

**EXHIBIT LIST FOR CUP 2021-011
KNUTZEN/DETRICK/5D DEVELOPMENT**

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HEM 1.1

**STAFF REPORT TO THE
BENTON COUNTY HEARINGS EXAMINER
Knutzen Engineering, for 5D Development at Cottonwood LLC
Commercial Recreational Facility**

FILE NO: CUP 2021-011

HEARING DATE: December 17, 2021

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

OWNER: 5D Development at Cottonwood, LLC

LOCATION:
General Location: The property is located north of Wiser Parkway and south of Interstate 82, on the west side of E. Detrick PR SE in Kennewick, Washington.
Situs Address: 106904 E Detrick PR SE, Kennewick, WA
Legal: Lot 1, Lot 2, and a portion of Lot 3 of Short Plat 3669, Section 11, Township 8, Range 28, Quarter NE, W.M.
Parcel Numbers: 1-1188-101-3669-001, 1-1188-101-3669-002, and a portion of 1-1188-101-3669-003

PROPERTY SIZE: 2.48 acres

AREA TO BE USED: Approximately 33,750 sq. ft. Commercial Recreational Facility, with 100 associated parking stalls. Approximately 84,000 of the approximately 108,000 total square footage is proposed as impervious area.

LAND USE: Undeveloped

ZONING: Interchange Commercial

COMPREHENSIVE PLAN DESIGNATION: Rural Commercial

RECOMMENDATION:

The Planning Division recommends approval of the application request, subject to the suggested fourteen (14) Findings of Fact and ten (10) Conditions of Approval as outlined in this Staff Report.

APPLICATION DESCRIPTION:

The applicants are requesting a Conditional Use Permit to operate a commercial recreational facility on approximately 2.48 acres in the Interchange Commercial (IC) zoning district located north of Wiser Parkway and south of Interstate 82 on the west side of E Detrick PR SE in Kennewick, Washington. The proposal is modeled after similar facilities known commonly as "trampoline parks".

The site is undeveloped at this time. A Boundary Line Adjustment (BLA) is proposed to adjust existing parcel boundaries to accommodate the proposed development which is intended for two parcels, and a portion of a third – all being contiguous.

The proposal includes improvements typically associated with commercial uses including parking facilities, signage, and utility and fire suppression improvements. The facility is proposed to be orientated facing toward Wisner Parkway with the parking area proposed to be between the building and Wisner Parkway. Access will be to E. Detrick PR SE. Utility providers are in place to serve the facility as follows: electricity – Benton PUD, sewer – septic tank, water – private system (BC Water Co.), and natural gas – Cascade Natural Gas.

Parking facilities are detailed upon the site plan and include 100 stalls overall, with provisions for ADA parking and EV charging infrastructure planned for both ADA and general parking stalls. Signage is anticipated to be at the intersection of E Detrick PR SE and Wisner Parkway, which is proposed as 16' x 10' and a height of 35'. No off-site signage will be permitted, as per Benton County Code. Additional signage opportunities are being considered by the applicant, who has been provided applicable county code, related to signage as well as WSDOT signage criteria and their contact information.

The applicants have indicated the number of employees to be approximately 35 in total and anticipated to be a maximum of 15 at any one time. Business hours are anticipated throughout the year 3-8 p.m. weekdays, 11 a.m.- 8 p.m. Saturdays, and 11 a.m. – 7 p.m. Sundays. There will no on-site proprietors residing on the parcel. Outdoor lighting is proposed around the perimeter of the building and for the parking areas. Either chain-link or block wall fencing is anticipated along the west side of the property.

The application for CUP 2021-011 was submitted to the Benton County Planning Division on November 5, 2021.

The application for CUP 2021-011 was declared complete for processing on November 8, 2021.

The application documents for CUP 2021-011 were distributed to reviewing agencies on November 10, 2021.

An associated SEPA checklist (EA 2021-028) was submitted November 5, 2021, with a Notice of Application distributed for the SEPA checklist on November 8, 2021, and a Mitigated Determination of Non-Significance (MDNS) issued on November 29, 2021.

The Benton County Hearings Examiner Notice of Open Record Hearing was published on December 1, 2021 in the Prosser Record Bulletin.

The Notice of Hearing was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on November 24, 2021.

The Open Record Hearing is scheduled for December 17, 2021.

APPLICABLE STANDARDS/ORDINANCES:

1. *Benton County Comprehensive Plan*
3.3.2.3 Rural Land Use Designations
Rural Commercial encompasses all commercial lands in Benton County. This includes general commercial uses and commercial areas primarily along Interstate 82. The purpose of this land use is to provide retail goods and services to regional trade areas, serve highway travelers, and provide convenience services to residents. Uses include motels, truck stops, service stations, restaurants, and fast food.

2. Benton County Code (BCC)
Title 11 Zoning
Chapter 11.03 Definitions
Section 11.03.010 (45): Commercial Recreational Facility
 Commercial Recreational Facility means a parcel of land or structures used to generate revenue in return for access to recreational facilities such as: batting cages, billiard parlors, bowling alleys, fishing and fly-casting ponds, golf driving rages, golf pitch and putt courses, lawn and court games, miniature golf courses, skating rinks, tennis courts, swim parks, sports fields, gymnasiums, and other similar recreational uses.

3. Benton County Code (BCC)
Title 11 Zoning
Chapter 11.31 Interchange Commercial District (IC)
Section 11.31.060 Uses Requiring a Conditional Use Permit
 (h) Commercial Recreational Facility.

4. Benton County Code (BCC)
Title 11 Zoning
Chapter 11.50 Variance and Conditional Use
Section 11.50.040 Conditional Use - General Standards
 The conditional use permit application process allows the Hearings Examiner to review the location and design of certain proposed uses, the configuration of improvements, and the potential impacts on the surrounding area. The application process also allows the Hearings Examiner to ensure that development in each zoning district protects the integrity of that district. The notice, hearing, decision, and enforcement procedures are as set forth herein and in BCC 11.50.050.

Certain uses are classified as conditional uses because of their unusual nature, infrequent occurrence, special requirements, or potentially significant impacts to the environment, public infrastructure, or adjacent properties, and/or possible safety hazards and other similar reasons.

Once granted, a conditional use permit may be transferred by a holder thereof after written notice to the Hearings Examiner; provided the use and location must remain the same and the transferee must continue to comply with the conditions of the permit and, if applicable, the requirements set forth in Chapter 11.51 BCC.

Section 11.50.040 (d) Conditional Use – Permit Granted or Denied

A conditional use permit shall be granted only if the Hearings Examiner can make findings of fact based on the evidence presented sufficient to allow the Hearings Examiner to conclude that, as conditioned, the proposed use:

- (1) Is compatible with other uses in the surrounding area or is no more incompatible than are any other outright permitted uses in the applicable zoning district;

- (2) Will not materially endanger the health, safety, and welfare of the surrounding community to an extent greater than that associated with any other permitted uses in the applicable zoning district;

- (3) Would not cause the pedestrian and vehicular traffic associated with the use to conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with any other permitted uses in the applicable zoning district;

- (4) Will be supported by adequate service facilities and would not adversely affect public services to the surrounding area; and
- (5) Would not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district.

It is the applicant's burden to present sufficient evidence to allow the above conclusions to be made. If such evidence is not presented or all necessary reasonable conditions are not identified by the applicant so as to allow the Hearings Examiner to make the conclusions required above, the conditional use application shall be denied.

In addition to considering the impacts of the proposed use, the Hearings Examiner must also consider any evidence presented regarding any similar impacts of uses allowed outright in this zone, and if such evidence is received, compare those impacts to those of the proposed use.

If negative impacts are identified, the Hearings Examiner must try to identify reasonable conditions that would mitigate those impacts sufficiently to allow the Hearings Examiner to make the findings necessary to grant the permit. The applicants may be asked to identify reasonable conditions, but the Hearings Examiner may independently identify conditions. Further, an applicants' disagreement with a particular condition should not dissuade the Hearings Examiner from granting the permit with such condition(s), as opposed to outright denial, if the Hearings Examiner is able to conclude that the condition(s) is/are reasonable in their judgment.

