

COMMISSIONERS' AGENDA ACTION SHEET

| | | | |
|--|--|--|----------------|
| Meeting Date: | April 12, 2022 | Memo Date: | March 22, 2022 |
| Subject: | File No. CPA 2022-002 Modifies the Comprehensive Plan's Land Use Designation of three (3) contiguous parcels. | | |
| Presenter: | Michelle Cooke | | |
| Prepared By: | Peter McEnderfer | | |
| Reviewed By: | Michelle Cooke | | |
| PA Review, Approval to Form: | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <i>(If no, include reasoning for no approval)</i> | | |
| Type of Agenda Item: | Type of Action Needed: <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 three (3) contiguous parcels from Rural Remote to Rural Industrial.

Specifically, the Comprehensive Plan's Land Use Designation of parcels 105803012350003, 105803012350002, and 108801020004003 will change from Rural Remote to Rural Industrial. It 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 Rural Lands Five Acre zoning designation to an Industrial 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 thirteen (13) 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 2022-002 , be approved with the suggested thirteen (13) 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 2022-002 and authorize the Chairman to sign the Resolution for the Comprehensive Plan Amendment.

**EXHIBIT LIST FOR CPA 2022-002/EA 2021-029
Comprehensive Plan Amendment**

DATED

| Planning Commission Memo Exhibit List - March 8, 2022 | | | |
|---|--|---|-------------------|
| PCM 1 Includes: | PCM 1.1 | Staff Report | February 22, 2022 |
| | | Comp. Plan Appendix A Map Folio Figure 5-Land Use | |
| | PCM 1.2 | Designation Map | March 8, 2022 |
| | PCM 1.3 | Existing Comprehensive Plan Land Use Designations | November 29, 2021 |
| | PCM 1.4 | Proposed Comprehensive Plan Land Use Designations | November 29, 2021 |
| | PCM 1.5 | CPA 2022-002 Application | November 23, 2021 |
| | | SEPA INFORMATION | |
| | PCM 1.6 | Environmental Checklist EA 2021-029 | November 23, 2021 |
| | PCM 1.7 | Determination of Non Significance | January 27, 2022 |
| | | HEARING NOTICES | |
| PCM 1.8 | Notice of Public Hearing | February 17, 2022 | |
| PCM 1.9 | Notice of 2022 Comp. Plan Amendment Docket | January 12, 2022 | |
| | COMMENTS | | |
| | PCM 1.10 | Comments from Benton County Public Works | January 28, 2022 |
| Board of County Commissioners Memo Exhibit List - April 12, 2022 | | | |
| BCCM 1 Includes: | BCCM 1.1 | Board of County Commissioners Agenda Sheet | March 22, 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 | November 29, 2021 |
| | BCCM 1.5 | Proposed Comprehensive Plan Land Use Designations | November 29, 2021 |
| | 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 2022-002 BY THOMAS FISHER AND RANDAL UNDERWOOD TO MODIFY THE COMPREHENSIVE LAND USE DESIGNATION OF PARCELS 105803012350003, 105803012350002, and 108801020004003 FROM RURAL REMOTE TO RURAL INDUSTRIAL 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 2022-002 on March 8, 2022 to consider the application by Randal Underwood and Thomas Fisher, 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 2022-002, 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 2022-002 in the Planning Division records) and it appears to be in the best interest of the public to approve Planning application CPA 2022-002, an application for a comprehensive plan amendment; NOW, THEREFORE

BE IT RESOLVED that the application for Comprehensive Plan Amendment CPA 2022-002 amending the Comprehensive Plan Land Use Designations of parcels 105802012350003, 105803012350002, and 108801020004003 from Rural Remote to Rural Industrial 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.

Dated this 12th day of April 2022.

Chairman of the Board

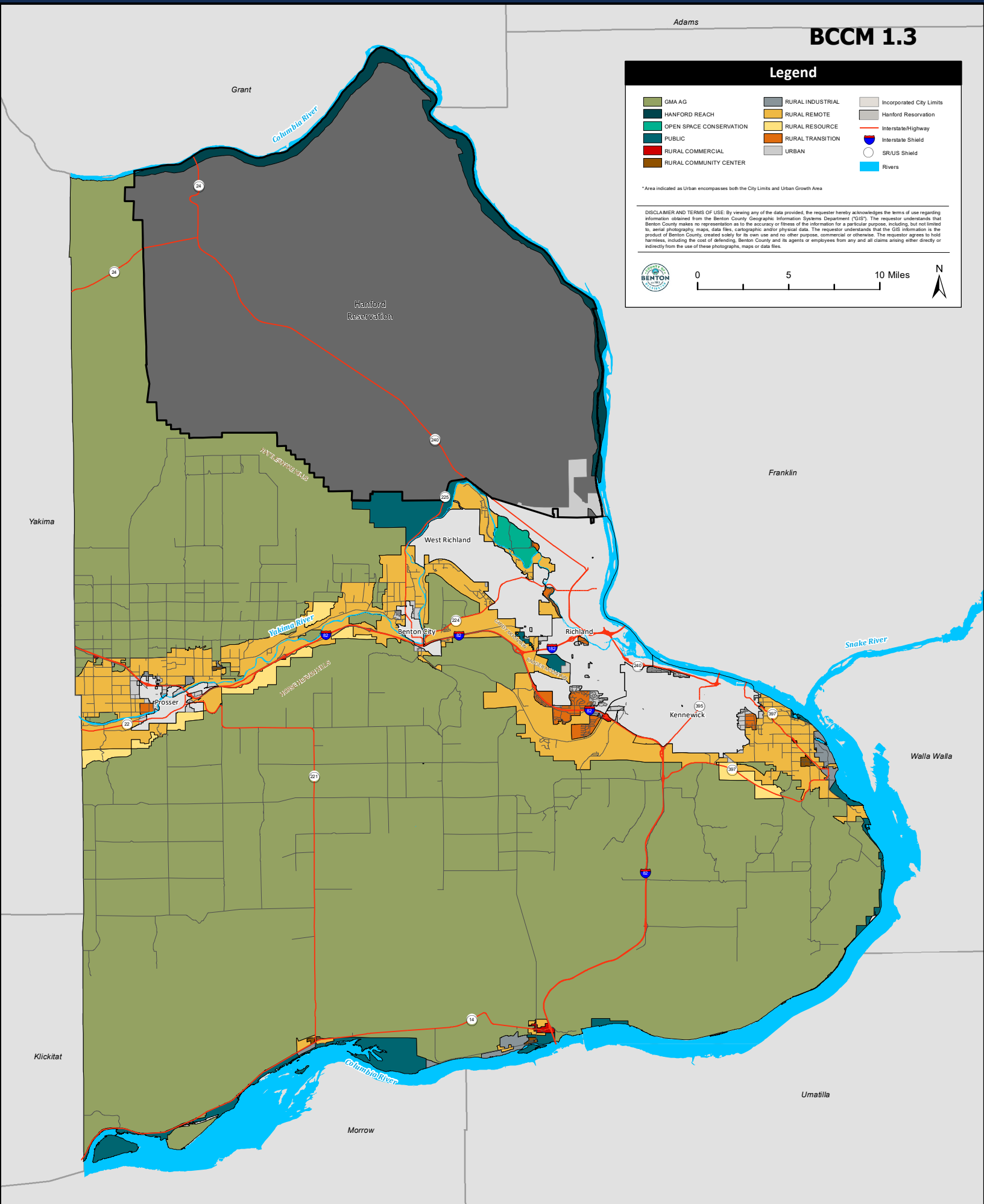
Member

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

Attest.....
Clerk of the Board

PMc

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



Adams

BCCM 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.

