

**EXHIBIT LIST FOR CPA 2022-004/EA 2021-033
Comprehensive Plan Amendment**

DATED

Planning Commission Memo Exhibit List - March 8, 2022			
PCM 1 Includes:	PCM 1.1	Staff Report	February 22, 2022
	PCM 1.2	Text Changes to Pg 38-Benton Co. Comp. Plan	February 22, 2022
	PCM 1.3	Figure 18, City of Benton City Current UGA Boundaries	March 8, 2022
	PCM 1.4	Figure 19, City of Kennewick UGA Boundaries	March 8, 2022
	PCM 1.5	Figure 20, City of Prosser UGA Boundaries	March 8, 2022
	PCM 1.6	Figure 21, City of Richland UGA Boundaries	March 8, 2022
	PCM 1.7	Figure 22, City of West Richland UGA Boundaries	March 8, 2022
	PCM 1.8	Comp. Plan Appendix A Map Folio Figure 5-Land Use Designation Map	March 8, 2022
		SEPA INFORMATION	
	PCM 1.9	Environmental Checklist EA 2021-033	November 23, 2021
	PCM 1.10	Determination of Non Significance	January 27, 2022
		HEARING NOTICES	
	PCM 1.11	Notice of Public Hearing	February 17, 2022
	PCM 1.12	Notice of 2022 Comp. Plan Amendment Docket	January 12, 2022
	COMMENTS		
PCM 1.13	Kennewick Irrigation District	February 1, 2022	
PCM 1.14	Benton Co. Public Works	February 1, 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 2022-004 Planning Division Amend Comprehensive Plan Text and additions to Map Folio illustrating the five (5) UGA's.

HEARING DATE: March 8, 2022

MEMO DATE: February 22, 2022

APPLICANT: Benton County Planning Division, PO Box 910, Prosser, WA 99350

OWNER: N/A

LOCATION: N/A

PROPERTY SIZE: N/A

AREA TO BE USED: N/A

LAND USE: N/A

COMPREHENSIVE PLAN: N/A

ZONING: N/A

STAFF

RECOMMENDATION: The Planning Division recommends that the Planning Commission forward to the Benton County Commissioners a recommendation to approve Benton County Comprehensive Plan Amendment **CPA 2022-004**, subject to the **10** Findings of Fact as outlined in this staff report.

APPLICATION DESCRIPTION

A Comprehensive Plan Amendment to clarify and amend the text and Map Folio of the Benton County Comprehensive Plan regarding Urban Land Use Designations. The amendment adds language to Section 3.3.1.1, Urban Land Use Designation, clarifying that Benton County has five designated and approved Urban Growth Areas (**PCM 1.2**). The amendment further adds a map for each of the five cities (Appendix A-Map Folio - adding Figures 18-22) within Benton County showing their existing Urban Growth Area boundaries to Appendix A – Map Folio (**PCM 1.3-1-1.7**).

This application proposes a correction to mapping errors on the County's Land Use Map, *Appendix A, Figure 5 – 2017 Periodic Update Land Use Designation Map (PCM 1.8)*. A total of five parcels have mapping errors that require amendment.

Four of the parcels (112963000004001, 112963000003001, 112963000017001, and 120972000007000) located just outside of Benton City were inadvertently omitted from the adopted map delineating the Benton City Urban Growth Area. Historical maps show the four parcels were located within Benton City's Urban Growth Area. During the 2017 update, these parcels were inadvertently left out of Benton City's Urban Growth Area on the Future/Proposed Land Use Designations Map. This proposal seeks to rectify this error by including the four parcels in Benton City's Urban Growth Area. This is consistent with Benton County's Comprehensive Plan and Benton City's Urban Growth Area.

The fifth parcel (105803020029000) is located in Finely, just east of Kennewick within Kennewick's Urban Growth Area. The parcel was inadvertently assigned both the Rural Remote and Urban Land Use Designations (split designation). This proposal seeks to rectify this error by assigning the Urban Land Use Designation to the entire parcel to be consistent with the City of Kennewick's Land Use Designation.

The amended sections include:

1. Land Use Element Section 3.3.1.1 – Urban Land Use Designation
2. Appendix A – Map Folio

PUBLIC NOTICE

1. Legal notification for the 2022 Comprehensive Plan Amendment Docket was published in the Prosser Record Bulletin on January 12, 2022 (PCM 1.12).
2. The application for CPA 2022-004 was submitted to the Benton County Planning Division November 29, 2021.
3. The application was declared complete for processing on December 2, 2021.
4. An Environmental Checklist (EA 2021-033) (**PCM 1.9**) was submitted on November 29, 2021, and a Determination of Non-Significance (**PCM 1.10**) 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 on-line submittal system, initiating their 60-day review. (*WA Dept. of Commerce: Submittal ID: 2022-S-3639*)
7. Legal notification for the Planning Commission public hearing was published on February 23, 2022, in the Prosser Record Bulletin (**PCM 1.11**).
8. The Planning Commission public hearing is scheduled for March 8, 2022.

STATE ENVIRONMENTAL POLICY ACT

CPA 2021-004 has been reviewed under the requirements of the State Environmental Policy Act, and a Determination of Non-Significance (DNS) 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.

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 (updated June 8, 2021) , including Appendices A through O.
11. Growth Management Act (GMA) – RCW 36.70A, including RCW 36.70A.020, RCW 36.70A.030, RCW 36.70A.100, RCW 36.70A.110, RCW 36.70A.130, and RCW 36.70A.210.

Revised Code of Washington

RCW 36.70A.020, Planning Goals.

RCW 36.70A.035 – Public participation – Notice provisions.

RCW 36.70A.100 – Comprehensive Plans – Must be coordinated.

RCW 36.70A.110 – Comprehensive Plans – Urban growth areas.

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

RCW 36.70A – 210 – Countywide planning policies.

AGENCY COMMENTS

1. The application documents were distributed to the following review agencies on January 27, 2022.
 - a. News Media
 - b. Benton County Building Division
 - c. Benton County Fire Marshal
 - d. Department of Natural Resources - Olympia
 - e. Department of Natural Resources - Ellensburg
 - f. Benton Clean Air Authority
 - g. Bureau of Reclamation

- h. Benton County Public Works
- i. City of Benton City
- j. City of Kennewick
- k. City of Prosser
- l. City of Richland
- m. City of West Richland
- n. Benton-Franklin Health Department
- o. Kennewick Irrigation District
- p. Kiona Irrigation District
- q. Benton Irrigation District
- r. Badger Mountain Irrigation District
- s. Columbia Irrigation District
- t. Sunnyside Valley Irrigation District
- u. Roza Irrigation District
- v. Washington State Department of Transportation
- w. Port of Benton
- x. Port of Kennewick
- y. Washington State Department of Health
- z. Department of Ecology – Olympia
- aa. Department of Ecology – Yakima
- bb. Corps of Engineers
- cc. Fire District #1
- dd. Fire District #2
- ee. Fire District #3
- ff. Fire District #4
- gg. Fire District #5
- hh. Fire District #6
- ii. Bureau of Land Management
- jj. Washington Department of Fish and Game
- kk. Washington State Department of Archaeology and Historic Preservation
- ll. Futurewise
- mm. Washington State Department of Commerce
- nn. Ben Franklin Transit
- oo. Benton-Franklin Council of Governments
- pp. Yakima Indian Nation

2. No agency comments of significance were received. Both Kennewick Irrigation District and Benton County Public Works Dept. replied stating that they had no comments. **(PCM 1.13-1.14)**

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 portion of the County’s Comprehensive Plan can be submitted at the direction of the Benton County Planning Commission, Benton County Board of County 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 government 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 was 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 complete 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 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 the 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 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.**

A. Section 2.1 Planning Process

- i. PP Goal 1: Develop a Comprehensive Plan that reflects the community's vision and objectives, is consistent with the State's planning laws, and is implemented through various local development regulations.
- ii. Policy 4: Coordinate the County's plans and programs with those at local, regional, and state levels.

B. Section 2.2 Land Use

- i. LU Goal 1: Ensure that land uses are compatible with surrounding uses that maintain public health, safety, and general welfare.
 - a. Policy 1: Maintain a mix of land uses that supports the character of each rural community.

GMA and the Comprehensive Plan is to allow growth within the UGAs. These areas include cities and other areas characterized by urban growth or adjacent to such areas and are designed to accommodate the projected population growth for 20 years. The GMA further specifies that urban growth should first be located in areas that already have adequate existing public facilities and service capacity and second, be located in areas where such services if not already available, can be served adequately by a combination of both existing and future public and private sector facilities and services. The CWPP establish a process between the County and cities to manage development within the cities and their UGAs, and a process of annexation of UGAs into the cities.

C. 3.3.1.1 Urban Land Use Designation

Urban lands in Benton County include land within the city limits and the UGAs. Benton County has five designated urban areas: the city limits and UGAs of Benton City, Kennewick, Prosser, Richland, and West Richland. The densities, uses, and development provisions allowed within this land use assure that development patterns are consistent with city comprehensive plans.

D. 3.5 Countywide Planning Policies

Benton County and the five cities within it have jointly adopted a set of CWPPs (Appendix E), which form the framework for the preparation, implementation, and amendment of their comprehensive plans in a manner that provides for integration and consistency among the County and city plans in terms of services, designations, and other elements as applicable. Included within the CWPPs are a uniform methodology to calculate the amounts of additional land needed by each city to accommodate the population growth projections provided by the OFM. Other CWPPs establish standards for selecting additional lands to be included within the UGAs and for joint county and city planning on lands within UGAs.

RECOMMENDATION

The Benton County Planning Division recommends that the Planning Commission forward a **recommendation of approval** for the text changes to the Comprehensive Plan clarifying that Benton County has five designated and approved Urban Growth Areas and adds each existing Urban Growth Area map to Appendix – A – Map Folio to the Benton County Board of Commissioners for application CPA 2022-004, with the following suggested Findings of Fact and motion.

