

6/20/2020

9. Roth Property Traffic Impact Analysis, dated 9/17/2020
10. Memorandum – Public Works Department, dated 12/03/2020
11. Memorandum – Fire Department, dated 12/02/2020
12. Traffic comments on PBS Engineering letter, dated 1/19/2021
13. Building Safety Division, dated 12/08/2020
14. Email Greg Duffy, Park Department, dated 11/18/2020
15. Bonneville Power Administration, dated 11/25/2020
16. Kennewick Irrigation District, dated 12/15/2020
17. Kennewick School District, dated 12/18/2020
18. Department of Ecology, dated 12/02/2020
19. Email from Chad Brooks, Benton PUD, dated 12/02/2020
20. Department of Archaeology and Historic Preservation, dated 11/23/2020
21. Washington State Department of Transportation, dated 12/3/2020
22. Public comment letter (Sansotta)
23. Power Point hardcopy
24. Memo from Traffic Engineering Division

Upon consideration of the testimony and exhibits submitted at the open record hearing, the Hearing Examiner enters the following Findings and Conclusions to support the decision.

FINDINGS OF FACT

1. The Applicant requested approval of a Preliminary Plat to subdivide 66.15 acres into five phases with a total of 192 lots and 9 tracts on property located at 7114 W Hildebrand Road, Kennewick Washington. The property is designated in the Kennewick Comprehensive Plan as Low Density Residential and is zoned Residential, Low Density (RL) with a minimum lot size requirement of 7,500 square feet. *Exhibit 1 Staff Report, pgs. 1 and 3; Testimony of Mr. Donovan; Testimony of Mr. Thoreson*
2. The City of Kennewick annexed the site on May 7, 1974, pursuant to the enactment of Kennewick Ordinance 1754. As noted in finding 1, the site is zoned RL which allows the type of proposed development. *Testimony of Mr. Donovan; Exhibit 1, Staff Report, pg. 3*
3. The currently vacant subject property is on the southwest side of Thompson Hill in Kennewick. It is mostly rectangular in shape and slopes to the southwest. It has a maximum elevation of approximately 871 feet along the northeast boundary. It is bounded to the east by South Sherman Street, to the northeast by a developed subdivision, to the north and west by undeveloped land and to the south by West Hildebrand Road. *Exhibit 6, pg. 2; Exhibit 4.* The adjacent properties are zoned Residential, Low Density and with the exception of the properties to the north, all are vacant. *Exhibit 1, Staff Report, pg. 4*
4. As depicted on the Preliminary Plat Map, the plat will be accessed off Bob Olson Parkway to the south and S. Sherman Street to the east of the site. There will be internal roads within the plat that will provide access to all of the lots of the subdivision. *Exhibit 4.* All of the internal roads will satisfy City street standards. *Testimony of Mr. Mattox.*

