

EXHIBIT LIST FOR SUB 2019-002/EA 2019-008
Preliminary Plat of Cottonwood Creek # 3

Planning Commission Memo Exhibit List - July 9, 2019				
PCM 1 Includes:	PCM 1.1	Staff Report	June 28, 2019	
	PCM 1.2	Site Map	April 25, 2019	
	PCM 1.3	Notice of Public Hearing	June 17, 2019	
		APPLICATION SUBMITTAL		
	PCM 1.4	Plat Map for Cottonwood Creek #3	April 23, 2019	
	PCM 1.5	Subdivision Application	April 23, 2019	
	PCM 1.6	Preliminary Stormwater Drainage Report	April 23, 2019	
	PCM 1.7	Traffic Study from MacKay Sposito.	April 23, 2019	
		SEPA INFORMATION		
	PCM 1.8	Notice of Application	April 26, 2019	
	PCM 1.9	Finding of Need for Additional Processing Time	May 17, 2019	
	PCM 1.10	Mitigated Determination of Non Significance	June 12, 2019	
	PCM 1.11	Environmental Checklist EA 2019-008	April 23, 2019	
		COMMENTS		
	PCM 1.12	Letter from BC Water Co LLC	April 23, 2019	
	PCM 1.13	Benton Franklin Health District Letter	April 23, 2019	
	PCM 1.14	Comments from Benton Co. Fire Marshal	April 29, 2019	
	PCM 1.15	Letter from Dept. of Arch. & Historical Preservation	May 1, 2019	
	PCM 1.16	Letter from Benton Clean Air	May 2, 2019	
	PCM 1.17	Email from Benton County Assessor's Office	May 3, 2019	
	PCM 1.18	Letter from Dept. of Ecology	May 8, 2019	
	PCM 1.19	Comments from Benton County Public Works Dept.	May 14, 2019	
	PCM 1.20	Email from Benton PUD	May 15, 2019	
	PCM 1.21	Letter from Kennewick Irrigation District	May 16, 2019	
	PCM 1.22	Letter from Wash. State Dept. of Transportation	May 20, 2019	
	PCM 1.23	Comments from Benton Co. Public Works Department	May 21, 2019	
PCM 1.24	Email from Dept. of Ecology to Clayne Wiser, Jerritt Wiser	May 23, 2019		
PCM 1.25	Email from Dept. of Transportation with attachment	June 11, 2019		
PCM 1.26	Letter from Dept. of Arch. & Historical Preservation	June 10, 2019		
Planning Commission Hearing Exhibit List - July 9, 2019				
PCH 1 Includes:	PCH 1.1			
	PCH 1.2			
	PCH 1.3			
	PCH 1.4			
Board of County Commissioners Memo Exhibit List DATE				
CCM 1 Includes:	CCM 1.1			
	CCM 1.2			
	CCM 1.3			
Board of County Commissioners Hearing Exhibit List DATE				
CCH 1 Includes:	CCH 1.1			
	CCH 1.2			

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

- PCR = Planning Commission Record Exhibits
- PCM = Planning Commission Memo Exhibits
- PCH = Exhibits submitted during Hearing
- CCR = County Commissioner Record Exhibits
- CCM = County Commissioner Memo Exhibits
- CCH = Exhibits submitted during Hearing



PCM 1.1

STAFF REPORT TO THE BENTON COUNTY PLANNING COMMISSION

FILE NO: SUB 2019-002 (Preliminary Plat- 41 Residential Lots)
MEMO DATE: June 28, 2019
HEARING DATE: July 9, 2019
APPLICANT: Jerritt Wiser, Badger Properties II, 22307 S Cottonwood Drive SE, Kennewick, WA 99338
OWNER: Badger Properties II, 22307 S Cottonwood Drive SE, Kennewick, WA 99338
LOCATION: The property is located directly south of the Badger Mountain RV Resort between Cottonwood Drive and Cottonwood Creek Blvd (Parcel # 1-1188-302-0000-001).
PROPERTY SIZE: Approximately 16.78 acres
AREA TO BE USED: Approximately 16.78 acres
LAND USE: Residential
COMP. PLAN: Rural Transition
ZONING: Rural Lands One Acre District (RL-1)
SUGGESTED STAFF RECOMMENDATION: Positive recommendation subject to nine (9) findings of fact and seven (7) conditions of approval.

APPLICATION DESCRIPTION

The applicant has submitted a preliminary plat application (PCR 1.1) and map (PCR 1.2) to subdivide approximately 49.23 acres into 41 residential lots. The preliminary plat is known as Cottonwood Creek #3. The land is zoned Rural Lands One Acre District (RL-1).

The average lot size in the development is approximately 45,163 square feet and the lots are proposed to be served by new public roads and a private water system (Badger Water).

The preliminary plat includes the vacation of an existing 20' drainage easement running diagonally through the parcel from Cottonwood Drive to Cottonwood Creek Blvd. that is no longer needed due to the construction of a stormwater detention and infiltration pond on proposed Tract A.

The property is located directly south of the Badger Mountain RV Resort between Cottonwood Drive and Cottonwood Creek Blvd (Parcel # 1-1188-302-0000-001).

PUBLIC NOTICE

1. A Notice of Application was published in the Tri-City Herald on May 2, 2019 (PCM 1.2)
2. The Planning Staff mailed out review packets to Technical Agencies on April 26, 2019.
3. A Notice of Public Hearing was published in the Tri-City Herald on June 27, 2019. (PCM 1.5)
4. Property Owners within 300 feet were mailed notice on June 21, 2019.
5. A SEPA Determination of Mitigated Non Significance (MDNS) (PCM 1.4) was issued on June 12, 2019.

APPLICABLE STANDARDS/ORDINANCES

1. Comprehensive Plan: Benton County Comprehensive Plan.
2. SEPA: BCC, Title 6, Chapter 6.35 Environmental Policy.
3. Subdivision Code: BCC, Title 9, Subdivision Regulations.
4. Zoning Code: BCC, Title 11, Zoning Regulations
5. Critical Area Ord.: BCC, Title 15, Critical Areas- BCC 15.02 through 15.14.
6. RCW 58.17: Plats and Subdivisions.
7. Planning Commission/Open Record Hearing:

Pursuant to BCC 9.050.070, an open record hearing on the proposed subdivision shall be held before the Planning Commission. The Planning Commission shall consider all relevant information, including but not limited to:

- a. The report of the Planning Department;
- b. Any written comments or concerns expressed by other reviewing agencies;
- c. Oral and written testimony from persons present at the hearing; and

If the Planning Commission finds that additional information is needed, the Planning Commission may continue the hearing for up to thirty-five (35) days or such longer period as agreed to by the applicant and direct that the additional information be gathered.

AGENCY COMMENTS

1. Benton County Planning Department: See the suggested findings of fact and conditions of approval for Planning Department comments and requirements.
 - a. Vacation of easement: The preliminary plat includes the vacation of an existing 20' drainage easement running diagonally through the parcel from Cottonwood Drive to Cottonwood Creek Blvd. that is no longer needed due to the construction of a stormwater detention and infiltration pond on proposed Tract A.
 - b. SEPA Review (EA 2019-08)
 - (i) During the SEPA comment period, the State Department of Ecology commented (PCM 1.10) requesting additional analysis on the property as it relates to pesticides and contaminants. Ecology followed this up with an email (PCM 1.16) stating that after a review, Ecology does not require soil sampling at this property.
 - (ii) During the SEPA comment period, the Kennewick Irrigation District (KID) commented (PCM 1.13) that the subject property is located within the wellhead protection area for the Lorayne J water system. The County conducted a review and has determined that the subject site has not been designated (identified or mapped) as a critical area aquifer recharge area with high or moderate susceptibility. After evaluating the County Critical Area Maps and discussion/research with the Benton Franklin Health Department (BFHD) and the Washington State Department of Health (DOH), the County has learned that there are no mapped Group A or B systems that incorporate the subject property. Additionally, neither the DOH or the BFHD have an active wellhead protection plan for the Lorayne J system. The homes in the Lorayne J area are in the process of being provided water by the City of Richland. The DOH informed the County that the Lorayne J system is inactive except for one well that is remaining on the system as an emergency source. This well is proposed to be used for irrigation purposes in the future. The City of Richland has indicated that the complete conversion to city water services in the area will occur by 2020.
 - (iii) The KID documented in its May 16, 2019 comment letter (PCM1.13) that the District asserts the rights to recapture artificially stored ground water. The existing well for the applicant's water system is an approved Group A system. KID commented that the well is drilled into the lower aquifer and its use for domestic water is not being contested by KID.
 - (iv) During the SEPA comment period, the State of Washington Department of Archaeology & Historic Preservation commented on May 1, 2019 (PCM 1.7) that the project site has the potential to contain archaeological resources and with this they requested that the applicant conduct a professional archaeological survey of the project area prior to ground disturbing activities. With this, the the County issued a Processing Time

Extension to the SEPA and Subdivision application request. This extension was granted on May 17, 2019 to allow the applicant time to complete the necessary survey. The SEPA determination and Subdivision application were placed on hold on that date.

The Archeological Resources Inventory, dated June 2019, was completed and submitted to the State of Washington Department of Archaeology & Historic Preservation on Friday, June 7, 2019 for review. The State agreed with the results and recommendations included in the inventory and submitted an email to the Planning Department on Monday, June 10, 2019 (PCM 1.18); and

- (v) A MDNS with mitigation/conditions (PCM 1.4) was issued for the project on June 12, 2019.
- 2. Benton County Public Works Department: See comments dated May 14, 2019 (PCM 1.11 SEPA) and May 21, 2019 (PCM 1.15 SUB).
- 3. Benton Franklin Health District: See comments dated April 22, 2019 (PCR 1.6).
- 4. Kennewick Irrigation District: See comments dated May 16, 2019, from the KID. (PCM1.13).
- 5. Benton PUD: See email comments dated May 15, 2019 (PCM 1.12).
- 6. Benton County Assessor's Office: Submitted a -no comment- to the Planning Department.
- 7. Benton County Fire Marshal. See comments dated April 29, 2019 (PCM 1.6)
- 8. Benton Clean Air Agency: See comments dated May 2, 2019 (PCM 1.8).
- 9. Washington State Department of Ecology. See comments dated May 8, 2019 (PCM 1.10).
- 10. Washington State Department of Transportation. See comments dated June 11, 2019, (PCM 1.17).

CRITERIA FOR FINDINGS OF FACT

- 1. Pursuant to BCC 9.050.080, Consideration of Preliminary Subdivision -, the Benton County Planning Commission, after conducting an open record hearing and considering all information presented, shall consider a recommendation to the Board of County Commissioners regarding whether the preliminary plat be approved, approved with conditions, or denied as proposed. Prior to making any recommendation, the Planning Commission shall make the following written findings:
 - a. That the proposed subdivision conforms to the Benton County Comprehensive Plan, any applicable zoning requirements and other applicable land use controls;
 - b. That the County Engineer, or designee, has provided a written representation that the proposed subdivision provides adequate means of access and conformance with the road and drainage requirements of Benton County;
 - c. That the proposed subdivision meets the requirements of this chapter;

- d. That the public interest will be served by the proposed division and dedication;
 - e. That appropriate provisions are made for the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water, sanitary wastes, parks and recreation, playgrounds, schools, school grounds, and sidewalks;
 - f. That the Benton-Franklin Health District has reviewed the proposed subdivision for compliance with its rules and regulations and has not expressed objection to the proposed subdivision; and,
 - g. If any portion of the proposed subdivision is located within an irrigation district, that the applicant has complied with RCW 58.17.310 as it now exists or is hereafter amended.
2. RCW 58.17.110 (1)(2)(3)(4). Approval or disapproval of subdivision- factors to be considered- conditions of approval, including, (4) If water supply is to be provided by a groundwater withdrawal exempt from permitting under RCW 90.44.050, the applicant's compliance with RCW 90.44.050 and with applicable rules adopted pursuant to chapters 90.22 and 90.54 RCW is sufficient in determining appropriate provisions for water supply for a subdivision, dedication, or short subdivision under this chapter.
 3. BCC 9.02.120 Vacation . Application for Vacation of Easement.

