

Community Development Department
102206 East Wiser Parkway
Kennewick, WA 9933



Planning Division
(509) 786-5612
Planning.department@co.benton.wa.us

BENTON COUNTY PLANNING DIVISION APPLICATION
COMPREHENSIVE PLAN-URBAN GROWTH AREA AMENDMENT RECEIVED

CPA File No. 2024-012

JAN 28 2026

Benton County
Planning Division

NAME OF CITY: Benton City

MAILING ADDRESS: 1009 Dale Ave. Suite A, Benton City WA 99320

CONTACT PERSON: Steve Zetz

EMAIL ADDRESS: szetz@ci.benton-city.wa.us

TELEPHONE: 509-588-3322

Please answer the following questions, if more space is needed please use attachments.

1. Addresses, parcel numbers and legal description of properties proposed for inclusion in the UGA: (add additional pages if necessary)

Area 1 Benton County Parcel Numbers 112964000005000, 112964000006000, 112964000010000, 112964000011000, 112964011346004, 112964011346003, 112964011346002, 112964011346001, 112964000009000, 112964000008000,

Area 2 Benton County Parcel Numbers 113964011991001, 113964011991002

See attached Legal Descriptions.

2. Prepare and attach a site map and aerial photo showing the proposed area in which a UGA amendment is being sought. Please show clearly the following: the proposed UGA boundary, current corporate boundaries, major physical boundaries; both natural and man-made (i. e., including but not limited to highways, railroads, rivers, streams, power lines, schools, and other public outbuildings, critical areas, open space, etc.), the proposed land use designations, pattern and acreages of urban land uses and densities for the area proposed for inclusion, with any residential areas requiring a minimum average density of six (6) dwelling units per acre, the general location and acreage of planned open spaces and greenbelts that will remain as open space within the area(s) proposed for inclusion within a UGA, as per RCW 36.70A.110(2); section, map scale, north arrow, township and range lines, and date of preparation, are to be shown and identified. If in a shoreline area, define existing shorelines area as shown in existing shorelines master plan and indicate the existing environment designation.

3. What is the current use of the property proposed for inclusion in the UGA:

Area 1 is undeveloped land with no assigned uses.

Area 2 contains 21.04 acres of State land currently used as a park, maintained and operated by Benton City. An additional 3.53. acres contains one single family dwelling unit.

APPLICANT'S CHECKLIST FOR COMPLETENESS

- APPLICATION FORM COMPLETED AND SIGNED WITH REQUIRED FEES
- CITY COUNCIL ADOPTED UGA RESOLUTION
- MAPS AND AERIAL PHOTOS WITH REQUIRED INFORMATION
- UGA INFORMATION SPREADSHEET
- CITIES SEPA CHECKLIST, DETERMINATION, OR EIS IF REQUIRED
- CAPITAL FACILITIES PLAN AS REQUIRED BY RCW 36.70A.070(3) & RCW 36.70A.03

RESOLUTION NO. 2026-05

A RESOLUTION OF THE CITY OF BENTON CITY, WASHINGTON, REQUESTING BENTON COUNTY TO INITIATE THE FORMAL PROCESS FOR AN AMENDMENT TO THE URBAN GROWTH AREA BOUNDARY TO INCORPORATE APPROXIMATELY 58.18 ACRES OF LAND; AND FURTHER AUTHORIZING THE MAYOR TO EXECUTE AND SUBMIT ALL RELATED DOCUMENTS.

WHEREAS, the State of Washington's Growth Management Act (GMA) requires counties, in cooperation with cities, to designate an Urban Growth Area (UGA) sufficient to accommodate projected urban growth for a 20-year planning horizon; and

WHEREAS, the GMA further mandates that urban growth be encouraged within the UGA and discouraged outside of it, to promote orderly development and the efficient provision of public services; and

WHEREAS, a recent review of the existing UGA confirms that the proposed AREA 1 is bordered on 3 sides by Benton City, a map of which is attached hereto as **Exhibit A**, and that development of this property to County standards will have an adverse impact to the urban densities and development of the abutting incorporated city limits; and

WHEREAS, the area proposed for inclusion, legally described as AREA 2, is contiguous to the existing UGA boundary and is identified as the most logical and cost-effective area to provide necessary urban services, including sewer, water, transportation; and

WHEREAS, recent changes to Benton City's Floodplain and Floodway have reduced and altered the buildability of a significant amount of acreage along the Yakima River corridor; and

WHEREAS, Benton City has a duty to ensure that development occurs in areas suitable for urban densities; and

WHEREAS, the property described in AREA 2 consists of land currently owned by the State of Washington and is maintained under agreement by Benton City; and

WHEREAS, the proposed expansion is consistent with the Benton County County-Wide Planning Policies and serves an overriding public interest by protecting public health, safety, and welfare and enabling the locally adopted Comprehensive Plan to meet the goals of the State GMA; and

WHEREAS, the Benton City Planning Commission conducted a Public Hearing on January 12, 2026, and a recommendation to approve the expansion was made, see Findings of Fact attached hereto as **Exhibit B**; and

WHEREAS, the Benton City Council conducted a Public Hearing on January 20, 2026; and

WHEREAS, the Benton City Council has conducted due environmental review pursuant to the State Environmental Policy Act (SEPA) requirements, and relevant findings are incorporated herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BENTON CITY, WASHINGTON, hereby resolves as follows:

That the Benton City Council hereby formally requests Benton County / County Commissioners to initiate the formal process for an amendment to the Urban Growth Area boundary.

Be It Further Resolved that the proposed expansion area, specifically identified in the attached exhibits, shall be added to the official Urban Growth Area map to provide for an adequate 20-year supply of developable land and to ensure its development to Urban standards.

Be It Further Resolved that the Mayor is hereby authorized and directed to execute and submit all necessary land use applications and related documents to effectuate this UGA expansion request, and to work cooperatively with county staff and the public throughout the review process.

Be It Further Resolved that this Resolution shall take effect immediately upon passage by City Council.

ADOPTED this 20th day of January, 2026, by the City Council of the City of Benton City, Washington, and signed in authentication of its passage this 20th day of January, 2026.