SUGGESTED FINDINGS OF FACT

The following Findings of Fact are based on the 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 2022-004 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. Comprehensive Plan Amendment application 2022-004 proposes text amendments and the addition of Map Folios to Appendix A to delineate the five (5) designated and approved Urban Growth Areas associated with each of the five individual cities in Benton County. The amended sections focus on the language associated with these Urban Growth Areas and includes:
 - A. Land Use Element, 3.3.1 – Urban Land Use Designation.
 - B. Appendix A – Map Folio (prepared by Benton County GIS).
2. The intent of Comprehensive Plan Amendment application CPA 2022-004 is to amend text and add maps to the Map Folio of the Benton County Comprehensive Plan regarding Urban Growth Areas. The amendment adds language to Section 3.3.1.1, Urban Land Use Designation, clarifying that Benton County has five designated and approved Urban Growth Areas. The amendment further adds a map for each city’s existing Urban Growth Area to Appendix A – Map Folio.
3. Comprehensive Plan Amendment application (CPA 2022-004) proposes to correct a mapping error on the County’s Land Use Map, Appendix A, Figure 5 – 2017 Periodic Land Use Designation Map. Four (4) parcels were inadvertently omitted from the Benton City Urban Growth Area during the 2017 update to the Comprehensive Plan. Historically, these four (4) parcels have been included in Benton City’s Urban Growth Area. During the 2018 update, these parcels were inadvertently omitted from the Benton City Urban Growth, with the adopted map showing the parcels outside of the designated Urban Growth Area. This proposal seeks to rectify this error and include the four (4) parcels in Benton City’s Urban Growth Area. To ensure consistency between the Benton County Comprehensive Plan and Benton County Zoning, the four (4) parcels currently zoned Rural Lands Five Acres District (RL-5) will require a zoning change to Urban Growth Area Residential District. Three (3) of the parcels are located in Section 12, Township 9 North, Range 26 East, just west of La Buena Vida Estates with the fourth (4) parcel located in Section 20, Township 9 North, Range 27 East, South of the Yakima River and East of 1st Street.
 - A. Three of the parcels proposed for correction are unimproved vacant parcels, located west of La Buena Vida Estates and Benton City limits. The fourth parcel is addressed at 10806 E Kennedy Rd, Benton City, WA 99320. This parcel is located south of the Yakima River east of 1st Street.
 - B. Parcel Numbers: 1-1296-300-0017-001, 1-1296-300-0003-001, 1-1296-300-0004-001, and 1-2097-200-0007-000.
 - C. The four parcels collectively comprise approximately 11.15 acres.
 - D. To ensure consistency between the Benton County Comprehensive Plan and Benton County Zoning, the four (4) parcels currently zoned Rural Lands Five Acres District (RL-5) will require a zoning change to Urban Growth Area Residential District.
 - E. Correcting the mapping error will clarify Benton City’s established Urban Growth Area. The parcels have an Urban Land Use Designation which is consistent with parcels within the Urban Growth Area. This correction

restores consistency between the Urban Land Use Designation, Benton City's Urban Growth Area, and the Comprehensive Plan(s).

4. Comprehensive Plan Amendment application (CPA 2022-004) proposes to correct a mapping error on the County's Land Use Map, Appendix A, Figure 5 – 2017 Periodic Land Use Designation Map. Parcel (105803020029000) is located in Finely, just east of Kennewick in Kennewick's Urban Growth Boundary. The parcel was inadvertently assigned both the Rural Remote and Urban Land Use Designations (split designation). This proposal seeks to rectify this error by assigning the Urban Land Use Designation to the entire parcel.
 - A. The subject parcel proposed for correction is addressed at 195501 E 7th Ave, Kennewick, WA 99337.
 - B. Parcel Number: 1-0580-302-0029-000.
 - C. The parcel is 6.59 acres.
 - D. Amending the Land Use Designation to Urban will provide consistency between the Comprehensive Plan's Urban Land Use Designation and the parcel's location within Kennewick's Urban Growth Area. The property is zoned Urban Growth Residential District by Benton County which is consistent with the Comprehensive Plan's Urban Land Use Designation.
 - E. Notice of the Comprehensive Plan's amendment to the Urban Land Use Designation for the entire parcel was mailed to the property owner of record on February 10, 2022.

5. 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 2022-004 was submitted to the Benton County Planning Division November 29, 2021.
 - C. An Environmental Checklist (EA 2021-033) was submitted on November 29, 2021, and a Determination of Non-Significance was issued on January 27, 2022, with a 14-day comment period.
 - D. The application was declared complete for processing on December 2, 2021.
 - E. The application documents were distributed to reviewing agencies on January 27, 2022.
 - F. The application documents were provided to the Washington State Department of Commerce, through the online submittal system, on January 28, 2022, initiating the 60-day review period. (*WA Dept. of Commerce: Submittal ID: 2022-S-3639*)
 - G. Legal notification for the Planning Commission public hearing was published February 23, 2022.

- H. The Planning Commission public hearing is scheduled for March 8, 2022.

- 6. The application submittal, eligibility, public notice, and procedural steps for CPA 2022-004 is consistent with *Benton County Code (BCC) Chapter 16.14 – Amendments to the Benton County Comprehensive Plan*.

- 7. The application for CPA 2022-004 is consistent with the *Benton County Comprehensive Plan, 1.7 Amendments to this Comprehensive Plan*.

- 8. The application for CPA 2022-004 is consistent with the goals and policies of the Benton County Comprehensive Plan.
 - A. Section 2.1 Planning Process
 - i. PP Goal 1: Develop a Comprehensive Plan that reflects the community’s vision and objectives, is consistent with the State’s planning laws, and is implemented through various local development regulations.
 - a. Policy 4: Coordinate the County’s plans and programs with those at local, regional, and state levels.

 - B. Section 2.2 Land Use
 - i. LU Goal 1: Ensure that land uses are compatible with surrounding uses that maintain public health, safety, and general welfare.
 - a. Policy 1: Maintain mix of land uses that supports the character of each rural community.
 - b. Policy 2: Promote compatible mixed uses of urban intensity that are appropriate in the UGAs where community sewer and water are available or provided, and outside of UGAs within designated Rural Community Center areas and Commercial zones, and Planned Developments (PDs).

 - C. Section 2.2.1 Urban Growth
 - i. LU Goal 3: Concentrate urban development in and adjacent to existing urban areas.
 - a. Policy 1: Promote urban growth within the UGA and incorporated areas where urban services are available.
 - b. Policy 2: Encourage well-designed, compact development in UGAs to save taxpayers and ratepayers money, conserve water, reduce water pollution, and support transit use.

 - ii. LU Goal 4: Establish UGAs adjacent to incorporated areas, within which an orderly and cost-effective transition from rural to urban land uses and authority can be coordinated within the next 10 to 20 years.
 - a. Policy 3: Designate zoning and promote development on unincorporated lands within the UGAs consistent with the cities’ Comprehensive Plan land use designations.

9. The application for CPA 2022-004 is consistent with the *Benton County Comprehensive Plan, 3 Land Use Element*:

A. Section 3.2.1 Land Use Pattern and Compatibility

Benton County's land use can be described in broad categories: urban, rural, agricultural, industrial, public, and open space. Agriculture is the predominate land use in Benton County. Much of the urban land is concentrated in the eastern portion of the county which comprises the Tri-Cities area – Kennewick, Richland, and West Richland – with Benton City and Prosser composing the urban land in central and western Benton County. The rural residential lands are mostly along the Interstate-82 corridor and in the urban fringes with some located in the Patterson and Plymouth areas. Industrial lands are minimal in the unincorporated County, located nearly Finley and Prosser. Other industrial lands are mostly located within the Hanford area or within the UGAs. Public and open space lands located throughout the County.

Compatibility is based on the intensity of land uses. Generally speaking, the most intense use is industrial due to its operational impacts (e.g., noise, light, dust), supporting facility needs, and overall land impact. Natural areas are considered the least intense as there are no developments or improvements on such areas. Therefore, a low-density residential area next to a heavy industrial land use would be considered incompatible because of the negative impacts industrial uses may have on the residential areas. Appropriately designed buffers, landscaping, and transition areas between uses should be considered between incompatible uses.

B. Section 3.3.1 Urban Lands

Urban lands are lands located within, adjacent to, or as in the case of existing unincorporated islands, surrounded by existing city limits. A key component of the GMA and the Comprehensive Plan is to allow growth within the UGAs. These areas include cities and other areas characterized by urban growth or adjacent to such areas and are designed to accommodate the projected population growth for 20 years. The GMA further specifies that urban growth should first be located in areas that already have adequate existing public facilities and service capacity and second, be located in areas where such services if not already available, can be served adequately by a combination of both existing and future public and private sector facilities and services. The CWPP establish a process between the County and cities to manage development within the cities and their UGAs, and a process of annexation of UGAs into the cities.

C. 3.3.1.1 Urban Land Use Designation

Urban lands in Benton County include land within the city limits and the UGAs. Benton County has five designated urban areas: the city limits and UGAs of Benton City, Kennewick, Prosser, Richland, and West Richland. The densities, uses, and development provisions allowed within this land

use assure that development patterns are consistent with city comprehensive plans.

D. 3.5 Countywide Planning Policies

Benton County and the five cities within it have jointly adopted a set of CWPPs (Appendix E), which form the framework for the preparation, implementation, and amendment of their comprehensive plans in a manner that provides for integration and consistency among the County and city plans in terms of services, designations, and other elements as applicable. Included within the CWPPs are a uniform methodology to calculate the amounts of additional land needed by each city to accommodate the population growth projections provided by the OFM. Other CWPPs establish standards for selecting additional lands to be included within the UGAs and for joint county and city planning on lands within UGAs.

10. The application for CPA 2022-004 is consistent with the Growth Management Act (GMA)—RCW 36.70A, including RCW 36.70A.020, RCW 36.70A.030, RCW 36.70A.100, RCW 36.70A.110, RCW 36.70A.130, and RCW 36.70A.210.