0 5 10 Miles

N

Grant

Columbia River

Hanford Reservation

Yakima

Yakima River

West Richland

Benton City

Richland

Franklin

Snake River

Walla Walla

Kennewick

Klickitat

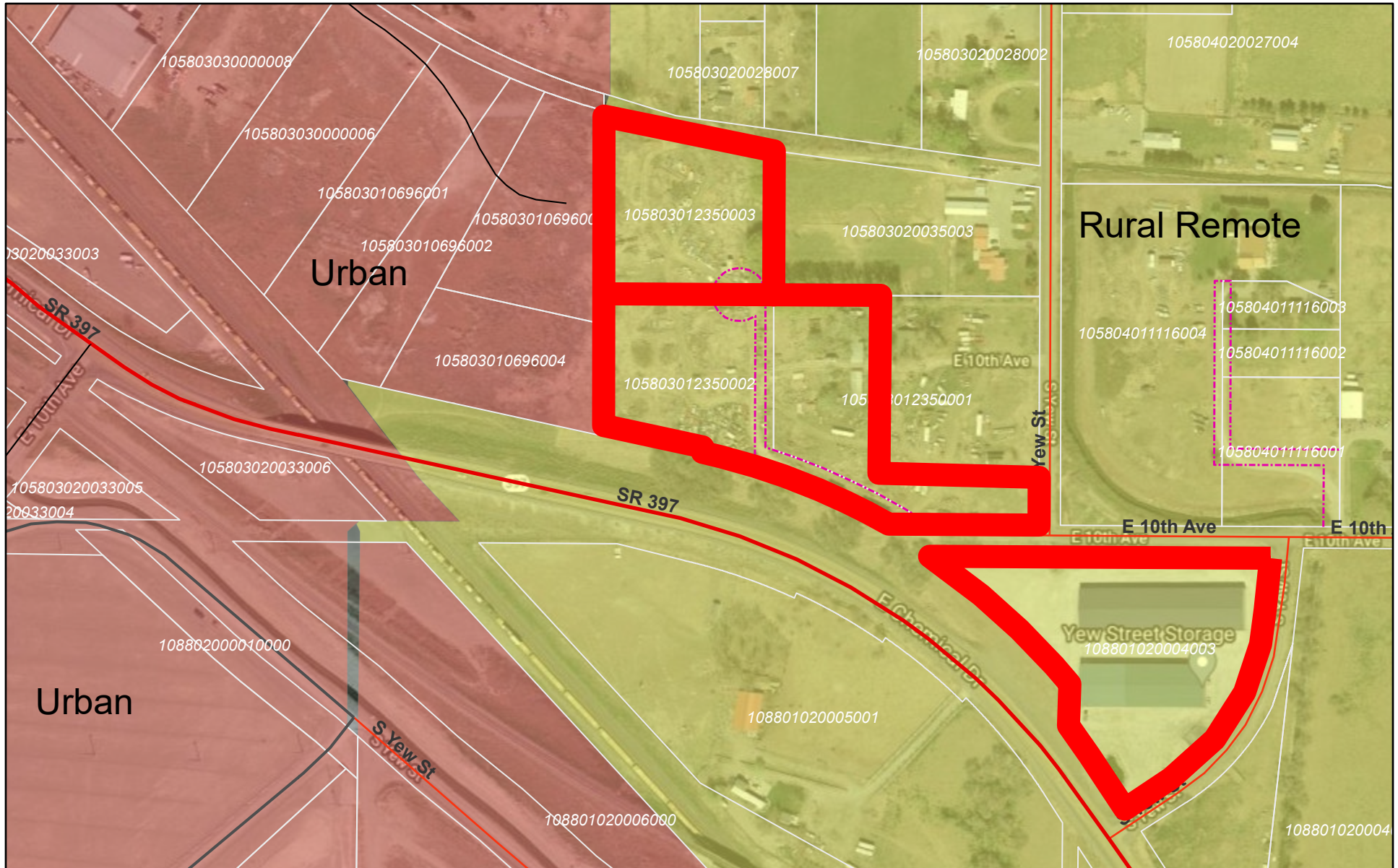
Columbia River

Umatilla

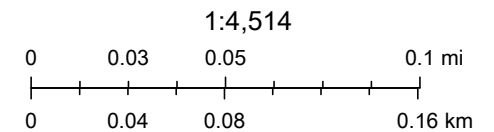
Morrow

CPA 2022-002 - Existing Comprehensive Plan Designations

BCCM
1.4BCCM 1.1

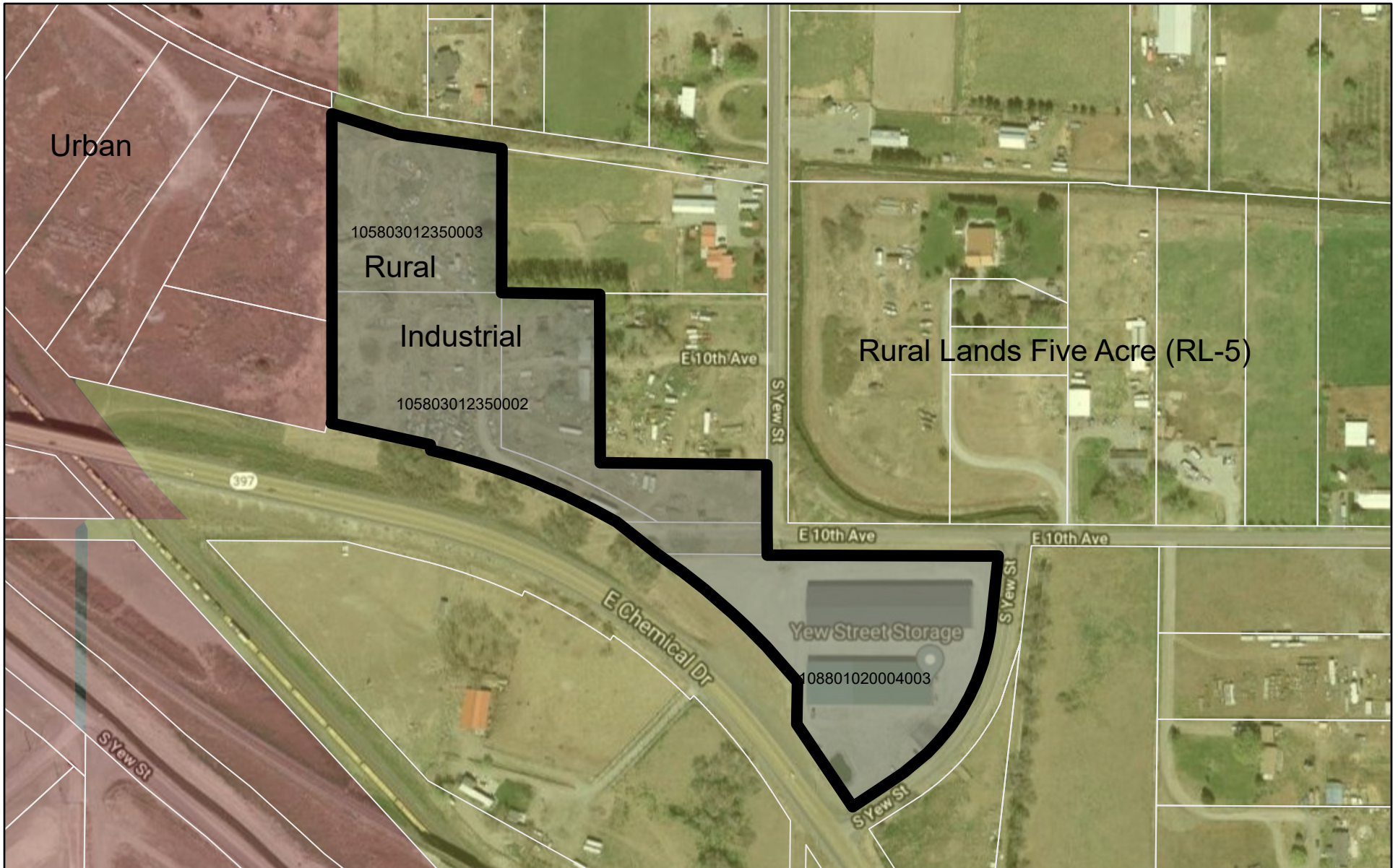


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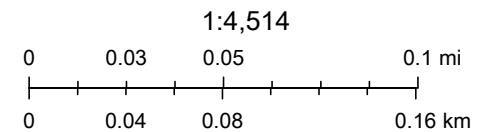
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CPA 2022-002 Proposed Comprehensive Plan Designation



1/25/2022, 2:31:50 PM

CPA 2022-002 proposes to revise the Comprehensive Plan Designation on three contiguous parcels, shown bordered with black, to Rural Industrial from Rural Lands Five Acre (RL-5).



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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 three (3) parcels from Rural Remote to Rural Industrial.

