

**EXHIBIT LIST FOR CPA 2024-002/EA 2024-002
Comprehensive Plan Amendment**

DATED

Planning Commission Memo Exhibit List - April 9, 2024			
PCM 1 Includes:	PCM 1.1	Staff Report	March 27, 2024
	PCM 1.2	Current CPA Land Use Designation Map	March 21, 2024
	PCM 1.3	Proposed CPA Land Use Designation Map	March 21, 2024
	PCM 1.4	CPA 2024-002 Application	November 29, 2023
	PCM 1.5	Written Determination of Completeness CPA 2024-002 and EA 2024-002	November 30, 2023
	SEPA INFORMATION		
	PCM 1.6	Environmental Checklist EA 2024-002	November 29, 2023
	PCM 1.7	Determination of Non Significance	February 21, 2024
	HEARING NOTICES		
	PCM 1.8	Notice of Public Hearing	March 20, 2024
	PCM 1.9	Notice of 2024 Comp. Plan Amendment Docket	January 17, 2024
	COMMENTS		
PCM 1.10	Benton County Fire Marshal	February 23, 2024	
PCM 1.11	Benton Co. Public Works	March 4, 2024	
PCM 1.12	Benton Clean Air Authority	February 23, 2024	
Planning Commission Hearing Exhibit List - April 9, 2024			
	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**

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.bentoncountywa.gov



Planning Division

(509) 786-5612

Planning.department@co.benton.wa.us

102206 East Wiser Parkway, Kennewick, WA 99338

PCM 1.1

**STAFF REPORT TO THE
BENTON COUNTY PLANNING COMMISSION**

FILE NO: CPA 2024-002: Comprehensive Plan Amendment by the City of Benton City to amend the land use designation of two parcels.

MEMO DATE: March 25, 2024

HEARING DATE: April 9, 2024

APPLICANT: Spink Engineering for City of Benton City
PO Box 922
Richland, WA 99352

OWNERS:	<u>Parcel 113964011991002</u>	<u>Parcel 113964011991001</u>
	Department of Fish and Wildlife 1701 S 24 th Ave Yakima, WA 98901	Lloyd Goode 33304 N 14 th St Benton City, WA 99320

LOCATION: The parcels are located southwest of the intersection of 14th Street and Chris Avenue in the Benton City area of unincorporated Benton County in Section 13, Township 9N, Range 26E, W.M.

PROPERTY SIZE: 19.79 acres collectively

AREA TO BE USED: N/A

LAND USE: Residential and Park

COMP PLAN: Rural Industrial

ZONING: Light Industrial

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 2024-002**, subject to the eleven (11) Findings of Fact as outlined in this staff report.

APPLICATION DESCRIPTION

Comprehensive Plan Amendment CPA 2024-002 proposes to modify the land use designation of two parcels adjacent to the city limits of Benton City but not within the City’s urban growth area. The proposal is to change the parcel’s current designation of Rural Industrial to Public for parcel 113964011991002 and to Rural Remote for parcel 113964011991001. The amendment will revise and update Appendix A Map Folio Figure 5 - 2017 Periodic Update Land Use Designations

Map in Appendix A of the Benton County Comprehensive Plan and if necessary other tables and text in the Plan that may refer to the current use or designation of the properties.

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

PUBLIC NOTICE

1. Legal notification for the 2024 Comprehensive Plan Amendment Docket was published in the Prosser Record Bulletin on January 17, 2024.
2. The application for CPA 2024-002 was submitted to the Benton County Planning Division on November 29, 2023.
3. The application was declared complete for processing on November 30, 2023.
4. An Environmental Checklist (EA 2024-002) was submitted on November 29, 2023, and a Determination of Non-Significance was issued on February 21, 2024, with a 14-day comment period.
5. The application documents were distributed to reviewing agencies on February 22, 2024.
6. The application documents were provided to the Washington State Department of Commerce on February 22, 2024, through their on-line submittal system, initiating their 60-day review. (*WA Dept. of Commerce: Submittal ID: 2024-S-6892*)
7. Legal notification for the Planning Commission public hearing was published on March 27, 2024 in the Prosser Record Bulletin.
8. Notice of the Planning Commission public hearing was emailed/mailed to property owner of record within 300 feet of the proposal on March 22, 2024.
9. The Planning Commission public hearing is scheduled for April 9, 2024.

STATE ENVIRONMENTAL POLICY ACT

CPA 2024-002 has been reviewed under the requirements of the State Environmental Policy Act, and a Determination of Non-Significance (DNS) was issued on February 21, 2024 with a 14-day comment period. 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. Growth Management Act (GMA) – RCW 36.70A.
10. Benton County Code Chapter 6.35 Environmental Policy.

AGENCY COMMENTS

1. The application documents were distributed to the following review agencies on February 22, 2024:
 - a. Benton County Fire Marshal
 - b. Department of Natural Resources
 - c. Benton Clean Air Authority
 - d. Bureau of Reclamation
 - e. Benton County Public Works
 - f. City of Benton City
 - g. City of West Richland
 - h. Benton-Franklin Health Department
 - i. Kiona Irrigation District
 - j. Washington State Department of Transportation
 - k. Washington State Department of Health
 - l. Department of Ecology
 - m. Fire District #2
 - n. Bureau of Land Management
 - o. Washington Department of Fish and Wildlife
 - p. Washington State Department of Archaeology and Historic Preservation
 - q. Futurewise
 - r. Washington State Department of Commerce
 - s. Yakima Indian Nation
 - t. Confederated Tribes of the Umatilla Indian Reservation
 - u. Tom Price, Environmental Review Inc.
2. No agency comments of significance were received.
3. The following are general comments and discussion points from the Planning Division:

- a. The Planning Division analyzed the application for consistency with the Growth Management Act, the Benton County Comprehensive Plan, the County-Wide Planning Policies, and other regulations adopted by Benton County as applicable.
- b. The subject parcels are designated Rural Industrial by the Benton County Comprehensive Plan.
- c. The proposed Comprehensive Plan designations of Public and Rural Remote and subsequent zone changes will allow the existing single-family residential and park use activities to be consistent with land use and zoning designations for the properties.
- d. Adjacent properties to the north and east are within Benton City limits and are designated Residential while the adjacent County properties to the west are designated Rural Remote.

CRITERIA FOR FINDINGS OF FACT

1. **Benton County Code (BCC) 16.14.030**, Comprehensive Plan – Amendments – Persons Eligible to Request Amendments – Applications.
 - (b) Applications to amend any 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 if 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.**

Section 2.1 Planning Process

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

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

Section 2.2 Land Use

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

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

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

2.2.3 Rural Lands

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

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

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

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

Section 2.9 Parks, Recreation, Open Space, and Historic Preservation

PL Goal 1: Develop and maintain a park system for Benton County residents and visitors that provides a variety of recreational opportunities in regional and local parks and open space.

PL Goal 2: Work with cities and agencies to protect greenways and open spaces along the riverine corridor of the lower Yakima River.

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 2024-002, changing the land use designation from Rural Industrial to Rural Remote and Public 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 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 2024-002 will need to be considered by the Planning Commission and may be added to the suggested Findings of Fact as set forth below. The Planning Commission may decide to adopt these as their own or amend/add to these Findings of Fact after holding the open public hearing.

