

**EXHIBIT LIST FOR CPA 2025-001/EA 2025-001
Comprehensive Plan Amendment**

DATED

Planning Commission Memo Exhibit List - May 13, 2025			
PCM 1	PCM 1.1	Staff Report	April 23, 2025
Includes:	PCM 1.2	Current CPA Land Use Designation Map	March 5, 2025
	PCM 1.3	Proposed CPA Land Use Designation Map	March 5, 2025
	PCM 1.4	CPA 2024-002 Application	November 14, 2024
	PCM 1.5	Written Determination of Completeness CPA 2025-001 and EA 2025-001	November 19, 2024
		SEPA INFORMATION	
	PCM 1.6	Environmental Checklist EA 2025-001	November 15, 2024
	PCM 1.7	Determination of Non Significance	March 5, 2025
		HEARING NOTICES	
	PCM 1.8	Notice of Public Hearing	April 23, 2025
	PCM 1.9	Notice of 2025 Comp. Plan Amendment Docket	January 15, 2025
		COMMENTS	
	PCM 1.10	Kennewick Irrigation District	March 19, 2025
	PCM 1.11	Department of Fish and Wildlife	March 18, 2025
	PCM 1.12	Department of Fish and Wildlife- Updated Comment	March 27, 2025
	PCM 1.13	Washington State Department of Transportation	March 20, 2025
	PCH 1.3		
Board of County Commissioners Memo Exhibit List- June 3, 2025			
BCCM 1	BCCM 1.1	Board of County Commissioner Resolution	May 22, 2025
Includes:	BCCM 1.2	Planning Commission Recommendation, Findings of Fact and Conclusions	May 13, 2025
	BCCM 1.3	Board of County Commissioners Open Record Appeal Hearing Legal Notification	May 14, 2025
	BCCM 1.4	Planning Commission Audio Recording	May 13, 2025

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

**PCM = Planning Commission Memo Exhibits
PCH = Planning Commission Hearing Exhibits
BCCM = County Commissioner Memo Exhibits**

RESOLUTION

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON

IN THE MATTER OF COUNTY PLANNING RE: A COMPREHENSIVE PLAN AMENDMENT APPLICATION, CPA 2025-001, BY KNUTZEN ENGINEERING FOR 5D DEVELOPMENT AT COTTONWOOD I LLC, TO MODIFY THE LAND USE DESIGNATION OF TWO (2) PARCELS FROM RURAL INDUSTRIAL TO RURAL COMMERCIAL AND AMEND APPENDIX A - MAP FOLIO, FIGURE 5 – 2017 PERIODIC UPDATE LAND USE DESIGNATION MAP TO REFLECT THESE CHANGES.

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

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

WHEREAS, the Benton County Planning Commission conducted an Open Record Hearing for CPA 2025-001 on May 13, 2025, to consider the application by Knutzen Engineering and considered all evidence and testimony submitted at the public hearing and after discussion, voted to forward the proposed amendment to the Board of County Commissioners with a positive recommendation; and

WHEREAS, the Planning Commission recommendation of approval is set forth in the Planning Commission's Recommendation, Findings of Fact and Conclusions incorporated hereby by reference (BCCM 1.3), that are found in file number CPA 2025-001, located in the Planning Division; and

WHEREAS, notice of Open Record Hearing before the Board of County Commissioners was published in the Prosser Record Bulletin on May 21, 2025; put on the County website and sent to the applicants and interested parties on May 20, 2025, as noted in the file maintained in the Planning Division, and

WHEREAS, the Board of County Commissioners conducted an Open Record Hearing on Tuesday, June 3, 2025, at 9:00 a.m. in the Commissioners Meeting Room, Third Floor, Courthouse, Prosser, Washington to consider the above proposed application for a comprehensive plan amendment; and

WHEREAS, after consideration of the above-mentioned request and review of the Planning Commission record, staff recommendations, and all written and oral comments submitted at the public hearing, the Board of County Commissioners adopted the Planning Commission's Findings of Fact as their own and it appears to be in the best interest of the public to approve application CPA 2025-001 **NOW, THEREFORE,**

BE IT RESOLVED, the Board of Benton County Commissioners, Benton County, Washington hereby approves the Comprehensive Plan Amendment application CPA 2025-001, amending the land use designation of two parcels from a current designation of Rural Industrial to a designation of Rural Commercial for parcels 111881013744005 and 111881020000015 and amending Appendix A – Map Folio Figure 5 - 2017 Periodic Update Land Use Designations Map (BCCM 1.3) to reflect these changes is hereby approved.

Dated this 3rd day of June, 2025.

Chairman of the Board

Chairman Pro Tem

**Commissioner
Constituting the Board of County
Commissioners of Benton County
Washington**

Attest.....
Clerk of the Board

**RECOMMENDATION OF THE
BENTON COUNTY PLANNING COMMISSION**

RE: In the Matter of County Planning: relating to
the Comprehensive Plan Amendment to the Land
Use Designations of two parcels.

File No. CPA 2025-001
RECOMMENDATION, FINDINGS OF FACT
AND CONCLUSIONS

RECOMMENDATION

CPA 2025-001; A Comprehensive Plan Amendment to modify the land use designation of two parcels (parcel numbers 111881020000015 and 111881013744005) from Rural Industrial to Rural Commercial is hereby recommended to be **APPROVED**. This action is based upon the following findings pursuant to RCW 58.17.110.

RESOLUTION

WHEREAS, the legal notification for the 2025 Comprehensive Plan Amendment Docket pursuant to RCW 36.70A.130 was given on January 15, 2025 in the Prosser Record Bulletin; and,

WHEREAS, the open record public hearing was held on May 13, 2025, at 6:00 p.m., in the Planning Hearing Room, First Floor, Courthouse, 620 Market St., Prosser, WA 99350; and,

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

WHEREAS, the following members attended the meeting, Brian Skeels, Lloyd Coughlin; Robert Mendez and Kelly Hanson; and,

WHEREAS, all those who testified and those public hearing exhibits that were received into evidence are identified in the minutes for the hearing on May 13, 2025; and,

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

WHEREAS, the Planning Commission at the open record public hearing considered the evidence submitted and voted to recommend approval with the findings of fact as outlined in the staff memo dated April 23, 2025; and,

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

FINDINGS OF FACT

1. The applicant proposes modifying the Comprehensive Plan designation of two (2) parcels from Rural Industrial to Rural Commercial. 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 commercial zoning designation will be required after the Comprehensive Plan Amendment process is completed.
2. The applicant is Knutzen Engineering for 5D Development at Cottonwood I LLC whose mailing address is 5401 Ridgeline Dr., Ste 160, Kennewick, WA 99338.
3. The parcels (parcel numbers 111881020000015 and 111881013744005) are located northwest of the intersection of Badger Road and Wisner Parkway in the Kennewick area of unincorporated Benton County in Section 11, Township 8N, Range 28E, W.M.
4. The properties collectively comprise approximately 10.52 acres.
5. The subject parcels are currently designated Rural Industrial by the Benton County Comprehensive Plan.
6. The proposed Comprehensive Plan designation of Rural Commercial and the subsequent zone change to a commercial zoning designation will allow the parcels to be developed consistently with the adjacent parcels.
7. Adjacent properties to the east designated Rural Commercial, to the west industrial, to the south residential and industrial, and to the north city of Richland.
8. Public notice and application requirements have been completed for the Comprehensive Plan Amendment request as follows:
 - a. Legal notification for the 2025 Comprehensive Plan Amendment Docket was published in the Prosser Record Bulletin on January 15, 2025.
 - b. The application for CPA 2025-001 was submitted to the Benton County Planning Division on November 14, 2024.
 - c. The application was declared complete for processing on November 19, 2024.
 - d. An Environmental Checklist (EA 2025-001) was submitted on November 14, 2024, and a Determination of Non-Significance was issued on March 5, 2025, with a 14-day comment period.
 - e. The application documents were distributed to reviewing agencies on February March 5, 2025.
 - f. The application documents were provided to the Washington State Department of Commerce on March 5, 2025, through their on-line submittal system, initiating their 60-day review. (WA Dept. of Commerce: Submittal ID: 2025-S-8140)
 - g. Legal notification for the Planning Commission public hearing was published on April 23, 2025, 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 April 18, 2025.

i. The Planning Commission public hearing is scheduled for May 13, 2025.