PUBLIC NOTICE:

The Public Notice Requirements for this application as per BCC 11.50.050(b) are as follows:

1. The Planning Division shall provide written notification for an open record hearing, subject to the rules and regulations set forth in RCW 36.70. Written notice shall be mailed at least twelve (12) days in advance of the open record hearing to the applicant and the owner of the parcel(s) to which the proposed variance or conditional use permit would apply, and to all owners of real property, as shown in the records of the Benton County Assessor, located within a distance of three hundred (300) feet of any portion of the applicable parcel, provided that if the owner of the parcel for which the proposed variance or conditional use permit is requested owns another parcel or parcels adjacent the parcel at issue, notification shall be mailed to owners of real property located within three hundred (300) feet of any portion of such adjacent parcels as well. Failure to receive the notice shall not invalidate any proceedings or decision in connection with the proposed variance or conditional use permit. Notices addressed to the last known owner of record as shown on the County Assessor's records shall be deemed proper notice to the owner of such property; and,
2. By publication of a legal notice in a newspaper of general circulation in the County at least ten (10) days prior to the open record hearing date.

AGENCY COMMENTS:

1. The application documents were distributed to the following reviewing agencies on November 10, 2021:
 - a. Benton County Building Division

- b. Benton County Code Enforcement
 - c. Benton County Fire District #1
 - d. Benton County Fire Marshal
 - e. Benton County Public Works Department
 - f. Benton-Franklin Health District
 - g. Benton PUD
 - h. City of Richland
 - i. City of Kennewick
 - j. Kennewick Irrigation District
 - k. Washington State Department of Transportation
2. The following comments were received from the Kennewick Irrigation District:
- a. 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.
 - b. Please note that permanent structures are not allowed within irrigation easements.
 - c. The property identified is located within the critical aquifer recharge area for Lorayne J Water District, which is owned and maintained by KID. Please refer to the enclosed map.
 - 1. KID requests more information regarding site storm water plans; specifically, KID would like to know how oils and grease leaking from vehicles stored on site will be prevented from entering the aquifer. The high permeability of the soils and the surface geology at the site is cause for some concern.
 - d. Please contact Chris Sittman/KID at 509-873-1123 or csittman@kid.org with any questions.
3. The following comments were received from Benton County Fire Marshal:
- a. Benton County Fire Marshal has no comment to this Commercial Recreational Facility as proposed on the site-plan submitted with application on 11/5/2021.
 - b. If any amendments or changes to this original plan are submitted, additional review and comments may amend this response.
 - c. Please contact Clark Posey at 509-572-0400 or clark.posey@co.benton.wa.us with any questions.
4. The following comments were received from Washington State Department of Transportation:
- a. The subject property is adjacent to Interstate 82 (I-82), a fully controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to the highway from the subject property. Direct access to I-82 is prohibited.
 - b. We are not opposed to this project, or other developments along Wisner Parkway; however, we are concerned with the cumulative impact developer driven traffic is having on the I-82 Badger Road (Exit 109) interchange. We recommend the county require the proponent to contribute towards the county's planned improvements at Exit 109 in proportion to their impact.
 - c. Any outdoor advertising or motorist information signing considered for this project will need to comply with state criteria. Please contact Trevor McCain of the WSDOT Headquarters Traffic Office for specifics. He can be reached at (306) 705-7282.
 - d. Please contact Jacob Prilucik/WSDOT at (509) 225-0637 with questions regarding this letter.
5. The following comments were received from Benton Franklin Health District:
- a. The Benton Franklin Health District has completed a cursory review of the proposal and holds no objection provided:
 - 1. The site is served by an on-site sewage system permitted, installed and approved for the project. It should be noted that as a commercial endeavor the project will be required to meet the minimum usable land area requirements of Benton-Franklin Health Rules and Regulations No. 2 prior to issuance of a sewage system permit.

2. The site must be served by an approved public water supply in accordance with WAC 246-290.
 - b. Later correspondence from BFHD (12-3-2021) requested additional information regarding staffing levels, anticipated daily attendees, and whether food service will be available – these factors related to determining adequate septic system sizing. At the time of staff report, applicant was coordinating with BFHD on determining adequate area for the septic system.
 - c. Please contact Rick Dawson at 509-460-4313 or rickd@bfhd.wa.gov with any questions.
6. Benton County Planning Division
- The following are general comments and discussion points from the Planning Division:
- a. A SEPA checklist was required for this application, based on the size of proposed building and the associated number of parking spaces proposed. A Notice of Application was distributed for the SEPA checklist (EA 2021-028) on November 8, 2021. A Mitigated Determination of Non-Significance (MDNS) was issued on November 29, 2021.
 - b. Requirements for signage are detailed within *Benton County Code (BCC) Chapter 3.06 Uniform Sign Code*.
 - c. Signs visible to the state highway system, including the interstate system, are regulated under the Scenic Vistas Act (RCW 47.42) and the Highway Advertising Control Act (WAC 468-66).
 - d. Prior to issuance of any development permits, the applicant will complete coordination with Benton Franklin Health District, with respect to determining sufficient area for septic system needs.
 - e. Prior to applications for development this proposal requires application, approval, and recording of a Boundary Line Adjustment involving the project parcels.
 - f. Upon completion of a review of BCC Title 15 and the Benton County Critical Area Maps, no designated critical areas have been identified on this property. A critical area report is not required for the processing of a conditional use permit for the proposed activity at this location.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

The following suggested Findings of Fact and Conditions of Approval are based on comments received up to the date of this staff memo. Any comments received after the completion of this staff memo or submitted during the public hearing for this application will need to be considered by the Hearings Examiner and may be added to the Findings of Fact and Conditions of Approval. The Hearings Examiner may decide to adopt these as their own or amend/add to these Findings of Fact and Conditions of Approval after holding the open public hearing.

Based on the information received to date, the Planning Staff recommends approval with the following Findings of Fact and Conditions of Approval:

SUGGESTED FINDINGS OF FACT:

1. The applicant is Knutzen Engineering, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338 (on behalf of 5D Development at Cottonwood, LLC).
2. The property is located in unincorporated Benton County, south of Interstate 82 and north of Wisner Parkway on the west side of E. Detrick PR SE.
3. The property is zoned Interchange Commercial (IC).
4. The property is currently undeveloped.

5. The application for CUP 2021-011 meets the intent and standards of the Benton County Comprehensive Plan.
6. The application for CUP 2021-011 meets the definition, requirements and standards of the Benton County Code, Title 11.
7. Surrounding land uses are similar in nature to the applicant's property: Light Industrial and Interchange Commercial uses found directly adjacent, with residential uses in nearby proximity.
8. A SEPA checklist (EA 2021-028) was required for CUP 2021-011, based upon the size of the proposed commercial building and the number of associated parking stalls. A Mitigated Determination of Non-Significance (MDNS) was issued for EA 2021-028 on November 29, 2021.
9. There are no designated critical areas on the property. A critical area report is not necessary for the use or proposed building.
10. Public notice requirements as have been met for CUP 2021-011.
11. Agency comments were received from:
 - a. Kennewick Irrigation District
 - b. Washington State Department of Transportation
 - c. Fire Marshal
 - d. Benton Franklin Health District
12. There were no comments received from the public.
13. The applicants are requesting a Conditional Use Permit to operate an approximately 33,750 sq. ft. commercial recreational facility on approximately 2.48 acres in the Interchange Commercial (IC) Zoning District.
14. The Benton Franklin Health District has completed a cursory review of the proposal and has no objections provided:
 - a. The site is served by an on-site sewage system permitted, installed and approved for the project. It should be noted that as a commercial endeavor the project will be required to meet the minimum usable land area requirements of Benton-Franklin District Board of Health Rules and Regulations No. 2 prior to issuance of a sewage system permit.
 - b. The site must be served by an approved public water supply in accordance with WAC 246-290.

SUGGESTED CONDITIONS OF APPROVAL:

1. The ongoing activities on the site shall comply with the submitted site plan and materials submitted for this application.
2. All required development permits/approvals shall be obtained prior to issuance of the Conditional Use Permit. This includes approval of permits required by the following agencies, as applicable:
 - a. Benton County Building Division
 - b. Benton County Public Works
 - c. Benton County Planning Division
 - d. Benton Franklin Health District
 - e. WSDOT

3. The applicant will meet and comply with the mitigating conditions detailed within the associated MDNS (EA 2021-028) dated November 29, 2021.
4. A Boundary Line Adjustment (BLA) application, consistent with the application for CUP submitted and sufficient in area to accommodate the septic system sizing required, as determined by Benton Franklin Health District, shall be submitted, approved, and be recorded prior to issuance of any permits for the development.
5. The applicant will provide Kennewick Irrigation District site storm water plans demonstrating protection from vehicular fluids entering the aquifer, as detailed in their letter dated November 18, 2021.
6. The applicant will meet and comply with state criteria for outdoor advertising or motorist information, as detailed in WSDOT's letter dated November 23, 2021.
7. The applicant will meet and comply with *Benton County Code 3.06 Sign Code*. Off-site signage will not be permitted.
8. Vehicle parking associated with the activities on the property shall be accommodated on the site. No vehicle parking is allowed in the County right of way.
9. The business shall comply with *Benton County Code Title 11* for the life of the conditional use.
10. Future construction or activities associated with this business operation require review under the Benton County Zoning Ordinance. Applicants shall contact the Planning Division prior to any construction or changes in activities on site.

