

# COMMISSIONERS' AGENDA ACTION SHEET

<b>Meeting Date:</b>	April 12, 2022	<b>Memo Date:</b>	March 25, 2022
<b>Subject:</b>	File No. CPA 2022-001 Modifies the Comprehensive Plan's Land Use Designation of six (6) contiguous parcels.		
<b>Presenter:</b>	Michelle Cooke		
<b>Prepared By:</b>	Michelle Cooke		
<b>Reviewed By:</b>	Greg Wendt		
<b>PA Review, Approval to Form:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <i>(If no, include reasoning for no approval)</i>		
<b>Type of Agenda Item:</b>	<b>Type of Action Needed:</b> <i>(Multiple boxes can be checked, if necessary)</i>		
<input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Scheduled Business	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Decision / Direction <input checked="" type="checkbox"/> Sign Letter / Document	<input checked="" type="checkbox"/> Pass Motion <input checked="" type="checkbox"/> Pass Resolution <input type="checkbox"/> Pass Ordinance <input type="checkbox"/> Execute Contract	

## Summary / Background Information

The Planning Division and the Planning Commission are forwarding a Comprehensive Plan Amendment application to the Board of County Commissioners with a recommendation for approval. The proposed application will modify the Comprehensive Plan designation of six (6) contiguous parcels (1-2380-201-2006-002; 1-2380-201-2006-001; 1-2380-201-2157-002; 1-2380-201-2157-001; 1-2380-200-0014-000; and 1-2380-200-0017-000) from Rural Industrial to Rural Remote.

The proposal will revise and update *Appendix A Map Folio Figure 5 - 2017 Periodic Update Land Use Designations Map* of the Benton County Comprehensive Plan. A rezone of the properties from the current Heavy Industrial zoning designation to a Rural Lands Five Acre zoning designation will be required after the Comprehensive Plan Amendment process is completed.

The Planning Commission held a public hearing on March 8, 2022, and after taking testimony and discussion among the Commission members they voted unanimously to forward a recommendation for approval of the proposed amendments subject to fourteen (14) Findings of Fact.

## Fiscal Impact

None known at this time.

## Recommendation

It is the recommendation of the Benton County Planning Division and the Planning Commission that Planning Casefile Application CPA 2022-001, be approved with the suggested fourteen (14) Findings of Fact.

## Suggested Motion

I move that the Board of County Commissioners adopt the Planning Commission's Findings and Conclusions as our own and approve the application for a Comprehensive Plan Amendment as noted in Casefile CPA 2022-001 and authorize the Chairman to sign the Resolution for the Comprehensive Plan Amendment.

**EXHIBIT LIST FOR CPA 2022-001/EA 2021-024  
Comprehensive Plan Amendment**

DATED

<b>Planning Commission Memo Exhibit List - March 8, 2022</b>			
<b>PCM 1</b> Includes:	PCM 1.1	Staff Report	February 23, 2022
		Comp. Plan Appendix A Map Folio Figure 5-Land Use	
	PCM 1.2	Designation Maps	March 8, 2022
	PCM 1.3	Existing Comprehensive Plan Land Use Designations	March 1, 2022
	PCM 1.4	Proposed Comprehensive Plan Land Use Designations	March 1, 2022
	PCM 1.5	CPA 2022-001 Application	October 1, 2021
		<b>SEPA INFORMATION</b>	
	PCM 1.6	Environmental Checklist EA 2021-024	November 23, 2021
	PCM 1.7	Determination of Non Significance	January 27, 2022
		<b>HEARING NOTICES</b>	
PCM 1.8	Notice of Public Hearing	February 17, 2022	
PCM 1.9	Notice of 2022 Comp. Plan Amendment Docket	January 12, 2022	
	<b>COMMENTS</b>		
PCM 1.10	Comments from Benton County Public Works	January 31, 2022	
<b>Board of County Commissioners Memo Exhibit List - April 12, 2022</b>			
<b>BCCM 1</b> Includes:	BCCM 1.1	Board of County Commissioners Agenda Sheet	March 25, 2022
	BCCM 1.2	Draft Resolution	
		Comp. Plan Appendix A Map Folio Figure 5-Land Use	
	BCCM 1.3	Designation Maps	April 12, 2022
	BCCM 1.4	Existing Comprehensive Plan Land Use Designations	March 1, 2022
	BCCM 1.5	Proposed Comprehensive Plan Land Use Designations	March 1, 2022
	BCCM 1.6	Planning Commission Findings & Recommendation	March 8, 2022
	BCCM 1.7	Public Hearing Notice	March 24, 2022

**The Exhibit Numbers are found in the Top Right Hand Corner of each document.**

**PCM = Planning Commission Memo Exhibits**

**PCH = Planning Commission Hearing Exhibits**

**BCCM = County Commissioner Memo Exhibits**

## **RESOLUTION**

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON

IN THE MATTER OF COUNTY PLANNING RE: COMPREHENSIVE PLAN AMENDMENT APPLICATION CPA 2022-001 BY VICKI BROCK MODIFYING THE COMPREHENSIVE LAND USE DESIGNATIONS OF PARCELS 123802012006002; 123802012006001; 123802012157002; 123802012157001; 123802000014000; AND 123802000017000 FROM RURAL INDUSTRIAL TO RURAL REMOTE WITH THESE CHANGES REFLECTED ON APPENDIX A - MAP FOLIO, *FIGURE 5 – 2017 PERIODIC UPDATE LAND USE DESIGNATION MAP*.

WHEREAS, Benton County adopted its current Comprehensive Plan in 2018 with the completion of its required periodic update process; and,

WHEREAS, pursuant to RCW 36.70A.106, Benton County provided notice of intent to the Washington State Department of Commerce to adopt a proposed comprehensive plan amendment under the Growth Management Act; and,

WHEREAS, the Benton County Planning Commission did conduct an open record hearing for CPA 2022-001 on March 8, 2022 to consider the application by Vicki Brock and considered all evidence and testimony submitted at the public hearing and after discussion, voted to forward the proposed amendment(s) to the Board of County Commissioners with a positive recommendation; and,

WHEREAS, the Planning Commission recommendation of approval is set forth in the Planning Commission's Recommendation, Findings of Fact and Conclusions incorporated hereby by reference (BCCM 1.6), that are found in File # CPA 2022-001, located in the Planning Division; and,

WHEREAS, Notice of Open Record Hearing before the Board of County Commissioners was published in the Prosser Record Bulletin on March 30, 2022; put on the website and sent to the applicants and interested parties on March 25, 2022, as noted in the file maintained in the Planning Division; and,

WHEREAS, the Board of County Commissioners did conduct an open record hearing on Tuesday, April 12, 2022, at 9:00 a.m. in the Commissioners Meeting Room, Benton County Courthouse, Prosser Washington to consider the above proposed application for a comprehensive plan amendment; and,

WHEREAS, the Board did review the Planning Commission record, staff recommendations, the testimony, and the proposed ordinance; and,

WHEREAS, after consideration of the above-mentioned request and review of the Planning Commission record, staff analysis and memos, and all written and oral

comments submitted at the public hearing, the Board of County Commissioners did adopt the Planning Commission's Findings of Fact and Conditions of Approval as their own (which are kept in File No. CPA 2022-001 in the Planning Division records) and it appears to be in the best interest of the public to approve Planning application CPA 2022-001, an application for a comprehensive plan amendment; NOW, THEREFORE

BE IT RESOLVED that the application for Comprehensive Plan Amendment CPA 2022-001 amending the Comprehensive Plan Land Use Designations of parcels 123802012006002; 123802012006001; 123802012157002; 123802012157001; 123802000014000; and 123802000017000 from Rural Industrial to Rural Remote with the change in Land Use Designations reflected on *Appendix A – Map Folio Figure 5 - 2017 Periodic Update Land Use Designations Map (BCCM 1.3)* of the Benton County Comprehensive is hereby approved, Comprehensive Plan Amendment CPA 2022-001.

Dated this 12th day of April 2022.

\_\_\_\_\_  
Chairman of the Board

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member  
Constituting the Board of County  
Commissioners of Benton County  
Washington.

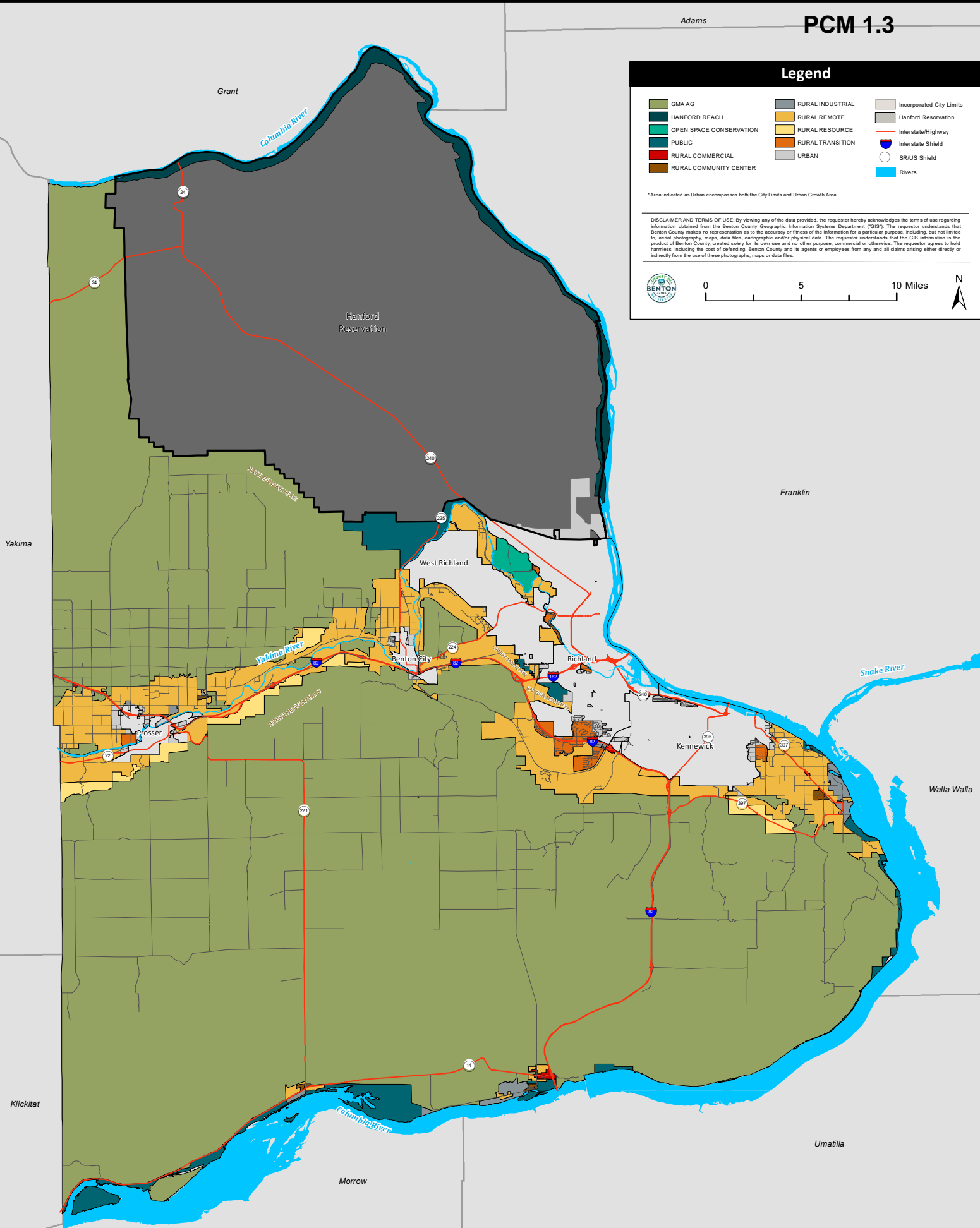
Attest.....  
Clerk of the Board

MLC

Figure 5: Future/Proposed Land Use Designations Map - Benton County Comprehensive Plan Update Appendix A: Map Folio /April 12, 2022 BOCC Draft

Adams

PCM 1.3



**Legend**

- |                         |                  |                          |
|-------------------------|------------------|--------------------------|
| GMA AG                  | RURAL INDUSTRIAL | Incorporated City Limits |
| HANFORD REACH           | RURAL REMOTE     | Hanford Reservation      |
| OPEN SPACE CONSERVATION | RURAL RESOURCE   | Interstate/Highway       |
| PUBLIC                  | RURAL TRANSITION | Interstate Shield        |
| RURAL COMMERCIAL        | URBAN            | SR/US Shield             |
| RURAL COMMUNITY CENTER  |                  | Rivers                   |