Resolution No. 2026-05 filed and recorded in the office of the City Clerk of the City of Benton City, Washington, this 20th day of January, 2026.




Len Burton, Mayor

Attest:



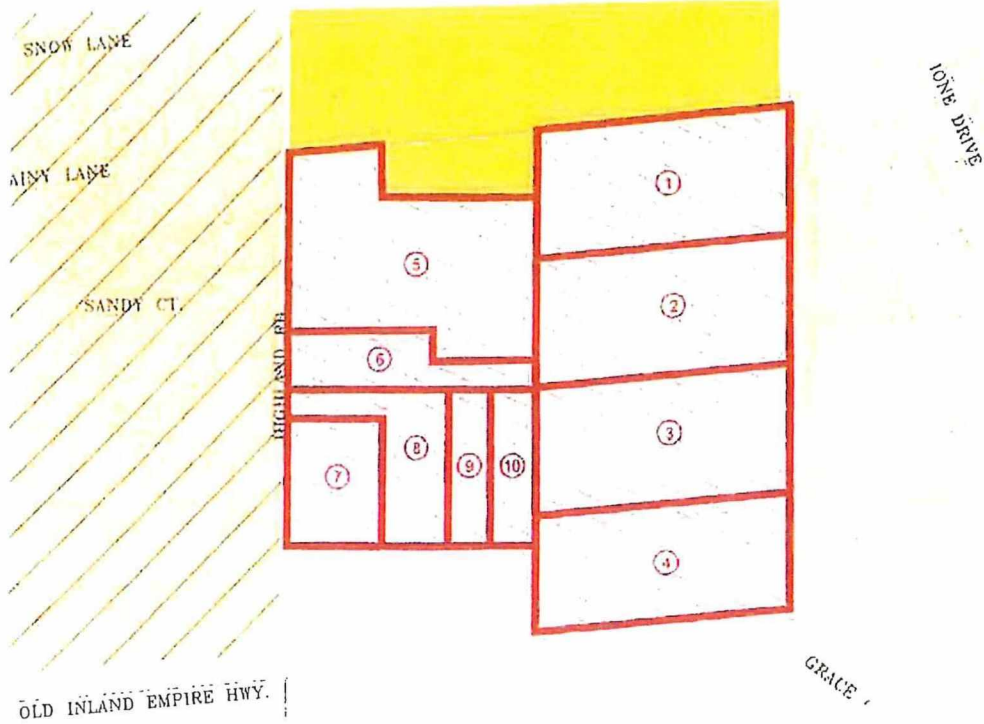
Carla Meyer
City Clerk/Treasurer

Approved as to Form:



Kerr Ferguson Law, PLLC
City Attorneys

EXHIBIT A



PROPERTY DESCRIPTIONS

ALL PROPERTIES COUNTY ZONING: RL-5
 PROPOSED CITY LAND USE: RESIDENTIAL

- | | |
|-----------------------------------------------------|-----------------------------------------------------|
| ① OLSEN FAMILY LLC
11296400005000
5.03 ACRES | ⑥ DWS ORCHARDS LLC
11296400009000
1.95 ACRES |
| ② OLSEN FAMILY LLC
11296400006000
5.03 ACRES | ⑦ DWS ORCHARDS LLC
112964011346001
1.85 ACRES |
| ③ OLSEN FAMILY LLC
112964000010000
5.03 ACRES | ⑧ DWS ORCHARDS LLC
112964011346002
1.97 ACRES |
| ④ OLSEN FAMILY LLC
112964000011000
4.52 ACRES | ⑨ DWS ORCHARDS LLC
112964011346003
1.00 ACRES |
| ⑤ DWS ORCHARDS LLC
11296400008000
6.23 ACRES | ⑩ DWS ORCHARDS LLC
112964011346004
1.00 ACRES |

DETAIL 1



4. What is the existing comprehensive plan designation for the area in which the property proposed for inclusion in the UGA:

The proposed area for inclusion has the following designations according to the Benton County Planning Department GIS system. Area 1 - Rural Remote. Area 2- 21.04 acres Public, and 3.53 acres Rural Remote.

5. What is the City's proposed land use designation of the property proposed for inclusion in the UGA:

Area 1- Residential

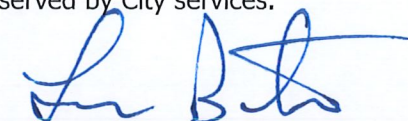
Area 2- 21.04 acres of Parks, and 3.53 acres Residential (because of the proximity to the Yakima River and recent updates to the FEMA mapping it is likely that this residential designation may change to ensure compliance with FEMA guidelines.

6. What are the reasons for the requested amendment and include substantial information why the provisions, map designations, etc., of the adopted plan are not sufficient to satisfy the concern that gives rise to the amendment request:

Area 1- Is currently bordered on two sides by City limits and a third side is currently within the UGA. Recent changes to the flood map have significantly altered the Residential capacity of Benton City. In addition the growth in this area necessitates the need for development in this area to occur at urban densities. Proximity to existing schools and infrastructure makes this area an island that without the potential for annexation would likely result in development that is incompatible or inconsistent with urban standards and densities.

Area 2 - Is essentially a housekeeping item that allows the City to annex State land that is currently maintained by Benton City and used as a park. The residential piece is unlikely to ever develop further and is included in order to prevent an irregular boundary.

7. Include any other substantiated information that you feel is necessary or relevant for consideration: Recent changes to the FEMA flood maps have significantly reduced residential capacity. It is unknown at this time to what extent capacity has been reduced. During the Comprehensive Plan Update a new analysis will be required as well as alterations to all planning documents to include Capital Facilities. This UGA expansion request is likely insufficient to address the capacity reduction, however it does provide additional lands that are not encumbered by critical areas and can be more easily served by City services.




Mayor Signature

LEN BURTON

Printed Name

1-30-26

Date



Authorized City Representative

Stephen Zeltz

Printed Name

1-26-2026

Date

ANY INFORMATION SUBMITTED TO THE BENTON COUNTY PLANNING DIVISION IS SUBJECT TO PUBLIC RECORDS DISCLOSURE LAW FOR THE STATE OF WASHINGTON (RCW CHAPTER 42.17) AND ALL OTHER APPLICABLE LAW THAT MAY REQUIRE THE RELEASE OF THE DOCUMENTS TO THE PUBLIC.