Time to Complete Conditions of Approval:

The applicant shall have one year to meet all of the Conditions of Approval.

If the conditions of approval have not been met and the Planning Division does not issue the Conditional Use Permit within one (1) year from the date of this decision, the Hearings Examiner may declare it null and void. Prior to doing so, the applicant shall be notified in writing at the applicant's last known address at least twelve (12) days in advance of the upcoming Hearings Examiner meeting.

Transferability

This Conditional Use Permit is transferrable by a holder. If a new property owner wishes to have a commercial recreational facility, the new owner must update the Conditional Use Permit application, accept the Conditions of Approval, and be approved by the Planning Manager prior to transfer of the permit being allowed.

Violations of Conditions of Approval:

The Applicant shall continue to meet all conditions of this Conditional Use Permit while CUP 2021-011 is in effect.

Any violation of the conditions of approval will be processed in accordance with BCC Title 11, Chapter 11.43 Administration and Disposition of Infractions. If the Conditional Use Permit has been issued and violations exist, the Hearings Examiner may revoke the permit after an open record hearing with notice as set forth in BCC 11.50.050(b), as amended. This condition does not foreclose the County's use of other enforcement mechanisms.





CONDITIONAL USE PERMIT
APPLICATION

File No. CUP 2021-011

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NOV 05 2021

Benton Co. Planning Dept.

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Paul Knutzen (Knutzen Engineering)
Mailing Address: 5401 Ridgeline Drive Suite 160 City: Kennewick
State: WA ZIP: 99338 Phone: (509) 222-0959 Work: (509) 440-1817
Email Address: paul@knutzenengineering.com
Signature: _____ Date: 11/4/21

Property Owner(s) (if different): 5D Development at Cottonwood LLC
Mailing Address: 410 Fanning Road City: Pasco
State: WA ZIP: 99301 Phone: (509) 545-3390 Work: (509) 579-6888
Email Address: mike@d9contractors.com
Signature: Paul Knutzen Date: 11/4/21
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

If the applicant or legal owner of the property is a corporation, partnership, trust or LLC use the following signature block.

Applicant/Legal Owner: 5D Development at Cottonwood LLC
Officer name: Mike Detrick
Title: President
Signature: Mike Detrick Date: 11/5/21

THE ABOVE SIGNED OFFICER OF 5D Development at Cottonwood LLC (name of entity)

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

PARCEL INFORMATION

1. Subject property address: T106904 E. Detrick PR

City: Kennewick State: WA ZIP: 99338

2. Parcel number: 1-1188-101-3669-002 Portion of 003 3. Acreage: 2.48

4. Access: County Road State Road/Highway Private Road

5. Utilities: Power: Benton PUD Benton REA interchange comm. 11.31.060(n)

Sewer: Septic Tank City Sewer: (Provider) _____

Water: Individual Wells One well serving 2-4 lots One well serving 5+ lots

Private System (Provider & Address) BC Water Co - 22307 Cottonwood Dr

City System (Provider) _____

Gas: No Yes: (Provider) Cascade Natural Gas

Cable: No Yes: (Provider) ZiPLY

Phone: No Yes: (Provider) Charter

Irrigation: No Private District: (Provider) _____

6. Present use of property: Vacant

7. What is the proposed use? Proposing to build a 39,815 SF Commercial Recreational Facility with associated parking

8. Will only one detached building to be used for the proposed use? Yes No N/A

9. Will the project be conducted entirely inside of a building? Yes No N/A

If no, explain what outdoor activities would occur: N/A

10. What is the total area, including storage that will be used? N/A

11. Does one of the business proprietors own/lease the property where the proposed business is located? Yes No

12. Is there a residence on site? Yes No

a) Does one of the proprietors live in the residence on site? Yes No

13. Total number of employees (who do not live on site)? 35 Employees

Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

14. Proposed days and hours of operation (including employee hours)?

Days: 7 days Hours: 3PM-8PM (M-F) 11AM-8PM (Sat) 11AM-7PM (Sun)

a) Will the operation be seasonal? Months of operation: No - 12 Months

15. Will you have a sign? Yes No

If yes, please answer the following and attach a drawing of the proposed signage

a) Number of sign(s)? 1

b) Height of sign(s)? TBD

c) Dimensions of sign(s)? TBD

d) Location of sign(s)? TBD

e) Will the sign(s) be illuminated? Yes No N/A

16. How many vehicles will be labeled to identify the proposed use? N/A

17. How many parking spaces will be provided? Existing: None Proposed: 100 Surface Type: Asphalt

18. What is the name of the access road to the property? E. Detrick PR

a) Is the road a: County Road State Highway Private Road

b) Is the road constructed out of: Pavement Gravel

19. Is any outdoor lighting proposed? Yes No

a) Where will it be located? Around the perimeter of the building as well as some in the parking lot.

20. Are you proposing any site screening and/or fencing?

Yes (If yes, please show on site plan map) No

a) What type and where will it be located? Either Chain Link or Block Wall on the West side of the property.

21. Additional comments or information:

Parcels 2 & ptn of 3 will be added to Parcel 1 through a Parcel Consolidation/BLA undertaken by separate action

IF FURTHER EXPLANATION IS NEEDED FOR ANY OF THE QUESTIONS PLEASE ATTACH ADDITIONAL PAGES.

(FOR STAFF USE ONLY)

Critical Areas: N Y: _____

Reviewed by: [Signature]

Application Complete: Y N

Zoning: IC

Date: 11/9/21



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SEPA ENVIRONMENTAL CHECKLIST

HEM 1.4

Benton Co. Planning Dept.

File No. EA 2021-028
see also CUP2021-011

A. BACKGROUND

- 1. Name of proposed project, if applicable: Fly Trampoline Park
- 2. Name of applicant: Paul Knutzen (Knutzen Engineering)
- 3. Address and phone number of applicant and contact person: 5401 Ridgeline Drive Suite 160, Kennewick, WA 99338, (509) 222-0959
- 4. Date checklist prepared: 10/12/21
- 5. Agency requesting checklist: Benton County
- 6. Proposed timing or schedule (including phasing, if applicable): Permitting in Spring 2022, Construction Complete in Fall of 2022
- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No. A BLA is proposed as part of this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. A geotechnical report has been prepared for properties just north of the proposed site.

A hydrology report will be prepared to address storm water run-off. Additional test pits are to be completed on the proposed site prior to improvements and construction of the proposed building.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None.

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

CUP and BLA approval from Benton County; Ecology General Construction Storm Water Permit (or Erosivity Waiver if applicable); Benton-Franklin Health District, Badger Water, & L&I for electrical.

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

This proposal will add a 39,815 SF building to be used as an entertainment center with trampoline park, laser tag, etc.

With this, this will include all civil improvements on-site as needed. There will be approximately 100 stalls for parking.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. ~~The site is located at 106904 E. Detrick PR SE, Kennewick, WA 99338. The project is located north of Wisser Parkway and in between Wisser Loop on both sides.~~

It is also a portion of Seciton 1, Township 8 North, Range 28 East. Benton County Parcel #'s: 111881013669001, 111881013669002. adjacent to Detrick PR and a portion of 111881013669003.

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)? 10% Max Slope

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.

Alluvium Silty Sand per Geotech Report completed March of 2020

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

No indications of unstable soils.

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. _____

Grading will be proposed for the development. Quantities are unknown at this time.

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

Erosion could occur on site but will be minimized through implementation of BMP's during construction, including silt fencing, construction entrances, ground cover, waddles, site watering for dust control, catch basin inserts and protection. All storm water run-off will be contained and managed on site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 78% of the property will be covered with impervious surfaces after the completion of the project.

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

Standard erosion control methods will be used, such as catch basin protection (witches hats), silt fencing, and stabilized construction entrances. Dust during construction will be controlled by the use of a water truck as necessary.

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. _____

During construction, minor amounts of dust and exhaust from equipment activity may occur. The completed project will not affect air quality.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known.

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

Dust control measures will be implemented in accordance with recommendations by the Department of Ecology and the Benton County Clean Air Authority. Measures include but are not limited to watering, lowering speed, limit of construction vehicles, and reducing the amount of dust-generating activities on windy days.

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. _____

No, this project will not be near the described body of water.

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

None.

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

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

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

b. Ground Water:

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

No.

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

No waste material will be discharged into the ground.

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. _____

The new impervious area on site will generate stormwater runoff. The stormwater system will consist of a catch basins, conveyance pipes, and subsurface infiltration trenches and ditches.

