their height, mass and depth. Good proportion is a harmonious arrangement or relation of parts or elements within a whole.

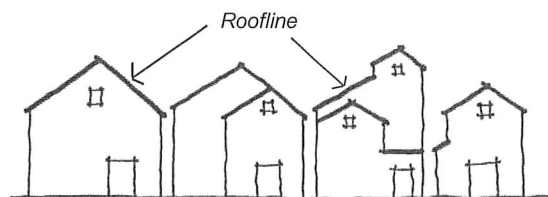


Qualified Professional

A person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant field. A qualified professional must have at least B.S. or B.A. degree in the relevant field.

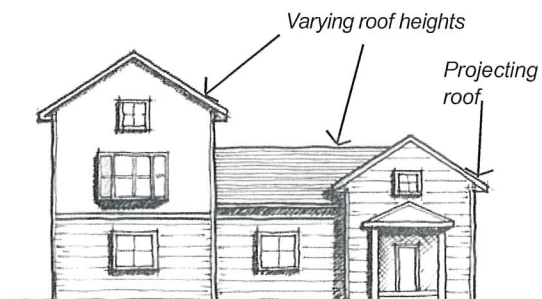
Roofline

The outer edge of the roof that provides visual terminus to the tops of buildings.



Roofline Variation

The roof line articulated through a variation or step in roof height or detail, such as: Pitched Roof, Projecting Cornice, Articulated Parapet, Terraced Roof.



Scale

The relationships of a development and/or its elements in terms of size, height, bulk, intensity, and aesthetics, to one another and the surroundings. Human scale would identify the relationship of building with the human being.

Entrance

Intent:

To ensure prominent and clearly defined entrances to the site and to the buildings to increase the visibility and accessibility of vehicular and pedestrian traffic from the public streets and from within the site.

Standards to implement the intent for entrance to the site:

Mandatory

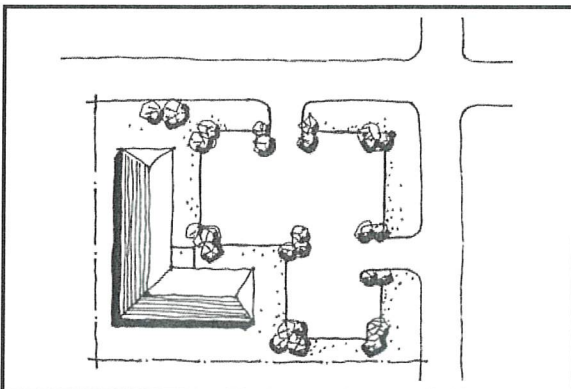
1. Safe pedestrian access from the street must be provided along with vehicular entrance.
2. Both vehicular and pedestrian access must be visible from the street or alley.
3. Vehicular access to the site must be from the back, secondary street or from alleys wherever possible, and be indirect.

Recommended

4. Pedestrian entry to the site should be emphasized from the fronting street with landscaping, special paving, gateways, arbors and similar features.
5. Vehicular access should line up with the access across the street whenever applicable.
6. Vehicular access driveway should be at least 100 ft away from any major intersection.

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DO NOT



Vehicular accesses located in the front and close to the street intersection.

DO

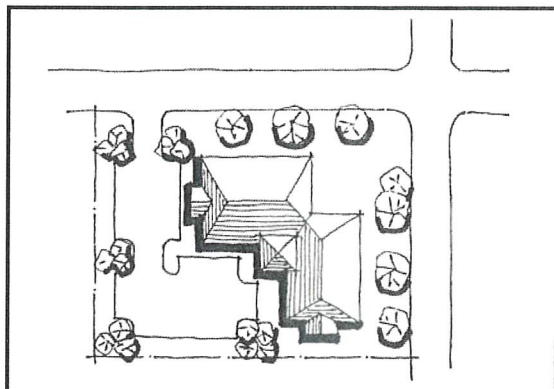


Prominent entrance with landscaping.



Safe pedestrian access along with vehicular access.

DO



Vehicular access on the back and away from street intersection.

Entrance (Contd.)

Standards to implement the intent for entrance to the building:

Mandatory

7. Building entrances must be prominent and clearly visible.
8. Buildings must have pedestrian access from streets and parking lots.
9. Long linear and hidden stairways and corridors must be avoided.

Recommended

10. Covered entrances such as porch, patio or entry deck should be provided as transition from outdoor to indoor, and as protection from adverse weather.

DO



Prominent entrance with covered porch and patio.

DO NOT



No emphasis on entrance, dark staircase.



Open, visible entry stair and corridor.

Orientation of Buildings

Intent:

To enforce the physical and visual connection between the buildings, streets, and open space in order to create a safe, lively and pedestrian-friendly environment. To enhance the streetscape character for pedestrians.

Standards to implement the intent:

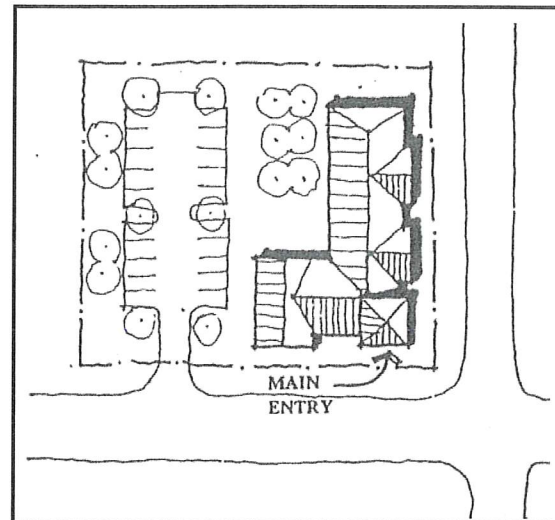
Mandatory

1. Buildings shall be oriented to public streets and/ or open spaces.
2. Solid, blank façades of the buildings must not face the street.

Recommended

3. Buildings can be clustered around a consolidated open space with some buildings oriented to the public street.
4. Buildings that do not have direct and visible pedestrian entrance from public streets should at least have windows or patios facing the streets.
5. Corner of the public street intersections should be emphasized by the following elements: landscaping, plaza, placement of primary pedestrian entry, distinctive roof form or other architectural features (e.g. porches, canopies etc.).

DO



Buildings oriented towards the street.

DO NOT



Solid, blank façade facing the street.



Buildings oriented towards open space.

Parking

Intent:

To minimize the impact of parking by locating them in such a way that do not dominate the main structures and pedestrian realm.

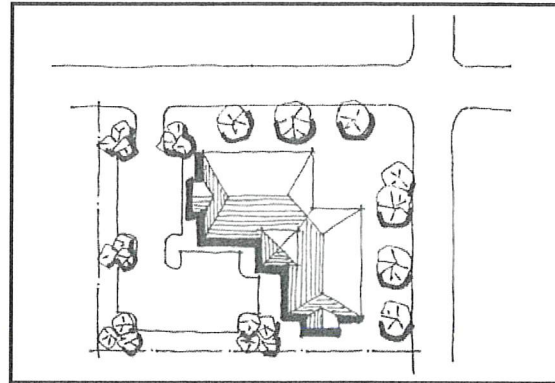
Standards to implement the intent:

Mandatory

1. Parking lots, open or covered, and garages must be located at the rear or side of the lot, or must be located in areas that are less visible or prominent from the street.
2. Parking must be visible and adequately lit from open areas, pedestrian walkways and dwelling units in order to ensure safety.
3. Vehicular access to the parking must be indirect or from the secondary street whenever there is a provision.
4. Clearly defined pedestrian access from the parking area to the building is required.
5. Parking lots must be landscaped and must provide access and turnaround per Kennewick Municipal Code.

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DO



Parking located on the rear side.



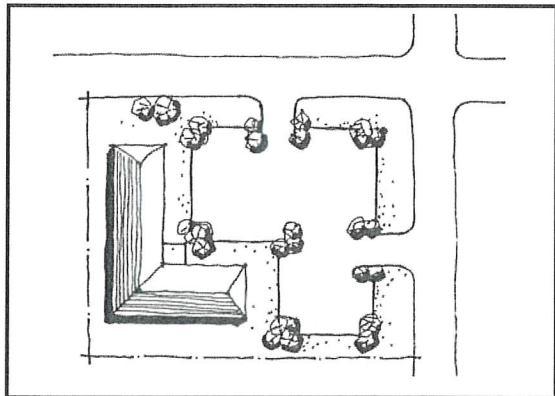
Garages and parking on the backside of the development.

DO NOT



No landscaping.

DO NOT



Parking in the front.

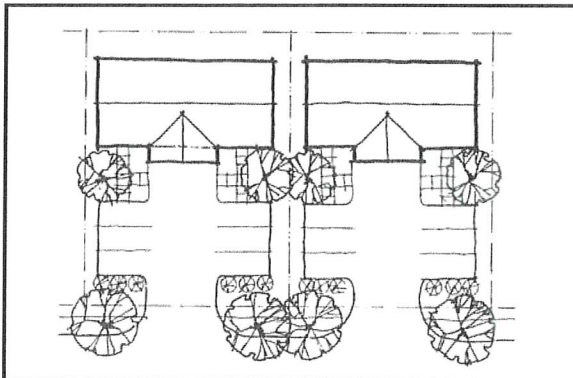
Parking (Contd.)

Standards to implement the intent:

Recommended

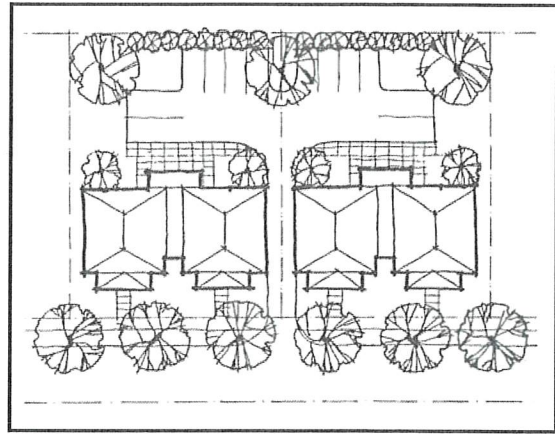
6. Driveways should be consolidated in order to reduce curb cuts.
7. Large parking lots should be broken into small ones in a way that provides easy access for pedestrians.
8. Attached garages are recommended to be located and accessed through alleyways or private driveways.
9. Parking lots should be screened from adjacent single-family homes with landscaping, berms and/or fencing according to the City's established design standards. An indirect location of the parking lot that is not visible from single-family homes may not require the screening. This should not compromise the safety and security of parking areas.
10. Consideration should be given to accommodate guest parking.

DO NOT



Individual curb-cuts and parking in the front.

DO



Consolidated driveway and parking on the back.



Private driveways to access attached garages.

DO NOT



Long, continuous carport in the front.

Neighborhood Compatibility

Intent:

To ensure that new and/or infill developments are consistent and compatible with the surrounding neighborhood character, improve the quality of the neighborhood and offer transition between single-family and multi-family homes.

Standards to implement the intent:

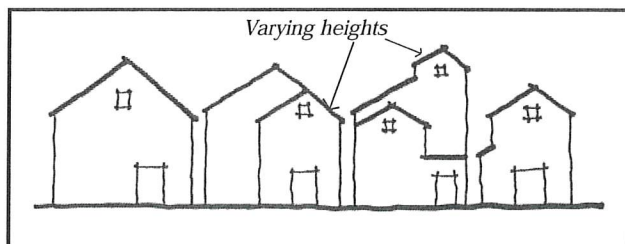
Mandatory

1. Consistency in the roofline must be followed by using similar roof form with varying height and proportion.
2. Building orientation and location of entrance must be consistent with the neighborhood and must follow the "entrance" design standards.

Recommended

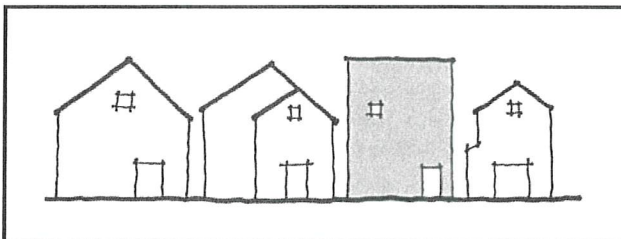
3. Building should be oriented in a way that is similar with neighboring buildings.
4. Design of the buildings should reflect architectural styles compatible with the neighborhood.
5. Major view corridors should be preserved by providing visual and physical access.

DO



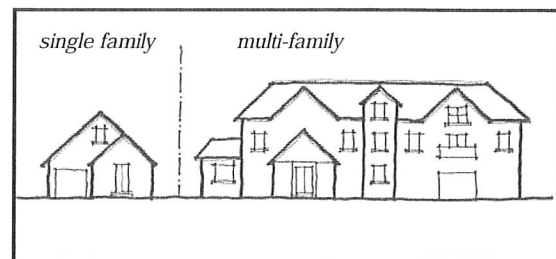
Similar roof form with minor height variation.

DO NOT



Roofline and form inconsistent with the neighborhood.

DO



Compatibility in the orientation of entrance, roof form with varying height.



Compatibility between single family (Wild Flower neighborhood) and multifamily (Crosspoint) developments.



Consistency in the roofline and building form.

Massing, Scale, Character

Intent:

To reduce the apparent bulk of the buildings by breaking down the mass into human scale; to offer variety and consistency along the street face; and to promote neighborhood compatibility.

Standards to implement the intent:

Mandatory

1. Street-facing façade shall be modulated with recesses at least 4 ft deep at every 30 ft of maximum length. Rooflines shall be modulated at every 75 ft of maximum length through the use of varied roof heights 5 ft or more.
2. Plain blank walls must be avoided by providing windows or articulating the façade and/or screening with landscaping.
3. Multi-story buildings must display the proportion of a "Base", "Middle" and "Top" in massing. "Top" can be expressed by using sloped, gabled roof or flat roof. Flat roof shall have cornice, parapet, or similar special features to act as the top of the building.
4. For slope roof structures, the slope of the roof must not be less than 4:12 except for a specific design to be approved by the City.

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DO NOT

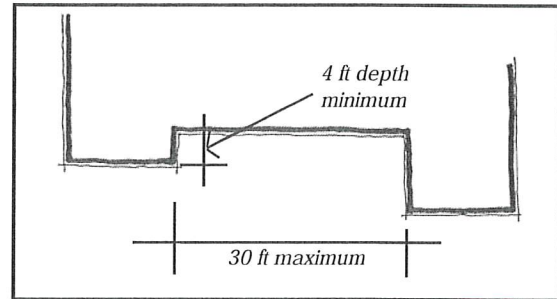


No breaking in the mass.



Plain, blank façade facing the street.

DO



Maximum modulation length and depth.



Breaking down the mass - modulation.



Base, middle and top.

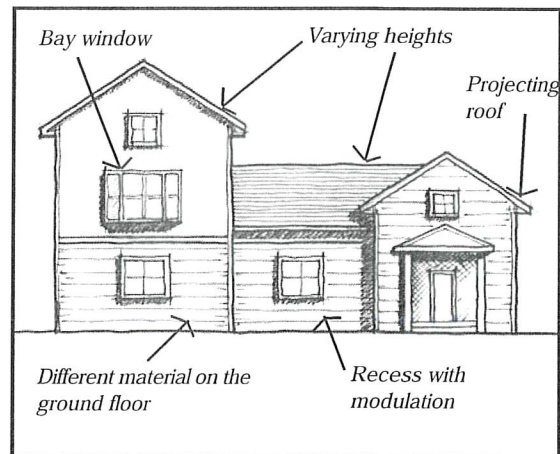
Massing, Scale, Character (Contd.)

Standards to implement the intent:

Recommended

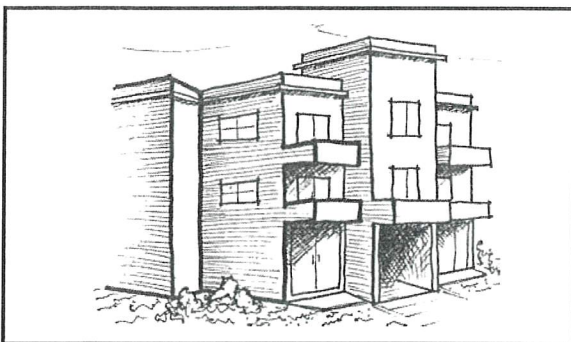
5. Façade facing a street is encouraged to have gabled form of roof. For flat roofs, cornice, parapet, or similar special feature to add variety in the roofline are encouraged.
6. Windows, projected entrance, dormers and overhangs are also encouraged on street facing façade to add variety and define human scale.
7. Architectural features such as porches, stop overhangs, carports, cornices, canopies and bay windows are encouraged to be incorporated in the design, and may project into a required street yard a maximum of five feet if the main living unit has at least a 15-foot front yard setback.

DO

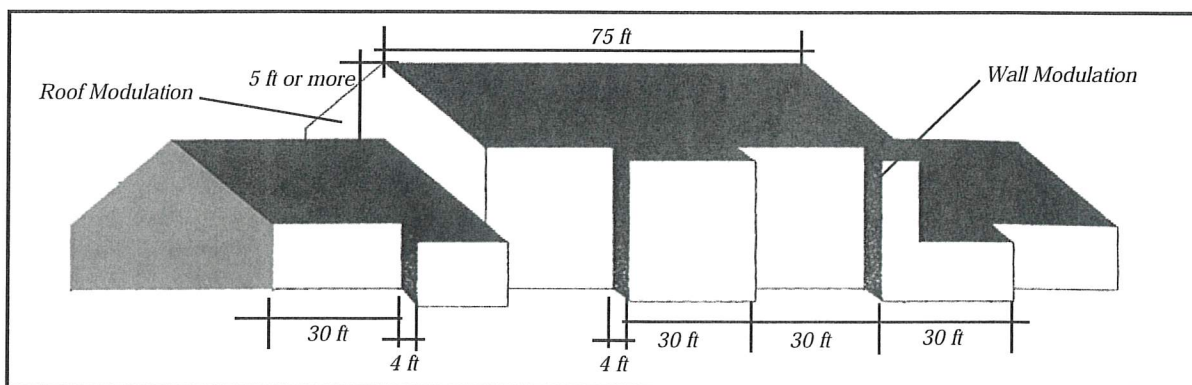


Massing with articulation, modulation and varying roof height.

DO



Parapet and cornice in flat roof.



Wall and roof modulation.

Arterial Street Landscaping

Intent:

To reduce the impact of heavy traffic by using landscaping buffer and provide safe walking environment for the pedestrian. To ensure low maintenance and high performance landscaping and street trees that are appropriate for this climate in conjunction with existing utility poles; and to ensure the appropriate maintenance of landscaping areas.

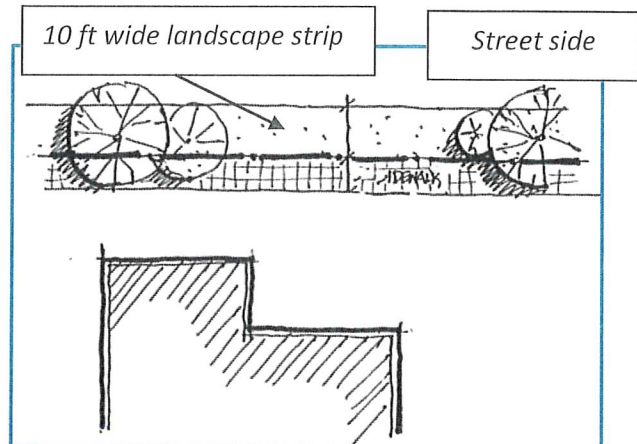
Standards to implement the intent:

Mandatory

1. A minimum 10 feet of landscaping/ planting strip must be provided along the arterial streets between street edges and sidewalks.
2. Plant materials shall be a mixture of drought tolerant deciduous and evergreen trees. Drought tolerant plant materials may contribute up to 50% of the required landscaping ground cover and street trees. Selection of trees and plant materials shall be approved by the City.
3. Street trees must meet standards contained in KMC 18.21 and must be allowed to mature and maintained at a minimum height of 20 feet, provided they will not interfere with overhead utility lines. Any alternative must be approved by the Director.
4. Street trees shall be planted at least every 40 linear feet or can be planted in groups in the planting strip. Street tree location must be coordinated with lighting plan to minimize interference. A detail landscape plan designed and signed by a licensed Landscape Architect must be submitted for approval by the Planning staff.
5. Sidewalks shall be minimum five feet wide.
6. All landscaping elements, plant materials and street trees shall be planted or installed by the developer and maintained by the Homeowners Association or property owner per KMC 5.56.360.
7. A separate irrigation system designed for the health of the street trees on arterial streets (e.g. drip system) maintained by the owner shall be required.

(Continued to the next page)

City of Kennewick, WA



Landscaping median and street trees on Kellogg Street - Creekstone Development



Street Trees in planting strip between sidewalk and street - 4th Ave in Hansen Park



Landscaping median and street trees on Kellogg Street - Creekstone Development

Arterial Street Landscaping (Contd.)

Recommended

8. Landscaping strip can be a mixture of Hardscape and living plant material with Hardscape consisting maximum 50% of the total planting strip area.
9. Planting strips are encouraged to be Incorporated with the overall storm water plan.
10. Incorporation of artwork with the hardscape is encouraged.

DO NOT



No street trees and narrow planting strip.



Poorly maintained, so sidewalk or planting strip.

Residential Street Landscaping

Intent:

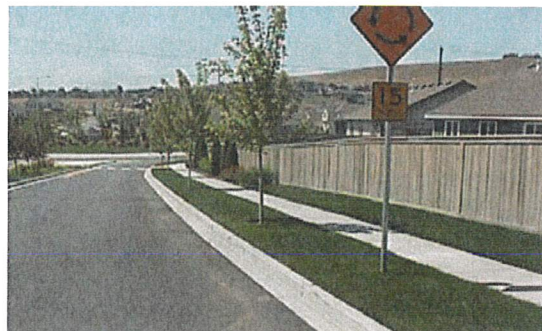
To provide adequate width for planting strips and sidewalks in a way that creates buffer between residential streets and houses; to provide street side landscaping of home sites; to ensure low maintenance and high performance landscaping and street trees that are appropriate for the local climate, and to ensure the appropriate maintenance of landscaped areas and improve the physical environment of the neighborhood.

Standards to implement the intent:

Mandatory

1. A minimum 5 feet of landscaping/ planting strip must be provided along subdivision streets between street edge and sidewalks. Minimum of 5 feet will be allowed to accommodate meandering pathways. The location shall be coordinated with the appropriate utilities.
2. Plant materials shall be a mixture of drought tolerant deciduous and evergreen trees. Drought tolerant plant materials may contribute up to 50% of the required landscaping and street trees. Selection of trees and plant materials shall be approved by the City.
3. Trees must meet minimum standards contained in KMC 18.64 and must be allowed to mature and maintained at a minimum height of 20 feet. Any alternative must be approved by the Director.
4. City's recommended street trees shall be planted in every 40 linear feet or can be planted in groups in the planting strip. Street tree location must be coordinated with lighting plan to minimize interference. A detail landscape plan designed and signed by a licensed Landscape Architect must be submitted for approval by the Planning staff.
5. Minimum width of the sidewalk shall be 5 feet.
6. All landscaping elements, plant materials and street trees shall be planted by the developer and maintained by the Homeowners Association or property owner per KMC 5.56.360.

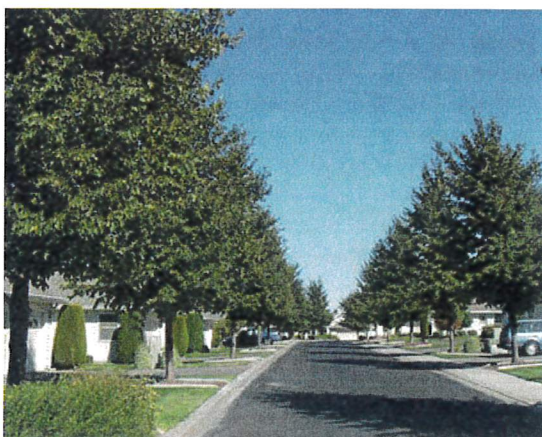
DO



Planting strip between street and sidewalk.



Street trees on wide planting strip.



Big street trees in Canyon Lakes Village.

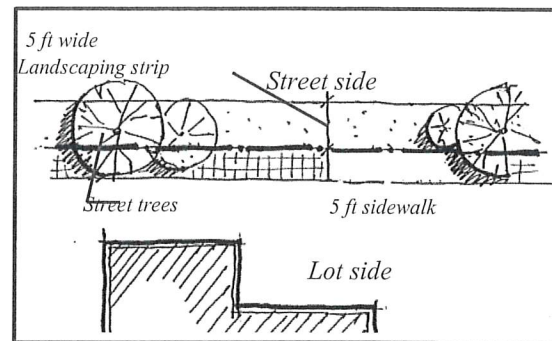
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Residential Street Landscaping (Contd.)

Mandatory

7. Front yards of residential lots must be landscaped within 180 days of the issuance of the Certificate of Occupancy.
8. A separate irrigation system designed for the health of the street trees on residential streets (e.g. drip system) maintained by the Homeowners Association or individual owner shall be required.

DO



Recommended

9. Landscaping strip can be a mixture of hardscape and living plant material with hardscape consisting maximum 50% of the total planting strip area.
10. Landscaping elements and plant material should include, a) pedestrian lighting, b) bollards c) sitting areas and d) special interest planting.
11. A combination of brick paving and/ or colored stamped concrete or similar paving material is encouraged for sidewalks. A variation in design with meandering sidewalks compatible with the subdivision design is also encouraged.
12. Planting strips are encouraged to be incorporated with the overall storm water plan.



Street trees and street lighting on the planting strip.

DO NOT



No landscaping strip or street trees- fence on the edge of the sidewalk.



Small street trees - sidewalk on the edge of the street.

Setback

Intent:

To create and enhance a pedestrian friendly environment on the residential street side of the development and to set the buildings consistent with the streetscape and neighborhood.

Standards to implement the intent:

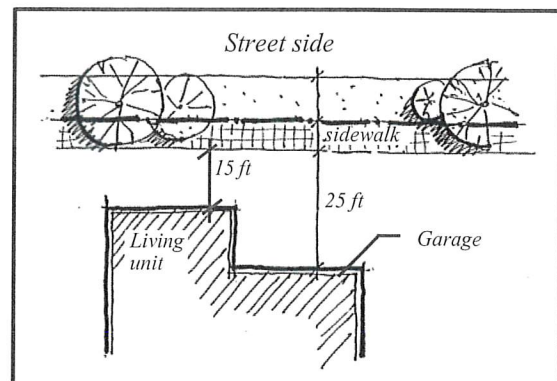
Mandatory

1. Side yards - lots with shared driveways with the adjacent lot - five feet on one side, ten feet on the shared driveway side. For shared driveways twenty feet or wider, the setback shall be fifteen feet. For lots with individual driveways, five feet on each side.

Recommended

2. A setback 15 ft from the back of the sidewalk is allowed when parking and garages are located on the rear side.
3. The living unit of a home may be set back from the back of the sidewalk a minimum of 15 feet if the attached garage is setback at least 25 feet from the back of the walk, or if the garages are accessed from alleyways or private driveway.
4. Increased setbacks are encouraged for developments that have portion of the front yards for public plazas and/or public open space.

DO



Garage set further back than the living unit.



Shallow frontyard.



Garages accessed from private driveway.

Accessory Structures

Intent:

To ensure that accessory structures such as garages, carports, storages, mailboxes, trash receptacles are consistent with the parent structures in the overall design and development.

Standards to implement the intent:

Mandatory

1. Accessory structures must be located in such a way so that they do not dominate the main structure.
2. Accessory structures must be consistent with the parent structure in form, massing and color.
3. Pedestrian entrances to the site or to the buildings must not be physically or visually obscured by accessory structures.
4. Trash receptacles must be located in an enclosed area.

Recommended

5. Garage and storage units should not be visible from the street and should be located on the rear side of the development. Access should be from alleys or secondary streets whenever possible.

DO NOT

DO



Mailbox consistent with the main structure.



Garage located on the rear side.



Linear and monotonous.



Variation in massing and roofline.



Open trash receptacles.



Enclosed trash receptacles.

Fences

Intent:

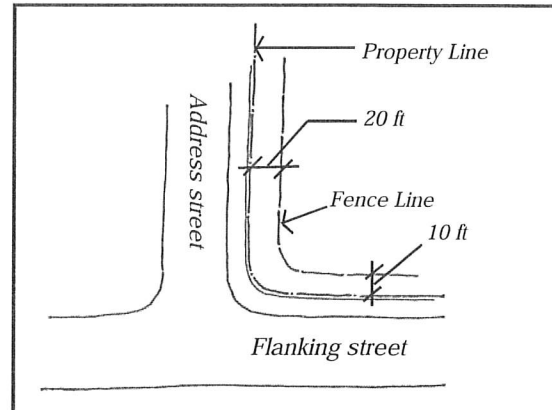
To provide setbacks that minimize the domination of fences in the streetscape, improve pedestrian safety on sidewalks, and improve the aesthetic appearance of public streets and fences.

Standards to implement the intent:

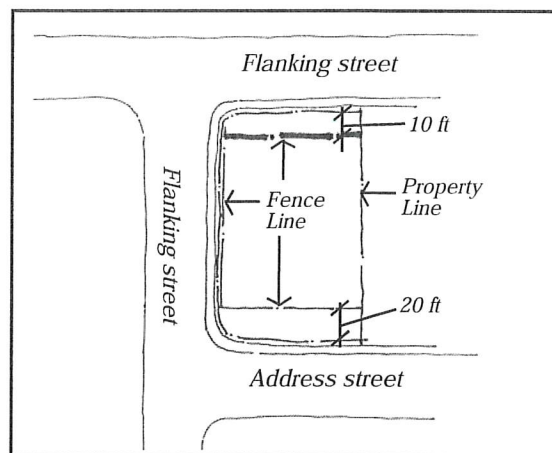
Mandatory

1. Limit the maximum height to six feet unless specifically required for safety purposes (i.e. tennis court).
2. Fences along alleys, and walkways open to the public shall be no more than 4 feet solid or 6 feet open in height or a combination of both with a maximum of four feet solid portion starting from the ground level.
3. For corner lots - fencing over 36 inches in height must be setback 10 feet from the flanking street property line.
4. For lots with triple street frontages - fences over 36 inches are permitted at the property line of one non-addressed street side.
5. Masonry columns minimum 2 feet wide must be included along arterial streets at every 50 feet maximum.
6. Razor wire, barbed wire and electric wire are not permitted in any residential zone.
7. Chain link fences are only permitted for public safety purposes such as visibility and safety for swimming pool areas, tennis courts etc., and in other locations when not visible from a public or private street.
8. The support posts and stringers must be on the interior & not face the street.
9. Non-conforming fences installed without a building permit are not vested.