RECOMMENDATION

Benton County Planning Staff will assist the Planning Commission with the determination of findings and conditions for the preliminary plat of Cottonwood Creek #3 - File SUB 2019-002.

The Benton County Planning Department recommends that the Planning Commission forward a recommendation of approval to the Benton County Board of Commissioners for application SUB 2019-002, with the following suggested findings of fact, conditions of approval, and motion.

SUGGESTED FINDINGS OF FACT:

1. The proposed subdivision (PCR 1.1-application and PCR 1.2-preliminary plat map) conforms to the Benton County Comprehensive Plan, any applicable zoning requirements and other applicable land use controls;
 - a. The proposed use is in conformance with the intent of the Comprehensive Plan based on the following facts:
 - (i) The 49.23 acre site is bordered on the north by lands zoned industrial and interchange commercial. The land to the west is zoned RL-5. Property to the east and south is zoned RL-1;
 - (ii) The GMA requires counties to include a rural element in their comprehensive plans to permit appropriate land uses that are compatible with the rural character of such lands and provide for a variety of rural densities. This element has been incorporated as a part of the land use element of the County's plan;

- (iii) Rural Transition is designated in areas that are in close proximity to UGAs and have experienced steady growth in the last decade. The intent of the Rural Transition designation is to enable rural residential living in conjunction with providing a transition area between the rural and urban environments, and potentially suitable for future inclusion into UGAs. Maximum allowable density in this land use category is 1 DU/acre;
 - (iv) The Benton County Comprehensive Plan designates this area as Rural Transition with a 1-acre minimum lot size. The property is zoned Rural Lands One Acre (RL-1). The preliminary plat complies with the minimum lot size and minimum average lot width required for the RL-1 Zoning District;
 - (v) The smallest lot in the preliminary plat is 43,560 square feet in size. The overall plat average lot size is 45,163 square feet in size;
 - (vi) This development is consistent with the required minimum lot size and density standards contained in the Benton County Comprehensive Plan; and
 - (vii) The creation of 41 residential lots in the RL-1 Zoning District furthers the implementation of the Benton County Comprehensive Plan.
- b. The proposed plat is consistent with the applicable zoning requirements of the Benton County Code, Title 11, based on the following facts:
- (i) The property is zoned Rural Lands One Acre (RL-1). The preliminary plat complies with the minimum lot size and minimum average lot width required for the RL-1 Zoning District.
- c. The proposed subdivision does comply with the requirements of the Benton County Code, Title 9, Subdivision Regulations;
- (i) The proposed subdivision complies with the purpose and preliminary plat requirements included in BCC 9.05 Subdivision- Preliminary Plat;
 - (ii) An open record hearing for the preliminary plat was held on July 9, 2019. During the hearing, the Planning Commission considered all relevant information including oral and written comments/testimony; and
 - (iii) At the conclusion of the open record hearing, the Planning Commission rendered a recommendation to the Board of County Commissioners.
- d. The proposed subdivision complies with the Benton County Critical Area Ordinance BCC Title 15.
- (i) 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 preliminary plat at this location; and
 - (ii) The proposed plat is not located in a flood control zone as outlined on the Federal Emergency Management Agency Flood Insurance Rate Maps and BCC 3.26;

- e. The requirements of the State Environmental Policy Act have been met based on the following:
- (i) The proposed subdivision has been reviewed under the requirements of BCC Title 6, Chapter 6.35 and the State Environmental Policy Act;
 - (ii) During the SEPA comment period, the State Department of Ecology commented (see letter dated May 8, 2019) requesting additional analysis on the property as it relates to pesticides and contaminants. Ecology followed this up with an email on May 23, 2019 (PCM 1.10) stating that after a review, Ecology does not require soil sampling at this property;
 - (iii) During the SEPA comment period, the Kennewick Irrigation District (KID) commented on May 16, 2019 (PCM 1.13) that the subject property is located within the wellhead protection area for the Lorayne J water system. The County conducted a review and has determined that the subject site has not been designated (identified or mapped) as a critical area aquifer recharge area with high or moderate susceptibility. After evaluating the County Critical Area Maps and discussion/research with the Benton Franklin Health Department (BFHD) and the Washington State Department of Health (DOH), the County has learned that there are no mapped Group A or B systems that incorporate the subject property. Additionally, neither the DOH or the BFHD have an active wellhead protection plan for the Lorayne J system. The homes in the Lorayne J area are in the process of being provided water by the City of Richland. The DOH informed the County that the Lorayne J system is inactive except for one well that is remaining on the system as an emergency source. This well is proposed to be used for irrigation purposes in the future. The City of Richland has indicated that the complete conversion to city water services in the area will occur by 2020;
 - (iv) The KID documented in its May 16, 2019 comment letter (PCM 1.13) that the District asserts the rights to recapture artificially stored ground water. The existing well for the applicant's water system is an approved Group A system. KID commented that the well is drilled into the lower aquifer and its use for domestic water is not being contested by KID;
 - (v) During the SEPA comment period, the State of Washington Department of Archaeology & Historic Preservation commented May 1, 2019 (PCM 1.7)that the project site has the potential to contain archaeological resources and with this they requested that the applicant conduct a professional archaeological survey of the project area prior to ground disturbing activities. With this, the the County issued a Finding of Need for Additional Processing Time (PCM 1.3) to the SEPA and Subdivision application request. This extension was granted on May 17, 2019 to allow the applicant time to complete the necessary survey. The SEPA determination and Subdivision application were placed on hold on that date.

The Archeaoligical Resources Inventory, dated June 2019, was completed and submitted to the State of Washington Department of Archaeology & Historic Preservation on Friday, June 7, 2019 for review.

The State agreed with the results and recommendations included in the inventory and submitted an email (PCM 1.18) to the Planning Department on Monday, June 10, 2019; and

- (vi) The Planning Department issued a MDNS on June 12, 2019 (PCM 1.4).
2. The County Engineer has provided a written representation that the proposed subdivision provides adequate means of access and conformance with the road and drainage requirements of Benton County;
 - a. Reference the Benton County Public Works Department comments as it relates to stormwater and drainage easements (PCM 1.15); and
 - b. Reference the Benton County Public Works Department comments as it relates to roads and mitigation requirements (PCM 1.11 Subdivision and PCM 1.15 SEPA).
 3. The proposed subdivision meets the requirements BCC 9 Subdivision Regulations;
 - a. The proposed subdivision complies with the purpose and preliminary plat requirements included in BCC 9.05 Subdivision- Preliminary Plat;
 4. The public interest will be served by the proposed division and dedication;
 - a. The creation of 41 residential lots in the RL-1 Zoning District furthers the implementation of the Benton County Comprehensive Plan; and
 - b. Benton County standards are to be complied with including the construction and dedication of a new public road.
 5. Appropriate provisions are made for the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water, sanitary wastes, parks and recreation, playgrounds, schools, school grounds, and sidewalks;
 - a. Appropriate provisions have been made for the public health and safety based on the following facts:
 - (i) The applicant has proposed that the preliminary plat be served by BC Water Co, LLC, a private water system providing both domestic and irrigation services;
 - (ii) The Benton Franklin Health District has reviewed the preliminary plat and has no objections provided water service is provided to the development and compliance with Health Departments standards is obtained by each lot; and
 - (iii) Fire hydrants are to be located, installed, inspected and approved by the Benton County Fire Marshal.
 - b. Appropriate provisions have been made for open spaces based on the following facts:
 - (i) The proposed subdivision does not contain land to be designated for open space. The Benton County Code does not require open space dedications. The rural development standard for new lots includes lot sizes of 1 acre or larger which provides adequate open spaces in the development.

- c. Appropriate provisions have been made for drainage ways based on the following facts:
 - (i) MacKay Sposito prepared a Preliminary Storm Report for the applicants of Cottonwood Creek #3, dated April 15, 2019 (PCR 1.4). The report discusses the provisions made for both offsite and onsite stormwater as it relates to this property and the proposed development;
 - (ii) The preliminary plat includes the vacation of an existing 20' drainage easement running diagonally through the parcel from Cottonwood Drive to Cottonwood Creek Blvd. that is no longer needed due to the construction of a stormwater detention and infiltration pond on proposed Tract A; and
 - (iii) Reference the Benton County Public Works Department comments as it relates to stormwater and drainage easements (PCM1.15).
- d. Appropriate provisions have been made for streets or roads, alleys, and other public ways based on the following facts:
 - (i) The public interest will be served by the proposed division and dedication as the Benton County Road Department standards are to be complied with including the construction and dedication of a new public road; and
 - (ii) Reference the Benton County Public Works Department comments as it relates to roads and mitigation requirements (PCM 1.11 Subdivision and PCM 1.15 SEPA).
 - (iii) Reference the WSDOT email to the Planning Department dated June 11, 2019 (PCM 1.17)
- e. Appropriate provisions have been made for transit stops based on the following facts:
 - (i) The Ben Franklin Transit did not comment on transit service for the proposed development. The proposed plat and surrounding area is not served by public transit.
- f. Adequate provisions have been made for potable water supplies based on the following facts:
 - (i) The project is located in the Lower Yakima Watershed, WRIA 37;
 - (ii) Potable water is proposed to be served by a private water system known as BC Water Co., LLC; and
 - (iii) The Benton Franklin Health District has no objections provided the proposed water services are provided to all future development in the area.
- g. Adequate provisions have been made for sanitary wastes based on the following facts:
 - (i) The lots in the development are proposed to be served by onsite sewage disposal systems and a private water system. The plat has been reviewed and found to be in compliance with BFHD standards; and

- (ii) The Benton Franklin Health District has no objections provided private water (BC Water Co, LCC) is supplied to all lots in the development.
 - h. Adequate provisions have been made for parks, recreation, and playgrounds based on the following facts:
 - (i) The proposed subdivision does not contain land to be designated for parks or recreation. The Benton County Code does not require park dedications. The rural development standard for new lots includes lot sizes of 1 acre or larger, which provides adequate open space and recreation areas within the development.
 - i. Appropriate provisions have been made for schools and school grounds and for sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school based on the following facts:
 - (i) The proposed plat is within the Kennewick School District. The School District did not provide comments on this proposal as to whether there are adequate provisions to assure safe walking conditions for students who walk to and from school or waiting for school buses. The proposed plat is located in a rural area with 1-acre lot sizes.
- 6. The Benton-Franklin Health District has reviewed the proposed subdivision for compliance with its rules and regulations and has not expressed objection to the proposed subdivision; and,
 - a. Reference the BFHD comments as it relates to this preliminary plat (PCR 1.6).
- 7. The proposed subdivision is located within an irrigation district, and the the applicant has complied with RCW 58.17.310 as it now exists or is hereafter amended.
 - a. The KID documented in its May 16, 2019 comment letter (PCM 1.13) that the District asserts the rights to recapture artificially stored ground water. The existing well for the applicant's water system is an approved Group A system. KID commented that the well is drilled into the lower aquifer and its use for domestic water is not being contested by KID.
- 8. RCW 58.17.110 (1)(2)(3)(4). Requires the approval or disapproval of subdivision-factors to be considered- conditions of approval, including, (4) If water supply is to be provided by a groundwater withdrawal exempt from permitting under RCW 90.44.050, the applicant's compliance with RCW 90.44.050 and with applicable rules adopted pursuant to chapters 90.22 and 90.54 RCW is sufficient in determining appropriate provisions for water supply for a subdivision, dedication, or short subdivision under this chapter.
 - a. The proposed plat is consistent with RCW 58.17.110 (1)(2)(3)(4). The plat is to be provided groundwater via an existing well from the applicant's water system. This water system is an approved Group A system.
- 9. The proposed vacation of easement is consistent with BCC 9.02.120 Vacation, which applies when a person wishes to vacate an easement from a recorded plat.
 - a. The preliminary plat (PCR 1.2) includes the vacation of an existing 20' drainage easement running diagonally through the parcel from Cottonwood Drive to

Cottonwood Creek Blvd. that is no longer needed due to the construction of a stormwater detention and infiltration pond on proposed Tract A.