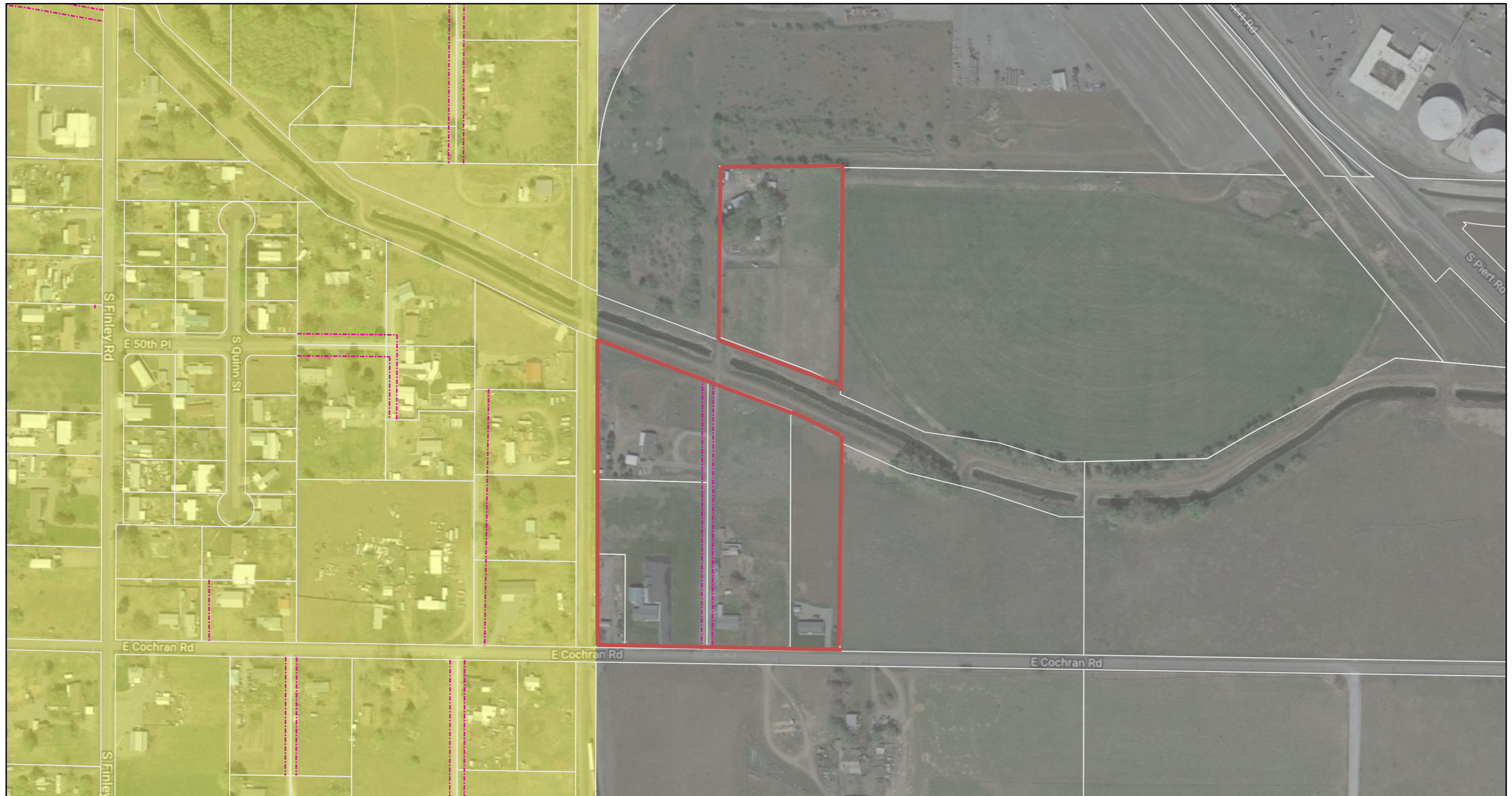
\* Area indicated as Urban encompasses both the City Limits and Urban Growth Area

DISCLAIMER AND TERMS OF USE: By viewing any of the data provided, the requester hereby acknowledges the terms of use regarding information obtained from the Benton County Geographic Information Systems Department ("GIS"). The requester understands that Benton County makes no representation as to the accuracy or fitness of the information for a particular purpose, including, but not limited to, aerial photography, maps, data files, cartographic and/or physical data. The requester understands that the GIS information is the product of Benton County, created solely for its own use and no other purpose, commercial or otherwise. The requester agrees to hold harmless, including the cost of defending, Benton County and its agents or employees from any and all claims arising either directly or indirectly from the use of these photographs, maps or data files.





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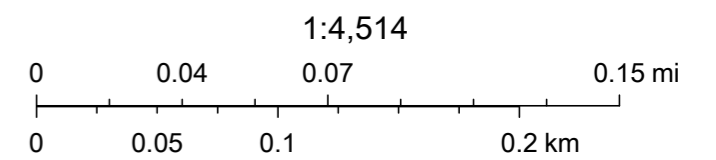
 Access\_Easement

 Parcels\_and\_Assess

CompPlan

 RURAL INDUSTRIAL

 RURAL REMOTE




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# CPA 2022-001 Proposed Comp. Plan Land Use Designations

BCCM 1.5



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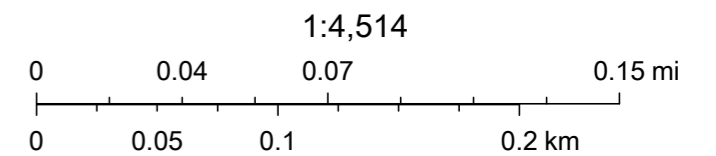
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CompPlan

 RURAL INDUSTRIAL

 RURAL REMOTE



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**RECOMMENDATION OF THE  
BENTON COUNTY PLANNING COMMISSION**

RE: In the Matter of County Planning  
relating to a Comprehensive Plan  
Amendment to modify the land use  
designation of six (6) parcels from Rural  
Industrial to Rural Remote.

File No. CPA 2022-001  
RECOMMENDATION, FINDINGS OF FACT  
AND CONCLUSIONS

**RECOMMENDATION**

CPA 2022-001; A Comprehensive Plan Amendment to modify Comprehensive Plan Land Use Designation of six (6) parcels from Rural Industrial to Rural Remote is hereby recommended to be **APPROVED WITH CONDITIONS**. This action is based upon the following findings pursuant to RCW 58.17.110.

**RESOLUTION**

WHEREAS, the legal notification pursuant to RCW 36.70A.130 was given on February 23, 2022 in the Prosser Record Bulletin; and,

WHEREAS, the open record public hearing was held on March 8, 2022, at 6:00 p.m., in the Planning Hearing Room, First Floor, Courthouse, 620 Market St., Prosser, WA 99350; and,

WHEREAS, the Planning Commission was available to receive public testimony, exhibits, and answer questions in the public portion of the hearing with the public being able to attend and comment through video and telephonic access to the meeting. The meeting was also broadcast through streaming video to allow the public to view the meeting; and,

WHEREAS, the following members attended the meeting, Martin Sheeran, Brian Skeels, Marjorie Kaspar, Lorna Zaback, and Lloyd Coughlin; and,

WHEREAS, all those who testified and those public hearing exhibits that were received into evidence are identified in the minutes for the hearing on March 8, 2022; and,

WHEREAS, the Planning Commission considered all testimony and, after questions to those giving testimony, closed the public hearing; and,

WHEREAS, the Planning Commission at the open record public hearing considered the evidence submitted and voted to recommend approval with the findings of fact as outlined in the staff memo dated February 23, 2022; and,

WHEREAS, the Planning Commission is entering its written findings, conclusions and recommendations concerning this matter, and is forwarding the same to the Board of County Commissioners.

## FINDINGS OF FACT

1. The applicant proposes to modify the Comprehensive Plan designation of six (6) parcels that lie adjacent other Rural Remote designated parcels from Rural Industrial to Rural Remote. The amendment will revise and update *Figure 5 - 2017 Periodic Update Land Use Designations Map* in *Appendix A* of the *Benton County Comprehensive Plan* and if necessary other tables and text in the Plan that may refer to the current use or designation of the property.
  - a. A rezone of the property from the current Heavy Industrial zoning designation to a rural residential zoning designation will be required after the Comprehensive Plan Amendment process is completed.
2. The applicant is Vicki Brock whose mailing address is 225604 E Cochran Rd, Kennewick, WA 99337.
3. The properties are addressed as 226304, 225626, 225616, 225604, 225504, and 225204 E Cochran Road, Kennewick WA 99337 and are located approximately 1/4 mile east of the intersection of E Cochran Road and S Finley Road.

The parcels are legally described as: Lots 1 and 2 of Short Plat 2006, Lots 1 and 2 of Short Plat 2157, the east half of the west half of the southeast quarter of the northwest quarter, lying north of the drainage canal south of right of way line as same existed on October 4, 1951, and the south 277.00 feet of the west 79.00 feet of the west half of the west half of the southeast of the northwest. Parcel numbers: 1-2380-201-2006-002, 1-2380-201-2006-001, 1-2380-201-2157-002, 1-2380-201-2157-001, 1-2380-200-0014-000, and 1-2380-200-0017-000.
4. The properties collectively comprise approximately 15.10 acres in size.
5. The subject parcels are currently designated Rural Industrial by the Benton County Comprehensive Plan.
6. The proposed Comprehensive Plan designation of Rural Remote, and anticipated zone change to a rural residential zoning designation will allow for single-family residential use activities, consistent with existing residential uses on the properties.
7. Adjoining properties to the north, east and south are designated Rural Industrial while those to the west are designated Rural Remote.
9. Public notice and application requirements have been completed for the Comprehensive Plan Amendment request as follows:
  - a. Legal notification for the 2022 Comprehensive Plan Amendment Docket was published in the Prosser Record Bulletin on February 23, 2022.
  - b. The application for CPA 2022-001 was submitted to the Benton County Planning Division October 1, 2021.
  - c. The application was declared complete for processing on October 5, 2021.
  - d. The application documents were distributed to reviewing agencies on January 27,

2022.

- e. The application documents were provided Washington State Department of Commerce on January 28, 2022, through their online submittal system, initiating their 60-day review.
  - f. Legal notification for the Planning Commission public hearing was published on February 23, 2022, in the Prosser Record Bulletin.
  - g. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on February 22, 2022.
  - h. The Planning Commission public hearing is scheduled for March 8, 2022.
10. The application submittal, eligibility, public notice, and procedural steps for CPA 2022-001 is consistent with *Benton County Code (BCC) Chapter 16.14 Amendments to the Benton County Comprehensive Plan*.
11. The application for CPA 2022-001 is consistent with the *Benton County Comprehensive Plan, 1.7 Amendments to this Comprehensive Plan*.
12. The application for CPA 2022-001 is consistent with the goals and policies of the Benton County Comprehensive Plan:
- a. Section 2.2 Land Use
    - LU Goal 1: Ensure that land uses are compatible with surrounding uses that maintain public health, safety, and general welfare.
    - Policy 1: Maintain a mix of land uses that supports the character of each rural community.
    - Policy 3: Maximize the opportunities for compatible development within land use designations to serve a multitude of compatible uses and activities.
  - b. 2.2.3 Rural Lands
    - LU Goal 6: Preserve rural lifestyles outside UGAs and incorporated areas while accommodating new population growth consistent with the protection of rural character.
    - Policy 1: Maintain overall residential densities within rural residential areas that reflect rural character as defined by the GMA and are low enough to perpetuate rural lifestyles, which are typically characterized locally by a predominantly open landscape inhabited by households engaged in diverse and recreational land use activities related to livestock and crop production; protect surface and ground water; and that can be supported by available public services.
    - Policy 2: Development in rural areas is typified by large lots and less dense development. Favoring development that is less dense and has larger lots helps maintain the rural character of designated rural areas and supports the protection of ground and surface water.
    - Policy 3: Designated rural areas will be utilized to reduce the inappropriate

conversion of agricultural lands, prevent sprawling low-density development and assure that rural development is compatible with surrounding rural and agricultural areas.

c. 2.7 Housing

HE Goal 1: Provide for a variety of residential uses and densities consistent with the rural character and lifestyles and a choice of housing types for people of all income levels.

Policy 1: Include a variety of dwelling unit types and densities within the rural housing stock.