SUGGESTED MOTION

I move that the Chairman, in conjunction with the Secretary of the Planning Commission, prepare and adopt written findings and conclusions reflecting the commission's recommendation for APPROVAL of CPA 2022-004, subject to the ten (10) Findings of Fact listed in the Staff Report dated February 22, 2022, amending Appendix A-Map Folio by adding a map for the each of the five cities within Benton County showing their existing Urban Growth Area boundaries (PCM 1.3-1.7) and amending the language to Section 3.3.1.1, Urban Land Use Designation on Page 38 of the 2017 Benton County Comprehensive Plan (PCM 1.2) and correcting to mapping errors on the County's Land Use Map, *Appendix A, Figure 5 – 2017 Periodic Update Land Use Designation Map* (PCM 1.8) that articulate and are consistent with the findings, conclusions and recommendations made by the Planning Commission tonight.

**Table 3-4
Land Use Implementation by Zoning**

Land Use	Zoning
Urban	Urban Growth Area Residential
Hanford	Unclassified
Hanford Reach	Unclassified
Growth Management Act Agriculture	Growth Management Act Agriculture
Open Space Conservation	Rural Lands 5
Public	Park District
Rural Transition	Rural Lands 1
Rural Remote	Rural Lands 5
Rural Resource	Rural Lands 20
Rural Community Center	Community Center Residential, Community Commercial
Rural Commercial	Interchange Commercial, General Commercial
Rural Industrial	Light Industrial, Heavy Industrial

Designations under each category are further discussed below.

3.3.1 Urban Lands

Urban lands are lands located within, adjacent to, or as in the case of existing unincorporated islands, surrounded by existing city limits.

A key component of the GMA and the Comprehensive Plan is to allow growth within the UGAs. These areas include cities and other areas characterized by urban growth or adjacent to such areas and are designed to accommodate the projected population growth for 20 years. The GMA further specifies that urban growth should first be located in areas that already have adequate existing public facilities and service capacity and second, be located in areas where such services if not already available, can be served adequately by a combination of both existing and future public and private sector facilities and services.

The CWPP establish a process between the County and cities to manage development within the cities and their UGAs, and a process of annexation of UGAs into the cities.

3.3.1.1 Urban Land Use Designation

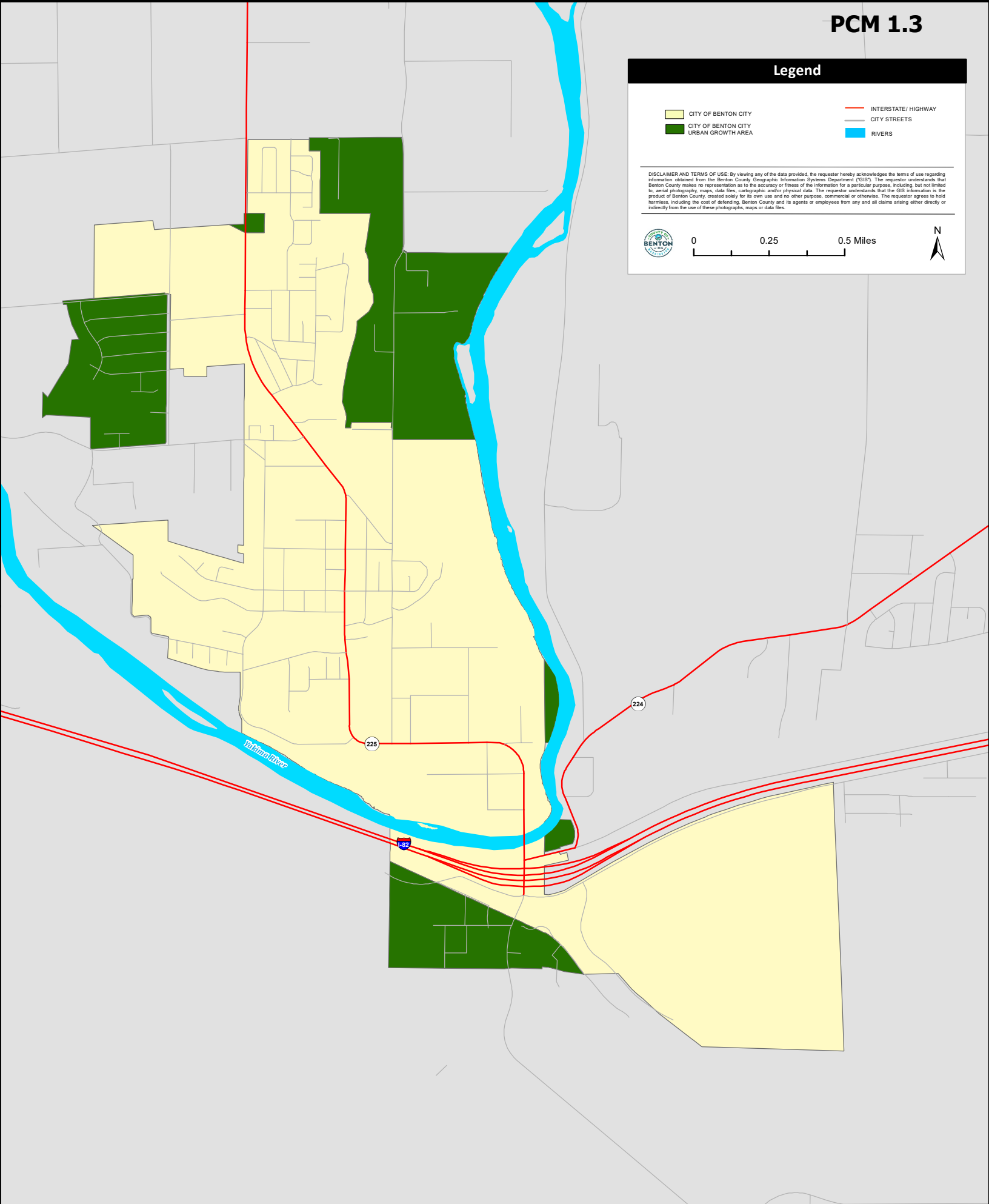
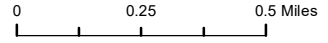
Urban lands in Benton County include land within the city limits and the UGAs. ~~Benton County has~~ There are five designated and approved urban growth areas (UGA's) in Benton County: the city limits and UGAs of Benton City ([Appendix A-Figure 18](#)), Kennewick([Appendix A-Figure 19](#)), Prosser ([Appendix A-Figure 20](#)), Richland ([Appendix A-Figure 21](#)), and West Richland([Appendix A-Figure 22](#)).

PCM 1.3

Legend






- CITY OF BENTON CITY
- CITY OF BENTON CITY URBAN GROWTH AREA
- INTERSTATE/ HIGHWAY
- CITY STREETS
- RIVERS

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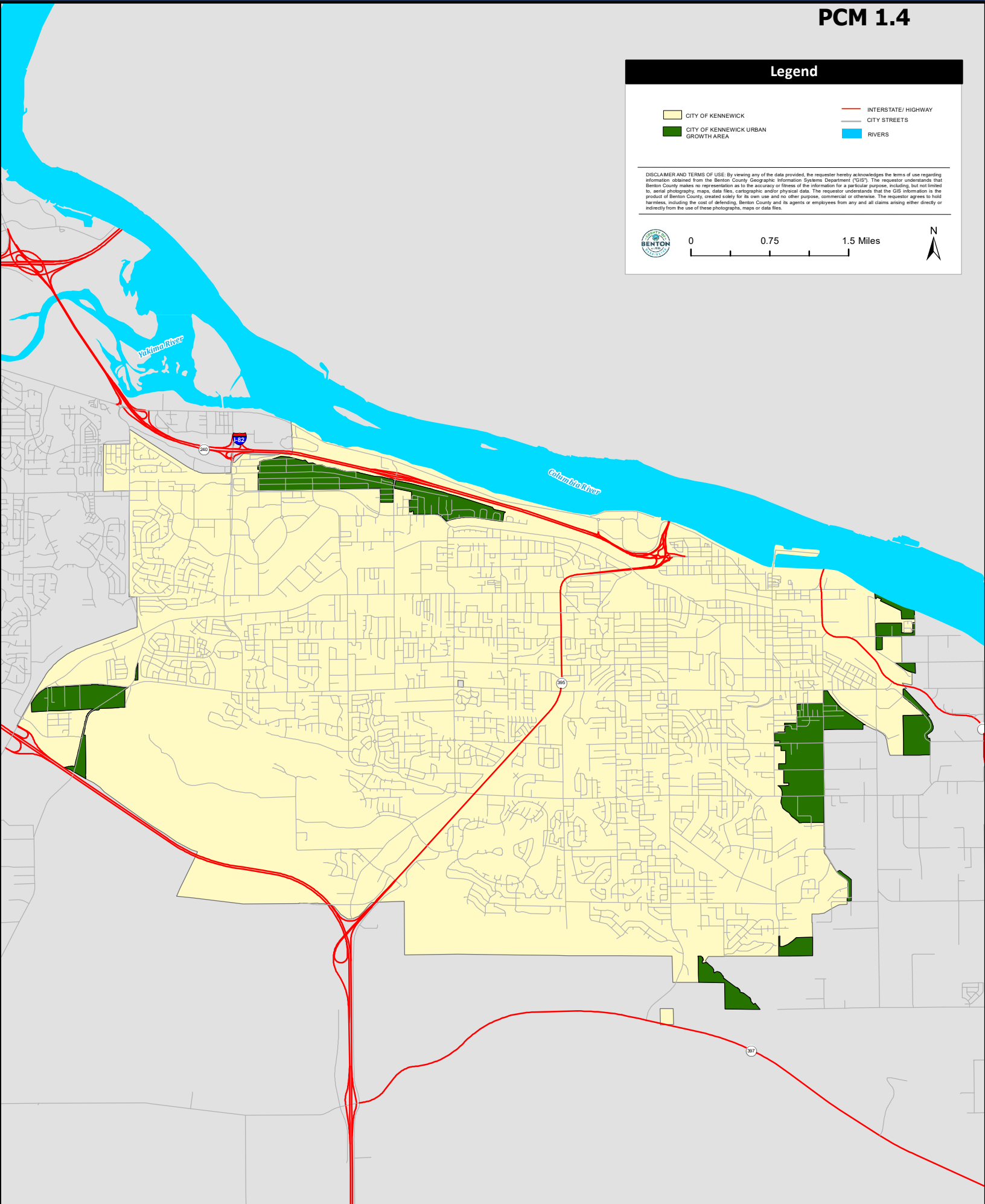
PCM 1.4