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

No. Pretreatment devices, such as CDS units, will be installed to prevent waste materials from entering ground waters or above-ground swales will be utilized.

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

No.

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

Runoff generated from pervious surfaces will either infiltrate into underlying soils or flow to on-site collection systems.

Storm-water generated from impervious surfaces will be collected and treated prior to on-site infiltration.

4. Plants

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

___ Deciduous tree (*alder, maple, aspen, other*)

___ Evergreen tree (*fir, cedar, pine, other*)

___ Shrubs

___ Grass

___ Pasture

___ Crop or grain

___ Orchards, vineyards or other permanent crops

___ Wet soil plants (*cattail, buttercup, bullrush, skunk cabbage, other*)

___ Water plants (*water lily, eelgrass, milfoil, other*)

___ Other types of vegetation

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

The small amount of native grasses will be removed during grading.

- 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: _____

Native plants and trees will be planted in interior landscaped areas and around the perimeter of the site improvements according to Benton County Standards.

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

None according to the Washington State Noxious Weed Data Viewer.

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. Ferruginous Hawk

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

The Washington Department of Fish and Wildlife marks the Ferruginous Hawk as threatened at a state status and marks the area as a breeding area.

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

Yes, the Columbia River is a part of the Pacific Flyway.

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

None.

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

None.

6. Energy and Natural Resources

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

Electricity will be used for lighting, appliances, & other various pieces of equipment used for laser tag or trampoline parks. Natural Gas will be used for heating.

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

No.

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

The proposed buildings will meet current building codes and energy efficiency standards.

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.

None known of at this time.

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

None known of at this time.

2) Describe existing hazardous chemicals/conditions that might affect project development and design.

This includes underground hazardous liquid and gas transmission pipelines located within the project

area and in the vicinity. None known of at this time.

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

None known of at this time.

- 4) Describe special emergency services that might be required. _____

Typical emergency services provided through Benton County will be used for the site.

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

None known of at this time.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? The noise level is not perceived to have any adverse effect on the project.

Noise is mainly generated by vehicle traffic on the nearby highway and the surrounding streets.

- 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. _____

Short-term - Construction noise from Construction equipment. Long-term - Noise from typical vehicle traffic

- 3) Proposed measures to reduce or control noise impacts, if any: _____

Noise impacts from construction activities and ongoing operations are expected to be minimal. All operations will be conducted in a manner compliant with Benton County Policy and Washington State Maximum Environmental Noise Levels (Chapter 173-60-040 WAC).

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 is currently undeveloped property.

Nearby property usages are light industrial, an RV Park and Cottonwood Elementary School.

- 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: No.

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

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

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

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. No.

i. Approximately how many people would reside or work in the completed project? Approximately 20 people will work in the completed project.

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

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

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The project will be permitted through the local jurisdictions in accordance with all applicable zoning ordinances.

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. No housing would be provided.

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

c. Proposed measures to reduce or control housing impacts, if any: 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? The tallest point of the proposed structure is 30.25 feet tall. It will be constructed with metal siding with the first 6 feet being stone facade.

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

c. Proposed measures to reduce or control aesthetic impacts, if any: Landscaping, Setbacks, & Facade requirements

11. Light and Glare

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

Parking lot & building lighting would be proposed for late evenings and nighttimes.

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

No.

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

None.

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

Lights will be shielded to direct light downward. All outdoor lighting will be in conformance with Benton County requirements.

12. Recreation

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

Cottonwood Elementary School and associated outdoor recreational equipment is approximately 350 ft from the site.

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

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. None according to the Department of Archaeology & Historic Preservation WISAARD System.

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. The site is considered an area of interest for Yakima Nation, Umatilla, and Confederated Tribes of the Warm Springs.

No evidence of artifacts has been found to our knowledge.

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 Archeology and 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. _____

Upon any discovery of potential or known archaeological resources at the subject properties prior to or during future on-site construction, the developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify the appropriate parties within 24-hours from the time of discovery.

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 Wiser Parkway off E Badger Rd.

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 Ben Franklin Bus Stop is located approximately 2.25 miles away at the intersection of Columbia Center Boulevard and W 7th Ave. Stop ID KE332

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Approximately 100 stalls would be proposed at this time. Parking will be in conformance with Benton County

off-street parking requirements and most required parking will be fully paved. No parking would be eliminated.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

A new private road will be proposed to provide access to the new lots. The road would be a loop connecting off of Wiser Parkway and align with Wiser Loop.

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

While rail is immediately to the east of the site, the property has no access to rail services nor requires any.

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

commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Approximately 60 trips would be generated for a typical weekday. The peak hours of traffic would be in the PM hours of the day.

Code 495 from the Trip Generation Manual of the Institute of Transportation Engineers was used.

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

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

Traffic Impact fees will be payed as determined by Benton County.

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. _____

Yes, the site will utilize fire and police protection, as well as public transit.

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

The completed project will generate additional tax revenue for the County and will pay impact fees for development.

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.

Electricity - Benton PUD; Sewer - Septic; Natural Gas - Cascade; Water - Badger Water; Telephone - Ziplly & Charter

C. SIGNATURE

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

Signature: 

Name of Signee Paul Knutzen

Position and Agency/Organization President (Knutzen Engineering)

Date Submitted: 10/11/21

ESA LISTED SALMONIDS CHECKLIST

The Listed Salmonids Checklist is provided in order that the City can identify a project's potential impacts (if any) on salmonids that have been listed as "threatened" or "endangered" under the Federal Endangered Species Act (ESA). A salmonid is any fish species that spends part of its life cycle in the ocean and returns to fresh water. Potential project impacts that may result in a "taking" of listed salmonids must be avoided, or mitigated to insignificant levels. Generally, under ESA, a "taking" is broadly defined as any action that causes the death of, or harm to, the listed species. Such actions include those that affect the environment in ways that interfere with or reduce the level of reproduction of the species.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listing will impact your project. The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide additional information. Please contact the Dept. of Fish and Wildlife at 1701 S. 24th, Yakima WA 98902-5720, Phone No. 509-575-2740.

1. Are ESA listed salmonids currently present in the watershed in which your project will be?

Yes No

Please Describe.

2. Has there ever been an ESA listed salmonid stock present in this watershed?

Yes No

Please Describe.

NOTE: Kennewick is located in the upper Mid-Columbia watershed. Salmonids are present in the watershed - questions no. 1 and no. 2 already answered "yes". Questions A-1 and A-2 are also answered.

PROJECT SPECIFIC: The questions in this section are specific to the project and vicinity.

A1. Name of watershed: Upper Mid-Columbia

A2. Name of nearest waterbody: Columbia River

A3. What is the distance from this project to the nearest body of water?

3.25 Miles

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.

A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.)

Commercial, Residential, Open Space.

A5. What percentage of the project will be impervious surface (including pavement & roof area)?

Approximately 78% of the site.

FISH MIGRATION: The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of

a. Surface water? Yes _____ No _____
Amount
Name of surface water body

b. Ground water? Yes _____ No _____
Amount
From Where
Depth of well

B2. Will any water be rerouted? Yes _____ No _____
If yes, will this require a channel change?

B3. Will there be retention ponds? Yes _____ No _____
If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

If to a surface water discharge, please give the name of the waterbody.

B4. Will this project require the building of new roads? (Increased road mileage may affect the timing of water reaching a stream and may, thus, impact fish habitat.)

Yes.

B5. Are culverts proposed as part of this project? Yes _____ No _____

B6. Are stormwater drywells proposed as part of this project? Yes _____ No _____

B7. Will topography changes affect the duration/direction of runoff flows? Yes _____ No

If yes describe the changes.

B8. Will the project involve any reduction of a floodway or floodplain by filling or other partial blockage of flows? Yes _____ No

If yes, how will the loss of flood storage be mitigated by your project?

WATER QUALITY: The following questions will help determine if this project could adversely impact water quality. Degraded water quality can affect listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

C1. Will your project either reduce or increase shade along or over a waterbody?
Yes _____ No (Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.)

C2. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?
Yes _____ No

C3. Will turbidity (dissolved or partially dissolved sediment load) be increased because of construction of the project or during operation of the project? (In-water or near water work will often increase turbidity.)
Yes _____ No

C4. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?
Yes _____ No

Please Describe.

Vegetation: The following questions are designed to determine if the project will affect riparian vegetation, which can impact listed species.

D1. Will the project involve the removal of any vegetation from the stream banks?

YES NO

If yes, please describe the existing conditions and the amount and type of vegetation to be removed.

D2. If any vegetation is removed, do you plan to re-plant? YES NO

If yes, what types of plants will you use?