13. The application for CPA 2022-001 is consistent with the *Benton County Comprehensive Plan, 5 Economics Element*.
14. The application for CPA 2022-001 is consistent with the Growth Management Act (GMA) – RCW 36.70A, including RCW 36.70A.011, RCW 36.70A.020, RCW 36.70A.106, and RCW 36.70A.130.

**THEREFORE, BE IT RESOLVED THAT THE BENTON COUNTY PLANNING COMMISSION**, through its chairman, adopts these findings and conclusions with respect to File No. CPA 2022-001, and hereby recommends APPROVAL to the Board of County Commissioners for amendment to the Benton County Comprehensive Plan to revise the land use designation of parcels 1-2380-201-2006-002; 1-2380-201-2006-001; 1-2380-201-2157-002; 1-2380-201-2157-001; 1-2380-200-0014-000; and 1-2380-200-0017-000 from Rural Industrial to Rural Remote in *Appendix A, Figure 5 – 2017 Periodic Update Land Use Designation Map* to reflect the recommendation of the Planning Commission.

  
MARTIN SHEERAN, Chairman  
BENTON COUNTY PLANNING COMMISSION

3/8/2022  
DATE

**Community Development Department**  
 Prosser Office: 620 Market Street, 1<sup>st</sup> Floor  
 Kennewick Office: 102206 East Wiser Parkway  
[www.co.benton.wa.us](http://www.co.benton.wa.us)



**Planning Division**  
 (509) 786-5612  
 P.O. Box 910, Prosser, WA 99350  
[planning.department@co.benton.wa.us](mailto:planning.department@co.benton.wa.us)

## NOTICE OF PUBLIC HEARINGS

NOTICE OF HEARING before the Board of County Commissioners, in the matter of the proposed 2021 annual amendments to the Benton County Comprehensive Plan; pursuant to Washington State Planning Law RCW 36.70A.130.

NOTICE IS HEREBY GIVEN that public comment will be taken on the proposed Comprehensive Plan Amendments to the Benton County Comprehensive Plan on Tuesday, April 12, 2022, at 9:00 a.m., in the Commissioner's Meeting Room on the third floor of the Courthouse, 620 Market Street, Prosser WA. The proposed amendments are as follows:

**CPA 2022-001** - A proposal by Vicki Brock, requesting a change in the land use designation from Rural Industrial to Rural Remote on six parcels located north of E Cochran Rd and east of S Finley Rd in the Finley rural area of unincorporated Benton County, in the northwest quarter of Section 23, Township 8 North, Range 30 East, W.M. on parcel #'s 123802012006001, 123802012006002, 123802012157001, 123802012157002, 123802000014000, and 123802000017000.

**CPA 2022-002** - A proposal by Thomas Fisher and Randall Underwood requesting a change in the land use designation from Rural Remote to Rural Industrial on three (3) contiguous parcels located north of SR 397 and west of S Yew Street, east of the Kennewick City Limits in Sections 5 & 8, Township 8 North, Range 30 East, W.M. parcel #'s 105803012350003, 105803012350002, and 108801020004003.

**CPA 2022-003** - A proposal by Jerritt Wiser and Watson Development Limited et al requesting a change in the land use designation from Rural Commercial to Rural Industrial on seven (7) parcels located off Wiser Loop and Wiser Parkway in Section 11, Township 8 North, Range 28 East, W.M. parcel #'s 111881020000007 through 111881020000012 and 111881020000014.

CPA amendments 2022-001, 002, and 003 will also require modifications to Appendix A, Figure 5-dated June 8, 2021 - the 2017 Periodic Update Land Use Designation Map.

**CPA 2022-004** - A proposal by the Benton County Planning Division to include maps and text edits to the Benton County Comprehensive plan designating the existing Urban Growth Area boundaries of the five incorporated cities within Benton County. The additional maps will be included within Appendix A-Map Folios.

NOTICE IS FURTHER GIVEN that the proposed Comprehensive Plan Amendments have been reviewed under the requirements of the State Environmental Policy Act and Determinations of Non-Significance (DNS) were issued on January 27, 2022, for CPA 2022-001 through CPA 2022-004. Accordingly, Environmental Impact Statements were not required on any of these proposals. Any comments regarding these determinations and the environmental impacts of

the proposals can be made at the Board of County Commissioners hearing using the method noted below or in writing to the Benton County Planning Division by 3 p.m. on Monday April 11, 2022.

To continue to provide citizens access to public meetings, Benton County in addition to in person attendance, will also be providing telephonic and video access for the public to view and provide testimony at public meetings. If you choose to join the meeting telephonically, we ask that you please limit background noise or mute your line to prevent any unnecessary interruption to the meeting. To find information on virtual attendance options, including streaming video, WebEx video conferencing and telephone, please visit <https://www.co.benton.wa.us/agendalist.aspx?categoryid=1181>.

Comments regarding the proposed amendments or SEPA determinations of the proposals may also be submitted in writing to the Benton County Planning Division; P.O. Box 910, Prosser, WA 99350 or via email to [planning.department@co.benton.wa.us](mailto:planning.department@co.benton.wa.us) by 3 p.m. Monday, April 11, 2022. No individual with a disability shall be denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at a public meeting, please contact the Benton County Planning Division at least ten days prior to the meeting date to make arrangements for special needs.

At this hearing, the Board of County Commissioners may approve, or disapprove the amendments. Information concerning the applications can be obtained at the Benton County Planning Division, by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser).

Dated this 24th day of March 2022.

Shon Small, Chairman  
Benton County Planning Commission

Michelle Cooke, Manager  
Planning Division

PUBLISH: March 30, 2022



## PCM 1.1

### STAFF REPORT TO THE BENTON COUNTY PLANNING COMMISSION

**FILE NO:** **CPA 2022-001 (*Comprehensive Plan Amendment*)**

**MEMO DATE:** February 23, 2022

**HEARING DATE:** March 8, 2022

**APPLICANT/OWNER:** Vicki Brock, 225604 E Cochran Rd, Kennewick, WA 99337.

**LOCATION:** General Location: The properties are located approximately 1/4 mile east of the intersection of E Cochran Road and S Finley Road, lying north of E Cochran Road in the Finley area of unincorporated Benton County.

Addresses: 226304, 225626, 225616, 225604, 225504, and 225204 E Cochran Road, Kennewick WA 99337.

Legal: Lots 1 and 2 of Short Plat 2006; Lots 1 and 2 of Short Plat 2157; the east half of the west half of the southeast quarter of the northwest quarter, lying north of the drainage canal south of right of way line as same existed on October 4, 1951; and the south 277.00 feet of the west 79.00 feet of the west half of the west half of the southeast of the northwest.

Parcel Numbers: 1-2380-201-2006-002; 1-2380-201-2006-001; 1-2380-201-2157-002; 1-2380-201-2157-001; 1-2380-200-0014-000; and 1-2380-200-0017-000.

**PROPERTY SIZE:** Approximately 15.10 acres, collectively.

**AREA TO BE USED:** N/A

**LAND USE:** Rural residential

**ZONING:** Heavy Industrial

**COMP PLAN:** Rural Industrial

**STAFF RECOMMENDATION:** Planning Division staff recommend that the Planning Commission forward to the Board of County Commissioners a recommendation to approve Benton County Comprehensive Plan Amendment CPA 2022-001, subject to the fourteen (14) findings of fact.

## **APPLICATION DESCRIPTION:**

Comprehensive Plan Amendment (CPA 2022-001) (PCM 1.5) proposes to modify the Comprehensive Plan designation of six (6) parcels that lie adjacent other Rural Remote designated parcels from their existing designation of Rural Industrial to the proposed designation of Rural Remote. The amendment will revise and update *Appendix A Map Folio Figure 5 - 2017 Periodic Update Land Use Designations Map* in *Appendix A* of the *Benton County Comprehensive Plan* and if necessary other tables and text in the Plan that may refer to the current use or designation of the properties.

A rezone of the property from the current Heavy Industrial zoning designation to a Rural Lands 5 Acre zoning designation will be required after the Comprehensive Plan Amendment process is completed.

## **PUBLIC NOTICE:**

1. Legal notification for the 2022 Comprehensive Plan Amendment Docket was published in the Prosser Record Bulletin on January 12, 2022 (PCM 1.9).
2. The application for CPA 2022-001 was submitted to the Benton County Planning Division on October 1, 2021 (PCM 1.5).
3. The application was declared complete for processing on October 5, 2021.
4. An Environmental Checklist (EA 2021-024) (PCM 1.6) was submitted on October 1, 2021, and a Determination of Non-Significance (PCM 1.7) was issued on January 27, 2022, with a 14-day comment period.
5. The application documents were distributed to reviewing agencies on January 27, 2022.
6. The application documents were provided Washington State Department of Commerce on January 28, 2022, through their online submittal system, initiating their 60-day review.
7. Legal notification for the Planning Commission public hearing was published on February 23, 2022, in the Prosser Record Bulletin. (PCM 1.8)
8. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on February 22, 2022.
9. The Planning Commission public hearing is scheduled for March 8, 2022.

## **STATE ENVIRONMENTAL POLICY ACT:**

CPA 2022-001 has been reviewed under the requirements of the State Environmental Policy Act, and a Determination of Non-Significance (DNS) (PCM 1.7) was issued on January 27, 2022, with a 14-day comment period. Copies of the Environmental Checklist (PCM 1.6), the Determination of Non-Significance, and the comments received from reviewing agencies (PCM 1.10) are attached to this memorandum.

**APPLICABLE STANDARDS/ORDINANCES:**

1. Benton County Code (BCC) 16.14.030, Comprehensive Plan – Amendments - Persons Eligible to Request Amendments - Applications.
2. Benton County Code (BCC) 16.14.040, Comprehensive Plan – Amendments - Public Notice of Deadline for Submittal of Complete Applications.
3. Benton County Code (BCC) 16.14.050, Comprehensive Plan – Amendments - Application Period.
4. Benton County Code (BCC) 16.14.060, Comprehensive Plan – Amendments - Documentation required for a complete application.
5. Benton County Code (BCC) 16.14.080, Comprehensive Plan – Amendments - Procedural Steps for Review of Proposed Amendments.
6. Benton County Comprehensive Plan, 1.7 Amendments to this Comprehensive Plan.
7. Benton County Comprehensive Plan, 2 Goals and Policies.
8. Benton County Comprehensive Plan, 3 Land Use Element.
9. Benton County Comprehensive Plan, 3.5 Countywide Planning Policies.
10. Benton County Comprehensive Plan, 5 Economics Element.
11. Growth Management Act (GMA) – RCW 36.70A, including RCW 36.70A.011, RCW 36.70A.020, RCW 36.70A.106, and RCW 36.70A.130.  
*Revised Code of Washington*  
RCW 36.70A.011, Rural Lands  
RCW 36.70A.020, Planning Goals  
RCW 36.70A.106, Comprehensive Plans – Development regulations – Transmittal to state – Amendments – Expedited review  
RCW 36.70A.130, Comprehensive Plans – Review procedures and scheduled – Amendment.
12. Benton County Code Chapter 6.35 Environmental Policy.

**AGENCY COMMENTS:**

1. The application documents were distributed to the following reviewing agencies on January 27, 2022.
  - a. Benton County Building Division
  - b. Department of Natural Resources
  - c. Benton Clean Air Authority
  - d. Benton County Public Works Department
  - e. Benton-Franklin Health District
  - f. Washington State Department of Transportation
  - g. Washington State Department of Health
  - h. Department of Ecology

- i. Benton County Fire Marshal
  - j. Department of Fish and Wildlife
  - k. Bureau of Reclamation
  - l. Bureau of Land Management
  - m. Benton County Fire District #1
  - n. Futurewise
  - o. Department of Archaeology & Historic Preservation
  - p. Tom Price–Environmental Review, Inc.
  - q. City of Kennewick
  - r. City of Richland
  - s. Kennewick Irrigation District
  - t. Department of Commerce
  - u. Confederated Tribes and Bands of the Yakama Nation
  - v. Confederated Tribes of the Umatilla Indian Reservation
  - w. Port of Kennewick
  - x. Columbia Irrigation District
2. Agency comments were received from Benton County Public Works.
  3. The following are general comments and discussion points from the Planning Division:
    - a. The Planning Division analyzed the application for consistency with the Growth Management Act, the Benton County Comprehensive Plan, the County-Wide Planning Policies, and other regulations adopted by Benton County as applicable.
    - b. The subject parcels are designated Rural Industrial by the Benton County Comprehensive Plan.
    - c. The proposed Comprehensive Plan designation of Rural Remote and anticipated zone change to a rural residential zoning designation will allow for single-family residential use activities, consistent with existing residential uses on the properties.
    - d. Adjoining properties to the north, east and south are designated Rural Industrial while those to the west are designated Rural Remote.