An application fee of \$2000.00 must be submitted with this application. This fee is non-refundable. Please make check payable to Benton County Treasurer.

Based on Benton County's Uniform Formula in Policy #4 of the County Wide Planning Policy

2025 Population Estimate 4,418
2045 Population Estimate 5,517

	Land Use	Total Acres	Developed Acres AC	Underutilized/ Vacant AC	Current per Capita Value AC/person	Needed Area for 2045 Population AC
A	Residential	904.85	816.10	88.75	0.1847	1,019.11
	R2	789.22	717.94	71.28	0.1625	896.54
	R3	77.25	66.37	10.89	0.0150	82.88
	R3M	38.37	31.79	6.58	0.0072	39.69
A-1	AS	210.60	210.60	0.00	0.0000	
B	Parks	35.51	35.51	0.00	0.0080	44.34
C	City	40.04	40.04	0.00	0.0091	50.00
D	Schools	52.27	52.27	0.00	0.0118	65.27
E	Commerical	69.21	51.21	17.99	0.0116	63.95
F	Industrial	385.94	107.89	278.05	0.0244	134.73
G	Open Space	0	0	0.00	0.0000	0.00
H	Right-of-Ways		138.18		0.0313	172.56
I	70% Build Out Residential of 904.85 ac		633.39		0.1434	790.95
	A-I Total				0.4243	2,340.91
J	25% A-I Total				0.5304	2,926.14
K	Critical Area Credit		80.88		0.0183	100.99
	TOTAL ADJUSTED(J-K)				0.5121	2,825.14

1698.42 2129.72

Total City Acreage 1698.42
Total UGA Acreage 399.90

Needed Area for 2045 **2,825.14 ac**
Total City & UGA Land **2,098.32 ac**
Additional Land Requirement **726.82 ac**

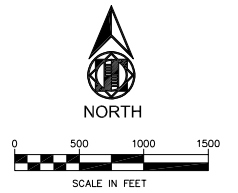
NOTES

- 1 Population Estimate from City Population Estimate based on OFM Population Projections and Benton City considered to be 2% of Benton County's total population. Estimates from 2025 and 2045 are used in the Land Capaicy Analysis.
- 2 AS (Ag-Suburban) is considered fully developed as most of this is in the flood plain and no large developments will occur in this zoning. Therefore it is not considered for additional land as it will skew the acual results. It however, included in the Total City & UGA Land.
- 3 Open Space (Item G) is considered to be within the parks and school land areas and shows a "0" in the
- 4 Needed Area for 2045 = 2045 Population x Total Adjusted per capita land use value of 0.5121 ac/person

53.28%	48%		
46.47%	42%		
4.55%	4%		
2.26%	2%		
12.40%	12%		
2.09%	2%	8.037573563	
2.36%	2%		
3.08%	3%	8%	
4.07%	3%		
22.72%	6%		
0.00%	0%		
0.00%	8%		
0.00%	37%		
0.00%	0%		
0.00%	0%		
0.00%	5%		
0.00%			
			County underdeveloped 45
			County Total 399.9
			% County Developed 0.887472
1,550			
			City underdeveloped 88.75
			city Developed 2129.72
			City Total 1698.42
			% City Developed 1.253941