9. The application for CPA 2025-001 is consistent with RCW 36.70A, the Growth Management Act.

10. The application for CPA 2025-001 is consistent with the goals and policies of the Benton County Comprehensive Plan:

Section 2.1 Planning Process

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

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

Section 2.2 Land Use

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

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

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

Section 2.6 Economic Development

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

Policy 3: Provide adequate, accessible commercial areas while minimizing impact on surrounding uses.

ED Goal 2: Expand employment opportunities in unincorporated Benton County.

Policy 4: Designate uses within "Rural Commercial" areas as those which either serve interstate freeway traffic or are located at the center of rural communities to serve their needs.

THEREFORE, BE IT RESOLVED THAT THE BENTON COUNTY PLANNING COMMISSION, through its Chairman, adopts these findings and conclusions with respect to File No. CPA 2025-001, and hereby recommends APPROVAL to the Board of County Commissioners for amendments to the Benton County Comprehensive Plan to change the land use designation of two parcels (parcel numbers 111881020000015 and 111881013744005) from Rural Industrial to Rural Commercial.



Lloyd Coughlin, Vice Chairman
BENTON COUNTY PLANNING COMMISSION

5/13/2025

DATE

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



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

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING before the Board of County Commissioners, in the matter of the proposed 2025 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 following proposed amendment to the Benton County Comprehensive Plan before the Board of County Commissioners on June 3, 2025, in the Commissioners meeting room located on the 3rd floor of the Courthouse, 620 Market Street, Prosser WA. At this hearing, the Board of County Commissioners may approve, or disapprove the amendment.

CPA 2025-001 - A proposal by Knutzen Engineering on behalf of 5D Development at Cottonwood 1 LLC 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 from Rural Industrial to Rural Commercial for parcels located northwest of the intersection of Wisar Pkwy and Detrick PR SE in Section 11, Township 8 North, Range 30 East, W.M. for parcels 1-1188-101-3744-005 and 1-1188-102-0000-015.

NOTICE IS FURTHER GIVEN that the proposed Comprehensive Plan Amendment has been reviewed under the requirements of the State Environmental Policy Act and Determinations of Non-Significance (DNS) were issued on March 5, 2025, for CPA 2025-001. Accordingly, Environmental Impact Statements were not required for this proposal. Any comments regarding these determinations and the environmental impacts of the proposals can be made at the Board of County Commissioners hearing or in writing to the Benton County Planning Division by 3 p.m. on Monday June 2, 2025.

In addition to in person attendance, Benton County will also be providing virtual attendance options, including streaming video, WebEx video conferencing and telephone, please visit <https://tinyurl.com/BENCOHRG>. 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.

Dated this 14th day of May 2025.

Jerome Delvin, Chairman
Board of County Commissioners

Michelle Mercer, Planning Manager
Planning Division
Benton County Community Development Department

PUBLISH: May 21st, 2025

The Audio Recording of the Benton County Planning Commission hearing is available by accessing the May 13, 2025 Planning Commission meeting on the County Website.

<https://www.bentoncountywa.gov/agendalist.aspx?categoryid=1204>

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



Planning Division
 (509) 786-5612
 Planning.department@co.benton.wa.us

STAFF REPORT TO THE BENTON COUNTY PLANNING COMMISSION

FILE NO: CPA 2025-001: Comprehensive Plan Amendment by Knutzen Engineering on behalf of 5D Development at Cottonwood I LLC to amend the land use designation of two parcels.

MEMO DATE: April 23, 2025

HEARING DATE: May 13, 2025

APPLICANT: Knutzen Engineering for 5D Development at Cottonwood I LLC
 5401 Ridgeline Dr., Ste 160
 Kennewick, WA 99338

OWNER: 5D Development at Cottonwood I LLC
 C/o Mike Detrick
 410 Fanning Rd
 Pasco, WA 99301

LOCATION: The parcels are located northwest of the intersection of Badger Road and Wisner Parkway in the Kennewick area of unincorporated Benton County in Section 11, Township 8N, Range 28E, W.M.

PROPERTY SIZE: 10.52 acres collectively

AREA TO BE USED: N/A

LAND USE: Vacant

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 2025-001**, subject to the ten (10) Findings of Fact as outlined in this staff report.

APPLICATION DESCRIPTION

Comprehensive Plan Amendment CPA 2025-001 proposes to modify the land use designation of two parcels in the Kennewick area of unincorporated Benton County. The proposal is to change the parcel's current designation of Rural Industrial to Rural Commercial. 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 an Interchange Commercial zoning designation will be required after the Comprehensive Plan Amendment process is completed.

PUBLIC NOTICE

1. Legal notification for the 2025 Comprehensive Plan Amendment Docket was published in the Prosser Record Bulletin on January 15, 2025.
2. The application for CPA 2025-001 was submitted to the Benton County Planning Division on November 14, 2024.
3. The application was declared complete for processing on November 19, 2024.
4. An Environmental Checklist (EA 2025-001) was submitted on November 14, 2024, and a Determination of Non-Significance was issued on March 5, 2025, with a 14-day comment period.
5. The application documents were distributed to reviewing agencies on February March 5, 2025.
6. The application documents were provided to the Washington State Department of Commerce on March 5, 2025, through their on-line submittal system, initiating their 60-day review. (*WA Dept. of Commerce: Submittal ID: 2025-S-8140*)
7. Legal notification for the Planning Commission public hearing was published on April 23, 2025, 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 April 18, 2025.
9. The Planning Commission public hearing is scheduled for May 13, 2025.

STATE ENVIRONMENTAL POLICY ACT

CPA 2025-001 has been reviewed under the requirements of the State Environmental Policy Act, and a Determination of Non-Significance (DNS) was issued on March 5, 2025, 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 March 5, 2025:
 - a. Benton County Building Division
 - b. Dept. of Commerce
 - c. Department of Natural Resources
 - d. Benton Clean Air Authority
 - e. Benton County Engineer
 - f. Benton-Franklin Dist. Health Department
 - g. Dept. of Transportation
 - h. Washington State Department of Health
 - i. Department of Ecology
 - j. Benton County Fire Marshal
 - k. Dept. of Fish and Wildlife
 - l. Bureau of Reclamation
 - m. Bureau of Land Management
 - n. Fire District # 1
 - o. Futurewise
 - p. Department of Archaeology/Historic Preservation
 - q. Tom Price-Environmental Review Inc.
 - r. City of Kennewick
 - s. City of Richland
 - t. BNSF
 - u. Kennewick Irrigation Dist.
 - v. Confederated Tribes and Bands of the Yakama Nation
 - w. Confederated Tribes of Umatilla Indian Reservation
2. Comments regarding future site development requirements were received from the Department of Fish and Wildlife, Kennewick Irrigation District, and the Department of Transportation.

3. The following are general comments and discussion points from the Planning Division:
 - a. The Planning Division analyzed the application for consistency with the Growth Management Act, the Benton County Comprehensive Plan, the County-Wide Planning Policies, and other regulations adopted by Benton County as applicable.
 - b. The subject parcels are designated Rural Industrial by the Benton County Comprehensive Plan.
 - c. The proposed Comprehensive Plan designation of Rural Commercial and the subsequent zone change will allow the parcels to be developed consistently with surrounding uses.
 - d. Adjacent properties to the east are designated Rural Commercial while the adjacent properties to the west are designated Rural Industrial.

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.

Section 2.6 Economic Development

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

Policy 3: Provide adequate, accessible commercial areas while minimizing impact on surrounding uses.

ED Goal 2: Expand employment opportunities in unincorporated Benton County.

Policy 4: Designate uses within "Rural Commercial" areas as those which either serve interstate freeway traffic or are located at the center of rural communities to serve their needs.

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 2025-001, changing the land use designation from Rural Industrial to Rural Commercial 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 2025-001 will need to be considered by the Planning Commission and may be added to the suggested Findings of Fact as set forth below. The Planning Commission may decide to adopt these as their own or amend/add to these Findings of Fact after holding the open public hearing.