5. The plat has been designed to include 9 separate tracts. Tract A will be an open space tract; Tract B will be a Storm Tract; and Tract C will be a pump lateral canal and Tracts D, E, F, G, H are proposed as pedestrian access tracts between the internal streets. *Exhibit 4; Exhibit 1, Staff Report, pg. 3.*
6. Pursuant to the Washington State Environmental Policy Act (SEPA) the City was designated as the lead agency for review of environmental impacts resulting from the proposed development. On February 3, 2021, the City issued a Determination of Nonsignificance (DNS) for the project. No appeals were filed. *Testimony of Mr. Donovan; Exhibit 5.*
7. The plat will be developed in five separate phases. Phases I-III are in the southern portion of the parcel; Phases IV and V are in the northern section. After each phase has been platted, final plat approval from the City must be achieved for that phase. *Testimony of Mr. McCormick.* The firm of PBS Engineering (PBS) provided assistance to the Applicant for plans and data.
8. As depicted on the submitted a preliminary plat map for the plat, the average lot size of the development will be 11,992 square feet and the smallest proposed lot is projected to be 7,758 square feet (lot 96) and the largest lot will be 30,175 square feet (130). *Exhibit 4, Land Use Table.* Although RL zoning districts in Kennewick have no maximum density requirement a minimum lot size of 7,500 square feet is required. The proposed plat is consistent with RL standards. *Exhibit 4; Testimony of Mr. Donovan.*
9. The plat is subject to the Residential Design Standards, Single-Family. The preliminary plat, as proposed, satisfies the Residential Development Standards set forth in KMC 18.12.010(A.2). *Testimony of Mr. Donovan; Exhibit 1, Staff Report, pg. 3.*
10. All of the proposed public roads, water services and sewer services are required to be constructed to applicable City of Kennewick Standard Specifications and Drawings. On December 3, 2020 Mr. Fernando Garcia, the Kennewick Development Services Supervisor, submitted comments for the development of the proposed plat. *Exhibit 12*
11. The City submitted comments that overall water, sewer and stormwater comprehensive plans at full build out are required for development of the Sherman Heights subdivision. *Exhibit 12, comment 7.* The Applicant was aware of this requirement and indicated that it had already submitted some of the required information. *Testimony of Mr. Mattox.*
12. An existing 12-inch water main zone 5 and an 8-inch sanitary sewer west of Sherman Street were installed pursuant Record Drawing F3001. These lines serve water and sewer services to development north of Street A with easement EAS 2012-007466. The Public Works Department submitted that the Applicant must revise the proposed lots of this plat that are north of proposed “Street A” in order to avoid relocating the existing waterline and sewer mains to the new street alignment. *Exhibit 10, comment 5.* A review of the plat map indicates that the streets in the plat have been named and there is no “Street A”. The Department of Public Works must clarify the street names. *Exhibit 4.*
13. The Kennewick Public Works Memorandum noted that there are two water zones on site. Zone 4, which includes three-8-inch waterlines, which serve the property from Bob Olson Parkway, will serve lots that are between 680 feet to 810 feet in elevation. Zone 5 water will have a 12-inch waterline that will serve lots that range from 810 feet to 940 feet elevations. *Exhibit 12.* All

waterlines will be required to be looped in order to maintain water quality standards. *Exhibit 12, comment 8*

14. Tract B, a parcel of land at the southern boundary of the site, fronts Bob Olson Parkway. The tract is proposed to be the storm water retention site for the plat. Storm water design, construction and post construction must meet the requirements of KMC Section 14.28.045 and COK Standard Specification 5-8. *Exhibit 1, Staff Report, pg. 4*
15. The City's Public Works Department submitted that residential subdivisions in the city are to be designed to retain and dispose of the calculated difference between a 25-year, 24-hour, event for the developed state and a 24-hour event for the natural pre-developed state. Retention ponds are the preferred method. The Department further submitted that stormwater design, construction and post construction shall adhere to KMC 14.28.045 and COK Standard Specification 5-8, and include a design with erosion controls and conveyances of the upstream flow through the project. The design must address overflows at low points and effects on downstream capacity. The Department recommended "starting in Section 3.1 of the SMMEW". *Exhibit 10, comments 12, 13 and 14.*
16. Tract B will be designed and developed to capture the stormwater of the site. It will be designed with a retaining surface pond that will. According to a representative of the Applicant the amount of water captured in the detaining pond will not exceed the threshold amount that necessitates a water storage dam permit. *Testimony of Mr. Mattox.*
17. The property on which the proposed plat will be developed has slopes greater than 15% and erosion hazards. However, no development can occur on any land that has a slope in excess of 15%. The design of the plat is consistent with this regulation. *Testimony of Mr. Mattox.*
18. A Geotechnical Engineering Report was prepared for the site and among its conclusions was that "the subsurface conditions at the site consist of silt, fine-to course-grained sand, and gravel containing cobble" *Exhibit 6, pg. 4.* Based on the analysis described in the Report, excavation is feasible to the depths explored at the site" *Exhibit 6 pg. 5; Testimony of Mr. Mattox.* The development is subject to other recommendations as set forth in the Geotechnical Engineering Report. *Exhibit 6.*
19. In the PBS Geotechnical Report, it was submitted that "[T]he extent of site grading is currently unknown, however PBS estimates that cuts and fills will be on the order of up to 25 feet to raise the grades within the proposed site." *Exhibit 6, pg. 10(4.3).* The Report went on to conclude that "[T]he suitability of soil for use as compacted structural fill will depend on the gradation and moisture content of the soil when it is placed". *Exhibit 6, pg. 10 (4.3).* The onsite soils encountered by PBS were generally suitable for placement as structural fill during moderate, dry weather. *Exhibit 6, pg. 10 (4.3.1)*
20. The Kennewick Building Safety Division submitted that a geo-tech review is required for all building sites, or a single report for all building sites on the entire development. *Exhibit 13* The City indicated that the Building Division will have discretion to determine if an additional geo-tech report will be required for an individual lot. *Testimony of Mr. Donovan.*
21. PBS conducted a Traffic Impact Analysis (TIA) that addressed traffic patterns and issues relevant to the development of the Sherman Heights Plat. The TIA included review of traffic counts, in process projects, trip generation calculations, level of service calculations and collisions rates and calculations. *Exhibit 9.* The City Traffic Engineering Division reviewed the