FINDINGS OF FACT

1. The applicant proposes to modify the Comprehensive Plan designation of two (2) parcels from Rural Industrial to Rural Remote (parcel 113964011991001) and Public (parcel 113964011991002). 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 properties from the current Light Industrial zoning designation to a park and rural residential zoning designation will be required after the Comprehensive Plan Amendment process is completed.
2. The applicant is Spink Engineering for City of Benton City whose mailing address is PO Box 922, Richland, WA 99352.
3. The properties are located southwest of the intersection of 14th Street and Chris Avenue in the Benton City area of unincorporated Benton County in Section 13, Township 9N, Range 26E, W.M. Parcel 113964011991001 is located at 33304 N 14th St, Benton City, WA 99320, and parcel 113964011991002 does not have a situs address assigned.
4. The properties collectively comprise approximately 19.79 acres.
5. The subject parcels are currently designated Rural Industrial by the Benton County Comprehensive Plan.
6. The proposed Comprehensive Plan designation of Rural Remote and Public and the subsequent zone change to a park and rural residential zoning designations will bring existing non-conforming uses into compliance with the proposed zoning district.
7. Adjacent properties to the north and east are within Benton City limits and are designated Residential while the adjacent County properties to the west are designated Rural Remote.
8. Public notice and application requirements have been completed for the Comprehensive Plan Amendment request as follows:

- a. Legal notification for the 2024 Comprehensive Plan Amendment Docket was published in the Prosser Record Bulletin on January 17, 2024.
 - b. The application for CPA 2024-002 was submitted to the Benton County Planning Division on November 29, 2023.
 - c. The application was declared complete for processing on November 30, 2023.
 - d. An Environmental Checklist (EA 2024-002) was submitted on November 29, 2023, and a Determination of Non-Significance was issued on February 21, 2024, with a 14-day comment period.
 - e. The application documents were distributed to reviewing agencies on February 22, 2024.
 - f. The application documents were provided to the Washington State Department of Commerce on February 22, 2024, through their on-line submittal system, initiating their 60-day review. (WA Dept. of Commerce: Submittal ID: 2024-S-6892).
 - g. Legal notification for the Planning Commission public hearing was published on March 27, 2024, in the Prosser Record Bulletin.
 - h. Notice of the Planning Commission public hearing was emailed/mailed to property owner of record within 300 feet of the proposal on March 22, 2024.
 - i. The Planning Commission public hearing is scheduled for April 9, 2024.
9. The application for CPA 2024-002 is consistent with RCW 36.70A, the Growth Management Act.
 10. The application for CPA 2024-002 is consistent with the goals and policies of the Benton County Comprehensive Plan.
 11. The application for CPA 2024-002 is consistent with the goals and policies of the Benton County Comprehensive Plan:
 - Section 2.2 Land Use
 - LU Goal 1: Ensure that land uses are compatible with surrounding uses that maintain public health, safety, and general welfare.
 - Policy 1: Maintain a mix of land uses that supports the character of each rural community.
 - Policy 3: Maximize the opportunities for compatible development within land use designations to serve a multitude of compatible uses and activities.
 - 2.2.3 Rural Lands
 - LU Goal 6: Preserve rural lifestyles outside UGAs and incorporated areas while accommodating new population growth consistent with the protection of rural character.
 - Policy 1: Maintain overall residential densities within rural residential areas that reflect rural character as defined by the GMA and are low enough to perpetuate rural lifestyles, which are typically characterized locally by a predominantly open landscape inhabited by households engaged in diverse and recreational land use activities related to livestock and crop production; protect surface and ground water; and that can be supported by available public services.
 - Policy 2: Development in rural areas is typified by large lots and less dense development. Favoring development that is less dense and has larger lots helps maintain the rural character of designated rural areas and supports the protection of ground and surface water.

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

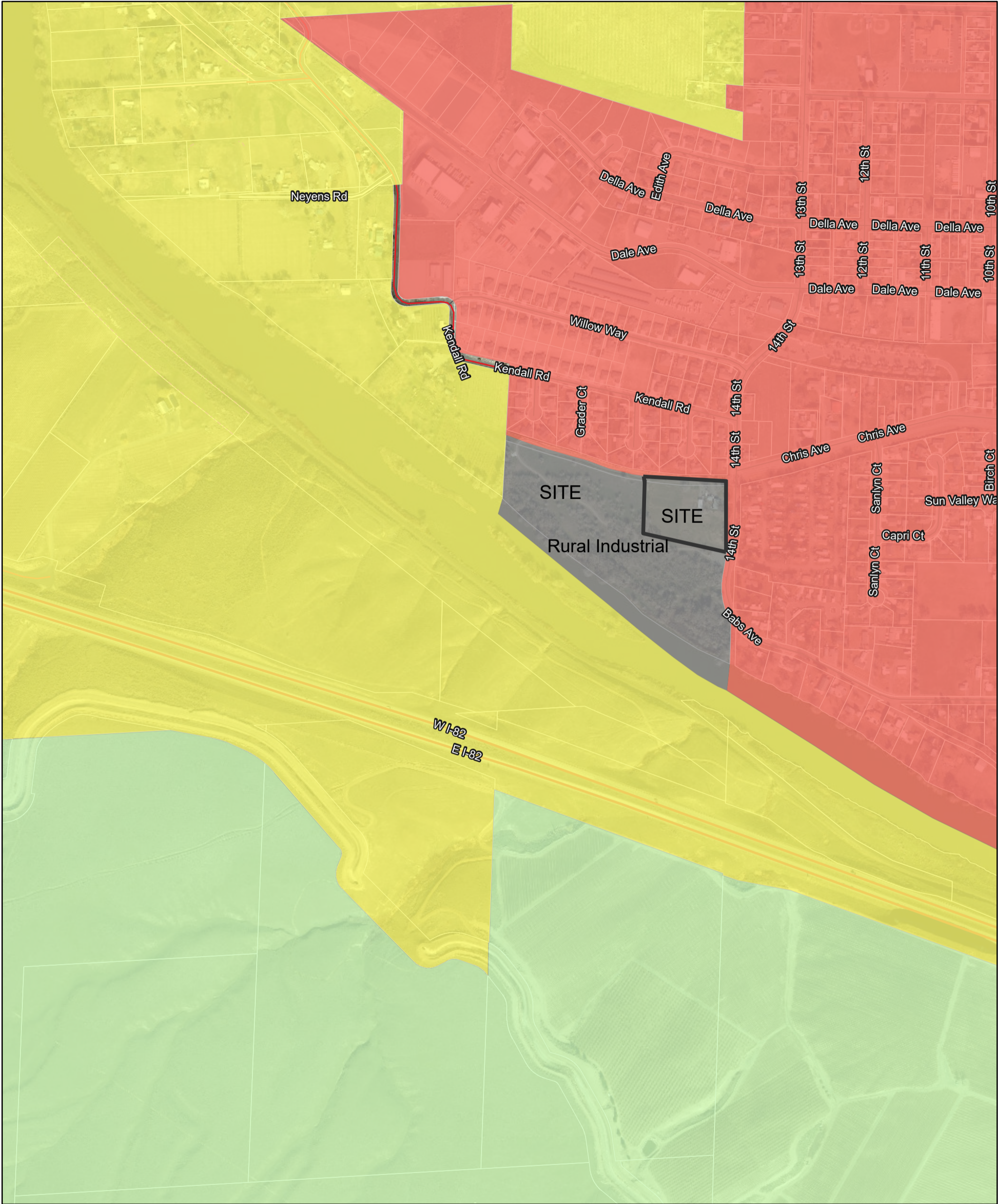
Section 2.9 Parks, Recreation, Open Space, and Historic Preservation

PL Goal 1: Develop and maintain a park system for Benton County residents and visitors that provides a variety of recreational opportunities in regional and local parks and open space.

