

**EXHIBIT LIST FOR CPA 2022-003/EA 2021-030
Comprehensive Plan Amendment**

DATED

Planning Commission Memo Exhibit List - March 8, 2022			
PCM 1 Includes:	PCM 1.1	Staff Report	February 23, 2022
		Comp. Plan Appendix A Map Folio Figure 5-Land Use	
	PCM 1.2	Designation Maps	March 8, 2022
	PCM 1.3	Existing Comprehensive Plan Land Use Designations	November 19, 2021
	PCM 1.4	Proposed Comprehensive Plan Land Use Designations	November 19, 2021
	PCM 1.5	CPA 2022-002 Application	November 23, 2021
		SEPA INFORMATION	
	PCM 1.6	Environmental Checklist EA 2021-030	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 31, 2022	
PCM 1.11	Comments from Kennewick Irrigation District	February 2, 2022	
Planning Commission Hearing Exhibit List - March 8, 2022			
	PCH 1.1		
	PCH 1.2		
	PCH 1.3		
Board of County Commissioners Memo Exhibit List - DATE			
BCCM 1 Includes:	BCCM 1.1		
	BCCM 1.2		
	BCCM 1.3		
	BCCM 1.4		

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



PCM 1.1

STAFF REPORT TO THE BENTON COUNTY PLANNING COMMISSION

FILE NO: CPA 2022-003 (*Comprehensive Plan Amendment*)

MEMO DATE: February 23, 2021

HEARING DATE: March 08, 2022

APPLICANT/OWNER: Jerritt Wisner, 102609 E 190 PR SE, Kennewick, WA 99338.

LOCATION: General Location: The properties are on the south side of Wisner Parkway, front onto Wisner Loop, and are located approximately 1/4 mile west of the intersection of Wisner Parkway and Badger Road.
Legal Description: Lots 7-13 of Cottonwood Commercial Plaza.
Parcel Numbers: 1-1188-102-0000-007, 1-1188-102-0000-008, 1-1188-102-0000-009, 1-1188-102-0000-010, 1-1188-102-0000-011, 1-1188-102-0000-012, 1-1188-102-0000-014.

PROPERTY SIZE: Approximately 8.51 acres, collectively.

AREA TO BE USED: N/A

LAND USE: Undeveloped

ZONING: Interchange Commercial

COMP PLAN: Rural Commercial

STAFF RECOMMENDATION: Planning Division staff recommend that the Planning Commission forward to the Board of County Commissioners a recommendation to approve Benton County Comprehensive Plan Amendment CPA 2022-001, subject to the thirteen (13) findings of fact.

APPLICATION DESCRIPTION:

Comprehensive Plan Amendment (CPA 2022-003) proposes to modify the Comprehensive Plan designation of seven (7) parcels that lie adjacent to Rural Industrial and Rural Transition designated parcels. The amendment will revise and update *Appendix A Map*

Folio *Figure 5 - 2017 Periodic Update Land Use Designations Map* in *Appendix A* of the *Benton County Comprehensive Plan* and if necessary other tables and text in the Plan that may refer to the current use or designation of the property.

A rezone of the property from the current Interchange Commercial zoning designation to a Light 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 2022-003 was submitted to the Benton County Planning Division on November 23, 2021 (PCM 1.15).
3. The application was declared complete for processing on December 1, 2021.
4. An Environmental Checklist (EA 2021-030) (PCM 1.16) was submitted on November 23, 2021, and a Determination of Non-Significance (PCM 1.17) was issued on January 27, 2022, with a 14-day comment period.
5. The application documents were distributed to reviewing agencies on January 27, 2022.
6. The application documents were provided Washington State Department of Commerce on January 28, 2022, through their online submittal system, initiating their 60-day review.
7. Legal notification for the Planning Commission public hearing was published on February 23, 2022, in the Prosser Record Bulletin. (PCM 1.8)
8. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on February 22, 2022.
9. The Planning Commission public hearing is scheduled for March 8, 2022.

STATE ENVIRONMENTAL POLICY ACT:

CPA 2022-003 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. Copies of the Environmental Checklist, the Determination of Non-Significance, and the comments received from reviewing agencies are attached to this memorandum (PCM 1.10 and 1.11).

APPLICABLE STANDARDS/ORDINANCES:

1. Benton County Code (BCC) 16.14.030, Comprehensive Plan – Amendments - Persons Eligible to Request Amendments - Applications.
2. Benton County Code (BCC) 16.14.040, Comprehensive Plan – Amendments - Public

Notice of Deadline for Submittal of Complete Applications.

3. Benton County Code (BCC) 16.14.050, Comprehensive Plan – Amendments - Application Period.
4. Benton County Code (BCC) 16.14.060, Comprehensive Plan – Amendments - Documentation required for a complete application.
5. Benton County Code (BCC) 16.14.080, Comprehensive Plan – Amendments - Procedural Steps for Review of Proposed Amendments.
6. Benton County Comprehensive Plan, 1.7 Amendments to this Comprehensive Plan.
7. Benton County Comprehensive Plan, 2 Goals and Policies.
8. Benton County Comprehensive Plan, 3 Land Use Element.
9. Benton County Comprehensive Plan, 3.5 Countywide Planning Policies.
10. Benton County Comprehensive Plan, 5 Economics Element.
11. Growth Management Act (GMA) – RCW 36.70A, including RCW 36.70A.011, RCW 36.70A.020, RCW 36.70A.106, and RCW 36.70A.130.

