

**BEFORE THE HEARING EXAMINER
FOR CITY OF KENNEWICK**

In the Matter of the Application of)	
Southridge Village, LLC Randy Mendenhall)	No: PRD 16-01/PLN-2020-03065
for Preliminary Plat Approval)	Reconsideration Order
<u>Village at Southridge (PP 16-03)</u>)	

On December 30th, 2020, the Kennewick Hearing Examiner issued an Order amending PRD 18-01/PLN-2020-03065. The amended Decision allowed elimination of 16.8 acres from PRD 16-01 and the elimination of the uses that were designated to be developed on the property. The amended Decision was granted subject to conditions, including Condition 1 which read:

A preliminary plat alteration identifying open space areas necessary to meet the required 15% open space requirement for PRDs shall be approved prior to the next final plat application.

Subsequent to the issuance of the Decision, discussions were held between the Applicant's representative and the City's Planning Department. On January 12th, 2021, a memo was submitted to the Hearing Examiner from Mr. Anthony Muai of the City of Kennewick Planning Department setting forth an agreement between the parties of a requested change to Condition 1. The memo is admitted to the official record of this proceeding as Exhibit 10.

A review of the official record of the hearing has been made. At the hearing the Applicant submitted testimony regarding Condition 1 as it relates to the timing of the identification of the open space requirement. In addition, slide 14 of Exhibit 9 set forth a proposed change of the language of Condition 1.

With both the City and the Applicant having agreed to the language and the proposed language being reasonable and consistent with KMC and zoning laws of the City, Condition 1 of the Decision is changed to the following:

A preliminary plat alteration identifying open space areas necessary to meet the required 15% open space requirement for PRDs shall be approved prior to the Phase 4 final plat application.

All other provisions as set forth in the December 30th, 2020 Decision remain as stated.

Dated this 12th day of January, 2021.

James M. Driscoll
Hearing Examiner



To: Jim Driscoll, Hearing Examiner
From: Anthony Muai, Planning Manager
Date: January 12, 2021
Re: Plat Alteration Requirement for The Village at Southridge
Project: Amendment to Village at Southridge PRD 16-01/PLN-2020-03065

The Staff report for PRD 16-01/PLN-2020-03065 requested a condition of approval that stated:

A preliminary plat alteration identifying open space areas necessary to meet the required 15% open space requirement for PRDs shall be approved prior to the next final plat application.

Upon receiving the staff report, the applicant requested that the condition be changed to the following:

A preliminary plat alteration identifying open space areas necessary to meet the required 15% open space requirement for PRDs shall be approved prior to the Phase 4 final plat application.

This was explained during the public hearing and the above wording is contained on slide 14 of Exhibit 9 – PowerPoint Presentation. City staff has no objection to the applicant's request and requests that the applicant's wording be used for the condition of approval.