TIA and made notation comments to PBS on its findings that was admitted as Exhibit 12. The Applicant did not contest the TIA. *Exhibit 12*

22. In Kennewick traffic mitigation fees are set for development of single-family and multi-family structures. *Kennewick Ord. 5596*. Based on the data provided by the Applicant the City determined that the current traffic mitigation fees per dwelling unit for single-family is \$982 with cost of living adjustments. *Testimony of Mr. Donovan; Exhibit 11, pg.1*. Traffic mitigation fees can be paid at the time of building permit issuance or deferred until occupancy with a recorded covenant of payment obligation form. *Exhibit 1, Staff Report, pg. 3*. Some of these impact fees will be applied for the costs of an interchange. *Testimony of Mr. Juster; Exhibit 23*. The 2021 TIF is \$1,392/Dwelling Unit based on a land use of Single-Family Detached Housing. *Exhibit 24*
23. It was further submitted, that there will be no deviation from internal street standards on any internal roads of the plat. *Testimony of Mr. Mattox*. The City indicated that there will be sidewalks throughout the plat.
24. The proposed development is subject to the provisions of KMC Chapter 3.90² that establish park impact fees (KMC 3.90.010). The site, in Park Service Area 1 of the City, is subject to a \$920 park fee for each of the 192 single family lots. Park fees are due at the time a building permit is issued. The plat is consistent with the City's Comprehensive Park Plan. *Exhibit 14; Exhibit 1, Staff Report, pg. 4; Testimony of Mr. Donovan*
25. The proposed plat is south of the Kennewick Irrigation District (KID) Amon Pump Lateral Canal. The plat includes a parcel of land identified by Benton County as 1-0889-301-3488-002 that is also identified on the plat map as Tract C of the plat. *Exhibit 16, Pg. 1; Exhibit 4*. Irrigation water is available to the site. Although Tract C is not classified as irrigable lands, the KID Board of Directors have reserved a water allocation for the site. *Exhibit 16, pg. 1*
26. KID submitted comments and requirements regarding the development of the site. The Applicant must secure all necessary permits and approval from KID for the development of the site. *Exhibit 16*. Tract C is a Kennewick Irrigation District Amon Pump Lateral Canal that cannot be encumbered on. Tract I is for utility and pedestrian access, *Exhibit 1*.
27. The subject property is within the Kennewick School District (KSD). KSD has the capacity to add students at the high school serving the site, Southridge High School, and the middle school serving the site, Chinook Middle School. However, KSD indicated that the elementary school serving the site, Sage Creek Elementary, is reaching capacity. The District has acquired land for a future elementary site west of this area and intends to review other sites. KSD did not state what would happen if it had insufficient capacity for elementary students at Sage Creek, but did state it "reviews school boundaries on a regular basis to address residential growth". *Exhibit 17 Exhibit, pg. 4*
28. Students living in the proposed subdivision would be in a bussing zone for two of the schools, Sage Creek Elementary and Chinook Middle School. The site is within walking distance to Southridge High School. *Exhibit 17*. Bus stops must be provided, subject to School District approval. All walk lanes and sidewalks to Southridge High School must be approved by the

² KMC chapter 3.09 was enacted in 2017.

City. *Exhibit 12; Exhibit 1, Staff Report, pg. 4.* The City indicated that there will be sidewalks throughout the plat and there are safe walking routes to the high school. *Testimony of Mr. Donovan*

29. In a November 23, 2020 letter from the State of Washington Department of Archaeology and Historic Preservation, it was stated that prehistoric artifacts have been identified in the Thompson Hill vicinity near the proposed site. The Department recommended that a professional archaeological survey be conducted before ground disturbing activities occur. *Exhibit 20.* The Applicant is complying with this recommendation. *Testimony of Mr. Mattox*
- 30.. The Applicant submitted that a Homeowners' Association would be created that will include all residences in the entire plat. *Testimony of Mr. Thoreson.*
31. As previously noted, (*Finding 1*) the site has a Comprehensive Plan Land-Use designation of Low Density Residential. Key residential goals and policies for Low Density Residential properties were identified by the City Planning Department and the Planning Staff submitted comments regarding the plat and the compliance with the stated goals and policies. They included:

a) RESIDENTIAL GOAL 1: "Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas."