File No. CPA 2022-002
RECOMMENDATION, FINDINGS OF FACT
AND CONCLUSIONS

RECOMMENDATION

CPA 2022-002; A Comprehensive Plan Amendment to modify Comprehensive Plan Land Use Designation of three (3) parcels from Rural Remote to Rural Industrial 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 three (3) contiguous parcels that lie adjacent other Industrial designated parcels from Rural Remote to Rural Industrial. The amendment will revise and update *Figure 5 - 2017 Periodic Update Land Use Designations Map* in *Appendix A* of the *Benton County Comprehensive Plan*.
 - a. A rezone of the property from the current Rural Lands Five Acre zoning designation to an Industrial zoning designation will be required after the Comprehensive Plan Amendment process is completed.
2. The co-applicants are Thomas Fisher whose mailing address is 1162 Adair Drive, Richland, WA 99352 and Randal Underwood whose mailing address is 1125 S. Gum Street, Kennewick, WA 99337.
3. The properties are addressed as 196512 and 196504 E. 10th Ave, Kennewick, WA 99337 and 8106 S Yew St, Kennewick, WA 99337. The parcels are located adjacent and north of SR 397, and west of and south of the intersection of E 10th Avenue and S. Yew Street. (Parcels # 105803012350003, 105803012350002, and 108801020004003).
4. The properties collectively comprise approximately 10.32 acres in size.
5. The subject parcels are currently designated Rural Remote by the Benton County Comprehensive Plan.
6. The proposed Comprehensive Plan designation of Rural Industrial and anticipated zone change to an Industrial designation will bring existing non-conforming uses into compliance with the proposed zoning district and allow for expansion in an area of Benton County experiencing increased industrial development.
7. Adjoining properties to the west are within City of Kennewick limits and zoned Light Industrial while properties to the south, north, and east are designated Rural Remote.
8. 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 January 12, 2022.
 - b. The application for CUP 2022-002 was submitted to the Benton County Planning Division November 23, 2021.
 - c. The application was declared complete for processing on November 30, 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 23, 2022.
 - h. The Planning Commission public hearing is scheduled for March 8, 2022.
9. The application submittal, eligibility, public notice, and procedural steps for CPA 2022-002 is consistent with *Benton County Code (BCC) Chapter 16.14 Amendments to the Benton County Comprehensive Plan*.
10. The application for CPA 2022-002 is consistent with the *Benton County Comprehensive Plan, 1.7 Amendments to this Comprehensive Plan*.
11. The application for CPA 2022-002 is consistent with the goals and policies of the Benton County Comprehensive Plan:
- a. Section 2.1 Planning Process
 PP Goal 2: Develop and maintain a Comprehensive Plan responsive to growth and economic trends which can be readily adapted to changing conditions.
 Policy 1: Base amendments to the Comprehensive Plan on facts and findings that respond to public needs, are beneficial to the public interest, and are consistent with the vision and goals of the County.
 - b. 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.
 - c. Section 2.6 Economic Development
 ED Goal 1: Create a balanced and diverse economy that provides an opportunity to make economic and lifestyle choices for Benton County residents.
 Policy 4: Facilitate economic growth and prosperity while preserving the existing rural quality of life and character, as it is defined by rural residents.
 ED Goal 3: Provide areas for the location of light and environmentally acceptable

heavy industrial uses, while minimizing impacts on surrounding rural uses.

Policy 1: Establish industrial sites on lands designated for industrial use to protect from incompatible uses by using performance and/or site design criteria.

Policy 3: Identify diverse industrial land uses in the Plan and locate these uses where minimal environmental impact occurs.

Policy 4: Encourage light and heavy industrial uses to locate in areas where:

1. Access can be provided by major transportation networks such as road, rail, air, and water.
2. Existing development is characterized by and/or compatible with industrial activity.
3. Utilities, including electric, gas, water, and sewer, can be adequately provided, either as extensions of municipal facilities (e.g. by service contract) or by on-site facilities.

12. The application for CPA 2022-002 is consistent with the *Benton County Comprehensive Plan, 5 Economics Element*.

13. The application for CPA 2022-002 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 2022-002, 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 1-0580-301-2350-003, 1-0580-301-2350-002, and 1-0880-102-0004-003 from Rural Remote to Rural Industrial 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, 1st Floor
 Kennewick Office: 102206 East Wiser Parkway
www.co.benton.wa.us



Planning Division
 (509) 786-5612
 P.O. Box 910, Prosser, WA 99350
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 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 2022-002 (*Comprehensive Plan Amendment*)

MEMO DATE: February 23, 2022

HEARING DATE: March 8, 2022

APPLICANTS/OWNERS: Thomas Fisher, 1162 Adair Drive, Richland, WA 99352
Randal Underwood, 1125 S. Gum Street, Kennewick, WA 99337

LOCATION: General Location: The properties are located north of SR 397, west of S Yew Street, and east of the Kennewick city limits in Sections 5 & 8, Township 8 North, Range 30 East, W.M.
Addresses: 196512 and 196504 E. 10th Ave., Kennewick, WA 99337 and 8106 S Yew St., Kennewick, WA 99337
Parcel Number: 105803012350003, 105803012350002, and 108801020004003

PROPERTY SIZE: Approximately 10.32 acres, collectively

AREA TO BE USED: N/A

LAND USE: Two of the parcels are currently utilized as a holding yard for a custom milling business and the third parcel is developed as a rental storage facility.

ZONING: Rural Lands Five Acre

COMP PLAN: Rural Remote

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 2022-002, subject to the thirteen (13) findings of fact.

APPLICATION DESCRIPTION:

Comprehensive Plan Amendment CPA 2022-002 (PCM 1.5) proposes to modify the Comprehensive Plan designation of three (3) contiguous parcels from Rural Remote to Rural Industrial. The amendment will revise and update *Appendix A Map Folio Figure 5 - 2017 Periodic Update Land Use Designations Map* (PCM 1.2) of the *Benton County Comprehensive Plan*.

A rezone of the property from the current Rural Lands Five Acre zoning designation to an Industrial 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 2022-002 was submitted to the Benton County Planning Division on November 23, 2021 (PCM 1.5).
3. The application was declared complete for processing on November 30, 2021.
4. An Environmental Checklist (EA 2021-029) (PCM 1.6) was submitted on November 23, 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 to the 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 23, 2022.
9. The Planning Commission public hearing is scheduled for March 8, 2022.

STATE ENVIRONMENTAL POLICY ACT:

CPA 2022-002 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 ending on February 10, 2022.

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 - Amendments
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. Port of Kennewick
 - r. Confederated Tribes and Bands of the Yakama Nation
 - s. Confederated Tribes and Bands of the Umatilla Indian Reservation

- t. Columbia Irrigation District
 - u. Department of Commerce
2. Agency comments were received from the Benton County Public Works Department (PCM 1.10) stating that they had no concerns or comments.
 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 Remote by the Benton County Comprehensive Plan.
 - c. The proposed Comprehensive Plan designation of Rural Industrial and anticipated zone change to an industrial designation will bring existing non-conforming uses into compliance with the proposed zoning district and allow for expansion in an area of Benton County experiencing increased industrial development.
 - d. Adjoining properties to the west are within City of Kennewick limits and zoned Light Industrial while properties to the south, north, and east 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 Department 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 Department 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 Department 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 Department 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 2.1 Planning Process

PP Goal 2: Develop and maintain a Comprehensive Plan responsive to growth and economic trends which can be readily adapted to changing conditions.

Policy 1: Base amendments to the Comprehensive Plan on facts and findings that respond to public needs, are beneficial to the public interest, and are consistent with the vision and goals of the County.

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.

Section 2.6 Economic Development

ED Goal 1: Create a balanced and diverse economy that provides an opportunity to make economic and lifestyle choices for Benton County residents.

Policy 4: Facilitate economic growth and prosperity while preserving the existing rural quality of life and character, as it is defined by rural residents.

ED Goal 3: Provide areas for the location of light and environmentally acceptable heavy industrial uses, while minimizing impacts on surrounding rural uses.

Policy 1: Establish industrial sites on lands designated for industrial use to protect from incompatible uses by using performance and/or site design criteria.

Policy 3: Identify diverse industrial land uses in the Plan and locate these uses where minimal environmental impact occurs.

Policy 4: Encourage light and heavy industrial uses to locate in areas where:

1. Access can be provided by major transportation networks such as road, rail, air, and water.
2. Existing development is characterized by and/or compatible with industrial activity.
3. Utilities, including electric, gas, water, and sewer, can be adequately provided, either as extensions of municipal facilities (e.g., by service contract) or by on-site facilities.

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 2022-002, changing the land use designation from Rural Remote to Rural Industrial 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 2022-002 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 three (3) contiguous parcels that lie adjacent other Industrial designated parcels from Rural Remote

to Rural Industrial. The amendment will revise and update *Figure 5 - 2017 Periodic Update Land Use Designations Map* in *Appendix A* of the *Benton County Comprehensive Plan*.