Revised Code of Washington

RCW 36.70A.011, Rural Lands

RCW 36.70A.020, Planning Goals

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

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

12. Benton County Code Chapter 6.35 Environmental Policy.

AGENCY COMMENTS:

1. The application documents were distributed to the following reviewing agencies on January 27, 2022.
 - a. Benton County Building Division
 - b. Department of Natural Resources – Ellensburg
 - c. Department of Natural Resources – Olympia
 - d. Benton Clean Air Authority
 - e. Benton County Public Works Department
 - f. Benton-Franklin Health District
 - g. Washington State Department of Transportation
 - h. Washington State Department of Health
 - i. Department of Ecology – Olympia
 - j. Department of Ecology – Yakima
 - k. Benton County Fire Marshal
 - l. Department of Fish and Wildlife
 - m. Bureau of Reclamation
 - n. Bureau of Land Management
 - o. Benton County Fire District #1

- p. Futurewise Review, Inc.
- q. Department of Archaeology/Historic Preservation s. City of Kennewick
- r. Tom Price – Environmental t. City of Richland
- u. Kennewick Irrigation District
- v. Department of Commerce

2. Agency comments were received from:
 - a. Kennewick Irrigation District (PCM 1.11)
 - b. Benton County Public Works (PCM 1.10)

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 Commercial by the Benton County Comprehensive Plan.
 - c. The proposed Comprehensive Plan designation of Rural Industrial and anticipated zone change to a Light Industrial zoning designation will allow for industrial use activities, consistent with surrounding industrial uses on adjacent parcels.
 - d. Adjacent properties to the north and east are designated Rural Industrial while those to the south are designated Rural Transition and those to the west will remain Rural Commercial.

CRITERIA FOR FINDINGS OF FACT:

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

2. **Benton County Code (BCC) 16.14.040**, Comprehensive Plan – Amendments - Public Notice Deadline for Submittal of Complete Application.
 - (a) Prior to October 1st of each year, the Planning Division shall place legal notices in the official county newspaper announcing the December 1st deadline

for submitting complete applications for amendments to the Comprehensive Plan.

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

application.

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

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

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

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

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

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

Section 2.2 Land Use

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

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

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

Section 2.6 Economic Development

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 2022-003, changing the land use designation from Rural Commercial 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 2022-003 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 seven (7) parcels that lie adjacent other Rural Industrial designated parcels. The amendment will revise and update *Figure 5 - 2017 Periodic Update Land Use Designations Map* in *Appendix A* of the *Benton County Comprehensive Plan* and if necessary other tables and text in the Plan that may refer to the current use or designation of the property.
 - a. A rezone of the property from the current Interchange Commercial zoning designation to a Light Industrial zoning designation will be required after the Comprehensive Plan Amendment process is completed.
2. The applicant is Jerritt Wiser whose mailing address is 102609 S 190 PR SE, Kennewick, WA 99338.
3. The properties are currently undeveloped and are located approximately 1/4 mile west of the intersection of Wiser Parkway and Badger Road.

The parcels are legally described as: Lots 7-13 of Cottonwood Commercial Plaza. Parcel numbers: 1-1188-102-0000-007, 1-1188-102-0000-008, 1-1188-102-0000-009, 1-1188-102-0000-010, 1-1188-102-0000-011, 1-1188-102-0000-012, and 1-1188-102-0000-014.
4. The properties collectively comprise approximately 8.51 acres in size.
5. The subject parcels are currently designated Rural Commercial by the Benton County Comprehensive Plan.
6. The proposed Comprehensive Plan designation of Rural Industrial, and anticipated zone change to a Light Industrial zoning designation will allow for industrial use activities, consistent with surrounding industrial uses on adjacent parcels.
7. Adjacent properties to the north and east are designated Rural Industrial while those to the south are designated Rural Transition and those to the west will remain Rural Commercial.
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 CPA 2022-003 was submitted to the Benton County Planning Division November 23, 2021.

- c. The application was declared complete for processing on December 1, 2021.
 - d. The application documents were distributed to reviewing agencies on January 27, 2022.
 - e. The application documents were provided Washington State Department of Commerce on January 28, 2022, through their online submittal system, initiating their 60-day review.
 - f. Legal notification for the Planning Commission public hearing was published on February 23, 2022, in the Prosser Record Bulletin.
 - g. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on February 22, 2022.
 - h. The Planning Commission public hearing is scheduled for March 8, 2022.
9. The application submittal, eligibility, public notice, and procedural steps for CPA 2022-003 is consistent with *Benton County Code (BCC) Chapter 16.14 Amendments to the Benton County Comprehensive Plan*.
10. The application for CPA 2022-003 is consistent with the *Benton County Comprehensive Plan, 1.7 Amendments to this Comprehensive Plan*.
11. The application for CPA 2022-003 is consistent with the goals and policies of the Benton County Comprehensive Plan:
- a. Section 2.2 Land Use
 - LU Goal 1: Ensure that land uses are compatible with surrounding uses that maintain public health, safety, and general welfare.
 - Policy 1: Maintain a mix of land uses that supports the character of each rural community.
 - Policy 3: Maximize the opportunities for compatible development within land use designations to serve a multitude of compatible uses and activities.

Section 2.6 Economic Development

- 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 2022-003 is consistent with the *Benton County Comprehensive Plan, 5 Economics Element*.

13. The application for CPA 2022-003 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 2022-003, 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