DO



Corner lots - fence over 36 inches.



Triple frontage lot - fence over 36 inches.



Open fence with masonry posts.

(Continued to the next page)

Fences (Contd.)

Standards to implement the intent:

Mandatory

10. Amortization - minor repair of less than 25% of the linear feet of a legal non-conforming fence does not trigger compliance with the new code; however, the cumulative repair of 100% within a two-year period or less shall trigger the necessity for compliance.
11. Fencing of facilities such as tennis court, swimming pool must provide visibility and safety.

Recommended

12. Use of durable materials (e.g. masonry) is strongly encouraged. Vinyl fencing is discouraged unless open type fence used with masonry posts at every 50 feet.
13. Fences in public rights of way or easements may be approved only after a license agreement or encroachment permit has been approved.

DO NOT



Chain link fence visible from the street.

DO



Fence setback.



Wrought-iron fence with masonry posts enhanced by landscaping along the property line.



Open and visible fence between swimming pool and parking.

Recreational Vehicle Storage

Intent:

To provide well-designed locations for RV storage and minimize adverse effects of RV storage on adjacent neighborhood.

Common RV storage areas for the use of owners and residents within a development:

Mandatory

1. RV storage area must be maintained by the Homeowner's Association or property owner and be incorporated into the maintenance bylaws, which includes provisions for perpetual maintenance.
2. Must be screened from view with a vegetative buffer as required in KMC Chapter 18.64 and maintained with a six-foot minimum height.
3. Must be lighted by standards that are not more than 15 feet above ground level and there shall be no direct light visible from outside the storage area. Verification by a qualified professional is required prior to final approval.
4. Must be paved with a storm drainage system designed to the City's requirements.

RV's storage on lots when accessory to a home

Mandatory

1. Must be screened by a 6-foot solid fence, wall or vegetative hedge.
2. Must not be in the front yard setback (forward of front wall of the building structure).
3. Must not be parked on a public street for more than 72 consecutive hours.

Recommended

4. Property owner or Homeowners Association should be responsible to ensure that RVs stored in individual lots are in compliance with the City standards.

DO



Common RV storage area screened behind the wall.



RV on a lot - screened and fenced.

DO NOT



RV, boat on a lot - no screening, stored in the frontyard setback area.

Open Spaces

Intent:

To provide for open spaces that enhance visual and environmental quality of neighborhoods, protect natural features, are safe to see and use and serve as gathering points that enhance the livability of neighborhoods.

Standards to implement the intent:

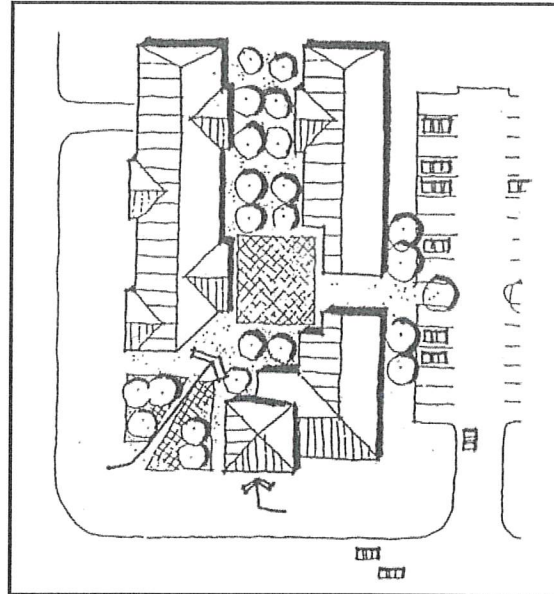
Mandatory

1. Open space and children's play area must be clearly visible from the dwelling units on the site.
2. All landscaping elements in the development shall be maintained by the Homeowner's Association or property owner per KMC 5.56.360.
3. Fencing of facilities such as tennis court, swimming pool must provide visibility and safety.

Recommended

4. Open space should be incorporated with the overall storm water plan. However, permanent outdoor recreation equipment should not be sited within storm water drainage facilities.
3. Walkways should connect the usable open space and recreation facilities to the buildings.
4. Open spaces should be adequate in size and proportion to be compatible with the surrounding building mass.
5. Incorporate a variety of activities for residents of all age groups, such as picnic area, park benches, recreation building, indoor and outdoor sports (e.g. basketball, tennis), swimming pool etc.
6. Common useable space should be buffered from ground floor windows, streets, services areas and parking lots with landscaping.

DO



Open space visible from the buildings.



Children's play area visible from the buildings.

Pedestrian Walkways

Intent:

To increase connectivity through a network of vehicular and pedestrian circulation, make pedestrian walkways safe, visible and convenient, and promote a pedestrian friendly environment.

Standards to implement the intent:

Mandatory

1. Clearly defined, visible and identifiable network of pedestrian connections shall be provided between parking lots, street sidewalks, open spaces, community facilities and buildings.
2. Total width of pedestrian walkways including the hard surfaced walkway and landscape shall be at least 10 feet.
3. Minimum width of a hard surfaced walkway shall be at least five feet.
4. Walkways must be adequately lit to meet the City's safety standards and must be in compliance with KMC 18.76.
5. Walkways must be maintained by the owner or owner's association.

DO



Pedestrian connectivity.

Recommended

6. A combination of brick paving and/ or colored stamped concrete or similar paving material is encouraged. Incorporation of non-linear, meandering sidewalks compatible with the site design is also encouraged.
7. Pedestrian walkways are strongly encouraged to be connected with parks, open spaces and/ or common areas within the development or in the vicinity.
8. Pedestrian walkways should be a combination of hard surface walkways, living ground cover (such as grass, shrubs) and trees. Other landscaping elements should include, pedestrian lighting, bollard, special features like trellises, special pavement and special interest landscaping.



Pedestrian walkway with landscaping.

Protecting Natural Features

Intent:

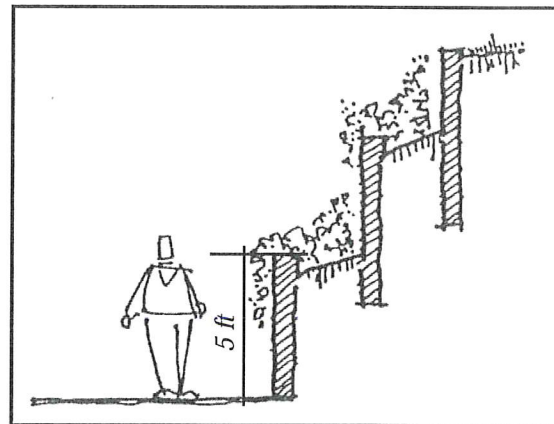
To preserve the natural features in the site development, to reduce the adverse impact on the environment and natural features new development may create and to maximize the use of natural resources.

Standards to implement the intent:

Recommended

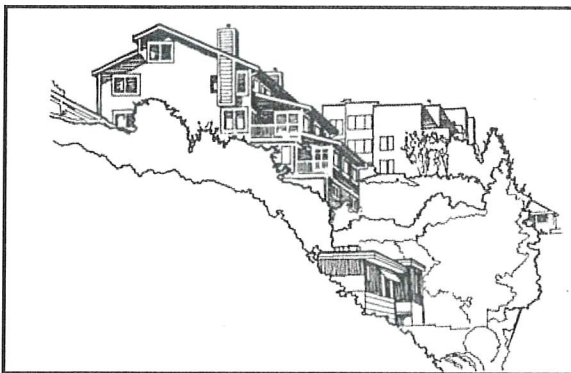
1. The siting of building should respond to the characteristics of the site and the surrounding area such as topography, steep slope, wetland, views, existing significant vegetation and built-form.
2. For hillside developments on steep-slope sites - buildings should be stepped down the hillside to match the topography. Terraced retaining walls must be maximum 5 ft high.
3. Existing mature trees should be preserved. Building layout can be modified to preserve trees. In case it is impossible to preserve the exiting tree, new trees should be planted at the ratio of at least 2 new trees to replace one mature tree.

DO

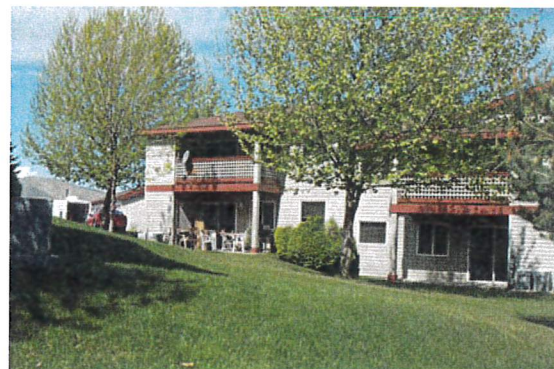


Terraced retaining wall 5 ft maximum.

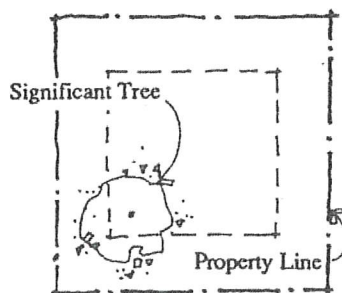
DO



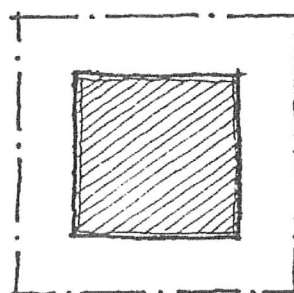
Buildings step back with the slope.



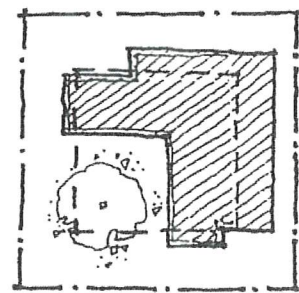
Buildings respecting the slope.



Site feature - existing mature tree



Buildable area



Development respecting the site feature.

Signage

Intent:

To provide the opportunity for the identification of individual developments while placing reasonable restrictions on the size, number, location, height and physical quality of the signage so that it does not adversely affect the quality of the development.

Standards to implement the intent:

Mandatory

1. One freestanding sign per abutting street frontage is allowed for developments containing at least 5 dwelling units or more per KMC 18.65.050.
2. Signs must be located at the entrance to the development and not be located off site. Location of signage must be incorporated with landscaping.
3. There must be provisions for long-term maintenance of signs by the owner.
4. Signs must be made from durable materials such as masonry, cultured stone, rock or metal. Wood signs are not permitted.
5. A maximum of 32 square feet in area per sign is allowed unless a master signage plan has been approved by the City for the development.
6. Lighting of the sign must comply with the City's Outdoor Lighting Ordinance (KMC 18.76).
7. Sign must be designed to minimize the potential for vandalism and to prevent them from falling into disrepair.
8. The number of signs is limited to one per entrance from an arterial street, with a maximum of one sign if the development has no arterial street frontage. Directional and master address sign are exempt.

Recommended

9. Creativity is encouraged in the sign design.
10. Pole signs are discouraged.

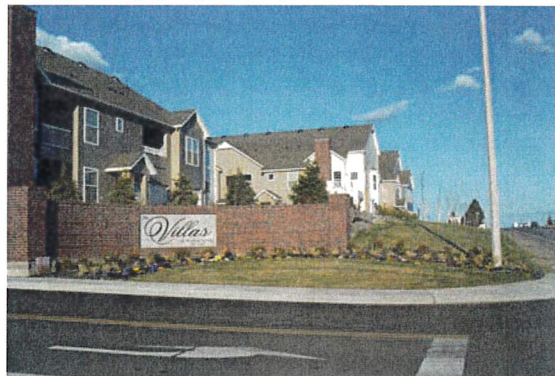
DO



Signage with landscaping - On The Boulevard apartments.



Masonry sign.



Signage with landscaping setback at the entrance.

Lighting

Intent:

To establish lighting compatible with the development as well as the surrounding neighborhood and streetscape. To promote pedestrian and vehicular safety, and to improve the aesthetic appearance of public and private streetlights and other lighting without creating undue maintenance burden.

Standards to implement the intent:

Mandatory

1. All lighting features must be shielded to prevent stray upward light in order to comply with the City's Outdoor Lighting Ordinance (KMC Chapter 18.76).
2. Parking lots shall have a minimum illumination of 0.6 footcandles at the ground level.

Recommended

3. Pedestrian-scale street lighting consistent with the character of the development should be implemented.

DO



Pedestrian scale street lighting.



Bollard lighting on walkways.

Transit Stop

Intent:

To promote the use and availability of the transit system and to ensure the safety at the transit stops.

Standards to implement the intent:

Mandatory

1. Developer/owner must consult with the Benton Franklin Transit authority to determine the practicality of a bus stop near the development or how the site can be served by transit.

Recommended

2. Convenient pedestrian connection with ADA accessibility should be provided if the bus stop is located next to the development.
3. Developer/owner should consult with the Benton Franklin Transit authority to include a bus stop design consistent with the development. Use of bright color and artwork are encouraged in the design.
4. Developer/owner is encouraged to promote bus stop with shades to provide protection from rain and sun.

DO



Bright color artwork.

Color

Intent:

To encourage careful use of color to enliven and enrich the environment rather than overpowering it.

Standards to implement the intent:

Recommended

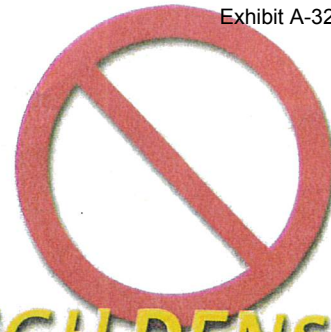
1. Bright, intense colors should be reserved for minor accent trim, with the body of the building a more muted color.
2. Carefully determined color scheme with use of bright roof colors are also encouraged. However, a color palette that includes more intense color shall be approved by the city upon review of a fully colored depiction of the building.

DO



Dear Neighbor,

Are you aware that 40.6 acres of steep slope land running up and over the east side of Thompson Hill is being considered for High Density multi-family housing, such as apartments?



**HIGH DENSITY
On the Hill!**

**Help us say 'NO' to High Density Housing
on the upper slopes of Thompson Hill.**

Before (today)



These images depict potential change on the north slope. The south slope will be impacted as well, if not more.

After (future)



*Artist's rendering of 4 story apartments
(1,100 units could be built on 40.6 acres adding
over 8,000 car trips per day)*

**Comprehensive Plan Amendment
CPA 20-06**
*will affect your home values
and harm your neighborhoods.*

PLEASE WRITE CITY OFFICIALS! PLEASE ACT TODAY!

**The City is considering this change (called CPA 20-06) NOW.
Tell City Officials **NO LATER THAN NOV. 15** that THIS MAKES NO SENSE.**

**Go to panoramicheightshoa.com for more information.
or email info@panoramicheightshoa.com for a list of City contacts.**

*The City has rescheduled a virtual PUBLIC HEARING for Monday, Nov. 16th. Please plan to attend!
From your Friends in Panoramic Heights.*

Dear Neighbor,

A new request to amend the Comprehensive Plan will impact your neighborhood. CPA 20-06 asks for CHANGE from Low Density to High Density Housing.

**High Density Housing impacts traffic flow.
WHERE WILL THE NEW TRAFFIC GO?**



40.6 ACRES HIGH DENSITY = 1,100 NEW APARTMENTS = 8,000 CAR TRIPS per DAY

What can you do? Take 5 minutes and write an email to City officials saying 'CPA 20-06 makes NO sense!' Go to panoramichightshoa.com or email info@panoramichightshoa.com for more information & City contacts.

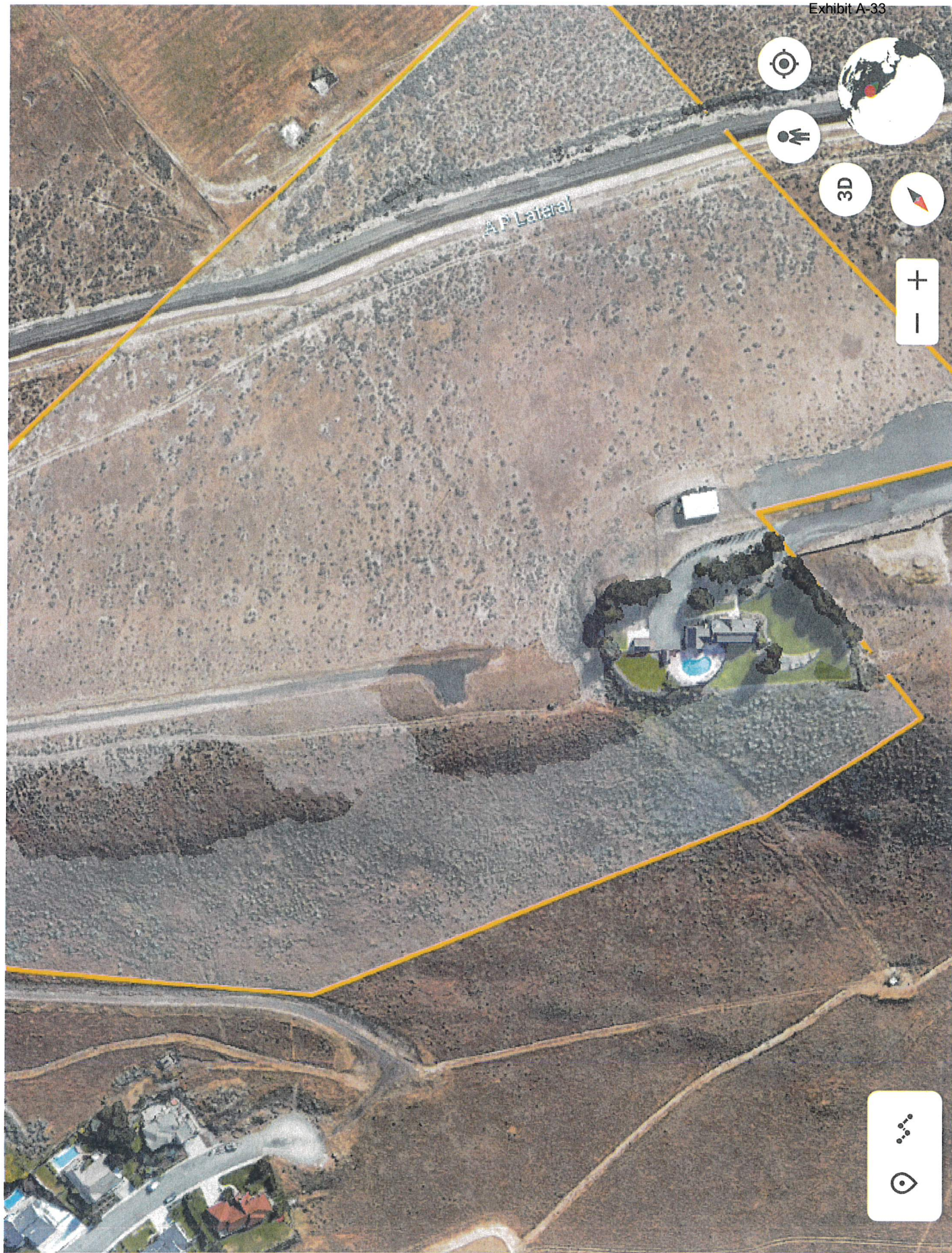
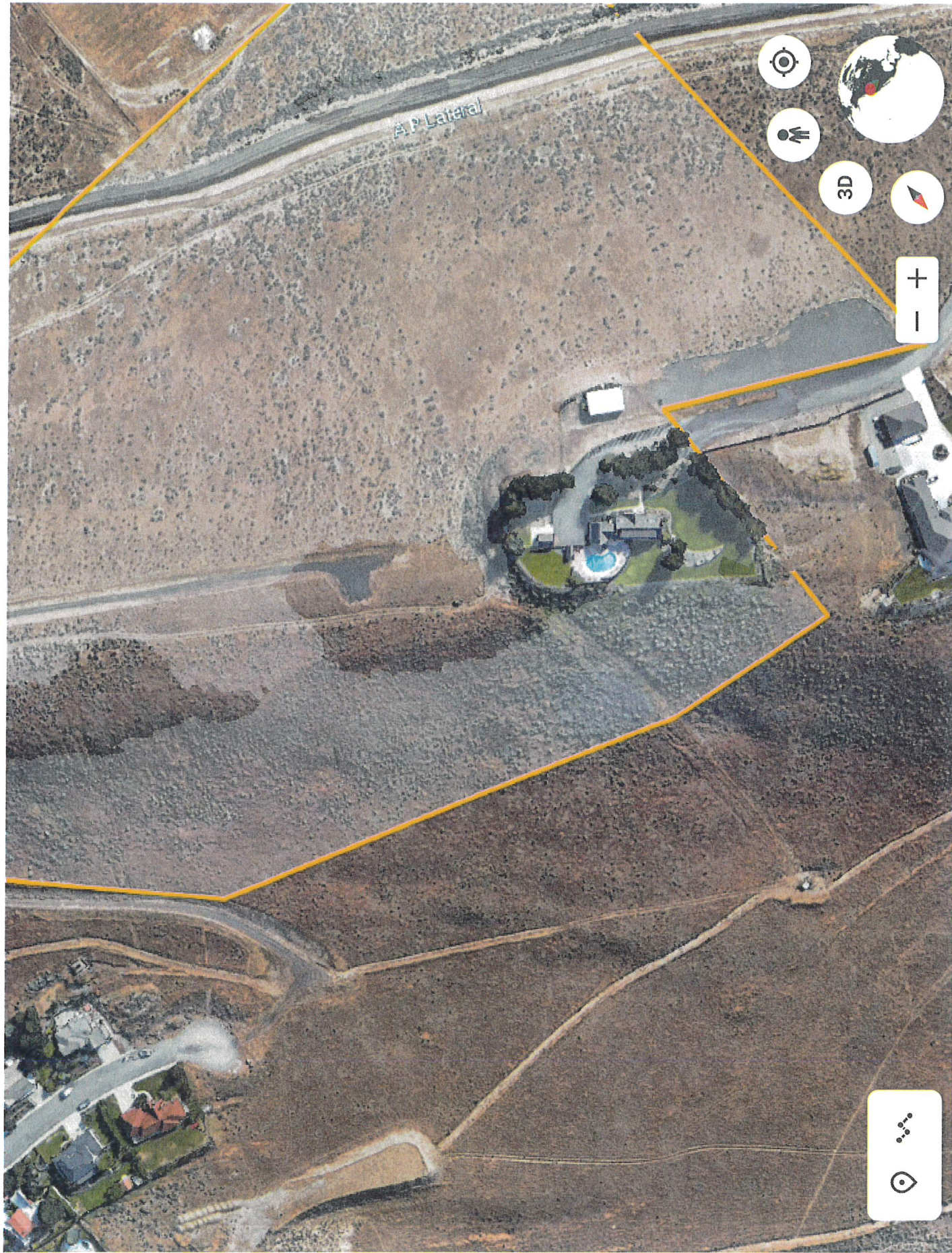


Exhibit A-33

100%

Camera: 1,016 m 46°11'06"N 119°12'40"W 243 m



100%

Camera: 1,016 m 46°11'05"N 119°12'34"W 247 m





Exhibit A-33

100%

Camera: 935 m 46°11'16"N 119°12'30"W 304 m

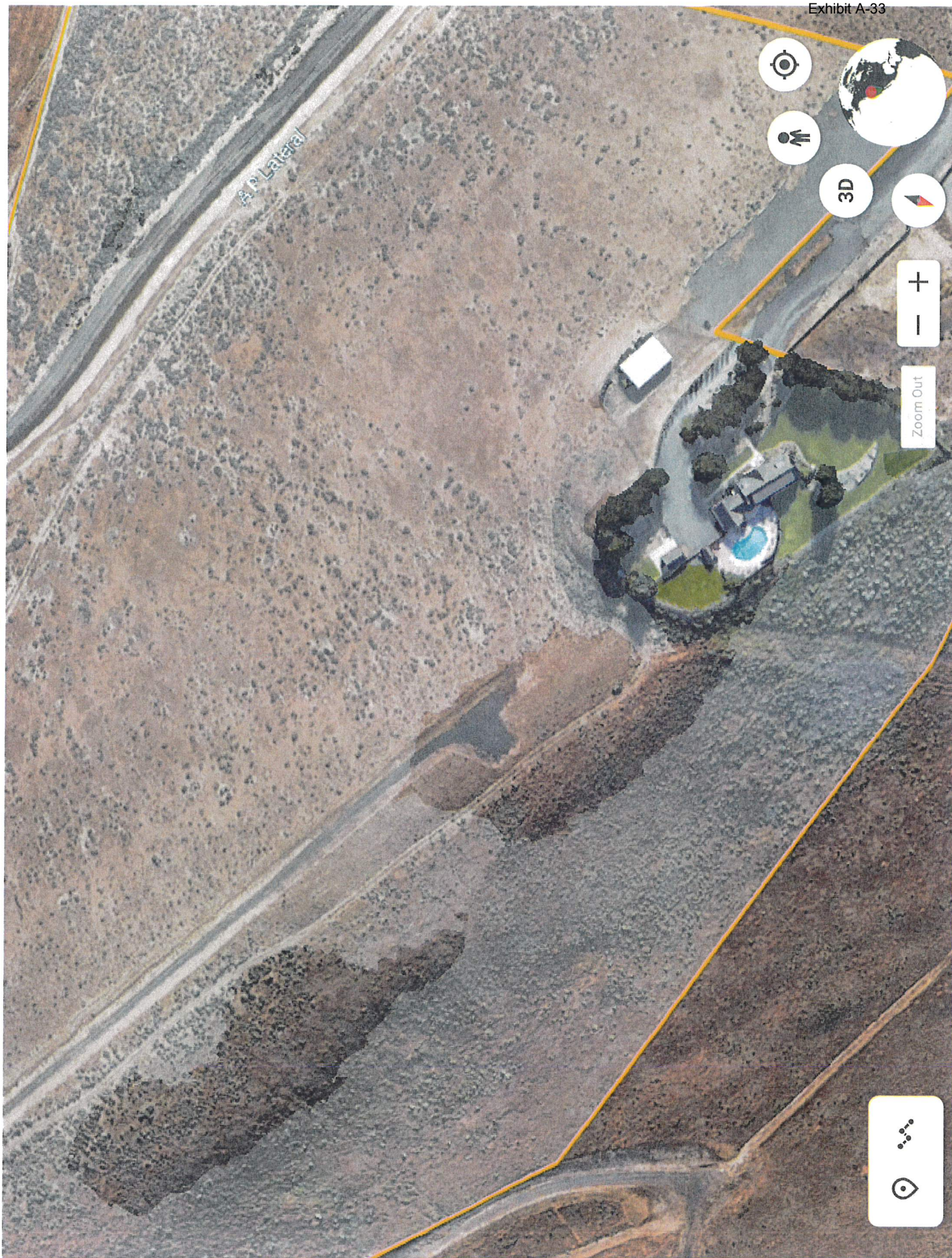


Exhibit A-33

100%

Camera: 851 m 46°11'14"N 119°12'38"W 281 m



100%

Camera: 1,422 m 46°11'16"N 119°12'52"W 267 m





100%



Camera: 699 m 46°11'16"N 119°12'27"W 295 m

Select a location highlighted in blue to enter Street View.

Exhibit A-33



100%

Camera: 2,552 m 46°10'29"N 119°12'09"W 251 m





Exhibit A-33

100%

Camera: 684 m 46°11'13"N 119°12'35"W 282 m



Exhibit A-33

100%

Camera: 2,552 m 46°10'31"N 119°12'20"W 250 m

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We, Isaac and Luzy King opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. (I or We) request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 3209 S Taft St near Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

We oppose this proposed amendment for the following reasons:

- Pollution noise
- Increased traffic that is not safe for our small daughters
- We don't want to live near a hotel.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Luzy and Isaac King
3209 S Taft St
Kennewick, WA 99338

From: [Conrad Morrow](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill Mckay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#)
Cc: info@panoramicheightshoa.com
Subject: Re: Proposed Comprehensive Plan Amendment 20-06
Date: Tuesday, April 13, 2021 2:49:57 PM
Attachments: [Morrow - Letter to City Officials Regarding Thompson Hill.pdf](#)

Hello Kennewick City Council Members and Planning Commission,

I am writing again to you, to reaffirm our opposition to the proposed development on Thompson Hill. Attached is the letter originally provided in October.

While we oppose this development for several reasons, our greatest concern is the traffic impact. As residents of 26th Ave, we already experience significant traffic on our street, with multiple speed humps in place in an effort to control speeding. Allowing additional traffic to access Thompson Hill through the streets of Panoramic Heights is a detriment to our neighborhood, and unacceptable.

Thank you for giving your careful consideration to this matter. Please feel free to contact me if you have any questions or comments.

Sincerely,

Conrad Morrow (and family)
 5328 W. 26th Ave.
 Kennewick, WA 99338
 509-554-6040

On Tue, Oct 27, 2020 at 3:25 PM Conrad Morrow <conradmorrow@gmail.com> wrote:

Hello Kennewick City Council Members and Planning Commission,

The attached letter outlines our opposition to the subject proposed amendment. Please review, and please forward this information to Planning Commission members who are not receiving this email directly.

Thank you for your consideration. Please feel free to contact me if you have any questions or comments.