- a. A rezone of the property from the current Rural Lands Five Acre zoning designation to an Industrial zoning designation will be required after the Comprehensive Plan Amendment process is completed.
2. The co-applicants are Thomas Fisher whose mailing address is 1162 Adair Drive, Richland, WA 99352 and Randal Underwood whose mailing address is 1125 S. Gum Street, Kennewick, WA 99337.
3. The properties are addressed as 196512 and 196504 E. 10th Ave, Kennewick, WA 99337 and 8106 S Yew St, Kennewick, WA 99337. The parcels are located adjacent and north of SR 397, and west of and south of the intersection of E 10th Avenue and S. Yew Street. (Parcels # 105803012350003, 105803012350002, and 108801020004003).
4. The properties collectively comprise approximately 10.32 acres in size.
5. The subject parcels are currently designated Rural Remote by the Benton County Comprehensive Plan.
6. The proposed Comprehensive Plan designation of Rural Industrial and anticipated zone change to an Industrial designation will bring existing non-conforming uses into compliance with the proposed zoning district and allow for expansion in an area of Benton County experiencing increased industrial development.
7. Adjoining properties to the west are within City of Kennewick limits and zoned Light Industrial while properties to the south, north, and east are designated Rural Remote.
8. 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 January 12, 2022.
 - b. The application for CUP 2022-002 was submitted to the Benton County Planning Division November 23, 2021.
 - c. The application was declared complete for processing on November 30, 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 23, 2022.
 - h. The Planning Commission public hearing is scheduled for March 8, 2022.
9. The application submittal, eligibility, public notice, and procedural steps for CPA 2022-002 is consistent with *Benton County Code (BCC) Chapter 16.14 Amendments to the Benton*

County Comprehensive Plan.

10. The application for CPA 2022-002 is consistent with the *Benton County Comprehensive Plan, 1.7 Amendments to this Comprehensive Plan.*

11. The application for CPA 2022-002 is consistent with the goals and policies of the Benton County Comprehensive Plan:

a. Section 2.1 Planning Process

PP Goal 2: Develop and maintain a Comprehensive Plan responsive to growth and economic trends which can be readily adapted to changing conditions.

Policy 1: Base amendments to the Comprehensive Plan on facts and findings that respond to public needs, are beneficial to the public interest, and are consistent with the vision and goals of the County.

b. 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.

c. Section 2.6 Economic Development

ED Goal 1: Create a balanced and diverse economy that provides an opportunity to make economic and lifestyle choices for Benton County residents.

Policy 4: Facilitate economic growth and prosperity while preserving the existing rural quality of life and character, as it is defined by rural residents.

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Policy 1: Establish industrial sites on lands designated for industrial use to protect from incompatible uses by using performance and/or site design criteria.

Policy 3: Identify diverse industrial land uses in the Plan and locate these uses where minimal environmental impact occurs.

Policy 4: Encourage light and heavy industrial uses to locate in areas where:

1. Access can be provided by major transportation networks such as road, rail, air, and water.
2. Existing development is characterized by and/or compatible with industrial activity.
3. Utilities, including electric, gas, water, and sewer, can be adequately provided,

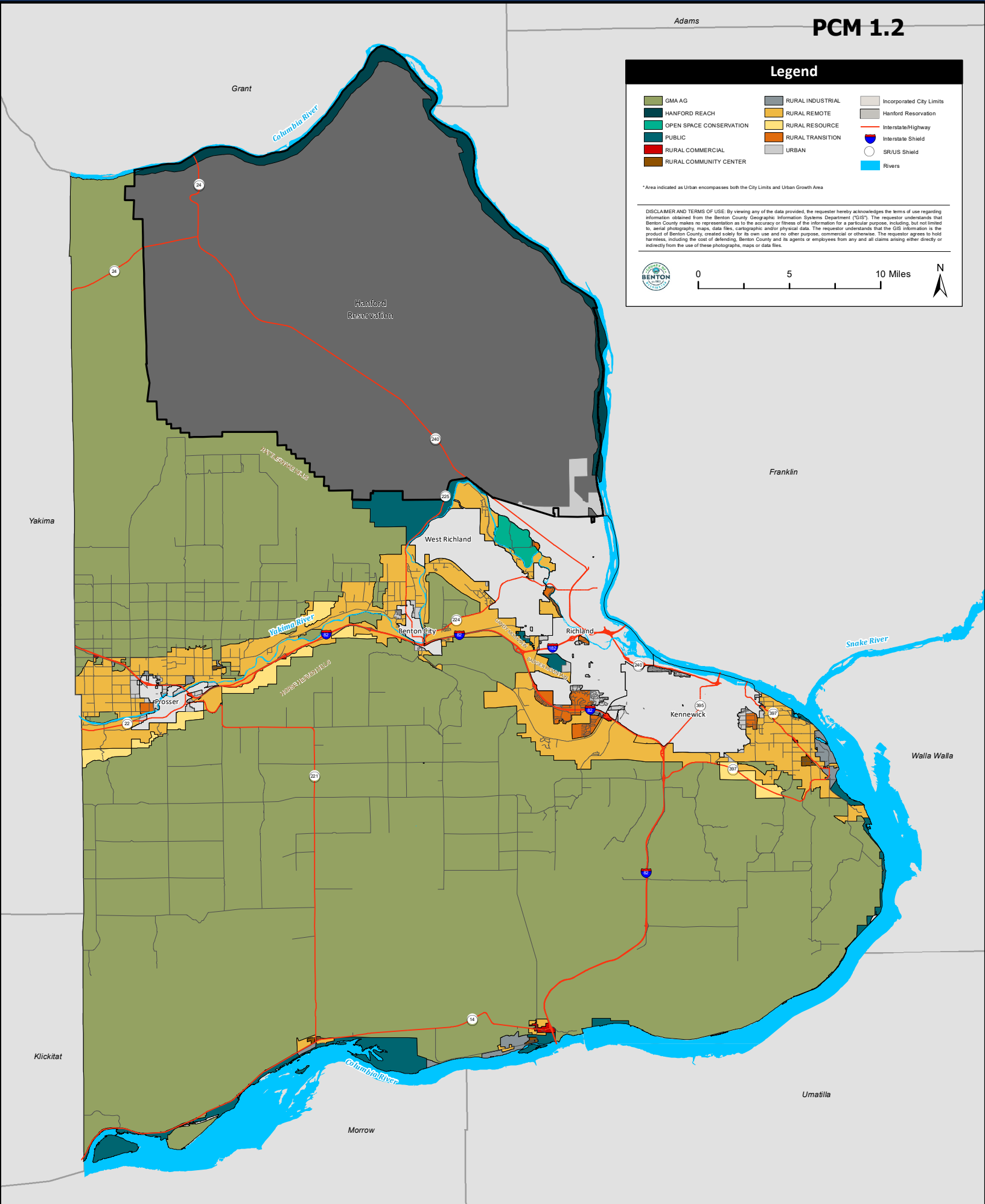
either as extensions of municipal facilities (e.g. by service contract) or by on-site facilities.

12. The application for CPA 2022-002 is consistent with the *Benton County Comprehensive Plan, 5 Economics Element*.
13. The application for CPA 2022-002 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 2022-002, subject to the thirteen (13) Findings of Fact listed in the Staff Report dated February 23, 2022, changing the Comprehensive Plan Land Use Designation from Rural Remote to Rural Industrial 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