LAND USE MAP
JANUARY 12, 2026
PROPOSED UGA
EXPANSION

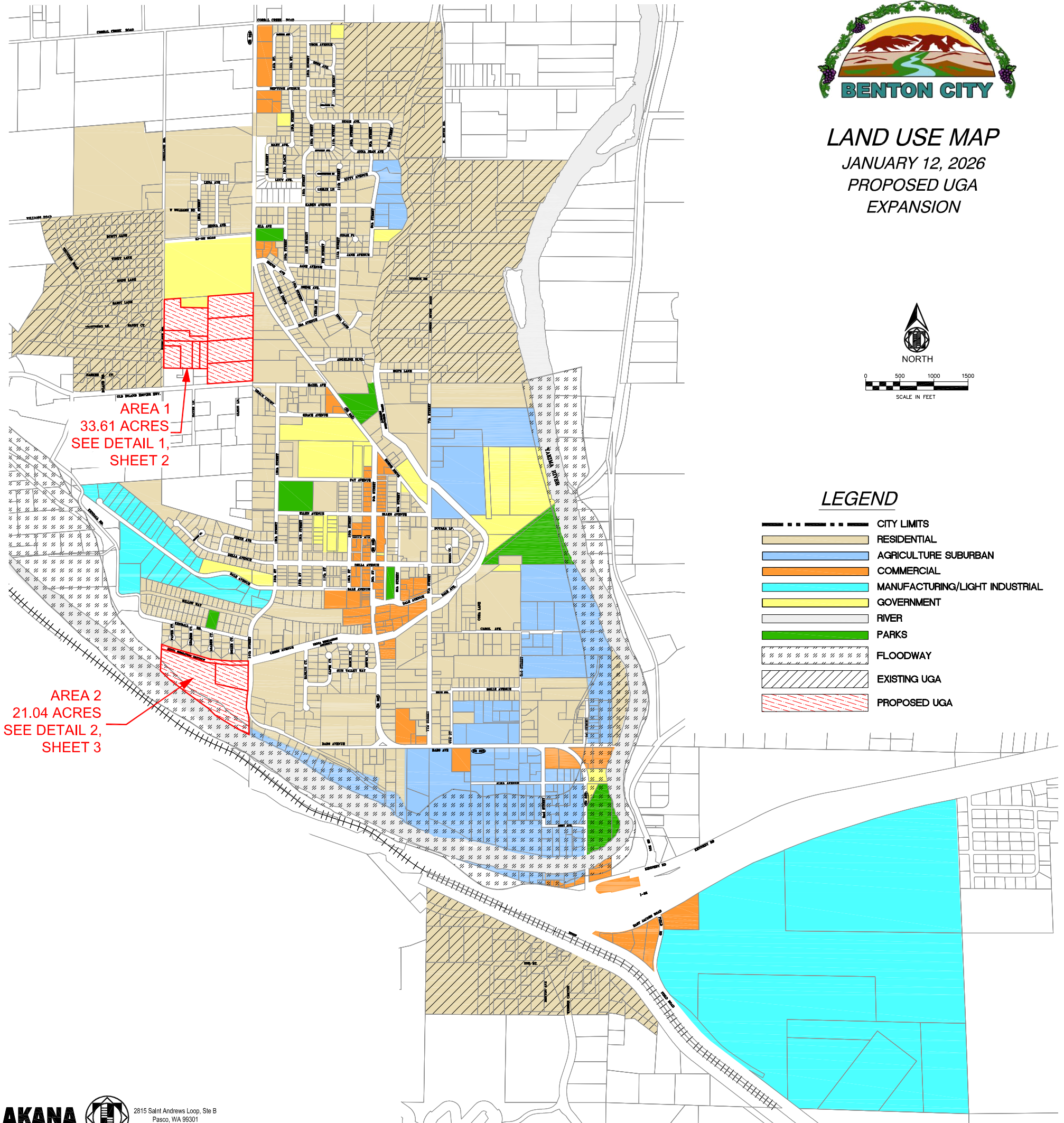


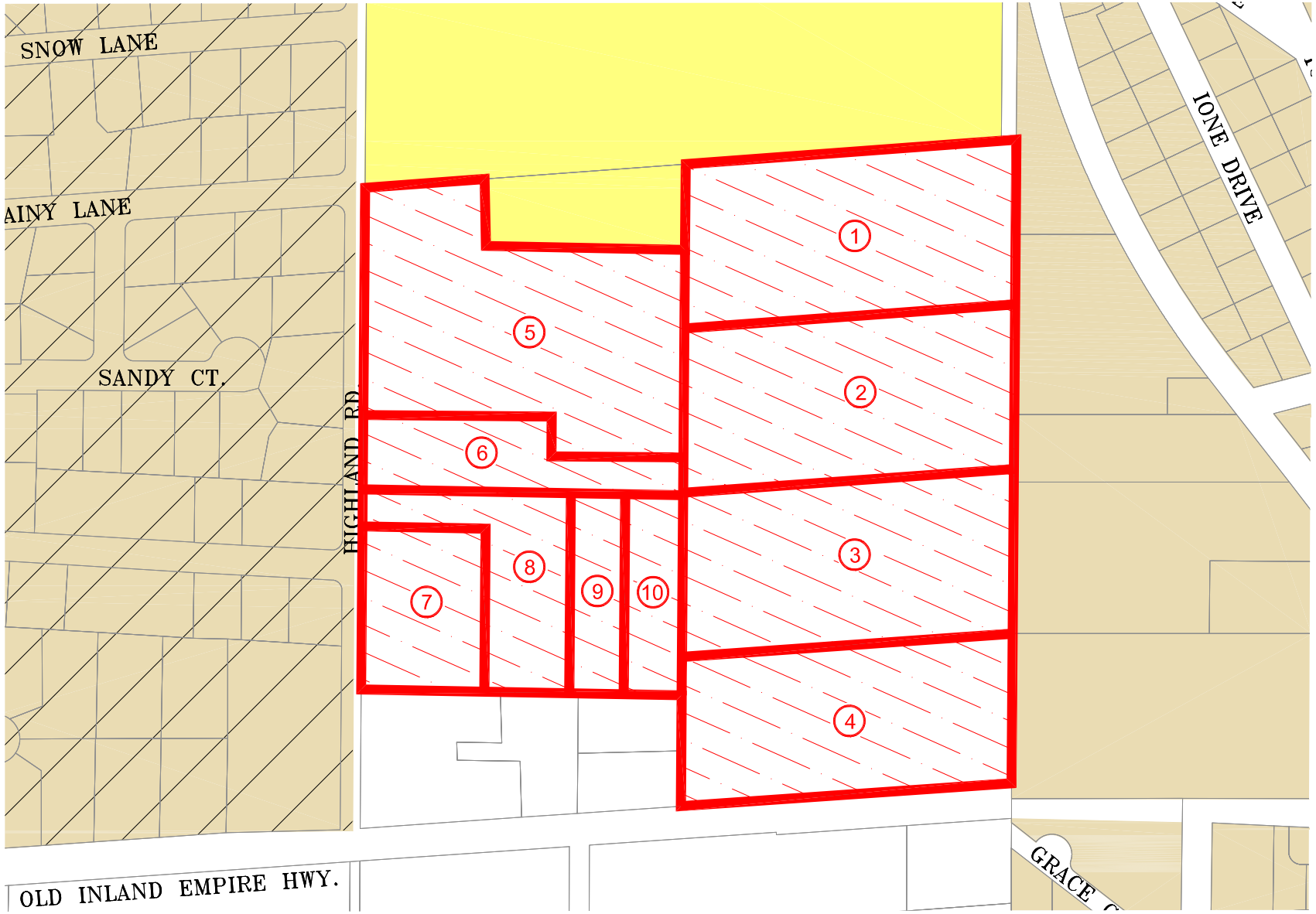
LEGEND

- CITY LIMITS
- RESIDENTIAL
- AGRICULTURE SUBURBAN
- COMMERCIAL
- MANUFACTURING/LIGHT INDUSTRIAL
- GOVERNMENT
- RIVER
- PARKS
- FLOODWAY
- EXISTING UGA
- PROPOSED UGA

AREA 1
33.61 ACRES
SEE DETAIL 1,
SHEET 2

AREA 2
21.04 ACRES
SEE DETAIL 2,
SHEET 3





PROPERTY DESCRIPTIONS

ALL PROPERTIES COUNTY ZONING: RL-5
 PROPOSED CITY LAND USE: RESIDENTIAL

- | | |
|-----------------------------------------------------|-----------------------------------------------------|
| ① OLSEN FAMILY LLC
112964000005000
5.03 ACRES | ⑥ DWS ORCHARDS LLC
112964000009000
1.95 ACRES |
| ② OLSEN FAMILY LLC
112964000006000
5.03 ACRES | ⑦ DWS ORCHARDS LLC
112964011346001
1.85 ACRES |
| ③ OLSEN FAMILY LLC
112964000010000
5.03 ACRES | ⑧ DWS ORCHARDS LLC
112964011346002
1.97 ACRES |
| ④ OLSEN FAMILY LLC
112964000011000
4.52 ACRES | ⑨ DWS ORCHARDS LLC
112964011346003
1.00 ACRES |
| ⑤ DWS ORCHARDS LLC
112964000008000
6.23 ACRES | ⑩ DWS ORCHARDS LLC
112964011346004
1.00 ACRES |