E. SIGNATURE

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

Signature Paul Kutzon

Date 10/11/21

Community Development Department

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



Planning Division

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

November 8, 2021

HEM 1.5

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

Via email to: gavin@knutzenengineering.com

RE: Written Determination of Completeness
Environmental Assessment/SEPA Checklist
File # EA 2021-028

Dear Applicant,

This office is in receipt of your SEPA Environmental Checklist regarding the proposed commercial recreational facility, to include parking spaces for approximately 100 vehicles, at 106904 E. Detrick PR in Benton County.

Upon reviewing your application, our office has determined that the required materials for SEPA review have been submitted. We have started the review process and assigned your application file number EA 2021-028.

Please be aware that clarification or additional information may be needed from you during the review process by this office or other agencies. Please be aware that delays in getting the information to our office will result in delays in the review of your application. Refusal to provide requested information could result in denial of your application.

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

Sincerely,

Michelle L. Cooke, Assistant Planning Manager
Benton County Community Development Dept.

cc:
5D Development
410 Fanning Rd.
Pasco WA 99301

Community Development Department

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



Planning Division

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HEM 1.6

November 8, 2021

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

Via email to: gavin@knutzenengineering.com

RE: Written Determination of Completeness
5D Development/Commercial Recreational Facility
File Number: CUP 2021-011

Dear Applicant,

This office is in receipt of your application for a Conditional Use Permit to allow you to operate a commercial recreational facility at 106904 E Detrick PR in Kennewick, Washington. The Planning Division has determined that the required materials have been submitted and the application is complete. A file number has been assigned (CUP 2021-011) and the review process will now begin.

Although this office has determined that your application is complete, more clarification or information may be needed from you during 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 hearing before the Hearings Examiner. Prior to any hearing on your project, you will receive a public hearing notice and a staff memo.

Additional information and/or permits may be required from other agencies including, but not limited to, the Benton County Building Division, the Benton-Franklin Health District, the Benton County Public Works Department, or the Washington State Department of Health.

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

Sincerely,

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

Michelle L. Cooke, Assistant Planning Manager
Benton County Community Development Dept.

Community Development Department

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



Planning Division

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**Notice of Application
(Optional DNS Process)**

HEM 1.7

Benton County has received a permit application for the following project:

Construction of an approximately 40,000 sq ft Commercial Recreational Facility building with approximately 100 parking spaces. There will be approximately 38,930 SF of asphalt pavement, 33,750 SF building footprint, and 7,200 SF of concrete for an approximate total impervious area of 79,880 SF.

Project Location:

The facility is proposed to be located on E. Detrick PR SE off of Wisner Parkway in unincorporated Kennewick, Washington. Parcels numbered 1-1188-101-3669-001, 1-1188-101-3669-002, and a portion of 1-1188-101-3669-003 in Section 11, Township 8 North, Range 287 East, W.M.

Agency Contact:

Greg J. Wendt, Director, Community Development Department
Planning.Department@co.benton.wa.us
Phone Number: (509) 786-5612

Project Applicant:

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

Agency File Number:

EA 2021-028

<u>Date of permit application:</u>	November 5, 2021
<u>Date of determination of completeness:</u>	November 8, 2021
<u>Date of Notice of Application:</u>	November 8, 2021
<u>Notice of Application Publication Date:</u>	November 10, 2021
<u>Comment due date:</u>	November 24, 2021

SEPA Environmental Review: The Benton County Planning Division has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS). The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the due date noted above (14 days from date of publication) to the Benton County Planning Division, P.O. Box 910 Prosser, WA 99350. Any information submitted to Benton County is subject to the public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable laws that may require the release of the documents to the public.

This project does require a public hearing. A copy of the subsequent threshold determination and any other information concerning this action may be obtained by contacting the Benton County Planning Division, P.O. Box 910, Prosser, WA (509) 786-5612.

Preliminary Development Regulations and Existing Environmental Documents: To evaluate the impacts of the proposed project, the following may be used for mitigation, consistency, and the development of findings and conclusions:

Regulations of Benton County including the Benton County Comprehensive Plan, BCC Title 3 Building, Fire, and Road Standards, BCC Title 6.35 SEPA, BCC Title 11 Zoning, and BCC Title 15 Critical Area Ordinance;

Regulations of the Washington State Department of Fish and Wildlife, Washington State Department of Ecology, and Washington State Department of Natural Resources;

Regulations of the Benton-Franklin Health District; and SEPA Environmental Checklist; and

Other required agency evaluations, approvals, permits, and mitigation as necessary.

Required Permits:

Benton County grading/building permit, Conditional Use Permit, Boundary Line Adjustment. Other forms, reports, or approvals as necessary.

Required Studies:

Unknown at this time.

This project does require a public hearing. A copy of the subsequent threshold determination and any other information concerning this action may be obtained by contacting the Benton County Planning Division, P.O. Box 910, Prosser, WA, (509) 786-5612.

Signed at Kennewick, Washington on this 8th day of November, 2021



Greg J. Wendt, Director
Community Development Department



BENTON CLEAN AIR AGENCY

HEM 1.8

November 15, 2021

Re: EA 2021-028

Benton County Community Development Department
April Brown
620 Market St
Prosser, WA 99350

Applicant/Proponent:
Knutzen Engineering
Attn: Paul Knutzen
5401 Ridgeline Dr Ste 160
Kennewick, WA 99338

Dear Ms. Brown:

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

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

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

Sincerely,

John Lyle
Inspector

April Brown

From: Cristina Woods
Sent: Monday, November 15, 2021 9:52 AM
To: Planning Department
Subject: RE: Agency review Notice of Application - Commercial Recreation Facility - EA 2021-028

Good morning

Public Works has no comments.

Thank you



Cristina Woods, MS • *Engineering Associate II*
Benton County Public Works
102206 Wiser Parkway , Kennewick WA, 99338
cristina.woods@co.benton.wa.us
(509) 786-5611

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, November 10, 2021 10:07 AM
To: Clark Posey <Clark.Posey@co.benton.wa.us>; GIS <GIS@co.benton.wa.us>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Bureau of Land Management - Spokane Bureau of Land Management (BLM_OR_SP_Mail@blm.gov) <BLM_OR_SP_Mail@blm.gov>; Environmental Review, Inc. - Tom Price <envreview@gmail.com>; WA Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; SEPA Review - Washington Dept of Health <SEPA.reviewteam@doh.wa.gov>; WA Dept of Transportation - SEPA Review - TDM Coordinator <scplanning@wsdot.wa.gov>; Casey Barney <Casey_Barney@Yakama.com>; Yakama Nation - Corrine Camuso <Corrine_Camuso@Yakama.com>; Yakama Nation - Jessica Lally <Jessica_Lally@Yakama.com>; Yakama Nation - John Marvin <John_Marvin@Yakama.com>; Yakama Nation (SEPA) - Elizabeth Sanchez <esanchez@yakama.com>; Yakama Nation Environmental Review - Thalia Sachtleber <enviroreview@yakama.com>; City of Richland - Stevens, Mike <mstevens@CI.RICHLAND.WA.US>; City of Kennewick - Martin Nelson <Martin.Nelson@ci.kennewick.wa.us>; City of Kennewick - CEDInfo <cedinfo@ci.kennewick.wa.us>; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Authority - Robin Priddy <robin.priddy@bentoncleanair.org>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Elizabeth Koerner <Elizabeth.Koerner@co.benton.wa.us>; Jessica Harris <Jessica.Harris@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Jordyn Reimer <Jordyn.Reimer@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Douglas D'Hondt <Douglas.DHondt@co.benton.wa.us>; Bureau of Reclamation - Chuck Garner <cgarner@usbr.gov>; Bureau of Reclamation - L Hendrix <lhendrix@usbr.gov>; Bureau of Reclamation - McKinley <cmckinley@usbr.gov>; lonnie@bentonone.org; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Billie <billie@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Futurewise - Alison Cable <alison@futurewise.org>; Futurewise - Roberta Lewandowski <Roberta@lewandowski.com>; Futurewise - Tim Trohimovich <tim@futurewise.org>; Dept. of Fish and Wildlife - Eric Bartrand <bartrelb@dfw.wa.gov>; Dept. of Fish and Wildlife - Mark Teske <Mark.Teske@dfw.wa.gov>;

Dept. of Fish and Wildlife - Michael W. Ritter <rittemwr@dfw.wa.gov>; WA Dept of Fish and Wildlife SEPA Desk <SEPADesk@dfw.wa.gov>; DNR Sepa Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; Confederated Tribes of the Umatilla Indian Reservation - Ashley Morton <AshleyMorton@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Bambi Rodriguez <bambirodriguez@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Carey Miller <CareyMiller@ctuir.org>

Subject: Agency review Notice of Application - Commercial Recreation Facility - EA 2021-028

Please see the attached Notice of Application, SEPA checklist and building/site plans for a new Commercial Recreation Facility (Fly trampoline park) in the interchange commercial district.