- | | | |
|---|--|--|
| 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

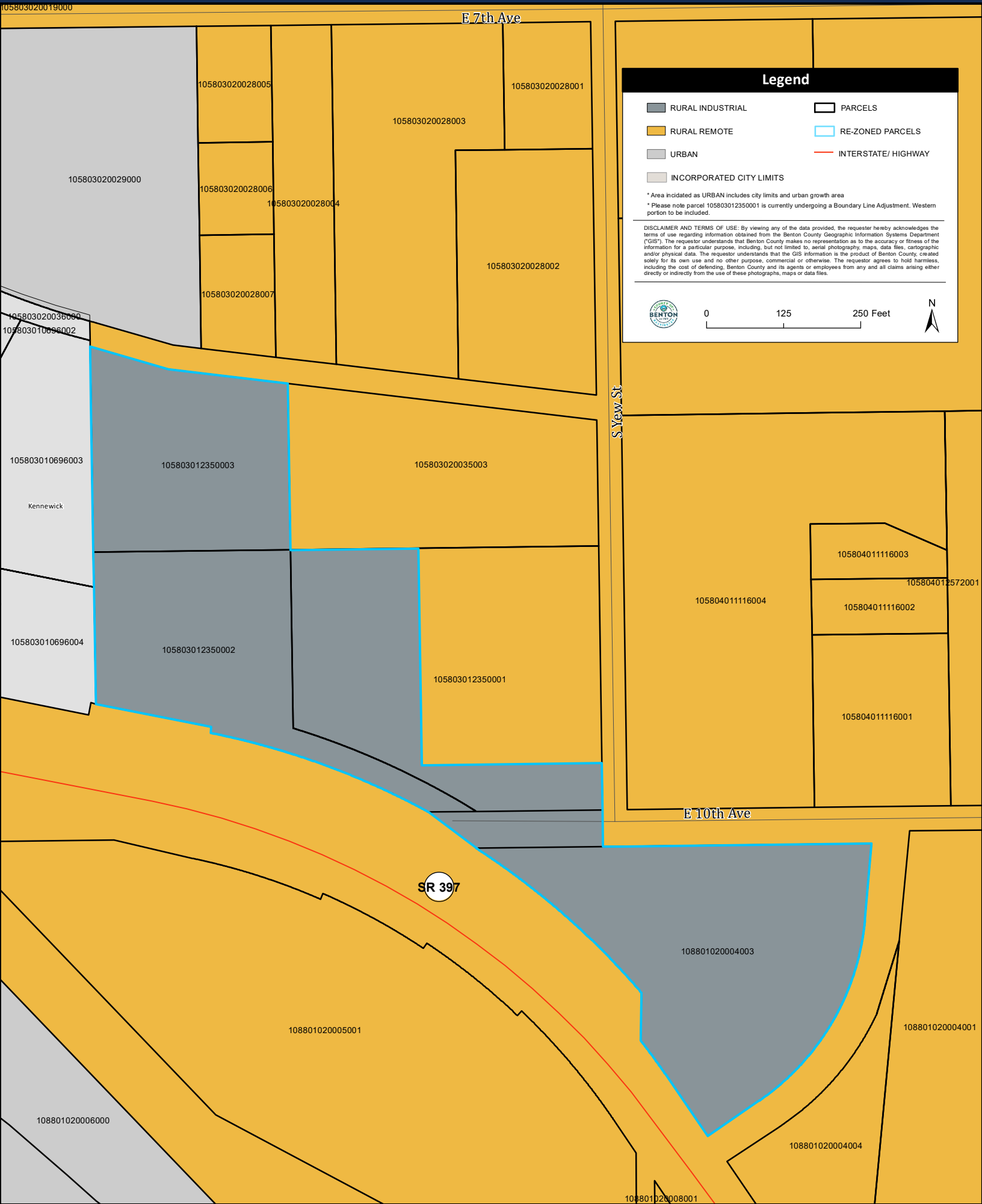
DISCLAIMER AND TERMS OF USE: By viewing any of the data provided, the requester hereby acknowledges the terms of use regarding information obtained from the Benton County Geographic Information Systems Department ("GIS"). The requester understands that Benton County makes no representation as to the 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.



0 5 10 Miles



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



Legend

| | |
|--------------------------|---------------------|
| RURAL INDUSTRIAL | PARCELS |
| RURAL REMOTE | RE-ZONED PARCELS |
| URBAN | INTERSTATE/ HIGHWAY |
| INCORPORATED CITY LIMITS | |

* Area indicated as URBAN includes city limits and urban growth area
 * Please note parcel 105803012350001 is currently undergoing a Boundary Line Adjustment. Western portion to be included.

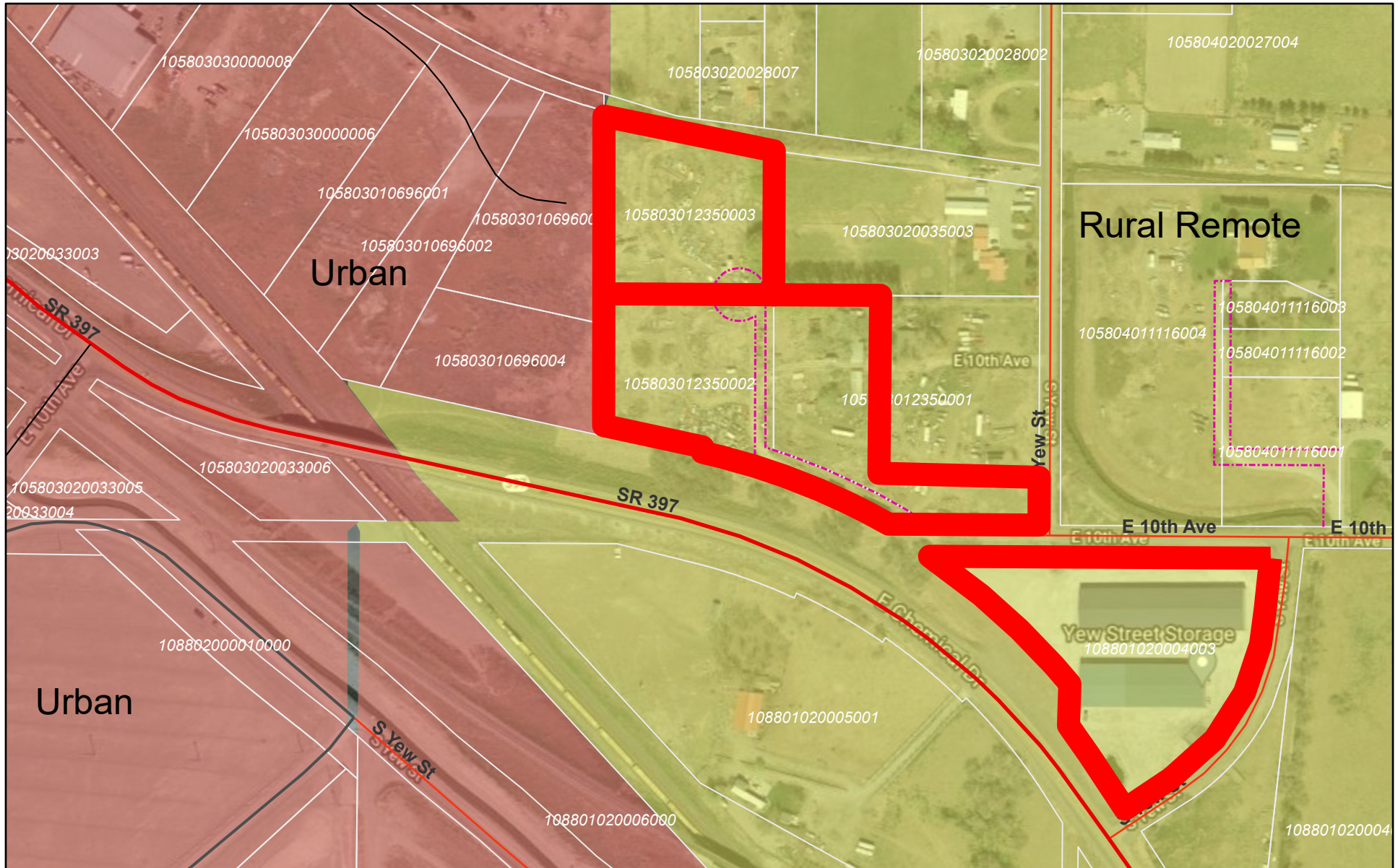
DISCLAIMER AND TERMS OF USE: By viewing any of the data provided, the requester hereby acknowledges the terms of use regarding information obtained from the Benton County Geographic Information Systems Department ("GIS"). The requester understands that Benton County makes no representation as to the 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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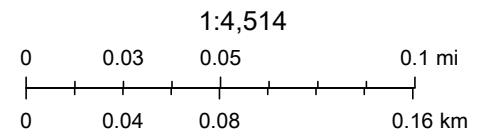
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CPA 2022-002 - Existing Comprehensive Plan Designations