Legend

 CITY OF KENNEWICK	 INTERSTATE/ HIGHWAY
 CITY OF KENNEWICK URBAN GROWTH AREA	 CITY STREETS
	 RIVERS

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 0 0.75 1.5 Miles 



PCM 1.5

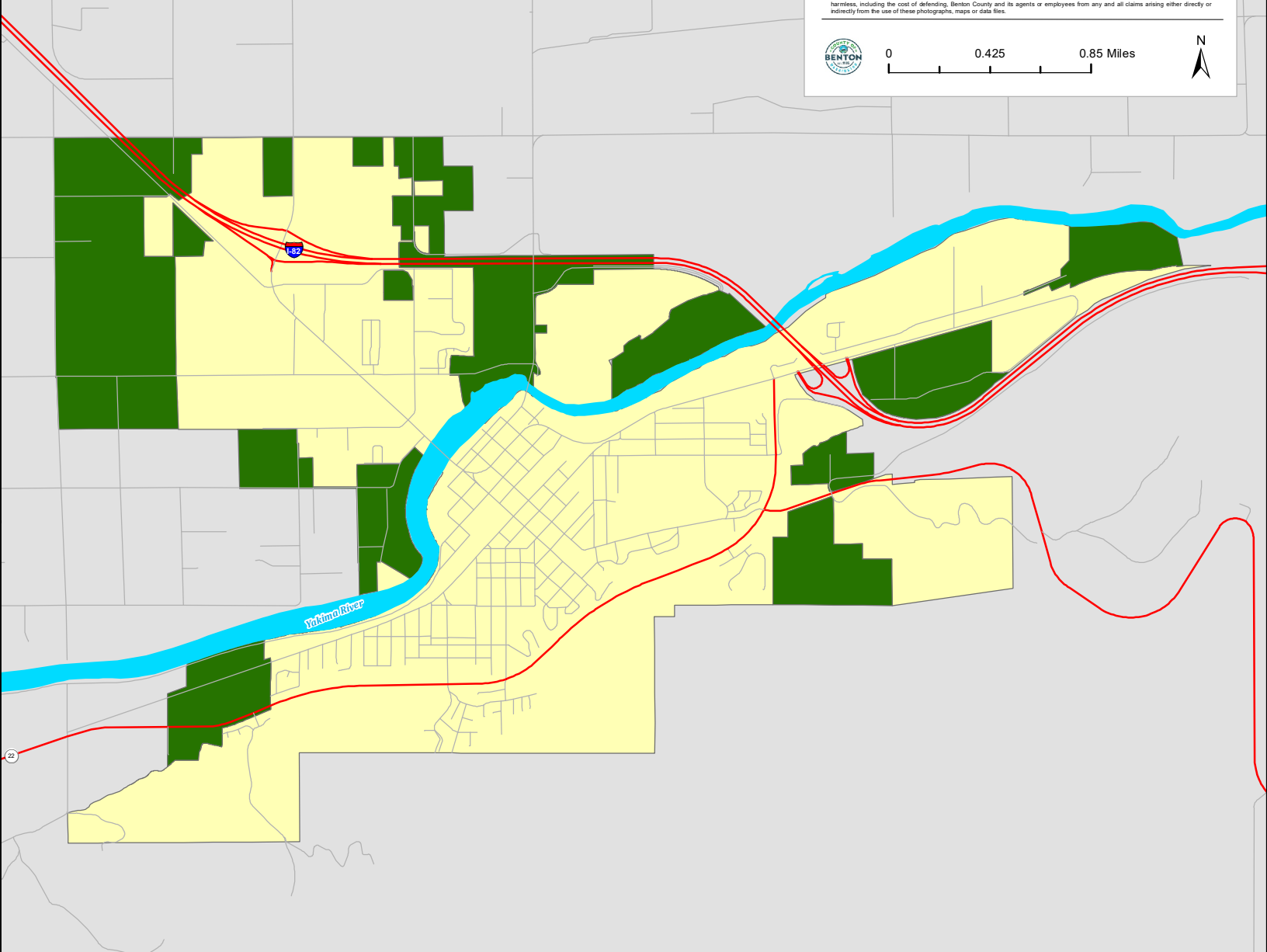
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- CITY OF PROSSER URBAN GROWTH AREA
- CITY OF PROSSER
- INTERSTATE/ HIGHWAY
- CITY STREETS
- RIVERS

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




0 0.425 0.85 Miles





22

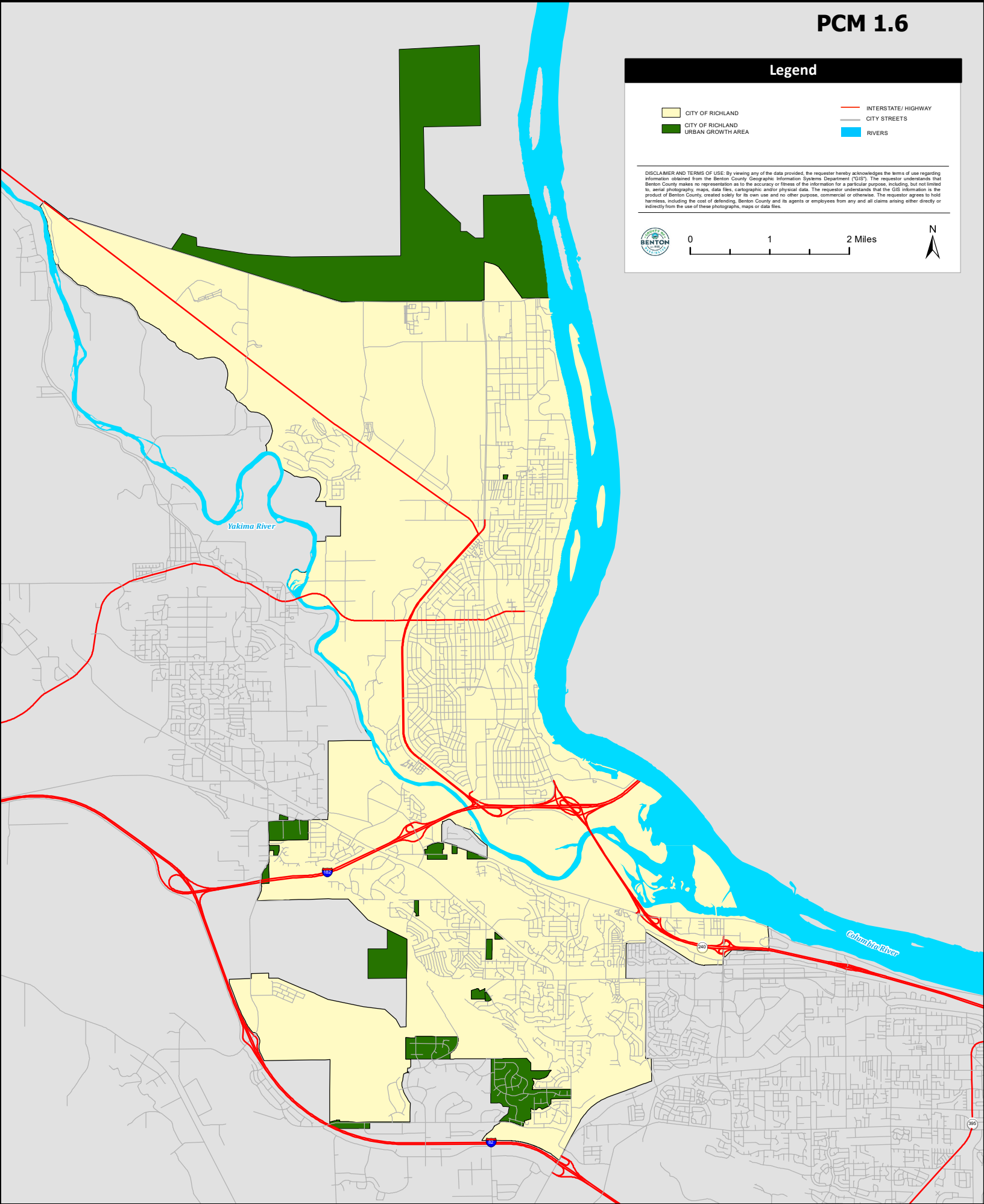
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 CITY OF RICHLAND	 INTERSTATE/ HIGHWAY
 CITY OF RICHLAND URBAN GROWTH AREA	 CITY STREETS
	 RIVERS