Sincerely,

Conrad Morrow
 5328 W. 26th Ave.
 Kennewick, WA 99338
 509-554-6040

Dear Kennewick Planning Commission and City Council Members:

Re: Proposed Comprehensive Plan Amendment 20-06

We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 5328 W. 26th Ave, in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- **The development will result in excessive vehicle traffic through Panoramic Heights. 25th, 26th, and 28th already experience high levels of traffic as drivers pass through the neighborhood to travel between the Creekstone area and the Southridge area. This is a safety concern and livability concern. No additional traffic burden should be placed upon these streets.**
- **The development is detrimental to the property values, livability, and quality of life in Panoramic Heights.**

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;

- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Conrad and Caroline Morrow
5328 W. 26th Ave
Kennewick, WA 99338
(509) 554-6040

From: [Kathy Williams](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Cc: [Bill Dixon](#)
Subject: Re-Zoning of Thompson Hill
Date: Tuesday, April 13, 2021 3:45:04 PM

I would like to ask the commissioners to vote no on the proposal to rezone Thompson Hill for High Density construction. I hope that you will take the time to read my concerns and please pass them on to the Planning Commission members.

First, if you keep the area zoned for single family homes, no one will be affected. Not future or current home owners in the area. The only people affected would be the person or persons planning the development. Certainly there is enough buildable land in Kennewick that is already zoned for High Density.

If the zoning change is made on this request, what will prevent future requests from going through and having there entirety of Thompson Hill from Sherman to 15th covered with apartments.

Second, home values in the area would suffer. Certainly for any home directly below or along side the high density construction. Imagine having a 3 story building behind your house that looks directly into your yard. I have seen this happen in neighborhoods before when cities turn to infill. Later as the apartments start to show their age, 10, 15, or 20 years down the road. The entire neighborhood would suffer value loss. I would ask each of you to think about any apartment complex that has maintained its appearance over a long period of time. The owners would have no stake in the neighborhood or need to maintain the appearance of the complex.

Third, traffic would be an issue. Imagine the number of cars, coming out of a 750 - 1000 unit apartment complex, that would have to wait at the bottom of Sherman or one of the feeder streets, to turn onto Bob Olson or Hildebrand. People that did not want to take that route, especially headed over to Creekstone, would then be forced to drive through the feeder streets that are not designed for that much traffic.

Fourth, we bought our house knowing that eventually our view of Thompson Hill would be changed due to single family home construction. We even spoke to our realtor about this very issue. We were assured by him that the zoning on Thompson Hill was for single family homes.

I am sure that many people in our neighborhood had the same idea. If the artists rendering that I have seen come even close to what the apartments will eventually look like, they will be an eye sore visible on the sky line for miles in three directions.

Respectfully Submitted,
Doug & Kathy Williams
6970 W 31st Ave
Kennewick WA 99338

From: [Vonda Smith](#)
To: [Steve Donovan](#)
Cc: info@panoramicheightshoa.com
Subject: Proposed Comprehensive Plan Amendment 20-06
Date: Wednesday, April 14, 2021 5:18:21 AM

To: Steve Donovan

Re: Proposed Comprehensive Plan Amendment 20-06

Greg & Vonda Smith are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. (I or We) request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 2703 S Irving St. in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

<!--[if !supportLists]-->● <!--[endif]-->*This area was not built to handle this amount of traffic. There are already challenges with the new housing developments and erosion from both rain and wind.*

<!--[if !supportLists]-->● <!--[endif]-->*Many of the families that have recently moved in this area have small children and the traffic that does not stop now endangers their well-being. Adding 4+ times that traffic is not acceptable!*

<!--[if !supportLists]-->● <!--[endif]-->There needs to be better planning to keep the City of Kennewick specifically Southridge a place that people want to live instead of Richland or West Richland where they are clearly NOT placing this type of high density bascially commercial development as the center of a residential community. There is an adequate supply of land to expand this type of development as the growth of the Southridge area continues, but the is NOT a good choice for wise development of the city. PLEASE consider the current residents and how you would feel if your home was going to be compromised by this varience. We all moved and built here

because of the Comprehensive Plan that was in place at the time.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, (I or we) believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- <!--[if !supportLists]-->● <!--[endif]-->The effect upon the physical environment;
- <!--[if !supportLists]-->● <!--[endif]-->The effect upon open space and natural features, including topography;
- <!--[if !supportLists]-->● <!--[endif]-->The compatibility with and impact on adjacent land uses and neighborhoods;
- <!--[if !supportLists]-->● <!--[endif]-->The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- <!--[if !supportLists]-->● <!--[endif]-->The current and projected project density in the area; and
- <!--[if !supportLists]-->● <!--[endif]-->The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Greg & Vonda Smith

2703 S Irving St.

Kennewick, WA 99338

vondagreg@aol.com

April 14, 2021

Dear Kennewick City Council and Planning Commission Members

Re: Proposed Comprehensive Plan Amendment 20-06

We wish to reiterate our opposition to the proposed High Density Residential Development of the 40.06 acres just to the east of the Southcliffe neighborhood and along the top of Thompson Hill.

As we understand the proposal, changing the land use designation from Low Density Residential to High Density Residential is likely to result in up to 1,096 multi-family housing units, such as apartments or condominiums, on the 40+ acre parcel.

The proposal is of major concern to us for multiple reasons:

- It is inconsistent with the Low-Density Residential designation for all neighborhoods that surround this parcel;
- Poses an unacceptable increase in noise and light pollution to the whole Southridge area;
- Would constitute a dramatic increase in vehicle trips (up to 6,500/per day) and thus pose an intolerable safety hazard to drivers, pedestrians and bicyclist all sharing the roadway;
- Results in an unacceptable loss of Critical Area wildlife habitat;
- Building on Critical Area steep slopes with erosion, runoff and potential landslide hazards; and
- Is inconsistent and would negatively impact the aesthetics of Thompson Hill and the surrounding neighborhoods.

Without diminishing the importance of any of the concerns listed above, we want to focus on the increased traffic impacts. The size of the high-density development would correlate to a dramatic increase in traffic (up to 6,500 vehicle trips daily). Judging from the plat map of the parcel, S. Sherman St. appears to be the major feeder street to and from the site. This level of increase in traffic represents an unacceptable risk to driver, pedestrian and bicyclist' safety. S. Sherman St. is widely used by pedestrians and bicyclists for the exertion benefit from ascending a 9.2% grade. In addition, we have observed athletic teams from the local high school on a number of occasions using S. Sherman St. for endurance training. Significant sections of the street have no median or bike lane thus necessitating pedestrians and bicyclist to step-off the roadway or vehicles to move to the other lane to pass. In some cases, vehicles have been required to stop to allow an opposing car to pass to provide a sufficient safety margin from pedestrians or bicyclists. Currently, vehicle traffic on the street is relatively light, although it is increasing. However, adding many thousands of daily vehicle trips would constitute an exponential increase in risk to human safety on the roadway.

Furthermore, we have previously documented our concerns regarding the intersection of Sherman St. with Hildebrand Blvd/Bob Olsen Pkwy. A heightened sense of awareness and vigilance is required of drivers from Sherman due to impaired vision from the trees planted along the road, curves in the roadway leading up to the intersection, and the speed limit (45 MPH eastbound on Bob Olsen and 40 in the other direction). There has been a notable increase in traffic on Hildebrand/Bob Olsen since the extension opened. Adding the many thousands of vehicle trips on S. Sherman St. from this development, in our opinion, constitutes an unacceptable risk as drivers attempt to navigate an increasingly congested intersection.

We understand the need for more High-Density Developments in Kennewick to meet future housing needs. However, given the above concerns, the proposed site is not suitable for high-density development. We believe the community would be better served to locate such a development in another part of the Southridge area.

Accordingly, we request the Kennewick Planning Commission to recommend this proposal not be adopted, and that our City Council deny this application.

Sincerely,

Dom & Kathy Sansotta

6925 W. 23rd Ct.

Kennewick, WA 99338

From: noreply@civicplus.com
To: [Steve Donovan](#); [Anthony Muai](#); [Chris Bowman](#)
Subject: Online Form Submittal: Planning Commission Public Hearing Comments
Date: Wednesday, April 14, 2021 1:03:03 PM

Planning Commission Public Hearing Comments

Public Hearing Comments

First Name	Bill
Last Name	Dixon
Planning Commission Meeting Date	4/19/2021
Address	2500 S Irving St
City	Kennewick
Email Address	wtdixon3@gmail.com
Phone Number (optional)	5095315913
I'm interesting in commenting on the following public hearing agenda item:	3.c. Comprehensive Plan Amendment 20-06 at 2701 & 2711 S. Sherman St from Low Residential to High Residential
Comments	The Panoramic Heights Homeowners Association, on behalf of its 159 households, requests 15 minutes to present our concerns, findings, and conclusions to the Planning Commission during the public hearing. We think this is only fair since the Applicant will have unconstrained time to present his case. PHHA has been an active and engaged party in this proceeding since July, including the appellant to the initial SEPA Determination of Non-Significance. We have had a team of about 20 members studying this proposal. We have submitted 5 letters with over 70 pages of comments. We would like to summarize our concerns, findings and conclusions for the Planning Commission. Obviously that cannot be done within 3 minutes by one person. We intend to have one Powerpoint presentation, with pictures, that will be presented by five of our team members. Thank you.

From: [Jennifer Defoe](#)
To: [Bill Mckay](#); [Chuck Torelli](#); [Don Britain](#); [John Trumbo](#); [Melinda Didier](#); [Steve Donovan](#); [Brad Beauchamp](#); [Terri Wright](#); info@panoramicheightshoa.com; [Jim Millbauer](#); [Steve Lee](#)
Subject: Proposed High Density Development Thompson Hill
Date: Wednesday, April 14, 2021 5:10:58 PM

Dear council,

Hello my name is Jenny Defoe. I am writing in response to the proposed high density development on Thompson Hill CPA 20-06 in south Kennewick.

I am a homeowner in the Southridge neighborhood near Chinook middle school. In just the past two years of living in this neighborhood I have witnessed increasing traffic due to increased housing development in the surrounding area, as well as the increase in speeding parents, teen drivers and other adults who are dropping off and picking up their children.

This neighborhood is filled with school aged children and families who frequently walk, bike and recreate outdoors. High density housing and a potential hotel would significantly diminish pedestrian safety, increase loud or intrusive traffic noise and increase pollutants, as well as invite unknown individuals into the area, exposing the children walking or playing in the neighborhood to increased risk of potential interactions.

I strongly oppose the building of high density housing or hotels within this area out of concern for the well being and safety of the children and families living, working and traveling to and from school, in the Southridge area.

Thank you for your discerning consideration in this matter.

Jenny Defoe

From: [Elijah Defoe](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Subject: CPA 20-06
Date: Wednesday, April 14, 2021 5:13:19 PM

Good evening,

My name is Elijah DeFoe and I am currently a student enrolled in Southridge High School, that also lives in the Southridge neighborhood in Kennewick. Recently I have been made aware of the proposed Comprehensive Plan Amendment, CPA 20-06. This proposed plan includes the construction of 1,100 housing units, as well as the possibility of a hotel, all on top of Thompson Hill.

I believe the addition of these things will quickly harm the day-to-day lives of citizens that reside in the neighborhoods around Thompson Hill, as well as the students that travel to and from the multiple schools around the area. Traffic will be greatly increased in the neighborhoods around Thompson Hill, preventing safe travel in cars, on bikes, and on foot. Other problems such as noise pollution and light pollution from these units will hinder the quality of life in our neighborhoods and will cause unsatisfactory living conditions for everyone near the area.

So, City Council members, I implore you to reject CPA 20-06, in order to continue to maintain safety and the well-being of the students and home-owners near Thompson Hill.

Thank you,
Elijah DeFoe

Romans 10:9

From: [Seth Defoe](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill Mckay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Subject: CPA 20-06
Date: Wednesday, April 14, 2021 5:17:49 PM

Hello,

My name is Seth Defoe and I live in the Southridge neighborhood with my wife and two teenage children.

I am writing to voice my concerns with the proposed high density development on Thompson Hill (CPA 20-06).

Although I understand the need for additional high density development in Kennewick, and I do believe such development can be done in a thoughtful manner that is compatible with nearby lower density development, I don't believe that this proposal meets that mark.

Significant questions remain regarding the impacts to traffic, trip generation and routing, stormwater, and slope stability that could result from this project.

I urge the City to reject this proposal, as there are better uses for this land that can be accomplished through the existing comp plan designations already in place.

Thank you for your time.

Seth Defoe

Sent from my iPhone

From: [Melinda Didier](#)
To: [Steve Donovan](#)
Subject: FW: CPA -20-06
Date: Wednesday, April 14, 2021 12:00:34 PM

From: hutch7067@charter.net <hutch7067@charter.net>
Sent: Wednesday, April 14, 2021 11:43 AM
To: 'Citycouncil@ci.kennewick.wa.us' <Citycouncil@ci.kennewick.wa.us>;
'planningcommissioncityliason@ci.kennewick.wa.us'
<planningcommissioncityliason@ci.kennewick.wa.us>; 'Seniorplanner@ci.kennewick.wa.us'
<Seniorplanner@ci.kennewick.wa.us>; 'cityclerl@ci.kennewick.wa.us'
<cityclerl@ci.kennewick.wa.us>; Melinda Didier <Melinda.Didier@ci.kennewick.wa.us>;
'donbritian@ci.kennewick.wa.us' <donbritian@ci.kennewick.wa.us>; 'Stevelee@ci.kennewick.wa.us'
<Stevelee@ci.kennewick.wa.us>; 'bradbeauchamp@ci.kennewick.wa.us'
<bradbeauchamp@ci.kennewick.wa.us>; 'jimmillbauer@ci.kennewick.wa.us'
<jimmillbauer@ci.kennewick.wa.us>; 'chucktoreilli@ci.kennewick.wa.us'
<chucktoreilli@ci.kennewick.wa.us>; 'billmckay@ci.kennewick.wa.us'
<billmckay@ci.kennewick.wa.us>; 'johntrumbo@ci.kennewick.wa.us'
<johntrumbo@ci.kennewick.wa.us>; 'info@panoramicheightshoa.com'
<info@panoramicheightshoa.com>
Subject: CPA -20-06

Please vote NO on HIGH DENSITY HOUSING on Thompson Hill. Since retiring to our new home in the Apple Valley subdivision 6 months ago we have already noticing the traffic pick up on Bob Olsen parkway. Let alone the speed of it. They clearly are not traveling the speed limit. Hate to think what it will be like if this goes though.

We greatly appreciate your consideration in this matter.

PLEASE VOTE NO ON HIGH DENSITY HOUSING ONB THOMPSON HILL.

I would think regular resident housing would cause enough problems.

Thank You,
Gary and Jeanette Hutchcraft

From: noreply@civicplus.com
To: [Steve Donovan](#); [Anthony Muai](#); [Chris Bowman](#)
Subject: Online Form Submittal: Planning Commission Public Hearing Comments
Date: Wednesday, April 14, 2021 6:18:49 PM

Planning Commission Public Hearing Comments

Public Hearing Comments

First Name	Debbie
Last Name	Larson
Planning Commission Meeting Date	4/19/2021
Address	7032 W 33rd Pl
City	Kennewick
Email Address	debarv@charter.net
Phone Number (optional)	<i>Field not completed.</i>
I'm interesting in commenting on the following public hearing agenda item:	3.c. Comprehensive Plan Amendment 20-06 at 2701 & 2711 S. Sherman St from Low Residential to High Residential
Comments	We are opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request. In summary, we believe that this proposed amendment does not meet your approval criteria that it "bears a substantial relationship to the public health, safety, welfare, and protection of the environment." Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment: • The effect upon the physical environment; • The effect upon open space and natural features, including topography; • The compatibility with and impact on adjacent land uses and neighborhoods; • The adequacy of, and impact on community facilities, including

utilities, roads, public transportation, parks, recreation and schools;

- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Email not displaying correctly? [View it in your browser.](#)

From: [Shlomo Orr](#)
To: [Melinda Didier](#); [Gregory McCormick](#); [Steve Donovan](#); [Anthony Muai](#)
Cc: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); ["Galya Orr"](#)
Subject: Proposed Comprehensive Plan Amendment 20-06 to change the land use designation from "Low Density Residential" to "High Density Residential"
Date: Wednesday, April 14, 2021 2:39:10 PM
Attachments: [Orr Letter to McCormick-2.docx](#)
[Letter to City Officials-SO.docx](#)
Importance: High

Dear Planning Staff and Planning Commission:

We live at 5900 W. 25th Avenue in Panoramic Heights. Attached are my two previous letters written to you in October 2020 and in February, 2021.

An additional investigation into this amendment, detailed below, has made it even clearer why the requested **Amendment 20-06** for an extraordinary zone change should not be granted.

In particular, I would like to remind you that In 2009, Mr. Chavallo requested a similar zone change, but was rejected by you for the following reasons:

- a. The application was inconsistent with Comprehensive Plan policies & goals.
- b. The application had numerous environmental concerns in particular Critical Area slope.
- c. The application was premature – noting the lack of infrastructure and public facilities near the site.

In addition, taking a closer look into your substantial **Kennewick Comprehensive 20 year Plan 2017-2037**, the discrepancies between the requested Amendment 20-06 and the Comprehensive Plan are overwhelming, as shown below (see Appendix).

In conclusion, a new amendment changing a Low Density Zone to a High Density Zone in a Critical Area completely contradicts and nullifies the thoughtful Comprehensive Plan and all the rules and regulations on which it is based. In that sense, our appeal to reject this destructive amendment goes beyond just our neighborhoods, and begs to preserve the vital Comprehensive Plan for all Kennewick.

Yours truly,

Shlomo and Galya Orr

5900 W. 25th Avenue, Kennewick, WA 99338
(509) 736-3111 (main)
shlomo.orr@gmail.com
galya.orr@gmail.com

Appendix – Excerpts from the Kennewick Comprehensive 20 year Plan 2017-2037 (emphases are mine)

- On P. 18, **steep slopes** (above 15% slope) **are defined as “undevelopable”**, specifically,
- **“Undevelopable lands (critical areas including steep slopes, wetlands, habitat, etc.)”**,
- Following p. 20-26, the steep slopes of Thompson Hill constitute **CRITICAL AREAS** include geologically hazardous areas, defined in more detail on p. 33-34. Notice Table 6 on p. 34, copied below. All of these hazards have been identified for Thompson Hill already in 2009, by Black and others.
- Further, on p. 27, **STATUTORY REQUIREMENT UNDER GMA**, According to **RCW 36.70A.170**, each city preparing a comprehensive land use plan under **GMA** is required to identify critical areas within their jurisdiction and adopt regulations for protection while accommodating reasonable use of private property.
- Then, considering **BEST AVAILABLE SCIENCE USED**, with “A clearly defined process must be followed to determine if information meets the criteria of best available science.” (see a list of such criteria – none of which has been employed here). These are repeated and emphasized on p. 39-40 (see Appendix below).
- On p. 41, there is a list of 12 major regulations for Critical Areas – RCW 36.70A.170, WAC..., KMC...) – see below.

Table 6: Geologically Hazardous Areas

Geologically Hazardous Areas	Identified or Mapped by Agency	Definition
Erosion hazards	U.S. Department of Agriculture-Natural Resources, Conservation Service (USDA - NRCS)	Moderate to very severe rill and inter-rill erosion, Slopes greater than 15%
Landslide hazards	U.S. Department of Agriculture Natural Resources, Conservation Service (USDA – NRCS), Department of Ecology, Department of Natural Resources, U.S.Geological Survey	Subject to landslides due to a combination of geologic, topographic, and hydrologic factors such as bedrock, soil, slopes, structures, or hydrology
Seismic hazards	Subject to severe risk of damage from ground shaking, slope failure, settlement, soil liquefaction, lateral spreading, or surface faulting	
Extreme slope hazards	Southridge Master Plan - JUB	Severe erosion potential and high probability of slope failure & landslide occurrence, Slopes greater than 25%
	Mass wasting, debris flows, rock	

Other geological events	falls, differential settlement.	
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CRITICAL AREAS AND SHORELINES GOALS + POLICIES (p. 39-40)

GOAL 1: Protect the public and personal property from effects of landslides, steep slope failures, erosion, or flooding.

POLICIES

1. Continue to classify, designate and protect geologically hazardous areas as identified in the critical areas ordinance.
2. Protect life and property from flooding and erosion by directing development away from flood hazard areas.

GOAL 2: Protect the unique environmental elements of the critical areas and shoreline.

POLICIES

1. Protect critical areas and the shoreline using the Critical Areas Ordinance and the Shoreline Master Plan.
2. Use Best Available Science (BAS) to protect critical areas and shorelines and their environmental functions.

CRITICAL AREAS AND SHORELINES IMPLEMENTATION

CRITICAL AREAS & SHORELINE PROTECTION

- **RCW 36.70A.170 Natural Resource Lands and Critical Areas**
- **WAC 365-195-410 Critical Areas**
- **WAC 365-195-900 & 920 Best Available Science**
- KMC 17.24 Techniques for Natural Resource Protection
- **KMC 18.58 Critical Areas – General Provisions**
- KMC 18.59 Critical Areas – Wetlands
- KMC 18.60 Critical Areas – Critical Aquifer Recharge Areas
- KMC 18.61 Critical Areas – Frequently Flooded Areas
- **KMC 18.62 Critical Areas – Geologically Hazardous Areas**
- KMC 18.63 Critical Areas – Fish and Wildlife Habitat Conservation Areas
- KMC 18.66 Flood Damage Prevention
- KMC 18.68 Shoreline Management

STATUTORY REQUIREMENTS UNDER GMA

Development regulations are limits placed on land use activities by the City and include planning tools such as zoning ordinances, critical areas ordinances, shoreline master plans, subdivision ordinances and other requirements that are contained in the Kennewick Municipal Code. Development regulations are defined in WAC 36.70A.030(7) and **must be consistent with the**

Comprehensive Plan goals and policies.

RCW 36.70A.020 (1) and (2) requires that development should only be encouraged in urban growth areas where adequate public facilities and services exist or where they can be provided in an efficient manner; and that sprawl will be discouraged in undeveloped land. Sprawl is defined as low-density residential development spread over a large area.

RCW 58.17.110 says that a proposed subdivision will not be approved unless the jurisdiction makes written findings that appropriate provisions have been made for public health, safety, and general welfare. This also includes open spaces, drainage ways, streets or roads, alleys, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other planning features that assure safe walking conditions. The public use and interest must be served by the platting.

WAC 365-195-825 (4) validates the requirement in **RCW 58.17.110** for providing written findings for adequate services and levels of service.

SUBDIVISION CODES CONSISTENT WITH COMPREHENSIVE PLAN (p.42)

A GMA requirement for consistency requires that subdivision codes and regulations are consistent with the Comprehensive Plan. A GMA mandate for concurrency affects subdivision approval by requiring that water, sewer, and transportation facilities and appropriate service levels be provided at the time of development.

CONSISTENCY

GMA requires that the Comprehensive Plan must be internally consistent for objectives, goals, policies, text, and maps. Consistency is both horizontal (external) and vertical (internal). Horizontal consistency applies to adjacent jurisdictions such as Benton County, through the County-wide Planning Policies (CWPP), the City of Richland, and the City of Pasco.

Vertical consistency means that all development regulations within the City of Kennewick are consistent with each other. These include the Comprehensive Plan, Zoning (Title 18), Subdivisions (Title 17), **the Critical Areas Ordinance**, the Shoreline Master Plan, and all other city regulations as contained in the Kennewick Municipal Code and other adopted plans such as the Park & Recreation Plan and the Wellhead Protection Plan. A complete listing of adopted plans is included in the bibliography of the Comprehensive Plan.

The following table illustrates consistency with zoning and the Comprehensive Plan Land Use Map. There are three residential density categories designated on the Comprehensive Plan Land Use Map. The zoning districts used to implement these residential land use categories are shown in the following table.

Table 8: Zoning to Implement Residential Land Use

Land Use Category – Comprehensive Plan	Zoning to Implement Land Use Category Title 18
Low Density Residential (minimum 7,500 square foot lots)	RS, RL, RMH
Medium Density Residential (up to 13 units per	

acre)	RM, HMU, RTP
High Density Residential (up to 27 units per acre)	RH

*Maximum density for commercial districts is 27 units per acre as part of mixed use developments.

Residential subdivisions are guided by the specific regulations for each of these zoning districts as contained in **KMC, Title 18: Zoning**.

KMC, Title 17: Subdivisions, contains specific regulations for the design, submittal, and approval process of residential and other subdivisions. These specific regulations include general provisions, platting, design and construction, condominiums, and land dedications.

Feb 17, 2021

Gregory McCormick, AICP
Community Planning Director, City of Kennewick
210 W. 6th Ave., P.O. Box 6108, Kennewick, WA 99336

Dear Mr. McCormick,

Re: Withdrawal Notice—Declaration of Significance and Issuance of Mitigated Determination of Non-Significance ED 20-14/PLN-2020-01014

This letter concerns the proposed Comprehensive Plan Amendment 20-06 to change the land use designation from "Low Density Residential" to "High Density Residential" for 40.6 acres on Thompson Hill adjacent to Panoramic Heights.

As a resident and a professional engineer living in Panoramic Heights, I wish to express my deep concerns and professional warnings regarding your decision to allow the zone change mentioned above without a thorough environmental impact assessment (EIA/EIS) essential for this critical area.

Your recent new determination is in sharp contrast with your notice on October 7, 2020, where you concluded that under the State Environmental Policy Act (SEPA), the City "has determined this proposal is likely to have a significant adverse impact on the environment" and that "An environmental impact statement (EIS) is required."

I have reviewed the new information in the new SEPA and its attachment, but could not find any shred of justification for your inverted new decision. The applicant has still not identified and addressed some major significant adverse environmental impacts, nor has he proposed appropriate mitigation measures, while the new SEPA clearly points to several significant hazards, particularly with respect to slope stability and storm water, and the interrelations between them, as demonstrated in Attachment A.

I would like to make sure you understand the enormous risk associated with transforming the steep slopes of Thompson Hill into a high-density residential. From my experience, due to the steep slopes (up to 60%!), there is high probability that following a storm or massive snowmelt, combined with even minor cracks in a sewer line, the slopes would slip and move slightly, initiating snowballing, or a domino effect, causing leaks or breakage of pipelines including the continental gas line that passes through the site, as well as water and sewer lines, followed by a catastrophic slope failure and possible wildfire as well. This is an enormous risk which none of us should take.

We are also surprised by the disregard to the transportation and traffic problem. Needless to say, adding thousands trips per day through our low-density neighborhood with its inadequate small streets will trash our neighborhood. So we are wondering how could anybody ignore the severe environmental impacts on all of us living here.

I plead with you to take a second look at the SEPA, particularly the excerpts attached below and my comments. I and all my neighbors really wish that you reconsider your decision to exempt the builder from an EIS.

Sincerely,

Shlomo Orr. Ph.D., PE (Alberta)
Panoramic Heights, Kennewick

Attachment A

Quick Review by Dr. Shlomo Orr

In the following, excerpts from the various SEPA attachments are in black, while my comments are in blue.

1. Black's report (2007):

The portion of the site near Borehole No. 5 (southeast corner) will require special consideration for slope stability and soil collapse. However, this can be accommodated by deep foundations and careful control of irrigation and stormwater.

For most of the site, slope stability and foundation bearing, with conventional footings, is not an issue. However, excessive water introduced into the soil can cause soil heave and near surface sliding. Therefore, irrigation and stormwater management is a crucial element of the site design and each constructed home.

This implies a clear need in EIS, mapping of the site for slope instability, and thorough risk assessment.

Conclusions and Recommendations

Building on a hillside carries an inherent risk as the soil and rock moves, over time and settles in a low spot. Water added to the soil both exacerbates and accelerates this process. Particularly with the relatively impermeable soil and rock layers near the surface, homeowner negligence with irrigation and outside water use can cause significant damage to their home and the homes below. However, with reasonable design and construction practices, along with homeowner cooperation, these risks can be largely mitigated to prevent damage during the life of the homes.

Further, following a rain storm or snow melt or leaking sewer, or a combination therein, would cause additional soil movement, and a domino effect would further fracture sewer and water lines, as well as the continental gas line lying across the site, leading to a complete catastrophe, with a landslide and dangerous leaks from the gas line, and possibly explosions too, causing wildfire that could burn the both the new development and adjacent neighborhoods. This enormous risk must be thoroughly addressed in an EIS.

Irrigation & Stormwater and Erosion Control

Given the potential geometry of the lot (slopes), it is imperative that the negative effects of excessive irrigation and storm water be mitigated to protect slopes, water from entering the homes, and foundation damage due to water saturation. Negligent practices from upgradient homeowners will not only impact their homes, but potential water-related damage would geometrically increase as excessive groundwater moves to the north. The attached "Preventing Subsurface Water Damage" should be read thoroughly and applied for this project.

This alone (a) should exclude any high-density structures in that area, and (b) requires deeper investigation within EIA/EIS.

Black, 2009 (SEPA)

Conclusions

None of the slope boreholes showed existing or seasonal groundwater fluctuations. Therefore, the site does not impact a "Critical Aquifer Recharge Area" (18.60). The site does contain hazards associated with "Geologically Hazardous Areas" (18.62). The hazards considered are erosion, landslides, and seismic areas. These items are discussed below, based on the premise that development will not only concentrate stormwater due to impermeable surfaces, but irrigation will add water beyond what the normal rainfall produces.

Erosion Hazard Areas

The surficial silt and fine sand layer is highly erodible and subject to erosion. The existing vegetation currently protects the soil, and mitigation measures will be required during construction.

Landslide Hazard Areas

Based on the analysis discussed above, the entire site, in the native condition, is stable unless considerable water is introduced to the soil column. The site will require grading for the home lots and significant elevation differences will require retaining walls to maximum lot sizes. The weight of the retaining walls will add loads to the slope and storm or irrigation water, if allowed to penetrate the soil column at depth, will add additional loads. Therefore, it is crucial that the retaining walls receive proper design and construction consideration and water entering the soil column be limited.

Seismic Hazard Areas

The aforementioned slope stability analysis considered seismic loads. Although we judge that the seismic hazard is low, seismic loading must be considered for the design of the retaining walls that includes the global stability of the wall and the slope below.

Limitations

It is important that the limitations of our work and this report are understood. The recommendations and conclusions documented in this report have been prepared for specific application to your project based on the scope, budget, and schedule constraints. Further, these recommendations and conclusions have been developed in a manner consistent with the level of care and skill normally exercised by members of the engineering profession.