PL Goal 2: Work with cities and agencies to protect greenways and open spaces along the riverine corridor of the lower Yakima River.

SUGGESTED MOTION

I move that the Planning Commission forward a **recommendation of approval** to the Benton County Board of Commissioners subject to the eleven (11) Findings of Fact listed in the Staff Report dated March 25, 2024 for application CPA 2024-002, and that the Secretary of the Planning Commission develop written findings for approval and signature of the Planning Commission Chairman.



3/21/2024, 1:55:00 PM

CompPlan

GMA AG

RURAL INDUSTRIAL

RURAL REMOTE

URBAN

Access Easement

Road Centerline

Paved County Road

Gravel County Road

Private County Road

Interstate

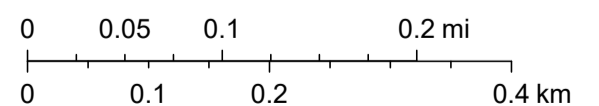
City Road

Parcels

City Limits

Benton City

1:9,028



Geophex Surveys Ltd., Maxar

CPA 2024-002/EA 2024-002 Proposed Comp. Plan Designations

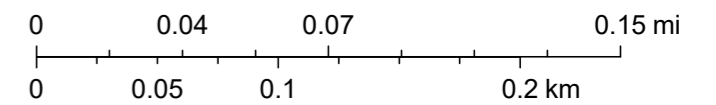
PCM 1.3



2/20/2024, 3:15:47 PM

1:4,514

- Road Centerline — Interstate Parcels
- Paved County Road City Road City Limits
- State Route Benton City



Geophex Surveys Ltd., Maxar

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

File No. CPA 2024-002

- 1. NAME OF APPLICANT: Spink Engineering for Benton City (PO Box 70, BC WA 99320)
 MAILING ADDRESS: PO Box 922, Richland WA 99352
 TELEPHONE: 509-946-1581
 CONTACT PERSON: Nathan Radach *NATHAN @ SPINKENG.COM*

RECEIVED

NOV 29 2023

- 2. LEGAL OWNER(S) OF RECORD, if different from applicant:
 (Attach additional sheet if necessary.)
 Name: Department of Fish and Wildlife *Benton Co. Planning Dept.*
 Address: 1701 South 24th Ave, Yakima WA 98901
 Phone: 509-406-0223

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

- 1. Address, parcel number and legal description of property:
Parcel # 113964011991001: Abbreviated Legal Description - 1993 Fleetwood Chadwick 26 x 56: Section 13 Township 9 Range 26, Short Plat #1991, Lot 1 subject to easements and restrictions of record less portion to City of Benton City for road right of way. (desc chg 10/5/95 af#95-22563).
Parcel # 113964011991002: abbreviated legal description - Short Plat #1991, Lot 2 subject to easements and restrictions of record less portion to City of Benton City for road right of way. (desc chg 2/8/96 af#96-3094)
- 2. What is the current use of the property?
Open Land - City operated natural park with paved trail & residential
- 3. What is the existing comprehensive plan designation for the area in which the property is located?
Rural Industrial
- 4. What is the proposed use of the property?
Open Land - Park
Residential - Residential/Home
- 5. State the requested amendment language or proposed plan designation for the property:

Open Land - Public

Residential - RL5

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:

Open Land - owned by DFW with agreement with Benton City to maintain property as a "natural park."

Residential - privately owned residence, in place since 1993

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:


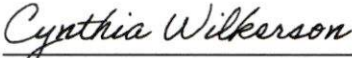

Land has access to utilities and 14th Street as both properties have been in place for some time: park - 15 years, residence 30 years. Availability to emergency services will not change. Availability to schools, waste disposal and other city amenities will not change.

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

For an amendment to the Comprehensive Plan Map, the proposed designation is adjacent to property having a similar and compatible designation, or the subject property is of sufficient size, or other conditions are present, to locate development or otherwise mitigate potential incompatibilities to insignificant levels;

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	Nathan Radach Printed Name	11/29/23 Date
 Signature of Legal Owner's	Name: WDFW Printed Name Cynthia Wilkerson	11/29/23 Date
 Signature of Person with Additional Ownership Interest	Lloyd Goode Printed Name	11-29-23 Date
_____ Signature of Person with Additional Ownership Interest	_____ Printed Name	_____ Date
_____ Signature of Person with Additional Ownership Interest	_____ Printed Name	_____ Date

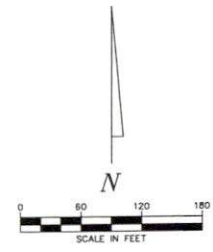
ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.

An application fee of \$1,000.00 must be submitted with this application. This fee is non- refundable. Please make checks payable to Benton County Treasurer.