A conditional use permit will be sent out for review separately.

Thank you

April L. Brown
Permit Technician, Planning Division
Benton County Community Development Department
(509) 786-5612
Website: co.benton.wa.us
Kennewick Office: 102206 East Wisner Parkway
Prosser Office: 620 Market Street (Prosser Courthouse, 1st Floor)

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November 23, 2021

HEM 1.10

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

Attn: Greg J. Wendt, Director, Community Development Department

RE: EA 2021-028 – Commercial Recreation Facility
I-82 milepost 108.7 Rt.

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to Interstate 82 (I-82), a fully controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to the highway from the subject property. Direct access to I-82 is prohibited.
- We are not opposed to this project, or other developments along Wisner Parkway; however, we are concerned with the cumulative impact developer driven traffic is having on the I-82 Badger Road (Exit 109) interchange. We recommend the county require the proponent to contribute towards the county's planned improvements at Exit 109 in proportion to their impact.
- Any outdoor advertising or motorist information signing considered for this project will need to comply with state criteria. Please contact Trevor McCain of the WSDOT Headquarters Traffic Office for specifics. He can be reached at (306) 705-7282.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 225-0637.

Sincerely,

Paul Gonseth, P.E.
Region Planning Engineer

PG: jjp
cc: SR 82, File #2021_024

Community Development Department

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



HEM 1.11

Planning Division

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

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Proponent: Knutzen Engineering

File No. EA 2021-028

Project Description: Construction of an approximately 40,000 sq ft Commercial Recreational Facility with approximately 100 parking spaces. There will be approximately 38,930 SF of asphalt pavement, 33,750 SF building footprint, and 7,200 SF of concrete for an approximate total impervious area of 79,880 SF.

Project Location: The facility is proposed to be located on E. Detrick PR SE off Wiser Parkway in unincorporated Kennewick, Washington. Parcels numbered 1-1188-101-3669-001, 1-1188-101-3669-002, and a portion of 1-1188-101-3669-003 in Section 11, Township 8 North, Range 28 East, W.M.

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), provided that the following measures are taken to mitigate potential adverse impacts. Substantive authority to require mitigation is derived from WAC 197-11-660 and Benton County Code, Chapter 6.35.120. The decision was made after review of a completed environmental checklist, comments received from various agencies and other information on file with the lead agency. This information is available to the public on request.

Conditions/Mitigating Measures: See attached conditions. Benton County has received timely comments and determined that such conditions are necessary to mitigate specific adverse impacts.

Appeals: You may appeal this determination to the Benton County Planning Division at Post Office Box 910, Prosser, WA 99350, no later than Monday, December 13, 2021 by written notice. The fee for a threshold determination appeal is \$700.00. An appeal of the determination must be made in writing to the Benton County Planning Division and a public hearing will be scheduled and the appellant will be notified of the date, time, and place. You should be prepared to make specific factual objections. Contact the Planning Division to read or ask about the procedures for SEPA appeals.

SEPA Responsible Official: Greg J. Wendt

Position/Title: Community Development Department Director

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

Date: November 29, 2021

Greg J. Wendt, Director
Benton County Community Development Department

DISTRIBUTION:

Applicant	WA Department of Archaeology & Historic Preservation
Benton Clean Air Authority	WA Department of Ecology online SEPA Register
Benton County Building Department	WA Department of Fish and Wildlife
Benton County Fire Marshal	WA Department of Health
Benton County Public Works Department	WA Department of Natural Resources - Olympia
Benton-Franklin Health District	WA Department of Natural Resources -Ellensburg
Bureau of Land Management	WA Department of Transportation
Bureau of Reclamation	CTUIR
Environmental Review Inc.	Yakama Nation
Fire District #3	Kennewick Irrigation District
Futurewise	City of Kennewick
	City of Richland

CONDITIONS/MITIGATION MEASURES

File No. EA 2021-028 - Commercial Recreational Facility

Applicant:

Knutzen Engineering for 5D Development
5401 Ridgeline Drive, Suite 160
Kennewick, WA 99338

The environment threshold determination and conditions are based on an analysis of information contained in the file and the following documents.

1. Benton County, BCC Title 6.35 Environmental Policy (SEPA);
2. Benton County, BCC Title 11, Zoning;
3. Benton County Comprehensive Plan;
4. Benton County, BCC Title 15 Critical Area Ordinance;
5. Benton County, BCC Title 3 Building Code, Fire Code, and Road Standards; and
6. Regulations of the Washington State Department of Fish and Wildlife, Department of Transportation, Department of Ecology, Department of Natural Resources and Department of Archaeology and Historic Preservation.

Findings:

1. Location:
 - a. The facility is proposed to be located on E. Detrick PR SE off of Wisner Parkway in unincorporated Kennewick, Washington. Parcels 1-1188-101-3669-001, 1-1188-101-3669-002, and a portion of 1-1188-101-3669-003 in Section 11, Township 8 North, Range 287 East, W.M.
2. Benton County, BCC Title 11, Zoning:
 - a. The zoning designation for the project area is Interchange Commercial District (IC).
 - b. Commercial Recreational Facilities are allowed in Interchange Commercial districts through the approval of a conditional use permit (CUP).
3. Benton County Comprehensive Plan:
 - a. The project area is designated Rural Commercial in the Benton County Comprehensive Plan.
4. Benton County, BCC Title 15, Critical Area Ordinance:
 - a. Upon completion of a review of BCC Title 15 and the Benton County Critical Area Maps, the project site does not contain FEMA designated Flood Zones, geologically hazardous areas (erosive soils and slopes greater than 15%), and Fish and Wildlife Habitat Conservation Areas.
 - b. Wetlands: None identified.
 - c. Critical Aquifer Recharge Area: None identified.
 - d. Fish and Wildlife Habitat Conservation Area: None identified.
 - e. Frequently Flooded Areas: None identified.
 - f. Geologically Hazardous Areas: None identified.
5. The applicant is proposing the construction of an approximately 40,000 sq ft Commercial Recreational Facility with approximately 100 parking spaces. There will be approximately 38,930 SF of asphalt pavement, 33,750 SF building footprint, and 7,200 SF of concrete for an

approximate total impervious area of 79,880 SF. The applicant submitted the following materials for the SEPA review process:

- a. SEPA Environmental Checklist dated November 5, 2021.
- b. ESA Listed Salmonids checklist dated November 5, 2021.

Conditions:

The applicant must complete and comply with the following mitigating conditions for this Mitigated Determination of Non-Significance (MDNS).

1. Meet and comply with the Benton County Planning Division requirements including the standards/requirements associated with a Conditional Use Permit.
2. Meet and comply with the Benton Clean Air Agency (BCAA) requirements including submittal of a Proof of Contact: Soil Destabilization Notification and preparation of a written dust control plan for the project, as detailed in their comment letter dated 11/15/2021.
3. Meet and comply with WSDOT requirements and recommendations stated in the comment letter dated November 5, 2021 including obtaining any necessary franchise or permits.
 - a. The subject property is adjacent to Interstate 82 (I-82), a fully controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to the highway from the subject property. Direct access to I-82 is prohibited.
 - b. WSDOT holds concern with the cumulative impact developer driven traffic is having on the I-82 Badger Road (Exit 109) interchange. WSDOT recommends the county require the proponent to contribute towards the county's planned improvements at Exit 109 in proportion to their impact.
 - c. Any outdoor advertising or motorist information signing considered for this project will need to comply with state criteria. Please contact Trevor McCain of the WSDOT Headquarters Traffic Office for specifics. He can be reached at (306) 705-7282.
 - d. For additional information, please contact Jacob Prilucik at (509) 225-0637.

Community Development Department

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



Planning Division

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

November 10, 2021

HEM 1.12

Benton County Building Division
Benton County Code Enforcement
Benton County Fire District #1
Benton County Fire Marshal
Benton County Public Works Department
Benton-Franklin Health District
Benton PUD
City of Richland
City of Kennewick
Kennewick Irrigation District
Washington State Department of Transportation

RE: Agency review of Conditional Use Permit application

File #: CUP 2021-011

Parcel #s: 1-1188-101-3669-001, 1-1188-101-3669-002 and a portion of 1-1188-101-3669-003

Attached is a Conditional Use Permit application for your agency's review.