DETAIL 1





PROPERTY DESCRIPTIONS

DETAIL 2

- ① GOODE LLOYD L
 113964011991001
 3.53 ACRES
 CURRENT COUNTY ZONING: RL-5
 PROPOSED CITY LAND USE: RESIDENTIAL
- ② DEPARTMENT OF WILDLIFE
 113964011991002
 15.70 ACRES
 CURRENT COUNTY ZONING: PARKS
 PROPOSED CITY LAND USE: PARKS
- ③ KIONA IRRIGATION DISTRICT RIGHT OF WAY
 ≈1.81 ACRES
 CURRENT COUNTY ZONING: RL-5
 PROPOSED CITY LAND USE: PARKS



NORTH



DETERMINATION OF NON-SIGNIFICANCE

- 1. **Date of Issuance:** December 19, 2025
- 2. **Lead Agency:** City of Benton City
- 3. **Staff Contact:** Paula Kauer, Finance Manager 1009-A Dale Ave, Benton City WA 99320
Telephone 509-588-3322
- 4. **Name of Proposal:** Comprehensive Plan & UGA Amendment

Description of Proposal: The proposal is a non-project action that includes amendments to specific areas of the Benton City Comprehensive Plan text and UGA Map per RCW 36.70A.070 (3), RCW 36.70A.110(1)&(3), RCW 36.070A.020(1) & (2), relevant Benton County Countywide Planning Policies (CWPP). The latest Comprehensive Plan was adopted in 2021.

Location of Proposal: City-wide and at various locations in the City. See SEPA checklist for specific locations.

Findings:

- 1. The City finds that the non-project action will not results in adverse impacts to the environment.
- 2. The City further finds that future development that may occur in the locations where map changes may occur will be subject to compliance with the Benton City Municipal Code, SEPA and other applicable regulations that will ensure mitigation of any potential adverse impacts to the environment.

Mitigation Measures: None

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340 and the lead agency will not act on this proposal for 14 days from the date of issuance listed above.

Responsible Official Len Burton
Position/Title Mayor
Address: 1009-A Dale Ave, Benton City WA 99320
Phone: 509-588-3322

Signature:



Appeal: Any agency or person may appeal the lead agency’s environmental determination per BCMC 16.02.170. Appeals of this decision are accepted until 4:00 pm, January 9th, 2026.

SEPA¹ Environmental Checklist: BENTON CITY UGA

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

2026 Comprehensive Plan Update and Urban Growth Area (UGA) Revision

2. Name of applicant:

Benton City

3. Address and phone number of applicant and contact person:

Carla Meyer, City Clerk/Treasurer
City of Benton City
PO Box 70-1009 Dale Ave, Suite A
Benton City, WA 99320
(509) 588-3322

Contact Person: Alan Rainey, PE
Akana
2815 Saint Andrews Loop, Suite B
Pasco, WA 99301
(971)328-3007

4. Date checklist prepared:

November 14, 2025 by Alan Rainey of Akana

5. Agency requesting checklist:

Benton City

6. Proposed timing of schedule (including phasing, if applicable):

Adoption of the 2026 Comprehensive Plan Update and UGA Revision is expected to be complete by September 30, 2026.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes, Revisions to UGA.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

This SEPA checklist.

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.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

Benton County approval will be needed for any proposed Benton City UGA revisions.

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.)

The proposal is a non-project action that includes amendments of specific areas of the Benton City Comprehensive Plan text and land use map as allowed once-per-year in accordance with WAC Chapter 365-196 and the Benton City Municipal Code, section 2.70.030(E). The Comprehensive Plan was last amended in 2020.

The proposal includes revisions to the Benton City UGA.

- 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.**

The proposed text amendments to the Comprehensive Plan apply generally to all properties located within the current limits of Benton City. The City is located in Benton County, in eastern Washington State, in the mid-Columbia Valley. The Yakima River flows along portions of the east and west borders of the city and through a southern section of the city. Interstate 82 divides the city with approximately one-third of the city south of the interstate.

Parcels not previously located within the Benton City UGA that are proposed for inclusion in the Benton City UGA are:

PARCEL #	OWNER	SIZE
HIGH SCHOOL AREA		(Acres)
1 112964000005000	Olsen Family LLC	5.03
2 112964000006000	Olsen Family LLC	5.03
3 112964000010000	Olsen Family LLC	5.03
4 112964000011000	Olsen Family LLC	4.52
5 112964000008000	DWS Orchards LLC	6.23
6 112964000009000	DWS Orchards LLC	1.95
7 112964011346001	DWS Orchards LLC	1.85
8 112964011346002	DWS Orchards LLC	1.97
9 112964011346003	DWS Orchards LLC	1.00
10 112964011346004	DWS Orchards LLC	1.00
TOTAL		33.61
RIVER AREA		
11 113964011991001	Goode Lloyd L	3.53
12 113964011991002	Dept. of Wildlife	15.70
13 Irrigation ROW	Kiona Benton (~ area)	1.81
TOTAL		21.04

B. Environmental Elements

1. Earth

a. **General description of the site:**

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

Many types of terrain, including flat, rolling, hilly, and steep slopes are found within Benton City.

b. **What is the steepest slope on the site (approximate percent slope)?**

Some areas of the City have slopes exceeding 15 percent.

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.**

Soils within Benton City are predominantly Starbuck-Scootene-Rock outcrop with some Warden-Shano-Esquatzel type soils in the southern portion of the city.

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.**

Not applicable.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Not applicable.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Not applicable.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

Through the application of the City's Critical Areas Ordinance and other regulations to reduce or control erosion during approved land development projects.