This report is prepared for the use of the CLIENT, design and construction professionals serving the CLIENT, and appropriate regulatory agencies. Columbia

Everything in these analyses points to significant geotechnical risks **even just for low-density housing**, unquestionably implying a need for EIA/EIS even for low density housing.

Revised SEPA (2021)

1. Earth

- a. General description of the site
(check one): ☐ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, mountainous, ☒ other – Mixed Terrain

The site proposed for redesignation includes mixed terrain. Portions of the proposed redesignation area includes steep slopes (Lot 37 of Citadel Estates) while remaining portions include flat and rolling areas.

- b. What is the steepest slope on the site (approximate percent slope)?

A portion of Lot 37 of Citadel Estates includes slopes exceeding 40%.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No erosion will occur as a result of the land use redesignation. At time of rezone and project application, a proposed project may call for erosion control measures to be in place prior to any clearing, grading or construction. Those control measures would be sufficient to prevent soil from becoming carried into surface water (including storm drains) by stormwater runoff. A stormwater construction permit from Washington State Department of Ecology may be required if there is a potential for discharge from a construction larger than one acre. A Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) may also be required for project development.

“No erosion” is not true, based on Black’s analysis above (2009), and the whole paragraph is in contradiction with the evaluations presented here and in the engineering evaluations by Black and others. The risk implied here is very high **even for just low-density housing**. And “Control measures” need to be defined exactly, in an EIS.

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

Harms Engineering calculated worst case impervious coverage for RS, RL and RH zoning districts. *Attachment G*. The estimated increase in impervious coverage potential by reason of the change in land use designation during a 25-year 24-hour storm is 21,900 cf or 17%. Stormwater facilities would be sized based on City of Kennewick stormwater design standards. Any use would be subject to Residential Site Development Standards (KMC 18.12.010 A.2). Any multi-family developments would be further subject to open space calculations set forth in KMC 18.12.010 A.2 fn.(3)(a). Similar standards apply to townhouse/row house development (KMC 18.12.010 A.2 fn.(6)). Geologically hazardous areas will have limited, if any, development potential under either Low Density Residential or High Density Residential land use designation. KMC 18.62.050.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

At time of project development, exposed areas would be watered for dust control, erosion fencing placed on site, and disturbed areas hydro-seeded when construction is completed. Necessary stormwater construction permits from Washington State Department of Ecology, together with Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be provided as required by applicable law or regulation. Stormwater will be retained on site with systems designed in accordance with City of Kennewick stormwater design standards.

Geologically hazardous areas will have limited, if any, development potential under either Low Density Residential or High Density Residential land use designation. KMC 18.62.050.

This excerpt (from Black 2009 above) is significant. The hill slopes are geologically hazardous, and hence, have limited potential for construction of any type of housing, particularly high-density.

- a. Surface Water:

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

No.

Not true. There is an irrigation canal downhill adjacent to the site, with rocks and boulders already rolling down from the new rock fill in Citadel Estate. And there is another canal on the south side of the property.

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

No.

Again, incorrect. See above.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

Untrue, based on the hydrologic investigation by Harms Engineering and following the engineers' discussions on significant drainage needs, the need for a large stormwater collection system, and the need for a large storage pond.

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

None

Not true. There is a major (continental) gas line (Williams) exactly passing within the site, which is hazardous for any construction. This too should be included in an EIA.

3) Proposed measures to reduce or control noise impacts, if any:

None

Why "none"? meaning "I don't care"...? Of course, the noise impact would be significant, based on experience with the acoustics of loud celebrations on the hill's top in the past. This too should be further investigated in an EIS.

c. Water runoff (including stormwater):

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

See attached report from Harms Engineering. (Attachment G). At time of rezone and project review, the specific project will include assessment of stormwater runoff calculations, mitigation and disposal standards. Stormwater runoff will be retained on-site and managed through the use of a comprehensive regional stormwater discharge system. No stormwater will leave the project site or flow into other waters. Project development performance standards shall also include compliance with specific hazards standards for erosion and the landslide areas (KMC 18.62.090(1)) and mitigation plan requirements (KMC 18.58.180).

The redesignation of the property from Low Density Residential to High Density Residential has the hypothetical potential to increase impervious coverage. Increased stormwater calculations for the comparative land use designations are set forth in Harms Engineering report.

Indeed, Harms Engineering estimated significant 150,400 cubic feet of runoff for the high-density development, resulting from a 25-year 24-hour storm. However, on the other hand, just in the last few days we have close to one foot of snow, and even if we consider 50% porosity, this translates to 6" of water, which may be released within two-three days with snow melt. The current snowfall is also consistent with maximum snowfall of 14" within the last 100 years (see table below). Likewise, we had 3.03" of rainfall in one day just two years ago (May 17, 2019), which is consistent with the rainfall predicted using a 100-year storm for Benton County, shown in graph below, and it is more than an inch higher than the maximum value considered by Harms Engineering for storm water capture. Further, given the expected slow rate of drainage (and release) from the storage pond it would take days or weeks for the storage pond to actually drain, and a few consecutive days of rainfall would overflow and flood the area. Indeed, following deadly landslides in western Washington in recent years, the WA Ecology Department (2019) has extended the definition of a storm from 24-hours to 3-7 days.

Further, notice that according to risk assessment by the Nature Conservancy in WA, flood in Benton County is predicted every 6 years.

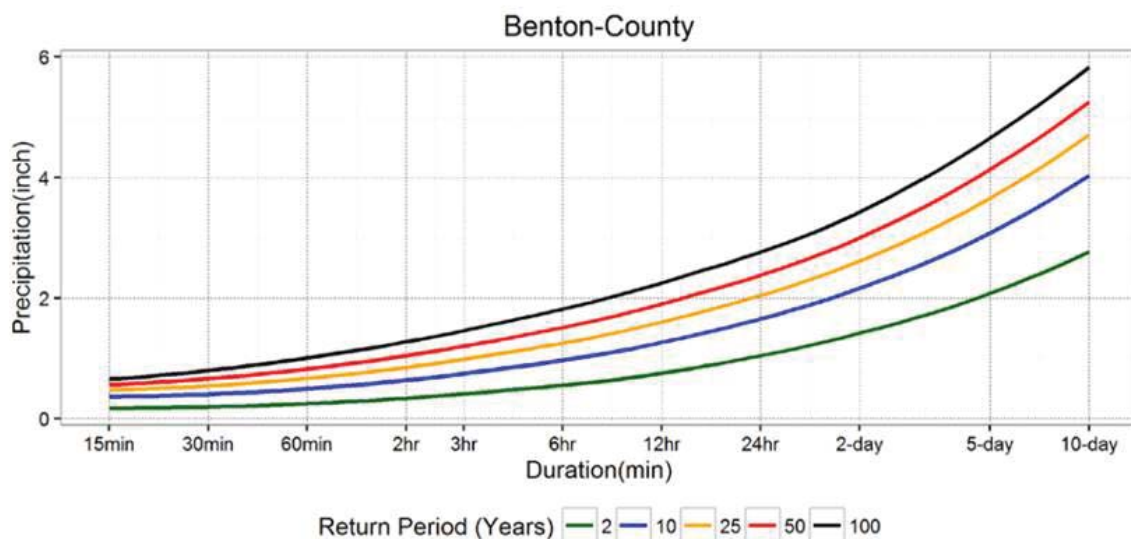
<https://www.washingtonnature.org/flood-risk-infographic>

The Table below shows daily precipitation records (in inches) for the city of Kennewick, for the last 100 years, taken from NOAA. (<https://www.ncdc.noaa.gov/cdo-web/search>).

100-year record of daily precipitation in Kennewick (in inches)

<https://www.ncdc.noaa.gov/cdo-web/search>

1	STATION	NAME	DATE	PRCP	SNOW
36215	USC00454154	KENNEWICK, WA US	1/28/2021	0	
36216	USC00454154	KENNEWICK, WA US	1/29/2021	0	
36217	USC00454154	KENNEWICK, WA US	1/30/2021	0	
36218	USC00454154	KENNEWICK, WA US	1/31/2021	0.02	
36219	USC00454154	KENNEWICK, WA US	2/1/2021	0	
36220	USC00454154	KENNEWICK, WA US	2/2/2021	0.02	
36221	USC00454154	KENNEWICK, WA US	2/3/2021	0	
36222	USC00454154	KENNEWICK, WA US	2/4/2021	0.02	
36223	USC00454154	KENNEWICK, WA US	2/5/2021	0	
36224	USC00454154	KENNEWICK, WA US	2/6/2021	0	
36225	USC00454154	KENNEWICK, WA US	2/7/2021	0	
36226	USC00454154	KENNEWICK, WA US	2/8/2021	0	
36227	USC00454154	KENNEWICK, WA US	2/9/2021	0	
36228	USC00454154	KENNEWICK, WA US	2/10/2021	0	
36229	USC00454154	KENNEWICK, WA US	2/11/2021	0	
36230	USC00454154	KENNEWICK, WA US	2/12/2021	0.22	2
36231	USC00454154	KENNEWICK, WA US	2/13/2021	0.42	6
36232	USC00454154	KENNEWICK, WA US	2/14/2021	0.11	1.5
36233	USC00454154	KENNEWICK, WA US	2/15/2021	0.45	5
36234	USC00454154	KENNEWICK, WA US	2/16/2021	0	
36235	USC00454154	KENNEWICK, WA US	2/17/2021	0	0
36236					
36237			Max-100 years	3.03	14



Source: [water.usgs.gov › wrri › FY2015 WA Annual Report](https://water.usgs.gov/wrri/FY2015_WA_Annual_Report)

https://water.usgs.gov/FY2015_WA_Annual_Report

In summary, although Harms Engineering has used standard methods to calculate maximum rainfall (and subsequent runoff) for a 24-hour storm once in 25 years, it would be safer and more realistic to consider (a) the maximum rainfall experienced here in the last 100 years, (b) runoff after consecutive days of high rainfall in the Tri Cities, and (c) high snowfall periods with subsequent snow melt – all of which would imply double the size of the proposed storm-water pond, and perhaps redesign of the complete storm-water collection and drainage system. This could be done within a complete EIA/EIS.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

No project is currently planned for the project site. Light and glare from high density residential will be similar to single-family residential development. Light and glare will be generated by street lights, parking area lighting and residential land uses. All lighting will comply with KMC 18.39.030.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**
No.

Again, not true, and he basically does not care. Again, this shows clearly a need in EIA.

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

None

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

None

Emergency services are essential especially in high-density areas, particularly given all the geotechnical and hydrological hazards mentioned above, and in addition, fire hazard, as wild fires have occurred regularly on this hill, and with climate change, are expected to increase over the coming years. It would be irresponsible to ignore this, and again, this mandates EIA/EIS before approving any housing on these slopes.

Dear Kennewick Planning Commission and City Council Members:

Re: Opposing Proposed Comprehensive Plan Amendment 20-06

We were surprised to discover an imminent request for a change of land use designation from Open Space to High Density Residential, for a new development currently defined as a “non-project”, on the steep slopes of east Thompson Hill.

We are strongly opposed to the proposed Comprehensive Plan Amendment 20-06. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. We request that the Planning Commission recommend that this request be denied, and that the City Council deny this request.

We live at 5900 W. 25th Avenue, in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. We will be most impacted by high density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- Additional traffic flow of over 8,000 vehicle trips per day through our small neighborhood streets, without access roads to Kennewick proper (e.g., Columbia Center). This will not only convert our neighborhood to slums with traffic jams all over, but is also dangerous in case of emergency, particularly wildfire, which has occurred at least once in the last decade.
- Further, the steep slopes on the proposed site, typically grading above 30% and as high as 40% uphill, is very likely to endure slope stability problems, which, combined with major runoff drainage problems could cause a catastrophic collapse, with unimaginable destruction of neighborhoods downhill – and this is besides the questionable permission to build any housing type on these slopes, regardless.
- Furthermore, a major/continental (Williams) gas line passing through the property, just west of Panoramic Heights, will pose increasing hazard of gas leaks, and ultimately explosions, under excess loads by both housing structures and heavy traffic.
- Increased flow to already overloaded water and sewer systems.
- Increased demands of an already overtaxed and limited irrigation water supply.
- Significant air and noise pollution, with serious effects on residents' health and quality of life, as well as property value.
- A new high-density neighborhood towering above surrounding low-density private home neighborhoods is not only ugly, but also incompatible with the overall city planning.

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe that this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to approving this Comprehensive Plan Amendment:

- The effect upon the physical environment;
- The effect upon open space and natural features, including topography;
- The compatibility with and impact on adjacent land uses and neighborhoods;
- The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation and schools;
- The current and projected project density in the area; and
- The effect upon other aspects of the Comprehensive Plan.

Therefore, Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Shlomo and Galya Orr
shlomo.orr@gmail.com

From: noreply@civicplus.com
To: [Steve Donovan](#); [Anthony Muai](#); [Chris Bowman](#)
Subject: Online Form Submittal: Planning Commission Public Hearing Comments
Date: Wednesday, April 14, 2021 4:13:41 PM

Planning Commission Public Hearing Comments

Public Hearing Comments

First Name	john
Last Name	stone
Planning Commission Meeting Date	4/19/2021
Address	1602 S Fillmore St
City	Kennewick
Email Address	jgst28@gmail.com
Phone Number (optional)	5093781202
I'm interesting in commenting on the following public hearing agenda item:	3.c. Comprehensive Plan Amendment 20-06 at 2701 & 2711 S. Sherman St from Low Residential to High Residential
Comments	I believe increasing 2701 & 2711 S. Sherman St. from low to high density residential will adversely effect traffic levels, safety, and noise pollution if approved. It will diminish the reasons many of us chose to live in the neighborhoods we have chosen near it. Thank You for your consideration.

Email not displaying correctly? [View it in your browser.](#)

From: sgsuperdad@aol.com
To: don.britian@ci.kennewick.wa.us; [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#);
john.rumbo@ci.kennewick.wa.us; [Bill Mckay](#); [Melinda Didier](#); [Steve Donovan](#)
Subject: CPA 20-06
Date: Thursday, April 15, 2021 1:44:35 PM

To City Council and City Planners,

We are a resident of Southridge Estates and we are very concerned about the traffic that will be going through our development and Panoramic Heights if CPA 20-06 is approved for high density development. The streets in these existing developments were not meant for high density traffic. The intersection of Hildebrand Blvd. and Grant St. is already getting very busy with the single family homes that are being built on S. 32nd Ave. next to Hildebrand. We ask that you please reject CPA 20-06. I'm sure there is a much better location for high density development if traffic is kept in mind with the planning. If you consider at all approving this development we would highly recommend that the only way in and out of the development is on Sherman St. to Hildebrand which is a four lane road.

Thank you for your consideration in this matter.

Steven Grimshaw
509-820-8284

Dear Commissioners:

Your efforts and commitment to the City of Kennewick are appreciated.

It is fully understood that the City has a responsibility to provide growth opportunities and develop mechanisms for increased housing and that it has determined a need for inclusion of high-density housing areas. That point is not argued. However, in real estate, location is everything. High density development has to be in a location that supports its very existence; does not unfavorably and intrusively impact already at-risk road use and traffic patterns; allows for positive, not adverse, business impact; and does not negatively impact surrounding neighborhoods.

The proposed location of Thompson Hill does not support the requirements listed above.

As city council members, you all have unique talents and backgrounds, but none of you -- like all of us -- are experts in all things; and as such, you as our elected leaders are compelled to follow the guidance and recommendations of those who are experts.

Below are highlights from the Community Planning Development Staff Report and two letters from the Washington State Department of Transportation that outline no less than twenty (20) highly impacting concerns and ultimately conclude with the recommendation for you, gentlemen, to deny this request.

As citizens, it would give us grave concerns that you individually or collectively could even consider overriding the recommendation of denial from the paid staff of the city, whose areas of expertise they were hired for, to propel the City of Kennewick forward in its endeavors as well as protect it from making poorly formed or inadequate decisions or take into account the significant concerns outlined by the Department of Transportation. Part of your responsibilities as council members is to heed to guidance of the experts in making decisions such as on CPA 20-06.

Regarding CPA 20-06

Highlights from Community Planning Department Staff Report

- Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 20-06 contained in the staff report and **recommend denial to City Council. recommend to City Council denial of the request**
- The proposed amendment site is surrounded by Low Density Residential Development and **has varying degrees of steep slopes and other identified critical areas.**

- However, a **critical consideration is the location and land use context are critical issues to consider** when evaluating a comprehensive plan amendment and ultimately rezone of this nature and magnitude.
- the following additional trips per day may be generated:
 - Between 100 – 423 trips during the a.m. peak hour
 - Between 124 – 518 trips during the p.m. peak hour
 - Between 1,590 – 6,464 trips during an average day
- It is staff's opinion, that the **proposed amendment will not be compatible with the majority of the surrounding properties.**
- **other factors and issues** must be **considered** rather than simply adding higher density residential land to the city's land inventory.
- As previously stated, it is **staff's opinion that requested change is completely out of context with the surrounding development and future land uses.**

Highlights from the Washington State Department of Transportation letter dated July 21, 2020

- This location has seen significant development recently and the interchange off ramps are **now exceeding the Level of Service (LOS) threshold.**
- It is to the benefit of the City, the State, and future developers to **preserve the functionality of the I-82 interchange.**
- Major highways are critical and essential facilities serving the local area, region, state, and nation, and have a strong benefit on the economy. It is **important to limit impacts to these essential facilities.**
- I-82 is an existing facility. When developing, the **proponent will create a more noise sensitive land use.**
- WSDOT's experience is the **FHWA will not agree to a new connection until all other possibilities are exhausted.**
- We are **concerned with the cumulative impact to our system.**
- It is to the benefit of the City, the State, and future **developers to preserve the functionality of US 395 and I-82.**
- **Of particular concern** to the department are the effects developments have on the **multimodal capacity, retention and treatment of stormwater, outdoor lighting, noise sensitivity, and signage.**

Highlights from the Washington State Department of Transportation letter dated January 12, 2021.

- **US 395 is the sole north-south arterial serving the area.** As such, **WSDOT expects the majority of traffic generated by these proposals will utilize US 395 and access the highway at Ridgeline Drive, Hildebrand Boulevard, and 27th Avenue.**
- The US 395/27th Avenue intersection **has exceeded its capacity at peak times.**
- The Southridge area has seen significant development recently and **traffic is increasing with congestion in certain locations.** We are **concerned with the cumulative impact to our system.**
- The potential trips from the new development could generate between 1,590 to 6,464 trips per day and 124 to 518 new trips in the P.M. peak hour. **This is a significant addition of traffic.**

Separate and apart from the comments from these two agencies, there is the consideration of building on critical area steep slopes with erosion that open the door to runoff and landslide hazards – which were **main considerations in denying development of this area under past city council control**, and for good reason.

I will remind you, gentlemen, that Mr. Chavallo's original purchase of this land was under the classification of "open space" in 2005, at a minimal cost. Because the City of Kennewick did not have clearly defined boundaries in the comprehensive plan, Mr. Chavallo was able to get the space reclassified to low-density in approximately 2008. History seems to indicate that this was considered a concession by the City to his original request to commercial zoning, which was actively challenged. Therefore, Mr. Chavallo has been able to baby-step his way from open space to low density, and now is attempting high density. Had there been better control of documentation in the past, we likely would not be here today.

No one is asking you as council members to abandon the idea of high-density development. We fully understand that such growth is a necessary endeavor. But you can't put a square peg into a round hole, and Thompson Hill is the round hole. It has **too many disqualifying features to make it a viable option** that has been pointed out by numerous residents, the Washington State Department of Transportation, and our very own planning commission.

I will repeat again my statement. As commissioners, you are compelled to follow the guidance and recommendations of those who are experts, and the experts have asked you to deny CPA 2-06.

Thank you for hearing our thoughts. Even though this letter is strongly against this particular proposal, please do not interpret it as negative against your efforts on behalf of the people of Kennewick. You have difficult decisions to make on occasions that are not win-win situations. Thank you for having the fortitude to deal with such situations.

Carol and Charles Bartell

From: [Heather Boynton](#)
To: [Steve Donovan](#)
Subject: Southridge Development Plan CPA 20-06
Date: Friday, April 16, 2021 4:20:46 PM

To Whom it may concern:

Please, I beg of you to NOT move forward with the High Density Project. I purchased a home on Dawes Street 4 years ago, and have watched the neighborhood boom and traffic zoom more than I care for. I have three children and a dog, and I have lost track how many times I have chased a car down the road for speeding, and almost striking my dog. We purchased our home here because we were told it was a safe and quiet neighborhood, one great to raise a family. Since we moved here, the Hayden Homes were built, and that added traffic and noise. If you allow the high density project to move forward my home will be stuck in the middle of a grid lock trying to get to either the high school, Chinook Middle School and the hospital. I did not spend \$440,000 on a home to feel like a prisoner because of the high traffic, it is already bad enough.

I am BEGGING you with everything in me, please stop this before it's too late. I realize the need for apartments, as I have lived in apartments and townhomes,, but NOT in an area where the traffic pattern was not designed ahead of it. If this moves forward, EVERYONE in the Southridge Area will suffer.

Again, I beg of you, SAY NO!!!!

Sincerely,
Heather Boynton
2806 S Dawes Street
Kennewick, WA 99338

From: cameojj@charter.net
To: [Steve Donovan](#)
Subject: RE: Plan Comm
Date: Friday, April 16, 2021 2:06:42 PM

STEVE-I NEED TO GET THIS NOTE TO YOU BY 5PM FOR THE COMMISSIONERS- I AM VERY CONCERNED ABOUT TRAFFIC IN FRONT OF MY DRIVEWAY, NOT ONLY BECAUSE OF CP20-06 BUT THE 38 LOTS AT CITIDEL ESTATES(NOT BUILT YET) THAT MUST PASS THRU 25TH AND 26TH. HI DENSE HOUSING WILL COMPOUND THE PROBLEM AND MAKE IT WORSE. WE ATTENDED MEETINGS 25 YRS AGO WITH CITY PLANNERS AND THEY SPECIFICALLY SAID THE "LO DENSE" RESIDENTIAL WOULD PROTECT OUR NEIGHBORHOOD FROM "HI DENSE" PROJECTS. I REALIZE LEGALLY YOU CAN CHANGE A PROMISE BUT MORALY DO NOT THINK IT IS FAIR AND HONORABLE BUSINESS PRACTICE.. "HI DENSE" REZONING MAKES MORE MONEY IN THE CONTRACTORS POCKET BUT DOES NOT SATISFY THE 200 CONCERNED CITIZENS INVOLVED. THANK YOU. JIM AND AJ FOSTER AT 6009 W 26TH.

From: "Steve Donovan"
To: "cameojj@charter.net"
Cc:
Sent: Thursday April 15 2021 2:50:18PM
Subject: RE: Plan Comm

Everyone that signs up.

First staff will present the proposal. Then the applicant will then get to speak. Then people in favor of the proposal will testify. Then people neutral or opposed will testify.

The applicant will then get an opportunity for rebuttal.

Steve

From: cameojj@charter.net <cameojj@charter.net>
Sent: Thursday, April 15, 2021 2:26 PM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: RE: Plan Comm

STEVE-DOES THAT MEAN THAT EVERYONE WHO SIGNS UP???OR IS THERE A SET NUMBER OF CITIZENS???DO WE ALL SPEAK ALTERNATELY- THEM /US US THEM OR DO WE GO CONSECUTIVE?? JIM FOSTER

From: "Steve Donovan"
To: "cameojj@charter.net"
Cc:
Sent: Thursday April 15 2021 2:17:34PM
Subject: RE: Plan Comm

Mr. Foster:

The general public/citizens each get three minutes. There is not a time limit for the applicant.

Steve

From: cameojj@charter.net <cameojj@charter.net>
Sent: Thursday, April 15, 2021 11:33 AM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: RE: Plan Comm

STEVE-THANKS FOR THE "FAIRNESS DOCTRINE"- HOW MUCH TIME DO THE CITIZENS GET TO MAKE THEIR CASE WITH PLANNING COMM??? HOW MUCH TIME DOES CHAVALLO AND HIS HACKS GET??? IS THE TIME EQUAL?? JIM FOSTER THANKS.

From: "Steve Donovan"
To: "Jim and AJ Foster (cameojj@charter.net)"
Cc:
Sent: Friday April 9 2021 3:46:28PM
Subject: Plan Comm

Mr. Foster,

Below is the email sent I sent you with the attachment. The Planning Commissioners and City Council do not sign an "oath" they sign the attached Conflict of Interest Disclaimer.

The Planning Commission will be given the staff report with all of the comments prior to the hearing so they can read it.

Steve

From: Steve Donovan
Sent: Monday, April 5, 2021 7:11 AM
To: 'cameojj@charter.net' <cameojj@charter.net>
Subject: RE: CPA 20-06/PLN-2020-01009 Hearing Notice

Mr. Foster:

Attached is the Conflict of Interest Disclaimer they sign.

Steve

From: cameojj@charter.net <cameojj@charter.net>
Sent: Thursday, April 1, 2021 11:11 PM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: RE: CPA 20-06/PLN-2020-01009 Hearing Notice

STEVE-YOU NEVER SENT ME A COPY OF THE OATH THAT PLANING COMM AND CITY COUNCIL SIGN WHEN THEY TAKE OFFICE.PLEASE SEND. THANKS. JIM FOSTER

From: "Steve Donovan"
To: "Andy and Jenna Higley", "Anita Booth", "Ann LaRiviere", "Bart and Sue Sievers"

(bart_sievers@yahoo.com)", "Bill Dixon (wtdixon3@gmail.com)", "Bob Langendorfer", "Booth", "Carol and Charles Bartell (ryanhill4ever@gmail.com)", "Carol Wondrack", "Chad and Katherine Pettijohn (pettijohn5@gmail.com)", "Christa Clay", "Christine Barnes (graphicswest2@gmail.com)", "Christy Watts (christywatts2@gmail.com)", "Chuck Rogers", "Cindy and David Landis", "Conrad Morrow", "Craig Taylor", "Dale Smith (dalesmith159@gmail.com)", "Dana Klepper Mitzel", "Darrel and Judy Duncan", "Dave and Marla Brown", "Dawn Thomas (office@westernreclamation.com)", "Dennis and Traci Bradshaw", "Dominic Sansotta (domkathy@hotmail.com)", "Eileen Romines", "Eric and Kathy Otheim", "Fran Handy (francinehandy@gmail.com)", "Frank Wentz", "Gail and Brian Everett (geverett82@msn.com)", "Gary Schenck", "Gene and Marie Kernan", "George Romano", "Gerry Berges", "Gina Dallas", "Greg and Vonda Smith (vondagreg@aol.com)", "Haruko Ishii", "Heather Ybarra", "Holloway/Haytcher", "Ivan Thomas (ramsfanusa@msn.com)", "James Neary", "Jane and Nathan Cathey", "Janice and Bruce Boyum (bmb49@aol.com)", "Jason Mercier", "Jeff and Shirley Griffin (benlafitte@charter.net)", "Jeffrey Hylden", "Jennifer and Brad Luce", "Jennifer Nevills", "Jennifer Vermeer", "Jessica Percifield", "Jill York", "Jim and AJ Foster (cameojj@charter.net)", "Joann Pringle (jojohp7@hotmail.com)", "Jobey Smith", "John and Barbara Stone", "John and Lynn Hanson", "John and Sheri Crosby", "John Deskins (john.deskins.home@gmail.com)", "Jon and Jacque Fuller", "Jonathan and BryeAnne Stewart", "Jonathan and Christal Dickman", "Jose Chavez", "Judith Smith (jasmith212@charter.net)", "Kathryn John Heather Kalunian", "Keith and Annette Freier", "Keith and Robin Duncan", "Ken and Glenda Hahn", "Ken and Sue Gano", "Larry and Mary Thomas", "Larry Hulstrom (rockhound132@charter.net)", "Larry Powers", "Lawrence Clay", "Lesann McEnroe", "Lynne and Cody Freeman", "Mike and Sondra Rader (todaysint@gmail.com)", "Molly Hamaker-Teals", "Monte And Lola Ladow", "Noel Ybarra", "Noreen Mack", "Patrick and Jamie Luce", "Patrick Brannan (bbrannan@aol.com)", "Patty Wilson", "Rebecca Etheridge", "Reed and Lisa McKinlay", "Richard Nelson (richnelson1942@msn.com)", "Ron Mabry (carlvr509@yahoo.com)", "Ronald Kuklinski (ronkuk4@gmail.com)", "Seth Elkington", "Shawn Middleton (smjmidlton@yahoo.com)", "Shlomo Orr (shlomo.orr@gmail.com)", "Stephen and Sandra Parent (stephenparent.parent@gmail.com)", "Stephen and Terri Varner", "Steve & Mickee Madden", "Steven and Sherri Erhart", "Terri Hash", "Tim", "Trisha Chase", "William Reed (xuanbill@charter.net)"

Cc:

Sent: Thursday April 1 2021 10:46:46AM

Subject: CPA 20-06/PLN-2020-01009 Hearing Notice

Attached is the Public Hearing Notice for Comprehensive Plan Amendment CPA 20-06.

Feel free to contact me if you have any questions.

Steve

From: [Melinda Didier](#)
To: [Steve Donovan](#)
Subject: FW: Comprehensive Plan Amendment 20-06
Date: Friday, April 16, 2021 5:03:32 PM

From: LYNNE FREEMAN <lynne.freeman13@yahoo.com>
Sent: Friday, April 16, 2021 4:57 PM
To: Melinda Didier <Melinda.Didier@ci.kennewick.wa.us>
Subject: Comprehensive Plan Amendment 20-06

We are again writing to express our deep concern and opposition to CPA 20-06. The amendment would change 40 acres on the top and north side of Thompson Hill from low density residential to high density residential. Please forward our concerns to the planning commissioners and relevant city officials.

We are very opposed to changing the density from low to high for numerous reasons; including increased traffic, light pollution and noise pollution. Our peaceful, quiet neighborhoods are disappearing because y'all feel the need to develop every open space and vacant lot.

Do you know that noise travels downhill just as easily as water? I live at the base of Thompson Hill and when the house on top of the hill was a winery, whenever they held an event we could hear their music and conversions. This was tolerable during daylight but not so much when you are trying to sleep. I can't imagine a hotel, condos or apartment complexes being built on top of Thompson Hill. With so many people crammed into a small area, there will always be traffic noise, car doors slamming, people talking and kids playing. All of us living downhill from this development will be subject to an exponential increase in noise pollution.