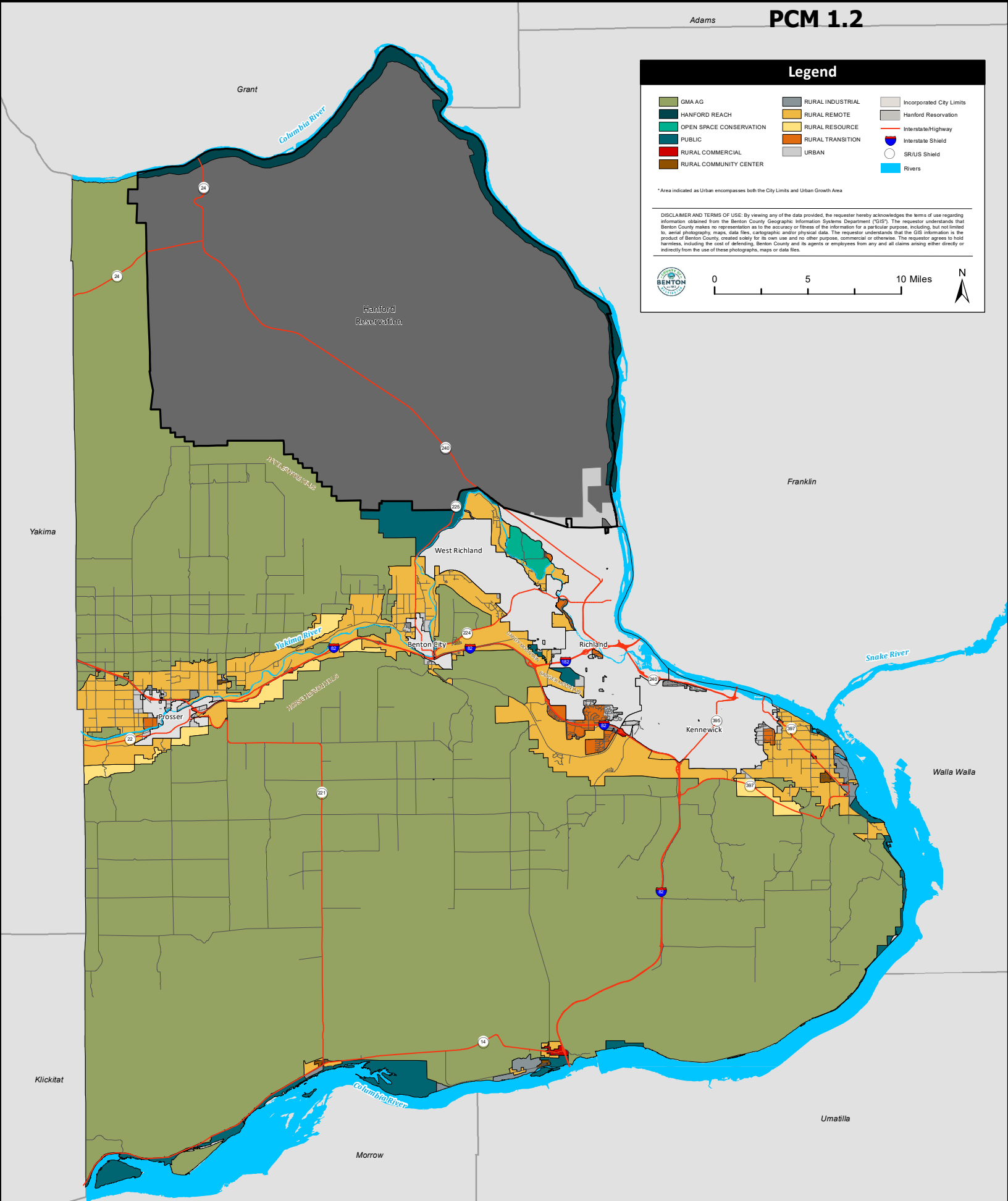
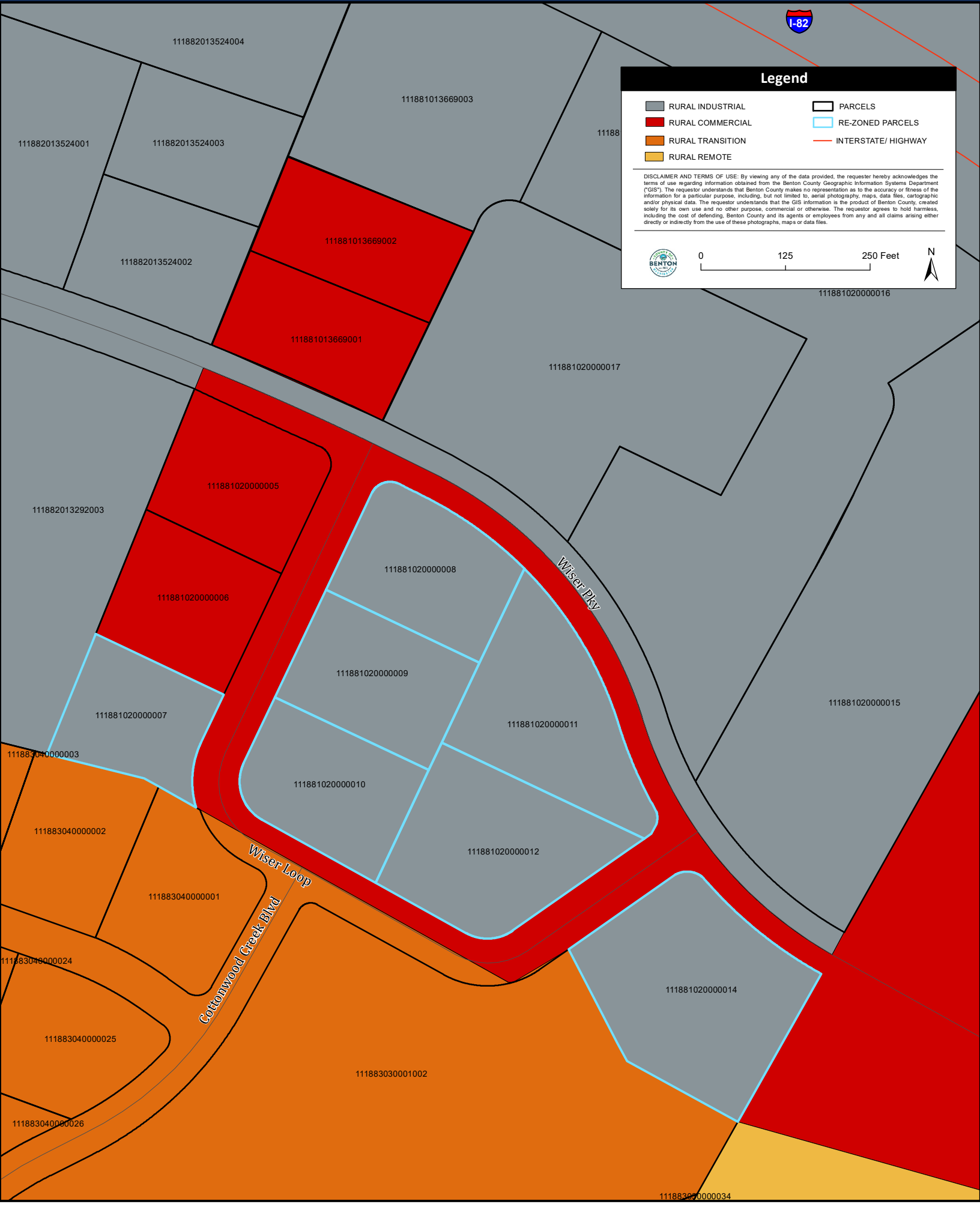