SUGGESTED CONDITIONS OF APPROVAL:

1. Applicant shall meet and comply with the requirements of the Benton County Planning Department, including the following:
 - a. The preliminary plat (PCR 1.1-application and PCR 1.2 preliminary plat map) includes the vacation of an existing 20' drainage easement running diagonally through the parcel from Cottonwood Drive to Cottonwood Creek Blvd. that is no longer needed due to the construction of a stormwater detention and infiltration pond on proposed Tract A.
 - b. The applicant shall meet and comply with the SEPA Determination for this application, including the MDNS with mitigation/conditions issued by the Planning Department on June 12, 2019 (PCM 1.4)
 - c. Consistent with Public Works Comments (PCM1.15), the applicant shall show Tract A as a storm water retention easement rather than a separate, stand-alone tract for stormwater purposes.
 - d. The title of the Preliminary Plat is identified as Cottowood Creek Phase III. This preliminary plat is proposed to be completed in one (1) phase. Since this is not a phased development, the word 'Phase' shall be removed from the title and replaced. An example of a replacement title may be Cottownwood Creek #3 or Cottowood Creek Number 3.
 - e. Preliminary plat approval shall be effective for 5 (five) years from the date of Board of County Commissioner approval. Exceptions shall be in compliance and approved subject to the provisions of BCC 9.05.110 (e) as currently existing or hereafter amended.
 - f. Any amendments to an approved preliminary plat must be completed in accordance with BCC 9.05.140 as currently existing or hereafter amended.
 - g. Prior to the final plat being reviewed for final approval, the requirements of the Benton County Planning Department, Benton County Fire Marshal, Benton County Engineer, Benton Franklin Health District, and other commenting agencies and conditions shall be met and complied with.
 - h. Final Plat applications shall be submitted to the Planning Department. An applicant shall submit a final plat application that is in compliance with the following Benton County Codes for final plats as currently existing or hereafter amended:
 - (i). Final Plat standards and requirements in BCC 9.07, as amended.
 - i. All lots in the final plat shall meet the design standards for final plat approval as specified in Benton County Code 9.09 Design and Improvements, as currently existing or hereafter amended, and meet all of the zoning requirements as specified in Benton County Code, Title 11 Zoning, as currently existing or hereafter amended.
 - j. The location and size of all irrigation and utility easements necessary for electric

power, telephone service, water, sewer and cable TV are to be coordinated with the proper utilities and/or reviewing agencies and shown on the final plat. The developer will need to open the utility trenches, including road crossings, based on individual utility requirements and specifications.

- k. Address numbers shall be coordinated with the Planning Department and placed on the final plat. Addresses [noted in brackets] are subject to change until the exact location of the dwelling and access onto the plat is determined.
 - l. Benton County Road Department is to approve the name of the proposed road(s) in the preliminary plat.
 - m. The applicant shall coordinate with the Post Office regarding centralized box unit (CBU) locations for the development, if necessary.
 - n. The following note shall be placed on the final plat:
 - (i). "During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided".
 - o. All of the statements that are required to be on the notes of the plat shall be either: 1) recorded as a restrictive covenant on each applicable parcel with the County Auditor, or 2) described in detail in the developer's covenants that are recorded and provided to each lot owner, prospective landowner, and the Planning Department at the time of final plat approval and recording.
 - p. That the preliminary plat is modified in all necessary respects so that the final plat will reflect the requirements of approval. If the final plat will be in conflict with any of the conditions of approval as adopted by the Planning Commission as a result of the modifications, then the final plat must be reviewed by the Planning Commission at a public meeting for approval prior to sending the final plat to the Board of County Commissioners.
2. Applicant shall meet and comply with the requirements of the Benton County Road Department, including the following:
- a. Reference the Benton County Public Works Department comments as it relates to stormwater and drainage easements (PCM 1.15); and
 - b. Reference the Benton County Public Works Department comments as it relates to roads and mitigation requirements (PCM 1.11 Subdivision and PCM 1.15 SEPA)..
3. Applicant shall meet and comply with the requirements of the Benton Franklin Health District, including the following:
- a. Reference the BFHD comments as it relates to this preliminary plat (PCR 1.4).
4. Applicant shall meet and comply with the requirements of the Benton PUD, including the following:
- a. Reference PUD comments as it relates to this preliminary plat (PCM1.12).
5. Applicant shall meet and comply with the requirements of the Kennewick Irrigation District, including the following:

- a. Reference KID comments #2, #3, #4, and #6 as it relates to this preliminary plat (PCM1.13). See Findings of Fact #3(1)(e)(iii)(iv) for findings associated with #1 and #5 of KID comment letter dated May 16, 2019.
6. Applicant shall meet and comply with the requirements of the Benton County Fire Marshal including the following:
 - a. Reference Fire Marshal comments as it relates to this preliminary plat (PCM 1.6).
7. Applicant shall meet and comply with the requirements of the Washington State Department of Transportation, including the following:
 - a. Reference WSDOT comments as it relates to this preliminary plat (PCM1.17).

SUGGESTED MOTION:

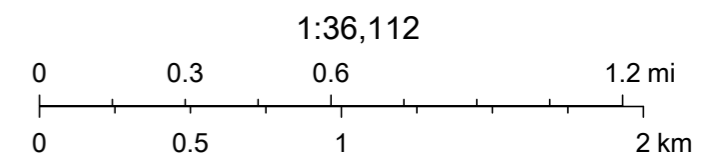
The Planning Commission forwards a recommendation of approval to the Benton County Board of Commissioners for Application SUB 2019-002/EA 2019-008, subject to the nine (9) findings of fact and seven (7) conditions of approval as stated in the staff memo (PCM 1.1) dated June 28, 2019, which includes the preliminary plat approval for 41 residential lots and the vacation of an existing 20' drainage easement, and that the Chairman, in conjunction with the Secretary of the Planning Commission, prepare and adopt written findings and conclusions reflecting the commission's recommendation for approval that articulate and are consistent with the findings, conclusions and recommendations made by the Planning Commission tonight.

SUB 2019-002 Cottonwood Creek Phase III Site Map

PCM 1.2



4/25/2019, 4:16:10 PM



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



PCM 1.3

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there has been proposed to the Planning Commission of Benton County, Washington, an application (File No. SUB 2019-002/EA 2019-008) for the preliminary plat of Cottonwood Creek # 3 by: Badger Properties II for the subdivision of 49.23 acres into 41 lots and 1 tract with an average lot size of 45,163 square feet and also for the vacation of the twenty-foot drainage easement running diagonally through the parcel from Cottonwood Drive to Cottonwood Creek Blvd. to be located directly south of the Badger Mountain RV Resort between Cottonwood Drive and Cottonwood Creek Blvd. on parcel # 1-1188-302-0000-001. On Lot 1 of Cottonwood Creek, Phase I in Section 11, Township 8 North, Range 28 East, W.M.

NOTICE IS FURTHER GIVEN that said application will be considered by the Planning Commission of Benton County, Washington, at a public hearing on July 9, 2019 at the hour of 6:00 p.m. in the Hearing Room, Benton County Planning Annex, 1002 Dudley Avenue, Prosser, WA 99350. It is suggested that if you plan on attending the hearing that you call the Benton County Planning Department by 4 p.m. the afternoon of the hearing to confirm that the hearing will be conducted as scheduled.

NOTICE IS FURTHER GIVEN that said proposal has been reviewed under the requirements of the State Environmental Policy Act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal and a Mitigated Determination of Non-Significance has been issued. Accordingly, an Environmental Impact Statement is not required. This determination was made on June 12, 2019.

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 law that may require the release of the documents to the public.

At this hearing, the Planning Commission may recommend approval, conditional approval or disapproval of the application to the Benton County Board of Commissioners. All parties concerned may appear and present any support or objections for the application. Any comments can be made at the hearing before the Planning Commission at the time and place indicated above or be made in writing to the Planning Department by 5 p.m. on July 8, 2019. Information concerning the application can be obtained at the Benton County Planning Department, P.O. Box 910, 1002 Dudley Avenue, Prosser, Washington 99350 or by calling 786-5612 or on our website at <http://tinyurl.com/PCAgendaPg>.

It is Benton County's policy that no qualified individual with a disability shall by reason of such disability be excluded from participation in public meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact the ADA Coordinator or the Benton County Planning Department at the above stated phone numbers and/or address no later than 48 hours prior to the date of the meeting. The Request for Reasonable Accommodation form is available online at www.co.benton.wa.us or from the Planning Department.

DATED at Prosser, Washington on this 17th day of June 2019.

MARTIN SHEERAN, Chairman
BENTON COUNTY PLANNING COMMISSION

JERROD MACPHERSON,
BENTON COUNTY PLANNING MANAGER

PUBLISH: June 27, 2019

Benton County Code, including BCC Title 15 CAO, BCC Title 6.35 SEPA, Comprehensive Plan, BCC Title 9-Subdivision Regulations, BCC Title 11-Zoning Regulations, Department of Ecology, and the SEPA Environmental Checklist, dated April 23, 2019.

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

Required Permits:

Benton County Building Department Grading Permit and other forms, reports, or approvals as necessary.

Required Studies:

Unknown at this time.

This project does require an open record hearing before the Planning Commission and a closed record hearing before the Board of County Commissioners. A copy of the subsequent threshold determination and any other information concerning this action may be obtained by contacting the Benton County Planning Dept. P.O. Box 910, Prosser, WA, (509) 786-5612.

Dated at Prosser, Washington on this 26th day of April 2019.