**CRITERIA FOR FINDINGS OF FACT:**

1. **Benton County Code (BCC) 16.14.030**, Comprehensive Plan – Amendments - Persons Eligible to Request Amendments - Applications.
  - (b) Applications to amend any other portion of the County's Comprehensive Plan can be submitted at the direction of the Benton County Planning Commission, Benton County Board of Commissioners, the Benton County Planning Director, any owner of property in unincorporated Benton County seeking an amendment that only affects that person's property, any resident of unincorporated Benton County supported by signatures of ten (10) residents of unincorporated Benton County, or any general or special purpose local governmental entity operating in Benton County pursuant to an adopted resolution of its legislative body or board of directors.
2. **Benton County Code (BCC) 16.14.040**, Comprehensive Plan – Amendments - Public Notice Deadline for Submittal of Complete Application.

- (a) Prior to October 1st of each year, the Planning Division shall place legal notices in the official county newspaper announcing the December 1st deadline for submitting complete applications for amendments to the Comprehensive Plan.
3. **Benton County Code (BCC) 16.14.050**, Comprehensive Plan – Amendments - Application Period.
- (a) Subject to the exceptions found in RCW 36.70A.130(2)(a) and 36.70A.130(2)(b), applications to amend the Comprehensive Plan shall only be accepted between October 1st and December 1st of any year, and all applications will be considered concurrently by the Board of County Commissioners in the calendar year that follows the year in which the application is submitted.
4. **Benton County Code (BCC) 16.14.060**, Amendments to the Benton County Comprehensive Plan – Amendments - Documentation required for a complete application.
- (a) Within fourteen (14) days after receiving an application for amendment to the Comprehensive Plan, the County Planning Division shall review the application and place in the mail or personally deliver a written determination addressed to the applicant stating that the application is complete or that the application is incomplete and identifying what is necessary to make the application complete.
- (b) All applications for amendment to the Comprehensive Plan must provide all information requested on the application form and include the following documentation:
- (1) a completed environmental checklist in accordance with the State Environmental Policy Act (SEPA);
  - (2) an application fee as set by resolution of the Board of County Commissioners;
  - (3) a textual and graphic description of the requested Comprehensive Plan amendment which shall identify the specific portions of the Plan proposed for amendment;
  - (4) an explanation of why the amendment is being proposed; and
  - (5) the signature of the person or persons eligible to make the application as set forth in BCC 16.14.030.
5. **Benton County Code (BCC) 16.14.080**, Comprehensive Plan – Amendments - Procedural Steps for Review of Proposed Amendments.
- (a) The Planning Division will initiate review of complete applications by listing them in a posted legal notice along with the State Environmental Policy Act (SEPA) review dates. Analysis of each application for consistency with the Washington State Growth Management Act and the Comprehensive Plan, including the adopted County-wide Planning Policies, will be conducted and

summarized in a staff report. The Planning Division shall also make a recommendation to the Planning Commission for approval or denial of each application.

- (b) The Planning Commission will conduct at least one open record public hearing on the applications and forward a recommendation for approval or denial of each application to the Board.
- (c) The Board of County Commissioners will conduct at least one open record public hearing on the applications prior to approving, approving with modifications and/or conditions, or denying the applications.

6. **Benton County Comprehensive Plan**, 1.7 Amendments to this Comprehensive Plan.

Amendments to the Comprehensive Plan are legislative actions requiring County Commissioners' approval. Amendments must be approved as prescribed by the GMA. With a few exceptions, they cannot be considered more often than once per year and in accordance with specific procedures. Major updates occur by legislative action on an 8-year cycle as established by RCW 36.70A.130 (4)(c).

Amendments can be requested by the County or by private individuals. Multiple applications for amendments will be considered in a single legislative review process in order to evaluate the potential cumulative effect of the requests. All amendment requests require a public hearing with the Planning Commission, which then makes a recommendation to the County Commission. The County Commission will approve or deny the amendments in a public hearing. Public involvement with this process is required and encouraged through direction of the County Public Participation Plan.

Annual amendments will address the issues of major or minor land use classification changes; changes to the goals, policies, and text of the Comprehensive Plan; changes to supporting data and implementation; changes to the Land Use Maps; and changes to the inventories and technical documents.

7. **Benton County Comprehensive Plan**, 2 Goals and Policies.

Section 2.2 Land Use

LU Goal 1: Ensure that land uses are compatible with surrounding uses that maintain public health, safety, and general welfare.

Policy 1: Maintain a mix of land uses that supports the character of each rural community.

Policy 3: Maximize the opportunities for compatible development within land use designations to serve a multitude of compatible uses and activities.

2.2.3 Rural Lands

LU Goal 6: Preserve rural lifestyles outside UGAs and incorporated areas while accommodating new population growth consistent with the protection of rural character.

Policy 1: Maintain overall residential densities within rural residential areas that reflect rural character as defined by the GMA and are low enough to perpetuate rural lifestyles, which are typically characterized locally by a predominantly open landscape inhabited by households engaged in diverse and recreational land use activities related to livestock and crop production; protect surface and ground water; and that can be supported by available public services.

Policy 2: Development in rural areas is typified by large lots and less dense development. Favoring development that is less dense and has larger lots helps maintain the rural character of designated rural areas and supports the protection of ground and surface water.

Policy 3: Designated rural areas will be utilized to reduce the inappropriate conversion of agricultural lands, prevent sprawling low-density development and assure that rural development is compatible with surrounding rural and agricultural areas.

## 2.7 Housing

HE Goal 1: Provide for a variety of residential uses and densities consistent with the rural character and lifestyles and a choice of housing types for people of all income levels.

Policy 1: Include a variety of dwelling unit types and densities within the rural housing stock.

8. **Growth Management Act**, RCW 36.70A, including RCW 36.70A.011, RCW 36.70A.020, RCW 36.70A.106, and RCW 36.70A.130.

*Revised Code of Washington*

RCW 36.70A.011, Rural Lands

RCW 36.70A.020, Planning Goals

RCW 36.70A.106, Comprehensive Plans – Development regulations – Transmittal to state – Amendments – Expedited review

RCW 36.70A.130, Comprehensive Plans – Review procedures and scheduled – Amendments

9. **Benton County Code Chapter 6.35 Environmental Policy, WAC 197-11, and RCW 43.21C.120.**

As provided in this section and in WAC 197-11-350, the responsible official may issue a determination of non-significance (DNS) based on conditions attached to the proposal by the responsible official or on changes to, or clarifications of, the proposal made by the applicant.

## **RECOMMENDATION:**

The Benton County Planning Division recommends that the Planning Commission forward a **recommendation of approval** to the Benton County Board of Commissioners for

application CPA 2022-001, changing the land use designation from Rural Industrial to Rural Remote and updating Appendix A-Map Folio Figure 5 to reflect said land use designation with the following suggested findings of fact and motion.

### **SUGGESTED FINDINGS OF FACT:**

The following Findings of Fact are based on comments received up to the date of this staff memo. Any comments received after the completion of this staff memo or submitted during the advertised public hearing for CPA 2022-001 will need to be considered by the Planning Commission and may be added to the suggested Findings of Fact as set forth below. The Planning Commission may decide to adopt these as their own or amend/add to these Findings of Fact after holding the open public hearing.

### **FINDINGS OF FACT**

1. The applicant proposes to modify the Comprehensive Plan designation of six (6) parcels that lie adjacent other Rural Remote designated parcels from Rural Industrial to Rural Remote. The amendment will revise and update *Figure 5 - 2017 Periodic Update Land Use Designations Map* in *Appendix A* of the *Benton County Comprehensive Plan* and if necessary other tables and text in the Plan that may refer to the current use or designation of the property.
  - a. A rezone of the property from the current Heavy Industrial zoning designation to a rural residential zoning designation will be required after the Comprehensive Plan Amendment process is completed.
2. The applicant is Vicki Brock whose mailing address is 225604 E Cochran Rd, Kennewick, WA 99337.
3. The properties are addressed as 226304, 225626, 225616, 225604, 225504, and 225204 E Cochran Road, Kennewick WA 99337 and are located approximately 1/4 mile east of the intersection of E Cochran Road and S Finley Road. The parcels are legally described as: Lots 1 and 2 of Short Plat 2006, Lots 1 and 2 of Short Plat 2157, the east half of the west half of the southeast quarter of the northwest quarter, lying north of the drainage canal south of right of way line as same existed on October 4, 1951, and the south 277.00 feet of the west 79.00 feet of the west half of the west half of the southeast of the northwest. Parcel numbers: 1-2380-201-2006-002, 1-2380-201-2006-001, 1-2380-201-2157-002, 1-2380-201-2157-001, 1-2380-200-0014-000, and 1-2380-200-0017-000.
4. The properties collectively comprise approximately 15.10 acres in size.
5. The subject parcels are currently designated Rural Industrial by the Benton County Comprehensive Plan.
6. The proposed Comprehensive Plan designation of Rural Remote, and anticipated zone change to a rural residential zoning designation will allow for single-family residential use activities, consistent with existing residential uses on the properties.
7. Adjoining properties to the north, east and south are designated Rural Industrial

while those to the west are designated Rural Remote.

9. Public notice and application requirements have been completed for the Comprehensive Plan Amendment request as follows:
  - a. Legal notification for the 2022 Comprehensive Plan Amendment Docket was published in the Prosser Record Bulletin on February 23, 2022.
  - b. The application for CPA 2022-001 was submitted to the Benton County Planning Division October 1, 2021.
  - c. The application was declared complete for processing on October 5, 2021.
  - d. The application documents were distributed to reviewing agencies on January 27, 2022.
  - e. The application documents were provided Washington State Department of Commerce on January 28, 2022, through their online submittal system, initiating their 60-day review.
  - f. Legal notification for the Planning Commission public hearing was published on February 23, 2022, in the Prosser Record Bulletin.
  - g. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on February 22, 2022.
  - h. The Planning Commission public hearing is scheduled for March 8, 2022.
10. The application submittal, eligibility, public notice, and procedural steps for CPA 2022-001 is consistent with *Benton County Code (BCC) Chapter 16.14 Amendments to the Benton County Comprehensive Plan*.
11. The application for CPA 2022-001 is consistent with the *Benton County Comprehensive Plan, 1.7 Amendments to this Comprehensive Plan*.
12. The application for CPA 2022-001 is consistent with the goals and policies of the Benton County Comprehensive Plan:
  - a. Section 2.2 Land Use

LU Goal 1: Ensure that land uses are compatible with surrounding uses that maintain public health, safety, and general welfare.

Policy 1: Maintain a mix of land uses that supports the character of each rural community.

Policy 3: Maximize the opportunities for compatible development within land use designations to serve a multitude of compatible uses and activities.
  - b. 2.2.3 Rural Lands

LU Goal 6: Preserve rural lifestyles outside UGAs and incorporated areas while accommodating new population growth consistent with the protection of rural character.

Policy 1: Maintain overall residential densities within rural residential areas that reflect rural character as defined by the GMA and are low enough to perpetuate rural lifestyles, which are typically characterized locally by a predominantly open landscape inhabited by households engaged in diverse and recreational land use activities related to livestock and crop production; protect surface and ground water; and that can be supported by available public services.

Policy 2: Development in rural areas is typified by large lots and less dense development. Favoring development that is less dense and has larger lots helps maintain the rural character of designated rural areas and supports the protection of ground and surface water.

Policy 3: Designated rural areas will be utilized to reduce the inappropriate conversion of agricultural lands, prevent sprawling low-density development and assure that rural development is compatible with surrounding rural and agricultural areas.

c. 2.7 Housing

HE Goal 1: Provide for a variety of residential uses and densities consistent with the rural character and lifestyles and a choice of housing types for people of all income levels.

Policy 1: Include a variety of dwelling unit types and densities within the rural housing stock.