The applicant is requesting to build an approximately 40,000 sq ft commercial recreation facility in the Interchange Commercial zone at the intersection of Wiser Parkway and Detrick PR. (This lot is part of a recent zone change, some mapping may not be updated.)

A SEPA checklist has been submitted and will be sent for separate review.

PLEASE SUBMIT YOUR COMMENTS regarding the Conditional Use Permit by email to planning.department@co.benton.wa.us by November 24, 2021.

Please reference file number **CUP 2021-011** in all correspondence.

If you have any questions or need more time to review the application, please contact the Planning Division at (509) 786-5612 or to the email above.

Thank you!
Benton County Planning Division

Brian Malley

From: Clark Posey
Sent: Wednesday, November 10, 2021 3:05 PM
To: Planning Department
Subject: RE: Conditional Use Permit application review (Commercial Recreation Facility CUP 2021-011)

Planning,

Applicant: 5 D Development at Cottonwood LLC
Conditional Use Permit application CUP 2021-011
Parcel #s: 1-1188-101-3669-001, 1-1188-101-3669-002 and a portion of 1-1188-101-3669-003

Benton County Fire Marshal has no comment to this Commercial Recreation Facility as proposed on the site-plan submitted with application on 11/5/2021.

If any amendments or changes to this original plan are submitted, additional review and comments may amend this response.

Thank you,

Clark

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, November 10, 2021 2:15 PM

Subject: Conditional Use Permit application review (Commercial Recreation Facility CUP 2021-011)

Please see the attached Conditional Use Permit application materials.
Please have any comments back to our office by November 24, 2021.

Thank you

April Brown

From: Cristina Woods
Sent: Thursday, November 18, 2021 8:48 AM
To: Planning Department
Subject: RE: Conditional Use Permit application review (Commercial Recreation Facility CUP 2021-011)

Good morning

Public Works has no comments

Thank you



Cristina Woods, MS • *Engineering Associate II*
Benton County Public Works
102206 Wiser Parkway , Kennewick WA, 99338
cristina.woods@co.benton.wa.us
(509) 786-5611

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, November 10, 2021 2:15 PM
To: Dale Wilson <Dale.Wilson@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; City of Kennewick - Martin Nelson <Martin.Nelson@ci.kennewick.wa.us>; City of Kennewick - CEDInfo <cedinfo@ci.kennewick.wa.us>; City of Richland - Stevens, Mike <mstevens@CI.RICHLAND.WA.US>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; WA Dept of Transportation - SEPA Review - TDM Coordinator <scplanning@wsdot.wa.gov>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Elizabeth Koerner <Elizabeth.Koerner@co.benton.wa.us>; Jessica Harris <Jessica.Harris@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Lonnie@bentonone.org; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Billie <billie@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Jordyn Reimer <Jordyn.Reimer@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Douglas D'Hondt <Douglas.DHondt@co.benton.wa.us>; Benton PUD - Brenda Webb <webbb@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Shanna Everson <eversons@bentonpud.org>; Benton PUD - Tina Glines (glinest@bentonpud.org) <glinest@bentonpud.org>; Benton PUD Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD-Mike Irving <irvingm@bentonpud.org>
Subject: Conditional Use Permit application review (Commercial Recreation Facility CUP 2021-011)

Please see the attached Conditional Use Permit application materials.
Please have any comments back to our office by November 24, 2021.

Thank you

April L. Brown
Permit Technician, Planning Division
Benton County Community Development Department
(509) 786-5612
Website: co.benton.wa.us
Kennewick Office: 102206 East Wiser Parkway
Prosser Office: 620 Market Street (Prosser Courthouse, 1st Floor)

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

November 18, 2021

Planning Division/April Brown, Permit Technician
Benton County Community Development Department
102206 East Wiser Parkway
Kennewick, WA 99338

HEM 1.15

Subject: Review Comments for CUP 2021-011, Commercial Recreation Facility

Dear April Brown:

The Kennewick Irrigation District has received your Conditional Use Permit Application submitted by Paul Knutzen/Knutzen Engineering, 5401 Ridgeline Dr., Kennewick, WA 99338 for their client 5D Development at Cottonwood LLC to construct a 39,815 SF Commercial Recreational Facility with associated parking on parcel #1-1188-101-3669-001, project generally located at 106904 E Detrick PR, Kennewick, WA 99338.

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. The property identified is located within the critical aquifer recharge area for Lorayne J Water District, which is owned and maintained by KID. Please refer to the enclosed map.
 - a. KID requests more information regarding site storm water plans; specifically, KID would like to know how oils and grease leaking from vehicles stored on site will be prevented from entering the aquifer. The high permeability of the soils and the surface geology at the site is cause for some concern.

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

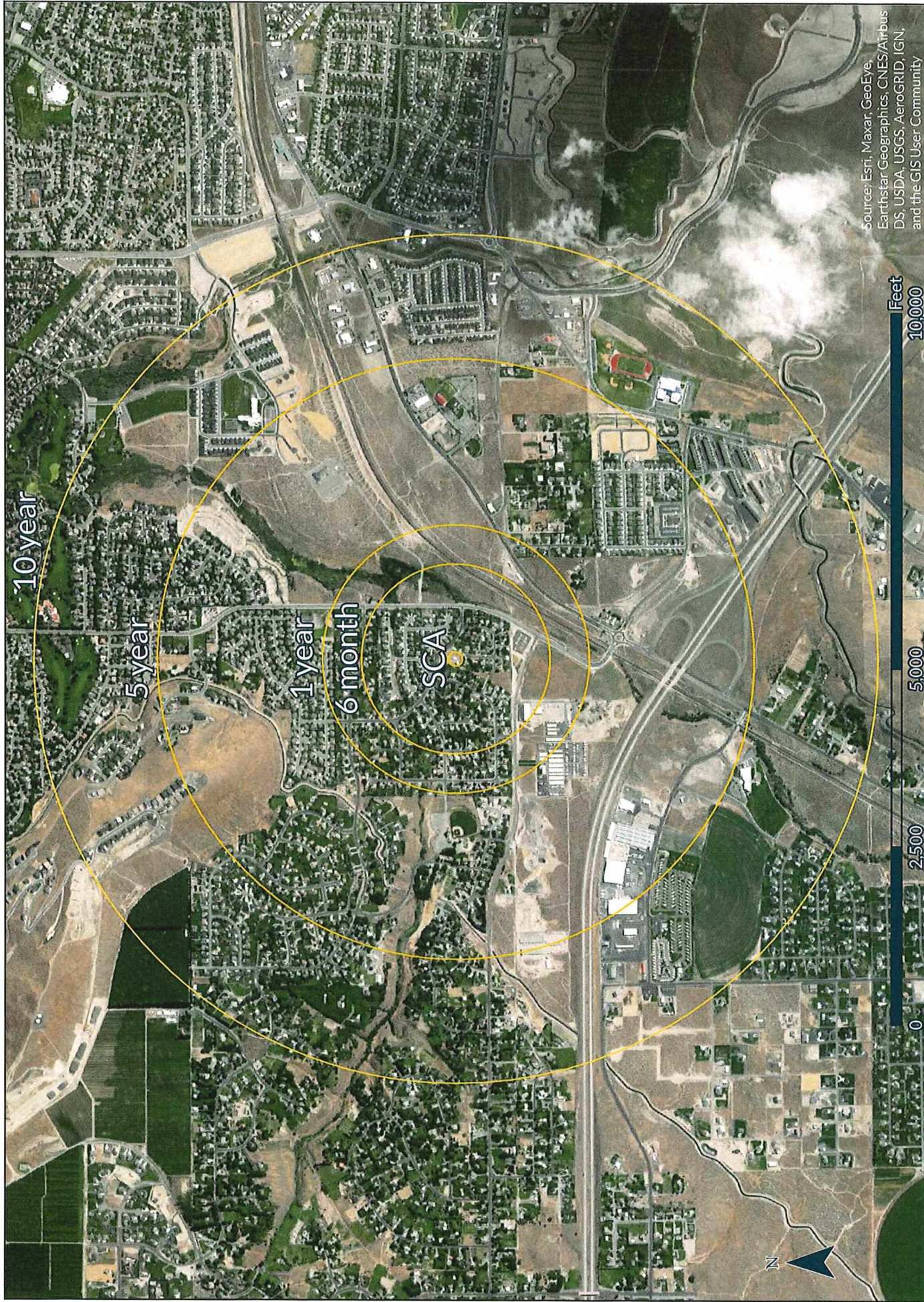
Sincerely,

Chris D. Sittman
CAD Specialist

Enclosure

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

Lorayne J Wellhead Protection Zones



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Brian Malley

From: Tina Glines <glinest@bentonpud.org>
Sent: Wednesday, December 1, 2021 12:01 PM
To: Brian Malley; Paul Knutzen; mapeakpower@gmail.com
Cc: Gavin Gervais; Michelle Cooke
Subject: RE: [EXTERNAL] RE: [E] Conditional Use Permit application review (Commercial Recreation Facility CUP 2021-011)

HEM 1.16

Hi Brian,

I have no additional comments.