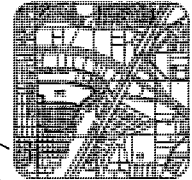


Jerrod B. MacPherson, Planning Manager
Benton County Planning Department

PCM 1.4

THE PRELIMINARY PLAT OF COTTONWOOD CREEK PHASE 3

N. 1/2 OF THE S.W. 1/4 OF SEC. 11, T.08N., R.28E., W.M.,
BENTON COUNTY, WASHINGTON



VICINITY SKETCH
NOT TO SCALE



SCALE 1" = 100'



BASIS OF BEARING
WA STATE GRID
NAD83 PER C.G.R. CONTROL FILE

BASIS OF ELEVATION
CITY OF RICHLAND CONTROL FILE
PNT NO. 2252
NAVD 88 DATUM
ELEV = 601.42

EQUIPMENT USED
A THREE-SECOND TOTAL STATION
SPECTRA PRECISION RTK GPS

LEGEND

- RHS ⊙ = FOUND 5/8" REBAR W/YELLOW PLASTIC CAP MARKED "STRATTON 14120"
- RHS ● = FOUND 5/8" REBAR W/YELLOW PLASTIC CAP MARKED "STRATTON 14120"
- = FOUND AS INDICATED
- = NOT FOUND OR SET
- = FOUND 5/8" REBAR
- = FOUND AS INDICATED
- = CONCRETE CURB AND GUTTER
- = IRRIGATION CONTROL VALVE
- = POWER POLE W/ GUY WIRE
- = SIGN
- = STORM CATCH BASIN
- = STORM MANHOLE
- = TELEPHONE PEDESTAL
- = TEST PIT
- = WATER VALVE
- = FENCE
- = EASEMENT
- = PROPERTY BOUNDARY
- = CENTERLINE
- = POWER LINE OVERHEAD

NOTES

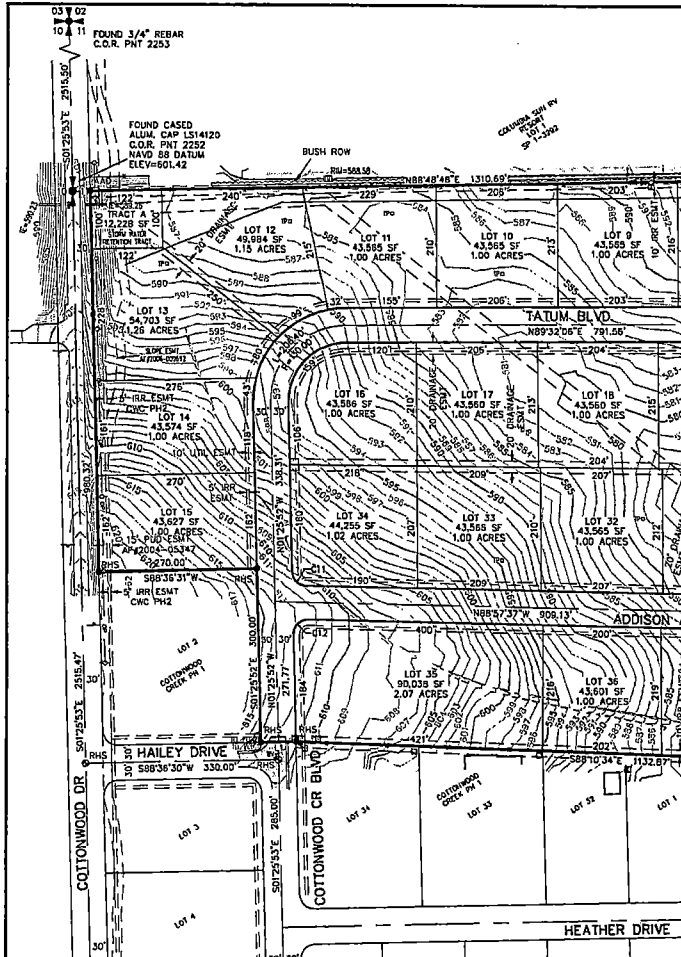
- LOTS**
NUMBER OF LOTS: 41 LOTS, 1 TRACT
LOT SIZE SMALLEST: LOTS 17, 18 & 19: 43,560 SF
LOT SIZE LARGEST: LOT 30: 90,036 SF
LOT SIZE AVERAGE: 43,163 SF
TOTAL PLAT AVERAGE: 48,233 ACRES
- ROADS**
ROAD LINEAR FEET: 4782'
ROAD AREA: 280,550 SF/6.44 ACRES
- ZONING**
RL-1
-MINIMUM PARCEL SIZE ONE 1/4 ACRE/ 43,560 SF
-LOT WIDTH, EACH PARCEL SHALL HAVE AN AVERAGE LOT WIDTH OF NOT LESS THAN NINETY 90 FEET.
FOR BCC CHAPTER 11.14
- UTILITIES**
WATER: BADGER WATER POWER: BENTON PUD TELEPHONE: CHARTER SEWER: ONT-SITE GAS: CNG

DESCRIPTION

LOT 1, COTTONWOOD CREEK PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 19 OF PLATS, PAGE 320, RECORDS OF BENTON COUNTY, WASHINGTON EXCEPT THE EAST 30.00 FEET OF LOT 1, AND EXCEPT THAT PORTION OF SAID LOT 1 LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 30°10'07" WEST, 60.00 FEET; THENCE NORTH 89°49'53" WEST, 30.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, THE RADIUS POINT WHICH BEARS NORTH 59°49'53" WEST, 25.00 FEET, THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°00'00" AN ARC DISTANCE OF 33.27 FEET; THENCE NORTH 89°49'53" WEST, 27.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE RADIUS POINT WHICH BEARS SOUTH 30°10'07" WEST, 135.00 FEET, THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°19'37" AN ARC LENGTH OF 203.40 FEET AND THE TERMINUS OF SAID DESCRIBED LINE. ALL IN SECTION 11, TOWNSHIP 8 NORTH, RANGE 28 EAST, 11M.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.



LINE TABLE			CURVE TABLE					
LINE	LENGTH	DIRECTION	CURVE	LENGTH	RADIUS	Δ	CH DIR.	CH ORD.
L1	59.82	S88°36'30"W	C1	51.64	500.00	5°59'03"	S33°11'50"W	51.62
L2	72.40	N54°12'33"W	C2	239.67	500.00	27°27'52"	S49°53'18"W	237.29
L3	91.68	S53°50'59"E	C3	240.59	500.00	27°34'09"	N49°50'10"E	238.27
L4	27.16	S69°42'29"E	C4	58.99	500.00	8°45'35"	N32°40'18"E	58.05
L5	94.92	S69°42'28"E	C5	36.85	25.00	84°26'53"	N11°59'07"E	33.60
L6	82.16	S69°42'34"E	C6	36.64	25.00	83°58'50"	N83°48'01"E	33.45
			C7	42.37	25.00	87°05'59"	N05°23'58"W	37.48
			C8	42.22	25.00	98°45'31"	N77°40'17"E	37.38
			C9	39.27	25.00	80°00'00"	N18°42'29"W	35.36
			C10	93.44	135.00	42°12'20"	S39°36'19"E	97.21
			C11	38.19	25.00	87°31'44"	S45°11'44"E	34.58
			C12	40.35	25.00	92°28'10"	S44°48'16"W	36.11
			C13	150.67	100.00	86°16'37"	S17°32'41"E	139.82

HORIZONTAL CONTROL
WASHINGTON STATE SOUTH ZONE, US SURVEY FEET, NAD 83 (91), PER THE CITY OF RICHLAND CONTROL FILE. GPS TIES WERE MADE TO 2252, 2253 AND 2256 CONTROL POINTS. PROJECTED TO GROUND AT POINT 2256
GROUND DISTANCES ARE SHOWN HEREON.

NOTES
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. FIELD WORK COMPLETED 03/28/18.

PRELIMINARY PLAT FOR
BADGER PROPERTIES II

STRATTON SURVEYING & MAPPING, PC
313 NORTH MIDWAY STREET
KENNEWICK, WA 98336
(509) 735-7384
FAX: (509) 735-6580
stratton@strattonsurvey.com

INDEX

X	Y	SEC	T.	R.	DATE	SHT.
		11	08N	28E	2245PP2ADWG	1 OF 1
					DATE: 04/09/18	SHT. 1 OF 1
					DRAWN BY: DCI	JOB # 2245

DEVELOPER/OOWNER
BADGER PROPERTIES II
JERRITT WISER
COLDWELL BANKER
508-632-0398
JWSER@CDBAS.COM

2. FIELD WORK COMPLETED 03/28/18.

PCM 1.5

BENTON COUNTY PRELIMINARY PLAT APPLICATION

File No. SUB 2019-002



1. Applicant Name: Badger Properties II Attn: Jerritt Wiser
Applicant Address: Coldwell Banker, 8836 Gage Blvd, Suite 101b, Kennewick WA 99336
Telephone number: Home N/A Work (509) 627-7164

2. If you wish to be contacted via email, please list your email address: jwiser@cbtabs.com, claynewiser@gmail.com

3. Legal Owners Name: Badger Properties II, LLC
Legal Owners Address: 22307 S Cottonwood Drive SE, Kennewick WA 99338
Telephone number: Home N/A Work (509) 627-7164

4. Name and address of land surveyor Stratton Surveying & Mapping PC
313 North Morian Street, Kennewick, WA 99336
Telephone 509-735-6560

5. Name and address of engineer MacKay Sposito Attn: Paul Harmsen
1110 Osprey Pointe Blvd, Suite 105, Pasco, WA 99301
Telephone 509-619-7088

6. Parcel number and Legal description of property included in the preliminary plat: Lot 1, Cottonwood Creek Phase 1
N. 1/2 of the SW 1/4 of Section 11, T08N, R28E, WM, Benton County, Washington

7. **Land Use Information:**
 - a. Total area involved 49.23 acres
 - b. Total number of lots 41; 1 Tract
 - c. Smallest lot area 43,560 sq-ft
 - d. Average lot area 45,163 sq-ft

- e. Acreage in parks N/A
- f. Length of public streets 4782'
- g. Total acreage of public streets: 280,550 sq-ft/ 6.44 acres
8. Proposed annexation plans N/A
9. Plat will be served by:
 Water: Individual Wells _____ City Water _____
 Name of City Provider _____
 Private Water System Name & Address of Private System _____
BC Water Co, 22307 S Cottonwood Dr, Kennewick WA 99338
 Sewer: Septic Tank City Sewer _____ Private System _____
 Power: P.U.D. _____ R.E.A. _____
 Telephone: Frontier Telephone Sprint Telephone _____
 Natural Gas: Yes No _____ Name of Utility CNG
 Cable T.V. Yes _____ No Name of Utility Charter Communications
 Irrigation: Yes No _____ Name of Utility Private
 Private Irrigation Lines: Yes No _____
10. School District Kennewick School District
11. Fire District Benton County, Fire District #1
12. Any other comments or information that is significant _____

13. Will this plat be finalized in phases? Yes _____ No If so, how many? _____
14. Comprehensive Plan Designation Rural Transition
15. Zoning Designation RL-1

IF YOU HAVE ANY ADDITIONAL COMMENTS PLEASE ATTACH THEM ON A SEPARATE SHEET OF PAPER.

I also certify that the information given in this application is true and complete to the best of my knowledge.

Signature Block for individuals only.

_____	_____	_____
Applicant's Signature	Print Name	Date
_____	_____	_____
Signature of Legal Owners	Print Name	Date
_____	_____	_____
Signature of Person with additional ownership interest	Print Name	Date

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

If the applicant or owner is a corporation/partnership/LLC etc. please use the following signature block. Please copy this page if more than one corporation/partnership/LLC signature is required.

Applicant or legal owner: Badger Properties II / Jerritt Wisner

By: Jerritt Wisner Member
(print name) (Title)

Signature: Jerritt Wisner Member
(Signature) (Title)

The above signed officer of Badger Properties II (name of entity) warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit Jerritt Wisner to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

IF YOU HAVE ANY ADDITIONAL COMMENTS PLEASE ATTACH THEM ON A SEPARATE SHEET OF PAPER.

I also certify that the information given in this application is true and complete to the best of my knowledge.

Signature Block for individuals only.