Figure 5: Future/Proposed Land Use Designations Map - Benton County Comprehensive Plan Update Appendix A: Map Folio / March 8, 2022 Zoomed in PC Draft



Legend

- RURAL INDUSTRIAL
- RURAL COMMERCIAL
- RURAL TRANSITION
- RURAL REMOTE
- PARCELS
- RE-ZONED PARCELS
- INTERSTATE/ HIGHWAY

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.

0 125 250 Feet

N

111882013524004

111881013669003

111882013524001

111882013524003

11188

111882013524002

111881013669002

111881013669001

111881020000017

111881020000016

111882013292003

111881020000005

Wisser Pky

111881020000008

111881020000006

111881020000009

111881020000011

111881020000015

111881020000007

111881040000003

111881020000010

111881020000012

Wisser Loop

111883040000002

111883040000001

Cottonwood Creek Blvd

111883040000024

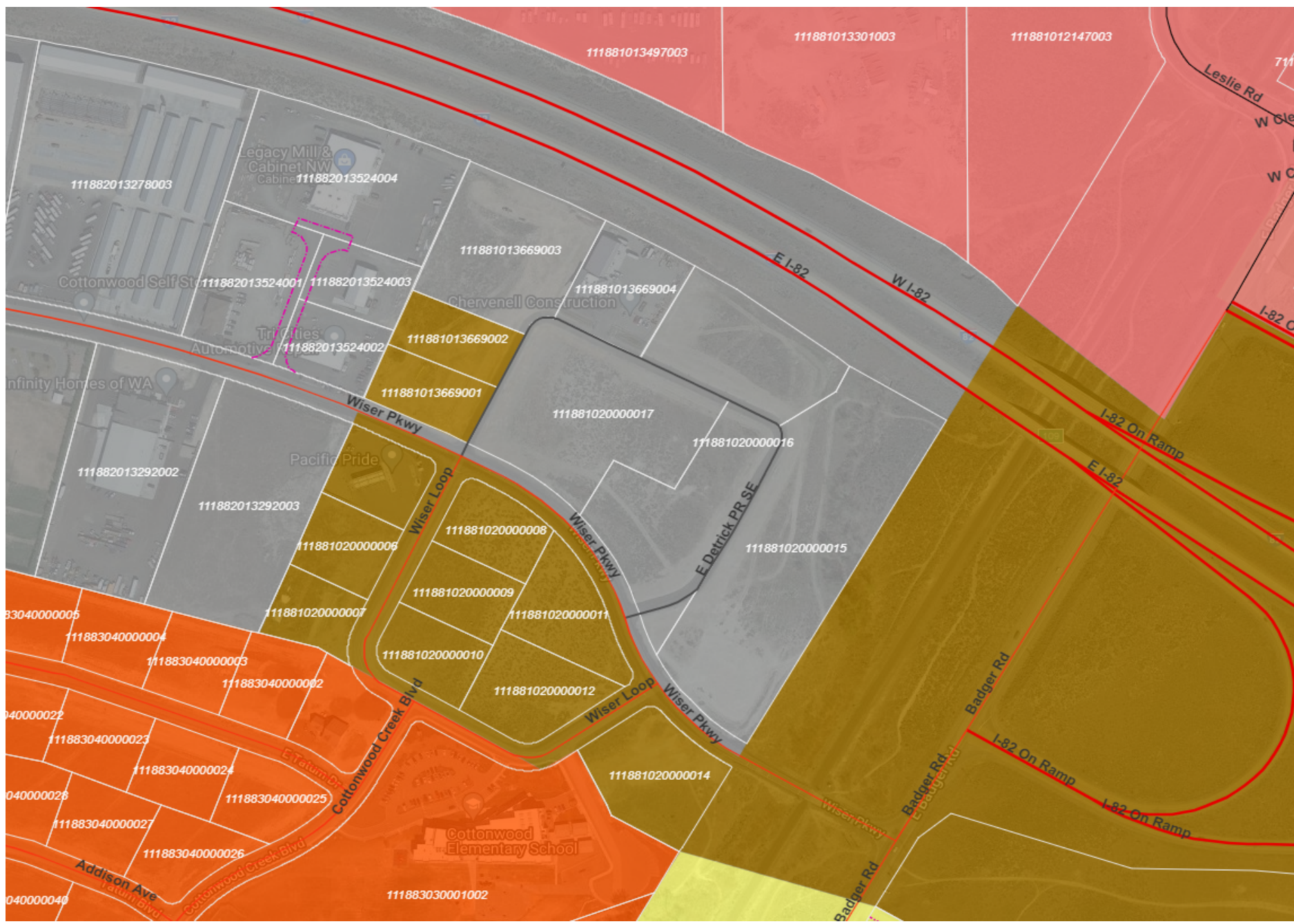
111883040000025

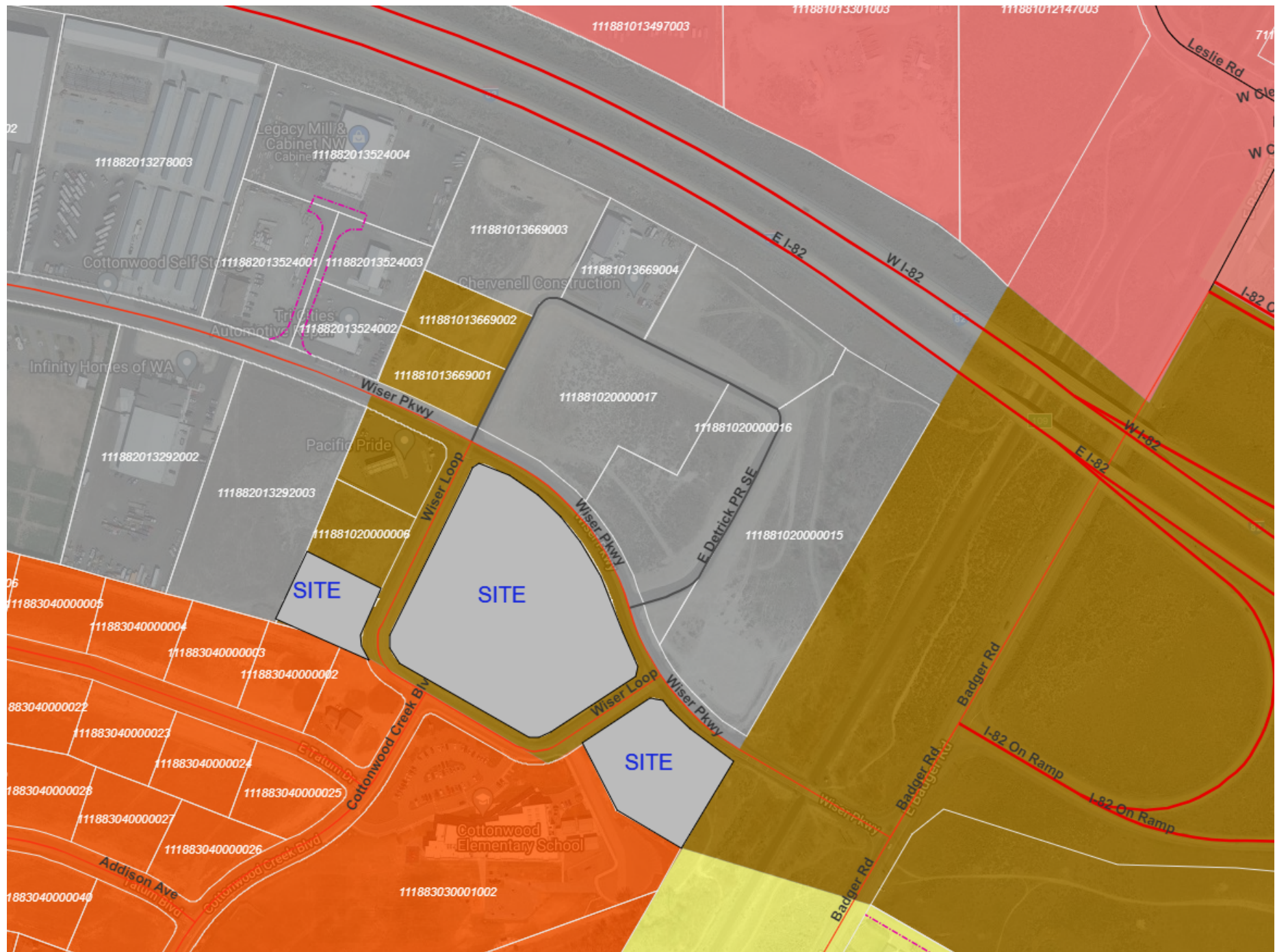
111881020000014

111883030001002

111883040000026

111883040000034





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



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

RECEIVED

NOV 23 2021

Benton Co. Planning Dept.

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

File No. CPA 2022-003

1. NAME OF APPLICANT: Jerritt Wiser
MAILING ADDRESS: 102609 E 190 PD SE Kennewick
TELEPHONE: (509) 539-6396 WA
CONTACT PERSON: Jerritt Wiser 99338

2. LEGAL OWNER(S) OF RECORD, if different from applicant: (Attach additional sheet if necessary.) * 9 Owners see attached P. 6 & P. 7
Name: Watson Development Limited Et AL
Address: 903 SW SIMPSON, STE 110 Bend, OR 97702