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.**

Not applicable.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Not applicable.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

None proposed.

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.**

The Yakima River flows along portions of the east and west borders of the city and through a southern section of the city.

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.**

None proposed

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 proposed

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

None proposed

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

Portions of the city lie in the 100-year floodplain and floodways. The proposed changes to the comprehensive plan apply generally to all properties located within the current limits of Benton City. A portion of Parcel 113964011991002 located

adjacent to 14th Street, directly adjacent to the Yakima River, is within the flood plain.

- 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 discharges. Future proposed projects will be individually reviewed for site-specific impacts.

b. Ground:

- 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 a general description, purpose, and approximate quantities if known.**

None proposed. Future proposed projects will be individually reviewed for site-specific impacts.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 proposed. Future proposed projects will be individually reviewed for site-specific impacts.

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.**

None proposed. Future proposed projects will be individually reviewed for site-specific impacts.

- 2. Could waste materials enter ground or surface waters? If so, generally describe.**

Not applicable.

- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

Not applicable.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not applicable. Compliance with the City's Critical Areas Ordinance, the SMP and other regulations are compulsory.

4. Plants

[Find help answering plants questions](#)

a. Check 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**
- 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?

None proposed. Future proposed projects will individually be reviewed for site-specific impacts.

c. List threatened and endangered species known to be on or near the site.

None applicable. Future proposed projects will be individually reviewed for site-specific impacts.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

None proposed. Future proposed projects will be individually reviewed for site-specific impacts.

e. List all noxious weeds and invasive species known to be on or near the site.

Future proposed projects will be individually reviewed for site-specific impacts.

5. Animals

- a. **List any birds and other animals that 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:

Nearly all the Above listed species have occasionally been observed in Benton City except bear, herring, and shellfish.

- b. **List any threatened and endangered species known to be on or near the site.**

The Washington Department of Fish and Wildlife Priority Habitat and Species maps show the Townsend's Ground Squirrel and the Ferruginous hawk as Candidate and Threatened species, respectively, within the general area of Benton City. However, relative to listed species, future proposed projects will be individually reviewed for site-specific impacts.

- c. **Is the site part of a migration route? If so, explain.**

Yes, the entire Columbia basin is located within known migratory routes for salmonids and migratory birds.

- d. **Proposed measures to preserve or enhance wildlife, if any.**

Not applicable. Future proposed project will be individually reviewed for site-specific impacts as well as site-specific mitigation of determined impacts where mitigation is required. All projects will be required to comply with the City's Critical Areas Ordinance.

- e. **List any invasive animal species known to be on or near the site.**

Not applicable. However, relative to listed species, future proposed projects will be individually reviewed for site-specific impacts and for compliance with the City's adopted Critical Areas Ordinance.

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.**

Future proposed projects will be individually reviewed for site-specific impacts.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

Not applicable.

- 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.**

Not applicable.

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 because of this proposal? If so, describe.**

No.

1. **Describe any known or possible contamination at the site from present or past uses.**

Not applicable. Future proposed projects will be individually reviewed for site-specific conditions.

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.**

Not applicable.

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.**

Not applicable.

4. **Describe special emergency services that might be required.**

Not applicable.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

Not applicable.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Not applicable. Future proposed projects will be individually reviewed for site-specific conditions.

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)?**

The majority of the proposals involve changes from an existing land use or one to one that is residential and future development will not typically result in greater levels of noise than the previous designations would have generated.

3. Proposed measures to reduce or control noise impacts, if any:

None proposed.

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.

Parcel 113964011991002 is a park left in natural habitat. The City will maintain this property in natural habitat.

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 because 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?

None of the parcels involved in the proposals have been used as working farmlands or working forest lands.

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.

Structures are located on various parcels within the existing city limits and UGA and within the proposed areas to be added to the UGA.

d. Will any structures be demolished? If so, what?

None proposed at this time.

e. What is the current zoning classification of the site?

Zoning classifications vary throughout the proposals. See the Zoning Map.

f. What is the current comprehensive plan designation of the site?

Land use designations vary throughout the proposals. See the Land Use Map

g. If applicable, what is the current shoreline master program designation of the site?

There are several different shoreline master program shoreline environment designations throughout the City along shorelines.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

A variety of sensitive areas have been designated throughout the City. These areas are typically related to shorelines, floodplains, steep slopes, wetlands, and miscellaneous habitat areas.

i. Approximately how many people would reside or work in the completed project?

Not applicable.

j. Approximately how many people would the completed project displace?

Not applicable.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Application of policies and guidelines as established by the comprehensive plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Application of policies and guidelines as established by the comprehensive plan.

9. Housing

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None at this time.

- 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:**

None proposed.

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?**

Not applicable.

- b. **What views in the immediate vicinity would be altered or obstructed?**

Not applicable.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

Not applicable.

11. Light and glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Not applicable.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

Not applicable.

- c. **What existing off-site sources of light or glare may affect your proposal?**

Not applicable.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

None proposed.

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**
Not applicable.
- 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 proposed.

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? If so, specifically describe.**
Not applicable.
- 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.**
Not applicable.
- 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.**
Not applicable.
- 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 proposed.

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 existing City and County street systems serve the geographic area for the proposed UGA revisions. Future developments within the UGA will be evaluated for impacts to the existing street systems.

- 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?**

Benton City is served by Ben Franklin Transit.

- c. **How many additional parking spaces would be the completed project or non-project have? How many would the project or proposal eliminate?**

None at this time.

- 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).**

Not applicable.

- e. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Not applicable.

- 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?**

Not applicable as this is a non-project action.

- 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.**

Not applicable.

- h. **Proposed measures to reduce or control transportation impacts, if any:**

None proposed.

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.**

Not applicable as this is a non-project action.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None proposed.

16. Utilities

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

All utilities are available within Benton City, to various extents.

- 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.**

Not applicable as this is a non-project action.

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.

X 

Type name of signee: Len Burton, Mayor

Position and agency/organization: Mayor, Benton City

Date submitted: December 19, 2025

D. Supplemental sheet for non-project actions

Do not use this section 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?