Another great concern is Chavallo. He still hasn't developed Citadel Estates and it has been over a decade since that development was approved. Would you please consider postponing this amendment until after Citadel Estates has been completed? Let's see if he can develop this neighborhood successfully before changing the zoning on top of the hill where the grade is even steeper. So far all he has done is bring in truckloads of dirt to build the roads. But he is not being a good neighbor or developer because dirt is flying on windy days and seldom is there a water truck controlling the dust.

Thank you,

Lynne and Cody Freeman

From: noreply@civicplus.com
To: [Steve Donovan](#); [Anthony Muai](#); [Chris Bowman](#)
Subject: Online Form Submittal: Planning Commission Public Hearing Comments
Date: Sunday, April 18, 2021 7:16:58 AM

Planning Commission Public Hearing Comments

Public Hearing Comments

First Name	Ron
Last Name	Mabry
Planning Commission Meeting Date	4/19/2021
Address	2525 S Irving St
City	Kennewick
Email Address	Carlvr509@yahoo.com
Phone Number (optional)	15093082698
I'm interesting in commenting on the following public hearing agenda item:	3.c. Comprehensive Plan Amendment 20-06 at 2701 & 2711 S. Sherman St from Low Residential to High Residential
Comments	Concerned with additional load to present infrastructure. Additional traffic will add undue stress to present neighborhoods as seen during earth movements earlier this year and last year. The increase from low residential to high residential has not been included in school planning which will lead to over-crowding without funding needed to increase the number of class rooms or school buildings. The developer has failed to work with the surrounding neighborhoods, instead has worked in a secretive manner that had decreased trust in what is being proposed (example very small notice sign at the purposed site, incomplete proposed plan). Overcrowding has the potential of decreasing the value of the homes presently located in the area, which is against the mission of the planning commission.

From: [Larry Powers](#)
To: [Don Britain](#); [Steve Lee](#); [Brad Beauchamp](#); [Jim Millbauer](#); [Chuck Torelli](#); [John Trumbo](#); [Bill McKay](#); [Melinda Didier](#); [Steve Donovan](#); [Terri Wright](#); info@panoramicheightshoa.com
Subject: Please Deny Comprehensive Plan Amendment 20-06
Date: Sunday, April 18, 2021 6:34:58 PM

Dear Kennewick Planning Commission and City Council Members,

The members of the Southridge community are strongly opposed to the proposed **Comprehensive Plan Amendment 20-06**. This amendment would change the land use designation for 40.6 acres on Thompson Hill from “Low Density Residential” to “High Density Residential” development. **We are asking the Planning Commission to recommend this request be denied, and the City Council deny this request.** Our neighborhood borders this site on the west side of Thompson Hill. We will be highly impacted by a high-density residential development. High density residential development allows up to 27 multi-family housing units per acre. These could be apartments, condominiums, town houses, row houses or similar types of housing. Up to 1,100 of these types of housing units could be packed into these 40.6 acres of steep terrain, with slopes over 40 percent, and no current vehicle access to most of the site.

Specifically, we oppose this proposed amendment for the following reasons:

- **Reduction of our property values**
- Traffic congestion, safety, noise, and emissions
- Reducing service through our irrigation system
- The steep slopes pose risks of storm and irrigation runoff, erosion, and landslides
- Impacts on our water and sewer services

Please thoroughly address these serious concerns and potential impacts before amending the Comprehensive Plan.

In summary, we believe this proposed amendment does not meet your approval criteria that it “bears a substantial relationship to the public health, safety, welfare, and protection of the environment.” Nor have the following factors been considered thoroughly prior to considering this Comprehensive Plan Amendment:

- The effect upon the physical environment
- The effect upon open space and natural features, including topography
- The compatibility with, and impact on, adjacent land uses and neighborhoods
- The adequacy of, and impact on, community facilities, including utilities, roads, public transportation, parks, recreation, and schools
- The current and projected project density in the area
- The effect upon other aspects of the Comprehensive Plan

Therefore, **Comprehensive Plan Amendment 20-06 does not meet the requirements of Kennewick Municipal Code 4.12.110(7) and (8) and should be denied.**

Thank you for considering these concerns and for serving the people of Kennewick.

Respectfully,

Larry Powers

From: noreply@civicplus.com
To: [Steve Donovan](#); [Anthony Muai](#); [Chris Bowman](#)
Subject: Online Form Submittal: Planning Commission Public Hearing Comments
Date: Sunday, April 18, 2021 7:53:51 PM

Planning Commission Public Hearing Comments

Public Hearing Comments

First Name	Jeffrey
Last Name	Hylden
Planning Commission Meeting Date	4/19/2021
Address	2606 S. Edison St.
City	Kennewick
Email Address	jlkhylden@aol.com
Phone Number (optional)	5095511304
I'm interesting in commenting on the following public hearing agenda item:	3.c. Comprehensive Plan Amendment 20-06 at 2701 & 2711 S. Sherman St from Low Residential to High Residential
Comments	I am unhappy that the City has paid little attention to the desires of the taxpayers. When development occurred behind us, our street went from a dead end to the Southridge Speedway for high school students to cut time off their trip to school. All of the residents on my street wanted a speed bump but the city refused to build one here because "it was too short". Then when they built Chinook Middle School, they put in three speed bumps including one on a curve that you can't see until you are on it. When a property wanted to subdivide in violation of our HOA, the city refused to assist us and authorized the division. This proposal for high density development has been rejected before, why does it keep coming back?

Email not displaying correctly? [View it in your browser.](#)

**PANORAMIC HEIGHTS HOMEOWNERS ASSOCIATION
OPPOSES HIGH DENSITY RESIDENTIAL DEVELOPMENT
ON THOMPSON HILL
(Comprehensive Plan Amendment 20-06)**

April 2, 2021

The Panoramic Heights Homeowners Association, on behalf of its 159 families, opposes the proposed High Density Residential Development of the adjacent 40.6 acres along the top of Thompson Hill. This development could result in up to 1,100 multi-family housing units, such as apartments or condominiums, across the north and south upper slopes of Thompson Hill

This High Density Development would not be compatible with and would harm the surrounding and nearby Low Density Residential neighborhoods, including Panoramic Heights, Southridge Estates, Southcliffe, Creekstone, Apple Valley, Windsong and the proposed Citadel Estates.

Major concerns include:

- inadequate vehicle access to the site;
- dramatic increases in traffic (up to 6,500 vehicle trips per day);
- building on Critical Area steep slopes with erosion, runoff and potential landslide hazards;
- light and noise pollution;
- impacts on views from surrounding properties;
- loss of Critical Area wildlife habitat; and
- destroying the scenic views from around the Tri-Cities of Thompson Hill, an iconic feature at the northern edge of the Horse Heaven Hills.

Opposition to this proposal has been expressed in a public survey by 98% of nearly 180 households in the surrounding and nearby neighborhoods.

We understand the need for more High Density Developments to meet future housing needs in Kennewick. However, we believe that this site is the worst possible location in the Southridge area for such development.

We are asking the Kennewick Planning Commission to recommend this proposal not be adopted, and that our City Council deny this application.

Names: Nathan Jacqueline L. Pope 4/16/2021
5709 W. 23rd Ave, Kennewick, WA 99338-2509 (Creekstone)

WHO SHOULD WE SEND COMMENTS TO?

All comments should be sent to all City Council members, all Planning Commissioners, City Liaison to the Planning Commissioners*, the Senior Planner, City Clerk, and cc info@panoramicheightshoa.com

To send group email to City Council, Planning Commission City Liaison, Senior Planner & City Clerk, please copy and paste:

Don.Britain@ci.kennewick.wa.us; steve.lee@ci.kennewick.wa.us; brad.beauchamp@ci.kennewick.wa.us;
jim.millbauer@ci.kennewick.wa.us; Chuck.Torelli@ci.kennewick.wa.us; John.Trumbo@ci.kennewick.wa.us;
Bill.McKay@ci.kennewick.wa.us; Melinda.didier@ci.kennewick.wa.us; Steve.Donovan@ci.kennewick.wa.us;
clerkinfo@ci.kennewick.wa.us; info@panoramicheightshoa.com

Or if you choose to email each individually -

City Council:

Don.Britain@ci.kennewick.wa.us 509-430-4178
steve.lee@ci.kennewick.wa.us 509-987-3339
brad.beauchamp@ci.kennewick.wa.us 509-308-6556
jim.millbauer@ci.kennewick.wa.us 509-820-2349
Chuck.Torelli@ci.kennewick.wa.us 509-405-2156
John.Trumbo@ci.kennewick.wa.us 509-366-2241
Bill.McKay@ci.kennewick.wa.us 509-460-9278

Planning Commission:

Melinda.didier@ci.kennewick.wa.us

*City Liaison to the Planning Commissioners

Ask in body of email to have comment letters forwarded to Planning Commissioners

Planning Commissioners are volunteers and as such do not have city email addresses assigned to them for their positions as planning commissioners.

Steve Donovan, Senior Planner, Community Planning Department:

Steve.Donovan@ci.kennewick.wa.us

City Clerk, Terri L. Wright:

clerkinfo@ci.kennewick.wa.us

Panoramic-Heights Action Team Point of Contact:

info@panoramicheightshoa.com

Sign-up to speak at the Public Hearing:

Link: <https://www.go2kennewick.com/598/Planning-Commission>

City of Kennewick Public Notice sign-up:

<https://www.go2kennewick.com/list.aspx>

City of Kennewick Addresses -

Planning Commission and City Council Members

210 W. 6th Avenue - P.O. Box 6108

Kennewick, WA 99336-0108

Name: W. Wright

5709 W. 23rd Ave, Kennewick, WA 99338-2509 (Creekstone)

Jaqueline S. Pope 4/16/2021

MEYER, FLUEGGE & TENNEY, P.S.

DENNIS L. FLUEGGE
 ROBERT C. TENNEY
 MARK D. WATSON*
 JEROME R. AIKEN*
 JOHN A. MAXWELL, JR.
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 JAMES C. CARMODY

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 *DEREK L. GAUTHIER
 ROBERT S. URLOCKER

*Also admitted in Oregon
 **Also admitted in Virginia

OF COUNSEL

GARY E. LOFLAND

carmody@mftlaw.com

April 16, 2021

Via email

City of Kennewick – Planning Commission
 c/o Melinda Didier
 210 West 6th Avenue
 Kennewick, WA 99336
Melinda.Didier@ci.kennewick.wa.us

Re: Comprehensive Plan Amendment 20-06
 Jose Chavallo and Tammy Steele-Chavallo
 2701 & 2711 S. Sherman Street

Dear Commission Members:

We represent Jose Chavallo and Tammy Steele-Chavallo (“Applicant” or “Chavallo”) with respect to **Comprehensive Plan Amendment 20-06**. The land use application requests an amendment for 40.6 acres of undeveloped property from Low Density Residential to High Density Residential. The application is scheduled for hearing on April 19, 2021. Planning Commission was provided portions of the administrative record on April 13, 2021.

The current problem presented lies with the administrative record provided to the Planning Commission. For some unknown and unexplained reason, Planning Staff chose to omit or exclude literally all of the Applicant’s submissions including all environmental documents, geotechnical reports, critical area reports, traffic impact studies and engineering reports. Also omitted were documents related to review under the State Environmental Policy Act (SEPA). To be perfectly blunt, it is bizarre that the Planning Commission would be provided only opposition documents and not be provided the significant documentation submitted by the Applicant in support of the Comprehensive Plan Amendment.

A. Applicant Requests a Continuance of the Scheduled Public Hearing In Order to Allow for Submission of the Entire Administrative Record and Allow Sufficient Opportunity for Review of Essential Documents and Materials.

Applicant requests that the Planning Commission to continue the public hearing scheduled for April 19, 2021 in order to accomplish two (2) purposes: (1) allow for the submission of the entire administrative record in appropriate electronic format for consideration during the public hearing process; and (2) allow the Planning Commission sufficient time to review the administrative record in advance of the public

hearing. Planning Commission has authority to continue a scheduled public hearing at its discretion. RCW 35A.63.070. The continuance of the public hearing does not require new notice to the public. Our request is that the public hearing be continued until the next regular meeting date or such other date as determined appropriate by the members.

With respect to the scheduled public hearing, Applicant would propose that public comment be accepted on April 19 in order to accommodate schedules of those parties wishing to testify and/or provide additional evidence. Planning Staff could also make its presentation at the currently scheduled meeting. Applicant would reserve presentation of its case until time of continued hearing and Planning Commission would defer decision-making until it had time to review the voluminous record. The continuance would allow the Planning Commission an opportunity to review the extensive documentation and hear testimony and argument after familiarizing themselves with the record. It would also allow the Commissioners the opportunity to ask questions on a fully informed basis following review of all points of view.

B. Scope and Extent of Incomplete Administrative Record.

Planning Staff is responsible for providing the entire administrative record to the Planning Commission for consideration in review of a proposed comprehensive plan amendment. There are no exceptions to full disclosure. Of particular importance is the submission of materials presented by the applicant in support of their land use application. Literally all of Applicant's submissions were omitted from the administrative record provided in this case.

Planning Staff submitted for Planning Commission consideration the following exhibits:

- **Exhibit A-1:** Aerial Map
- **Exhibit A-2:** Land Use Map
- **Exhibit A-3:** Application
- **Exhibit A-4:** Environmental Determination
- **Exhibit A-5:** Kennewick Irrigation District Comments
- **Exhibit A-6:** Washington State Department of Transportation Comments
- **Exhibit A-7:** Kennewick School District question and response
- **Exhibit A-8:** Bonneville Power Administration Comments
- **Exhibit A-9:** Benton Public Utility District Comments
- **Exhibit A-10:** Confederated Tribes of the Umatilla Indian Reservation Comments
- **Exhibit A-11:** Traffic Engineering Division Comments
- **Exhibit A-12:** Department of Archaeology & Historic Preservation, dated 1/19/21
- **Exhibit A-13:** Parks Department Comments
- **Exhibit A-14:** Yakama Nation Comments
- **Exhibit A-15:** Surrounding property owner's comments on CPA 20-06, Group 1
- **Exhibit A-16:** Surrounding property owner's comments on CPA 20-06, Group 2

The submission consists of 329 pages. Of that submission, only 2 pages of Applicant materials was provided for Planning Commission consideration (*Exhibit A-3*). The submission failed to include very

significant components of the administrative record including but not limited to the following:

- Initial and Amended SEPA Environmental Checklists and supporting documentation.
- SEPA Environmental Review documents including Determination of Non-Significance (DNS) (August 5, 2020); withdrawal of DNS (August 28, 2020); request and submission of additional information together with revised SEPA Checklist (September 14, 2020); Determination of Significance (DS) (October 7, 2020); Appeal of Determination of Significance; SEPA Official withdrawal of DS and issuance of Mitigated Determination of Non-Significance (MDNS) (February 4, 2021); and withdrawal of appeal of DS (February 18, 2021).
- Geotechnical Investigation for Panoramic Hts. for, SE ¼, Section 8, T 8, N, R 29 E – Kennewick WA.
- Critical Areas Report for Citadel Estates, SE ¼, Section 8, T 8, N, R 29 E – Kennewick, WA.
- Addendum to Critical Areas report for Citadel Estates.
- Citadel Estates SEPA Checklist.
- Sunburst Engineering – Traffic Impacts Analysis – Comprehensive Plan Amendment No. 20-06.
- Harms Engineering, Inc. – Stormwater Impacts Analysis – Comprehensive Plan Amendment No. 20-06.

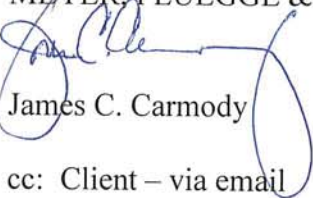
It is important to us that the Planning Commission have time to consider our materials.

Applicant has specifically addressed the plethora of concerns raised through the review process. Information and reports have been provided regarding traffic, geologically hazardous slopes, impervious lot coverage and cultural resources. Each of the omitted documents specifically addresses those concerns. Review of the entire administrative record is important to an informed decision in this proceeding.

C. Conclusion.

We request that the full administrative record be provided to the Planning Commission for consideration in its deliberations on Comprehensive Plan Amendment 20-06. The documents are extensive and review and discussion of the issues pertinent to those issues would be incomplete without the entire record. We appreciate your consideration of our request.

Very truly yours,
MEYER, FLUEGGE & TENNEY, P.S.



James C. Carmody

cc: Client – via email
Steve Donovan – via email
Gregory McCormick
Lisa Beaton

Panoramic Heights Homeowners Association Concerns About CPA 20-06

Gerry Berges, President, 5311 W. 25th Ave

John Deskins, Member, 5501 W. 26th Ave

Bill Dixon, Team Leader, 2500 S. Irving St

Darrel Duncan, 5403 W. 26th Ave

Seth Elkington, 5807 W. 25th Ave

Panoramic Heights Homeowners Association (PHHA)

- Gerry Berges, President, Panoramic Heights Homeowner Assoc.
- I am authorized to speak on behalf of our 159 members.
- PHHA opposes High Density Residential land use on Thompson Hill.
- We request you recommend that City Council deny CPA 20-06.
- PHHA accepts reasonable development in Southridge Area, including Thompson Hill (as Low Density Residential).
- We support development of other High Density Residential to meet the 10-year projected needs.
- The top of Thompson Hill is worst place in Southridge Area for High Density Residential land use.

CPA 20-06

- CPA 20-06 proposes changing land use designation of 40.6 acres from Low Density to High Density Residential land use.
- Our analysis assumes maximum buildout as requested in CPA 20-06.
- It would allow a broad range of multi-family housing units, on minimum 1600 square feet lots, up to 45 feet tall, up to 27 lots per acre.
- The Application requests approval of up to 1,096 units and a possible hotel.
- The City policy of maintaining an adequate transition (a density buffer) between adjacent land uses and development intensities is a good one. Why change it with this amendment?
- If the Applicant wants less development, deny this application and allow submittal of a more reasonable one.

Major Concerns:

- Incompatible land use with surrounding Low Density neighborhoods.
- Isolated High Density and High Traffic in Low Density areas.
- Hazards of steep slopes.
- Access to the site.
- Create traffic problems throughout Southridge Area.
- Not consistent with Comprehensive Plan.

These concerns are shared broadly throughout the Southridge Area.

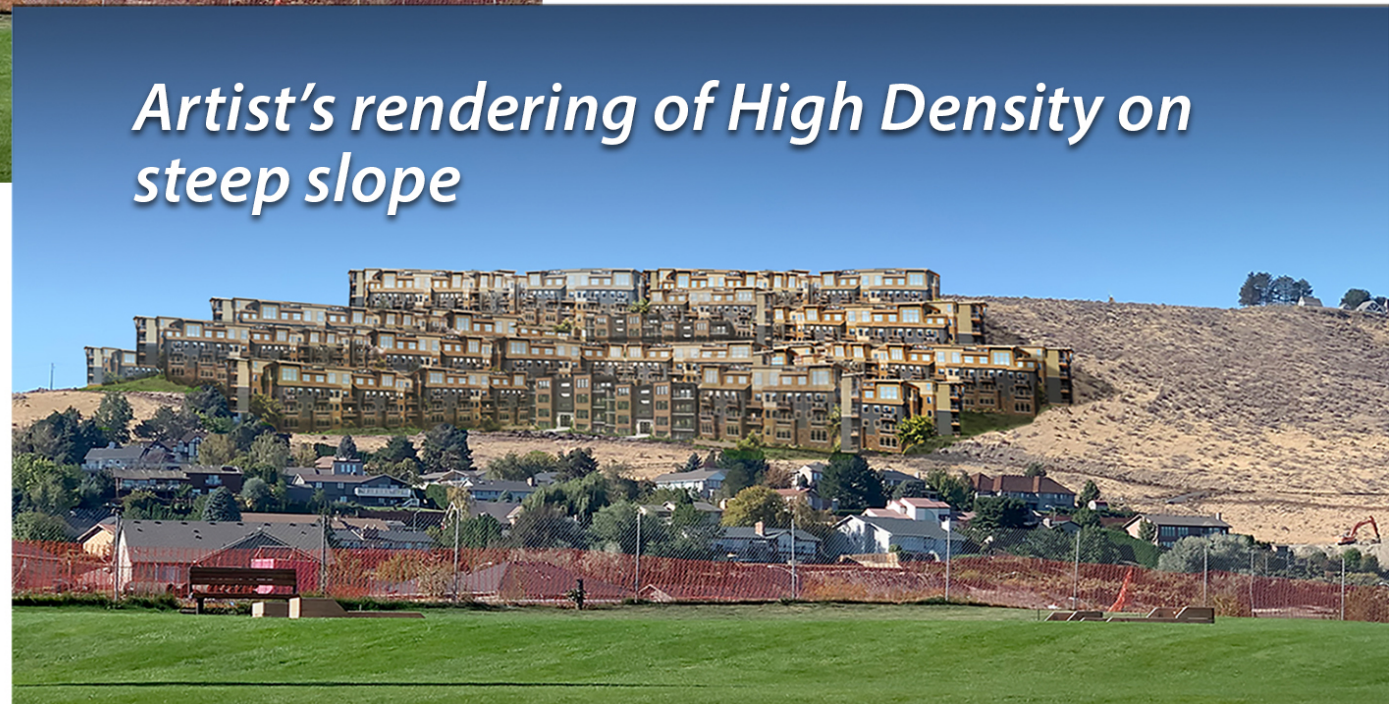
Before & After High Density Development

EXHIBIT A-36



BEFORE & AFTER

Artist's rendering of 4-story apartments on northern slope of Thompson Hill. Up to 1,100 units could be built on 40.6 acres adding over 6,500 car trips per day using the City's definition of 27 units per acre allowed for High Density development.



Vehicle Access to Site Is Inadequate

- Only a small, short private road accesses the site from S. Sherman St.
- Other roads and intersections would have to be built to service the site.
- Would impact existing and future surrounding neighborhoods.

Traffic Would Create Problems Throughout Southridge Area

- High Density Residential housing and a possible hotel could create up to 6,464 Average Daily Trips.
- Up to 518 PM Peak Hour Trips and 423 AM Peak Hour Trips are possible.
- These would be large impacts affecting surrounding neighborhoods, roads and intersections throughout the Southridge Area.
- Southridge Area Master Plan, Traffic Impact Analysis assumed only 3,350 to 3,914 Average Daily Trips from all developments on Thompson Hill.

Potential Impacted Areas

EXHIBIT A-36



Factors To Be Considered:(a) Effect upon Physical Environment

- Site is within a Critical Area for Wildlife Habitat.
- High Density Residential land use would destroy some of the last shrub steppe environment in Kennewick..
- The top of Thompson Hill is an iconic, historic, visible landmark for Kennewick. High Density Residential land use would destroy these views forever.

Diverse Flora & Fauna on Thompson Hill

EXHIBIT A-36



Images from the hill (2016 - 2021)

Top row (left to right): Arrowhead Balsamroot, Mature Bullsnake, Ferruginous Hawk, Young Coyote

Bottom row: California Quail, Horned Owl, Phlox, Chukar Partridge, Desert Coreopsis

Factor (b): Effect on Natural Features--Topography

- Site is in Critical Areas for Geologic Hazards—Steep Slopes, Extreme Steep Slopes and Erosion Hazards.
- 6.1 acres has extreme slopes greater than 40 % :
 - Severe erosion potential and a high probability of slope failure and landslide occurrence (KMC 18.62.020(4))
 - Unbuildable (KMC 18.62.090(2)).
- City previously determined:
 - Potential for earth slides on north side of Thompson Hill
 - Potential for erosion on steep slope areas during heavy rain or when disturbed during construction.
- Prior geological studies did not cover the steeper slopes nor comply with current requirements for Critical Area Reports (KMC 18.62).
- Increased loss of native vegetation, irrigation and waterline leaks, and more impervious surfaces would increase hazards.

Nearly all land is on steep slopes.

15% of the land on extremely steep slopes (unbuildable).



Factor (c): Compatibility with and Impact on Adjacent Land Uses and Surrounding Neighborhoods

- Nearly all surrounding neighborhoods and undeveloped properties are Low Density Residential.

Feature	Low Density Neighborhoods	High Density
Units per acre	4-6 single family	27 multi-family
Min. Lot (SF)	7,500-10,500	1,600
Max. Height (Ft)	35	45

- This site would be a High Density “Island” in the middle of existing and developing Low Density neighborhoods. It would be incompatible.

Factor (f): Current and Projected Population Density in the Area

- Proposed population density would be 4.5 to 6.8 times greater than in the surrounding area.
- Current Low-Density land use designation for this site would allow up to 180 single family homes or 4.4 homes per acre
- That low density is consistent with surrounding neighborhoods and developments.

Approval Criterion (a): Bears a Substantial Relationship to Public Health, Safety, Welfare and Protection of Environment

- High Density Residential land use increases risks to public health and safety from:
 - Steep slopes with erosion, stormwater runoff and landslide hazards
 - Inadequate access roads
 - Traffic issues.
- Public welfare would be impacted by:
 - Incompatibility with surrounding neighborhoods.
- The Environment would be harmed by:
 - Loss of wildlife habitat and native species
 - Loss of iconic land feature in Kennewick.

Approval Criterion (b): Consistent with Comprehensive Plan

High Density Residential land use would be inconsistent with Comprehensive Plan:

- Geologically Hazardous Areas:
 - Proposed development should avoid impacting critical areas
 - The highest mitigation strategy is to avoid impact to critical areas.
- Critical Area Goals
 - 1: Protect from landslides, steep slope failure, and erosion
 - 2: Protect unique environmental elements of critical areas
 - 3. Regulate/mitigate activities in or adjacent to critical areas to avoid adverse environmental impacts.
- City policy in the Southridge Master Plan prohibits housing on slopes in excess of 25%.

Approval Criteria b: Consistent with Comprehensive Plan

- Inconsistencies with Residential Goals and Policies:
 - Require multi-family structures be located near a collector street with transit, near an arterial street, or near a neighborhood center.
 - Place Low Density Residential on lands constrained by sensitive areas.
 - Designate land for High Density Residential where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.

Conclusions and Requested Actions

CPA 20-06 would:

- Impact several “Factors To Be Considered”.
- Not meet two of the Approval Criteria.
- Have probable significant adverse impacts on the environment.
- Not be consistent with the Comprehensive Plan on compatibility with surrounding Low Density Residential properties.
- Affect the traffic system and require significant improvements.

The Planning Commission should recommend to the City Council that CPA 20-06 be DENIED.