FINDINGS OF FACT

1. The applicant proposes modifying the Comprehensive Plan designation of two (2) parcels from Rural Industrial to Rural Commercial. 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 commercial zoning designation will be required after the Comprehensive Plan Amendment process is completed.
2. The applicant is Knutzen Engineering for 5D Development at Cottonwood I LLC whose mailing address is 5401 Ridgeline Dr., Ste 160, Kennewick, WA 99338.
3. The parcels (parcel numbers 111881020000015 and 111881013744005) are located northwest of the intersection of Badger Road and Wisner Parkway in the Kennewick area of unincorporated Benton County in Section 11, Township 8N, Range 28E, W.M.
4. The properties collectively comprise approximately 10.52 acres.
5. The subject parcels are currently designated Rural Industrial by the Benton County Comprehensive Plan.
6. The proposed Comprehensive Plan designation of Rural Commercial and the subsequent zone change to a commercial zoning designation will allow the parcels to be developed consistently with the adjacent parcels.
7. Adjacent properties to the east designated Rural Commercial, to the west industrial, to the south residential and industrial, and to the north city of Richland.
8. Public notice and application requirements have been completed for the Comprehensive Plan Amendment request as follows:
 - a. Legal notification for the 2025 Comprehensive Plan Amendment Docket was published in the Prosser Record Bulletin on January 15, 2025.
 - b. The application for CPA 2025-001 was submitted to the Benton County Planning Division on November 14, 2024.
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 - g. Legal notification for the Planning Commission public hearing was published on April 23, 2025, in the Prosser Record Bulletin.
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- i. The Planning Commission public hearing is scheduled for May 13, 2025.
9. The application for CPA 2025-001 is consistent with RCW 36.70A, the Growth Management Act.
10. The application for CPA 2025-001 is consistent with the goals and policies of the Benton County Comprehensive Plan:
- 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.
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- ED Goal 2: Expand employment opportunities in unincorporated Benton County.
- Policy 4: Designate uses within "Rural Commercial" areas as those which either serve interstate freeway traffic or are located at the center of rural communities to serve their needs.

SUGGESTED MOTION

I move that the Planning Commission forward a **recommendation of approval** to the Benton County Board of Commissioners subject to the ten (10) Findings of Fact listed in the Staff Report dated April 23, 2025, for application CPA 2025-001, and the Chairman of the Planning Commission approve and sign the written findings.



3/5/2025, 11:21:46 AM

CompPlan

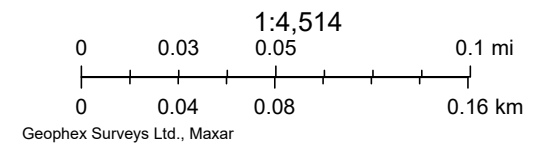
- URBAN
- RURAL TRANSITION
- RURAL INDUSTRIAL
- Access Easement

Road_Centerlines

- Paved County Road
- Private County Road

State Route

- Interstate
- City Road



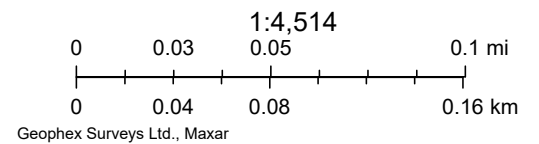


3/5/2025, 11:32:05 AM

CompPlan

- RURAL REMOTE
- RURAL TRANSITION
- RURAL INDUSTRIAL

- Access Easement
- Private County Road
- Road_Centerlines
- State Route
- Interstate
- Paved County Road



APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

RECEIVED

File No. EPA 2025-001

NOV 14 2024

Benton County Planning Division

- 1. NAME OF APPLICANT: Knutzen Engineering
 MAILING ADDRESS: 5401 Ridgeline Drive Suite 160, Kennewick WA 99338
 TELEPHONE: (509) 222-0959
 CONTACT PERSON: Paul Knutzen

- 2. LEGAL OWNER(S) OF RECORD, if different from applicant:
 (Attach additional sheet if necessary.)
 Name: 5D Development at Cottonwood I LLC - Mike Detrick
 Address: 410 Fanning Rd. Pasco, WA 99301
 Phone: (509) 727-9107

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

- 1. Address, parcel number and legal description of property:
107855 E DETRICK PR SE (PARCEL #111881013744005); Parcel B Per Survey 5992 (AFN#2024-008203)
UNDETERMINED (PARCEL #111881020000015); Parcel 1 Per Survey 5329 (AFN#2020-015451)

- 2. What is the current use of the property?
Vacant land with a developed private road (Detrick PR SE) bisecting the parcels

- 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?
Commercial uses - currently in contemplation of a hotel and a public indoor sports facility

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

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:

The developers want to open the property up to other uses that are allowable in the commercial designation and not industrial. These potential commercial uses will benefit the surrounding residential community by offering services more conveniently located and not requiring a significant drive. Further, there is limited commercial in this area and what little was here that had access to water, has been built out

8. Include information on the availability and location of utilities and roads, means of providing water and waste disposal, schools, parks, and the availability of sheriff and fire protection services:

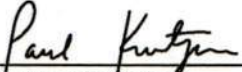
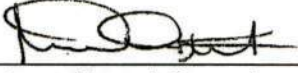
Power, fiber, cable, telephone, & natural gas are currently available to both parcels. A private road (Detrick PR SE) currently bisects the property and would serve as the main access for both parcels. Cottonwood ES is located just 400' south of the site. BCFD #1 has fire station (#170) located 1.3 miles south on Badger Rd. Waste is served by BDI. Water is served by Badger Water. BC Sheriff's office will serve the site.

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

The proposed commercial is abutting a pocket of commercial use land to the east. This site has more utility services available to serve a commercial project. Once rezoned, the property will be able to provide additional retail goods & services to an area in the County experiencing increased residential growth.

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:

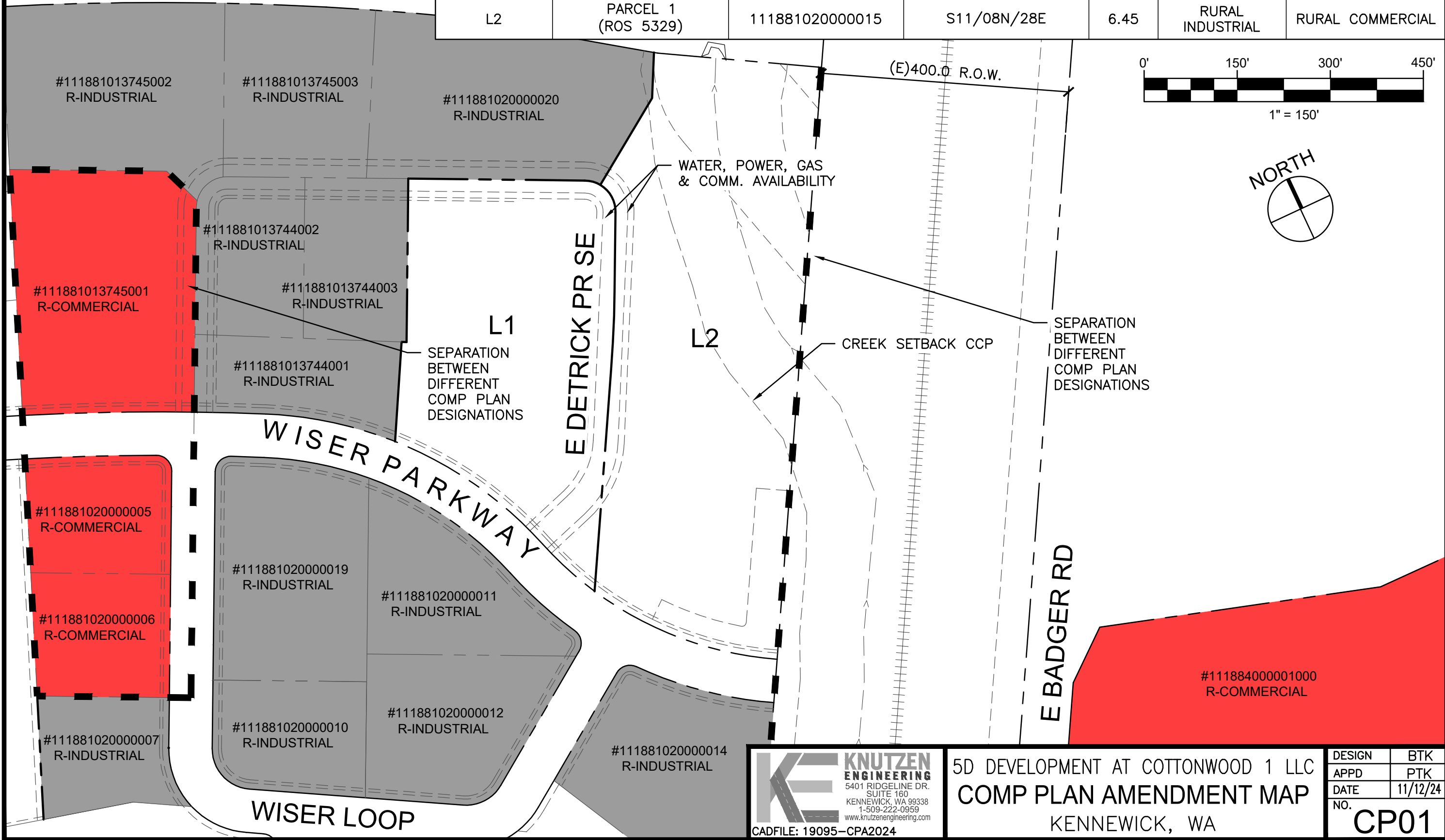
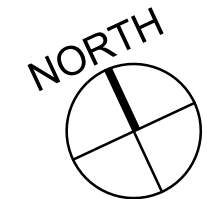
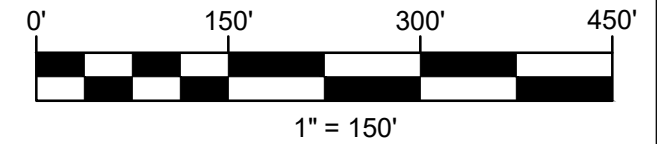
 Applicant's Signature	Paul Knutzen Printed Name	11/12/2024 Date
 Signature of Legal Owner's	Mike Detrick Printed Name	11/12/2024 Date
_____ Signature of Person with Additional Ownership Interest	_____ Printed Name	_____ Date
_____ Signature of Person with Additional Ownership Interest	_____ Printed Name	_____ 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.