Phone: (541) 728-0830 (Andrea Watts 11/29/21)

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

1. Address, parcel number and legal description of property:
Final Plat of Coughwood Commercial Plaza
lots 7, 8, 9, 10, 11, 12, 13
1-1188-102-0000-007, 1-1188-102-0000-008, 1-1188-102-0000-009, 1-1188-102-0000-010
1-1188-102-0000-011, 1-1188-102-0000-012, 1-1188-102-0000-014 (Andrea Watts 11/29/21)

2. What is the current use of the property?
Interchange Commercial
Vacant Lots

3. What is the existing comprehensive plan designation for the area in which the property is located?
Interchange Commercial
Rural Commercial (Andrea Watts 11/29/21)

4. What is the proposed use of the property?

Light Industrial

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

~~Light Industrial~~
Munial Industrial (Andrea Watts 11/29/21)

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

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

After 10+ years of trying to sell property in its current zoning we have been unsuccessful. We have proven that Lt. Industrial is needed and have sold 75 acres of it and are sold out.

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:

All services are currently available.
Access to county road (Wisor Pkwy) for sheriff + fire protection
Utilities - Bunton PUD, Water - Badger Water, Waste disposal - Septic

(Andrea Watts 11/29/21)

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

All surrounding properties are Lt Industrial already. This just happens to be the only non Lt Industrial property in the area.