Open Online Public Survey

- In October, 2020 PHHA opened an online survey on public concerns in all surrounding neighborhoods.
- 195 responses were received from many neighborhoods.
 - **193 (99%) oppose High Density land use**
 - **2 (1%) support High Density land use**

Responses by Neighborhood

Neighborhood	Responses
Panoramic Heights	63
Apple Valley	47
Creekstone	30
Southridge	23
SouthCliffe	13
Windsong	7
Others	12

Issues of Concern for Residents

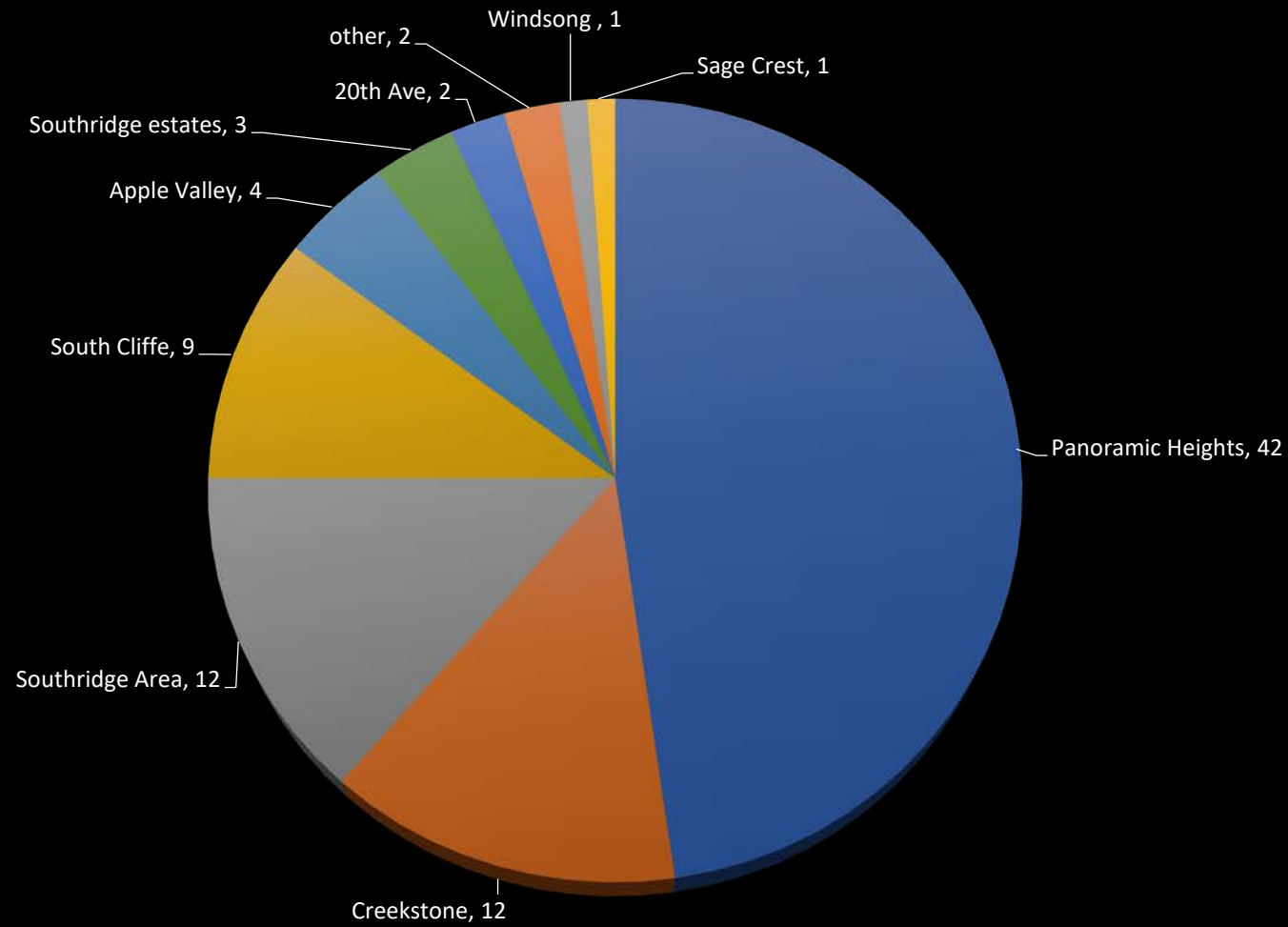
EXHIBIT A-36

Concern	Number of Responses
Number of Vehicle Trips	189
High Density “Island”	178
Use of Residential Streets	172
Reduced Property Values	160
Steep Slope Hazards	158
Other Concerns Identified	58

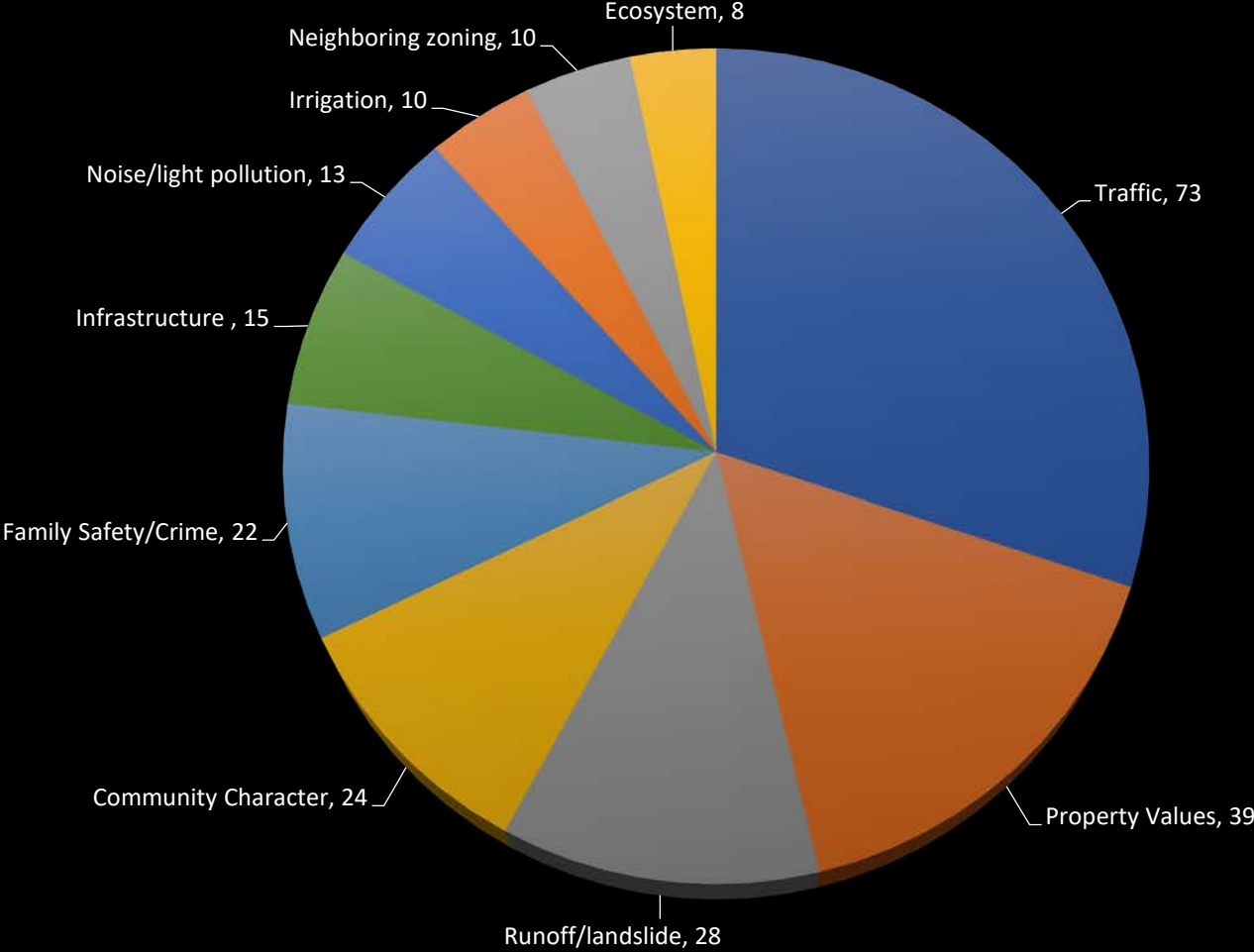
Summary of Public Concerns About CPA 20-06

- PHHA compiled a listing of concerns expressed by members of the public who submitted written comments to City Officials.
- Includes 88 pieces of correspondence for which PHHA received copies from September 2020 – April 2021.
- Here is a summary of written public comments.
- They are consistent with the open Public Survey.

**Public Concerns About CPA-06:
Neighborhood of respondents**



**Public Concerns About CPA-06:
Top 10 with number of respondents**



**BEFORE THE PLANNING COMMISSION
CITY OF KENNEWICK, WASHINGTON**

In the Matter of

Application of Jose Chavallo
For Redesignation of 40.6 acres from
Low Density Residential to High
Density Residential

Comprehensive Plan Amendment 20-06

APPLICANT'S PRE-HEARING MEMORANDUM

James C. Carmody
Meyer, Fluegge & Tenney, P.S.
230 South Second Street
Yakima, WA 98901
509.575.8500
carmody@mftlaw.com

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Jose Chavallo and Tammy Steele-Chavallo (“Applicant” or “Chavallo”) submit this memorandum in support of their application to amend the Kennewick Comprehensive Plan (“Comprehensive Plan”) land use designation of 40.6 acres of undeveloped property from Low Density Residential to High Density Residential.

I. INTRODUCTION

This application involves a unique parcel of land. The property spans the ridgeline of Thompson Hill. Views are unparalleled in the Tri-Cities and the topography provides natural buffers. The steep topography limits the scope of development but offers a site suited for an integrated development of a signature boutique hotel and high end condominiums. The development concept is fully integrated and can be accomplished only through redesignation of the property from Low Density Residential to High Density Residential.

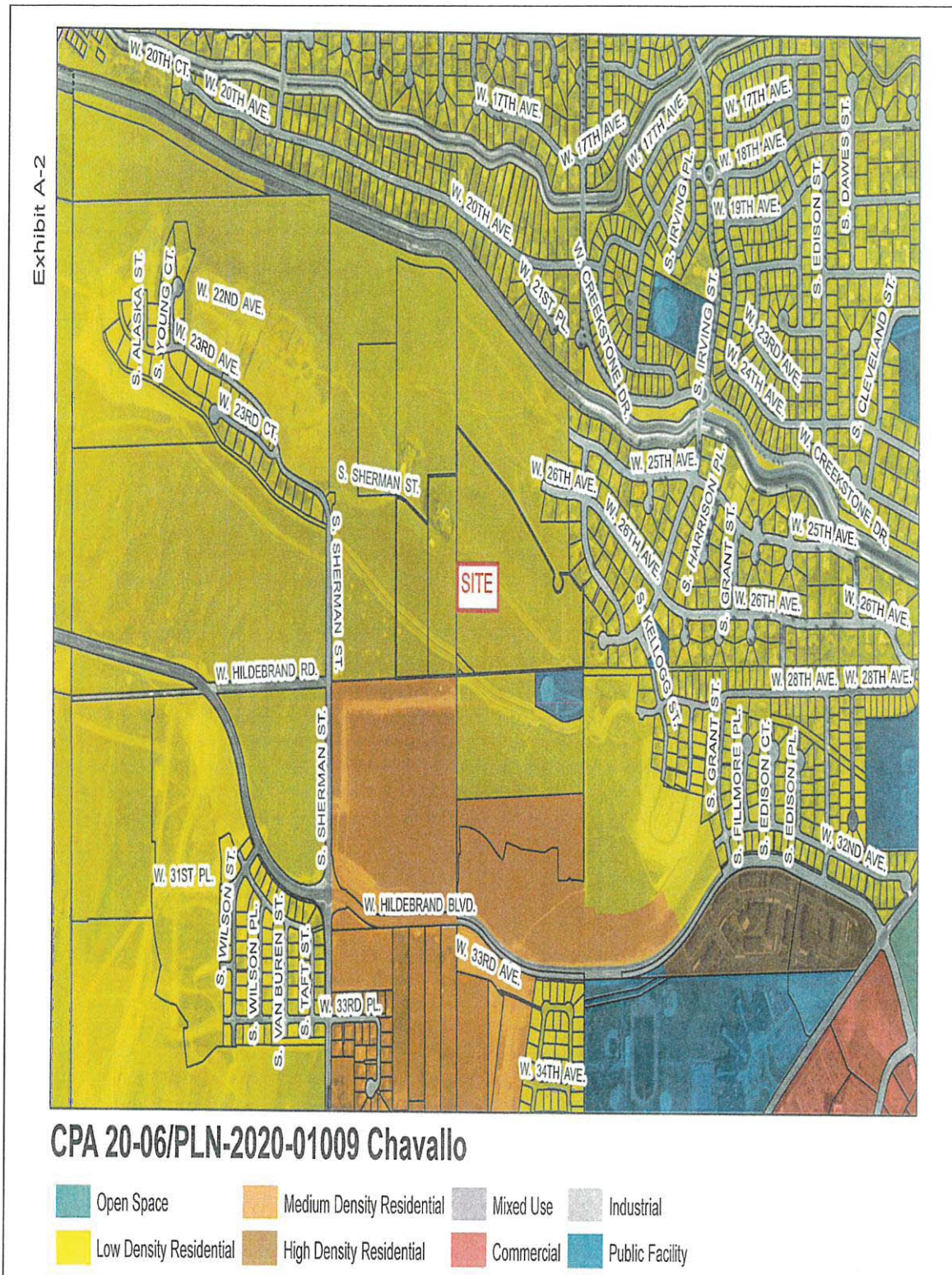
The center piece of potential development would be the boutique hotel located on the ridge at Thompson Hill. National hoteliers have identified the site as premium property for a special project. The hotel site is the current residential parcel. The majority of the developable property is located on the south slope and physically separate from single family neighborhoods on the Northside of the hill. The Northside of the hill offers limited development opportunity because of steep slopes. The ridge of Thompson Hill serves as a natural buffer for development.

All traffic would be directed to the south to Sherman Street, Hildebrand/Bob Olson Parkway. Any development of the steep north hillside (near panoramic heights) would be limited due to topography and other development constraints.

II. DESCRIPTION OF PROPERTY, APPLICATION AND ENVIRONMENTAL REVIEW

2.1 Description of Property. This application requests a Comprehensive Plan amendment re-designating 40.6 acres of property from Low Density Residential to High Density Residential. The property spans the crest of Thompson Hill and is subject to severe development limitations because of topographic and critical area restraints.¹ The site and land use designations are depicted on *Exhibit A-2*.

¹ The subject property consists of two (2) existing parcels – Parcel Nos. 1-0889-400-0004-000 and 1-0889-301-3081-001 – together with Lots 37 and 38 Citadel Estates Preliminary Plat. (*Exhibit A-3*). The property address is 2701 and 2711 S. Sherman Street, Kennewick, WA. (*Exhibit A-3*).

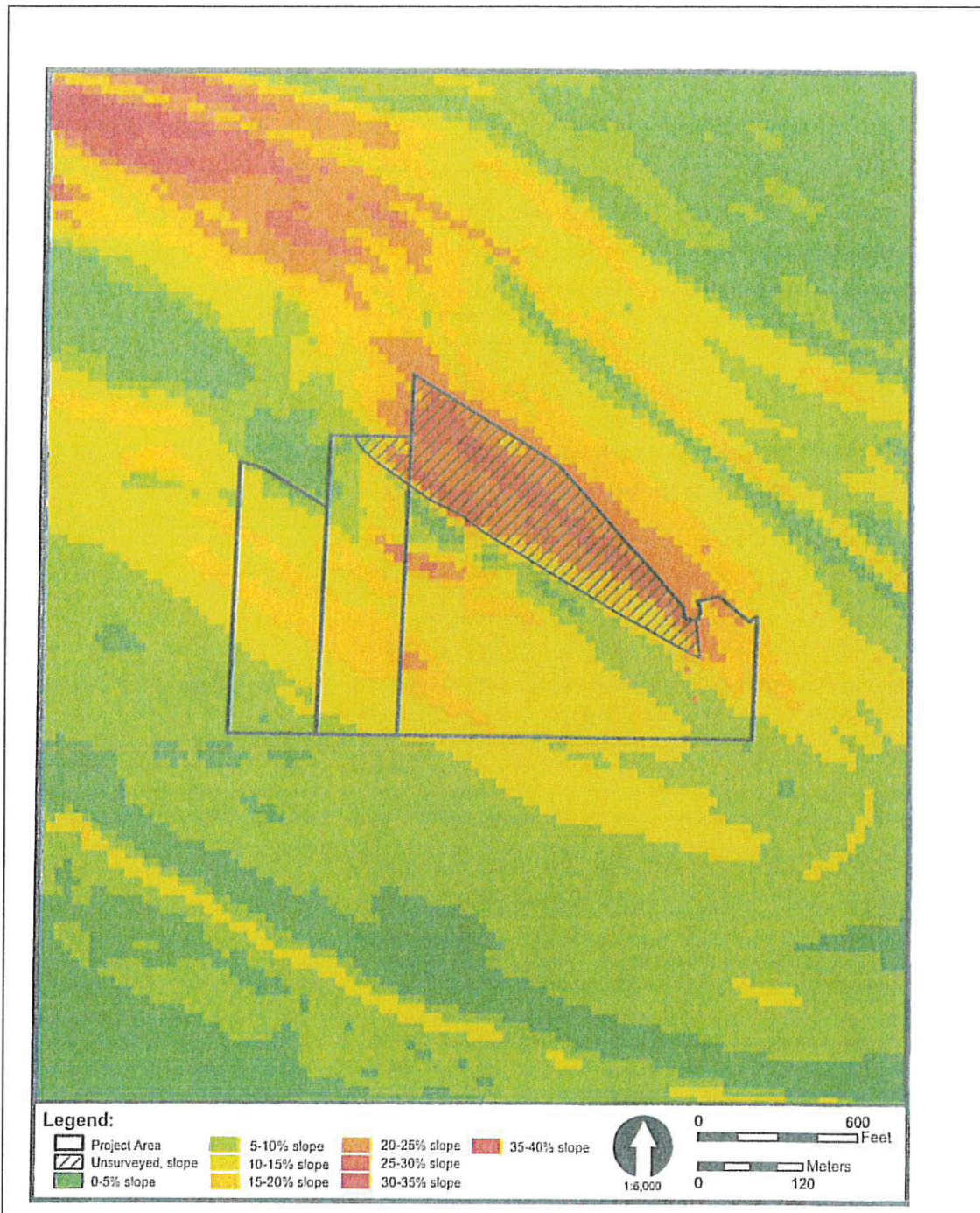


Adjacent land use designations include Low Density Residential, Medium Density Residential and High Density Residential. The application includes two existing parcels which span from the

ridgeline of Thompson Hill to the southern boundary of the property. The application also includes two (2) lots from Citadel Estates preliminary plat – Lot 37 and Lot 38. The parcel configuration is shown below.



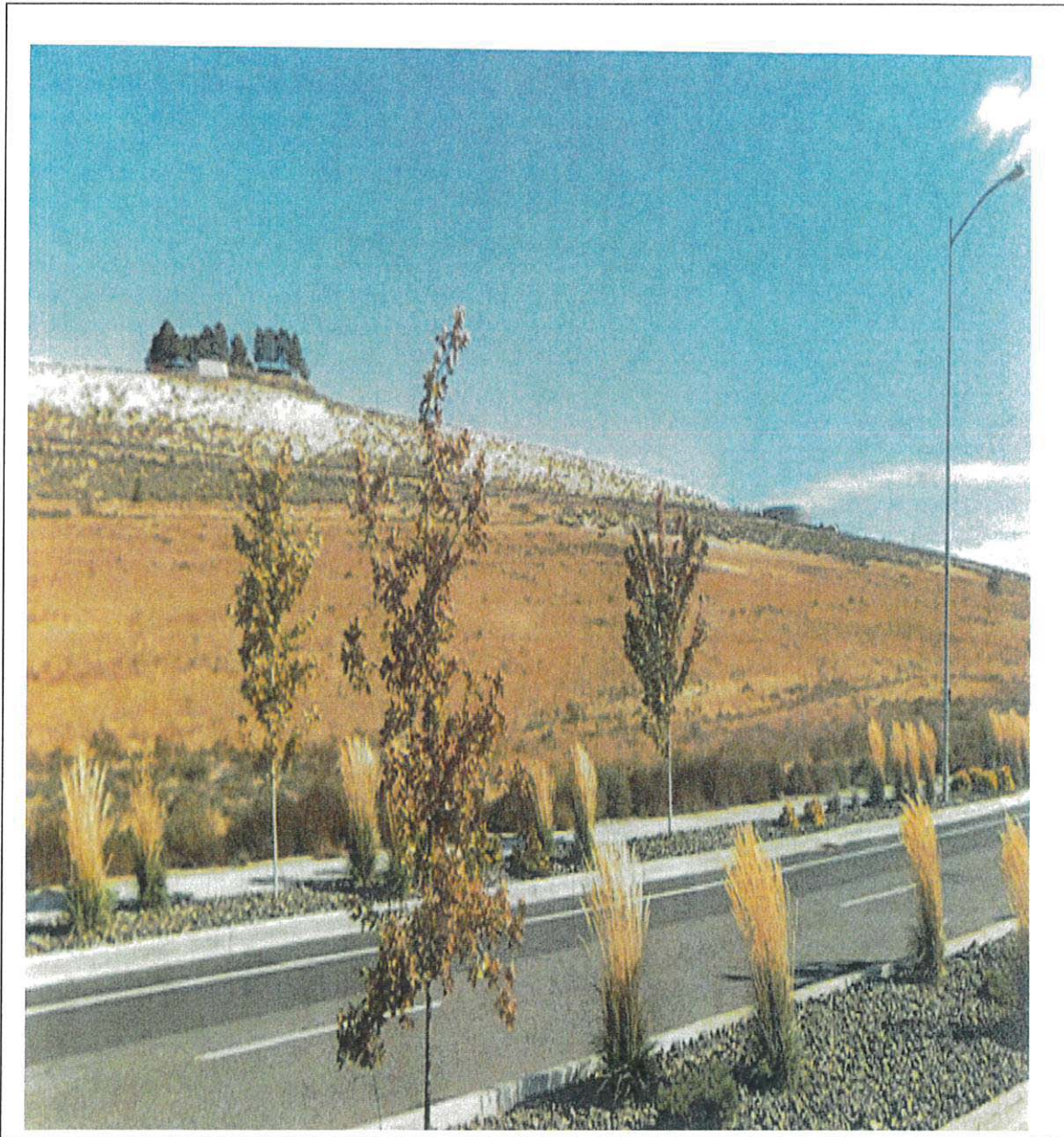
The primary development area is located on the ridgeline and south slope of the property. It is difficult to understand the property from two-dimensional mapping. The topography is a critical component to understanding the application. The following color topographic map helps with understanding the steep hillside areas.



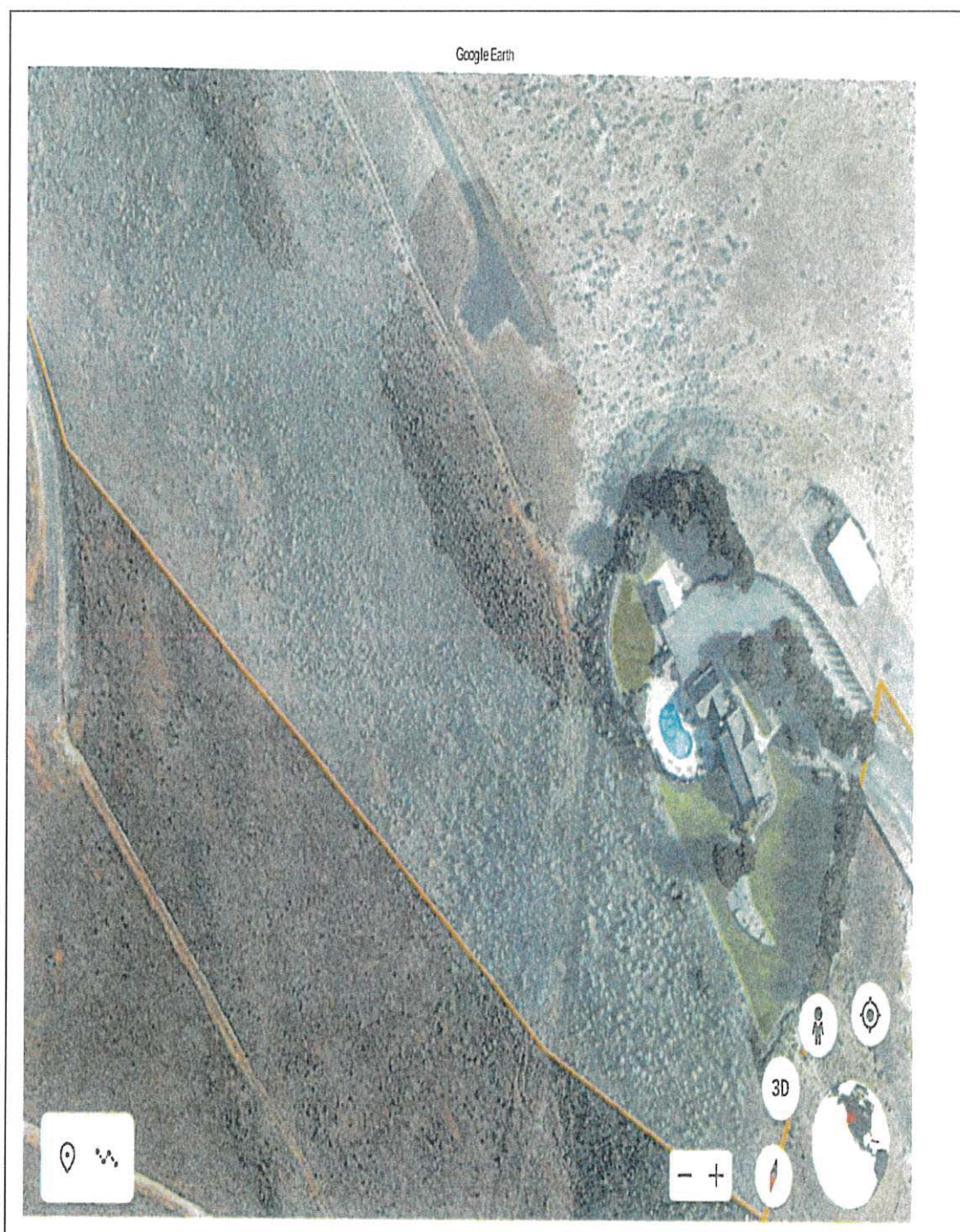
A true understanding of the property can only be achieved through a site visit.

The property is bisected by the ridgeline of Thompson Hill. The north slope includes geologically hazardous critical areas and offers limited, if any, development opportunities. A significant single-family residence is situated at the top of the hill. This area offers unprecedented and unique views in virtually every respect. It is safe to say that the view from this location is unmatched within the

greater Tri-Cities area. The majority of development property is located near the ridgeline and on the south facing slope of Thompson Hill. That area can be seen in the following photograph.



The crest of the hill offers building areas suitable for a boutique hotel. The primary location would be current site of the single-family residence. The area can be seen in the following photograph.



The property is abutted on the north by the preliminary plat of Citadel Estates – a thirty-six (36) lot single-family development owned by Applicant.² Lot 37 of Citadel Estates consists primarily of geologically hazardous slopes. The steep slope area extends along the northern perimeter of the amendment property. Opposition to the land use redesignation comes from residents of Panoramic Heights – a residential subdivision located north and east of the subject property. Panoramic Heights can be seen in the following photograph.



² Citadel Estates consists of thirty-six single family residential lots together with two additional parcels (Lots 37-38). Lots 37 and 38 contain geologically hazardous critical areas which severely constrain development. The development constricted parcels and included as part of this request for plan amendment.

Panoramic Heights is located at the foot of Thompson Hill. The direct view from the subdivision is of the north face of Thompson Hill which is composed primarily of geologically hazardous areas. Any development of the ridgeline and south slope is obscured from view. The geologically hazardous areas are undevelopable under either Low Density Residential or High Density Residential land use designation. A significant portion of the north face of the subject property will remain "open space" in perpetuity.

2.2 Request and Need for Comprehensive Plan Amendment. Jose Chavallo has submitted an application for redesignation of the subject property from Low Density Residential to High Density Residential. The property presents both development challenges and opportunities. The highest and best use of the property involves consideration of a small boutique hotel located at the crest of Thompson Hill. The site has been evaluated by national hoteliers and found well suited for a unique hotel experience. Views are unparalleled and the property is located in proximity to established transportation systems (West Hildebrand/Bob Olson Parkway, Highway 395 and Interstate 81). There is also a significant shortage of available condominium units in the Tri-Cities area. The problem is that the Kennewick Comprehensive Plan provides very limited options with respect to an integrated development. The only land use designation available that would allow for the combined development of a boutique hotel and condominiums is the High Density Residential land use designation. It is important to preserve open space and flexibility in the contemplated use of the land.³

Because of topography and site limitations, the development of multi-family component is practically limited to between 300-400 dwelling units. The primary development area is along the ridgeline and south facing portion of the property. All access (with the exception of secondary emergency access) will be directed to West Hildebrand/Bob Olson Parkway. The south ridge corridor offers full range of public services and access to regional transportation systems.

The Comprehensive Plan and zoning ordinance present limitation on creative development concepts. The only land use designation that would allow a combination of boutique hotel and condominium development is the High Density Residential land use designation. The current application is requested to allow flexibility in concept and development design options. Any development will be subject to rigorous environmental review and application of established development regulations. This request is only the first step in a long development process.

2.3 Land Use Application and Associated Environmental Review Under State Environmental Policy Act (SEPA). This application has suffered through a tortured environmental review process. The history has been partially summarized in the administrative record but included, at one point, the extraordinary requirement that the Applicant prepare an Environmental Impact Statement (EIS). Never in the history of the City of Kennewick has an

³ Applicant has discussed with Planning Staff a range of options for development of the property under its highest and best use. Among the considerations was redesignation of the property to Medium Density Residential with a project application processed through a Planned Residential Development. KMC Ch. 18.45. This option does not, however, allow for development of a boutique hotel. A second option was to amend the ordinance provisions related to the Commercial Neighborhood (CN) zoning district to permit boutique hotels. See generally KMC 18.45.030(3). While these options remain open for consideration, the most prudent course to follow would be utilization of the existing land use designation categories.

applicant for a comprehensive plan amendment of this type been required to engage in such an expensive and unnecessary process. The City ultimately withdrew its Determination of Significance (DS) and issued a Mitigated Determination of In-Significance (MDNS) on February 26, 2021. (*Exhibit A-4*). The REVISED MDNS set forth mitigation conditions and determined "...that this proposal will not have a probable significant adverse impact to the environment." *Id.* The mitigation conditions were as follows:

Mitigation Conditions:

1. Prior to any earth disturbing activities on the subject property, a cultural and archeological survey conducted by a qualified professional must be completed.
2. No vehicular access will be allowed through Citadel Estates to 25th Avenue and 26th Avenue, provided that emergency vehicle access only may be allowed on the aforementioned streets as approved by the Kennewick Public Works Department.
3. No vehicular access allowed to 27th Court.
4. At the time of a specific project submittal, as determined by the City of Kennewick Transportation Manager, a traffic impact analysis shall be provided to assess site generated impacts at the following intersections:
 - a. Sherman Street and Bob Olson Parkway
 - b. Hildebrand Avenue and Southridge Boulevard
 - c. Roundabout at Bob Olson Parkway and 10th Avenue

NOTE: Contact the City of Kennewick Transportation Manager to discuss the full scope of the traffic analysis. The traffic analysis shall be coordinated with the Apple Valley traffic study

5. Future applications for rezoning of the subject property shall be considered only in combination with a site-specific project level land use application.
6. All development of the subject property must meet all of the requirements of Kennewick Municipal Code 18.62 as amended and in effect at the time of application.
7. All structures constructed on the subject property must meet the requirements of Kennewick Municipal Code chapter 18.75 and/or 18.78 as applicable to the development as amended and in effect at the time of application.
8. Exterior lighting associated with the development of the subject property must meet the requirements of Kennewick Municipal Code chapter 18.39 as amended and in effect at the time of application, which may include a photometric plan confirming compliance.
9. Development on slopes 40% or greater is prohibited. At the time of a specific development a critical areas report shall be prepared consistent with the applicable requirements of the Kennewick Municipal Code.

The mitigation conditions specifically prohibit vehicular access (with the exception of emergency access) through Panoramic Heights (25th Avenue, 26th Avenue and 27th Court); require traffic impact analysis at time of rezone and project specific application for identified intersections; mandates consolidation of rezone and project specific applications; and sets forth specific development standards more particularly set forth in Kennewick Municipal Code. The REVISED MDNS was not appealed and is binding in this proceeding.

A threshold determination is final and binding in subsequent administrative processes. *West Coast, Inc. v. Snohomish*, 104 Wn. App. 735, 742, 16 P.3d 30 (2000). The process has been summarized as follows:

If there will be no significant impacts, a DNS is issued and no further environmental documentation will be required. If the proposal can be modified to reduce the environmental impacts below the level of significance, a mitigated DNS will be issued. Under these circumstances where an EIS will not be prepared, the DNS or mitigated DNS provides documentation of the threshold environmental analysis to guide decision-makers toward actions consistent with SEPA substantive policies.