INTERSTATE 82

DESIGNATOR	LOT #	PARENT PARCEL #	SECTION/TOWNSHIP /RANGE	ACRES	COMP PLAN CURRENT	COMP PLAN PROPOSED
L1	PARCEL B (ROS 5992)	111881013744005	S11/08N/28E	4.07	RURAL INDUSTRIAL	RURAL COMMERCIAL
L2	PARCEL 1 (ROS 5329)	111881020000015	S11/08N/28E	6.45	RURAL INDUSTRIAL	RURAL COMMERCIAL



KE **KNUTZEN ENGINEERING**
 5401 RIDGELINE DR.
 SUITE 160
 KENNEWICK, WA 99338
 1-509-222-0959
 www.knutzenengineering.com
 CADFILE: 19095-CPA2024

5D DEVELOPMENT AT COTTONWOOD 1 LLC
COMP PLAN AMENDMENT MAP
 KENNEWICK, WA

DESIGN	BTK
APPD	PTK
DATE	11/12/24
NO.	CP01

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

November 19, 2024

Knutzen Engineering
5401 Ridgeline Drive Suite 160
Kennewick, WA 99338

RE: Written Determination of Completeness for CPA 2025-001 and EA 2025-001

Dear Mr. Knutzen,

This office is in receipt of your application for a Comprehensive Plan Amendment (CPA) proposing to amend the land use designation of parcels 1-1188-101-3744-005 and 1-1188-102-0000-015 from Rural Industrial to Rural Commercial.

The office is also in receipt of an associated Environmental Checklist (EA 2025-001), 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,

Greg Wendt
Director of Community Development

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

SEPA ENVIRONMENTAL CHECKLIST

Application No. EA 2025-001



APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Knutzen Engineering (Paul Knutzen)
Mailing Address: 5401 Ridgeline Drive Suite 160 City: Kennewick
State: WA ZIP: 99338 Phone: (509) 222-0959 Work: (509) 222-0959
Email Address: paul@knutzenengineering.com
Signature: _____ Date: 10/31/24

Property Owner(s) (if different): 5D Development
Mailing Address: 410 Fanning Rd City: Pasco
State: WA ZIP: 99301 Phone: (509) 545-3390 Work: (509) 545-3390
Email Address: mike@d9contractors.com
Signature: _____ Date: _____
Signature: _____ Date: _____

**If there are additional owners please copy this section, sign, and attach to the application*

If the property is owned by a corporation, trust, partnership or LLC please complete the entity signature block below showing that the person signing has the authority to sign on behalf of the company.

ENTITY SIGNATURE BLOCK

Applicant/Legal Owner: _____
Officer name: _____
Title: _____
Signature: _____ Date: _____

THE ABOVE SIGNED OFFICER OF _____ (name of entity) WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO PERMIT _____ (name of applicant) TO SUBMIT THIS APPLICATION AND THAT THE ABOVE SIGNED OFFICER HAS BEEN DULY AUTHORIZED AND INSTRUCTED TO EXECUTE THIS APPLICATION.

BACKGROUND

1. Name of proposed project, if applicable: Detrick Road CPA & Re-zone

2. Parcel Number: 1 - 1 1 8 8 - 1 0 1 - 3 7 4 4 - 0 0 5

3. Date checklist prepared: 11/12/24

4. Agency requesting checklist: Benton County

5. Proposed timing or schedule (including phasing, if applicable): N/A

6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None

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

8. 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 known of

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

10. 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. to Interchange Commercial
Two parcels totaling 10.52 acres are currently designated as Rural Industrial are requesting a Comp Plan Amendment to be designated Rural Commercial. An application to rezone will follow upon approval

*Please note that this land and the surrounding area has changed land use several times over these past years.

11. 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.

1) 107855 E Detrick PR SE (Parcel #111881013744005) also known as Parcel B per Survey 5992 (AFN#2024-008203)

2) No Address (Parcel #111881020000015) also known as Parcel 1 per Survey 5329 (AFN#2020-015451); both lying within the east half of Section 11, Township 8 North, Range 28 East, Willamette Meridian

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat Rolling Hilly Steep Slopes Mountainous

Other : _____

b. What is the steepest slope on the site (approximate percent slope)? Average slope is _____ approximately 4% across the site, but there are slopes adjacent to the creek that are closer to 40%.

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.

Hezel loamy fine sand and Warden very fine sandy loam.

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

None known of.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. N/A

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

N/A

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

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

2. Air

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

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

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

3. Water

a. Surface Water:

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

The nearest surface water body is the Columbia River, approximately 3.25 miles away and seasonal Amon Creek is adjacent to the site, which ultimately flows into the Columbia River

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. N/A

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. N/A

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

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

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

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

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals

or humans the system(s) are expected to serve. N/A

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. N/A

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

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

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

4. Plants

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

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

b. What kind and amount of vegetation will be removed or altered? N/A

c. List threatened and endangered species known to be on or near the site. _____
None known per the Washington Department of Fish and Wildlife.

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

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

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. _____
Hawk

b. List any threatened and endangered species known to be on or near the site. The WA
Department of Fish and Wildlife marks the Ferruginous Hawk as threatened at a state
status marks the area as a breeding area.

c. Is the site part of a migration route? If so, explain. Yes, the Columbia Basin is part of a
migration route for a number of fowl.

d. Proposed measures to preserve or enhance wildlife, if any: _____
None at this time.

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

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. N/A

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

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: _____
N/A

7. Environmental Health

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

N/A

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

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

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A

4) Describe special emergency services that might be required.

N/A

5) Proposed measures to reduce or control environmental health hazards, if any: ___

N/A

b. Noise

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

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. N/A

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

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. The site itself sits vacant. Chervenell Construction has an existing facility nearby, D9 Construction has permits to construct a new building due north. Quake Family Fun Center is located nearby. A card lock gas station is located nearby, along with a closest store, Sagetree Electric, and Cottonwood Elementary School and an RV resort just down Wisser Parkway.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: N/A

c. Describe any structures on the site. There are no structures on the site.