As a non-project action, the proposal will not increase discharge to water; emissions to air, production, storage, or release of toxic or hazardous substances; or production of noise. Most of the proposed land use designation and zoning changes will not result in more intense development of the specific parcels however, some changes may facilitate additional dwelling units can contribute to increased emissions to air (typical of household uses) and production of noise (typical household uses).

• **Proposed measures to avoid or reduce such increases are:**

None proposed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

As a non-project action, the proposal will not affect plants, animals, fish, or marine life. The changes under this proposal will not change any aspect of the city's protection of these items under the Critical Areas Ordinance.

• **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

None proposed. Further, all site-specific projects are required to comply with all local, state, and federal laws regarding the protection of endangered species.

3. How would the proposal be likely to deplete energy or natural resources?

As a non-project action, the proposal will not deplete energy or natural resources. Potential development will increase demands for energy and natural resources regardless of the Comprehensive Plan amendments. Future proposed projects will be individually reviewed for site-specific impacts.

• **Proposed measures to protect or conserve energy and natural resources are:**

None proposed.

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?

No direct impacts to environmentally sensitive areas or areas designated to government protection are expected as a result of the non-project action.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

Fish and Wildlife Habitat Conservation Areas are established and mapped to protect habitats for federal or state endangered, threatened, sensitive, candidate, and priority species of fish, wildlife or plants, following best available science. These areas are considered worth protecting not only for the health of fish and wildlife species but because the habitats themselves help improve water quality, increase soil health, and affect hydrology which results in a reduction of flooding. The City regulates development in or near these habitats.

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?

Any proposed use or development within the city is subject to the City's Comprehensive Plan and any proposed use or development within shoreline jurisdiction is also subject to the City's Shoreline Master Program.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

None proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

As a non-project action, the amendments to the Comprehensive Plan will not directly increase demands on transportation or public services and utilities.

- **Proposed measures to reduce or respond to such demand(s) are:**

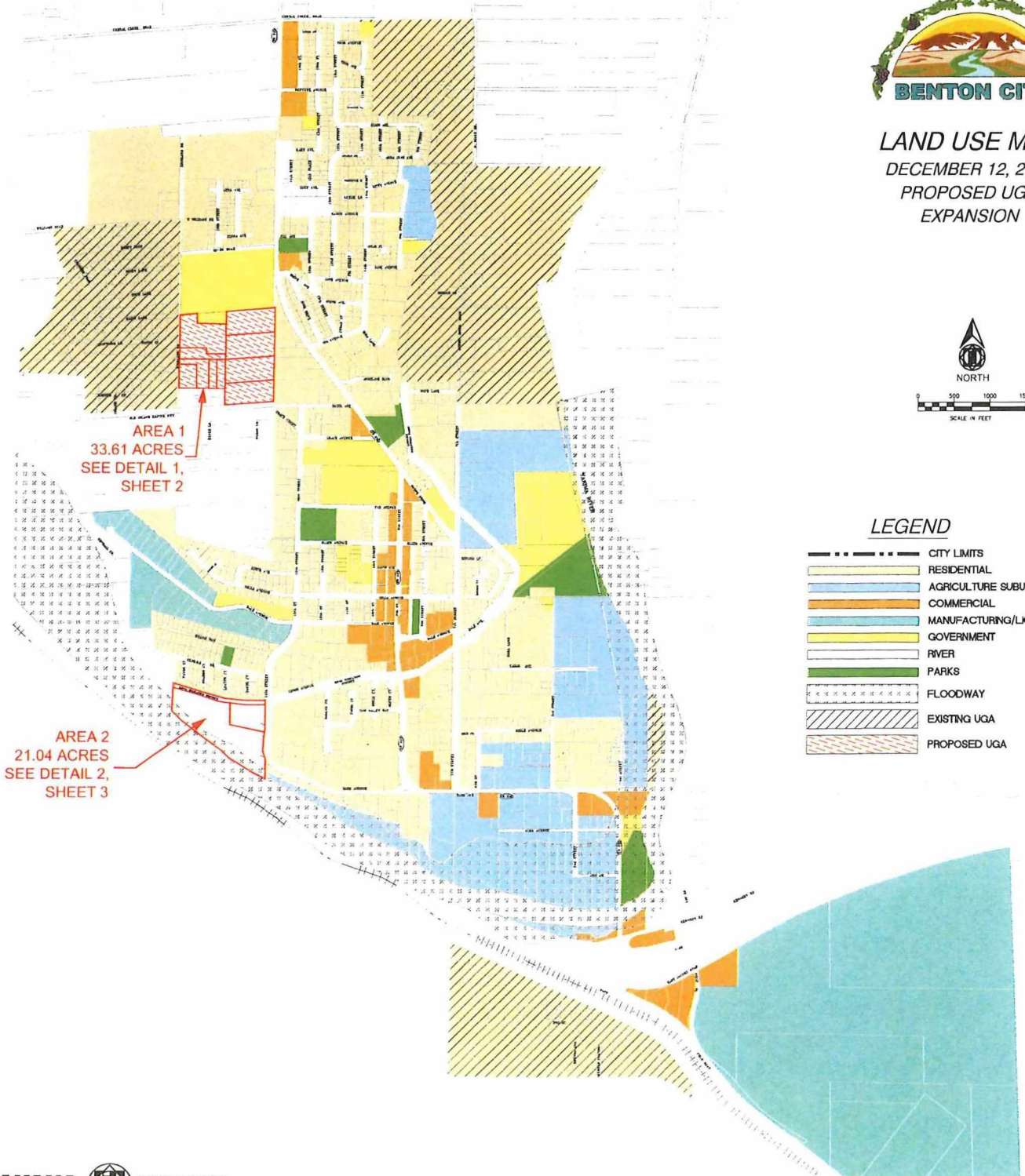
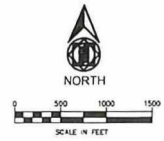
None proposed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

It is not the intent of the Comprehensive Plan amendments to conflict with local, state, or federal laws or requirements for the protection of the environment. All future development projects will be required to comply with the City's Critical Ordinances and all relevant local, state, and federal laws regarding the protection of the environment.