DISPLAY MAP
FOR

- DISC GOLF COURSE-
- PARKING LOT EXPANSION-
- BOAT LAUNCH-
- EXERCISE STATIONS-



REV.	DATE	DESCRIPTION



DRAWN BY:	DESIGNED BY:
APPROVED BY:	DATE:
PROJECT: Disc Golf Course 5-4-23.dwg	

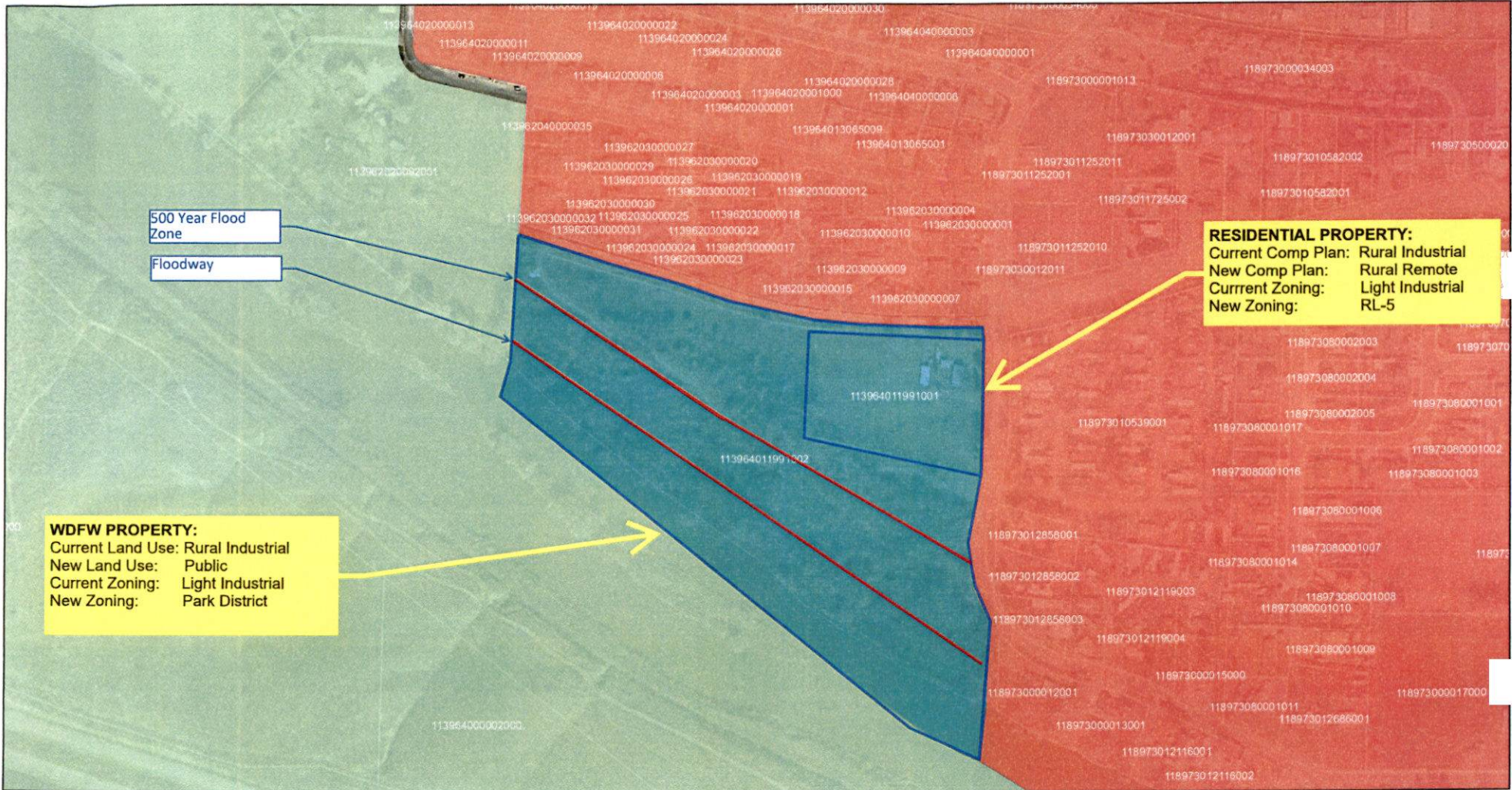
CITY OF BENTON CITY
**DISC GOLF COURSE
 PARKING & BOAT LAUNCH**
 BENTON CITY, WASHINGTON

SHEET
1 of 1

JOB# 22-115
 DWG# 600-278

5-5-23

14th Street Park in County: Rural Industrial



500 Year Flood Zone
Floodway

WDFW PROPERTY:
Current Land Use: Rural Industrial
New Land Use: Public
Current Zoning: Light Industrial
New Zoning: Park District

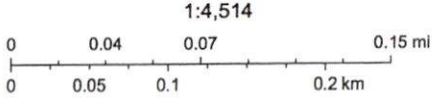
RESIDENTIAL PROPERTY:
Current Comp Plan: Rural Industrial
New Comp Plan: Rural Remote
Current Zoning: Light Industrial
New Zoning: RL-5

11/12/2023, 11:15:29 PM

Comp Plan
URBAN
RURAL INDUSTRIAL

RURAL REMOTE
Parcels and Assess

City Limits
Benton City



Geopex Surveys Ltd., Maxar

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 E 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 1.5

November 30, 2023

Spink Engineering
C/o Nathan Radach
PO Box 922
Richland, WA 99352

RE: Written Determination of Completeness for CPA 2024-002 and EA 2024-002

Dear Mr. Radach,

This office is in receipt of your application for a Comprehensive Plan Amendment (CPA) proposing amend the land use designation of parcels 1-1396-401-1991-001 and 1-1396-401-1991-002 from Rural Industrial to Rural Remote and Public respectively.

The office is also in receipt of an associated Environmental Checklist (EA 2024-002), required to accompany the application for a Comprehensive Plan Amendment. Upon reviewing your project permit application our office has determined that the required material for a complete application has been submitted, a file number has been assigned, and the review process will begin on your project permit application. Prior to the Planning Commission open record hearing for your application, you will receive a public hearing notice and a copy of the staff memo.

Although this office has determined the application is complete, more clarification or information may be needed from you once we begin the review process. If additional information is required, it will need to be submitted to our office before the item can be heard at the open record hearing before the Planning Commission.

If you have any questions regarding this matter, do not hesitate to contact this office.

Sincerely,

Michelle Mercer
Planning Manager

Cc: City of Benton City, PO Box 70, Benton City, WA 99320

EA 2024/002

RECEIVED

NOV 29 2023

Benton County
Planning Division**A. Background** [Find help answering background questions](#)**1. Name of proposed project, if applicable:**

Spink Engineering Job #23-132
14th Street Park, Benton County Comprehensive Plan Amendment and Rezone

2. Name of applicant:

Nathan Radach, Project Manager
Spink Engineering for City of Benton City (PO Box 70, BC WA 99320)

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

Spink Engineering, LLC
Nathan Radach, Project Manager
(509) 203-0542
1623 Terminal Drive
Richland, WA 99352

4. Date checklist prepared:

11/21/23

5. Agency requesting checklist:

Benton County
Planning Division
PO Box 910
Prosser, WA 99350

102206 East Wiser Parkway
Kennewick, WA 99338

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

December 2023 –

Phase 1 – Comprehensive Plan Amendment to change Land Designation for applicable parcels (see *Attachment 1: Parcel Map with Flood Plain* for reference):

- Parcel 113964011991002 – Change designation to “Public”
- Parcel 113964011991001 – Change designation to “Rural Remote”

June 2024 -

Phase 2 – Rezone parcels as required to match current land use and for future development:

- Parcel 113964011991002 – Change zoning to “Park District”
- Parcel 113964011991001 – Change zoning to “RL-5”

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

Yes, development of 14th Street Park to include installation of a disc golf course and freestanding exercise equipment. (See *Attachment 2: Future Site Plan* for reference). This will require minor excavation and a cultural resources survey. The future development is depending on availability of funds. Preliminary design is subject to change.

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

A SEPA Checklist is being prepared for this project.

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.

As previously stated, a Comprehensive Plan Amendment is to be filed with Benton County along with this SEPA Checklist for approval.

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

A Cultural Resource survey will be required for all future projects requiring excavation.

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. (Lead agencies may modify this form to include additional specific information on project description.)

Two existing parcels currently zoned light industrial require rezoning to "Park" and "Residential" to match their current uses. This will allow for future development of both sites.

See *Attachment 1: Parcel Map with Flood Plain* for zoning classifications.

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.

Benton City, WA. 33304 N 14th Street

Parcel # 113964011991001: Abbreviated Legal Description - 1993 Fleetwood Chadwick 26 x 56: Section 13 Township 9 Range 26, SHORT PLAT #1991, LOT 1 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD LESS PORTION TO CITY OF BENTON CITY FOR ROAD RIGHT OF WAY. (DESC CHG 10/5/95 AF#95-22563.