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

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

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

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

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

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

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

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

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: N/A

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

9. Housing

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

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

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

10. Aesthetics

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

b. What views in the immediate vicinity would be altered or obstructed? N/A

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

11. Light and Glare

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

N/A

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

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

d. Proposed measures to reduce or control light and glare impacts, if any: ____
N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? ____
Quake Family Fun Center is located at 106904 E Detrick PR SE, a mere 400' away from the property

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: Allowing the comp plan, then zone change, would allow the landowner to build a project that adds a new recreational use to the area, under contemplation now is an indoor pickleball facility.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Internet search for project site. Washington State Department of Archaeology & Historic Preservation, National Register of Historic Places

in Benton County

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

14. Transportation

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

The site is served by E Detrick PR SE off Wiser Parkway and is shown on the included site plan.

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?

The nearest current Benton Franklin Bus Stop is located approximately 2.25 miles away at the intersection of Columbia Center Boulevard and W 7th Ave.

Stop ID KE332; there is an apparent (but unmarked) park and ride facility on the east side of Badger Road just south of Wiser Parkway.

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).

N/A

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

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?

N/A

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.

N/A

g. Proposed measures to reduce or control transportation impacts, if any: _____

N/A

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A

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

N/A

16. Utilities

a. Circle utilities currently available at the site:

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

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


C. SIGNATURE

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

Applicant

Signature: Paul Knutzen
Name of Signee Paul Knutzen
Position and Agency/Organization President / Knutzen Engineering
Date Submitted: 11/12/24

Legal Owner (if different than applicant)

Signature: 
Name of Signee Mike Detrick
Position and Agency/Organization 5D Development at Cottonwood I LLC
Date Submitted: 11/12/24

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT REQUIRED 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?

It is not expected that development authorized by the proposed Comprehensive Plan Amendment and re-zone would result in any increase

of discharge to water; emissions to air, production, storage, or release of toxic or hazardous substances; or production of noise.

a. Proposed measures to avoid or reduce such increases are: _____
Development in Benton County must comply with all current land use and environmental permitting requirements.

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

The proposed amendment and rezone is not expected to affect plants, animals, fish or marine life.

a. 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?

The proposed amendment change and rezone is not expected to result in additional depletion of energy or natural resources.

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?

The proposed Comprehensive plan amendment and rezone is not expected to affect environmentally sensitive areas or designated for protection.

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

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

The proposal will allow for commercial uses on the listed properties.

The change from Rural Industrial to Rural Commercial will allow for continued improvements to be made to the existing businesses on the properties.

a. 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?

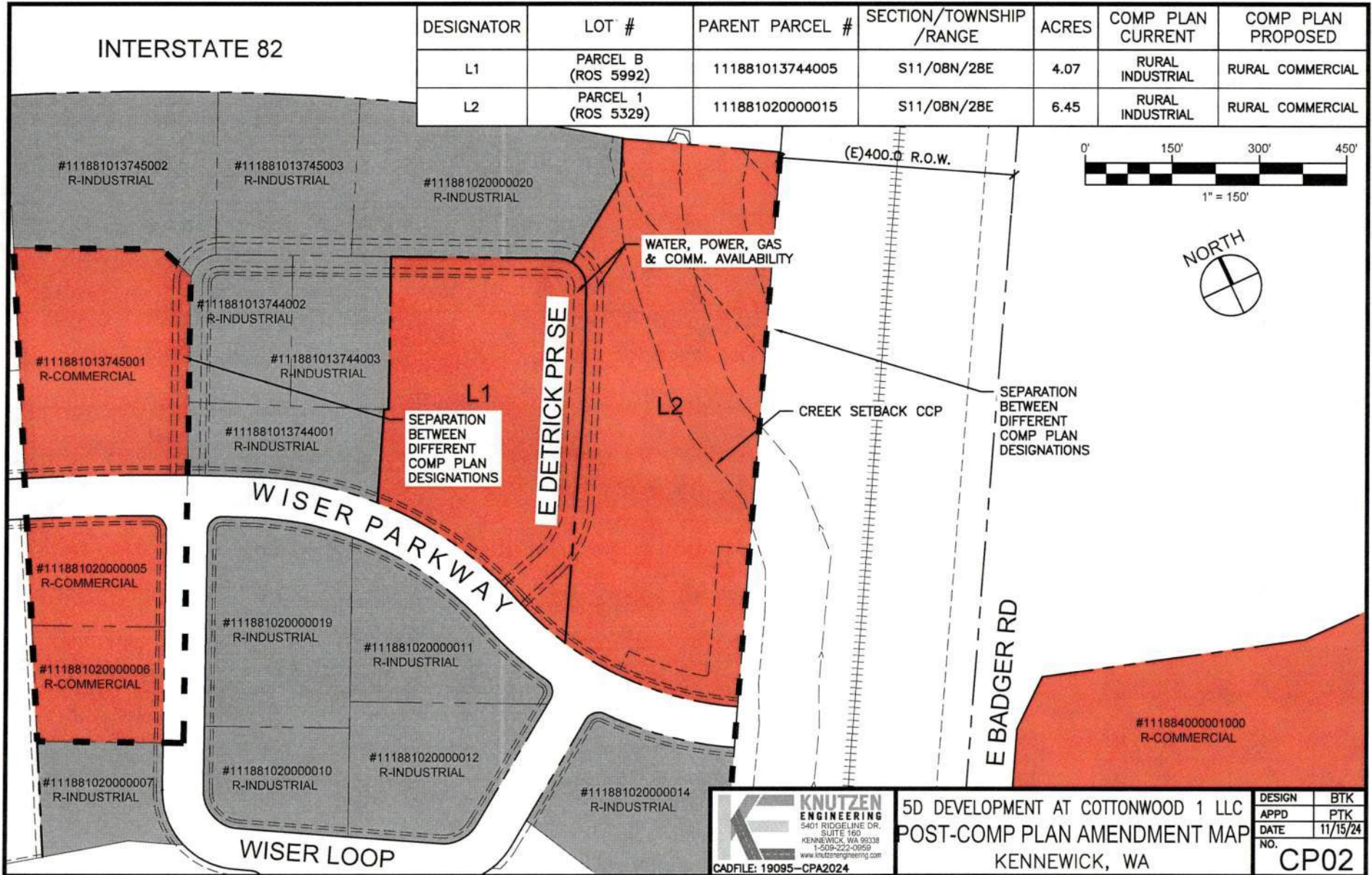
The proposal may increase demands on transportation as well as public services and utilities if further commercial development occurs.

a. Proposed measures to reduce or respond to such demand(s) are: _____

Further development will increase tax revenue for the County to maintain the increase in demand of public services and utilities.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