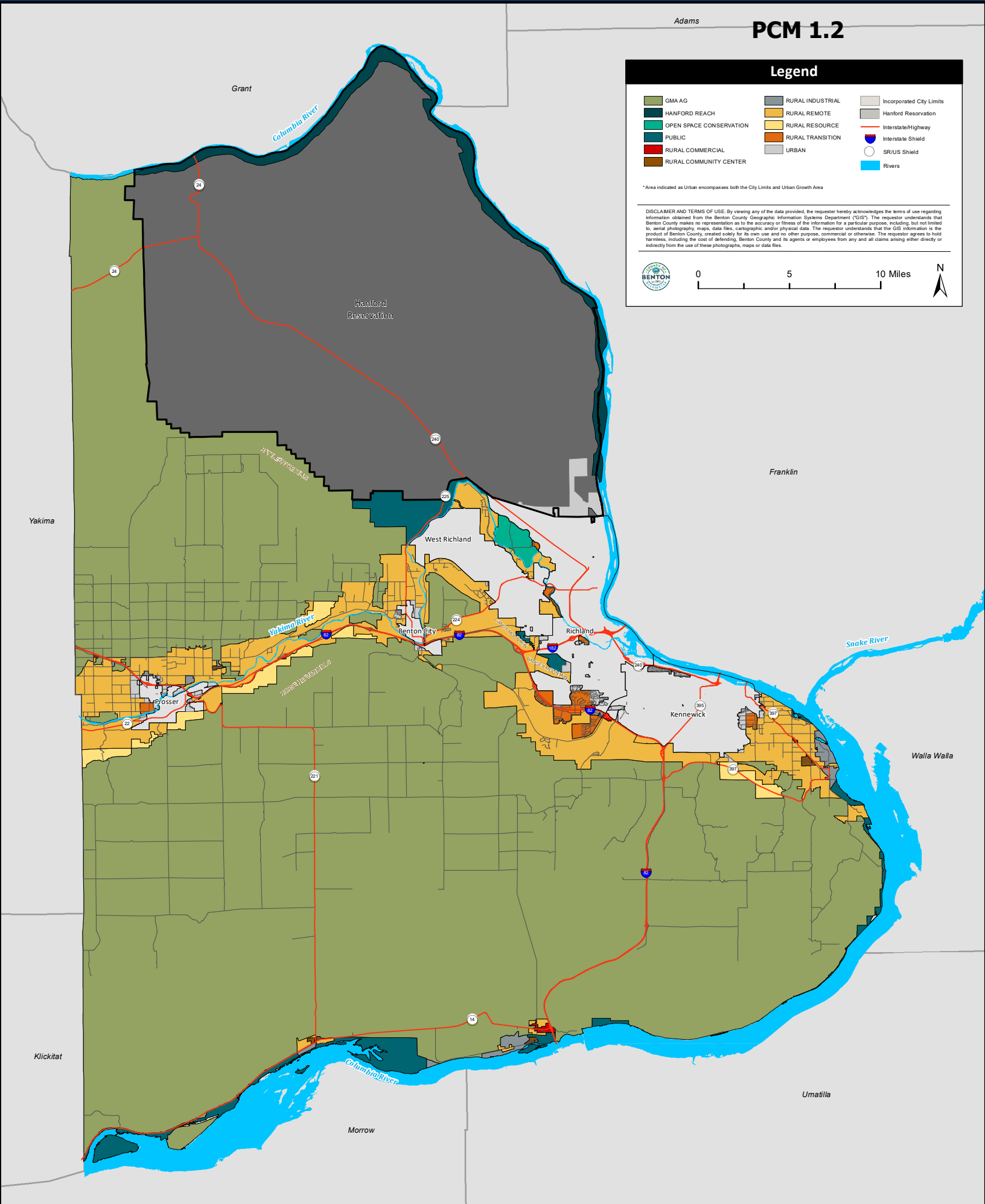
13. The application for CPA 2022-001 is consistent with the *Benton County Comprehensive Plan, 5 Economics Element*.

14. The application for CPA 2022-001 is consistent with the Growth Management Act (GMA) – RCW 36.70A, including RCW 36.70A.011, RCW 36.70A.020, RCW 36.70A.106, and RCW 36.70A.130.

**SUGGESTED MOTION**

I move that the Chairman, along with the Secretary of the Planning Commission, prepare and adopt written findings and conclusions reflecting the commission’s recommendation for APPROVAL of CPA 2022-001, subject to the fourteen (14) Findings of Fact listed in the Staff Report dated February 23, 2022, changing the Comprehensive Plan Land Use Designation from Rural Industrial to Rural Remote and amending *Appendix A-Map Folio Figure 5, Land Use Designation Map (PCM 1.2)* to reflect said change in land use designation to the Benton County Board of Commissioners that articulate and are consistent with the findings, conclusions and recommendations made by the Planning Commission tonight.

Figure 5: Future/Proposed Land Use Designations Map - Benton County Comprehensive Plan Update Appendix A: Map Folio / March 8, 2022 PC Draft



Adams

# PCM 1.2

## Legend

- |   |  |  |
|---|--|--|
| <span style="display:inline-block; width:15px; height:10px; background-color: #8ebf42; border:1px solid black;"></span> GMA AG                  | <span style="display:inline-block; width:15px; height:10px; background-color: #808080; border:1px solid black;"></span> RURAL INDUSTRIAL | <span style="display:inline-block; width:15px; height:10px; background-color: #cccccc; border:1px solid black;"></span> Incorporated City Limits |
| <span style="display:inline-block; width:15px; height:10px; background-color: #006400; border:1px solid black;"></span> HANFORD REACH           | <span style="display:inline-block; width:15px; height:10px; background-color: #ffcc00; border:1px solid black;"></span> RURAL REMOTE     | <span style="display:inline-block; width:15px; height:10px; background-color: #cccccc; border:1px solid black;"></span> Hanford Reservation      |
| <span style="display:inline-block; width:15px; height:10px; background-color: #008080; border:1px solid black;"></span> OPEN SPACE CONSERVATION | <span style="display:inline-block; width:15px; height:10px; background-color: #ffcc00; border:1px solid black;"></span> RURAL RESOURCE   | <span style="display:inline-block; width:15px; height:10px; border-top:2px solid red;"></span> Interstate/Highway                                |
| <span style="display:inline-block; width:15px; height:10px; background-color: #000000; border:1px solid black;"></span> PUBLIC                  | <span style="display:inline-block; width:15px; height:10px; background-color: #ff9900; border:1px solid black;"></span> RURAL TRANSITION | <span style="display:inline-block; width:15px; height:10px; border-top:2px solid blue;"></span> Interstate Shield                                |
| <span style="display:inline-block; width:15px; height:10px; background-color: #cc0000; border:1px solid black;"></span> RURAL COMMERCIAL        | <span style="display:inline-block; width:15px; height:10px; background-color: #cccccc; border:1px solid black;"></span> URBAN            | <span style="display:inline-block; width:15px; height:10px; border:1px solid black; border-radius:50%;"></span> SR/US Shield                     |
| <span style="display:inline-block; width:15px; height:10px; background-color: #800000; border:1px solid black;"></span> RURAL COMMUNITY CENTER  |  | <span style="display:inline-block; width:15px; height:10px; background-color: #00bfff; border:1px solid black;"></span> Rivers                   |

\* Area indicated as Urban encompasses both the City Limits and Urban Growth Area

**DISCLAIMER AND TERMS OF USE:** By viewing any of the data provided, the requester hereby acknowledges the terms of use regarding information obtained from the Benton County Geographic Information Systems Department ("GIS"). The requester understands that Benton County makes no representation as to the accuracy or fitness of the information for a particular purpose, including, but not limited to, aerial photography, maps, data files, cartographic and/or physical data. The requester understands that the GIS information is the product of Benton County, created solely for its own use and no other purpose, commercial or otherwise. The requester agrees to hold harmless, including the cost of defending, Benton County and its agents or employees from any and all claims arising either directly or indirectly from the use of these photographs, maps or data files.



0 5 10 Miles



Grant

Yakima

Klickitat

Morrow

Franklin

Walla Walla

Umatilla

Columbia River

Yakima River

Columbia River

Snake River

Hanford Reservation

West Richland

Benton City

Prosser

Richland

Kennewick

WATLESVALE VILLAGES

WESSENEVILLES

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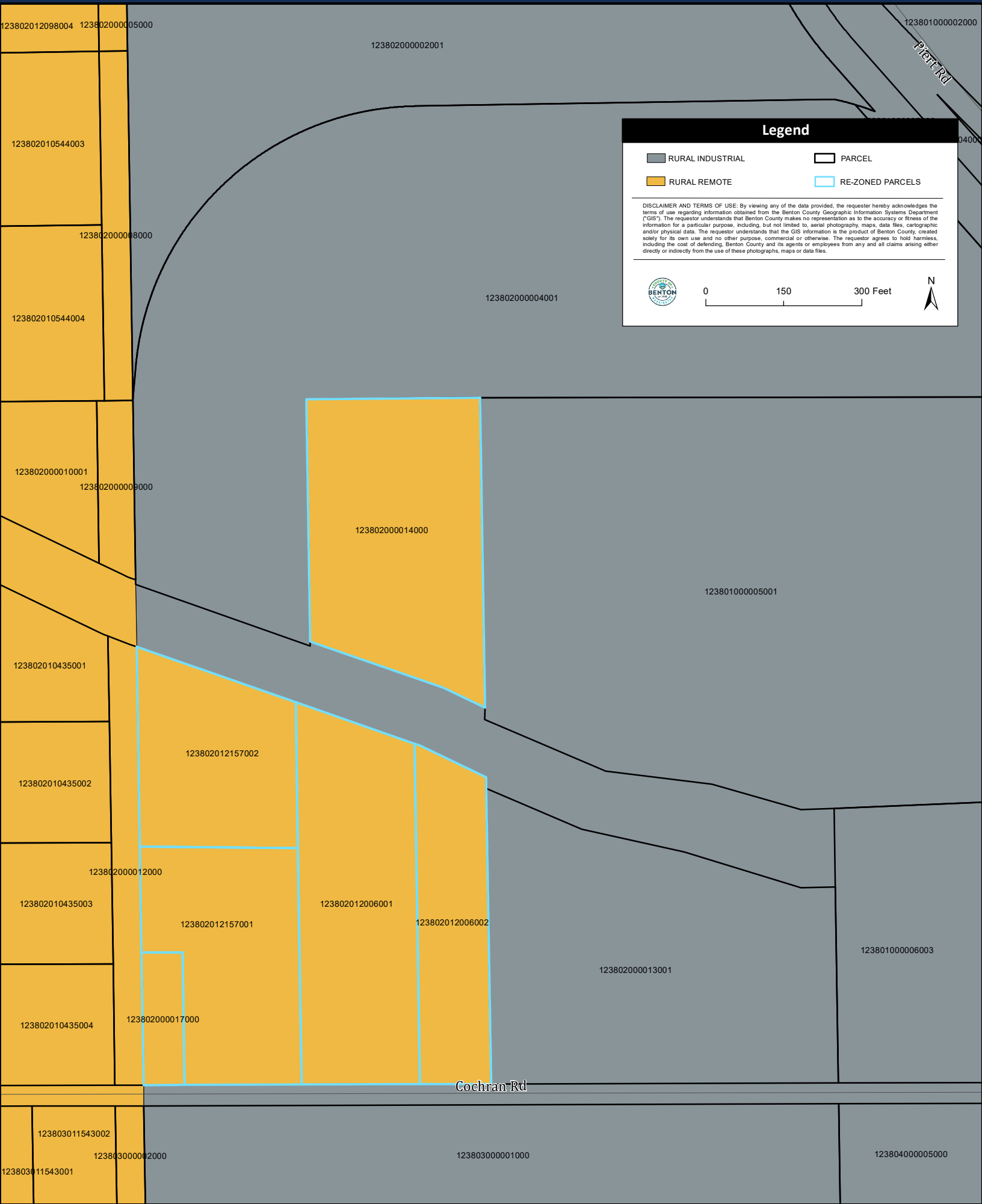
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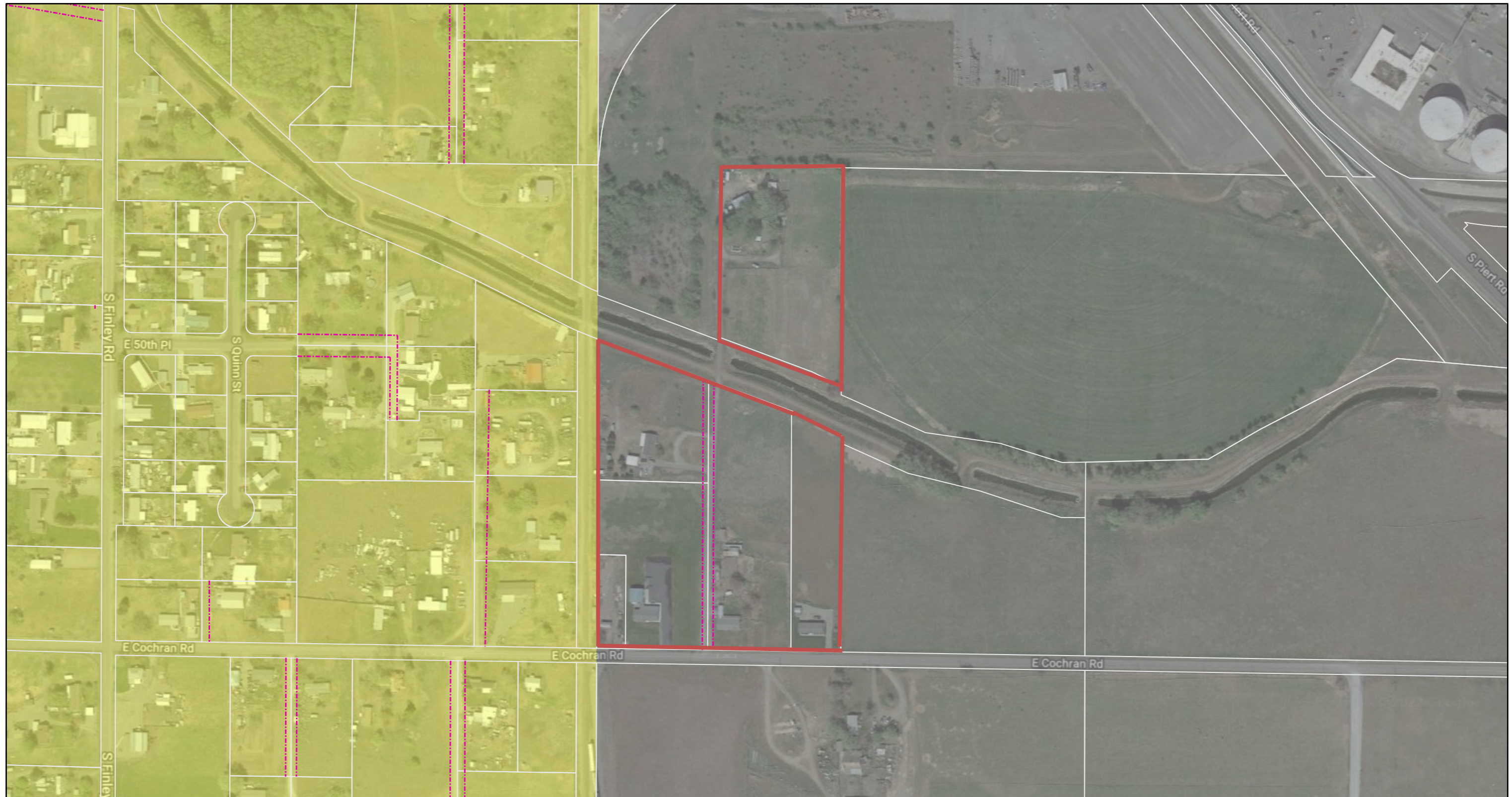
WESSENEVILLES