Parcel # 113964011991002: Abbreviated Legal Description - SHORT PLAT #1991, LOT 2 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD LESS PORTION TO CITY OF BENTON CITY FOR ROAD RIGHT OF WAY.(DESC CHG 2/8/96 AF#96-3094)

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Terrain is generally flat with minor slope along the riverbank of the Yakima River. The park portion of the site is undeveloped shrub steppe environment with an asphalt paved trail through the site.

The residential development consists of a single family home, two storage buildings, and a fenced pasture.

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

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

5% Grade is identified as the estimated steepest slope on site, near the river's bank.

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.

The USDA Natural Resources Conservation Service (NRCS) has identified the soils on and around the site as Finley fine sandy loam and Warden silt loam. No soils will be removed from the site as a result of this application. See *Attachment 3: USDA Soil Survey*.

A portion of the residential parcel is currently used for pasture. There are no other known historical uses of agriculture for this property.

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

No indications of unstable soils in the vicinity.

- 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.**

There are no current plans for excavation, filling, or grading at this time.

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

Limited wind erosion from blowing dust may occur.

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

No additional impervious surfaces are planned to be installed at this time.

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

No measures will be implemented to reduce or control erosion, as no construction is scheduled to take place at this time.

2. Air [Find help answering air questions](#)

- a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable – no construction is scheduled to take place at this time.

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

There are no other known sources of emissions or odor that would affect this proposal.

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

Not applicable – no construction is scheduled to take place at this time.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

The park area borders the Yakima River on the south side of the parcel. See *Attachment 1: Parcel Map with Flood Plain* for location of floodplain.

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 work will be done within 200 feet of any water bodies.

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

Not applicable.

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

The 100' stretch of land along the bank of the Yakima River lies within the 500-year flood zone. See *Attachment 1: Parcel Map with Flood Plain* for location of floodplain.

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Not applicable.

b. Ground Water: [Find help answering ground water questions](#)

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

The current residence utilizes an existing well as the source of potable water. It is estimated that approximately 138 gallons of water is utilized per day for a single residence. No other groundwater will be withdrawn, nor will any water be discharged to groundwater.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

The current residence utilizes an existing septic tank for sewage waste. Only domestic sewage will be discharged into the ground as a result of this septic tank.

c. Water Runoff (including stormwater):

- a) 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.**

Storm water is the only known source of runoff for this area. No methods of collection and disposal are planned for this project. The current storm water remains onsite and percolates into the ground naturally.

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

No foreseeable potential for waste materials to enter the ground and surface waters.

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

No drainage patterns are affected as a result of this proposal.

- c) **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

No measures are needed to control runoff water, as the project does not alter the ground in any way.

4. **Plants** [Find help answering plants questions](#)

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

WDFW Website labels this area is a shrubsteppe habitat.

- b. **What kind and amount of vegetation will be removed or altered?**

No vegetation will be removed or altered as a result of this proposal.

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

No known threatened or endangered species on or near site.

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

No landscaping proposal or plan will be provided for this project.

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

Quackgrass, puncturevine, and cheat grass have been located on or near the site.

5. **Animals** [Find help answering animal questions](#)

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

The following animals have been observed on or near the site, although it is assumed that native species are located throughout the site, as it is undeveloped and river accessible:

Birds: Killdeer, Sparrow, Starling

Mammals: Deer

Fish: None

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

WDFW lists the area as a known territory for Ferruginous Hawk, which is listed as threatened at state level, although none have been observed near the site. (See *Attachment 4: Priority Habitats and Species on the Web*)

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

Yes, it lies in the Pacific Flyway.

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

None needed.

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

None known.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. 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.

No energy will be used for this project.

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

No.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

N/A

7. Environmental Health [Find help with answering environmental health questions](#)

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

No. No environmental health hazards could occur because of this proposal.

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

None known.

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 known.

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.**

No toxic or hazardous chemicals will be stored, used or produced for this project.

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

None required for this project.

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

None required for this project.

b. Noise

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

Traffic noise from nearby roads and adjacent business operations will not impact the project.

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)?**

No noise will be created as a result of this project.

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

Minimal noise anticipated, no uncommon or excessive noise will occur.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Parcel # 113964011991001: This smaller parcel contains a residence, several out-buildings, and fenced pasturelands.

Parcel # 113964011991002: This larger parcel consists of un-developed parklands, with an asphalt pathway weaving through the northern half of the parcel, and an asphalt parking lot installed on the northeast corner.

Updating the comprehensive plan and zoning classifications will better align the properties with their current uses.

This will have no impact on nearby or adjacent properties.

- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

Not applicable.

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?**

This proposal will not affect surrounding farm or forest lands.

c. Describe any structures on the site.

Parcel # 113964011991001: Residential property containing:

- Manufactured home, 1408 SF with a covered deck
- Storage Shed, 160 SF
- Pole Building with a Lean-to, 1750 SF

Parcel # 113964011991002: Park Sign kiosk located next to the asphalt pathway.

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

No structures to be demolished as a result of this proposal.

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

Parcel 113964011991002 – Light Industrial

Parcel 113964011991001 – Light Industrial

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

Parcel 113964011991002 – Rural Industrial

Parcel 113964011991001 – Rural Industrial

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

Not applicable

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

A portion of parcel 91002 has been classified within a 500-Year Flood Zone.

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

Parcel 91001 currently houses an occupied residence. There are no plans to modify this property.

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

None

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

Not applicable

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

The project will be permitted through Benton County as a Comprehensive Plan amendment and future zoning revision.

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

None needed.

9. Housing [Find help answering housing questions](#)

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

Not applicable

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

Not applicable

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

Not applicable

10. Aesthetics [Find help answering aesthetics questions](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Not applicable.

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

None, no new structures to be built on site.

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

Not applicable.

11. Light and Glare [Find help answering light and glare questions](#)

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

Not applicable.

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

No, no new structures on site.

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

None known.

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

None necessary.

12. Recreation [Find help answering recreation questions](#)

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

Parcel 113964011991002 – Currently used as a park facility, with asphalt walking path. Future development plans include a disc golf course and exercise stations, pending funding opportunities.
Parcel 113964011991001 – Used as residential property, no recreational opportunities.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No. It would allow for potentially additional recreational opportunities

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 [Find help answering historic and cultural preservation questions](#)

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.

There are no eligible structures on site.

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.

There is no evidence of any historic use or occupation onsite. A Cultural Resources Survey (CRS) was completed in 2022 for the placement of kiosks along the walking path. See *Attachment 5: Cultural Resources Survey*.

- 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.**

A search was conducted on the Department of Archaeological and Historic Preservation's online database to verify that no cultural resources have been located on this site. The Kendall Holstein Dairy is constructed near the site, and labeled as an eligible Heritage Property (see *Attachment 6: Historic Site Map*).

- 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, as DAHP's online search found no cultural resources on this site or surrounding area. Should funding opportunities allow for installment of future park amenities, a new CRS would be completed prior to any excavation on the park site.

14. **Transportation** [Find help with answering transportation questions](#)

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The parcels are currently accessible to 14th street on the east side of each property. There are currently driveways at each site to provide access.