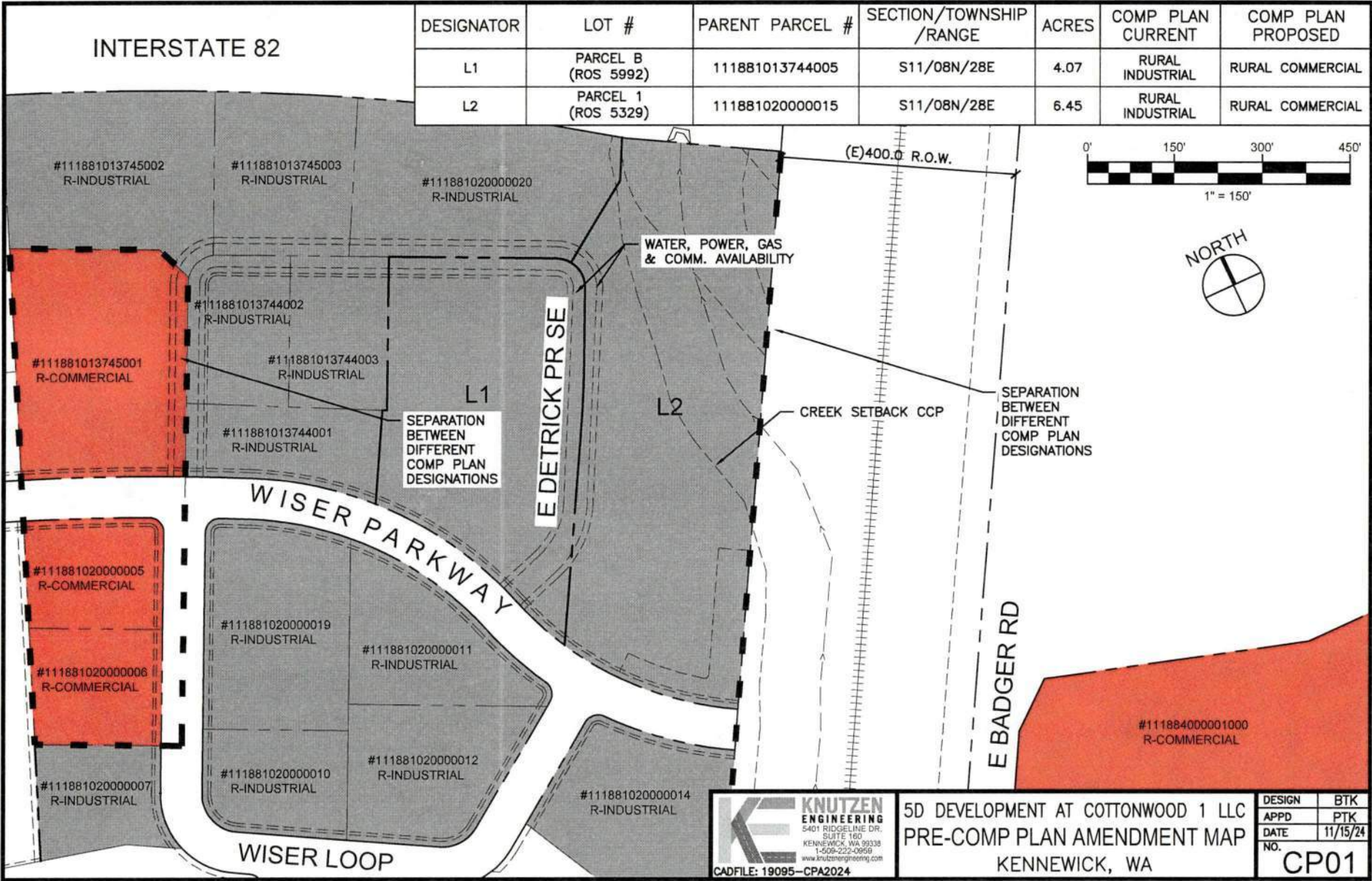
The proposed Comprehensive Plan Amendment and rezone would not conflict with local, state or federal laws or requirements for the protection of the environment. Any future commercial development as a result of the Amendment will be licensed and permitted according to Benton County & WA state laws



KNUTZEN ENGINEERING
 5401 RIDGELINE DR.
 SUITE 160
 KENNEWICK, WA 98338
 1-509-222-0959
 www.knutzenengineering.com
 CADFILE: 19095-CPA2024

5D DEVELOPMENT AT COTTONWOOD 1 LLC
 POST-COMP PLAN AMENDMENT MAP
 KENNEWICK, WA

DESIGN	BTK
APPD	PTK
DATE	11/15/24
NO.	CP02



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 5401 RIDGELINE DR.
 SUITE 160
 KENNEWICK, WA 99338
 1-509-222-0959
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 CADFILE: 19095-CPA2024

5D DEVELOPMENT AT COTTONWOOD 1 LLC
 PRE-COMP PLAN AMENDMENT MAP
 KENNEWICK, WA

DESIGN	BTK
APPD	PTK
DATE	11/15/24
NO.	CP01


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: Knutzen Engineering
 5401 Ridgeline Drive Suite 160
 Kennewick, WA 99338

File No. EA 2025-001

Project Description: A Comprehensive Plan Amendment (CPA 2025-001) by Knutzen Engineering on behalf of 5D Development at Cottonwood 1 LLC, 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 to Rural Commercial for parcels 1-1188-101-3744-005 and 1-1188-102-0000-015. Additionally, the subsequent rezone of the properties from the Light Industrial to the Interchange Commercial zoning district has been included in this SEPA application review.

Project Location: The parcels are in the Kennewick area of unincorporated Benton County, located north and east of the intersection of Wiser Parkway and East Detrick Private Road. The parcels are legally described as Lot 4 of Short Plat 3744 and Lot 1 of the Plat of Cottonwood Commercial Plaza, Section 11, Township 8 North, Range 28 East. Parcel numbers 1-1188-101-3744-005 and 1-1188-102-0000-015.

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 reviewing 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 19, 2025.

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: March 5, 2025

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



Planning Division
(509) 786-5612
Planning.department@co.benton.wa.us
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 hearing on May 13, 2025, 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. To find information on virtual attendance options, including streaming video, WebEx video conferencing and telephone, please visit www.tinyurl.com/BCPublicNotice.

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 2025-001 - A proposal by Knutzen Engineering on behalf of 5D Development at Cottonwood 1 LLC to amend the land use designation of two (2) parcels in the Benton County Comprehensive Plan from Rural Industrial to Rural Commercial for parcels 1-1188-101-3744-005 and 1-1188-102-0000-015. Additionally, the subsequent rezone of the properties from Light Industrial to the Interchange Commercial Zoning District has been included in the SEPA application review.

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 March 5, 2025. Accordingly, an Environmental Impact Statement was not required for this proposal. Written comments regarding this application and the environmental impacts of the proposal can be made at the Planning Commission Hearing or in writing to the Benton County Planning Division by 3 p.m. on Monday, May 5, 2025. 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. Information concerning the applications can be obtained at the Benton County Planning Division, by calling 509-786-5612.

Dated this 17th day of April 2025.

Martin Sheeran, Chairman
Benton County Planning Commission

Michelle Mercer, Manager
Planning Division

PUBLISH: April 23, 2025

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 2025 Comprehensive Plan Amendment Docket

The 2025 Benton County Comprehensive Plan Amendment cycle for the review of proposed annual amendments begins with the docketing of proposals. The County has received the following application proposal for an amendment to the Benton County Comprehensive Plan:

CPA 2025-001 - A proposal by Knutzen Engineering for 5D Development at Cottonwood 1 LLC, requesting a change in the Comprehensive Plan Land Use Designation from Rural Industrial to Rural Commercial on Lot 4 of Short Plat 3744 and Lot 1 of the Plat of Cottonwood Commercial Plaza both of which are in Section 11, Township 8 North, Range 28 East. Parcel numbers 1-1188-101-3744-005 and 1-1188-102-0000-015.

This application 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 and after which time prepare a staff report with a recommendation. The Planning Commission will conduct an Open Record Hearing and forward their recommendations to the Board of County Commissioners (BOCC). The BOCC will then conduct an Open Record Hearing to consider and act upon the Planning Commission recommendation. 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 15, 2025.



2015 South Ely Street
Kennewick, WA 99337
Phone 509-586-9111
FAX 509-586-7663
www.kid.org

March 19, 2025

Brittany Merrill, Office Assistant II
Benton County Community Development Department - Planning Division
102206 E. Wisner Parkway
Kennewick WA 99338

Subject: CPA 2025-001 & EA 2025-01 5D Development - 111881013744005

Dear Ms. Merrill:

The Kennewick Irrigation District has received a Comprehensive Plan Amendment application and SEPA checklist submitted by Knutzen Engineering on behalf of 5D Development requesting the current designation of two properties be changed from Rural Industrial to Rural Commercial. This project is generally located north of the intersection of Wisner Parkway and Detrick PR SE in Benton County, WA. The parcel numbers are 1-1188-101-3744-005 and 1-1188-102-0000-015.

1. This Parcel is within the Kennewick Irrigation District (KID) boundaries but is not considered irrigable lands; therefore, the Kennewick Irrigation District does not assess them.
2. Please note that permanent structures are not allowed within irrigation easements.
3. Please protect all KID infrastructure.
4. The East Badger ("West Fork Amon") Drain runs longitudinally through the subject property. KID requests the following in relation to the East Badger Drain:
 - a. KID review and approval of future grading and construction plans is required to allow KID to ensure road crossings over the East Badger Drain maintain adequate flows and the drain is protected.
 - b. Design considerations for any future sanitary sewer infrastructure within this property shall include the potential for sewer effluent leakage and seepage into the East Badger Drain, and mitigation measures to prevent such.
 - c. The East Badger Drain is connected to waters of the United States. Mitigation to prevent storm water from entering the East Badger Drain from the subject property is required.
 - i. Stormwater systems for the project shall be designed to retain, at minimum, a 100-year storm event above the East Badger Drain.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Tissell".