_____	_____	_____
Applicant's Signature	Print Name	Date
_____	_____	_____
Signature of Legal Owners	Print Name	Date
_____	_____	_____
Signature of Person with additional ownership interest	Print Name	Date

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If the applicant or owner is a corporation/partnership/LLC etc. please use the following signature block. Please copy this page if more than one corporation/partnership/LLC signature is required.

Applicant or legal owner: Budger Properties II / Jerritt Wizer

By: TALON S. WISER MEMBER
(print name) (Title)

Signature: Talon S. Wizer MEMBER
(Signature) (Title)

The above signed officer of Budger Properties II (name of entity) warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit Jerritt Wizer to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

IF YOU HAVE ANY ADDITIONAL COMMENTS PLEASE ATTACH THEM ON A SEPARATE SHEET OF PAPER.

I also certify that the information given in this application is true and complete to the best of my knowledge.

Signature Block for individuals only.

_____	_____	_____
Applicant's Signature	Print Name	Date
_____	_____	_____
Signature of Legal Owners	Print Name	Date
_____	_____	_____
Signature of Person with additional ownership interest	Print Name	Date

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

If the applicant or owner is a corporation/partnership/LLC etc. please use the following signature block. Please copy this page if more than one corporation/partnership/LLC signature is required.

Applicant or legal owner: Badger Properties II / Jenn. H. Wiser

By: Kay W. Wiser, member
(print name) (Title)

Signature: Kay W. Wiser, member
(Signature) (Title)

The above signed officer of Badger Properties II (name of entity) warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit Jenn. H. Wiser to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

IF YOU HAVE ANY ADDITIONAL COMMENTS PLEASE ATTACH THEM ON A SEPARATE SHEET OF PAPER.

I also certify that the information given in this application is true and complete to the best of my knowledge.

Signature Block for individuals only.

_____	_____	_____
Applicant's Signature	Print Name	Date
_____	_____	_____
Signature of Legal Owners	Print Name	Date
_____	_____	_____
Signature of Person with additional ownership interest	Print Name	Date

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

If the applicant or owner is a corporation/partnership/LLC etc. please use the following signature block. Please copy this page if more than one corporation/partnership/LLC signature is required.

Applicant or legal owner: Badger Properties II / Joritt Wisor

By: Clayne Wisor, member
(print name) (Title)

Signature: , member
(Signature) (Title)

The above signed officer of Badger Properties II (name of entity) warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit Joritt Wisor to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

IF YOU HAVE ANY ADDITIONAL COMMENTS PLEASE ATTACH THEM ON A SEPARATE SHEET OF PAPER.

I also certify that the information given in this application is true and complete to the best of my knowledge.

Signature Block for individuals only.

_____ Applicant's Signature	_____ Print Name	_____ Date
_____ Signature of Legal Owners	_____ Print Name	_____ Date
_____ Signature of Person with additional ownership interest	_____ Print Name	_____ Date

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

If the applicant or owner is a corporation/partnership/LLC etc. please use the following signature block. Please copy this page if more than one corporation/partnership/LLC signature is required.

Applicant or legal owner: Badger Properties II / Jerritt Wisser

By: Kurtis Wisser, member
(print name) (Title)

Signature: [Handwritten Signature], member
(Signature) (Title)

The above signed officer of Badger Properties II (name of entity) warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit Jerritt Wisser to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

IF YOU HAVE ANY ADDITIONAL COMMENTS PLEASE ATTACH THEM ON A SEPARATE SHEET OF PAPER.

I also certify that the information given in this application is true and complete to the best of my knowledge.

Signature Block for individuals only.

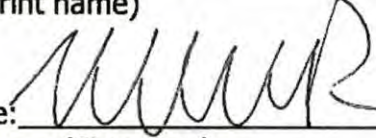
_____	_____	_____
Applicant's Signature	Print Name	Date
_____	_____	_____
Signature of Legal Owners	Print Name	Date
_____	_____	_____
Signature of Person with additional ownership interest	Print Name	Date

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

If the applicant or owner is a corporation/partnership/LLC etc. please use the following signature block. Please copy this page if more than one corporation/partnership/LLC signature is required.

Applicant or legal owner: Badger Properties II / Jerritt Wisor

By: Mat Wiser, member
(print name) (Title)

Signature: , member
(Signature) (Title)

The above signed officer of Badger Properties II (name of entity) warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit Jerritt Wisor to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

IF YOU HAVE ANY ADDITIONAL COMMENTS PLEASE ATTACH THEM ON A SEPARATE SHEET OF PAPER.

I also certify that the information given in this application is true and complete to the best of my knowledge.

Signature Block for individuals only.

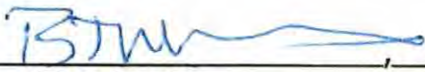
_____ Applicant's Signature	_____ Print Name	_____ Date
_____ Signature of Legal Owners	_____ Print Name	_____ Date
_____ Signature of Person with additional ownership interest	_____ Print Name	_____ Date

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

If the applicant or owner is a corporation/partnership/LLC etc. please use the following signature block. Please copy this page if more than one corporation/partnership/LLC signature is required.

Applicant or legal owner: Badger Properties II / Jerritt Wisner

By: Brad T Wisner member
(print name) (Title)

Signature:  member
(Signature) (Title)

The above signed officer of Badger Properties II (name of entity) warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit Jerritt Wisner to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

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.

FEE: \$1,000.00, plus \$50.00 per lot submitted with the application. Checks are to be **made payable to the Benton County Treasurer. THIS FEE IS NON-REFUNDABLE. THE RECORDING FEE IS TO BE PAID AT THE TIME OF RECORDING.**

FOR OFFICIAL USE ONLY:

Critical Area Review Completed by _____ on _____.

Application approved for processing by _____ on _____

Zoning _____ Comp Plan Designation _____

PCM 1.6

**COTTONWOOD CREEK
PHASE 3**

Preliminary Storm Report

Prepared for:

Badger Development, LLC
22307 S. Cottonwood Drive
Kennewick, WA 99338



April, 2019

Prepared by:

MacKay Sposito
1110 Osprey Point Blvd
Pasco, WA 99301
(509) 374-4248



BACKGROUND

The project is located in Badger Canyon in Benton County. The project is located just south of the I-82 and Badger Canyon Road interchange. The project consists of constructing approximately 4,800 linear feet of public roads that will be dedicated to Benton County upon completion and acceptance of construction. There are no existing wetlands or streams on the property. The project includes developing 42 single family residential lots.

SOILS

The National Resource Conservation Service (NRCS) soil surveys were used to determine soil type. Soil type in this project area is Hezel loamy fine sand. The soil has an estimated infiltration rate of 92 micrometers/second. This equates to an infiltration rate of 13 inches / hour. Design infiltration rate was calculated by dividing this infiltration rate by a factor of safety of 2; this equates to a design infiltration rate of 6.5 in/hr.

STORMWATER RUNOFF CONTROL

The project consists of constructing three public roads. The road sections consist of 28' wide paved roads with 1 foot wide gravel shoulders and grass or rock lined ditches on both sides of the roads. The ditches will have a V-bottom, 4:1 side slopes, and have a total depth of 2 feet. At this phase of the project, the roadways will be the only disturbed ground.

Stormwater management will consist of two primary facilities. The first facility will be a stormwater infiltration and detention pond on Tract A to collect and infiltrate offsite runoff entering the project through an existing culvert under Cottonwood Drive. This culvert collects runoff from Basin 1A, about 121 acres. The proposed infiltration pond will reduce the runoff being transported through the site by infiltrating the runoff as soon as it enters the site. The second proposed stormwater facility will be an infiltration trench located at the downstream point of the project, near Cottonwood Creek Blvd.

Runoff from the proposed development and road surfaces will be collected in roadside ditches and conveyed to a catch basins and the infiltration near Cottonwood Creek Blvd within the road. It is expected that when the ground is not frozen, the majority of runoff will be infiltrated in the roadside ditches. The roadway section throughout the project is a standard crown section, sloping 2% from the centerline of the road to each edge. The road stormwater runoff will be collected in roadside ditches on either side of the road.

The 10-year, 24-hour rainfall event was used for the calculation of the developed state stormwater runoff quantity control analysis of the culverts and ditches (Based on Table 1 of the Benton County Hydrology Manual for an 'other' road). Existing conditions were

modeled and offsite basins that run onto the project were modeled. The runoff from roads will be collected in roadside ditches and conveyed to retention/infiltration facilities.

The proposed infiltration and detention pond on Tract A, along with the proposed infiltration trench will be used to control runoff so that the mitigated site runoff rate and volume will be equal to or less than the natural state runoff. The Benton County Hydrology Manual and associated calculations for runoff rate and runoff volumes were utilized to determine roadway runoff and required retention/infiltration facility sizing.

In addition, the Benton County manual was utilized to determine an estimated Phase 1 (1st hour) and Phase 2 (next 12 hours) runoff and infiltration through the proposed facilities.

The proposed facilities will be designed to infiltrate the difference between the natural and ultimate runoff volumes of the onsite basin so that at the downstream point of the proposed development, the runoff in the mitigation condition will be less than or equal to the existing runoff at this same point.

The stormwater standard is that, at the point of discharge from the project site, the runoff in the mitigation condition shall be less than or equal to the existing runoff at this same point. To accomplish this standard, two facilities are proposed.

To determine how large the on-site facilities will need to be to meet this stormwater standard, the runoff volume from the on-site basin needed to be determined. For Basin B, the onsite basin, the difference between the Phase 1 Volume natural and ultimate states is 5,900 cubic feet. The Phase 2 volume between natural and ultimate states is 5,650 cubic feet. Therefore the total volume difference, for the 10-year storm, is 11,550 cubic-feet.

The first facility is a proposed retention and infiltration facility on Tract A. This proposed retention and infiltration facility collects runoff from Basin 1A (the offsite basin). The runoff from Basin 1A is collected in the existing culvert under Cottonwood Drive and conveyed to the proposed a. This facility will have a bottom footprint of about 60 by 55 ft; this facility is designed to reduce the runoff from the offsite basin that flows into the on-site Basin (Basin B); this pond will overflow to the proposed roadside ditches.

The first facility will collect and infiltrate off-site runoff before it flows into the project site, this will have the net effect of reducing runoff leaving the site. The proposed facility has been designed to have a storage capacity of about 10,800 cubic-feet at 2.5 feet deep and an infiltration capacity of 1,800 cubic-feet in the first hour for a total capacity of 12,600 cubic-feet in the first hour. This facility is located on private property and will be privately maintained. The facility will be grassed to keep the pore spaces open on the bottom of the pond and to ease maintenance.

This second facility will be designed to provide additional runoff rate control and volume control for stormwater before it leaves the site. The second proposed facility is an on-site facility to infiltrate on-site runoff. Basin B is the on-site basin. This basin drains to a catch basin and infiltration trench. Initially, the infiltration swale is proposed to be 50 ft long. To handle storm events larger than the 10-year storm, the infiltration trench has an

overflow that will direct runoff to a natural channel on the east side of Cottonwood Creek Boulevard and into the Badger Drain.

Stormwater analysis and runoff volume calculations (included in Appendix B) have been summarized in **Table 1, Table 2, and Table 3** for the four stormwater basins.