Use consent certificate to pay fees on this property for another 10 years and must amend.

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

This change makes the best
sense for the property considering
that all surrounding lots/Alley are
geared towards Lt. Industrial uses
and customers.

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

[Signature]

Applicant's Signature

Jerrett Wisler

Printed Name

11-15-21

Date

[Signature]

Signature of Legal Owner's

Jerrett Wisler

Printed Name

11-15-21

Date

[Signature]

Signature of Person with Additional Ownership Interest

Kurtis Wisler

Printed Name

11-15-21

Date

[Signature]

Signature of Person with Additional Ownership Interest

Clayne Wisler

Printed Name

11-15-21

Date

[Signature]

Signature of Person with Additional Ownership Interest

TALON S. WISER

Printed Name

11-15-21

Date

[Signature]

Kay W. Wisler

11-15-21

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

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

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

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

Applicant's Signature <small>DocuSigned by:</small> <i>Todd Rowell</i>	Printed Name Todd Rowell	Date 11/17/2021
<small>B641867G5269499</small> Signature of Legal Owner's <small>DocuSigned by:</small> <i>Hayden Watson</i>	Printed Name Hayden Watson	Date 11/17/2021
<small>33AC09F07E894B1</small> Signature of Person with Additional Ownership Interest <i>BTW</i>	Printed Name <i>Brad Wisser</i>	Date <i>11-15-21</i>
Signature of Person with Additional Ownership Interest <i>[Signature]</i>	Printed Name <i>Matt Wisser</i>	Date <i>11/15/21</i>

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

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

X 7

11/2/20

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

Determination of Non-Significance**PCM 1.7**

Proponent: Jerritt Wisner
102609 E 180 PR SE
Kennewick, WA 99338

File No. EA 2021-030

Project Description: A Comprehensive Plan Amendment (CPA 2022-003) 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 Commercial to Rural Industrial for seven (7) contiguous parcels. The amendment further revises the tables and text in the Plan that may refer to the current use or designation of the properties. Additionally, the subsequent rezone of the properties from the Interchange Commercial (IC) zoning designation to a Light Industrial (LI) zoning designation has been included in this SEPA application review.

Project Location: The proposed amendment applies to seven (7) parcels, identified as Lots 7-13 of Cottonwood Commercial Plaza. The parcels are located approximately 1/4 mile west of the intersection of Wisner Parkway and E. Badger Road.