Daniel Tissell
Engineering Manager

cc: LB\correspondence\File: 11-8-28
Applicant via mail – Knutzen Engineering, Paul Knutzen, 5401 Ridgeline Dr Suite 160, Kennewick, WA 99338



State of Washington
Department of Fish and Wildlife
2620 North Commercial Avenue, Pasco, WA 99301
Phone: (509) 312-8117, E-mail: Troy.Maikis@dfw.wa.gov

March 18, 2025

Brittany Merrill
Community Development Dept., Planning Division
102206 E. Wiser Parkway
Kennewick WA 99338

Re: CPA 2025-001 - Detrick Road CPA & Re-zone

The Washington Department of Fish and Wildlife (WDFW) has reviewed relevant maps and documents for the proposed comprehensive plan amendment to designate Parcel #111881013744005 and Parcel #111881020000015 as Rural Commercial with plans for an application to rezone to follow upon approval. WDFW conducted a roadside visit on March 17, 2025.

The area is primarily shrubsteppe habitat but also contains an intermittent portion of Amon Creek. The site is potential habitat for Townsend's ground squirrel, black-tailed jackrabbits, numerous bird species, and is a Ferruginous Hawk Core Area. As such, we offer the following recommendations:

1. Based on our desktop review and site visit, there appears to be a water conveyance system present on the site that requires further review for project impacts on water conveyance to Amon Creek and the Yakama River. Amon Creek is known to be utilized by fall chinook salmon and any impacts to water temperature, quality, or flow could be impactful. WDFW recommends that the creek setback in the Comp Plan Amendment Map attached to the SEPA packet be enforced as a no-development area. WDFW requests that the applicant meet with us to determine if the project will have impact on Amon Creek and potentially require a Hydraulic Project Approval (HPA) from WDFW. The information from the site visit will be utilized to determine whether the proposed project will be required to attain a Hydraulic Project Approval (HPA) permit to ensure there are no impacts to fish life.
2. WDFW recommends avoidance of the riparian area with a buffer zone in accordance with Benton County Code 15.04.040 which stipulates that for Type F (Fish) streams the minimum Standard Buffer Width is a minimum of seventy-five (75) feet on parcels without streams with adjacent slopes of ten percent (10%) or greater and one hundred (100) feet for parcels that have streams with adjacent slopes of ten percent (10%) or greater.
3. WDFW acknowledges that this site contains some areas of high disturbance along with shrubsteppe and riparian habitat. Prior approval of the project, WDFW requests a critical area report be produced to determine the acreage of shrubsteppe and riparian habitat that will be impacted. WDFW requests to review the critical area report and provide our analysis of the report to the county. The report is necessary to determine critical area impacts and thus should be

considered when reviewing the impact of the project on critical areas. WDFW recommends avoidance of shrubsteppe habitat as outlined in the mitigation sequencing found in Benton County Code 15.02.220. If this will not be possible, WDFW proposes that The County and project developers work together to develop a mitigation plan to provide mitigation that contains equal or greater habitat functions and values. WDFW would be willing to assist in review of the plan to assist the county in implementation of its code.

4. WDFW mitigation Policy (POL-M5002) prioritizes on-site mitigation, which appears to be an option for this project. WDFW would recommend the creation of a conservation easement on some or all of the northern portion of parcel number Parcel #111881020000015. It would be preferred that a conservation easement would be placed adjacent to Amon Creek to maintain connectivity with the area. If it is not possible to complete all mitigation for this project on site, we recommend off-site in-kind mitigation. It is preferred that off-site shrubsteppe mitigation be directed at acquiring additional parcels adjacent to large remaining contiguous blocks of shrubsteppe to provide or protect functional wildlife connectivity corridors or at re-establishing sagebrush and native understory plants on an area currently within a conservation easement.

5. Many birds local to our area as well as active nests are protected under the Migratory Bird Treaty Act as well as being listed as “protected wildlife” under RCW 77.12.020(3). To avoid impacts to protected songbird species, a nesting bird survey should be completed prior to any activity that disturbs standing woody vegetation on the site in the spring or summer nesting seasons (February 1 – July 31). Please contact WDFW Area Habitat Biologist Troy Maikis (troy.maikis@dfw.wa.gov) with any survey questions.

WDFW looks forward to working with Benton County on this project to ensure the best outcome for the county, its residents, and our local wildlife.

Sincerely,

A handwritten signature in black ink, appearing to be 'T Maikis', written in a cursive style.

Troy Maikis
Area Habitat Biologist; Benton and Franklin Counties
Washington Department of Fish & Wildlife
2620 Commercial Ave
Pasco, WA 99301
(509) 312-8117
Troy.Maikis@dfw.wa.gov

cc: Scott Downes, Fish & Wildlife Habitat Regional Land Use Lead, Region 3, Yakima



State of Washington
Department of Fish and Wildlife
2620 North Commercial Avenue, Pasco, WA 99301
Phone: (509) 312-8117, E-mail: Troy.Maikis@dfw.wa.gov

March 27, 2025

Brittany Merrill
Community Development Dept., Planning Division
102206 E. Wiser Parkway
Kennewick WA 99338

Re: CPA 2025-001 - Detrick Road CPA & Re-zone

The Washington Department of Fish and Wildlife (WDFW) has reviewed relevant maps and documents for the proposed comprehensive plan amendment to designate Parcel #111881013744005 and Parcel #111881020000015 as Rural Commercial with plans for an application to rezone to follow upon approval. WDFW conducted a roadside visit on March 17, 2025.

WDFW is not opposed to the new designation of the parcel, but would like to put forth the following to be considered prior to any ground disturbance once a development proposal is put forth for these parcels:

The area is primarily shrubsteppe habitat but also contains an intermittent portion of Amon Creek. The site is potential habitat for Townsend's ground squirrel, black-tailed jackrabbits, numerous bird species, and is a Ferruginous Hawk Core Area. As such, we offer the following recommendations:

1. Based on our desktop review and site visit, there appears to be a water conveyance system present on the site that requires further review for project impacts on water conveyance to Amon Creek and the Yakama River. Amon Creek is known to be utilized by fall chinook salmon and any impacts to water temperature, quality, or flow could be impactful. WDFW recommends that the creek setback in the Comp Plan Amendment Map attached to the SEPA packet be enforced as a no-development area. WDFW requests that the applicant meet with us to determine if the project will have impact on Amon Creek and potentially require a Hydraulic Project Approval (HPA) from WDFW. The information from the site visit will be utilized to determine whether the proposed project will be required to attain a Hydraulic Project Approval (HPA) permit to ensure there are no impacts to fish life.
2. WDFW recommends avoidance of the riparian area with a buffer zone in accordance with Benton County Code 15.04.040 which stipulates that for Type F (Fish) streams the minimum Standard Buffer Width is a minimum of seventy-five (75) feet on parcels without streams with adjacent slopes of ten percent (10%) or greater and one hundred (100) feet for parcels that have streams with adjacent slopes of ten percent (10%) or greater.

3. WDFW acknowledges that this site contains some areas of high disturbance along with shrubsteppe and riparian habitat. Prior approval of the project, WDFW requests a critical area report be produced to determine the acreage of shrubsteppe and riparian habitat that will be impacted. WDFW requests to review the critical area report and provide our analysis of the report to the county. The report is necessary to determine critical area impacts and thus should be considered when reviewing the impact of the project on critical areas. WDFW recommends avoidance of shrubsteppe habitat as outlined in the mitigation sequencing found in Benton County Code 15.02.220. If this will not be possible, WDFW proposes that The County and project developers work together to develop a mitigation plan to provide mitigation that contains equal or greater habitat functions and values. WDFW would be willing to assist in review of the plan to assist the county in implementation of its code.