LAND USE MAP
DECEMBER 12, 2025
PROPOSED UGA
EXPANSION



AREA 1
33.61 ACRES
SEE DETAIL 1,
SHEET 2

AREA 2
21.04 ACRES
SEE DETAIL 2,
SHEET 3

LEGEND

- CITY LIMITS
- RESIDENTIAL
- AGRICULTURE SUBURBAN
- COMMERCIAL
- MANUFACTURING/LIGHT INDUSTRIAL
- GOVERNMENT
- RIVER
- PARKS
- FLOODWAY
- EXISTING UGA
- PROPOSED UGA



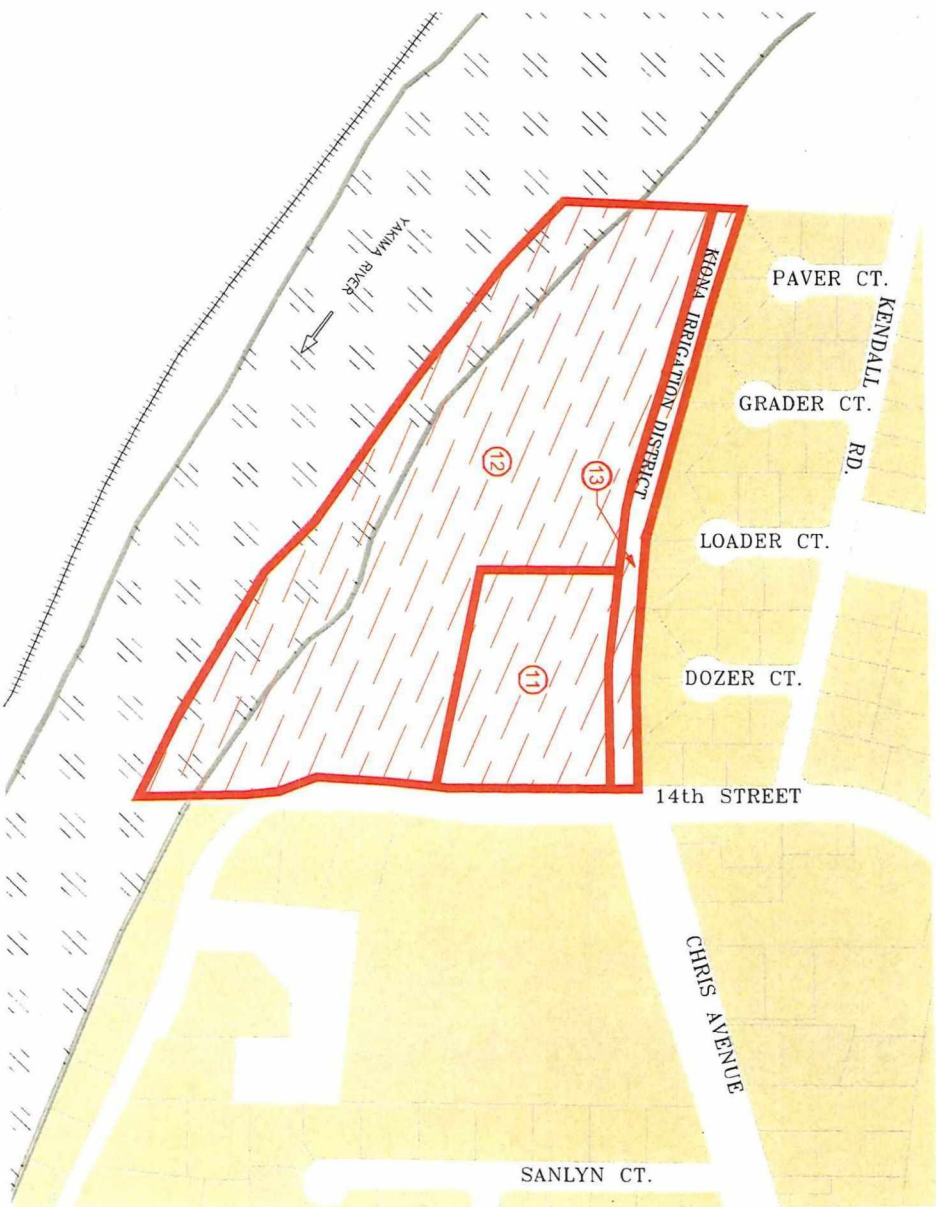
PROPERTY DESCRIPTIONS

ALL PROPERTIES COUNTY ZONING: RL-5
 PROPOSED CITY LAND USE: RESIDENTIAL

- | | |
|-----------------------------------------------------|-----------------------------------------------------|
| ① OLSEN FAMILY LLC
112964000005000
5.03 ACRES | ⑥ DWS ORCHARDS LLC
112964000009000
1.95 ACRES |
| ② OLSEN FAMILY LLC
112964000006000
5.03 ACRES | ⑦ DWS ORCHARDS LLC
112964011346001
1.85 ACRES |
| ③ OLSEN FAMILY LLC
112964000010000
5.03 ACRES | ⑧ DWS ORCHARDS LLC
112964011346002
1.97 ACRES |
| ④ OLSEN FAMILY LLC
112964000011000
4.52 ACRES | ⑨ DWS ORCHARDS LLC
112964011346003
1.00 ACRES |
| ⑤ DWS ORCHARDS LLC
112964000008000
6.23 ACRES | ⑩ DWS ORCHARDS LLC
112964011346004
1.00 ACRES |

DETAIL 1





PROPERTY DESCRIPTIONS

DETAIL 2

- ① GOODE LLOYD L
 113964011991001
 3.53 ACRES
 CURRENT COUNTY ZONING: RL-5
 PROPOSED CITY LAND USE: RESIDENTIAL
- ② DEPARTMENT OF WILDLIFE
 113964011991002
 15.70 ACRES
 CURRENT COUNTY ZONING: PARKS
 PROPOSED CITY LAND USE: PARKS
- ③ KIONA IRRIGATION DISTRICT RIGHT OF WAY
 ≈1.81 ACRES
 CURRENT COUNTY ZONING: RL-5
 PROPOSED CITY LAND USE: PARKS