Finding:

The proposed plat is being located in a newly developing part of Kennewick. It will be developed with new infrastructure that complies to all required standards of the City, including the City's Building standards and the RL zoning standards.

There are similar developments in the general area. *Exhibit 1, pg. 4; Testimony of Mr. Donovan;*

Testimony of Mr. Thoreson

b) RESIDENTIAL GOAL 2: "Provide appropriate public facilities supporting residential areas."

POLICY1: "Ensure provision of parks, schools, drainage, transit, water, sanitation, infrastructure and pedestrian in new residential developments."

POLICY 2: "Encourage irrigation service throughout residential areas, when available, to support and maintain healthy landscaping."

POLICY 3: "Deny residential developments if concurrency is not met for transportation, water, and sewer, or appropriately condition."

Finding:

As noted in these Findings and in the materials in the administrative record of the hearing, the plat will have public infrastructure that will provide support of the site. The site, when developed, will have access to City parks, schools drainage systems, roads that meet City standards, water and sewer, landscaping and possible access to irrigation. . *Exhibit 1, Staff Report, pgs. 3-4.*

c) RESIDENTIAL GOAL 3: "Promote a variety of residential densities

with a minimum density target of 3 units per acre as averaged throughout the urban areas.”

POLICY 2: “Residential Low Density: Place lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing within the Residential Low Density land use designation to allow for a range of lifestyles.

Finding:

As proposed, the development meets Goal 3 and Policy 2 since all lots are larger than required, *Testimony of Mr. Donovan’ Exhibit 1, pg. 3-4*

32. The City Planning Department and other departments of the City conducted a thorough review of the request that included reviews of the city zoning Code, the city Comprehensive Plan, and the local and state environmental laws and requirements. Based on these reviews the City determined that appropriate provisions have been made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, public sidewalks, utility easements and other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation areas, playgrounds, schools and school grounds, and the proposed subdivision has considered all other relevant facts and other planning features that assure safe walking conditions for students who walk to and from school. *Testimony of Mr. Donovan: KMC Title 17-Subdivisions and MDNS issued on February 3, 2021.*
33. In the City of Kennewick, plat development must be consistent with and generally conform to the City’s subdivision laws and the zoning codes and standards. The instant proposal satisfies these laws. *Testimony of Mr. Donovan; Exhibit 1, Staff Report.*

CONCLUSIONS

Jurisdiction:

The Kennewick Hearing Examiner is granted jurisdiction to hear and decide preliminary plat applications pursuant to KMC 4.02.080 (1)(b) ii. The Hearing Examiner is granted jurisdiction to hear and decide planned development permits applications pursuant to KMC 4.02.080 (1b) iv and KMC 18.45.060.

Criteria for Review:

RCW 58.17.033

Proposed division of land—Consideration of application for preliminary plat or short plat approval—Requirements defined by local ordinance.

(1) A proposed division of land, as defined in RCW 58.17.020, shall be considered under the subdivision or short subdivision ordinance, and zoning or other land use control ordinances, in effect on the land at the time a fully completed application for preliminary plat approval of the subdivision, or short plat approval of the short subdivision, has been submitted to the appropriate county, city, or town official.

(2) The requirements for a fully completed application shall be defined by local ordinance.

(3) The limitations imposed by this section shall not restrict conditions imposed under Chapter 43.21C RCW.

The Hearing Examiner may approve an application for a preliminary plat only if the requirements of KMC Chapter 17.10 are satisfied. Included in these requirements is KMC 17.10.080: Provisions for Public Health, Safety, and Welfare which are:

(1) The Hearing Examiner will inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. All plats will be reviewed to determine their conformance with the Comprehensive Plan, comprehensive water plan, utilities plan, and Comprehensive Park and Recreation Plan, and anything else necessary to assist in determining if the plat should be approved. Appropriate provisions must be made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, public sidewalks, utility easements and other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation areas, playgrounds, schools and school grounds, and shall consider all other relevant facts and other planning features that assure safe walking conditions for students who only walk to and from school. All relevant facts will be considered to determine whether the public interest will be served by the subdivision and dedication. If it is determined that the proposed plat makes such appropriate provisions, then the Hearing Examiner must approve the proposed plat. Dedication of land to any public body may be required as a condition of subdivision approval. The Hearing Examiner will not, as a condition to the approval of any plat, require a release from damages to be procured from other property owners.