Figure 5: Future/Proposed Land Use Designations Map - Benton County Comprehensive Plan Update Appendix A: Map Folio / March 8, 2022 PC Draft  
Zoomed in





# CPA 2022-001 Existing Comp. Plan Land Use Designations

PCM 1.3



3/1/2022, 10:24:16 AM

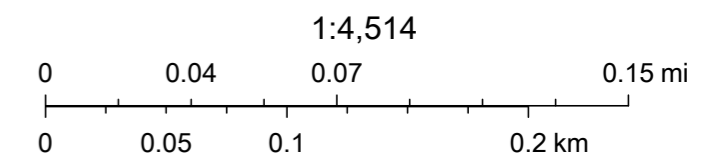
 Access\_Easement

 Parcels\_and\_Assess

CompPlan

 RURAL INDUSTRIAL

 RURAL REMOTE







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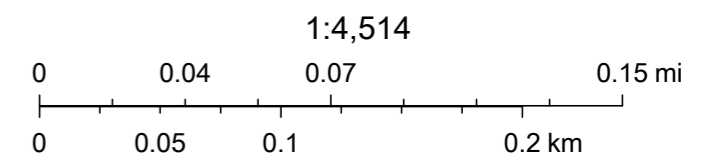
# CPA 2022-001 Proposed Comp. Plan Land Use Designations

PCM 1.4



3/1/2022, 10:28:37 AM

-  Access\_Easement
-  Parcels\_and\_Assess
- CompPlan
  -  RURAL INDUSTRIAL
  -  RURAL REMOTE



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Planning Department  
(509) 786-5612  
P.O. Box 910  
Prosser, WA 99350



www.co.benton.wa.us  
planning.department@co.benton.wa.us  
Prosser Office: 620 Market Street, 1st Floor  
Kennewick Office: 102206 East Wiser Parkway

RECEIVED

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

OCT 01 2021

BENTON COUNTY  
BUILDING DEPT.  
*Planning*

File No. CPA 2022-001

- 1. NAME OF APPLICANT: Vicki Brock  
MAILING ADDRESS: 225604 E Cochran Rd, Kennewick, WA 99337  
TELEPHONE: 509-987-2306  
CONTACT PERSON: Vicki Brock (vicki.brock@gmail.com), Jon Rouse (jonrouseis@gmail.com)

2. LEGAL OWNER(S) OF RECORD, if different from applicant: (Attach additional sheet if necessary.)

Name: See attached sheet of legal owners of record  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

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

- 1. Address, parcel number and legal description of property: See attached sheet with legal descriptions  
226304 Cochran, 123802012006002                      225604 Cochran, 123802012006001  
225626 Cochran, 123802012157002                      225504 Cochran, 123802012157001  
225616 Cochran, 123802000014000                      225204 Cochran, 123802000017000

2. What is the current use of the property?  
Residential homes with small pastures  
\_\_\_\_\_  
\_\_\_\_\_

3. What is the existing comprehensive plan designation for the area in which the property is located?  
Heavy Industrial  
\_\_\_\_\_  
\_\_\_\_\_

4. What is the proposed use of the property?  
Rural Lands (RL-5) for continued use as residential homes with small pastures

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5. State the requested amendment language or proposed plan designation for the property:  
We are requesting a change to the Comprehensive Plan Map to achieve RL-5 zoning

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6. Prepare and attach a site map showing the area in which a plan change is being sought. If the amendment requires a map plan change, please show clearly the following: the proposed plan change boundaries, map scale, north arrow, date of preparation, major physical boundaries; both natural and man-made, lying within or adjacent to the affected area (I. e., including but not limited to highways, railroads, rivers, streams, power lines, schools, and other public outbuildings, etc.), section, township and range lines are to be shown and identified. If in shoreline area, define existing shorelines area as shown in existing shorelines master plan and indicate the existing environment designation.

7. What are the reasons for the requested amendment 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:  
These properties have been residential use for decades. Benton County classified and zoned them Heavy Industrial which is inconsistent with the actual use of these properties.  
RL-5 would be more consistent with the current use of these properties, and is the zoning designation of other similar properties also located on Cochran Road.

---

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8. Include information on the availability and location of utilities and roads, means of providing water and waste disposal, schools, parks, and the availability of sheriff and fire protection services:  
The properties are located on the north side of East Cochran Road and have existing wells and septic located on each property.

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9. Please provide supporting information on how the proposal complies with the comprehensive plan amendment evaluation criteria (see attached):  
**Historically these properties have been residential use. Benton county changed the zoning, inconsistent with property use. These properties are more compliant with an RL5 zoning than "Heavy Industrial".**

---

---

10. Include any other substantiated information that you feel is necessary or relevant for consideration:  
These properties have been in residential use for decades. Benton county classified and zoned these properties "Heavy Industrial" which is inconsistent with the actual use of these properties. "RL5" would be more consistent with the former and current use of properties. "RL5" is the current zoning of other similar properties located on Cochran Road.

Please use additional pages when required to provide ten (10) resident support signatures:

<u>Vicki Brock</u> Applicant's Signature	<u>Vicki Brock, 123802012006001</u> Printed Name	<u>9/16/2021</u> Date
<u>Charles Brock</u> Signature of Legal Owner's	<u>Charles Brock, 123802012006001</u> Printed Name	<u>9-17-2021</u> Date
<u>Jon Rouse</u> Signature of Person with Additional Ownership Interest	<u>Jon Rouse, 123802012006002</u> Printed Name	<u>9-16-2021</u> Date
<u>Florence Coleman</u> Signature of Person with Additional Ownership Interest	<u>Florence Coleman, 123802012157001</u> Printed Name	<u>9/18/21</u> Date
<u>Jose Luis Huerta</u> Signature of Person with Additional Ownership Interest	<u>Jose Huerta Gonzalez, 123802000017000</u> Printed Name	<u>9/20/2021</u> Date

ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.

An application fee of \$1000.00 must be submitted with this application. **This fee is non-refundable.** Please make check payable to Benton County Treasurer.

10. Include any other substantiated information that you feel is necessary or relevant for consideration:

These properties have been in residential use for decades. Benton county classified and zoned these properties "Heavy Industrial" which is inconsistant with the actual use of these properties. "RL5" would be more consistant with the former and current use of properties. "RL5" is the current zoning of other similar properties located on Cochran Road.

Please use additional pages when required to provide ten (10) resident support signatures:

Vicki Brock

Applicant's Signature

Vicki Brock

Printed Name

9/16/2021

Date

Bill Lafferty

Signature of Legal Owner's

Bill Lafferty, 123802000014000

Printed Name

9/16/2021

Date

Linda Lafferty

Signature of Person with Additional Ownership Interest

Linda Lafferty, 123802000014000

Printed Name

9/16/2021

Date

Rick Holmes

Signature of Person with Additional Ownership Interest

Rick Holmes, 123802012157002

Printed Name

9/16/2021

Date

Bonnie Holmes

Signature of Person with Additional Ownership Interest

Bonnie Holmes, 123802012157002

Printed Name

9/16/21

Date

ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.

An application fee of \$1000.00 must be submitted with this application. **This fee is non-refundable.** Please make check payable to Benton County Treasurer.

Legal Owners of Record and Legal Descriptions  
For the Comprehensive Plan Amendment Application

Name	Mailing Address & Phone Number	Property Address	Geo ID #	Legal Description
Jon Rouse	226304 Cochran Rd Kennewick WA 99337 (503) 910-2359	226304 E Cochran Road	123802012006002	SHORT PLAT #2006, LOT 2 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD WELL AND WATER AGREEMENT 5-23-77
Richard (Rick) Holmes Bonnie Holmes	225626 E Cochran Rd Kennewick WA 99337 (509) 987-4639	225626 E Cochran Road	123802012157002	SHORT PLAT #2157, LOT 2. EXCEPT THE SOUTH 20 FEET FOR COUNTRY ROAD: 5/27/77) UNITED STATES DRAIN EASEMENT 9/9/52. PUBLIC UTILITY DISTRICT EASEMENT. RIGHT OF WAY EASEMENT 11/24/76 WELL AND WATER AGREEMENT 5/23/77.
William (Bill) Lafferty Linda Lafferty	225616 E Cochran Rd Kennewick WA 99337 509-582-9143	225616 E Cochran Road	123802000014000	THE PORTION OF SECTION 23, TOWNSHIP 8, RANGE 30 DEFINED AS FOLLOWS: THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING NORTH OF THE DRAINAGE CANAL SOUTH OF RIGHT OF WAY LINE AS SAME EXISTED ON OCT. 4, 1951.
Charles Brock Vicki Brock	225604 E Cochran Rd Kennewick WA 99337 509-987-2306	225604 E Cochran Road	123802012006001	SHORT PLAT #2006, LOT 1 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD WELL AND WATER AGREEMENT 5-23-77
Florence Coleman	2433 Hanson Loop Road Brubank, WA 99323 (509) 521-4777	225504 E Cochran Road	123802012157001	SHORT PLAT #2157, LOT 1. EXCEPT THE SOUTH 20 FEET FOR COUNTY ROAD: (REC 5/27/77) UNITED STATES DRAIN EASEMENT 9/9/52. PUBLIC UTILITY DISTRICT EASEMENT. RIGHT OF WAY EASEMENT 11/24/76 WELL AND WATER AGREEMENT 5/23/77.
Jose Huerta Gonzalez	105 19th Ave. Unit #120 Kennewick, WA 99337 7 509-792-5725	225204 E Cochran Road	123802000017000	THE PORTION OF SECTION 23, TOWNSHIP 8 RANGE 30 DEFINED AS FOLLOWS: THE SOUTH 277.00 FEET OF THE WEST 79.00 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST OF THE NORTHWEST.