4. WDFW mitigation Policy (POL-M5002) prioritizes on-site mitigation, which appears to be an option for this project. WDFW would recommend the creation of a conservation easement on some or all of the northern portion of parcel number Parcel #111881020000015. It would be preferred that a conservation easement would be placed adjacent to Amon Creek to maintain connectivity with the area. If it is not possible to complete all mitigation for this project on site, we recommend off-site in-kind mitigation. It is preferred that off-site shrubsteppe mitigation be directed at acquiring additional parcels adjacent to large remaining contiguous blocks of shrubsteppe to provide or protect functional wildlife connectivity corridors or at re-establishing sagebrush and native understory plants on an area currently within a conservation easement.

5. Many birds local to our area as well as active nests are protected under the Migratory Bird Treaty Act as well as being listed as “protected wildlife” under RCW 77.12.020(3). To avoid impacts to protected songbird species, a nesting bird survey should be completed prior to any activity that disturbs standing woody vegetation on the site in the spring or summer nesting seasons (February 1 – July 31). Please contact WDFW Area Habitat Biologist Troy Maikis (troy.maikis@dfw.wa.gov) with any survey questions.

WDFW looks forward to working with Benton County on this project to ensure the best outcome for the county, its residents, and our local wildlife.

Sincerely,



Troy Maikis
Area Habitat Biologist; Benton and Franklin Counties
Washington Department of Fish & Wildlife
2620 Commercial Ave
Pasco, WA 99301
(509) 312-8117
Troy.Maikis@dfw.wa.gov

cc: Scott Downes, Fish & Wildlife Habitat Regional Land Use Lead, Region 3, Yakima



South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

March 19, 202

Benton County Planning Division
102206 E Wiser Parkway
Kennewick, WA 99338

Attn: Michelle Mercer, Planning Manager

RE: Comprehensive Plan CPA-2025-001 / SEPA Determination EA-2025-001

We have reviewed the proposed comprehensive plan amendment CPA-2025-001 and State Environmental Policy Act determinations EA-2025-001 and have the following comments.

- The subject property is approximately 0.5 miles from I-82, Exit 109 which is a fully controlled limited access highway with a posted speed limit of 70 miles per hour. Portions of the subject property also abut state I-82 right-of-way. No direct access to I-82 will be allowed.
- As specific developments are proposed, they will be subject to review for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the developer. Of particular concern are the project's peak hour trip generation and its impacts on ramp terminal capacity, safety, ingress and egress. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer prior to development approval.
- Stormwater and surface runoff generated by future development must be retained and treated on site. Any discharge into state rights-of-way requires an approved WSDOT Utility Permit.
- There is an existing drainage pathway leading from the subject property into WSDOT right-of-way. As an adjacent property owner, impacts to the existing drainage structure must be avoided. Any modifications to the existing drainage system will require WSDOT approval prior to any work.
- Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. The applicant should contact Tanya Joblonski of the WSDOT Headquarters Traffic Office for specifics. She can be reached at (360) 705-7294.
- Any proposed lighting should be directed down towards the site, and away from Interstate 82.

CPA 2025-001/EA 2025-001 – Kennewick Comp Plan Amendment

March 19, 2025

Page 2

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Mark Reynolds at (509) 577-1929.

Sincerely,

Stephen P. (Phil) Nugent,
Region Planning Manager

SPN:mrr

cc: Larry Wilhelm, Area 3 Maintenance Supervisor

The Audio Recording of the Benton County Planning Commission hearing is available by accessing the May 13, 2025 Planning Commission meeting on the County Website.

<https://www.bentoncountywa.gov/agendalist.aspx?categoryid=1204>

**RECOMMENDATION OF THE
BENTON COUNTY PLANNING COMMISSION**

RE: In the Matter of County Planning: relating to the Comprehensive Plan Amendment to the Land Use Designations of two parcels.

File No. CPA 2025-001
RECOMMENDATION, FINDINGS OF FACT
AND CONCLUSIONS

RECOMMENDATION

CPA 2025-001; A Comprehensive Plan Amendment to modify the land use designation of two parcels (parcel numbers 111881020000015 and 111881013744005) from Rural Industrial to Rural Commercial is hereby recommended to be **APPROVED**. This action is based upon the following findings pursuant to RCW 58.17.110.

RESOLUTION

WHEREAS, the legal notification for the 2025 Comprehensive Plan Amendment Docket pursuant to RCW 36.70A.130 was given on January 15, 2025 in the Prosser Record Bulletin; and,

WHEREAS, the open record public hearing was held on May 13, 2025, at 6:00 p.m., in the Planning Hearing Room, First Floor, Courthouse, 620 Market St., Prosser, WA 99350; and,

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

WHEREAS, the following members attended the meeting, Brian Skeels, Lloyd Coughlin; Robert Mendez and Kelly Hanson; and,

WHEREAS, all those who testified and those public hearing exhibits that were received into evidence are identified in the minutes for the hearing on May 13, 2025; and,

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

WHEREAS, the Planning Commission at the open record public hearing considered the evidence submitted and voted to recommend approval with the findings of fact as outlined in the staff memo dated April 23, 2025; and,

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

FINDINGS OF FACT

1. The applicant proposes modifying the Comprehensive Plan designation of two (2) parcels from Rural Industrial to Rural Commercial. 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 commercial zoning designation will be required after the Comprehensive Plan Amendment process is completed.
2. The applicant is Knutzen Engineering for 5D Development at Cottonwood I LLC whose mailing address is 5401 Ridgeline Dr., Ste 160, Kennewick, WA 99338.
3. The parcels (parcel numbers 111881020000015 and 111881013744005) are located northwest of the intersection of Badger Road and Wisner Parkway in the Kennewick area of unincorporated Benton County in Section 11, Township 8N, Range 28E, W.M.
4. The properties collectively comprise approximately 10.52 acres.
5. The subject parcels are currently designated Rural Industrial by the Benton County Comprehensive Plan.
6. The proposed Comprehensive Plan designation of Rural Commercial and the subsequent zone change to a commercial zoning designation will allow the parcels to be developed consistently with the adjacent parcels.
7. Adjacent properties to the east designated Rural Commercial, to the west industrial, to the south residential and industrial, and to the north city of Richland.
8. Public notice and application requirements have been completed for the Comprehensive Plan Amendment request as follows:
 - a. Legal notification for the 2025 Comprehensive Plan Amendment Docket was published in the Prosser Record Bulletin on January 15, 2025.
 - b. The application for CPA 2025-001 was submitted to the Benton County Planning Division on November 14, 2024.
 - c. The application was declared complete for processing on November 19, 2024.
 - d. An Environmental Checklist (EA 2025-001) was submitted on November 14, 2024, and a Determination of Non-Significance was issued on March 5, 2025, with a 14-day comment period.
 - e. The application documents were distributed to reviewing agencies on February March 5, 2025.
 - f. The application documents were provided to the Washington State Department of Commerce on March 5, 2025, through their on-line submittal system, initiating their 60-day review. (WA Dept. of Commerce: Submittal ID: 2025-S-8140)
 - g. Legal notification for the Planning Commission public hearing was published on April 23, 2025, 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 April 18, 2025.

i. The Planning Commission public hearing is scheduled for May 13, 2025.

9. The application for CPA 2025-001 is consistent with RCW 36.70A, the Growth Management Act.

10. The application for CPA 2025-001 is consistent with the goals and policies of the Benton County Comprehensive Plan:

Section 2.1 Planning Process

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

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

Section 2.2 Land Use

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

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

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

Section 2.6 Economic Development

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

Policy 3: Provide adequate, accessible commercial areas while minimizing impact on surrounding uses.

ED Goal 2: Expand employment opportunities in unincorporated Benton County.

Policy 4: Designate uses within "Rural Commercial" areas as those which either serve interstate freeway traffic or are located at the center of rural communities to serve their needs.

THEREFORE, BE IT RESOLVED THAT THE BENTON COUNTY PLANNING COMMISSION, through its Chairman, adopts these findings and conclusions with respect to File No. CPA 2025-001, and hereby recommends APPROVAL to the Board of County Commissioners for amendments to the Benton County Comprehensive Plan to change the land use designation of two parcels (parcel numbers 111881020000015 and 111881013744005) from Rural Industrial to Rural Commercial.



Lloyd Coughlin, Vice Chairman
BENTON COUNTY PLANNING COMMISSION

5/13/2025

DATE