Table 1: Natural State Conditions, Stormwater Runoff Results, 10-year Storm

Basin	Description	Impervious Area (acres)	Pervious Area (acres)	Peak Runoff (cfs)	Phase 1 Volume (cf)	Phase 2 Volume (cf)	Total Volume (cf)
1A	Offsite to Cottonwood Creek Drive ^a	0	121.10	26.6	184,630	176,716	36,1345
1B	Offsite Residential ^b	0	11.3	2.7	17,230	16,490	33,718
2	Onsite Basin ^c	0	49.2	10.8	75,010	72,000	146,806
Total				58.1			541,869

Table 2: Ultimate Conditions, Stormwater Runoff Results, 10-year Storm

Basin	Description	Impervious Area (acres)	Pervious Area (acres)	Peak Runoff (cfs)	Phase 1 Volume (cf)	Phase 2 Volume (cf)	Total Volume (cf)
1A	Offsite to Cottonwood Creek Drive ^a	10.9	110.20	35.0	192,940	184,700	377,607
1B	Offsite Residential ^b	1.70	9.6	4.1	18,500	17,730	36,246
2	Onsite Basin ^c	7.65	41.60	27.3	80,900	77,450	158,368
Total				80.8			572,073

^a Offsite basin is 2.5 acre lots

^b Offsite basin is combination of 2.5 acres lots and 1 acre lots

^c Onsite basin is 1 acre lots

Table 3: Mitigated Conditions, Stormwater Runoff Results, 10-year Storm

Basin	Description	Impervious Area (acres)	Pervious Area (acres)	Peak Runoff (cfs)	Phase 1 Volume (cf)	Phase 2 Volume (cf)	Total Volume (cf)
1A	Offsite to Cottonwood Creek Drive ^a	10.9	110.20	26.8	192,938	184,669	377,607
1B	Offsite Residential ^b	1.70	9.6	2.6	18,520	17,726	36,246
2	Onsite Basin ^c	7.65	41.60	10.6	80,918	77,450	158,368
Total				57.6			541,208*

^a Offsite basin is 2.5 acre lots

^b Offsite basin is combination of 2.5 acres lots and 1 acre lots

^c Onsite basin is 1 acre lots

*Volume is reduced through infiltration in the proposed facilities

The combined result of the two proposed facilities is that the controlled runoff rate and volume is less in the mitigated condition than in the existing condition (See the Total row in Table 1 and 3).

Additionally, the proposed culverts will be adequate to pass the calculated tributary flows.

Appendix A – Maps

Drainage Basin Map

Soils Map

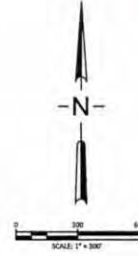
PRELIMINARY REVIEW OF DEVELOPMENT DRAINAGE SYSTEM DESIGNS
COTTONWOOD CREEK PHASE 3

N. 1/2 OF THE S.W. 1/4 OF SEC. 11, T.08N., R.28E., W.M.,
 BENTON COUNTY, WASHINGTON

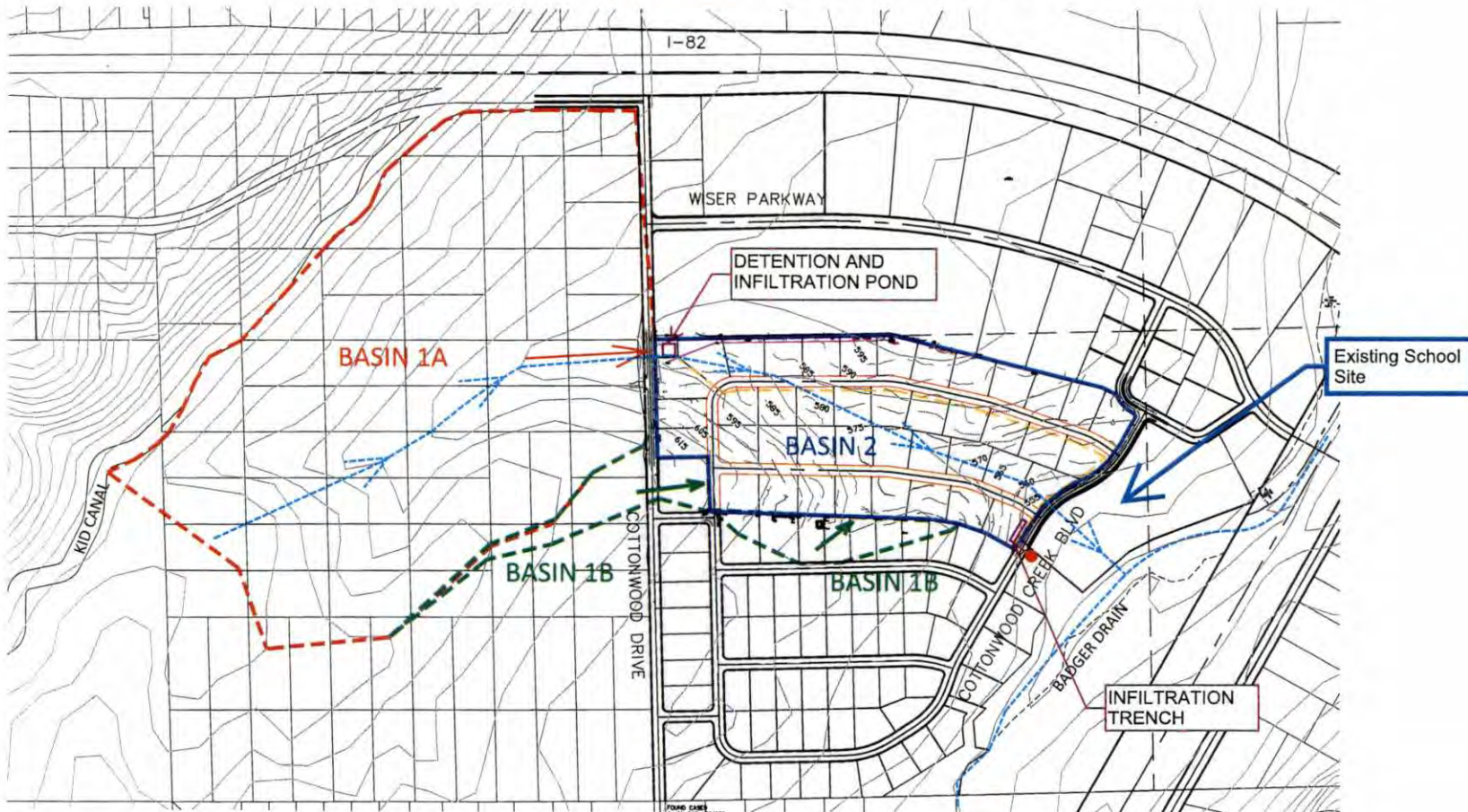
A-1



VICINITY SKETCH
 NOT TO SCALE



- - - BASIN 1A (THROUGHFLOW)
- - - BASIN 1B (THROUGHFLOW)
- BASIN 2 (ONSITE FLOW)
- OUTFLOW LOCATION
- INFILTRATION TRENCH
- - - DITCH
- DETENTION POND
- - - EXISTING DRAINAGE CHANNEL



FILE: A:\169811\SD0 DESIGN\502 DRAWINGS\BASE\STORM BASINS.DWG

REVISIONS:

NO.	DATE	DESCRIPTION

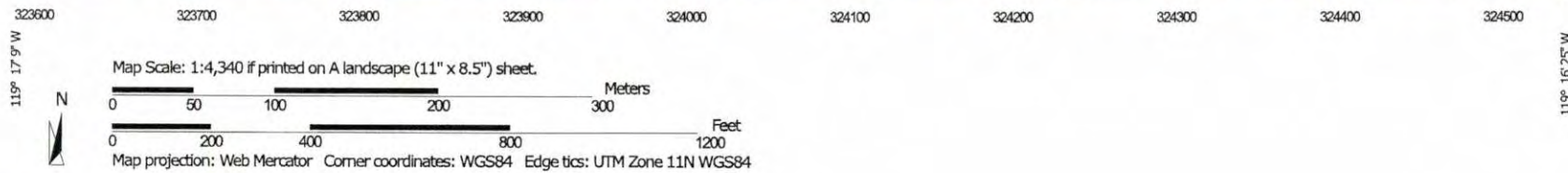
JOB NO.: 16981
 DATE: APRIL 2019
 SCALE: 1"=300'
 DESIGNED BY: TS
 DRAWN BY: TS
 CHECKED BY: PWR

Soil Map—Benton County Area, Washington
(Cottonwood Creek Phase 3)

A-2







































Soil Map may not be valid at this scale.



Soil Map—Benton County Area, Washington
(Cottonwood Creek Phase 3)

MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Benton County Area, Washington
Survey Area Data: Version 13, Sep 5, 2017

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

Date(s) aerial images were photographed: Jun 28, 2014—Sep 11, 2016

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HeD	Hezel loamy fine sand, 2 to 15 percent slopes	48.9	100.0%
Totals for Area of Interest		48.9	100.0%

Appendix B – Calculations

Benton County Surface Water Runoff Inventory/ Balance

Figure 3 - Surface Water Runoff Inventory / Balance

10-YEAR RUNOFF BASED ON 1979 BENTON COUNTY HDYROLOGY MANUAL PROCEDURES

Basins	Cf (10-yr)	C	K	L	S	Tc (minutes)	I (in/hr)	A (acres)	Area Cummulative (acres)	Q (cfs)
Q1A-Natural	1	0.2	1.08	2163	0.028	37.8	1.1	121.10		26.6
Q1B-Natural	1	0.2	1.08	1256	0.024	31.9	1.2	11.30		2.7
Q2-Natural	1	0.2	1.08	1434	0.021	34.4	1.1	49.20		10.8
Q3-Natural	1	0.2	1.08	328	0.015	21.3	1.6		181.60	58.1
Natural	R (10-yr)	A (acres)	Z =3*C	V Phase 1 (cf)		R (10-yr)	A (acres)	Z =3*C	V Phase 2 (cf)	Total Volume (cf)
V1A - Imp	0.7	0	0.6	0		0.67	0	0.6	0	
V1A-Perv	0.7	121.10	0.6	184629		0.67	121.10	0.6	176716	
V1 - Total										361345
V1B - Imp	0.7	0	0.6	0		0.67	0	0.6	0	
V1B-Perv	0.7	11.3	0.6	17228		0.67	11.3	0.6	16490	
V1 - Total										33718
V2 - Imp	0.7	0	0.6	0		0.67	0	0.6	0	
V2-Perv	0.7	49.20	0.6	75010		0.67	49.20	0.6	71796	
V2 - Total										146806
V3 - Imp	0.7	0	0.6	0		0.67	0	0.6	0	
V3-Perv	0.7	181.60	0.6	276867		0.67	181.60	0.6	265002	
V3 - Total										541869

Basins	Cf (10-yr)	C	K	L	S	Tc (minutes)	I (in/hr)	A (acres)	Area Cummulative (acres)	Q (cfs)
Q1A-Ultimate	1	0.26	1.08	2361	0.034	37.6	1.1	121.10		35.0
Q1B-Ultimate	1	0.31	1.08	870	0.011	32.6	1.2	11.30		4.1
Q2-Ultimate	1	0.31	1.08	300	0.12	17.7	1.8	49.20		27.3
Q3-Ultimate	1	0.28	1.08	328	0.015	21.3	1.6		181.60	80.8
Ultimate	R (10-yr)	A (acres)	Z =3*C	V Phase 1 (cf)		R (10-yr)	A (acres)	Z =3*C	V Phase 2 (cf)	Total Volume (cf)
V1A - Imp	0.7	10.90	0.9	24927		0.67	10.90	0.9	23859	
V1A-Perv	0.7	110.20	0.6	168011		0.67	110.20	0.6	160810	
V1A - Total										377607
V1B - Imp	0.7	1.70	0.9	3876		0.67	1.70	0.9	3710	
V1B-Perv	0.7	9.61	0.6	14644		0.67	9.61	0.6	14016	
V1B - Total										36246
V2 - Imp	0.7	7.65	0.9	17495		0.67	7.65	0.9	16745	
V2-Perv	0.7	41.60	0.6	63423		0.67	41.60	0.6	60705	
V2 - Total										158368
V3 - Imp	0.7	20.25	0.9	46298		0.67	20.25	0.9	44314	
V3-Perv	0.7	161.36	0.6	246002		0.67	161.36	0.6	235459	
V3 - Total										572073