- 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?**

Geographic area is currently served by Benton Franklin Transit. Nearest transit stop is approximately 2200 ft from site.

- c. **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).**

Proposal will not require any improvements to existing roadway infrastructure.

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

Project will not occur in vicinity of alternate transportation methods.

- e. **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?**

As this is an amendment to Comprehensive Plan and zoning revision, no traffic would increase or decrease as a result of this proposal.

- f. **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.**

Project will not interfere or affect agricultural or forest transport.

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

None.

15. Public Services [Find help answering public service questions](#)

- 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.**

Project will not increase need for public services.

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

Not applicable.

16. Utilities [Find help answering utilities questions](#)

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

No new utilities or modification to existing utilities proposed for this project.

C. Signature [Find help about who should sign](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X Nathan Radach

Type name of signee: Nathan Radach

Position and agency/organization: Project Manager, Spink Engineering

Date submitted: 11/30/2023

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Very unlikely to increase any discharges, emissions, etc.

- Proposed measures to avoid or reduce such increases are:

N/A

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

Very unlikely to affect wildlife.

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

N/A

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

Very unlikely to deplete energy or natural resources.

- 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,

X

Type name of signee: Nathan Radach

Position and agency/organization: Project Manager, Spink Engineering

Date submitted: 11/30/2023

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Very unlikely to increase any discharges, emissions, etc.

- **Proposed measures to avoid or reduce such increases are:**
N/A

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

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
N/A

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

- **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?

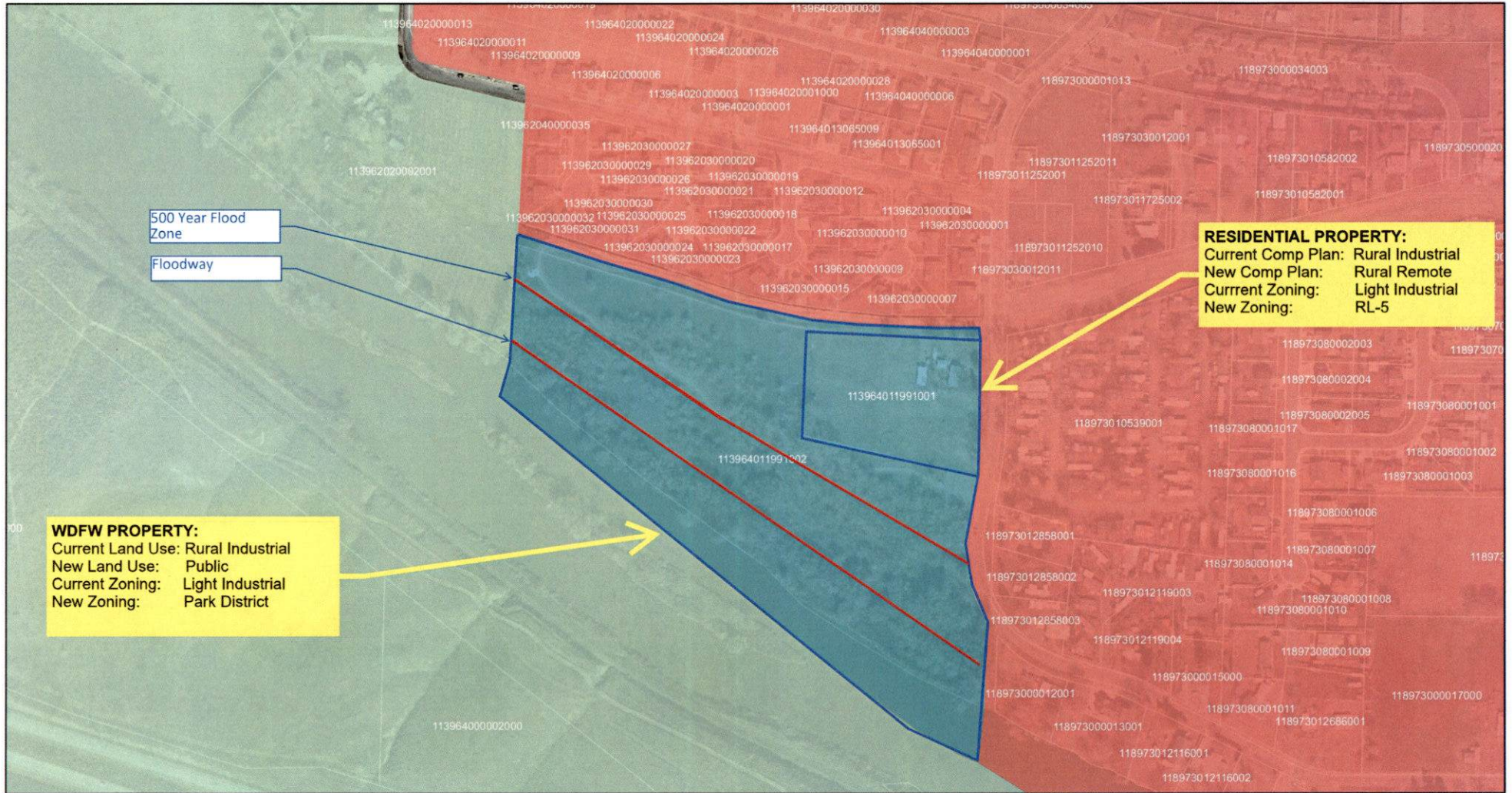
Use of existing park will continue as currently utilized by the public. No increase in public use is anticipated as a result of this proposal.

- **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?**
Proposal is not anticipated to allow or encourage use incompatible with plans.
- **Proposed measures to avoid or reduce shoreline and land use impacts are:**
None
- 6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**
Very unlikely to increase demands on transportation, public services, or utilities.
- **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.**
Proposal will not conflict with laws or requirements for protection of the environment.

Attachment 1

Parcel Map with Flood Plain

14th Street Park in County: Rural Industrial



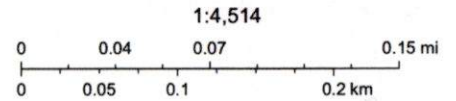
500 Year Flood Zone
Floodway

RESIDENTIAL PROPERTY:
 Current Comp Plan: Rural Industrial
 New Comp Plan: Rural Remote
 Current Zoning: Light Industrial
 New Zoning: RL-5

WDFW PROPERTY:
 Current Land Use: Rural Industrial
 New Land Use: Public
 Current Zoning: Light Industrial
 New Zoning: Park District

11/12/2023, 11:15:29 PM

- Comp Plan
- URBAN
- RURAL INDUSTRIAL
- RURAL REMOTE
- Parcels and Assess
- City Limits
- Benton City



Geophex Surveys Ltd., Maxar

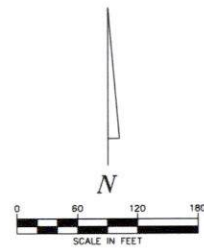
Attachment 2

Future Site Plan



DISPLAY MAP
FOR

- DISC GOLF COURSE-
- PARKING LOT EXPANSION-
- BOAT LAUNCH-
- EXERCISE STATIONS-



REV	DATE	REVISION COMMENTS

SPINK ENGINEERING
1033 Harvard Drive, Richland, WA - 200.948.1208 • www.spinkeng.com

DRAWN BY:
DESIGNED BY:
APPROVED BY:
FILE: 22-115 - Disc Golf Course & Boat Launch

CITY OF BENTON CITY
**DISC GOLF COURSE
PARKING & BOAT LAUNCH**
WASHINGTON
BENTON CITY

SHEET
1 of 1
JOB# 22-115

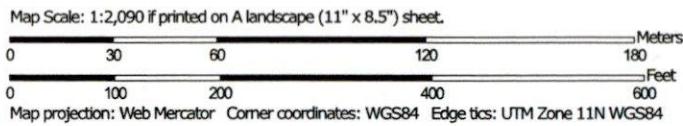
Attachment 3

Soil Map

Soil Map—Benton County Area, Washington
(Attachment 3: USDA Soil Survey)







































Soil Map may not be valid at this scale.