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

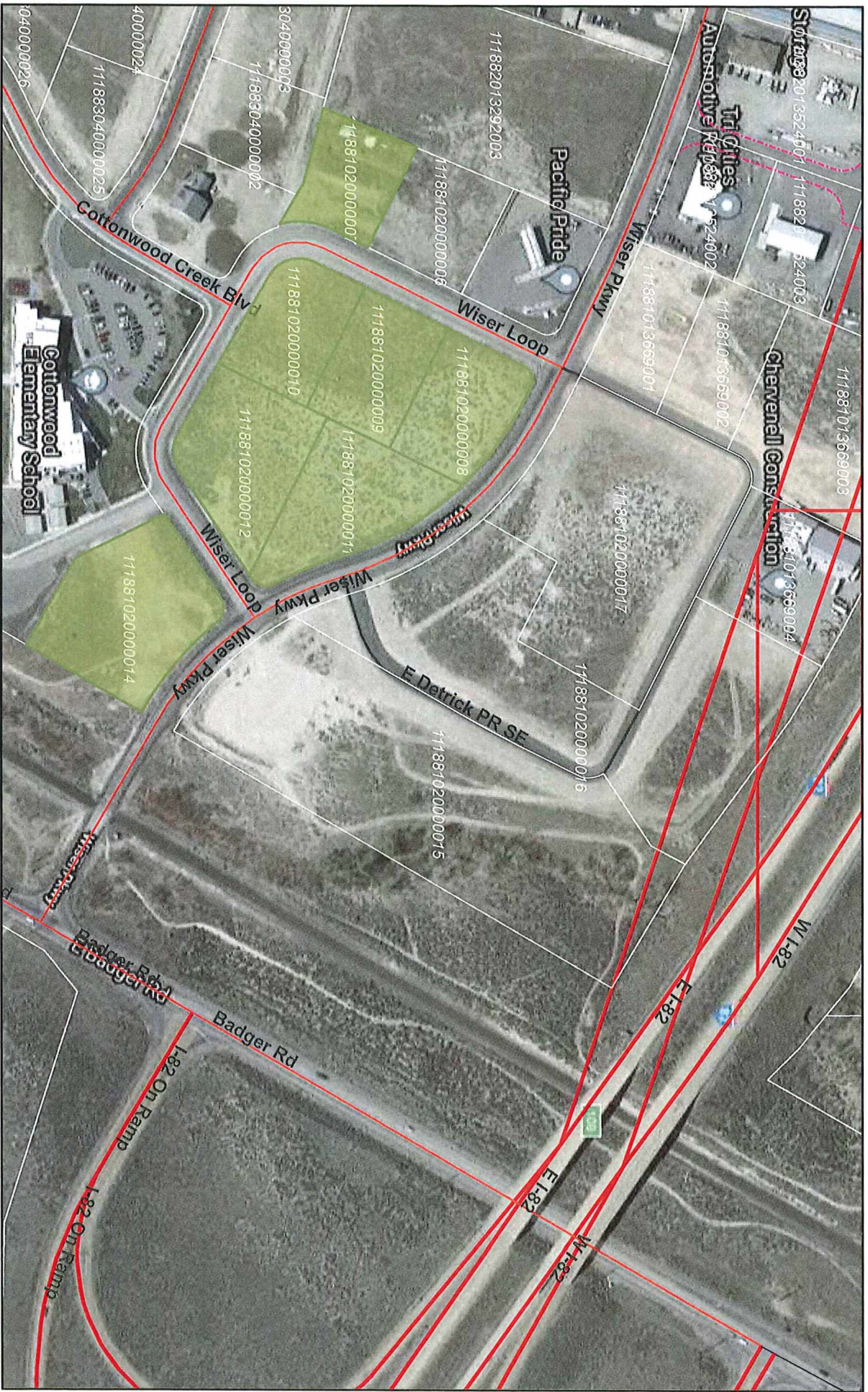
Address: P.O. Box 910, Prosser WA 99350

Date: January 27, 2022

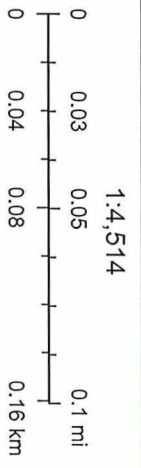


Michelle Cooke, Planning Manager
Benton County Community Development Department

Wiser CPA - Rural Commercial to Rural Industrial



11/19/2021, 11:39:31 AM



© OpenStreetMap (and) contributors, CC-BY-SA



Planning Department
P.O. Box 910
1002 Dudley Avenue
Prosser, WA 99350

Phone (509) 786-5612
Fax (509) 786-5629
planning.department@co.benton.wa.us
co.benton.wa.us

RECEIVED

SEPA ENVIRONMENTAL CHECKLIST

NOV 23 2021

File No. EA 2021-030

Benton Co. Planning Dept.

A. BACKGROUND

1. Name of proposed project, if applicable: Wiser Loop CPA
~~Comp Plan Amendment~~ CCP

2. Name of applicant: Jerott Wiser

3. Address and phone number of applicant and contact person: 102609 S 180 PRCE
Kennecook WA 99338

4. Date checklist prepared: 11-15-21

5. Agency requesting checklist: Benton County Planning Dept

6. Proposed timing or schedule (including phasing, if applicable): ASAP (zone change to follow)
CPA

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
NO On approval, the properties will be involved

in a Zone Change from Interchange Commercial to Light Industrial etc per
comprehensive Plan Amendment + from Rural Commercial to Rural Industrial

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

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. NO

10. List any government approvals or permits that will be needed for your proposal, if known. None

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

There are 7 lots designated Rural Commercial + zoned Interchange commercial totaling
3.54 acres. See Plat Map Attached of vacant land that the
applicant hopes to change Comp Plan designation to Rural Industrial + Zone to
Light Industrial in hopes to attract more business to this area on Wiser Loop in
Kennecook Washington.

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.

Section 11, Township 8 North, Range 28 East Parcel #'s 1-1188-102-0000-007, 1-1188-102-0000-008, 1-1188-102-0000-009, 1-1188-102-0000-010, 1-1188-102-0000-011, 1-1188-102-0000-012, 1-1188-102-0000-013, 1-1188-102-0000-014

Cottonwood Commercial Plaza
lots 7-13

Andrea Wolff 11/29/21

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)? Flat Pools

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.

Sand, Clay AW 11/29/21

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

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. None

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

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? ~~Don't know yet~~ N/A AW 11/30/21

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

~~None~~ N/A AW 11/30/21

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.

~~Don't know~~ N/A AW 11/30/21

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

No

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

~~None~~ N/A W 11/30/21

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. No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. none

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

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No

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. No

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. It is already on Finkel Plat for Cellenwood

Commercial Plaza off Nizer Parkway

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

NO

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

NO

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

~~Same as Question 1~~ N/A M 11/30/21

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? Cleared ground

already once. Sagebrush will be cleared again

c. List threatened and endangered species known to be on or near the site. ~~None~~ None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: dry scraping for land owners

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

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. None

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

c. Is the site part of a migration route? If so, explain. No

d. Proposed measures to preserve or enhance wildlife, if any: None

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

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. _____

Electric & Natural Gas - heating, manufacturing

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

No

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: ~~Just the Benton County building~~

~~cedes~~ N/A 10 11/30/21

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. _____

No

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

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. None

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.

None

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

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

b. Noise

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

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. ~~Daytime - traffic, operations~~ None AW 11/30/21

3) Proposed measures to reduce or control noise impacts, if any: Benton County noise ordinance

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. light industrial & residential
No affect to adjacent properties

Current use of site - Vacant AW 11/30/21

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

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

c. Describe any structures on the site. None

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

e. What is the current zoning classification of the site? Commercial Freeway Interchange Commercial Rural

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

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? ~~No residential~~
~~30-40 work on site~~ N/A 11/30/21

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

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: Same as surrounding land

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

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

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

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? ~~Within County regulations~~ N/A NO W/30/21

b. What views in the immediate vicinity would be altered or obstructed? None

c. Proposed measures to reduce or control aesthetic impacts, if any: ~~Architectural committee approval~~ N/A NO W/30/21

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? ~~Normal businesses - daytime~~ None NO W/30/21

b. Could light or glare from the finished project be a safety hazard or interfere with views? No

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

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

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? School, Park

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

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None

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. No

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. archaeological impact
Survey

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. None

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. WISW Parkway & WISW
loop - existing

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? No

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? ~~depends on tenants or owners~~
~~would eliminate none~~ None AN 11/30/21

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? ~~Not available at this time~~ None NO 11/30/21

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: Benton County impact fees

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. ~~Fire & Police~~ NO NO 11/30/21

b. Proposed measures to reduce or control direct impacts on public services, if any. None

16. Utilities

a. Circle utilities currently available at the site:

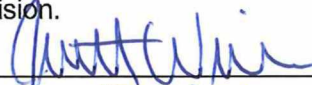
electricity natural gas water refuse service telephone sanitary sewer system
other _____

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.

The ones that are onsite already

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 Jerritt Wisler
Position and Agency/Organization _____
Date Submitted: 11/28/2021

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? ~~water & power usage~~

Comprehensive Plan Amendment would not increase any discharge or emissions AW 11/30/21

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? It won't

a. Proposed measures to protect or conserve plants, animals, fish, or marine life are: No need

for proposal

3. How would the proposal be likely to deplete energy or natural resources? ~~power & Gas will~~

~~be used~~ N/A AW 11/30/21

a. Proposed measures to protect or conserve energy and natural resources are: None

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?