24 Wa Prac Section 17.12. The Planning Commission does not have substantive authority to deny the land use application on the basis of SEPA because the binding determination has been that mitigation eliminates any significant adverse environmental impacts required to be evaluated under the environmental review process. See, e.g. 24 WA Prac Section 1741 – State E

III. COMMENTS AND RESPONSES TO PUBLIC OBJECTIONS AND IMPACTS.

Planning Staff has included all agency and public comment on the land use application. Public opposition comes from a single source – Panoramic Heights subdivision.⁴ The objections focus primarily on traffic impacts but also include concerns related to geologically hazardous critical areas, stormwater management, cultural resource impacts and impacts on community facilities. Chavallo has been subject to an unprecedented review process that included exhaustive environmental review coupled with requirements for multiple reports and studies. The property is also the subject of historic environmental analysis including geotechnical investigations and critical area reports. It is fair to say that no other applicant for a change in land use designation has been subject to these requirements.

3.1 Chavallo Has Addressed and Mitigated Development Related To Asserted Adverse Traffic Impacts. The property and proposed comprehensive plan amendment have been subjected to unprecedented environmental review.⁵ Applicant was requested to provide a

⁴ Public comments are contained within *Exhibits A-15 and A-16*. Each comment is separately listed within the exhibits.

⁵ City of Kennewick initially issued a Determination of Non-Significance (DNS) for the comprehensive plan amendment. This environmental threshold determination is consistent with the historic practice applied to comprehensive plan amendments. After bending to political pressures, Planning Staff withdrew the DNS and issued

hypothetical development scenarios for the property. Applicant complied with the request and advised that a realistic development would include two components: (1) a boutique hotel (at the location of the current single-family residence) with between 60 and 90 rooms; and (2) development of between 300-350 premium condominium units. Trip generation was also provided on a worst case basis. Traffic analysis was provided by Sunburst Engineering – a licensed traffic engineering firm.

Project opposition erroneously argued that all traffic from the development would be routed through Panoramic Heights. It was argued that the proposal will create 1100 multi-family units with 8000 traffic trips passing through Panoramic Heights subdivision. The assumed impact is depicted in opposition submissions.



(Exhibit A-15.109). Opposition is simply wrong in its assumptions.

The simple answer to the incorrect assertion is that NO TRAFFIC WILL GO THROUGH PANORAMIC HEIGHTS. The Revised MDNS includes the following conditions:

2. *No vehicular access will be allowed through Citadel Estates to 25th Avenue and 26th Avenue, provided that emergency vehicle*

a Determination of Significance (DS). A DS requires preparation of an Environmental Impact Statement (EIS). City of Kennewick has never required preparation of an EIS for any comprehensive plan amendment. Appellant appealed the threshold determination and the City subsequently withdrew its DS and issued a Mitigated Determination of Non-Significance (MDNS). The DS was withdrawn after the applicant submitted traffic and engineering studies and proposed mitigation measures. City issued a Revised MDNS on February 26, 2021. *Exhibit A-4*. No appeals were filed with respect to the Revised MDNS.

access only may be allowed on the aforementioned streets as approved by the Kennewick Public Works Department.⁶

3. *No vehicular access allowed to 27th Court.*
4. At the time of a specific project submittal as determined by the City of Kennewick Transportation Manager, a traffic impact analysis shall be provided to assess site generated impacts at the following intersections:
 - a. Sherman Street and Bob Olson Parkway.
 - b. Hildebrand Avenue and South Ridge Boulevard.
 - c. Roundabout at Bob Olson Parkway and 10th Avenue.

NOTE: Contact the City of Kennewick Transportation Manager to discuss the full scope of the traffic analysis. The traffic analysis shall be coordinated with the Apple Valley traffic study.

No traffic from the subject property will pass through Panoramic Heights. All will exit to the south and connect with West Hildebrand/Bob Olson Parkway. The traffic mitigation conditions were specifically approved by City of Kennewick – Traffic Engineering Division (*Exhibit A-11*). Transportation Manager – Sorin Juster – concurred with the mitigation conditions. *Id.* The primary objection registered by adjacent property owners related to traffic impacts through adjacent residential subdivisions. (See *Exhibit A-16.2-16.4*; *Exhibit A-16.7-16.8*; *Exhibit A-16.10*).

3.2 Site Development is Significantly Limited By Topography and Geologically Hazardous Critical Areas. Opposition next focuses on uninformed assumption regarding development on the north facing slope of Thompson Hill. Again, the facts undermine the assumptions.

The topography and presence of geologically hazardous critical areas on the north slope poses significant development restrictions to both Low Density Residential and High Density Residential project proposals. REVISED MDNS specifically conditions future development on compliance with Geologically Hazardous Areas – Critical Areas requirements of KMC Ch. 18.62. The ordinance requirements are applicable to all development within identified geologically hazardous critical areas. These provisions apply irrespective of the land use designation.

⁶ Citadel Estates includes a thirty-six (36) lot single-family preliminary plat. Applicant is the owner and developer of Citadel Estates. The approved plat extends 25th Avenue and 26th Avenue from Panoramic Heights through the single-family component of Citadel Estates. Revised MDNS specifically prohibits any vehicular access through Citadel Estates to 25th Avenue and 26th Avenue. It goes further and provides that there shall be no vehicular access allowed to 27th Court.

Opponents of the project have prepared and circulated an “Artist’s rendering of High Density on steep slope.”⁷ The following rendering is offered in support of their opposition.



(Exhibit A.16-10).⁸ To be honest, the “artist” needs to find a new occupation. The “Artist’s Rendering” places apartments within the geologically hazardous area (which is prohibited); ignores scale and proportion; fails to apply multi-family development standards; omits multi-family open space requirements; ignores design standards for multi-family development; excludes

⁷ Opposition sets for the a “before and after” rendering for four story apartments located on the northern slope of Thompson Hill. It is asserted that 1100 units could be built which add over 8000 car trips per day.

⁸ Panoramic Heights Homeowner’s Association provided additional comment on April 12, 2021 (Exhibit A-16.10). The comments continue assertions of traffic impacts; inadequate vehicle access to the site; and construction on steep slopes. Each of these concerns are specifically addressed by environmental mitigation and applicable development regulations.

roads, parking and setbacks; and is simply a poor effort to “cut and paste”. Hundreds of units are suspended in air or stacked upon one another. Even scare tactics should be supported by facts.

Here are the facts. The northern slope of Thompson Hill is subject to significant development constraints associated with geologically hazardous areas. Geologically hazardous areas are those areas that are susceptible to erosion, sliding, earthquakes and other geological events. There are five specific types of geologically hazardous areas.



LAND USE

Table 6: Geologically Hazardous Areas

Geologically Hazardous Areas	Identified or Mapped by Agency	Definition
Erosion hazards	U.S. Department of Agriculture-Natural Resources, Conservation Service (USDA - NRCS)	Moderate to very severe rill and inter-rill erosion. Slopes greater than 15%
Landslide hazards	U.S. Department of Agriculture Natural Resources, Conservation Service (USDA – NRCS), Department of Ecology, Department of Natural Resources, U.S. Geological Survey	Subject to landslides due to a combination of geologic, topographic, and hydrologic factors such as bedrock, soil, slopes, structures, or hydrology
Seismic hazards		Subject to severe risk of damage from ground shaking, slope failure, settlement, soil liquefaction, lateral spreading, or surface faulting
Extreme slope hazards	Southridge Master Plan - JUB	Severe erosion potential and high probability of slope failure & landslide occurrence, Slopes greater than 25%
Other geological events		Mass wasting, debris flows, rock falls, differential settlement.

MITIGATION SEQUENCING

Proposed development should avoid impacting critical areas. Mitigation sequencing identifies preferred options to use when the proposed activity cannot be avoided or minimized to cause the least amount of impact. Mitigation sequencing is listed in the order of preference.

1. Avoiding the impact by not taking a certain action;
2. Minimizing the impact by limiting the degree of the action, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
4. Minimizing or eliminating the hazard by restoring or stabilizing using approved engineering or other methods;
5. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the proposed action;

Comprehensive Plan/Land Use – 35. These development limitations apply to both Low Density Residential and High Density Residential. Applicant has presented geotechnical and critical area reports for the north slope area of the property. Also submitted has been topographic mapping. Significant portions of both Lot 37 and Lot 38 (which include the north slope) are undevelopable critical areas. Despite these facts, the opposition cut and pasted 1100 units on undevelopable property. In addition to absolute prohibitions on development, the remaining north slope presents significant development impediments for any residential development – single-family residential or multi-family residential.

Opposition also fails to consider specific regulatory requirements applicable to multi-family developments. The Kennewick Zoning Ordinance contains specific open space requirements for multi-family developments. KMC 18.12.010A.2: - Table of Residential Site Development Standards n.(3)(a). For multi-family development with an average of two bedrooms, the “open space” requirement for 1100 dwelling units would be in excess of five (5) acres. All new multi-family residential developments within the city limits are also subject to *Residential Design Standards – Multi-Family (August 17, 2004)*.⁹ All of these considerations are applicable at the stage of project review.

3.3 Cultural Resource Impacts Are Negative. Opposition has suggested that the project site may contain significant cultural resources. The change in land use designation does not result in a change in development impacts on possible cultural resources. Under either Low Density Residential or High Density Residential, the development footprint is the same and would be subject to cultural resource assessments.

In addition, the Revised MDNS includes the following condition:

1. Prior to any earth disturbing activities on the subject property, a cultural and archeological survey conducted by a qualified professional must be completed.

Exhibit A-4. The fact is that Chavallo accelerated the review and commissioned a cultural and archeological survey for the property. Julia Furlong, MS, RPA prepared *Cultural Resources Survey for the Chavallo Survey Project, Benton County, Washington* (“*Cultural Resources Survey*”). The subject property was surveyed with additional research related to previous investigations and resource identifications within one mile of the project area. The Cultural Resource Survey concluded that “[...]o cultural resources were identified as a result of surveying the project area.”

3.4 Stormwater Drainage and Protection. The opposition also suggests that stormwater drainage would be a problem associated with any development. (*Exhibits A-16.2, A-16.6 and A-16.10*). The City of Kennewick requires that new development design stormwater facilities to retain and dispose of a 25-year 24-hour design storm on-site. Applicant provide a stormwater

⁹ Multi-family residential design standards include consideration of a wide range of development components including entrance, parking, building orientation, landscaping, setbacks, fences and other development specific considerations. Also considered are open spaces, pedestrian walkways, protections of natural features and neighborhood compatibility.

impact assessment by Harms Engineering, Inc. Consultant applied adopted stormwater design regulations and established a comparative analysis between existing Low Density Residential development and High Density Residential development. The analysis concluded that "...[a] zoning change from RS and RL to RH could result in approximately 17% more runoff that would need to be handled versus the existing zoning." The possible increase in stormwater runoff would require expansion of a stormwater pond from (a) a 150 ft wide x 160 ft long (base dimensions), 5 ft deep with 3:1 side slopes (horizontal:vertical); to (b) a 150 ft wide x 190 ft long (base dimensions), 5 ft deep with 3:1 side slopes (horizontal:vertical). Any increase in stormwater runoff is easily retained onsite in accordance with adopted development standards.

IV. REVIEW AND APPROVAL CRITERIA.

Kennewick Municipal Code sets forth two provisions applicable to review and approval of comprehensive plan amendments and area-wide zone map amendments. Those provisions are found in KMC 4.12.110(7) and (8). Analysis of the approval criteria is as follows:

4.1 KMC 4.12.110(7) Requirements for Comprehensive Plan Amendment. KMC 4.12.110(7) provides that the City may approve Comprehensive Plan Amendments and area-wide zone map amendments if the application meets one or more of four (4) separate criteria. KMC 4.12.110(7) sets forth the four (4) above criteria for amendment of the comprehensive plan. Applicant is required simply to meet "one or more" of the identified criteria for plan amendment. Planning Staff acknowledges that the present proposal meets three (3) of the listed criteria.

a. The proposed amendment bears a substantial relationship to the public health, safety, welfare and protection of the environment. Planning Staff acknowledges that the proposed amendment bears a substantial relationship to the public health, safety and welfare. Proposed Finding 25 is as follows:

The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment.
The proposed amend [sic] has the potential to create positive and negative impacts to the surrounding area.

The further record establishes that the proposed amendment, as conditioned under environmental review, does not result in a significant adverse environmental impact. The discussion and determination set forth in Revised MDNS is as follows:

The City of Kennewick issued a REVISED MDNS based on comments received. *The City of Kennewick has determined that this proposal will not have a probable significant adverse impact to the environment, however mitigation measures are warranted.* An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision is 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.

(*Exhibit A-4*).¹⁰ The use of a Mitigated DNS has been embraced by the State. WAC 197-11-350. “The Legislature created the MDNS process to encourage agencies and applicants to work together to reduce the impacts of a project below the threshold level of significance.” *Anderson v. Pierce County*, 86 Wn. App. 290, 303, 936 P.2d 432 (1997).

With an MDNS, promulgation of an EIS and intense public participation are rendered unnecessary because the mitigated project will no longer cause significant adverse environmental impacts.

Id. The courts have recognized that the MDNS process is “eminently sensible.” *Hayden v. City of Port Townsend*, 93 Wn.2d 870, 880, 613 P.2d 1164 (1980), *overruled on other grounds*, *SANE v. Seattle*, 101 Wn.2d 280, 676 P.2d 1006 (1984). The courts have stated:

SEPA encourages compromise and accommodation by requiring that the decision-maker consider mitigation and state why it is inadequate to relieve the adverse impact. When the decision-maker imposes some mitigation measures, this does not necessarily mean that unmitigated impacts no longer exist or will be totally eradicated by mitigation, but merely that as mitigated, the project as a whole is acceptable.

Victoria Tower Partnership v. City of Seattle, 59 Wn. App. 592, 603, 800 P.2d 380 (1990). No appeal was filed for the Revised MDNS. *Staff Report Proposed Finding 22*. In the absence of an appeal, the record establishes that the mitigated proposal does not have a significant adverse environmental impact.

b. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City’s adopted comprehensive plan not affected by the amendment. Planning Staff acknowledges that “...[t]his amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City’s adopted comprehensive plan not affected by the amendment.” *Staff Report at 3 and Proposed Finding 26*.

The Legislature has established the following goals to guide development and adoption of comprehensive plans. The following goals are not listed in order of priority and shall be used for the purpose of guiding development of comprehensive plans and development regulations.

- (1) Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

¹⁰ In its proposed Conclusions (Conclusion 1), Planning Staff erroneously states that “...the lead agency has determined that the proposed amendment does have a probable significant adverse impact on the environment.” This conclusion is incorrect and in direct conflict with the Revised MDNS issued in this proceeding.

(2) Reduce Sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling low-density development.

(4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(5) Economic Development. Encourage economic development throughout the State that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this State, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing sufficient economic growth, all within the capacities of the State's natural resources, public services, and public facilities.

(6) Property Rights. Private property should not be taken for public use without just compensation having been made. The property rights of land owners shall be protected from arbitrary and discriminatory actions.

(7) Permits. Applications for both State and local government permits shall be processed in a timely *and fair manner* to ensure predictability.

(9) Open Space and Recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(12) Public Facilities and Services. Ensure that those public facilities and services necessary to support development *shall be adequate to serve the development at the time the development is available for occupancy and use* without decreasing current service levels below locally established minimum standards.

RCW 36.70A.020. The proposed amendment to the land use designation encourages development in urban areas with adequate public facilities; reduces sprawl; addresses deficiencies in multi-family housing options; promotes economic development; protects property rights from arbitrary

and discriminatory actions; furthers open space retention through multi-family development standards; and protects the environment. Growth Management Act (GMA) specifically protects property owners from arbitrary and discriminatory actions and mandates “timely and fair” permit processes. This process has been anything but fair, nondiscriminatory and efficient.

Never in the history of the City of Kennewick has an applicant for a comprehensive plan amendment been required to prepare an Environmental Impact Statement (EIS). Chavallo appealed the arbitrary decision and prevailed with the withdrawal of the erroneous threshold determination. The application has been subjected to submission of significant additional reports including traffic impact analysis and stormwater engineering assessment. Applicant is unaware of any other similar application that has been subjected to these requirements. And the arbitrary treatment is manifest in the submission of a Staff Report and Administrative Record that totally and completely omitted any of Applicant’s documentation and submissions. The process that prohibits or removes from the decision-maker’s consideration essential application documents is unfair, arbitrary and discriminatory.

c. The proposed amendment corrects an obvious mapping error. This request does not involve a mapping error.

d. The proposed amendment addresses an identified deficiency in the comprehensive plan. Planning Staff acknowledges that “[...]he proposed amendment does address an identified deficiency in the Comprehensive Plan.” The deficiency specifically relates to the supply of land designated High Density Residential. The deficiency is specifically identified in Kennewick Comprehensive Plan which provides as follows:



HOUSING

This has been done by calculating the amount of developed land per person within the city limits. This per capita figure has been calculated for each land use designation. The amount of land needed for the projected growth within the City is then derived by multiplying the per capita ratio by the increase in population. The following table shows residential acres needed by 2037. A similar table was prepared for Kennewick's 2011 and 2013 applications to modify the Urban Growth Boundary of the City.

Table 17: Projected Housing Needs

Residential Density	New Acres Needed by 2037	Vacant/Underdeveloped Acres from Land Use Table 2016	Anticipated Surplus after 2037 by Acres
Low Density	2,004	3,391	1,387
Medium Density	469	717	248
High Density	173	14	-159
Total	2,646	4,122	1,476

The table compares the needed acres in each residential density with the vacant and underdeveloped acres that were available in December 2016. The last column on the right side indicates surplus or deficit acres, if any, that would be expected in 2037 with no addition, changes, or elimination of residential land in each of the three categories.

This table shows that there is enough land in the low and medium-density land use categories (3,391 acres and 717 acres, respectively) for the anticipated growth to 2037 since only 2,004 acres are needed for low-density and 469 acres are needed for medium density.

The table also shows that the high-density category is not adequate to support the current anticipated need. By 2037, 173 acres are needed for high density residential development. There are 14 undeveloped acres currently designated for this type of residential development. 159 additional acres are needed by 2037 to break even if this anticipated need proves to be accurate. One way to meet the demand of high-density land could be to change the zoning of some of the surplus low and medium density to high density.

Future low- and medium density residential development is anticipated to occur at a slightly higher density than has occurred in the past due to the growth in this area. Even with this, the City will need to establish policy to address the anticipated deficit of high-density land for development during the next 20 years.

There is no dispute with respect to the proposals specific purpose of addressing deficiencies in multi-family housing.

4.2 Additional Factors for Consideration – KMC 4.12.110(8). In addition to establishing compliance with KMC 4.12.110(7), the Planning Commission shall also consider factors set forth in KMC 4.12.110(8).

a. The effect upon the physical environment. To begin, the environmental review process determined that the comprehensive plan amendment, as mitigated, will not have a significant adverse environmental impact. Planning Staff provides an obtuse reference to Applicant's engineer estimate "...that approximately an additional 17% of stormwater runoff may be generated by a high-density residential development." *Staff Report at 3*. What the Staff Report does not state, however, is that Harm's Engineering has also advised that such stormwater may

be retained on-site in accordance with Eastern Washington Stormwater Management Manual. Stormwater management simply requires a small enlargement of retention facilities.

It is also significant that impacts to the physical environment will occur under either low-density development or high-density development land use designations. Planning Staff states "...[d]epending on the building type and road design, a significant amount of grading work may be needed for the site." That portion of the property that is not subject to critical areas will be developed under either low-density development or high-density development. The development of the property as low-density residential will actually disturb more land than the property utilized for high-density residential. The reason for the difference is that City of Kennewick has specific "open space" requirements for multi-family development. KMC 18.12.010A.2: - Table of Residential Site Development Standards n.(3)(a) (requiring multi-family developments, where density exceeds seven units per acre, to set aside common open space based on number of bedrooms in multi-family dwellings).

b. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes. Planning Staff states "...it is unknown what impact future site development will have on the existing slopes, but the site will be impacted in some way." *Staff Report at 3-4.* The site will be impacted whether development is Low-Density Residential or High-Density Residential. Critical area requirements apply to either land use designation in exactly the same manner. See KMC Ch. 18.62 (Critical Areas – Geologically Hazardous Areas). As for "open space", there are no open space requirements for low-density residential development. The zoning ordinance, however, does contain specific open space requirements for multi-family developments.

(a) In multi-family developments, *where density exceeds seven units per acre, the amount of required common open space shall equal or be greater than the minimum aggregate area of provided bedrooms based on the following formula: 300 square feet for the first bedroom and 200 square feet for each additional bedroom; exclusive of require street frontage setbacks and required parking areas. "Open area" is an area with average dimensions of not less than 15 feet by not less than 500 square feet. More than one open area may be provided in a given development.*

KMC 18.12.010A.2: - Table of Residential Site Development Standards n.(3)(a). The comprehensive plan amendment actually increases the "open space" protections associated with development of the property.

Planning Staff also makes reference to cultural resource review. The Revised MDNS contains the following specific mitigation condition:

1. *Prior to any earth disturbing activities on the subject property, a cultural and archeological survey conducted by a qualified professional must be completed.*

Exhibit A-4. There is not a basis for denying the application because such condition is deferred to time of earth disturbing activities. Despite this deferral, applicant did undertake a cultural resource review as part of this land use application. That report discloses no indicated cultural resources on the subject property.

c. The compatibility with an impact on adjacent land uses and surrounding neighborhoods. Planning Staff states "...that the proposed amendment will not be compatible with the majority of the surrounding properties." The nature and factual basis for the purported "incompatibility" is not specifically identified or substantiated. The fact is the majority of the potential development would be along the ridgeline and south facing portion of the property. There are no incompatible land uses in those areas and adjacent property is actively under development as Medium Density Residential. The development patterns within adjacent parcels is significantly greater than can be achieved on the unique slopes of the subject property.

Planning Staff acknowledges that a 60-unit hotel is being considered for the site. It is suggested that possible development levels could be one of the following:

- 1096 multi-family dwelling units.
- 500 multi-family dwelling units.
- 300 multi-family dwelling units.
- 200 multi-family dwelling units.

It is unlikely that the property will support development of more than 350 dwelling units. And that projection is optimistic.

d. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools. Planning Staff correctly states that "...[t]he site developer will need to construct water and sewer utility extensions. The Revised MDNS specifically requires additional traffic impact analysis at time of rezone and project applications. Onsite roadway improvements are required as a component of development and City of Kennewick imposes traffic impact fees based upon site development. Park fees are also required to be paid upon development. And Kennewick School District has registered no objections to the development.

e. The quantity and location of land planned for the proposed land use type and density and the demand for such land. Comprehensive Plan Table 2: Land Inventory specifically identifies a deficit of 159.2 acres of lands designated High Density Residential. There is no legitimate question that there is insufficient lands and development opportunities for condominium projects.

f. The current and projected project density in the area. The potential project density is a function of two separate and independent assessments: (1) the applicable development and density authorizations under the adopted development regulations; and (2) the physical, topographic and design limitations associated with the particular piece of property. In the present case, both the adopted regulations and physical constraints significantly limit the development of the steep hillside property. Multi-family developments exceeding a density of 7 units per acre are

required to establish and maintain common open space based upon the number of applicable bedrooms. KMC 18.12.010A.2: - Table of Residential Site Development Standards n.(3)(a). A significant portion of the property is not developable because of geographically hazardous critical areas. Any development of the site will be equal to or less than adjacent development within the south ridge area along West Hildebrand and Bob Olson Parkway.

g. The effect, if any, upon other aspects of the comprehensive plan. Planning Staff acknowledges that "...[t]he proposed amendment will not affect any other aspects of the Comprehensive Plan." That is correct. What is missing from the analysis, however, is a recognition that denial of the comprehensive plan amendment is contrary to a significant number of applicable comprehensive plan goals and policies. Among the considerations are the following:

Kennewick Comprehensive Plan contains specific goals and policies with respect to residential land use and housing. The Residential Goals and Policies applicable to this comprehensive plan amendment include the following:

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

POLICY 2: Require multi-family housing to incorporate architectural forms and features compatible with the surrounding neighborhood. Features that promote compatibility include landscaping, setbacks, roof lines and building forms that reduce the appearance of bulk.

POLICY 3: Require that multi-family structures be located near a collector street with transit, or near an arterial street, or near a neighborhood center.

POLICY 4: Use natural and man-made features to separate different residential densities.

GOAL 2: Provide appropriate public facilities supporting residential areas.

POLICY 1: Ensure provisional parks, schools, drainage, transit, water, sanitation, infrastructure and pedestrian in new residential developments.

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

POLICY 1: Establish and implement maximum densities in the City's residential zoning categories.

POLICY 4: Residential High Density – Designate land for Residential High Density (HD) or access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.

GOAL 4: Provide more housing opportunities near commercial, transit and employment.

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

POLICY 3: Allow residential developments such as condominiums, zero lot lines, accessory apartments and other innovative housing techniques.

HOUSING GOAL 3: Promote affordable housing for all economic segments of the community.

HOUSING POLICY 1: Promote affordable infill residential construction through flexibility and development techniques.

HOUSING POLICY 3: Promote home ownership opportunities for households of all incomes.

Comprehensive Plan contemplates and encourages the development of infill residential construction through flexible development techniques; encourages residential development of condominiums and other innovating housing techniques; directs that there be a variety of housing types and densities; and promotes home ownership for households of all incomes. The Chavallo land use application furthers each of the stated Comprehensive Plan Goals and Policies.

V. REVIEW AND COMMENT ON PLANNING STAFF PROPOSED FINDINGS AND CONCLUSIONS.

5.1 Comment on Planning Staff's Proposed Findings. Planning Staff has set forth proposed Findings with respect to the Chavallo land use application. The findings and Applicant's comments (in red) are as follows:

1. The applicant is Jose Chavallo, 5927 W Quinault Avenue, Kennewick, WA 99336.
2. The owners is Jose Chavallo and Tammy Steele-Chavallo, 5927 W Quinault Avenue, Kennewick, WA 99336.
3. The request is to change the land use designation for the subject parcel from Low Density Residential to High Density Residential.
4. The City received the application on April 21, 2020 and routed it for review to various City Departments and other local, state and federal agencies for comment on July 14, 2020.
5. City water and sewer will need to be extended to the site.

Comment: The subject property will be served by public water and sewer service. Extension of public facilities will be in accordance with applicable law and development regulations.

6. New access from S Sherman Street will need to be extended and built to public standards to the site.

Comment: Access will be from Sherman Street with connections to West Hildebrand/Bob Olson Parkway.

7. The proposed amendment is adjacent to property designated Low Density Residential.

Comment: No access (other than secondary emergency access) will be through 26th Avenue, 27th Avenue or 27th Court.

8. The City issued a Determination of Non-Significance on August 5, 2020.

9. An appeal of that determination was filed on August 20, 2020.

10. On August 28, 2020 the City withdrew the Determination of Non-Significance.

11. A request for additional information was sent to the applicant on August 28, 2020.

12. A revised SEPA Checklist was submitted on September 14, 2020.

13. The City issued Determination of Significance on October 7, 2020 for this application.

14. The appeal period for the determination ended on October 22, 2020.

15. An appeal was filed by the applicant on October 22, 2020.

16. Appeal of the DNS was withdrawn on November 11, 2020.

17. The applicant issued a Revised SEPA Checklist/Information on December 30, 2020.

18. The applicant submitted additional SEPA Checklist/Information on December 30, 2020.

19. The SEPA Official withdrew the OS and issued a Mitigated Determination of Non-Significance {MONS) on February 4, 2021.

20. The appellant withdrew the appeal of the DS on February 18, 2021.

21. Based on the comments received for the MDNS, the SEPA Official issued a Revised MDNS on February 26, 2021.

22. No appeal was filed for the revised MDNS.

23. A public hearing notification sign was posted on site April 1, 2021.

24. Notice of the public hearing for this application was sent to the Tri-City Herald on March 31, 2021 for publication on April 4, 2021. Staff mailed or emailed the hearing notice to property owners within 300 feet of the site and parties of record on April 1, 2021.

25. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment. The proposed amend has the potential to create positive and negative impacts to the surrounding area.

Comment: The proposed findings of fact to identify specific negative impacts to the surrounding area.

26. This proposed amendment is consistent with the review/processing requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.

27. The proposed amendment does not correct an obvious mapping error.

28. This request will address an identified deficiency in amount of land currently designated High Density Residential. The proposed amendment is proposing to place High Density Residential directly adjacent to Low Density Residential.

Comment: Only a portion of the property interfaces with Low Density Residential. Other portions interface with Medium Density Residential and Public Facility.

5.2 Review and Comment on Planning Staff Comments. Applicant provides the following comments on Planning Staff proposed Conclusions.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does have a probable significant adverse impact on the environment.

Comment: This statement is legally incorrect. The REVISED MDNS specifically determined "...that this proposal will *not* have a probable significant adverse impact to the environment."

2. The proposed amendment will change the land use designation for the subject sites from Low Density Residential to High Density Residential.

3. The proposed amendment is not consistent with the City of Kennewick Comprehensive Plan in regard to its compatibility with surrounding properties that are designated Low Density Residential. The proposed amendment will have a minimal impact on other aspects of the plan.

Comment: Conclusion lacks any factual foundation or legal point of reference with regard to alleged incompatibility of consistency with Comprehensive Plan Goals and Policies as more particularly set forth herein.

4. The proposed amendment will permit an increase to residential and commercial activities in the area.

5. Future development of the site has the potential to affect the park and traffic system. Future development of the site is subject to applicable Park Impact Fees, Traffic Impact Fees and improvements to the existing road network in the immediate area.

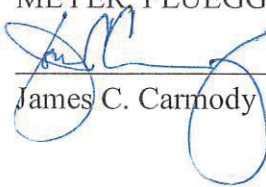
Comment: There is no factual foundation to support this conclusion.

VI. CONCLUSION

Applicant respectfully requests that the Planning Commission recommend approval of the application to redesignate the subject property from Low Density Residential to High Density Residential.

Dated this 19th day of April, 2021.

MEYER, FLUEGGE & TENNEY, P.S.