PCM 1.3



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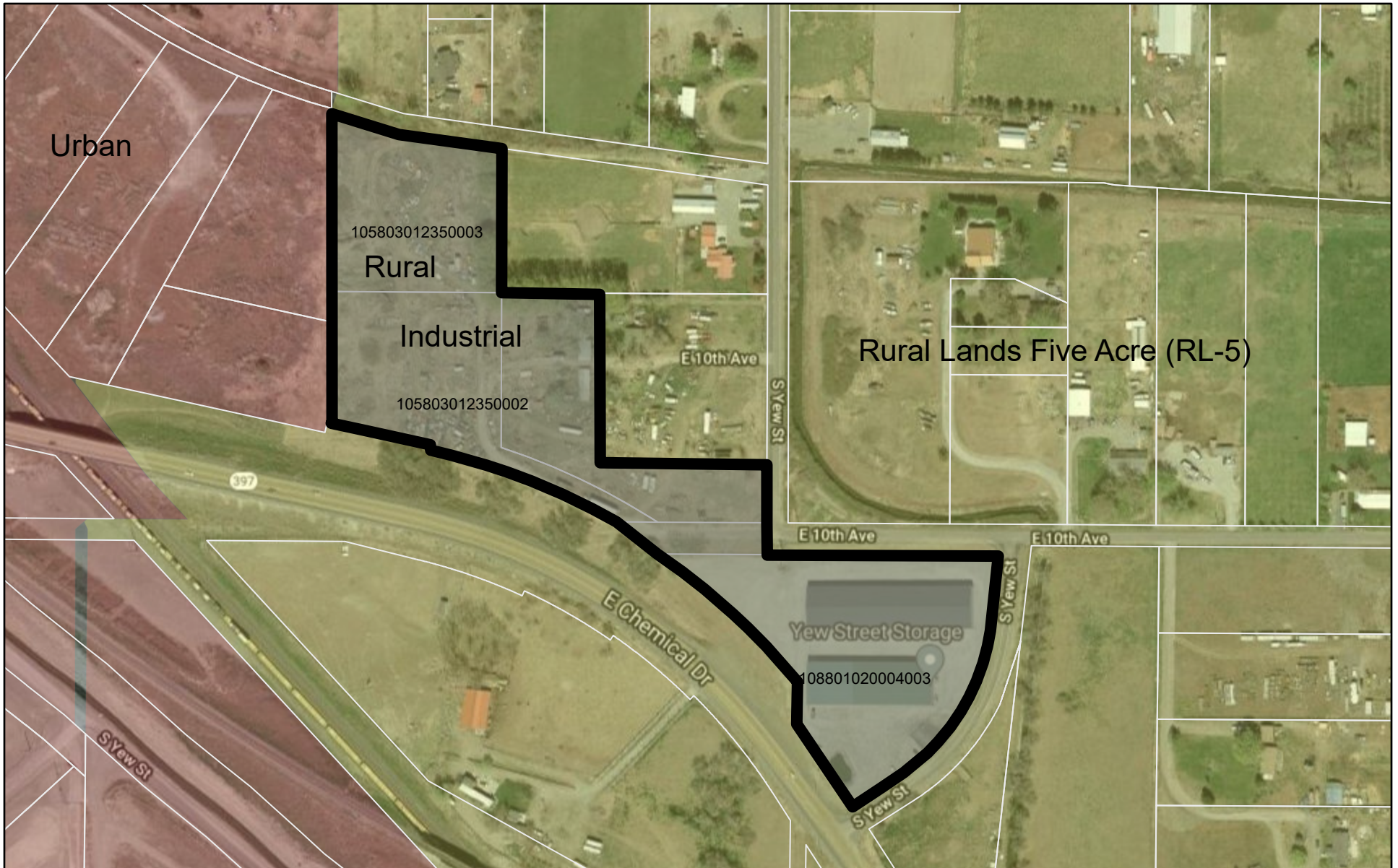


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Benton County Planning
Google Inc |

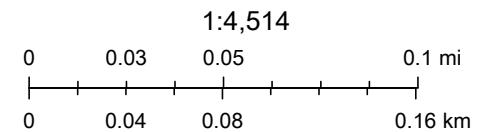
CPA 2022-002 Proposed Comprehensive Plan Designation

PCM 1.4



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CPA 2022-002 proposes to revise the Comprehensive Plan Designation on three contiguous parcels, shown bordered with black, to Rural Industrial from Rural Lands Five Acre (RL-5).



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APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

File No. CPA 2022-002



1. NAME OF APPLICANT: Thomas Fisher
MAILING ADDRESS: 1162 Adair Drive, Richland, WA 99352
TELEPHONE: (509) 438-1816
CONTACT PERSON: Thomas Fisher & Randal Underwood, as co-applicants

2. LEGAL OWNER(S) OF RECORD, if different from applicant:
(Attach additional sheet if necessary.)
Name: Randal Underwood
Address: 1125 S. Gum Street, Kennewick, WA 99337
Phone: (509) 366-5160

Please answer the following questions. If more space is needed please use additional pages.

1. Address, parcel number and legal description of property:
(Lot 1) 196512 E. 10th Ave, Kennewick, WA 99337 - Parcel #105803012350003. Legal: Lot 3/Short Plat #2350
(Lot 2) 196504 E. 10th Ave, Kennewick, WA 99337 - Parcel #105803012350002 as adjusted through BLA 2021-025 (AF #2021-XXXXXX)
(Lot 3) 8106 S. Yew Street, Kennewick, WA 99337 - Parcel #108801020004003 (DBA: Yew Street Storage)

BM
AF#2021-058313
AF#2021-058314

2. What is the current use of the property?
(Lot 1) Assorted stored vehicles, recycled construction, landscaping, and milling materials
(Lot 2) Assorted stored vehicles, recycled construction, landscaping, and milling materials
(Lot 3) Storage Facility (DBA: Yew Street Storage)

3. What is the existing comprehensive plan designation for the area in which the property is located?
Rural Remote
Rural Remote

4. What is the proposed use of the property?
Rural Industrial

5. State the requested amendment language or proposed plan designation for the property:

Amend the Comprehensive Plan designation from Rural Remote to Rural Industrial.

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 shoreline area as shown in existing shoreline 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:

The subject parcels have uses consistent with Light Industrial zoning, and are currently non-conforming with the comprehensive plan designation. Upon approval, a request for rezone of the subject parcels is anticipated, bringing the existing and anticipated uses into conformance with the zoning district and allow for expansion/development.

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:

Access to the subject parcels is obtained via E. 10th Avenue and S. Yew Street. Utilities and public services are available to the parcels at this time. The parcels are within BC Fire District #1.

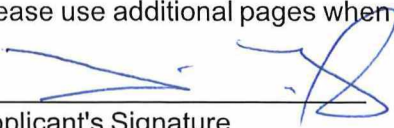
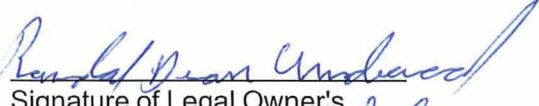
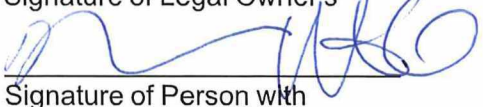
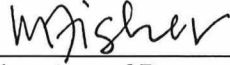
9. Please provide supporting information on how the proposal complies with the comprehensive plan amendment evaluation criteria (see attached):

The comprehensive plan amendment, coupled with anticipated request for zone change to Light Industrial remedies existing non-conforming uses and allows for future expansion/development. The proposal is consistent with the intent of the Comprehensive Plan and Countywide Planning Policies.

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

The proposal has been evaluated with regard to nearby designations for property within Kennewick city limits, which are zoned Light Industrial. As proposed, the designation to Light Industrial provides a connection between parcels of similar uses in the immediate vicinity as well as those to the west within Kennewick city limits.

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

| | | |
|--|---|---------------------------|
|  Applicant's Signature | <u>Thomas Fisher</u> Printed Name | <u>11/18/2021</u> Date |
|  Signature of Legal Owner's | <u>Randal Underwood</u> Printed Name | <u>11/18/2021</u> Date |
|  Signature of Person with Additional Ownership Interest | <u>Marcus Hall</u> Printed Name | <u>11/18/2021</u> Date |
|  Signature of Person with Additional Ownership Interest | <u>Molly Fisher</u> Printed Name | <u>11/18/2021</u> Date |
| Signature of Person with Additional Ownership Interest | Printed Name | 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 \$300.00 must be submitted with this application. This fee is non- refundable. Please make checks payable to Benton County Treasurer.

Community Development Department

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

**Planning Division**

(509) 786-5612
P.O. Box 910, Prosser, WA 99350
planning.department@co.benton.wa.us

PCM 1.7**Determination of Non-Significance**

Proponent: Thomas Fisher (Co-applicant)
1162 Adair Drive
Richland, WA 99352

File No. EA 2021-029

Randal Underwood (Co-applicant)
1125 S. Gum Street
Kennewick, WA 99337

Project Description: A Comprehensive Plan Amendment (CPA 2022-002) 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 Remote to Rural Industrial for three (3) 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 Rural Lands 5 (RL-5) zoning designation to the Light Industrial (LI) zoning designation has been included in this SEPA application review.