It won't affect environmentally sensitive areas

a. Proposed measures to protect such resources or to avoid or reduce impacts are: None

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? Would not affect - compatible with land surrounding

a. Proposed measures to avoid or reduce shoreline and land use impacts are: None needed

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

~~utilities only - power, water & gas~~ CPA will not increase demands on these services.

a. Proposed measures to reduce or respond to such demand(s) are: None

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. None



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.

April Brown

From: Cristina Woods
Sent: Monday, January 31, 2022 1:55 PM
To: Planning Department
Subject: RE: Agency comment request for Determination of NonSignificance (EA 2021-030)

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 4:37 PM
To: Clark Posey <Clark.Posey@co.benton.wa.us>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Benton Franklin Health District - Rebecca Warrington <rebeccaw@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>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.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>; anthony.muai@ci.kennewick.wa.us; City of Kennewick - CEDInfo <cedinfo@ci.kennewick.wa.us>; City of Kennewick - Joe Seet <Joe.Seet@ci.kennewick.wa.us>; City of Kennewick - Martin Nelson (martin.nelson@ci.kennewick.wa.us) <martin.nelson@ci.kennewick.wa.us>; City of Richland - Stevens, Mike <mstevens@CI.RICHLAND.WA.US>; Kennewick School District # 17 - Doug Carl <doug.carl@ksd.org>; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Authority - Robin Priddy <robin.priddy@bentoncleanair.org>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Daniel Gonzalez <Daniel.Gonzalez@co.benton.wa.us>; Elizabeth Koerner <Elizabeth.Koerner@co.benton.wa.us>; Jessica Harris <Jessica.Harris@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Jordyn Reimer <Jordyn.Reimer@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Douglas D'Hondt <Douglas.DHondt@co.benton.wa.us>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; Bureau of Reclamation - Chuck Garner <cgarner@usbr.gov>; Bureau of Reclamation - L Hendrix <lhendrix@usbr.gov>; Bureau of Reclamation - McKinley <cmckinley@usbr.gov>; Casey Barney <Casey_Barney@Yakama.com>; Confederated Tribes and Bands of the Yakama Nation - Elizabeth Sanchez <esanchez@yakama.com>; Confederated Tribes and Bands of the Yakama Nation - Thalia Sachtleber <enviroreview@yakama.com>; Yakama Nation - Corrine Camuso <Corrine_Camuso@Yakama.com>;

April Brown

From: Chris Sittman <CSittman@kid.org>
Sent: Wednesday, February 2, 2022 8:40 AM
To: Planning Department
Cc: Kimberly Scharnhorst; Lori Gibson
Subject: [EXTERNAL] RE: Agency comment request for Determination of NonSignificance (EA 2021-030)
Attachments: Comment Letter - EA 2021-030.pdf

EXTERNAL EMAIL WARNING!!!: This email originated from outside of Benton County. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Please see attached KID comments.

Sincerely,

Chris D. Sittman

Engineering Dept./CAD Specialist
 Kennewick Irrigation District
 2015 S. Ely St.
 Kennewick, WA 99337
 Desk: 509-460-5435
 Cell: 509-873-1123

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Thursday, January 27, 2022 4:37 PM
To: Clark Posey <Clark.Posey@co.benton.wa.us>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Benton Franklin Health District - Rebecca Warrington <rebeccaw@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>; Development <development@kid.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>; anthony.muai@ci.kennewick.wa.us; City of Kennewick - CEDInfo <cedinfo@ci.kennewick.wa.us>; City of Kennewick - Joe Seet <Joe.Seet@ci.kennewick.wa.us>; City of Kennewick - Martin Nelson (martin.nelson@ci.kennewick.wa.us) <martin.nelson@ci.kennewick.wa.us>; City of Richland - Stevens, Mike <mstevens@CI.RICHLAND.WA.US>; Kennewick School District # 17 - Doug Carl <doug.carl@ksd.org>; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Authority - Robin Priddy <robin.priddy@bentoncleanair.org>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Daniel Gonzalez <Daniel.Gonzalez@co.benton.wa.us>; Elizabeth Koerner <Elizabeth.Koerner@co.benton.wa.us>; Jessica Harris <Jessica.Harris@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Jordyn Reimer <Jordyn.Reimer@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Douglas D'Hondt <Douglas.DHondt@co.benton.wa.us>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; Bureau of Reclamation -



2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

February 2, 2022

April L. Brown
Benton County Community Development Department
102206 East Wiser Parkway
Kennewick, WA 99338

Subject: Review Comments for SEPA Checklist (File Number EA 2021-030)

Dear Mrs. Brown:

The Kennewick Irrigation District has received your SEPA Checklist (File Number EA 2021-030) for a change to the Benton County Comprehensive Plan, regarding seven (7) parcels, identified as Lots 7-13 of Cottonwood Commercial Plaza (#111881020000007, #111881020000008, #111881020000009, #111881020000010, #111881020000011, #111881020000012 and #111881020000013), submitted by **Jerritt Wiser**, 102609 E 180 PR SE, Kennewick, WA 99338.

1. These parcels are within the Kennewick Irrigation District (KID) boundaries, but are not considered irrigable lands; therefore, the Kennewick Irrigation District does not assess them.
2. Please note that permanent structures are not allowed within irrigation easements.
3. Please protect all existing irrigation facilities.

If you have any questions regarding these comments, please contact me at the address/phone number listed above.

Sincerely,

Chris D. Sittman
CAD Specialist

cc: LB\correspondence\File 11-8-28
Applicant via mail – Jerritt Wiser, 102609 E 180 PR SE, Kennewick, WA 99338