Soil Map—Benton County Area, Washington
(Attachment 3: USDA Soil Survey)

MAP LEGEND

- | | | | | |
|-------------------------------|---|------------------------|---|-----------------------|
| Area of Interest (AOI) |  | Area of Interest (AOI) |  | Spoil Area |
| Soils |  | Soil Map Unit Polygons |  | Stony Spot |
| |  | Soil Map Unit Lines |  | Very Stony Spot |
| |  | Soil Map Unit Points |  | Wet Spot |
| Special Point Features |  | Blowout |  | Other |
| |  | Borrow Pit |  | Special Line Features |
| |  | Clay Spot | Water Features | |
| |  | Closed Depression |  | Streams and Canals |
| |  | Gravel Pit | Transportation | |
| |  | Gravelly Spot |  | Rails |
| |  | Landfill |  | Interstate Highways |
| |  | Lava Flow |  | US Routes |
| |  | Marsh or swamp |  | Major Roads |
| |  | Mine or Quarry |  | Local Roads |
| |  | Miscellaneous Water | Background | |
| |  | Perennial Water |  | Aerial Photography |
| |  | Rock Outcrop | | |
| |  | Saline Spot | | |
| |  | Sandy Spot | | |
| |  | Severely Eroded Spot | | |
| |  | Sinkhole | | |
| |  | Slide or Slip | | |
| |  | Sodic Spot | | |

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Benton County Area, Washington
Survey Area Data: Version 19, Aug 29, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 26, 2022—Jun 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FeB	Finley fine sandy loam, 2 to 5 percent slopes	13.8	64.6%
PaA	Pasco fine sandy loam, 0 to 2 percent slopes	1.5	6.9%
PcA	Pasco silt loam, 0 to 2 percent slopes	0.0	0.2%
W	Water	2.4	11.2%
WdB	Warden silt loam, 2 to 5 percent slopes	3.7	17.2%
Totals for Area of Interest		21.4	100.0%

Attachment 4

Priority Habitats and Species on the Web

**The content of this report is not
releasable to the public.**

Attachment 5

Cultural Resources Survey

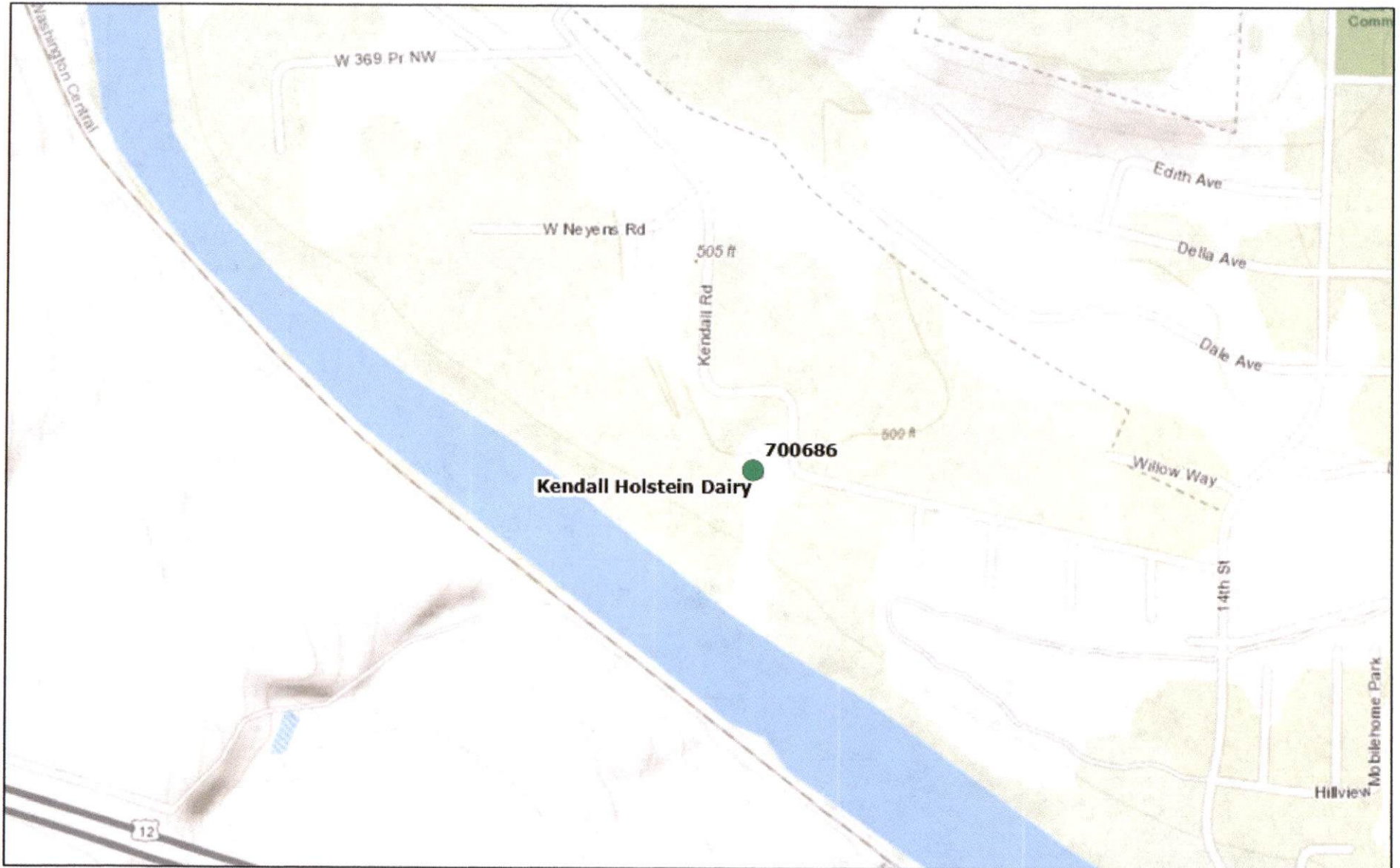
**The content of this report is
not releasable to the public.**

Attachment 6

Historic Site Map

HISTORIC SITE MAP

14th Street Park, Benton City



5/23/2020

Inventories (points)

● Determined Eligible

● Register Properties (Points)

— Register Properties (Lines)

▨ Heritage Barns

■ Register Properties (Polygons)

▨ Register Districts

▭ County

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Sources: Esri, HERE, Garmin, Intermap, Incent P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

X 

Type name of signee: Nathan Radach

Position and agency/organization: Project Manager, Spink Engineering

Date submitted: 11/30/2023

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Very unlikely to increase any discharges, emissions, etc.