Project Location: The properties are located north of SR 397, west of S Yew Street, and east of the Kennewick City Limits in Sections 5 & 8, Township 8 North, Range 30 East, W.M. Parcel numbers: 105803012350003, 105803012350002, and 108801020004003.

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

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



SEPA ENVIRONMENTAL CHECKLIST

File No. EA 2021-029

A. BACKGROUND

1. Name of proposed project, if applicable: N/A *Comp Plan Designation change*
2. Name of applicant: Thomas Fisher/Randal Underwood (co-applicants)
3. Address and phone number of applicant and contact person: 1162 Adair Drive, Richland, WA 99352
(509) 438-1816 (Thomas Fisher)
4. Date checklist prepared: 11/18/2021
5. Agency requesting checklist: Benton County
6. Proposed timing or schedule (including phasing, if applicable): Planning Commission open public hearing - Jan, 2022
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
The application for Rural Industrial comprehensive plan designation, coupled with a (anticipated) request for zone change to Light Industrial, will bring existing non-conforming uses into compliance and allow for Light Industrial uses to be developed, or expand, on the subject parcels.
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. The approval of proposed ordinance amendments is required of Board of County Commissioners (BOCC).
11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.
Proposal is for Comprehensive Plan Amendment, changing the land use designation of three (3) contiguous parcels (10.33 Acres) from Rural Remote to Rural Industrial.
This would require an update to Figure 5-Land Use Designation Map. Upon approval, a request for Zone Change (to Light Industrial) is anticipated for the subject parcels.
The proposed Comp Plan Amendment and Zone Change request would bring existing non-conforming uses into compliance with the zoning district.

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. (Lot 1) 196512 E 10th Ave, Kennewick, WA 99337/Parcel #105803012350003, Lot 3/Short Plat 2350.

(Lot 2) 196504 E. 10th Ave, Kennewick, WA 99337/Parcel #105803012350002 per BLA 2021-025 (AF#2021-XXXXXX).

(Lot 3) 8106 S. Yew Street, Kennewick, WA 99337/Parcel #108801020004003 (DBA: Yew Street Storage).

AF# 2021-058313
AF# 2021-058314
Bmn.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat

Rolling

Hilly

Steep Slopes

Mountainous

Other _____

b. What is the steepest slope on the site (approximate percent slope)? 0-10%

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.

Unknown soil types. Yew Street Storage is fully covered in gravel

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

N/A

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. N/A

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

N/A

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

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: N/A

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. N/A

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

c. Proposed measures to reduce or control emissions or other impacts to air, if any: N/A

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. No

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. N/A

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. N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. N/A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. Small portion in northwest corner of Lot 3, Short Plat 2350, is designated as FEMA Zone A.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. Yes. Groundwater will be withdrawn for drinking purposes through a shared well agreement. No water will b

discharged to the groundwater. Approximate usage estimated at 100-200 gallons/day.

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. N/A

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. N/A

2) Could waste materials enter ground or surface waters? If so, generally describe. No. N/A

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No. N/A

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

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? N/A

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

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

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

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. N/A

b. List any threatened and endangered species known to be on or near the site. N/A

c. Is the site part of a migration route? If so, explain. If any threatened or endangered species are found for site-specific projects, compliance with BCC Title 15 (Protection of Critical Areas and Resources) will be required.

d. Proposed measures to preserve or enhance wildlife, if any: N/A

e. List any invasive animal species known to be on or near the site. N/A

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. N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No. N/A

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: N/A

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. N/A

1) Describe any known or possible contamination at the site from present or past uses. N/A

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project

area and in the vicinity. N/A

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.

N/A

4) Describe special emergency services that might be required. N/A

5) Proposed measures to reduce or control environmental health hazards, if any: N/A

b. Noise

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

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. N/A

3) Proposed measures to reduce or control noise impacts, if any: N/A

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. Lots 1 & 2 currently house stored vehicles, recycled construction materials, landscaping, and milling materials. Lot 3 is developed as Yew Street Storage.

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? No. N/A

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting?
If so, how: No

c. Describe any structures on the site. Two sheds utilized for milling activities exist at 196504 E 10th Avenue, Yew Street Storage has two structures typical of a Rental Storage Facility.

d. Will any structures be demolished? If so, what? No. N/A

e. What is the current zoning classification of the site? Rural Lands Five Acre (RL-5)

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

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

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No

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

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

k. Proposed measures to avoid or reduce displacement impacts, if any: N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Applicants have coordinated with BC Planning Division, to ensure compatibility between uses and existing plans.

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

9. Housing

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

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing. None. N/A

c. Proposed measures to reduce or control housing impacts, if any: N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? N/A
- b. What views in the immediate vicinity would be altered or obstructed? N/A
- c. Proposed measures to reduce or control aesthetic impacts, if any: N/A

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
N/A
- b. Could light or glare from the finished project be a safety hazard or interfere with views? N/A
- c. What existing off-site sources of light or glare may affect your proposal? N/A
- d. Proposed measures to reduce or control light and glare impacts, if any: N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? N/A
- b. Would the proposed project displace any existing recreational uses? If so, describe. No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A

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.

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. None known. Any site-specific projects would required consultation with

Department of Archeology and Historic Preservation.

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. Development proposals will be required to obtain proper permitting, and applicable reviews, prior to development.

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. (Non-project application) Desired measures would be determined through permit reviews of BC staff and partner agencies.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The parcels are served by S. Yew Street and E 10th Avenue, which are both county facilities. SR 397 is immediately adjacent, providing access. SR 397 is a state-owned limited access facility.

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? Ben Franklin Transit serves the Finley area through a General Demand service at designated Finley locations that connect you to the BFT bus system, through an advanced reservation system.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? N/A

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). No.

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

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as

commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? N/A

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No.

h. Proposed measures to reduce or control transportation impacts, if any: N/A

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. N/A

b. Proposed measures to reduce or control direct impacts on public services, if any. N/A

16. Utilities

a. Circle utilities currently available at the site:

electricity natural gas water refuse service telephone sanitary sewer system
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

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: _____

Name of Signee Thomas Fisher

Randal Underwood
Randal Underwood

Position and Agency/Organization Property Owners for subject properties

Date Submitted: 11/18/2021

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? N/A, this is not a site-specific project.

Environmental evaluations for future site-specific projects will be conducted at time of project proposal(s).

a. Proposed measures to avoid or reduce such increases are: None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? N/A, this is not a site-specific project.

Environmental evaluations for future site-specific projects will be conducted at time of proposal(s).

a. Proposed measures to protect or conserve plants, animals, fish, or marine life are: N/A, as this is not a site-specific project. If any threatened or endangered species are found during review of a site-specific project, compliance with BCC Title 15 is required

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

a. Proposed measures to protect or conserve energy and natural resources are: N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? N/A, as this is not a site-specific project. Environmental evaluations for future site-specific

projects will be conducted at the time a site-specific project is proposed.

a. Proposed measures to protect such resources or to avoid or reduce impacts are: N/A, as not site-specific. Mitigation for site-specific projects may be required as a condition of approval, as determined through SEPA process.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? N/A