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 0 1 2 Miles 





PCM 1.7

Legend

 CITY OF WEST RICHLAND	 INTERSTATE/ HIGHWAY
 CITY OF WEST RICHLAND URBAN GROWTH AREA	 CITY STREETS
	 RIVERS

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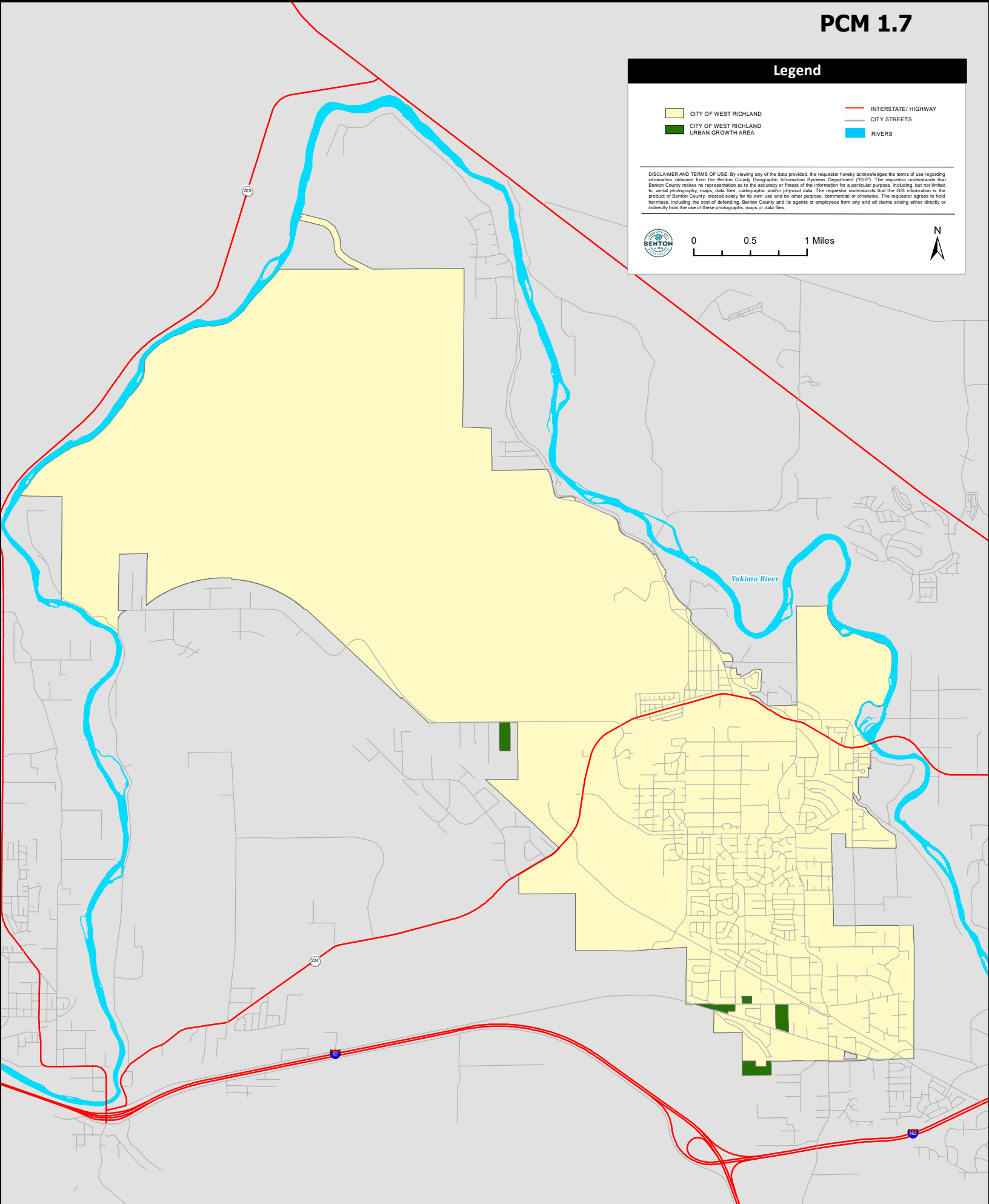
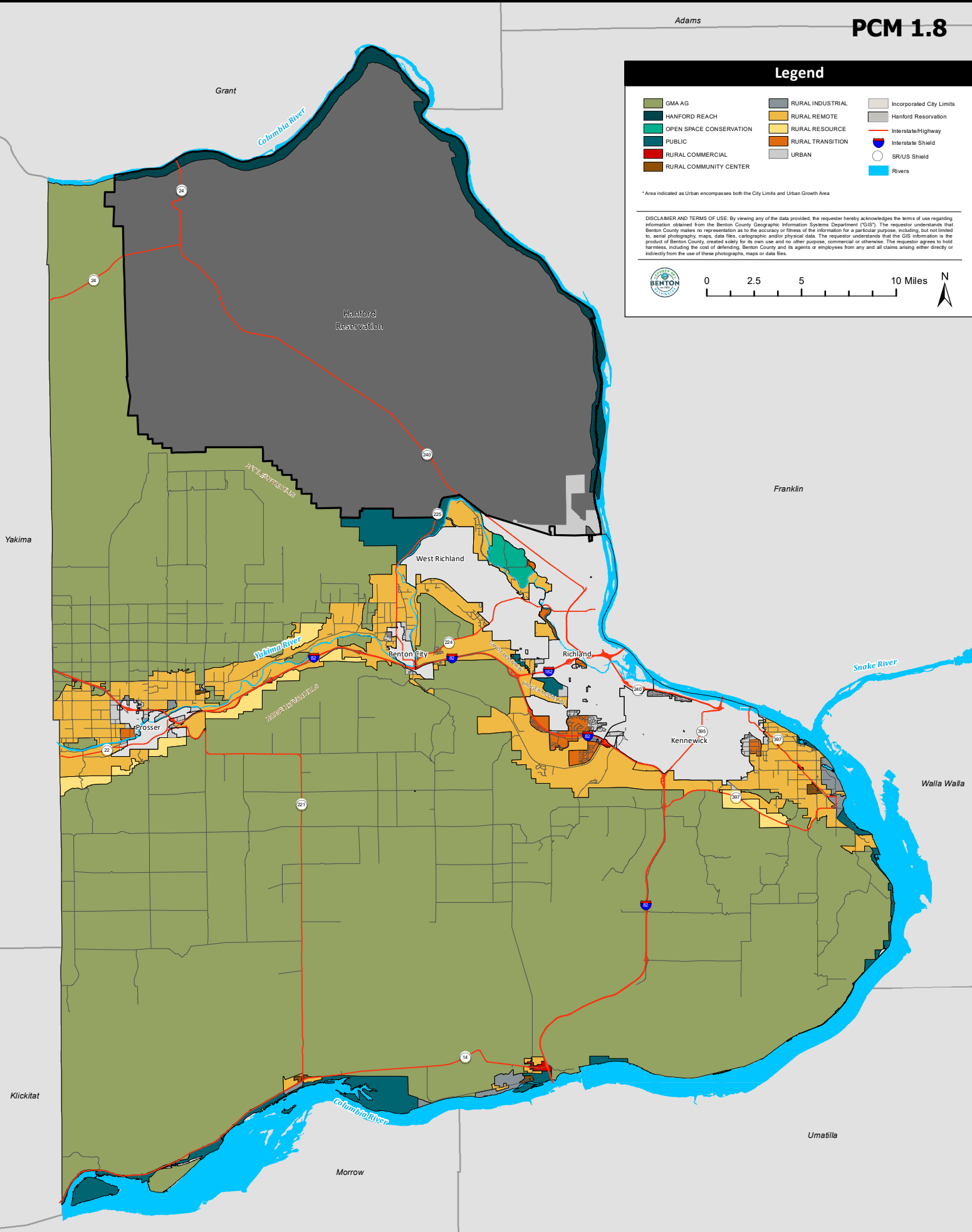


Figure 5: Future/Proposed Land Use Designations Map - Benton County Comprehensive Plan Update Appendix A: Map Folio / March 8, 2022 PC Draft

Adams

PCM 1.8

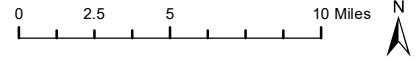


Legend

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

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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

PCM 1.10

Determination of Non-Significance

Proponent: Benton County Planning Division
P.O. Box 910
Prosser, WA 99350

File No. EA 2021-033

Project Description: A Comprehensive Plan Amendment (CPA-2022-004) to clarify and amend the text and Map Folio of the Benton County Comprehensive Plan regarding Urban Land Use Designations. The amendment adds language to Section 3.3.1.1, Urban Land Use Designation, clarifying that Benton County has five designated and approved urban growth areas. The amendment further adds each existing urban growth area map to Appendix A - Map Folio.

Project Location: The proposed Benton County Comprehensive Plan Amendment is Countywide.

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
Phone: 509-786-5672

Date: January 27, 2022

A handwritten signature in blue ink, appearing to read "Michelle Cooke".

Michelle Cooke, Planning Manager
Benton County Community Development Department

**Table 3-4
Land Use Implementation by Zoning**

Land Use	Zoning
Urban	Urban Growth Area Residential
Hanford	Unclassified
Hanford Reach	Unclassified
Growth Management Act Agriculture	Growth Management Act Agriculture
Open Space Conservation	Rural Lands 5
Public	Park District
Rural Transition	Rural Lands 1
Rural Remote	Rural Lands 5
Rural Resource	Rural Lands 20
Rural Community Center	Community Center Residential, Community Commercial
Rural Commercial	Interchange Commercial, General Commercial
Rural Industrial	Light Industrial, Heavy Industrial

Designations under each category are further discussed below.

3.3.1 Urban Lands

Urban lands are lands located within, adjacent to, or as in the case of existing unincorporated islands, surrounded by existing city limits.