Conclusions based on Findings

1. Appropriate provisions have been made for, but not limited to, the public health, safety, and general welfare, *Finding Nos. 53, 4, 6, 9-11 and, 17-20*; for open spaces *Finding No. 5*; drainage ways, *Finding Nos. 12-16*; streets or roads, alleys, public sidewalks, *Finding Nos. 4, 21-23 and 32*; utility easements and other public ways *Finding Nos. 4, 5 and 10-11*; potable water supplies *Finding Nos. 10, 11 and 13*; sanitary wastes *Finding Nos. 11-12 and 32*; parks and recreation areas; playgrounds, *Finding No. 24 and 32*; schools and school grounds *Finding No. 27-28 and 32*; and the proposed subdivision has considered all other relevant facts and other planning features that assure safe walking conditions for students who walk to and from school. *Finding Nos. 27-28*
2. The proposed plat has been reviewed by the City and other agencies and has been determined to be in conformance with the City of Kennewick Comprehensive Plan *Findings of Fact Nos. 31a, 31b, 31c and 32*; the City's Comprehensive Water Plan *Finding of Fact Nos. 11-12*; the City's utilities plan *Finding No. 11-12*; and Comprehensive Park and Recreation Plan *Finding No. 24*; and all relevant requirements to the approval of the plat.
3. In the City of Kennewick plat development must be consistent with and generally conform to the City's Comprehensive Plan. As part of the plat review process City

Staff considered the goals and policies of the Plan and how they will be implemented with the development of the land use request. The Planning Department did a review of the request for compliance with the Comprehensive Plan and concluded that the instant request is consistent with, and will generally conform to the City's Comprehensive Plan and will implement the goals and policies of the Plan. *Finding Nos. 31a, 31b, 31c and 32.*

4. The City Planning Department and other departments of the City conducted a thorough review of the request that included reviews of the city zoning Code, the city Comprehensive Plan, and the local and state environmental laws and requirements. Based on these reviews the City determined that appropriate provisions have been made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, public sidewalks, utility easements and other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation areas, playgrounds, schools and school grounds, and the proposed subdivision has considered all other relevant facts and other planning features that assure safe walking conditions for students who walk to and from school. *Finding No. 32*

DECISION

Based on the administrative record developed at the public hearing, approval of Preliminary Plat PP 20-03 to subdivide 66.15 acres into five phases with a total of 192 lots and 9 tracts on property located at 7114 W. Hildebrand Road, Kennewick, Washington, is granted subject to conditions listed herein. The conditions of approval are binding on the Applicant and its successors in interest:

1. The development of said approved preliminary plat must be consistent with this decision and conditions. The Applicant, and/or its successors, shall comply with all City of Kennewick regulatory controls, policies and codes, including all Single-family Residential Design Standards for single family structures.
2. All development of the plat shall be in conformance and consistent with the plat drawing which was admitted as Exhibit 4 of the administrative record of the plat review.
3. All required fees imposed by the City, including those addressed in this document and all other plat review documents, shall be paid prior to the approval of the final plat, unless stated otherwise herein.
4. A landscape plan must be submitted for approval of all common areas, open spaces and rights-of-way not left in a natural state, listing the number, location, and species of trees, sizes of plant material, and ground cover prior to final plat approval. The landscape plan shall be prepared by a licensed landscape architect or licensed landscape installer drawn to a legible scale.
5. Bob Olson Parkway, a Principal Arterial, must include on the portion of the Parkway that abuts the subject plat, a 10-foot landscape strip with trees planted every 40 feet and vegetation ground cover.
6. The Applicant shall provide a bond or cash deposit for incomplete sidewalks