Basins	Cf (10-yr)	C	K	L	S	Tc (minutes)*	I (in/hr)	A (acres)	Area Cummulative (acres)	Q (cfs)
Q1A-Controlled	1	0.26	1.08	4600	0.034	48.1	0.84	121.10		26.8
Q1B-Controlled	1	0.31	1.08	4565	0.011	60.1	0.75	11.30		2.6
Q2-Controlled	1	0.31	1.08	11600	0.029	70.0	0.7	49.20		10.6
Q3-Controlled	1	0.28	1.08	2230	0.029	38.0	1.14		181.60	57.6
Contolled	R (10-yr)	A (acres)	Z =3*C	V Phase 1 (cf)		R (10-yr)	A (acres)	Z =3*C	V Phase 2 (cf)	Total Volume (cf)**
V1A - Imp	0.7	10.90	0.9	24927		0.67	10.90	0.9	23859	

V1A-Perv	0.7	110.20	0.6	168011		0.67	110.20	0.6	160810	
V1A - Total										377607
V1B - Imp	0.7	1.70	0.9	3876		0.67	1.70	0.9	3710	
V1B-Perv	0.7	9.61	0.6	14644		0.67	9.61	0.6	14016	
V1B - Total										36246
V2 - Imp	0.7	7.65	0.9	17495		0.67	7.65	0.9	16745	
V2-Perv	0.7	41.60	0.6	63423		0.67	41.60	0.6	60705	
V2 - Total										158368
V3 - Imp	0.7	20.25	0.9	46298		0.67	20.25	0.9	44314	
V3-Perv	0.7	141.11	0.6	215136		0.67	161.36	0.6	235459	
V3 - Total										541208

*Tc and I (in/hr) reducing through retention and detention

**Volume reduced through infiltration



1110 Osprey Point Blvd., Suite 105 Pasco, WA 99301
509.374.4248 www.mackaysposito.com

April 20, 2019

To: Benton County Planning Dept.
620 Market Street
Prosser WA 99350

RE: Preliminary Plat, Cottonwood Creek Phase 3– 41 Single Family Unit Residential Plat
From: MacKay Sposito, Paul Harmsen, P.E.

Traffic Memorandum

This memorandum has been prepared to summarize the expected traffic volumes from the proposed preliminary plat and the expected additional peak hour (AM and PM) traffic on the I-82 on/off-ramps at E Badger Road (these ramps are in the general proximity of the project).

Project Description

The proposed site for development is a vacant farm circle in Badger Canyon. The project is 49 acres in size. The property is located northwest of Badger Road, and south of Interstate I-82. It is proposed that this area be developed for residential use. Currently, access to the site is via Cottonwood Creek Blvd, Cottonwood Drive, and Wisner Parkway. Only roads internal to the plat are proposed as part of this project.

Figure 1: Vicinity Map



Preliminary Plat Summary

The property to be platted is zoned RL-1. There are planned to be 41 homes, the average lot size is 45,163 SF.

Site Access Points, Site Circulation

The property will have three access points to existing Benton County Streets: Two access points on Cottonwood Creek Blvd and one to Cottonwood Drive Way (See Figure 2). These two access points connect to either E Sagebrush Road or Wisser Parkway. Wisser Parkway has a direct connection to E Badger Road and E Sagebrush Road is circuitous route to other County Roads, but does not provide access to any major destinations or other transportation routes. E Badger Road is a very direct route to I-82 (interstate) and Clearwater Avenue (a Kennewick arterial roadway), therefore it has been assumed that all traffic will enter or leave the plat on E Badger Road and Wisser Parkway. E Badger Road has three access points where traffic leaves or enter the study area: I-82 South on/off ramp, I-82 north on/off ramp, and Clearwater Avenue (See Figure 3).

Figure 2: Proposed Site Roadways and Access Points

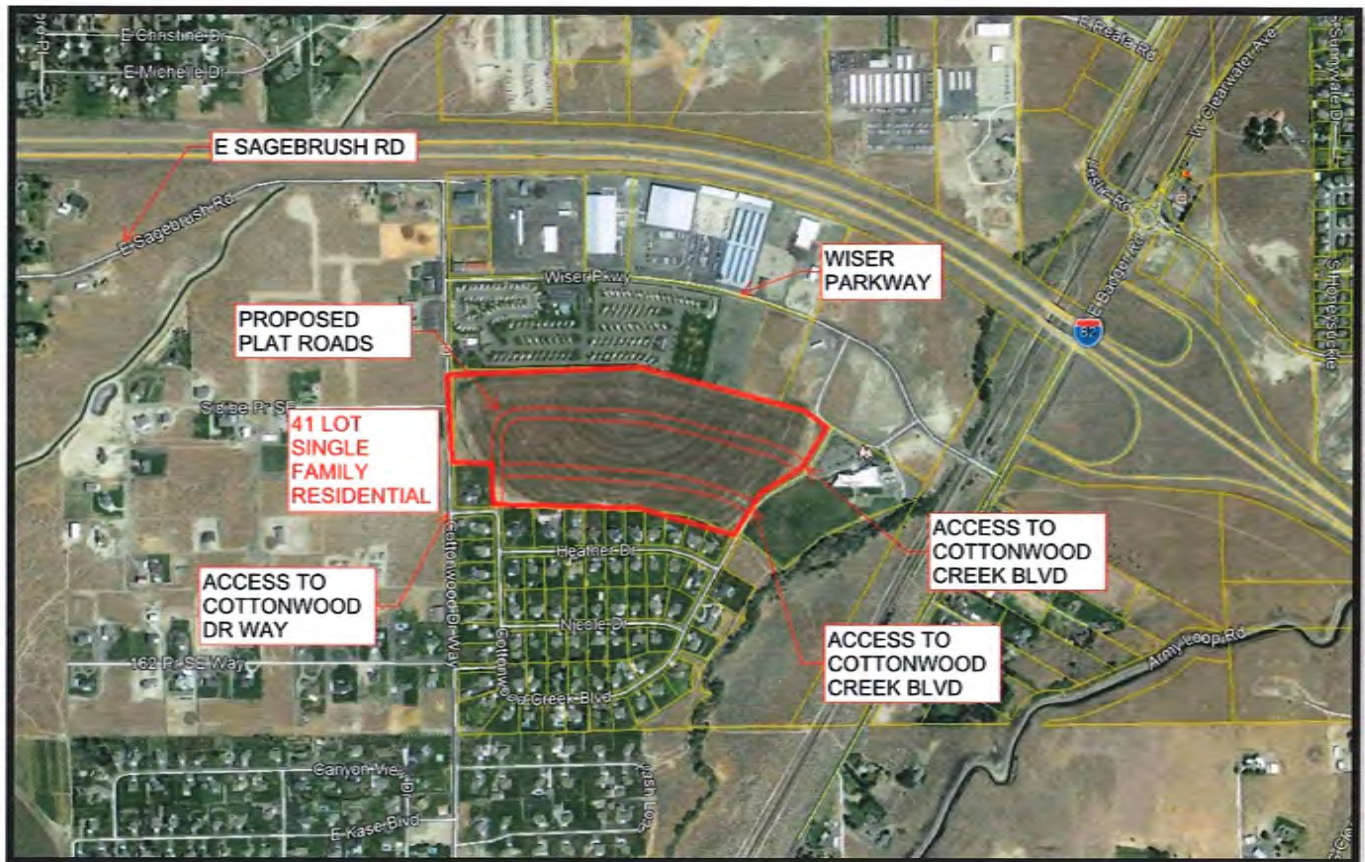


Table 1: Trip Generation Projections, Plat Buildout

Plat	Number of Lots	AM Peak Hour Trips		PM Peak Hour Trips		ADT (Average Daily Trip)	
		Entering	Exiting	Entering	Exiting	Entering	-Exiting
Cottonwood Creek Phase 3 Preliminary Plat	41	8	23	27	15	196	196
Total	41	8	23	27	15	392	

Trip Distribution Pattern

There are two roads out of the plat—E Badger Road and E Sagebrush Road. E Badger Road is a very direct route to the interstate and other traffic routes, therefore it has been assumed that all traffic will enter or leave the plat on E Badger Road.

Table 3: Trip Distribution, Plat Buildout

Trip Distribution	Number of Lots	AM Peak Hour Trips		PM Peak Hour Trips	
		Entering	Exiting	Entering	Exiting
E Badger Road	41	8	23	27	15

Existing Traffic Data

Benton Franklin Council of Governments (BFCOG) maintains a regional traffic model and performed base year traffic counts throughout the Tri-Cities. Using the peak hour data (both AM and PM) from the BFCOG model for the base modeling year (2015) and traffic count data provided by BFCOG, the existing traffic flow volumes and locations were determined. The BFCOG base year peak hour data is provided in Appendix B. BFCOG also performed traffic counts (in 2016) at three locations in the project vicinity: E Badger Road south of Cottonwood Drive, E Badger Road 0.5 miles south of the I-82 interchange, and Clearwater Avenue south of Leslie Road (Clearwater Avenue south of Leslie Road is also E Badger Road north of the I-82 intersection because E Badger Road becomes Clearwater Avenue at Leslie Road).

Based upon the BFCOG model and BFCOG trip counts, and the associated ratios of traffic leaving and entering the project vicinity, the following trip distributions were determined for the additional trips anticipated from the proposed preliminary plat development:

Note: All trips associated with the proposed development were assumed to Enter E Badger Road at Wiser Parkway and All trip were assumed to Exit E Badger Road at Wiser Parkway. Additionally, only peak hour trips were reviewed for contribution of trips to the interstate system.

Exiting AM trips are split between the following access points along E Badger Road:

- 73% to east bound I-82
- 24% to west bound I-82
- 3% to northbound Clearwater Ave.

Exiting PM trips are split between the following access points along E Badger Road:

- 73% to east bound I-82
- 26% to west bound I-82
- 1% to northbound Clearwater Ave.

Entering AM Peak hour Trips are split between the following access points:

- 3% from east bound I-82
- 55% from west bound I-82
- 42% from southbound Clearwater Ave.

Entering PM Peak Hour trips are split between the following access points:

- 32% from east bound I-82
- 36% from west bound I-82
- 32% from southbound Clearwater Ave.

See Appendix A for traffic split figures that depict the existing base year traffic volumes and additional traffic volumes attributed to the plat at each of the access points.

Conclusion

As evidenced by the traffic splits and added peak hour trips attributed to the proposed 41 lot preliminary plat, the impact to the interstate traffic volumes will be very minor. The added traffic (from the proposed plat) for the AM Peak hour adds between 0.6% (west bound I-82 on-ramp) or 3% (east bound I-82 on-ramp) to the existing traffic volumes.

The added traffic (from the proposed plat) for the PM Peak hour adds between 1.1% (from west bound I-82 off-ramp) or 1.4% (to east bound I-82 on-ramp) to the existing traffic volumes.

These are insignificant additions to the existing traffic volumes.