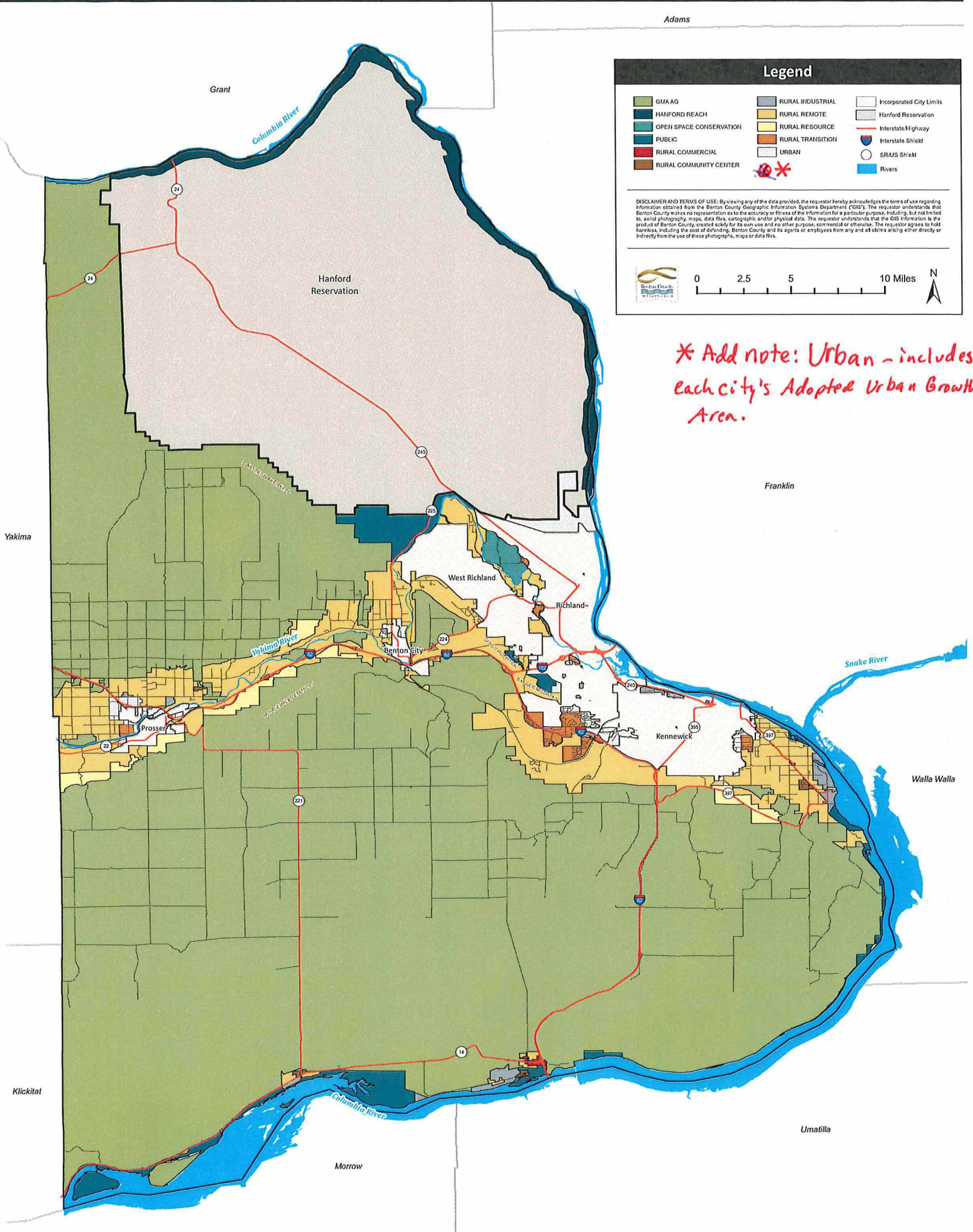
A key component of the GMA and the Comprehensive Plan is to allow growth within the UGAs. These areas include cities and other areas characterized by urban growth or adjacent to such areas, and are designed to accommodate the projected population growth for 20 years. The GMA further specifies that urban growth should first be located in areas that already have adequate existing public facilities and service capacity and second, be located in areas where such services if not already available, can be served adequately by a combination of both existing and future public and private sector facilities and services.

The CWPP establish a process between the County and cities to manage development within the cities and their UGAs, and a process of annexation of UGAs into the cities.

3.3.1.1 Urban Land Use Designation

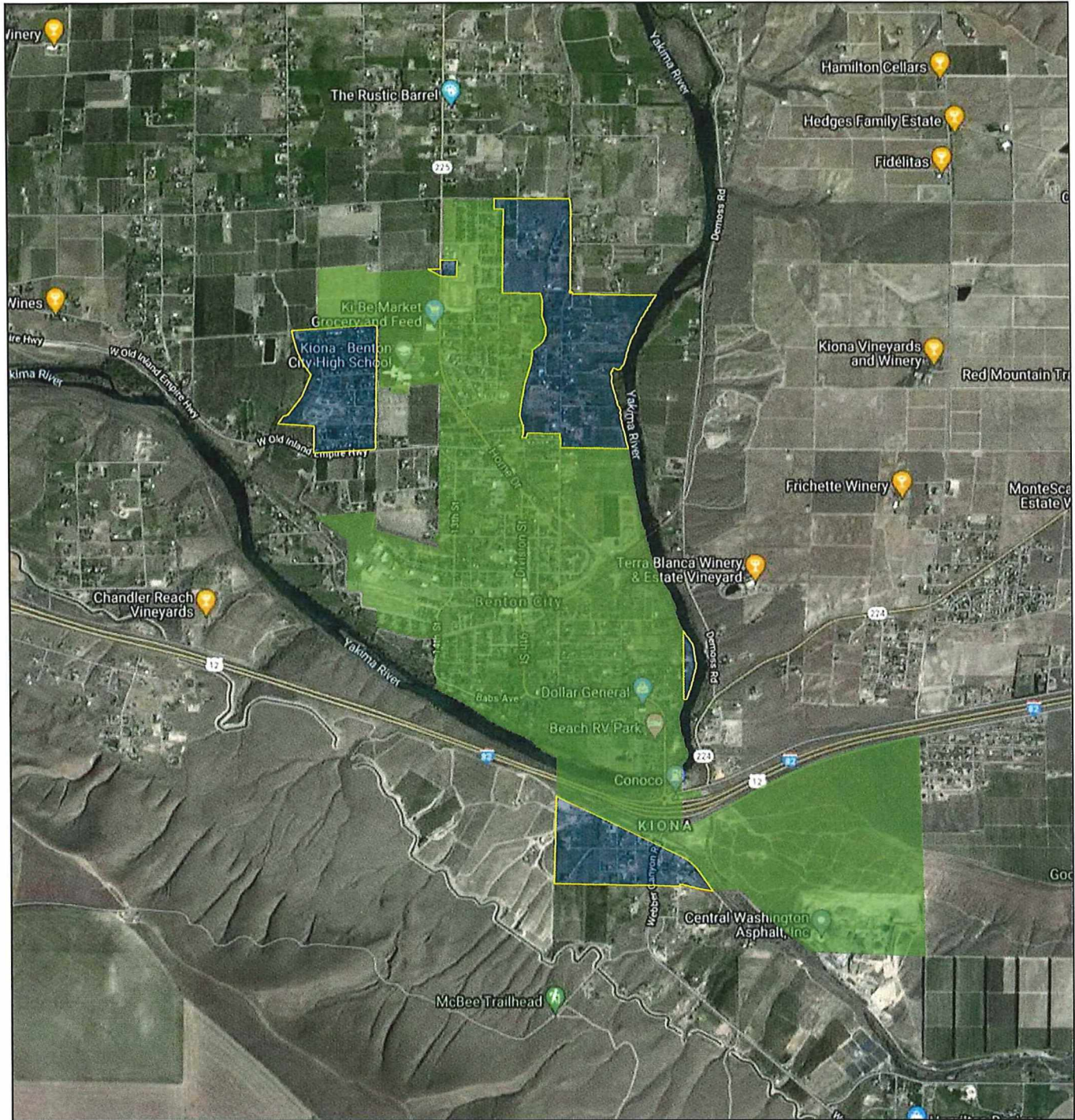
Urban lands in Benton County include land within the city limits and the UGAs. ~~Benton County has~~ There are five designated and approved urban growth areas (UGA's) in Benton County: ~~the city limits~~ and UGAs of Benton City (Appendix A-Figure 1-A), Kennewick (Figure 1-B), Prosser (Figure 1-C), Richland (Figure 1-D), and West Richland (Figure 1-E). The densities, uses, and development

Figure 5: 2017 Periodic Update Land Use Designations Map - Benton County Comprehensive Plan Update Appendix A: Map Folio / February 2018



Appendix A - Figure 1-A

CPA 2022-004 BC Planning Benton City UGA Folio Map Example

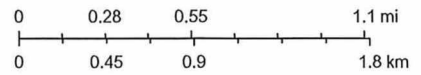


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City Limits

- Benton City
- UGA

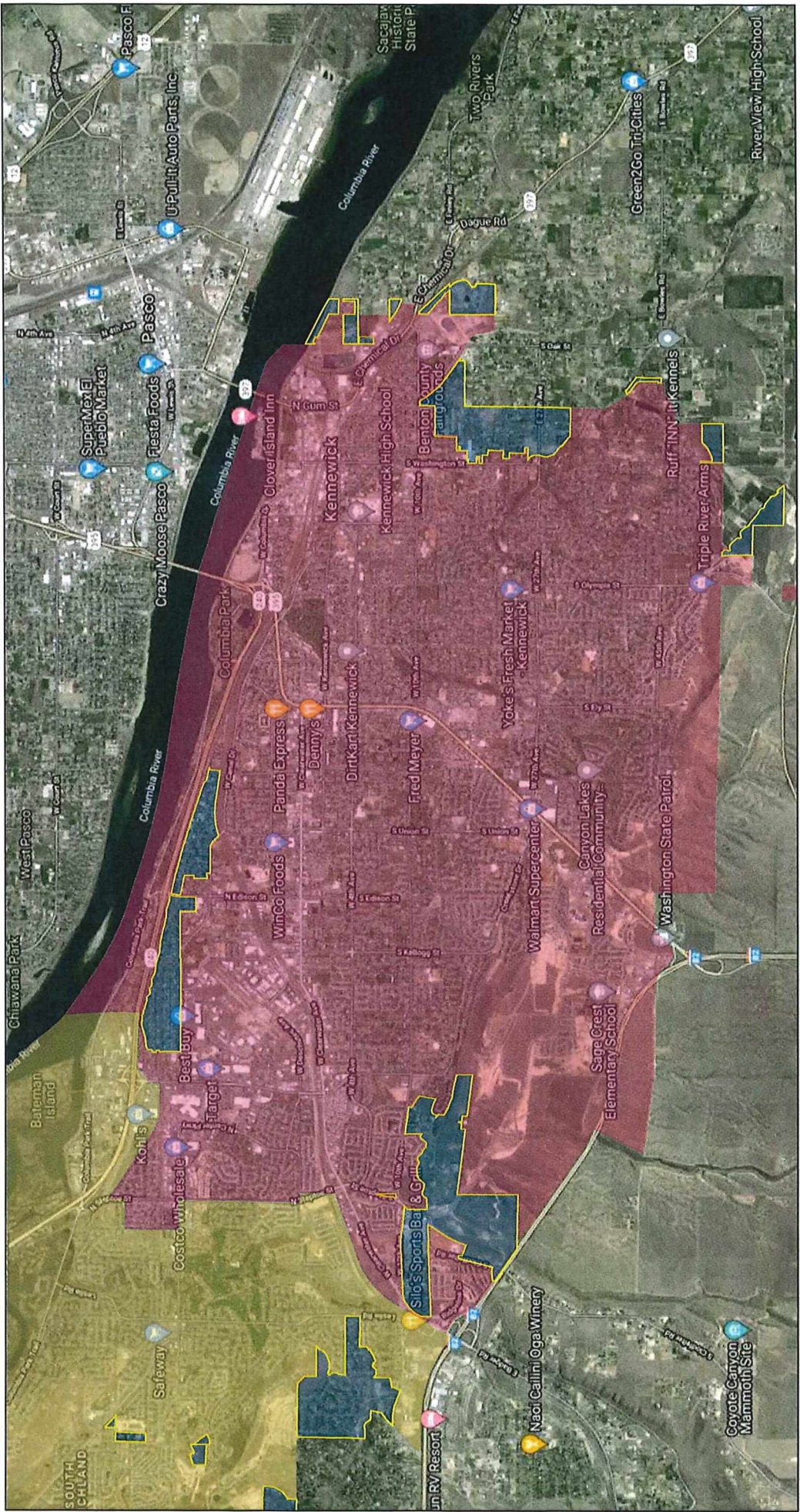
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Appendix A: Figure: 1-B