**Community Development Department**

Prosser Office: 620 Market Street, 1<sup>st</sup> Floor  
Kennewick Office: 102206 East Wiser Parkway  
[www.co.benton.wa.us](http://www.co.benton.wa.us)

**Planning Division**

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**PCM 1.7****Determination of Non-Significance**

**Proponent:** Vicki Brock  
225604 E Cochran Rd  
Kennewick, WA 99337

**File No.** EA 2021-024

**Project Description:** A Comprehensive Plan Amendment (CPA 2022-001) to amend the Benton County Comprehensive Plan land use map (*Figure 5 - 2017 Periodic Update Land Use Designations Map*). The amendment proposes to change the land use designation from Rural Industrial to Rural Remote for six (6) contiguous parcels. The amendment further revises the tables and text in the Plan that may refer to the current use or designation of the properties. Additionally, the subsequent rezone of the properties from the Heavy Industrial (HI) zoning designation to a Rural Lands Five Acre (RL-5) zoning designation has been included in this SEPA application review.

**Project Location:** The properties are located approximately 1/4 mile east of the intersection of E Cochran Road and S Finley Road, lying north of E Cochran Road in the Finley area of unincorporated Benton County. Addresses: 226304, 225626, 225616, 225604, 225504, and 225204 E Cochran Road, Kennewick WA 99337. Parcel Numbers: 1-2380-201-2006-002; 1-2380-201-2006-001; 1-2380-201-2157-002; 1-2380-201-2157-001; 1-2380-200-0014-000; and 1-2380-200-0017-000.

**Jurisdiction:** Benton County, Washington

**Lead Agency:** Benton County Planning Division

**Threshold Determination:** The lead agency for this proposal has determined that it 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). The decision was made after review of a completed environmental checklist, comments received from various agencies 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(2) the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by February 10, 2022.

Administrative appeals of threshold determinations of non-significance are not allowed.

**SEPA Responsible Official:** Michelle Cooke  
**Position/Title:** Planning Manager – Benton County Planning Division  
**Address:** P.O. Box 910, Prosser WA 99350

**Date:** January 27, 2022

  
Michelle Cooke, Planning Manager  
Benton County Community Development Department

THIS MAP ENLARGED FOR EASIER REFERENCE



Zoning

- HEAVY INDUSTRIAL
- RL5
- 6 Neighbor properties for proposed zone change from "Heavy Industrial" to "RL5" outlined in blue.



Parcel Numbers

123802000017000	Jose Huerta Gonzalez	225204 E. Cochran Rd.
123802000014000	William and Linda Lafferty	225616 E. Cochran Rd.
123802012006001	Charles and Vicki Brock	225604 E. Cochran Rd.
123802012006002	Jon Rouse	226304 E. Cochran Rd.
123802012157001	Florence Coleman	225504 E. Cochran Rd.
123802012157002	Richard and Bonnie Holmes	225626 E. Cochran Rd.

# Finley CPA Site Map (Zoning)

ADDITIONAL DETAILED MAP ON BACK



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Zoning

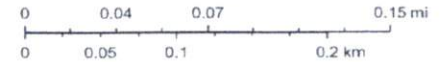
- HEAVY INDUSTRIAL
- RL-5

6 Neighbor properties for proposed zone change from "Heavy Industrial" to "RL5" outlined in blue.

### Parcel Numbers

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123802012006002	Jon Rouse	226304 E. Cochran Rd.
123802012157001	Florence Coleman	225504 E. Cochran Rd.
123802012157002	Richard and Bonnie Holmes	225626 E. Cochran Rd.

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SEPA ENVIRONMENTAL CHECKLIST

OCT 01 2021

File No. EA EA 2021-024

BENTON COUNTY  
BUILDING DEPT.  
Planning

A. BACKGROUND

- 1. Name of proposed project, if applicable: Comprehenisve Plan Change, Zoning Designation Change, Applicable Map Changes.
- 2. Name of applicant: Vicki Brock
- 3. Address and phone number of applicant and contact person: Vicki Brock - 225604 E. Cochran Rd. / Kennewick, Wa 99337 - Cell (509) 987-2306 - email: vicki.brock@gmail.com
- 4. Date checklist prepared: September 15, 2021
- 5. Agency requesting checklist: Benton County Planning Department
- 6. Proposed timing or schedule (including phasing, if applicable): Planning Department Schedule
- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
No future plans.
- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None
- 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. None
- 10. List any government approvals or permits that will be needed for your proposal, if known. None
- 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. Yqu do not need to repeat those answers on this page.  
Comprehensive Plan Change, Zoning Designation Change and Applicable Map Changes. Petitioning to change the zoning of neighborhood property from "Heavy Industrial non-conforming" to "RL5" zoning. Property's current non-conforming use matches that of residential / agriculture usage. There would be no change in current use when reclassifying to "RL5" classification.

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. Parcel numbers 123802012006002, 123802012006001, 123802012157002  
123802012157001, 123802000014000, 123802000017000

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (circle one):

Flat  Rolling  Hilly  Steep Slopes  Mountainous

Other Not applicable, this is not a site specific project. Future projects may need evaluation.

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

Not applicable, this is not a site specific project. Future projects may need evaluation.

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.

Not applicable, this is not a site specific project. Future projects may need evaluation. Soil is sandy.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Not applicable, this is not a site specific project. Future projects may need evaluation. No unstable soils known.

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. No fill or grading proposed.

Not applicable, this is not a site specific project. Future projects may need evaluation.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable, this is not a site specific project. Future projects may need evaluation. No clearing proposed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Not applicable, this is not a site specific project.

Future projects may need evaluation. No impervious surfaces proposed.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None

Not applicable, this is not a site specific project. Future projects may need evaluation.

### 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, this is not a site specific project. Future projects may need evaluation.

No changes from current use proposed.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Not applicable, this is not a site specific project. Future projects may need evaluation.**

**No off site odor forseen.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: None

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

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. \_\_\_\_\_

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

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. \_\_\_\_\_

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

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. **Not applicable, this is not a site specific project. Future projects may need evaluation.**

**No fill or dredge material proposed.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No change in current use.**

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

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

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

**No change from current use.**

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. \_\_\_\_\_

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

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. **Not applicable, this is not a site specific project. Future projects may need evaluation.**

**No change from current use.**

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. **Not applicable, this is not a site specific project. Future projects may need evaluation.**

**No change from current use.**

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. **Not applicable, this is not a site specific project. Future projects may need evaluation.**

**No change from current use.**

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

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

**No change from current use.**

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

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

**No change from current use.**

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

if any: **Not applicable, this is not a site specific project. Future projects may need evaluation.**

**No change from current use.**

4. **Plants**

- 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? **A variety of vegetation on each residence.**

**Not applicable, this is not a site specific project. Future projects may need evaluation. No change to current vegetation.**

- c. List threatened and endangered species known to be on or near the site. **No known endangered species.**

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **No proposed landscaping. No change from current use.**

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

- e. List all noxious weeds and invasive species known to be on or near the site. **None known.**

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

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. A wide variety of wild, and domestic animals.

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

**No change from current use.**

b. List any threatened and endangered species known to be on or near the site. None known.

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

**No change from current use.**

c. Is the site part of a migration route? If so, explain. Not applicable, this is not a site specific project.

**This site is not known to be a part of a migration route. No change from current use.**

d. Proposed measures to preserve or enhance wildlife, if any: No changes proposed.

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

**No change from current use.**

e. List any invasive animal species known to be on or near the site. None known.

**Not applicable, this is not a site specific project. No known invasive animal species are known.**

**No changes from current use.**

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. \_\_\_\_\_

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

**Residences currently use electricity. No changes from current use proposed.**

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

**Not applicable, this is not a site specific project. No changes from current use proposed.**

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: None.

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

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.

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

**No changes from current use proposed.**

1) Describe any known or possible contamination at the site from present or past uses. None known.

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

**No changes from current use proposed.**

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

**Not applicable, this is not a site specific project. Future projects may need evaluation.**

**No changes from current use proposed.**

area and in the vicinity. \_\_\_\_\_

- 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, this is not a site specific project. Future site specific projects may need evaluation.**

**No changes to current use proposed.**

- 4) Describe special emergency services that might be required. **None**

**Not applicable, this is not a site specific project. Future site specific projects may need evaluation.**

**No changes from current use proposed.**

- 5) Proposed measures to reduce or control environmental health hazards, if any: **None**

**Not applicable, this is not a site specific project. Future site specific projects may need evaluation.**

**No changes from current use proposed.**

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None**

**Not applicable, this is not a site specific project. Future site specific projects may need evaluation.**

**No changes from current use proposed.**

- 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. \_\_\_\_\_

**Not applicable, this is not a site specific project. Future site specific projects may need evaluation.**

**No changes from current use proposed.**

- 3) Proposed measures to reduce or control noise impacts, if any: **None.**

**Not applicable, this is not a site specific project. Future site specific projects may need evaluation.**

**No changes from current use 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. **Not applicable, this is not a site specific project.**

**Land is currently used as residential/agriculture. Approved proposal will not affect or change current land use.**

- 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? \_\_\_\_\_

**Not applicable, this is not a site specific project. Future site specific projects may need evaluation.**

**Land is currently used as residential/agriculture. Approved proposal will not affect or change current land use.**

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: Not applicable, this is not a site specific project.

Land is currently used as residential/agriculture. Approved proposal will not affect or change current land use.

c. Describe any structures on the site. \_\_\_\_\_

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No demolition of current buildings within this proposal.

e. What is the current zoning classification of the site? Current zoning is "Heavy Industrial".

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

g. If applicable, what is the current shoreline master program designation of the site? No shoreline.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No known critical classification. No changes from current use proposed.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No change from current use proposed.

j. Approximately how many people would the completed project displace? None

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

k. Proposed measures to avoid or reduce displacement impacts, if any: No displacements.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Follow guidelines from the Benton County Comprehensive Plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: Not applicable, this is not a site specific project. Future site specific projects may need evaluation. No changes from current use proposed.

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing. None

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: \_\_\_\_\_

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use 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, this is not a site specific project. Future site specific projects may need evaluation. No structures proposed. No changes from current use proposed.

b. What views in the immediate vicinity would be altered or obstructed? \_\_\_\_\_

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

c. Proposed measures to reduce or control aesthetic impacts, if any: None

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

**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, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

c. What existing off-site sources of light or glare may affect your proposal? None

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

d. Proposed measures to reduce or control light and glare impacts, if any: None

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

**12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? \_\_\_\_\_

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

b. Would the proposed project displace any existing recreational uses? If so, describe. No

Not applicable, this is not a site specific project. however, no recreational uses would be displaced.

No changes from current use proposed.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: No proposed measures to control impacts on recreation.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use 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.

No historic sites known. Not applicable, this is not a site specific project. Future site specific projects may need evaluation. No changes from current use proposed.

\_\_\_\_\_

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, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed. No known landmarks, burial grounds, cemeteries or artifacts known.

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. None

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use 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. No changes from current use proposed.

Not applicable, this is not a site specific project. East Cochran Road has served the residences and will continue to do so in the same manner as current use.

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 public transit.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? None

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No proposed use of water, air or rail transportation.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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 Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Not applicable, this is not a site specific project. Future site specific projects may need evaluation.  
No changes from current use proposed.

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 changes from current use proposed.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

h. Proposed measures to reduce or control transportation impacts, if any: No changes from current use proposed. Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

#### 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 changes from current use proposed. Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

b. Proposed measures to reduce or control direct impacts on public services, if any. No impact on public services foreseen. Not applicable. This is not a site specific project. No changes from current use proposed.

#### 16. Utilities

a. Circle utilities currently available at the site:

electricity      natural      gas water      refuse service      telephone      sanitary sewer system

other Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current utilities use proposed.

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, this is not a site specific project. Future site specific projects may need evaluation.

No new utilities are being proposed. No changes from current use proposed.

#### 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: Vicki Brock

Name of Signee Vicki Brock

Position and Agency/Organization \_\_\_\_\_

Date Submitted: 10-1-2021

*Signature Page Attached*

**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? No changes from current use proposed

**Not applicable, this is not a site specific project. Future site specific projects may need evaluation.**

a. Proposed measures to avoid or reduce such increases are: No changes from current use proposed.

**Not applicable, this is not a site specific project. Future site specific projects may need evaluation.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? No changes from current use.

**Not applicable, this is not a site specific project. Future site specific projects may need evaluation.**

a. Proposed measures to protect or conserve plants, animals, fish, or marine life are: No changes from current use.

**Not applicable, this is not a site specific project. Future site specific projects may need evaluation.**

3. How would the proposal be likely to deplete energy or natural resources? No changes from current use proposed

**Not applicable, this is not a site specific project. Future site specific projects may need evaluation.**

a. Proposed measures to protect or conserve energy and natural resources are: No changes from current use.