- **Proposed measures to avoid or reduce such increases are:**
N/A

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

Very unlikely to affect wildlife.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
N/A

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

Very unlikely to deplete energy or natural resources.

- **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,

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
 Kennewick Office: 102206 East Wiser Parkway
www.bentoncountywa.gov

**Planning Division**

(509) 786-5612
 Planning.department@co.benton.wa.us
 102206 E Wiser Parkway, Kennewick, WA 99338

Determination of Non-Significance

Proponent: Spink Engineering, LLC for Benton City
 PO Box 922
 Richland, WA 99352

File No. EA 2024-002

Project Description: A Comprehensive Plan Amendment (CPA 2024-002) by Spink Engineering on behalf of the City of Benton City to amend the land use designation of two (2) parcels in the Benton County Comprehensive Plan. The application proposes to amend the current land use designation of Rural Industrial for both parcels to a land use designation of Public for parcel 1-1396-401-1991-002 and a designation of Rural Remote for parcel 1-1394-401-1991-001. Additionally, the subsequent rezone of the properties from the Light Industrial zoning designation to a Park zoning designation for parcel number 1-1396-401-1991-002 and a rezone of Parcel 1-1396-401-1991-001 to a Rural Lands 5 Acre has been included in this SEPA application review.

Project Location: The project is located in the Benton City area of unincorporated Benton County, located at 33304 N 14th St, Benton City, WA 99320. The parcel is legally described as Lots 1 and 2 of Short Plat 1991, Section 13, Township 9N, Range 26E, parcel numbers 113964011991001 and 113964011991002.

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 March 6, 2024.

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

SEPA Responsible Official: Michelle Mercer

Position/Title: Planning Manager – Benton County Planning Division

Address: 102206 E Wiser Parkway, Kennewick, WA 99338

Date: February 21, 2024

Michelle Mercer, Planning Manager
 Benton County Community Development Department

Community Development Department
Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.bentoncountywa.gov



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102206 East Wiser Parkway, Kennewick, WA 99338

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING BEFORE THE BENTON COUNTY PLANNING COMMISSION in the matter of county planning at a regular meeting on April 9, 2024, at 6:00 p.m., via in person and virtual meeting format 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. To find information on virtual attendance options, including streaming video, WebEx video conferencing and telephone, please visit www.tinyurl.com/BCPublicNotice.

NOTICE IS HEREBY GIVEN that public comment will be taken on the following proposed amendments to the Benton County Comprehensive Plan before the Benton County Planning Commission at this meeting:

CPA 2024-001 - A proposal by Benton County to amend two (2) sections of the Benton County Comprehensive Plan related to the Open Space Conservation Land Use Designation. The application proposes to amend Section 3.3.5 table 3.4.

CPA 2024-002 - A proposal by Spink Engineering on behalf of the City of Benton City to amend the land use designation of two (2) parcels in the Benton County Comprehensive Plan. The application proposes to amend the current land use designation of Rural Industrial for both parcels to a land use designation of Public for parcel 1-1396-401-1991-002 and a designation of Rural Remote for parcel 1-1394-401-1991-001.

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 February 21, 2024. Accordingly, Environmental Impact Statements were not required for these proposals. Any comments regarding these determinations and the environmental impacts of the proposals can be made at the Planning Commission Hearing or in writing to the Benton County Planning Division by 3 p.m. on Monday, April 8, 2024.

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. Information concerning the applications can be obtained at the Benton County Planning Division, by calling 736-3089 (Tri-Cities) or 786-5612 (Prosser) or by visiting www.tinyurl.com/BCPublicNotice.

Dated this 20th day of March 2024.

Martin Sheeran, Chairman
Benton County Planning Commission

Michelle Mercer, Manager
Planning Division

PUBLISH: March 27, 2024

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
 Kennewick Office: 102206 East Wiser Parkway
www.bentoncountywa.gov

**Planning Division**

(509) 786-5612
 102206 E Wiser Parkway, Kennewick WA 99338
planning.department@co.benton.wa.us

Benton County Planning Division 2024 Comprehensive Plan Amendment Docket

The 2024 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 2024-001 - A proposal by the Community Development Department, Planning Division to clarify and amend two sections in the Benton County Comprehensive Plan related to the Open Space Conservation Land Use Designation.

CPA 2024-002 - A proposal by the City of Benton City requesting a change in the Comprehensive Plan Land Use Designation on two parcels from Rural Industrial to Rural Remote and Public. These parcels are located in the southwest corner of the intersection of 14th Street and Chris Avenue, Benton City WA. Parcel # 113964011991002 will be change from Rural Industrial to Public and Parcel #113964011991001 will be changed from Rural Industrial to Rural Remote in Section 13, Township 9 North, Range 24 East, W.M.

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 2024. 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 <http://tinyurl.com/BCcontactus>. Information regarding the amendment process is available via the County website at <https://tinyurl.com/CPAannual>.

Michelle Mercer, Planning Manager
 BENTON COUNTY PLANNING DIVISION

PUBLISHED: Wednesday, January 17, 2024.



Fire Marshal Comments:

PCM 1.10

Date: February 23, 2024

Parcel #: 1-1396-401-1991-002, 1-1394-401-1991-001

Donna,

From the perspective of the Fire Marshal, I have no comments in regard to EA 2024-002.

If you have questions on these requirements, please, feel free to contact the County Fire Marshal at (509) 735-3500. Ext 2411.

Re: EA 2024-002, Benton City

**Gary Tiplady
Benton County Fire Marshal
Building Inspector II
509-735-3500
Gary.Tiplady@co.benton.wa.us**



PCM 1.11

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

March 4, 2024

Donna Hutchinson
Planning Division
PO Box 910
Prosser, WA 99350

RE: 202400779; EA 2024-002

Dear Donna Hutchinson:

Thank you for the opportunity to comment during the Determination of Non Significance process for the Comprehensive Plan Amendment - Land Use Designation changes. The Department of Ecology (Ecology) has the following comments.

Water Resources

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. If you have any questions or would like to respond to these Water Resources comments, please contact Christopher Kossik at (509) 379-1826 or email at christopher.kossik@ecy.wa.gov.

Sincerely,

Joy Espinoza
SEPA Coordinator
Central Regional Office
509-379-3967
crosepacoordinator@ecy.wa.gov



BENTON CLEAN AIR AGENCY

February 23, 2024

Re: EA 2024-002

Donna Hutchinson
Rural Water Supply Coordinator
102206 E. Wiser Parkway
Kennewick, WA 99338

Applicant/Proponent: Nathan Radach
1623 Terminal Dr
Richland, WA 99352

Dear Ms. Hutchinson:

It has come to our attention that you are reviewing a proposal for the above named applicant in which a parcel or parcels will be disturbed for development. Because these activities may cause possible fugitive dust emissions, we would like to take this opportunity to provide information to ensure that the applicant takes reasonable steps to control the dust from his/her project.

The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will ensure that the proponent has the ability and resources to control fugitive dust emissions that may be created as a result of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Noah Lee

Noah Lee
Inspector