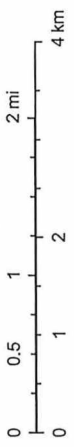
CPA 2022-004 BC Planning Kennewick UGA Folio Map Example



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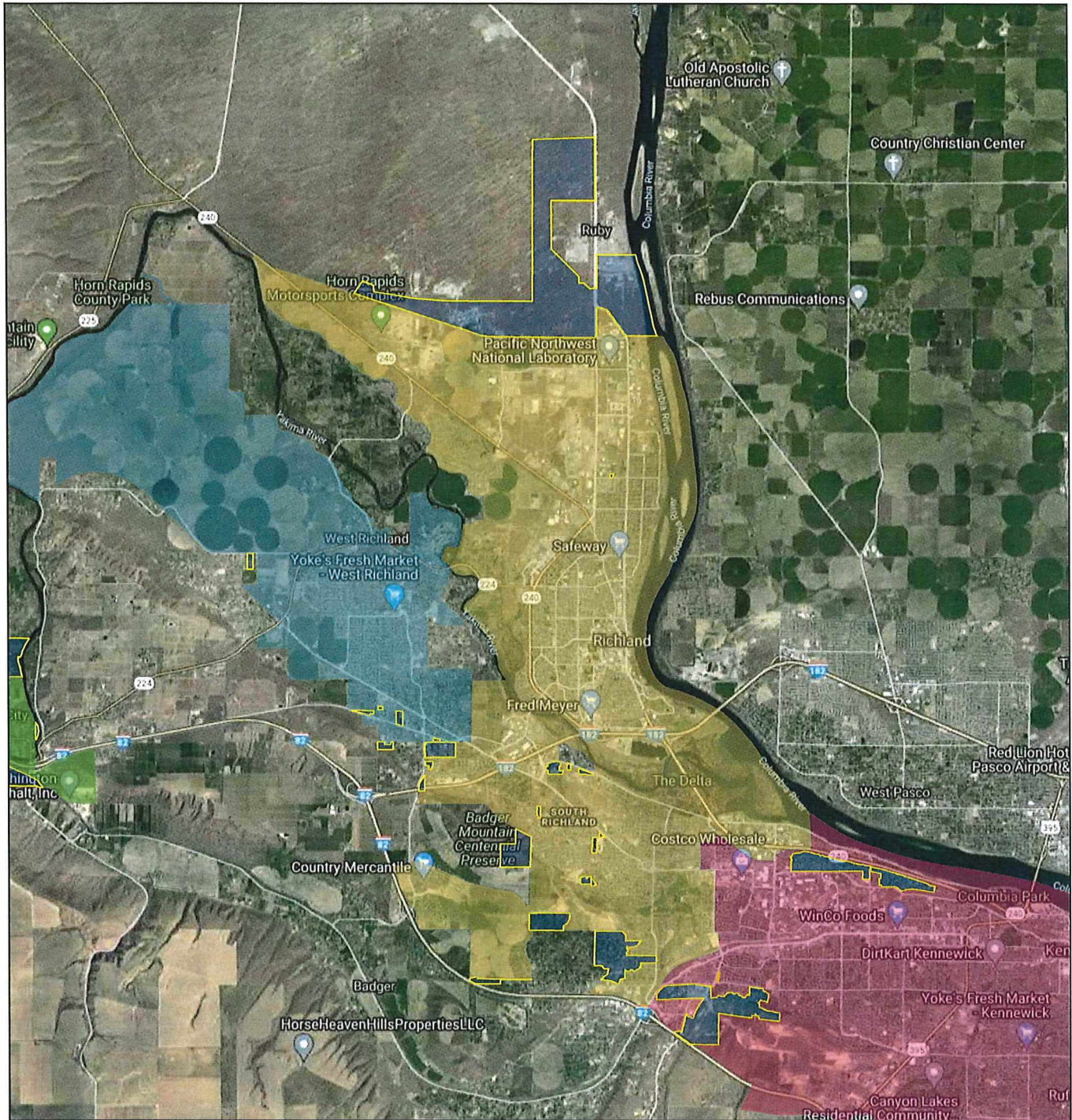
- City Limits
- Kennewick
- Richland
- UGA

1:72,224



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CPA 2022-004 BC Planning Richland UGA Folio Map Example

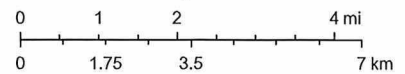


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City Limits

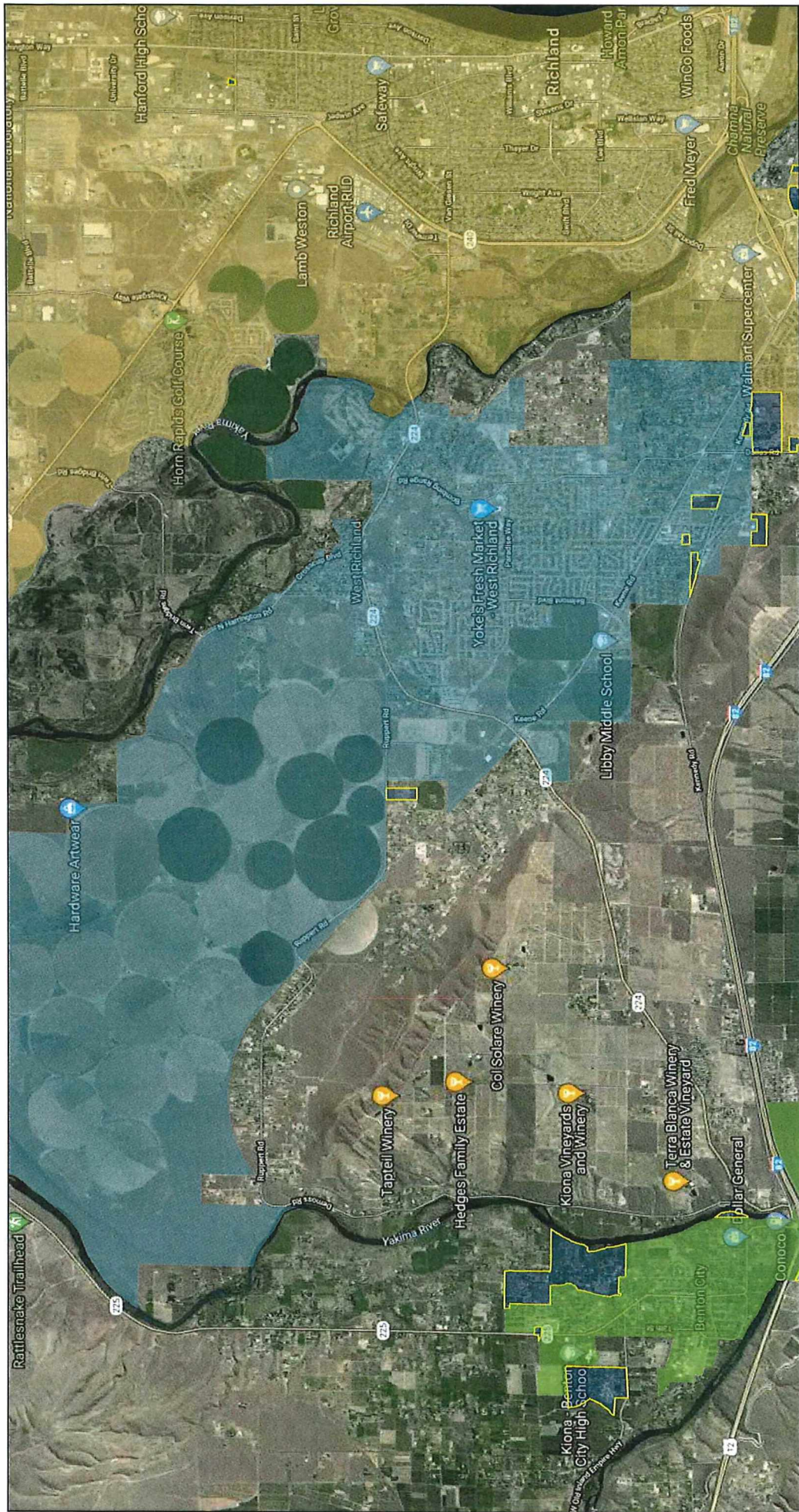
- Benton City
- Kennewick
- Richland
- West Richland
- UGA

1:144,448



Appendix A - Figure 1-E

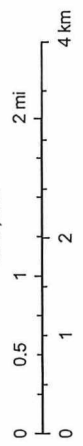
CPA 2022-004 BC Planning West Richland UGA Folio Map Example



12/1/2021, 1:45:54 PM

- City Limits
- Benton City
- Richland
- West Richland
- UGA

1:72,224



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PCM 1.9

SEPA ENVIRONMENTAL CHECKLIST

File No. EA 2021-033

A. BACKGROUND

1. Name of proposed project, if applicable: BC Planning - Textual edits and UGAs to the Comprehensive Land Use Map.
2. Name of applicant: Benton County Planning Division
3. Address and phone number of applicant and contact person: 620 Market St, PO Box 910, Prosser, WA 99350
509-786-5612.
4. Date checklist prepared: 11/23/2021
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.
Zoning amendments are anticipated to be consistent with the Benton County Comprehensive Plan.
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.
This is not a site specific project. Comprehensive Plan Amendment proposes to add textual elements of the Comprehensive Plan
associated with the adoption of each individual Urban Growth Area (UGA) for the five incorporated cities within the County and update
the Benton County Land Use Map to be consistent.