James C. Carmody

APPELLANT'S EXHIBIT LIST

Tab	Description	Bates Number
A-17	Application	00001-000023
A-18	Notice of Appeal	00001-000035
A-19	Amended SEPA Checklist	00001-0000130
A-20	SEPA Comments	00001-000010
A-21	Staff SEPA Evaluation	00001-00005
A-22	SEPA Withdrawal Notice	00001-00002
A-23	Revised MDNS	00001-00002
A-24	Geotechnical Investigation Ashley-Bertsch Group, Inc.	00001-000037
A-25	Critical Areas Report – Citadel Estates	00001-000011
A-26	Addendum to Critical Areas Report	00001-00002
A-27	Harms Engineering – Stormwater Impacts	00001-00002
A-28	Sunburst Engineering – Traffic Impacts	00001-000027
A-29	Cultural Resources Survey – Julia Furlong, MS, RPA	00001-000018
A-30	Sandollar LLC – Market Analysis	00001-000028
A-31	Residential Design Standards	00001-000032
A-32	Neighborhood Flyer	00001-00002
A-33	Aerial Photographs	00001-000010

John L. Scott®
REAL ESTATE

Kennewick, WA Affordable Housing Issues

Presented by:

Dennis Gisi of

John L. Scott Real Estate Tri-Cities
Pasco

509-520-0505

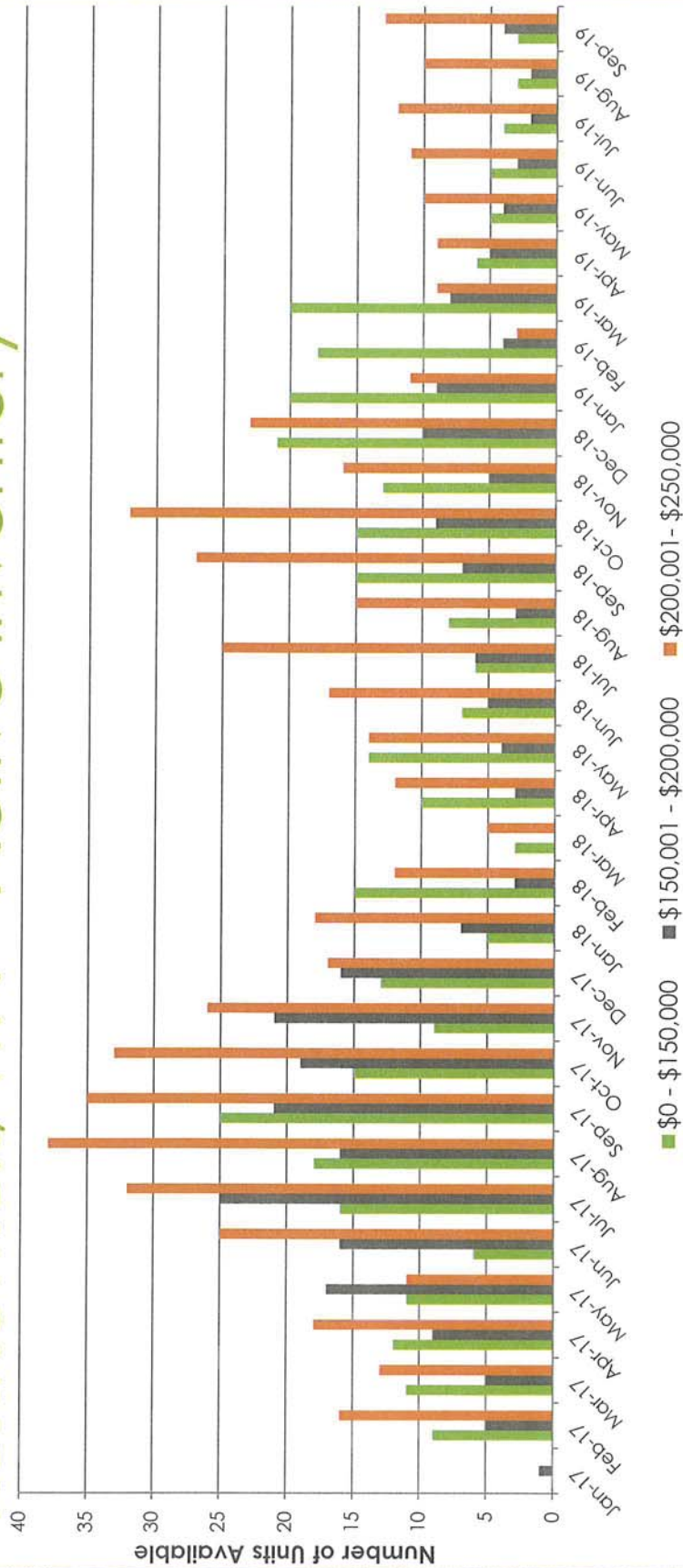


Supply and Demand Sept. 30, 2019

Pricing Tier	Sold / Month	Sept.		Average	
		Inventory	Difference	Day Supply	
\$0	\$150,000	3	3	1	36
\$150,001	\$200,000	12	4	(8)	10
\$200,001	\$250,000	26	13	(13)	15
\$250,001	\$300,000	29	21	(8)	22
\$300,001	\$350,000	22	15	(7)	20
\$350,001	\$400,000	16	7	(9)	13
\$400,001	\$450,000	8	7	(1)	26
\$450,001	\$500,000	5	3	(2)	18
\$500,001	\$550,000	4	1	(3)	8
\$550,001	\$600,000	2	1	(1)	15
\$600,001	\$700,000	3	1	(2)	12
\$700,001	\$800,000	1	0	(1)	0
\$800,001	\$900,000	0	1	1	91
\$900,001	\$1,000,000	0	1	1	#DIV/0!
\$1,000,001		0	0	(0)	0
		131	78	(53)	18

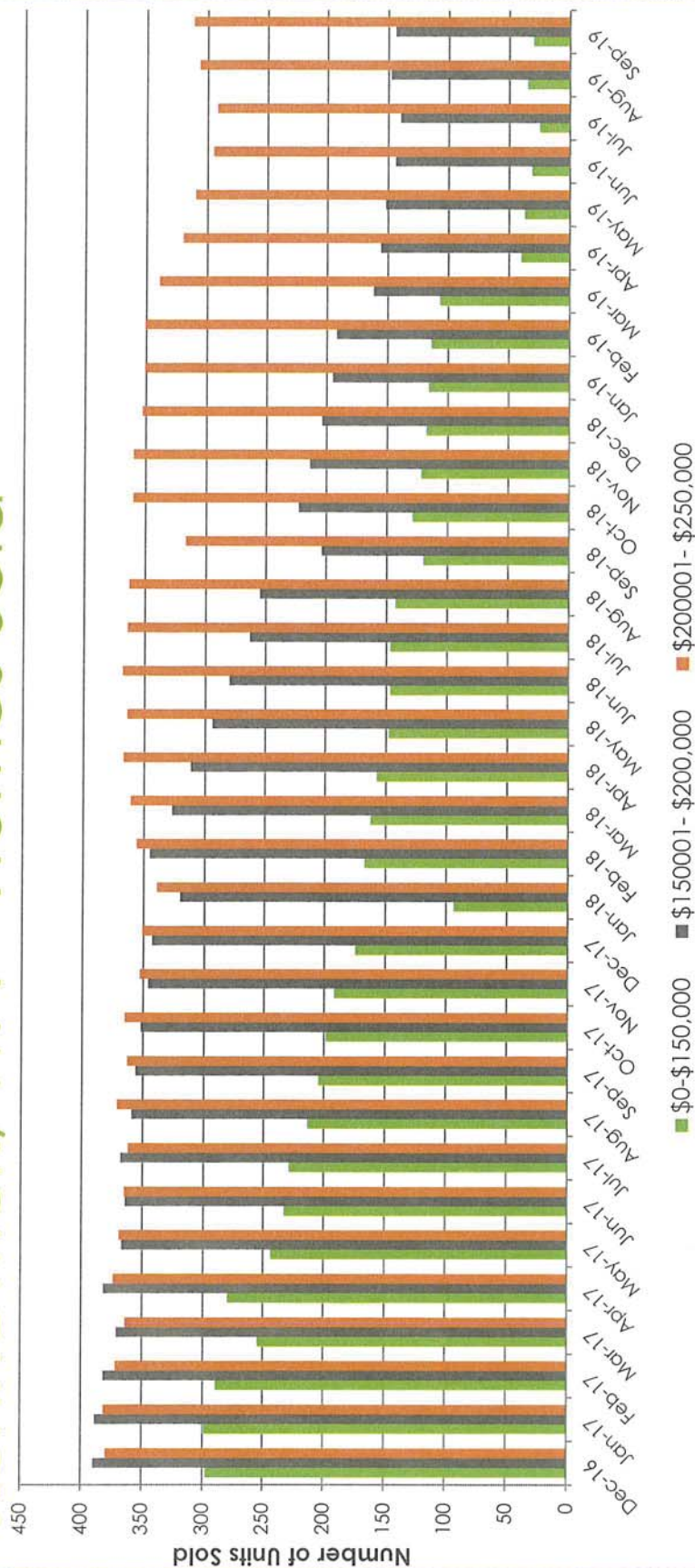
At the end of Sept. we had the above inventory in the different price tiers. The Sold/Month column is the average months sales for the last 12 months in the corresponding price range. Take a way: From \$0-\$250,000 in Kennewick we sell an average of 41 homes a month against only 20 that were listed for an average Days on Market of 20 days. In real estate terms this is an **EXTREME** shortage, often with multiple offers on those properties.

Kennnewick, WA – Active Inventory



The active historical inventory of homes in the affordable price ranges. The graph reflects a decline in inventory of the course of two years. In January 2017 we had 413 listings in the multiple listing service. The average price was \$243,000 with a median price of \$221,000. Today, We have 648 homes actively listed with 408 sold, 443 pending sales an average price of \$331,000 and a median of \$309,000. A 36% increase in average and median home prices in Kennnewick in approximately 24 months.

Kennewick, WA – Homes Sold



- This graph shows the dramatic decrease in homes sold and available under \$150,000 and under \$200,000 collectively in the approximate same 24-month period.
- **The need to fill this gap in affordable housing is apparent, especially given the fact that we have over 2,000 job yet to fill in the Tri City MSA according to the Bureau of Labor Statistics.**

Multi- Family Housing June 1, 2019

- According to an article in the Tri City Herald.
- The Washington Employment Security Department reports the Tri-Cities added nearly 8,000 jobs in the past two years, further driving up demand for all types of housing.
- The result is one of the tightest rental markets in Washington.
- The Runstad Department of Real Estate at the University of Washington said the Benton-Franklin area recorded the state's greatest decline in vacancy rates in its biannual survey last fall.
- Its survey of 10,500 units found a vacancy rate of just 2.56 percent. It was tighter still for one-bedroom units (2.4 percent) and two-bedroom units (2.2 percent).
- Neither Pasco nor Kennewick has approved any permits for multifamily projects this year.

Project Timeline.

- Project Requirement.
- Request a Change in the City of Kennewick's Comprehensive Plan (file application May 2020.
- Approval of the Comprehensive Plan Change August 2020.
- File application for zoning change. September 2020.
- Receive zoning change. November – December 2020.
- Plan review and approval March 2021.
- Estimated project completion phase 1 October 2021.
- Final project completion June 2021.

Project Hurdles

- While the legislature is pushing cities to address the needs of affordable housing the City has indicated that Olympia Comprehensive Plan Reviewers have changed their mind from year to year on how much industrial land is needed in Kennewick.
- Our project is dependent on favorable review and approval by the various municipalities involved in the approval process.
- Actual Timeline may vary.

Dennis Gisi



Position : Owner, Broker

Experience : 40 years in Real Estate

Dennis has had ties to the Pasco and Walla Walla, WA construction and real estate industry since 1993 as a founding member and owner of 3 River Properties, LLC, a real estate development firm, located in Pasco, WA since 1999. He is president of Gisi Investment Services Inc. a firm that invests in real estate and investment portfolios for the purposes of income and long-term growth potential.

Specific (Private) Real Estate Investments/Projects;

Residential Development:

Pasco WA

- Desert Plateau = 56 lots
- Wilson Meadows = 118 lots
- Desert Sunset = 100 lots
- West Vineyard Estates = 25 lots
- Fox Hollow = 29 lots
- Eagle Crest Estate = 65 lots currently under development.

West Richland, WA

- KingView = 32 lots
- For a total of 425 lots.

Private - Commercial Development:

- Construction and Leaseback West Pasco Library, Pasco WA
- Wayne Dalton Building Distribution Center - Vista Field Kennewick WA
- Office Warehouse - Vista Field, Kennewick WA
- Women's Clinic, Walla Walla General Hospital Walla Walla, WA
- Bank Building for Bank Reale, Pasco WA
- Environmental Cleanup and Historical Design 51 E Main, Walla Walla WA
- Private - Residential Properties:
- Owner of Single and Multi-Family Residences in Pullman, College Place, and Walla Walla, WA.

Residential Construction:

- R & D Homes, Inc. Tri Cities, WA
- Gisi Construction (Residential Builder.) Walla Walla, WA

Land Management:

Responsible for managing 48,000 acres of land in Washington, Oregon, Idaho USA and Alberta, Canada Land consisting of:

- Dryland Farming
- Orchards
- Oil & Gas Leases
- Grazing
- Timber
- Wetlands
- Irrigated Farming
- Farming

Banking Experience:

- Founder, Director - Bank Reale, Pasco WA
- Retired Chairman, CEO -Bank Reale, Pasco WA
- Former Director of Strategic Planning - Baker Boyer Bank, Walla Walla WA
- Former VP - Trust and Investment Officer, Baker Boyer Bank, Walla Walla, WA
- Former Certified Financial Planner and Client Investment Manager- American Express, Walla Walla WA

Community Service:

- Board President - Pasco Chamber of Commerce
- Governor's Appointee to Financial Education Public Private Partnership, (FEPPP).
- Economic Development Committee Member - Pasco Chamber of Commerce.
- Board Member to Thrive by 5
- Finance Council of St. Patrick's Catholic Church in Walla Walla, WA,
- Treasurer of the Washington State Foundation for Early Learning (FEL),
- Committee Member regarding the Merger between Thrive by 5 and FEL both located in Seattle, WA.

From: [ellen caristo](#)
To: [Steve Donovan](#)
Subject: changes in the southridge area
Date: Thursday, April 22, 2021 8:23:06 AM

Sir,

I know you have heard this before but there is no need for a hotel or apartments in the Thompson hill area. I am not sure who the owner is but his idea is not a good one. We have enough traffic on BOB OLSEN now. Also, I see he wants the area of the fire station and that should not be happening either. This neighborhood deserves the things we need before all this other happens. We deserve a fire station, a park and a nice neighborhood. We all paid good money for our homes to not have and eye sorer of a hotel or apartments up there. We also do not need the traffic.

Why can't he even wait until some things get finished and then see what the neighborhood needs for sure. Our families should not for any reason be deprived of a fire station. That was promised when we all purchased.

Also, we are all speaking from the heart and for all of us neighbors that want a nice neighborhood, he is speaking from the wallet. Let this be a peaceful neighborhood where we can take walks, ride bikes, and let the kids play. If the traffic increases and we get more apartments, all of that will be destroyed. We are all aware that there are plenty of apartments being built on 15th and Ridgeline, can't imagine that we need any more. This is not an area for a hotel, he needs to put that closer to 395 and restaurants. We don't need any restaurants here and that is what will happen if he gets his way.

Please consider all the people that have purchased in good faith that we would have a fire station and homes in this area. Some if not half are retired and don't want to have to move again. Please do not let this happen.

Thank you
Ellen Caristo
Apple Valley

Sent from [Outlook](#)

From: [Melinda Didier](#)
To: [Steve Donovan](#)
Subject: FW: Additional Memo - Chavallo CPA 20-06
Date: Tuesday, April 20, 2021 7:12:30 AM
Attachments: [Melinda Didier.vcf](#)
[Chavallo - Applicant's Pre-Hearing Memo \(002\).pdf](#)

From: Bill Dixon <wtdixon3@gmail.com>
Sent: Monday, April 19, 2021 3:26 PM
To: Don Britain <Don.Britain@ci.kennewick.wa.us>; City Manager's Office
 <CityManager@ci.kennewick.wa.us>; Gregory McCormick
 <Gregory.McCormick@ci.kennewick.wa.us>; Anthony Muai <anthony.muai@ci.kennewick.wa.us>;
 Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>; Melinda Didier
 <Melinda.Didier@ci.kennewick.wa.us>; Terri Wright <Terri.Wright@ci.kennewick.wa.us>
Cc: Gerry Berges <berges6@aol.com>
Subject: Fwd: Additional Memo - Chavallo CPA 20-06

Dear City Officials:

The Panoramic Heights Homeowners Association (PHHA) just received this legal memorandum from the Applicant's attorney containing new information and referencing some new exhibits that are not even attached. These documents contain information that is not in the public record for this proceeding. All information for the public hearing was supposed to be submitted by Friday at 5 PM so it could be reviewed by the Planning Commissioners before the public hearing.

PHHA has been an active party to these proceedings since last July. It is unfair to us and all the other members of the public to introduce new documents 3 1/2 hours before the public proceeding. Therefore, the Planning Commission should not accept these new documents. They have not been made available for public review and comment.

Thank you for considering this request.

Bill Dixon, PHHA Team Leader
 509.531.5913
wtdixon3@gmail.com

----- Forwarded message -----

From: Melinda Didier <Melinda.Didier@ci.kennewick.wa.us>
Date: Mon, Apr 19, 2021 at 2:37 PM
Subject: Additional Memo - Chavallo CPA 20-06
To: Bill Dixon <wtdixon3@gmail.com>, Jose Chavallo <fredc@owt.com>, James Carmody
 <Carmody@mftlaw.com>

From: [Bill Dixon](#)
To: [City Manager's Office](#); [Don Britain](#)
Cc: [Gregory McCormick](#); [Melinda Didier](#); [Steve Donovan](#); [Anthony Muai](#)
Subject: Delayed Public Hearing on Thompson Hill High Density Residential Land Use (CPA 20-06)
Date: Tuesday, April 20, 2021 6:34:37 AM

Dear Ms. City Manager and Mr. Mayor,

I am disappointed and frustrated that 45 members of the public were not allowed to speak last night at the scheduled public hearing on Thompson Hill High Density land use. I understand that the Planning Commission, City Staff, and the public need more time to review all the new information presented by the Applicant shortly before the hearing.

However, these members of the public have been waiting for over nine months to have their concerns heard. The Planning Commission should have given anyone who wanted to speak last night the opportunity, and then continued the hearing after this new information has been through a formal public review and comment process. These people had to make arrangements and changes in their schedules in hopes of voicing their concerns last night. Some of them have expressed their disappointment and frustration in having their time wasted, and that they may not participate in the future.

Somehow, this just doesn't seem consistent with your policies and personal commitment to provide meaningful opportunities for public participation in Kennewick's decision-making processes. If you agree, an apology to them may be in order.

Thank you for considering my concern.

Bill Dixon
509.531.5913
wtdixon3@gmail.com

From: [Melinda Didier](#)
To: [Steve Donovan](#)
Subject: FW: disheartened citizen
Date: Tuesday, April 20, 2021 7:05:23 AM

-----Original Message-----

From: thomas fillmore <fillmoremeister@gmail.com>
Sent: Monday, April 19, 2021 7:52 PM
To: Melinda Didier <Melinda.Didier@ci.kennewick.wa.us>
Subject: disheartened citizen

Hello

I have never been involved in politics of any kind and after this evening I know why.

I feel as though an appearance of favoritism has been shown in full display when the planning committee would receive a large volume of information from a developer 3 hrs before a meeting and instead of listening to the concerns of the citizens in the community, the planning commission simply extends a continuance to accommodate an individual.

It is very difficult to assume that the planning commission is acting in good faith.

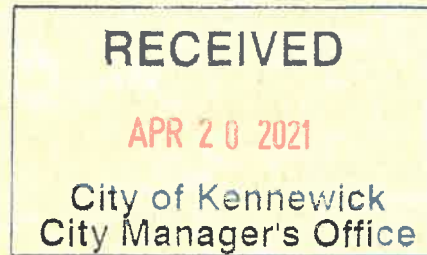
thank you

Thomas Fillmore

Sent from my iPhone

14 April 2021

Mr. Don Britain
Kennewick City Hall
210 West 6th Avenue
Kennewick, WA 99336



Re: Proposed Comprehensive Plan Amendment 20-06

Dear Mr. Britain:

I am opposed to the proposed Comprehensive Plan Amendment 20-06 that would change the land use designation for 40.6 acres on Thompson Hill from "Low Density Residential" to "High Density Residential" development.

I oppose this proposed amendment for the following reasons:

- Increased traffic risks the lives of our school children who walk to school. They will be endangered by the projected 8,000 additional car trips per day on the few access roads that run through Panoramic Heights.
- Because of our proximity to this proposed high density residential development and the resulting high traffic volume our property values will be diminished.
- The 40.6 acre site is a steep slope with over 40 percent gradient. That terrain and the massive amount of fill dirt now being deposited as well as storm and irrigation runoff pose a landslide danger to the houses below.
- The additional housing will put an additional strain on existing resources, i.e. irrigation canal, water and sewer lines, and public school capacity.

Since 1978 I have resided at 2513 South Harrison Place in Panoramic Heights, the neighborhood that borders this site on the east side of Thompson Hill. A large part of the area's appeal was that it was zoned low density residential which meant that it would remain pleasant both visually and traffic-wise. I was appalled to discover that the proposed rezoning could result in up to 1,100 new apartments, condominiums, and/or hotel being built.

When Mr. Chavallo bought the property he knew it was zoned low density.

I fervently request that the Planning Commission concurs with the Staff Reports recommendation that this rezoning request be denied and therefore recommends to the City Council to deny this request.. Thank you for your consideration.

Respectfully submitted by,

A handwritten signature in blue ink that reads "Francine F. Handy". The signature is fluid and cursive.

Francine F. Handy
francinehandy@gmail.com

From: [Jessica Percifield](#)
To: [Steve Donovan](#)
Subject: RE: South Cliffe Residents Don't Want High Density on Thompson Hill
Date: Thursday, April 22, 2021 1:31:20 PM

Dear Mr. Donovan,

I hope this finds you well. This isn't the first time I've written in. My husband and I are residents of South Cliffe, the geothermal community on Thompson Hill. We have signed the petition opposing high density housing/commercial hotels on Thompson Hill, and written multiple emails in opposition. We aren't alone. South Ridge Church who runs the pre-school our son attends and residents of Apple Valley whose families recreate along Bob Olsen and Thompson Hill also oppose this quest for a zoning amendment by the Developer.

If the the Developer wanted to develop high density housing, they should have bought in an area where the general plan allows for it. They invested in low density zoned land like all the home owners did on Thompson Hill. We would have not purchased our property if we thought apartments or other high density builds were going in that would fundamentally change the look and feel of this area with increased traffic making it unsafe for walking and biking. Not to mention the lack of pride of ownership that helps keep property values stable while at the same time deterring crime.

People with families who appreciate recreation have bought into this community. A high density designation and alteration to the zoning fundamentally changes the look and feel of this area not just for established communities like our neighbors in Panoramic Heights, who would have a large hotel or apartments looming over their properties. Sherman is not only the only access street currently into our community, it is also used for recreation to access trails and other recreation along Bob Olsen Parkway. There are high density areas with apartments and hotels on either end of this low density area. The developer should have bought there if this was his intention.

We would be okay if he just wanted to build single family homes a little closer together, but apartments, condos, or hotels will bring high traffic to neighborhoods centered around recreation and families. Lack of ownership will bring down home values, be an eye sore for established communities and burgeoning communities alike. The infrastructure doesn't exist in this area to support that traffic without increasing likelihood of pedestrians, including children being hit and killed as well as the increased risk of accidents at Bob Olsen/Sherman crossing.

The investment of the many must be weighed against the interest of one developer that knew what they were getting into when they purchased the land just like when we purchased ours. The planning commission and city needs to decide in favor of the original plans for this area, which is family and recreation friendly low density housing. The developer knew this and doesn't get to muck up the skyline and the hill destroying the type of neighborhood everyone around his plot is invested in.

Thank you for your time and consideration.

Sincerely,

Jessica and Isaac Henry

--

Jessica Percifield Henry

Direct: 858-768-1786

From: noreply@civicplus.com
To: [Steve Donovan](#); [Anthony Muai](#); [Chris Bowman](#)
Subject: Online Form Submittal: Planning Commission Public Hearing Comments
Date: Wednesday, April 21, 2021 8:12:48 PM

Planning Commission Public Hearing Comments

Public Hearing Comments

First Name	Jeffrey
Last Name	Hylden
Planning Commission Meeting Date	5/3/2021
Address	2606 S. Edison St.
City	Kennewick
Email Address	jlkhylden@aol.com
Phone Number (optional)	5095511304
I'm interesting in commenting on the following public hearing agenda item:	3.e. Comprehensive Plan Amendment 20-06 at 2701 & 2711 S. Sherman St from Low Residential to High Residential
Comments	I would like to speak to the disregard the City of Kennewick shows to the citizens who have been paying taxes for decades. This hearing was delayed because the City accepted large amounts of paperwork after the deadline. This was an inconvenience for the 40-50 people who showed up for comment. The City asked for comments on a property in Panoramic Heights being subdivided. About 35 people complained, the City ignored us and went ahead and allowed the subdivision. When all of the people on my street (aka the Southridge HS speedway) wanted a speed bump installed, the City refused because the "street was too short". But when Chinook MS was built, they put in three speed bumps including one on a curve. The City appears to have one set of rules for developers and a different one for taxpayers.

Email not displaying correctly? [View it in your browser.](#)

From: [Dean Kunigisky](#)
To: [Steve Donovan](#)
Subject: CPA 20-06
Date: Thursday, April 22, 2021 6:27:53 AM

Dear Sir:

I reside at 6015 W. 20th avenue. I oppose this zoning change. It is my understanding that several geological studies have examined the area in question and found it to be an unstable area for development. I do not wish to find portions of their property sliding down into my backyard.

I remember when the Creekstone development went in. The developer told us that the end nearest the hill would be high end large lots and less density. Then, he got a bunch of variances from the council and did high density all the way to the south end of the area. I do not care what the developer says, all they are interested in is how much money they can make. I expect this will be the same thing again.

I could go on making many emotional reasons why this is a bad idea. So, let's just say that I don't like the terrain and the idea of building on it. I am completely opposed to changing the zoning on this area.

Thank you.

Dean Kunigisky

From: [Melinda Didier](#)
To: [Steve Donovan](#)
Subject: FW: CPA 20-06
Date: Tuesday, April 20, 2021 7:05:04 AM

-----Original Message-----

From: Eric and Kathy Otheim <stuffinabox@msn.com>
Sent: Monday, April 19, 2021 7:23 PM
To: Melinda Didier <Melinda.Didier@ci.kennewick.wa.us>
Subject: CPA 20-06

Hello Ms. Didier

I would like to respond to the Kennewick Planning Commission meeting that took place this evening on April 19, 2021. I did not see a place to address comments so I am sending this to you since you sent an email regarding my registration to attend the virtual meeting.

I am appalled that the public hearing for CPA 20-06 was once again delayed. This has been repeatedly delayed and the applicant has had more than enough time to submit documentation. There were at least 45 people registered to speak regarding this matter as it will have a significant negative impact to our community if high density development is allowed at the top of our landmark hills. It seems as if the developer is playing games by putting this off again and again hoping the community will lose interest in trying to protect the beauty of our hills. There should be a cut off time to turn in documents for review in order to stop constantly pushing this decision down the road. There were a lot of community members who took the time out of their busy schedules to speak in defense of retaining low density zoning. If the developer is still not prepared at this point he should withdraw his application as he has already been pushing this idea for over a decade and been repeatedly denied.

Kathy Otheim
7044 W. 33rd Pl
Kennewick, WA 99338

From: [Dawn Thomas](#)
To: [Steve Donovan](#)
Subject: RE Thompson Hill
Date: Thursday, April 22, 2021 9:06:01 AM
Attachments: [Thompson Hill Letter.docx](#)

Mr. Donovan,

Please see the attached letter that I recently sent out to the County & planning Commissioners regarding the general reactions to the proposed redevelopment of Thompson Hill.

I fail to understand why when all voices that currently live in the area; those who would be affected by such a scheme; are united in their 'No' vote, they are neither listened to, or respected.

You are hired to follow existing regulations, permit or deny applications based on those regulations.

Those that currently live in the area affected, those that pay your wages; the local taxes, those that vote people into office are the voices that should be heard. We want what we have; what we in faith of existing regulations we all bought into. We want to retain the value of our homes and the investments they were to our families.

Do not rezone, do not over populate or turn a suburban community into a commercial high rise nightmare.

Sincerely

Dawn Thomas

Admin

Western Reclamation Inc.

P O Box 210

Eltopia

WA 99330

Tel: 509 297 4500

Fax: 509 297 4505

RE: The Proposed Redevelopment of Thompson Hill

Dear Sir/ Madam,

This makes me so frustrated. If you are positioned in a place of responsibility are you apart of the problem?

You cannot rezone an area where everyone currently living there bought homes BECAUSE of the existing zoning,

What then would be the value or purpose of these zones if they can be changed even if everyone there objects?

This developer bought an existing property and land in a determined zone and IMMEDIATELY declared his intention to ignore the zoning, He began work that he knew was not legal; he pushed against rules and regulations, deliberately looked to destroy housing association covenants and now we are being told that by using these despicable bully tactics he will get his way?!

This will not do!

What is the point of housing associations, rules and regulations if those who don't want to follow them don't have to? This is lawlessness.

What is the point or use of city officials; planning departments; local government etc if they do not attend to and protect the wishes and properties of the private individuals who pay their wages through local taxes? If they do not maintain the status quo of settled; established communities, if they do not follow through on existing regulations already in place?

Corporations, companies, should not over ride the will of the people in a community to the extent that the individual is robbed of the ability to live peaceably in their homes and neighborhoods.

These officials who do not live in the area need to be challenged, their doorstep is not in question; the value of their homes is not threatened. Who are they working for? What gives them the right to devalue our properties? Why would they break their own existing rules and regulations? What incentives are there to accept what is so blatantly unacceptable? What conflicts of interest should we be looking for?

It does not appear that they are working for the Southridge communities. This is all very questionable.

Dawn Thomas

5216 W. 26th Ave.
Kennewick WA 99338