- and the development of applicable required landscaping prior to final plat approval. Trees for the individual residential lots, shall be planted prior to receiving certificate of occupancy for each new home.
7. All fencing along Bob Olson Parkway must satisfy Kennewick arterial street fencing requirements of the Residential Design Standards. The fencing shall include a minimum two-foot wide masonry column at least every 50-feet.
 8. The Applicant must comply with the Kennewick Traffic Engineering Division comments which were admitted as Exhibit 12 of the administrative hearing. Prior to issuance of any permits, the Kennewick Traffic Division shall provide the Applicant with a written summary of its requirements that are stated in exhibit 12.
 9. The Kennewick Public Works Department submitted a December 3, 2020, Memorandum (Exhibit 10 of the administrative hearing record) that included comments and requirements of the Department. The 19 comments must be satisfied prior to final plat approval.
 10. Prior to Final Plat approval, all grading activity is to be inspected by a qualified geotechnical engineer. At completion of the grading, a certification must be submitted to the City that confirms the cut and fill of the site is per the recommendations of the Geotechnical Engineering Report – Roth Property, W Hildebrand Road and S Sherman Street, Kennewick, WA, dated June 15, 2020. (Exhibit 6)
 11. The Kennewick Building Safety Division submitted a December 8, 2020, Memorandum (Exhibit 13 of the administrative hearing record) that included comments and requirements of the Department. The comments and requirements must be satisfied by the Applicant.
 12. The Kennewick Fire Department submitted a December 2, 2020, Memorandum (Exhibit 11 of the administrative hearing record) that included comments and requirements of the Department. The comments and requirements must be satisfied by the Applicant.
 13. Included in the Fire Department comments was number 4 which read “Recommended that all proposed residential units must be installed with NFPA 13D sprinklers”. Prior to the issuance of any building permit, the Applicant shall get clarification from the Fire Department of the word “Recommendation” and whether it should be a requirement, or if it is a suggestion issued by the Fire Department.
 14. The Applicant shall secure all required permits from the Kennewick Irrigation District and comply with all requirements as stated in Exhibit 16 of the administrative record.
 15. The Applicant shall comply with the Benton Public Utility District comments and requirements as set forth in Exhibit 19 of the administrative record.
 16. Prior to any construction activity, including ground disturbance, the Applicant shall submit an archaeological survey that addresses the issues stated in Exhibit 20 of the administrative record.
 17. The Applicant, and/or its successors, shall provide dust control method(s), including but not limited to, hydro seeding for all areas of the site that are disturbed.
 18. A Homeowner’s/Property Owner Association (HOA) is required for maintenance and management of open space, common areas, and private

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- roads (*KMC 18.45.100*). The HOA document shall be reviewed by the City of Kennewick for form.
19. The Applicant and/or all of its successors must execute a written agreement to the satisfaction of the City Attorney, which will allow the City to establish enforceable arrangements for maintenance of any common areas, open spaces, private roads and common landscape areas, if the Homeowner's Association fails or refuses to maintain these areas.
 20. The Preliminary Plat (PP 20-03) expires 5 years from the approval date. The City may grant an extension, but any extension application must be applied for before the approved preliminary plat expires.
 21. The Applicant shall resubmit the preliminary plat map to the City with a correction in the Land Use Table of the total lot Count.
 22. The Applicant must seek clarification from the Department of Public Works of comment 5 of the Public Works Consolidated Comment see: Exhibit 10. The Applicant must comply with the clarification.
 23. The Applicant must coordinate with the Kennewick School District on the locations of school bus stops within all of the developed phases of the plat.

Dated this 22nd day of March 2021

James M. Driscoll
Kennewick Hearing Examiner



MEMORANDUM**Traffic Engineering Division**

To: James Driscoll, Hearing Examiner
From: Sorin Juster, P.E., P.T.O.E., Transportation Manager
Date: March 11, 2021
Re: Response to Hearing Examiner Questions for 7114 W. Bob Olson
Parkway Sherman Heights Phases 1-5
Project: PP 20-03/PLN-2020-03218

KMC 13.16 Transportation Impact Fees

1. TIF pay for transportation projects needed resulting from increased use and growth in the City's Traffic Impact Fee Districts in which TIF is collected. TIF is entirely for City transportation projects and shares no portion with Washington State Department of Transportation (WSDOT).
2. The 2021 TIF is \$1,392/Dwelling Unit based on a land use of Single-Family Detached Housing. Please note that TIF is adjusted annually inflation.

JS:kp
PW2021-087