**Not applicable, this is not a site specific project. Future site specific projects may need evaluation.**

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 changes from current use proposed.

**Not applicable, this is not a site specific project. Future site specific projects may need evaluation.**

a. Proposed measures to protect such resources or to avoid or reduce impacts are: No changes from current use

proposed. Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

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? No changes from current use proposed.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

a. Proposed measures to avoid or reduce shoreline and land use impacts are: No changes from current use proposed. Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? No changes from current use proposed. No impact on transportation, public services or utilities foreseen.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

a. Proposed measures to reduce or respond to such demand(s) are: No changes from current use proposed.  
No change on demands. Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. No changes from current use proposed. No conflicts known.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

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## PCM 1.8

### NOTICE OF PUBLIC HEARING

NOTICE OF HEARING before the Benton County Planning Commission, in the matter of the proposed 2021 annual amendments to the Benton County Comprehensive Plan; pursuant to Washington State Planning Law RCW 36.70A.130.

NOTICE IS HEREBY GIVEN that public comment will be taken on the proposed Comprehensive Plan Amendments to the Benton County Comprehensive Plan on Tuesday, March 8, 2022, at 6:00 p.m., **in the Meeting Room on the first floor of the Courthouse, 620 Market Street, Prosser WA. The entry to the meeting room is located off Main Street on the East side of the Courthouse.** (See below for more information). Proposed amendments are as follows:

**CPA 2022-001** - A proposal by Vicki Brock, requesting a change in the land use designation from Rural Industrial to Rural Remote on six parcels located north of E Cochran Rd and east of S Finley Rd in the Finley rural area of unincorporated Benton County, in the northwest Quarter of Section 23, Township 8 North, Range 30 East, W.M. on parcel #'s 123802012006001, 123802012006002, 123802012157001, 123802012157002, 123802000014000, and 123802000017000.

**CPA 2022-002** - A proposal by Thomas Fisher and Randall Underwood requesting a change in the land use designation from Rural Remote to Rural Industrial on three (3) contiguous parcels located north of SR 397 and west of S Yew Street, east of the Kennewick City Limits in Sections 5 & 8, Township 8 North, Range 30 East, W.M. parcel #'s 105803012350003, 105803012350002, and 108801020004003.

**CPA 2022-003** - A proposal by Jerritt Wisser and Watson Development Limited et al requesting a change in the land use designation from Rural Commercial to Rural Industrial on seven (7) parcels located off Wisser Loop and Wisser Parkway in Section 11, Township 8 North, Range 28 East, W.M. parcel #'s 111881020000007 through 111881020000012 and 111881020000014.

CPA amendments 2022-001, 002, and 003 will also require modifications to Appendix A, Figure 5-dated June 8, 2021 - the 2017 Periodic Update Land Use Designation Map.

**CPA 2022-004** - A proposal by the Benton County Planning Division to include maps and text edits to the Benton County Comprehensive plan designating the existing Urban Growth Area boundaries of the five incorporated cities within Benton County. The additional maps will be included within Appendix A-Map Folios.

NOTICE IS FURTHER GIVEN that the proposed Comprehensive Plan Amendments have been reviewed under the requirements of the State Environmental Policy Act and Determinations of Non-Significance (DNS) were issued on January 27, 2022, for CPA 2022-001 through CPA 2022-

004. Accordingly, Environmental Impact Statements were not required on any of these proposals. Any comments regarding these determinations and the environmental impacts of the proposals can be made at the Planning Commission Hearing using the method noted below or in writing to the Benton County Planning Division by 3 p.m. on Monday March 7, 2022.

In an effort to continue to provide public access to the Planning Commission meetings, Benton County will be **providing both in person, telephonic and video access for the public** to view and provide testimony at the Planning Commission meetings. **A map to the meeting room will be posted on our website at the link below.** If you choose to join the meeting telephonically, we ask that you please limit background noise or mute your line to prevent any unnecessary interruption to the meeting. To find information on virtual attendance options, including streaming video, WebEx video conferencing and telephone, please visit [www.tinyurl.com/BCPublicNotice](http://www.tinyurl.com/BCPublicNotice).

If you wish to provide comments via WebEx on the proposal before the Planning Commission, we ask that you please fill out our online form (found at <https://tinyurl.com/testifyform>) and submit your request to our office. **You must submit a request form to participate for each hearing that you wish to attend.** If you prefer to make the request by phone, please call our office at 786-5612 and we can add you to the list for providing testimony. At the meeting the names of those wishing to testify will be called out and at that time you will be able to present your comments/concerns regarding the specific agenda item.

Comments regarding the proposed amendments or SEPA determinations of the proposals may also be submitted in writing to the Benton County Planning Division; P.O. Box 910, Prosser, WA 99350 or via email to [planning.department@co.benton.wa.us](mailto:planning.department@co.benton.wa.us). No individual with a disability shall be denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at a public meeting, please contact the Benton County Planning Division at least ten days prior to the meeting date to make arrangements for special needs.

At this hearing, the Planning Commission may recommend approval, or disapproval of the amendments to the Benton County Board of Commissioners. All parties concerned may present any support or objections for the applications per the instructions above. Information concerning the applications can be obtained at the Benton County Planning Division, by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser).

Dated this 17th day of February 2022.

Martin Sheeran, Chairman  
Benton County Planning Commission

Michelle Cooke, Manager  
Planning Division

PUBLISH: February 23, 2022



## PCM 1.9

### **Benton County Planning Division 2022 Comprehensive Plan Amendment Docket**

The 2022 Benton County Comprehensive Plan amendment cycle for the review of proposed amendments begins with the docketing of proposals. The County has received the following application proposals for amendment to the Benton County Comprehensive Land Use Plan:

**CPA 2022-001** - A proposal by Vicki Brock, requesting a change in the land use designation from Rural Industrial to Rural Remote on six parcels located north of E Cochran Rd and east of S Finley Rd in the Finley rural area of unincorporated Benton County, in the northwest Quarter of Section 23, Township 8 North, Range 30 East, W.M. on parcel #'s 123802012006001, 123802012006002, 123802012157001, 123802012157002, 123802000014000, and 123802000017000.

**CPA 2022-002** - A proposal by Thomas Fisher and Randall Underwood requesting a change in the land use designation from Rural Remote to Rural Industrial on three (3) contiguous parcels located north of SR 397 and west of S Yew Street, east of the Kennewick City Limits in Sections 5 & 8, Township 8 North, Range 30 East, W.M. parcel #'s 105803012350003, 105803012350002, and 108801020004003.

**CPA 2022-003** - A proposal by Jerritt Wisner and Watson Development Limited et al requesting a change in the land use designation from Rural Commercial to Rural Industrial on seven (7) parcels located off Wisner Loop and Wisner Parkway in Section 11, Township 8 North, Range 28 East, W.M. parcel #'s 111881020000007 through 111881020000012 and 111881020000014.

CPA amendments 2022-001, 002, and 003 will also require modifications to Appendix A, Figure 5-dated June 8, 2021 - the 2017 Periodic Update Land Use Designation Map.

**CPA 2022-004** - A proposal by the Benton County Planning Division to include maps and text edits to the Benton County Comprehensive plan designating the existing Urban Growth Area boundaries of the five incorporated cities within Benton County. The additional maps will be included within Appendix A-Map Folios.

These applications will be reviewed under the requirements of SEPA (RCW 43.21C) and Title 16.14 of the Benton County Code. The Planning Division will initiate the review and analysis of each application for consistency with the Growth Management Act and the Comprehensive Plan, including the adopted Benton County-wide Planning Policies and

prepare a staff report with a recommendation to the Planning Commission for the approval or denial of each application. The Planning Commission will conduct an open record hearing and forward their recommendations to the Board of County Commissioners (BOCC). The BOCC will conduct an open record hearing to consider and act upon the Planning Commission recommendation. Final actions on the proposed amendments are anticipated by late spring/early summer of 2022. Notification of the hearings will be published in advance; those interested in receiving a notice by mail or email regarding the above actions may call the Benton County Planning Division: at (509) 786-5612 or use our "contact us" form found at <https://www.co.benton.wa.us/forms.aspx?fid=75&catid=45>. Information regarding the amendment process is available via the County website at <https://tinyurl.com/CPAannual>.

Michelle Cooke, Planning Manager  
BENTON COUNTY PLANNING DIVISION

PUBLISHED: Wednesday, January 12, 2022.

**April Brown**

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**From:** Cristina Woods  
**Sent:** Monday, January 31, 2022 1:42 PM  
**To:** Planning Department  
**Subject:** RE: Agency comment request for Determination of NonSignificance (EA 2021-024)

Good afternoon

Public Works has no comments

Thank you



Cristina Woods, MS • *Engineering Associate II*  
 Benton County Public Works  
 102206 Wisner Parkway , Kennewick WA, 99338  
[cristina.woods@co.benton.wa.us](mailto:cristina.woods@co.benton.wa.us)  
 (509) 786-5611

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**From:** Planning Department <Planning.Department@co.benton.wa.us>  
**Sent:** Thursday, January 27, 2022 4:52 PM  
**To:** Clark Posey <Clark.Posey@co.benton.wa.us>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Bureau of Land Management - Spokane Bureau of Land Management (BLM\_OR\_SP\_Mail@blm.gov) <BLM\_OR\_SP\_Mail@blm.gov>; Environmental Review, Inc. - Tom Price <envreview@gmail.com>; Port of Kennewick - Larry Peterson <lpeterson@portofkennewick.org>; Columbia Irrigation District <CID@columbiairrigation.com>; WA Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; WA Dept of Fish and Wildlife - Region 3 SEPA review (R3planning@dfw.wa.gov) <R3planning@dfw.wa.gov>; SEPA Review - Washington Dept of Health <SEPA.reviewteam@doh.wa.gov>; WA Dept of Transportation - SEPA Review - TDM Coordinator <scplanning@wsdot.wa.gov>; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Authority - Robin Priddy <robin.priddy@bentoncleanair.org>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Daniel Gonzalez <Daniel.Gonzalez@co.benton.wa.us>; Elizabeth Koerner <Elizabeth.Koerner@co.benton.wa.us>; Jessica Harris <Jessica.Harris@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Jordyn Reimer <Jordyn.Reimer@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Douglas D'Hondt <Douglas.DHondt@co.benton.wa.us>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; Bureau of Reclamation - Chuck Garner <cgarner@usbr.gov>; Bureau of Reclamation - L Hendrix <lhendrix@usbr.gov>; Bureau of Reclamation - McKinley <cmckinley@usbr.gov>; Casey Barney <Casey\_Barney@Yakama.com>; Confederated Tribes and Bands of the Yakama Nation - Elizabeth Sanchez <esanchez@yakama.com>; Confederated Tribes and Bands of the Yakama Nation - Thalia Sachtleber <enviroreview@yakama.com>; Yakama Nation - Corrine Camuso <Corrine\_Camuso@Yakama.com>; Yakama Nation - Jessica Lally <Jessica\_Lally@Yakama.com>; Yakama Nation - John Marvin <John\_Marvin@Yakama.com>; Confederated Tribes of the Umatilla Indian Reservation - Ashley Morton <AshleyMorton@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Bambi Rodriguez <bambirodriguez@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Carey Miller <CareyMiller@ctuir.org>; lonnie@bentonone.org; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Billie

<billie@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Futurewise - Alison Cable <alison@futurewise.org>; Futurewise - Roberta Lewandowski <Roberta@lewandowski.com>; Futurewise - Tim Trohimovich <tim@futurewise.org>; KEPR General Newsroom <newsroom@keprtv.com>; MEDIA - KAPP/KVEW-TV <kappnews@kapptv.com>; kvewnews@kvewtv.com; MEDIA KOLU-FM - Martin Gibbs <kolu@kolu.com>; editor@recordbulletin.com; DNR Sepa Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>  
**Subject:** RE: Agency comment request for Determination of NonSignificance (EA 2021-024)

There was an error in my file numbers so I am going to resend these to make sure everyone got what they were supposed to get. I apologize for the confusion!

Please see the attached documentation for a SEPA checklist (File Number EA 2021-024) for a change to the Benton County Comprehensive Plan.

Please have all comments back to our office no later than February 10, 2022.

Thank you

April L. Brown  
Permit Technician, Planning Division  
Benton County Community Development Department  
(509) 786-5612  
Website: [co.benton.wa.us](http://co.benton.wa.us)  
Kennewick Office: 102206 East Wiser Parkway  
Prosser Office: 620 Market Street (Prosser Courthouse, 1<sup>st</sup> Floor)

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