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. N/A. This is not a site specific project.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat Rolling Hilly Steep Slopes Mountainous

Other N/A. This is a county-wide proposal and is not site specific.

b. What is the steepest slope on the site (approximate percent slope)? N/A. Not site specific.

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.

N/A. This is not a site specific proposal.

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

N/A. This is not a site specific proposal.

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. This is not a site specific proposal.

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

N/A. This is not a site specific proposal.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? N/A. This is not a site specific proposal.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: N/A. This is not a site specific proposal.

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. None.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A. This is not a site specific proposal.

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. Not a site specific proposal.

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. Not a site specific proposal.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. N/A. Not a site specific proposal.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. N/A. Not a site specific proposal.

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. N/A. Not a site specific proposal.

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. N/A. Not a site specific proposal.

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. Not a site specific proposal.

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. Not a site specific proposal.

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: N/A. Not a site specific proposal.

4. Plants

a. Check the types of vegetation found on the site:

- | | |
|---|--|
| <input type="checkbox"/> Deciduous tree (<i>alder, maple, aspen, other</i>) | <input type="checkbox"/> Orchards, vineyards or other permanent crops |
| <input type="checkbox"/> Evergreen tree (<i>fir, cedar, pine, other</i>) | <input type="checkbox"/> Wet soil plants (<i>cattail, buttercup, bullrush, skunk cabbage, other</i>) |
| <input type="checkbox"/> Shrubs | <input type="checkbox"/> Water plants (<i>water lily, eelgrass, milfoil, other</i>) |
| <input type="checkbox"/> Grass | <input type="checkbox"/> Other types of vegetation |
| <input type="checkbox"/> Pasture | |
| <input type="checkbox"/> Crop or grain | |

b. What kind and amount of vegetation will be removed or altered? N/A. Not a site specific proposal.

c. List threatened and endangered species known to be on or near the site. N/A. Not a site specific proposal.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: N/A. Not a site specific proposal.

e. List all noxious weeds and invasive species known to be on or near the site. N/A. Not a site specific proposal.

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. Not a site specific proposal.

b. List any threatened and endangered species known to be on or near the site. N/A. Not a site specific proposal.

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. Not a site specific proposal.

e. List any invasive animal species known to be on or near the site. N/A. Not a site specific proposal.

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. Not a site specific proposal.

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: None

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. Not a site specific proposal.

1) Describe any known or possible contamination at the site from present or past uses. N/A. Not a site specific proposal.

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. Not a site specific proposal.

- 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. Not a site specific proposal.

- 4) Describe special emergency services that might be required. N/A. Not a site specific proposal.
-

- 5) Proposed measures to reduce or control environmental health hazards, if any: N/A. Not a site specific proposal.
-

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? N/A. Not a site specific proposal.
-

- 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. Not a site specific proposal.
-

- 3) Proposed measures to reduce or control noise impacts, if any: N/A. Not a site specific proposal.
-

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. N/A. Not a site specific proposal.
-
-

- 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, this is not a site specific proposal.
-
-

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, this is not a site specific proposal.

c. Describe any structures on the site. N/A. Not a site specific proposal.

d. Will any structures be demolished? If so, what? No, this is not a site specific proposal.

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

f. What is the current comprehensive plan designation of the site? N/A. This is not a site specific proposal.

g. If applicable, what is the current shoreline master program designation of the site? N/A. Not a site specific proposal.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. See "Comprehensive Land Use Amendments" Exhibit.

i. Approximately how many people would reside or work in the completed project? N/A. This is a county wide proposal and is not site specific.

j. Approximately how many people would the completed project displace? N/A. This is a county-wide proposal and is not site specific.

k. Proposed measures to avoid or reduce displacement impacts, if any: N/A. This is a county-wide proposal and is not site specific.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: N/A. This is not a site specific proposal.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: N/A. This is not a site specific project.

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. This is not a site specific proposal.

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. This is not a site specific proposal.
- b. What views in the immediate vicinity would be altered or obstructed? N/A. Not a site specific proposal.
- c. Proposed measures to reduce or control aesthetic impacts, if any: N/A. Not a site specific proposal.

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. Not a site specific proposal.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? N/A. Not a site specific proposal.
- c. What existing off-site sources of light or glare may affect your proposal? N/A. Not a site specific proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any: N/A. Not a site specific proposal.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? N/A. This is not a site specific proposal.
- 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. This a site specific proposal.

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. This is not a site specific proposal.

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. This is not a site specific project. Any required evaluations for future site specific projects will be conducted at the time a site specific project is proposed.

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. N/A. This is not a site specific project.
Any required evaluations for future site specific projects will be conducted at the time a site specific project is proposed.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. N/A. This is not a site specific project.
Any required evaluations for future site specific projects will be conducted at the time a site specific project is proposed.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. N/A. This is not a site specific proposal.

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? N/A. This is not a site specific proposal.

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. This is not a site specific proposal.

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. This is not a site specific proposal. Any required evaluations for future site specific projects will be conducted at the time a site specific project is proposed.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No. This is not a site specific proposal.

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. This is not a site specific proposal. Any required evaluations for future site specific projects will be conducted at the time a site specific project is proposed.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No. This is not a site specific proposal.

h. Proposed measures to reduce or control transportation impacts, if any: N/A. Not a site specific proposal.

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. This is not a site specific proposal.

b. Proposed measures to reduce or control direct impacts on public services, if any. N/A. This is not a site specific proposal.

16. Utilities

a. Circle utilities currently available at the site:

electricity natural gas water refuse service telephone sanitary sewer system
other N/A. Not a site specific proposal.

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. Not a site specific proposal.

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 Greg Wendt

Position and Agency/Organization Community Development Director, Benton County, WA

Date Submitted: 11/23/2021

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 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.

Community Development Department
 Prosser Office: 620 Market Street, 1st Floor
 Kennewick Office: 102206 East Wisser 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 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 1.12

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: Chris Sittman <CSittman@kid.org>
Sent: Tuesday, February 1, 2022 3:22 PM
To: Planning Department
Subject: [EXTERNAL] RE: Agency comment request for Determination of NonSignificance (EA 2021-033)

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.

KID has no comments.

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 4:14 PM
To: bmid@badgermountainirrigation.com; 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>; Fire District #1 - Billie <billie@bentonone.org>; lonnie@bentonone.org; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Fire District #2 - R. Duncan <rducan@bcfd2.org>; Fire District #3 - Charles Damron - Interim Fire Chief (cdamron@westbentonfirerescue.org) <cdamron@westbentonfirerescue.org>; Fire District #3 - Gayle Carrasco - Administrator (gcarrasco@westbentonfirerescue.org) <gcarrasco@westbentonfirerescue.org>; wwhealan@bcfd4.org; Fire District #4 - Deputy Chief Paul Carlyle (pcarlyle@bcfd4.org) <pcarlyle@bcfd4.org>; Fire District # 5 - Brian <brian@newhouseassociates.com>; chiefwatt@bcfd6.com; Seth Defoe <SDefoe@kid.org>; Ben Woodard <BWoodard@kid.org>; Development <development@kid.org>; Port of Kennewick - Larry Peterson <lpeterson@portofkennewick.org>; Port of Benton - Bud Zeck <budzeck@portofbenton.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.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>; 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
Subject: Agency comment request for Determination of NonSignificance (EA 2021-033)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see the attached documentation for a SEPA checklist (File Number EA 2021-33) for a Countywide 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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April Brown

From: Cristina Woods
Sent: Monday, January 31, 2022 2:00 PM
To: Planning Department
Subject: RE: Agency comment request for Determination of NonSignificance (EA 2021-033)

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 4:14 PM
To: bmid@badgermountainirrigation.com; 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>; Fire District #1 - Billie <billie@bentonone.org>; lonnie@bentonone.org; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Fire District #2 - R. Duncan <rduncan@bcfd2.org>; Fire District #3 - Charles Damron - Interim Fire Chief (cdamron@westbentonfirerescue.org) <cdamron@westbentonfirerescue.org>; Fire District #3 - Gayle Carrasco - Administrator (gcarrasco@westbentonfirerescue.org) <gcarrasco@westbentonfirerescue.org>; wwhealan@bcfd4.org; Fire District #4 - Deputy Chief Paul Carlyle (pcarlyle@bcfd4.org) <pcarlyle@bcfd4.org>; Fire District # 5 - Brian <brian@newhouseassociates.com>; chiefwatt@bcfd6.com; Kennewick Irrigation District - Seth Defoe <sdefoe@kid.org>; Kennewick Irrigation District - Ben Woodard <bwoodard@kid.org>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; Port of Kennewick - Larry Peterson <lpeterson@portofkennewick.org>; Port of Benton - Bud Zeck <budzeck@portofbenton.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.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>; 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

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