Thank you,

Tina Glines

Distribution Design Technician
(509) 582-1241



From: Brian Malley <Brian.Malley@co.benton.wa.us>
Sent: Wednesday, December 1, 2021 9:21 AM
To: Tina Glines <glinest@bentonpud.org>; Paul Knutzen <paul@knutzenengineering.com>; mapeakpower@gmail.com
Cc: Gavin Gervais <gavin@knutzenengineering.com>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>
Subject: RE: [EXTERNAL] RE: [E] Conditional Use Permit application review (Commercial Recreation Facility CUP 2021-011)

Tina –

I'm looking to confirm whether BPUD has comments/conditions related to this application for CUP. To date, no comments have been received (though I have been "in loop" with correspondence related to review).

Planning Division is required to provide staff report, in advance of hearing – with intent to provide to Hearing's Examiner this Friday. Thus, want to be certain BPUD's review is reflected – will you be able to provide any input by this Friday (mid-day)?

Please let me know if any comments anticipated and if by this Friday is adequate. Thank you –



Brian Malley • *Senior Planner*
Benton County Community Development Department - Planning Division
Kennewick Office: 102206 E. Wisser Parkway, Kennewick, WA 99338
Brian.Malley@co.benton.wa.us
Kennewick (509) 783-1310, Ext. 3169
Prosser (509) 786-5612, Ext. 3169

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From: Tina Glines <glinest@bentonpud.org>
Sent: Wednesday, December 1, 2021 9:06 AM
To: Paul Knutzen <paul@knutzenengineering.com>; mapeakpower@gmail.com
Cc: Mike Detrick <mike@d9contractors.com>; Gavin Gervais <gavin@knutzenengineering.com>; Brian Malley <Brian.Malley@co.benton.wa.us>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>
Subject: [EXTERNAL] RE: [E] Conditional Use Permit application review (Commercial Recreation Facility CUP 2021-011)

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

Thanks Paul, I have received the information that I had requested.

Thank you,

Tina Glines

Distribution Design Technician
(509) 582-1241



From: Paul Knutzen <paul@knutzenengineering.com>
Sent: Tuesday, November 23, 2021 1:34 PM
To: Tina Glines <glinest@bentonpud.org>; mapeakpower@gmail.com
Cc: Mike Detrick <mike@d9contractors.com>; Gavin Gervais <gavin@knutzenengineering.com>; Brian Malley <Brian.Malley@co.benton.wa.us>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>
Subject: RE: [E] Conditional Use Permit application review (Commercial Recreation Facility CUP 2021-011)

Hi Tina,

I'm looping in Mike Anderson with Peak Power to answer any questions you've got on power requirements here. I got an email today from the County that our lack of response to you was potentially a holdup to our public hearing in December, and I definitely don't want to hold that up and lose another month. I wouldn't anticipate anything we're doing here is going to cause you to have to upgrade your infrastructure, but just a typical new service for this new building.

Thanks,
Paul

From: Paul Knutzen
Sent: Monday, November 15, 2021 8:04 AM
To: Tina Glines <glinest@bentonpud.org>
Cc: Mike Detrick <mike@d9contractors.com>; Gavin Gervais <gavin@knutzenengineering.com>
Subject: Re: [E] Conditional Use Permit application review (Commercial Recreation Facility CUP 2021-011)

No-but I'm Cc'ing Mike Detrick, of D9 Contractors, he's the one in charge, I'm not sure who he's using for electrical on this. Thanks,
Paul

Sent from my iPhone

On Nov 15, 2021, at 7:43 AM, Tina Glines <glinest@bentonpud.org> wrote:

Hello Paul,

Do you have any service information for this project?

Thank you,

Tina Glines

Distribution Design Technician
(509) 582-1241

From: Planning Department <Planning.Department@co.benton.wa.us>

Sent: Wednesday, November 10, 2021 2:15 PM

To: Dale Wilson <Dale.Wilson@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; City of Kennewick - Martin Nelson <Martin.Nelson@ci.kennewick.wa.us>; City of Kennewick - CEDInfo <cedinfo@ci.kennewick.wa.us>; City of Richland - Stevens, Mike <mstevens@CI.RICHLAND.WA.US>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; WA Dept of Transportation - SEPA Review - TDM Coordinator <scplanning@wsdot.wa.gov>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Elizabeth Koerner <Elizabeth.Koerner@co.benton.wa.us>; Jessica Harris <Jessica.Harris@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; lonnie@bentonone.org; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Billie <billie@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Jordyn Reimer <Jordyn.Reimer@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Douglas D'Hondt <Douglas.DHondt@co.benton.wa.us>; Brenda Webb <webbbb@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; Jeff Vosahlo <vosahloj@bentonpud.org>; Mike Irving <irvingm@bentonpud.org>

Subject: [E] Conditional Use Permit application review (Commercial Recreation Facility CUP 2021-011)

Please see the attached Conditional Use Permit application materials.

Please have any comments back to our office by November 24, 2021.

Thank you

April L. Brown
Permit Technician, Planning Division
Benton County Community Development Department
(509) 786-5612
Website: co.benton.wa.us
Kennewick Office: 102206 East Wiser Parkway
Prosser Office: 620 Market Street (Prosser Courthouse, 1st Floor)

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Community Development Department

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



Planning Division

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

NOTICE OF OPEN RECORD HEARINGS

HEM 1.17

NOTICE IS HEREBY GIVEN that the following applications have been proposed to the Benton County Hearings Examiner for Benton County, Washington.

CONDITIONAL USE PERMIT CUP 2021-010, APPLICANT: Raymond "Sam" Hart

The applicant is requesting a Conditional Use Permit for a detached Accessory Dwelling Unit at 211506 E. Schuster, in (unincorporated) Kennewick, Washington. Parcel # 1-0900-101-2566-001

CONDITIONAL USE PERMIT CUP 2021-011, APPLICANTS: Knutzen Engineering for 5 D Development

The applicants are requesting a Conditional Use Permit for a Commercial Recreation Facility on the corner of Wisner Parkway and Detrick PR in (unincorporated) Kennewick, Washington. Parcel #: 1-1188-101-3669-001, 1-1188-101-3669-002 and a portion of 1-1188-101-3669-003

NOTICE IS GIVEN that the Benton County Hearings Examiner will hold an open record public hearing for the above stated application. This hearing will be held in-person and virtually/telephonically.

DATE OF HEARING:

Friday, December 17, 2021 at 10:00 am

LOCATION OF HEARING:

Planning Hearing Room, Benton County Courthouse,
First Floor, 620 Market Street, Prosser, WA.

(The Planning Hearing Room can only be accessed via the Main Street (east) side of the building.)

To find information on attendance & testimony options, directions to the meeting room and to review documentation for the application, please visit <https://tinyurl.com/BCpublicnotice>

Anyone may participate in the hearings and present testimony or comments on an application. Persons may appear in person or virtually/telephonically during the hearing or provide written testimony to the Hearings Examiner (care of the Planning Division) on or before the date of the hearing. Written comments can be emailed to planning.department@co.benton.wa.us, dropped off at one of the Planning Division offices or mailed to: Benton County Community Development Department-Planning Division, ATTN: Hearings Examiner, P.O. Box 910 Prosser, WA 99350. Any information submitted to Benton County is subject to the public records disclosure laws for the State of Washington (RCW Chapter 42.17) and all other laws that may require the release of the documents to the public.

If you wish to provide testimony during the hearing (in person or virtually), we ask that you inform the Planning Division before the meeting. You can do that by filling out our online Request to Testify form at <https://tinyurl.com/testifyform> or by contacting our office to be added to the list. **You must submit a request for each hearing in which you wish to participate.** We ask that participants who will be attending virtually please limit background noise and/or mute their line to prevent interruptions of the meeting.

If you have questions regarding any of the actions before the Hearings Examiner or the hearing process, please contact the Planning Division at (509) 786-5612, planning.department@co.benton.wa.us or at one of our offices. In Kennewick, we are located at 102206 E. Wisner Parkway. In Prosser, we are located on the first floor of the Prosser Courthouse at 620 Market Street.

Dated this 23rd day of November 2021

SUSAN E. DRUMMOND

Benton County Hearings Examiner

GREG J. WENDT, Director

Community Development Dept. - Planning Division

PUBLICATION DATE: December 1, 2021