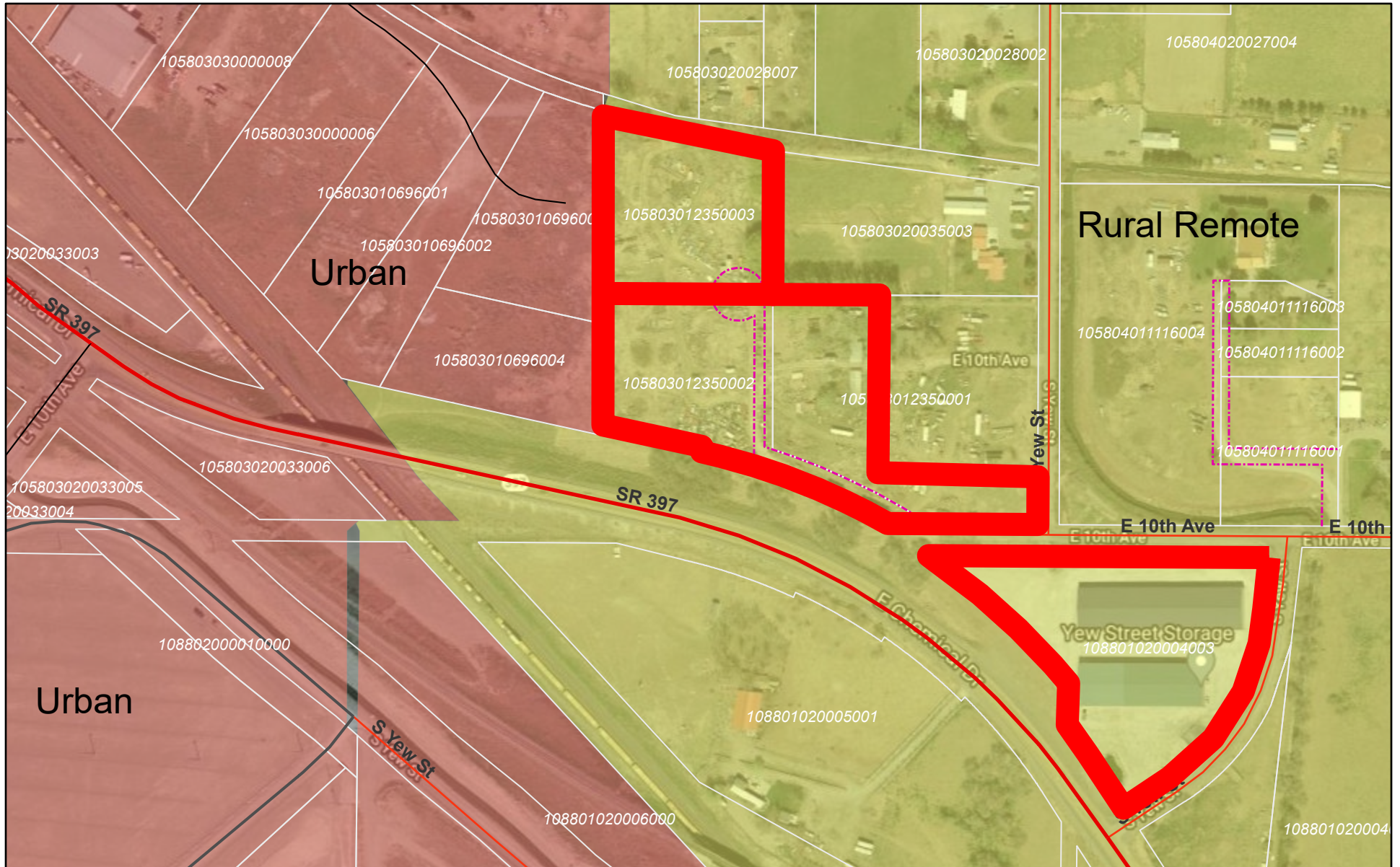
a. Proposed measures to avoid or reduce shoreline and land use impacts are: N/A

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

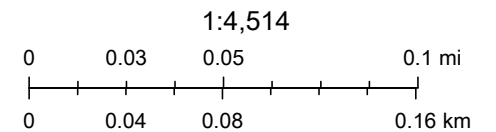
a. Proposed measures to reduce or respond to such demand(s) are: N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. N/A, as not a site-specific project. However, if any threatened or endangered species are found during the review of a site-specific project, compliance with BCC Title 15 (Protection of Critical Areas and Resources) is required. Also, the site-specific project will need to comply with all local, state, and federal laws.

CPA 2022-002 - Existing Comprehensive Plan Designations



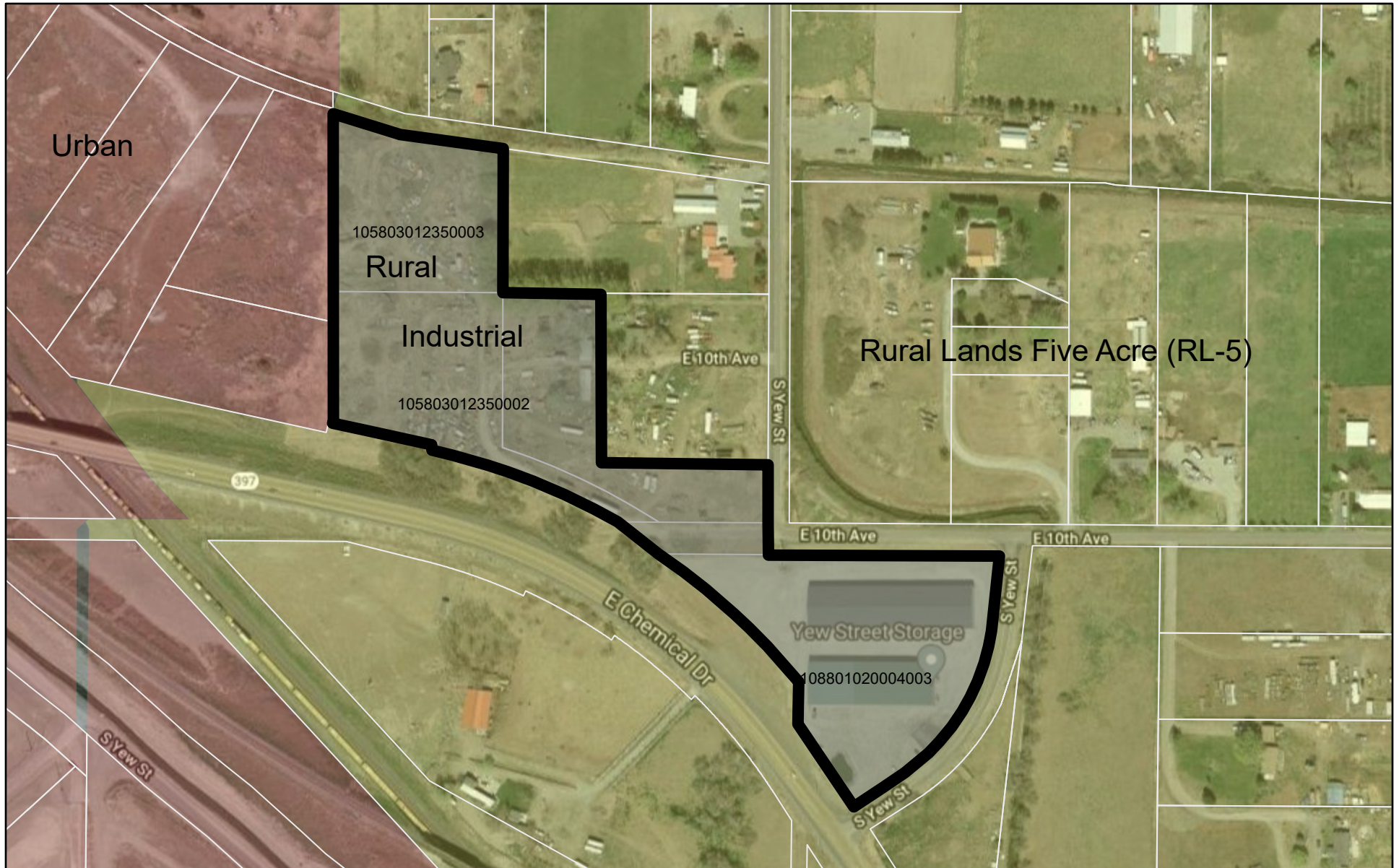
11/29/2021, 3:49:32 PM



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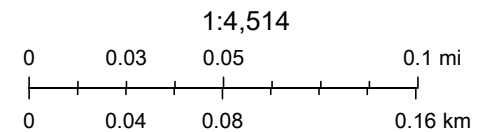
Benton County Planning
Google Inc |

CPA 2022-002 Proposed Comprehensive Plan Designation



1/25/2022, 2:31:50 PM

CPA 2022-002 proposes to revise the Comprehensive Plan Designation on three contiguous parcels, shown bordered with black, to Rural Industrial from Rural Lands Five Acre (RL-5).



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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.

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. 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.

Brian Malley

From: Cristina Woods
Sent: Friday, January 28, 2022 1:10 PM
To: Planning Department
Subject: RE: Agency comment request for Determination of NonSignificance (EA 2021-029)

Good afternoon

PW 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
 (509) 786-5611

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Thursday, January 27, 2022 4:59 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>; 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>; Columbia Irrigation District <CID@columbiairrigation.com>; 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.pridy@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 Sanchey <esanchey@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: Agency comment request for Determination of NonSignificance (EA 2021-029)

Please see the attached documentation for a SEPA checklist (File Number EA 2021-029, CPA 2022-002) 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
Kennewick Office: 102206 East Wiser Parkway
Prosser Office: 620 Market Street (Prosser Courthouse, 1st Floor)

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