APPENDIX A: BASE YEAR TRAFFIC VOLUMES AND ADDITIONAL VOLUMES ATTRIBUTED TO PLAT

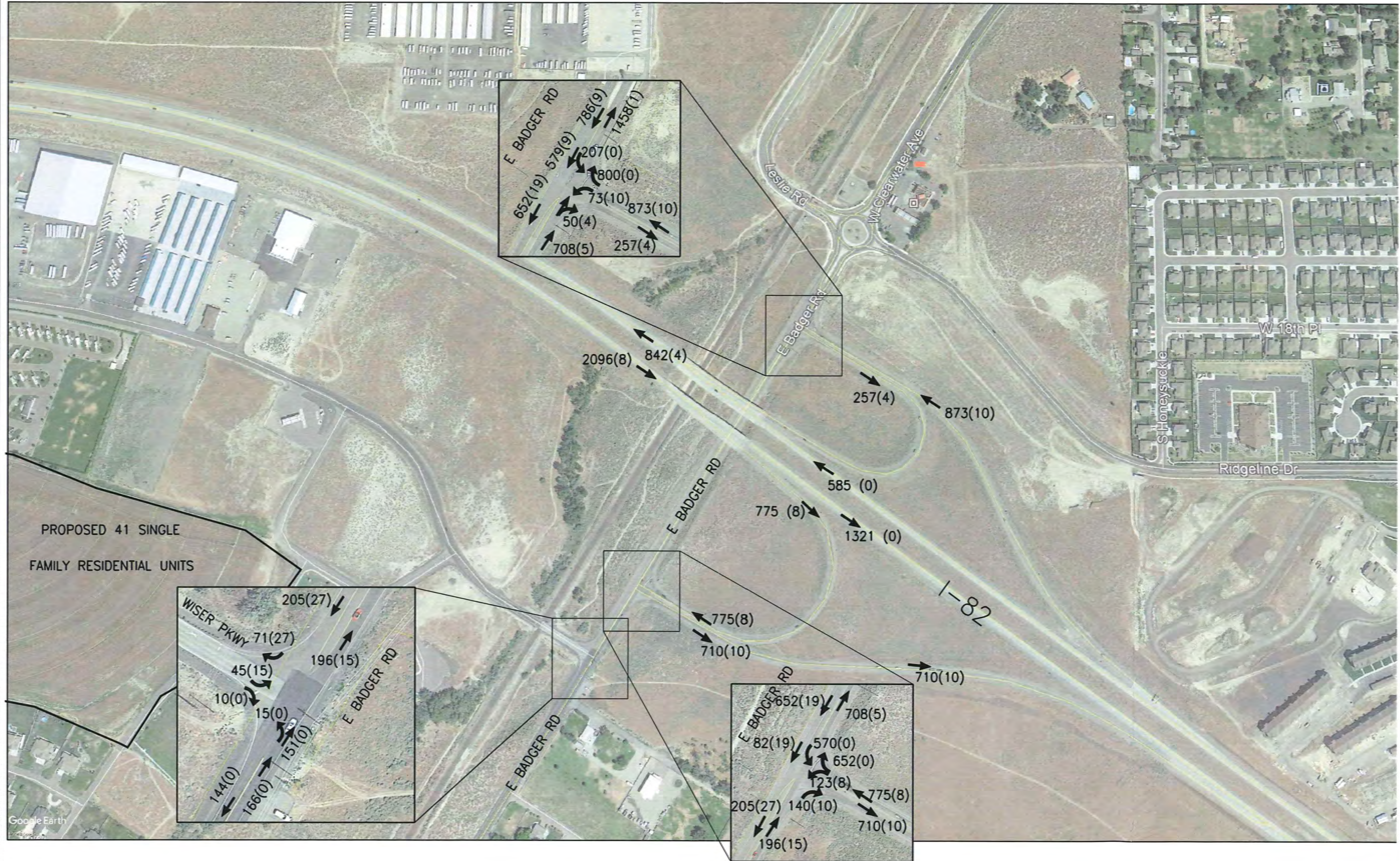
AM PEAK HOUR

PM PEAK HOUR

2015 BASE YEAR PEAK HOUR PM
PM PEAK HOUR

LEGEND

MOVEMENT	BASE YEAR VOLUME	ADDITIONAL VOLUME ATTRIBUTED TO PROPOSED PLAT
←	660	(3)



PROPOSED 41 SINGLE FAMILY RESIDENTIAL UNITS

PRELIMINARY
NOT FOR
CONSTRUCTION

COTTONWOOD CREEK PHASE 3
BENTON COUNTY, WASHINGTON
2015 BASE YEAR, PM PEAK HOUR
ADDITIONAL PLAT TRAFFIC VOLUME

REVISIONS:

JOB NO.: 16981
DATE: APRIL 2019
SCALE: 1"=200'
DESIGNED BY: PWH
DRAWN BY:
CHECKED BY: ME

PRELIMINARY PLAT

EX 2

FILE: K:\16981\500 DESIGN\502 DRAWINGS\EXHIBITS\TRAFFIC VOLUME EXHIBITS.DWG

APPENDIX B: TRAFFIC DATA INPUTS

BENTON FRANKLIN COG MODEL AM PEAK HOUR
BENTON FRANKLIN COG MODEL PM PEAK HOUR

BENTON FRANKLIN COG TRAFFIC COUNTS: E BADGER ROAD 0.5 MILE SOUTH OF I-82
BENTON FRANKLIN COG TRAFFIC COUNTS: E BADGER ROAD SOUTH OF COTTONWOOD DRIVE
BENTON FRANKLIN COG TRAFFIC COUNTS: CLEARWATER AVE SOUTH OF LESLIE ROAD (AT I-82)

2015 PM Peak

Write a description for your map.

Legend
◆ Kennewick



Google Earth

© 2018 Google

2000 ft

Location: BADGER RD 0.5 MI S/O I-82 TO I-82
 Date Range: 05/24/2016 to 05/26/2016
 Site Code: 05



Time	Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			Monday			Mid-Week Average		
	05/24/16			05/25/16			05/26/16			05/27/16			05/28/16			05/29/16			05/30/16			NB	SB	Total
	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total			
12:00 AM	3	3	6	3	8	11	2	5	7	-	-	-	-	-	-	-	-	-	-	-	-	3	5	8
1:00 AM	0	3	3	0	1	1	0	2	2	-	-	-	-	-	-	-	-	-	-	-	-	0	2	2
2:00 AM	2	0	2	3	1	4	2	2	4	-	-	-	-	-	-	-	-	-	-	-	-	2	1	3
3:00 AM	2	1	3	4	3	7	2	3	5	-	-	-	-	-	-	-	-	-	-	-	-	3	2	5
4:00 AM	30	6	36	30	3	33	26	6	32	-	-	-	-	-	-	-	-	-	-	-	-	29	5	34
5:00 AM	78	11	89	73	9	82	67	13	80	-	-	-	-	-	-	-	-	-	-	-	-	73	11	84
6:00 AM	136	28	164	135	27	162	125	32	157	-	-	-	-	-	-	-	-	-	-	-	-	132	29	161
7:00 AM	241	73	314	231	73	304	223	71	294	-	-	-	-	-	-	-	-	-	-	-	-	232	72	304
8:00 AM	183	65	248	170	76	246	159	62	221	-	-	-	-	-	-	-	-	-	-	-	-	171	68	238
9:00 AM	135	71	206	116	55	171	126	55	181	-	-	-	-	-	-	-	-	-	-	-	-	126	60	186
10:00 AM	91	89	180	97	99	196	108	68	176	-	-	-	-	-	-	-	-	-	-	-	-	99	85	184
11:00 AM	91	108	199	118	98	216	89	113	202	-	-	-	-	-	-	-	-	-	-	-	-	99	106	206
12:00 PM	101	90	191	100	110	210	96	113	209	-	-	-	-	-	-	-	-	-	-	-	-	99	104	203
1:00 PM	81	85	166	87	108	195	125	108	233	-	-	-	-	-	-	-	-	-	-	-	-	98	100	198
2:00 PM	90	138	228	112	159	271	104	106	210	-	-	-	-	-	-	-	-	-	-	-	-	102	134	236
3:00 PM	118	159	277	102	182	284	122	158	280	-	-	-	-	-	-	-	-	-	-	-	-	114	166	280
4:00 PM	107	174	281	135	187	322	132	201	333	-	-	-	-	-	-	-	-	-	-	-	-	125	187	312
5:00 PM	113	214	327	149	213	362	138	222	360	-	-	-	-	-	-	-	-	-	-	-	-	133	216	350
6:00 PM	114	162	276	136	171	307	136	152	288	-	-	-	-	-	-	-	-	-	-	-	-	129	162	290
7:00 PM	63	131	194	71	129	200	78	142	220	-	-	-	-	-	-	-	-	-	-	-	-	71	134	205
8:00 PM	60	138	198	67	150	217	46	135	181	-	-	-	-	-	-	-	-	-	-	-	-	58	141	199
9:00 PM	38	86	124	26	83	109	28	86	114	-	-	-	-	-	-	-	-	-	-	-	-	31	85	116
10:00 PM	15	28	43	12	40	52	15	26	41	-	-	-	-	-	-	-	-	-	-	-	-	14	31	45
11:00 PM	12	14	26	8	15	23	7	22	29	-	-	-	-	-	-	-	-	-	-	-	-	9	17	26
Total	1,904	1,877	3,781	1,985	2,000	3,985	1,956	1,903	3,859	-	-	-	-	-	-	-	-	-	-	-	-	1,948	1,927	3,875
Percent	50%	50%	-	50%	50%	-	51%	49%	-	-	-	-	-	-	-	-	-	-	-	-	-	50%	50%	-

1. Mid-week average includes data between Tuesday and Thursday.

Location: E BADGER RD BTWN COUNTRY MEADOW LN &
COTTONWOOD DR
Date Range: 09/27/2016 to 09/29/2016
Site Code: 4



Time	Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			Monday			Mid-Week Average		
	09/27/16			09/28/16			09/29/16			09/30/16			10/01/16			10/02/16			10/03/16			EB	WB	Total
	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total			
12:00 AM	0	1	1	2	2	4	2	1	3	-	-	-	-	-	-	-	-	-	-	-	-	1	1	3
1:00 AM	1	3	4	0	0	0	0	1	1	-	-	-	-	-	-	-	-	-	-	-	-	0	1	2
2:00 AM	2	0	2	1	2	3	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	1	1	2
3:00 AM	2	1	3	0	0	0	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	1	0	1
4:00 AM	8	2	10	9	2	11	7	4	11	-	-	-	-	-	-	-	-	-	-	-	-	8	3	11
5:00 AM	24	6	30	16	9	25	22	12	34	-	-	-	-	-	-	-	-	-	-	-	-	21	9	30
6:00 AM	58	29	87	48	21	69	49	28	77	-	-	-	-	-	-	-	-	-	-	-	-	52	26	78
7:00 AM	103	42	145	113	38	151	114	36	150	-	-	-	-	-	-	-	-	-	-	-	-	110	39	149
8:00 AM	65	24	89	77	30	107	71	42	113	-	-	-	-	-	-	-	-	-	-	-	-	71	32	103
9:00 AM	47	32	79	49	43	92	48	44	92	-	-	-	-	-	-	-	-	-	-	-	-	48	40	88
10:00 AM	51	43	94	52	43	95	49	52	101	-	-	-	-	-	-	-	-	-	-	-	-	51	46	97
11:00 AM	56	39	95	63	58	121	57	50	107	-	-	-	-	-	-	-	-	-	-	-	-	59	49	108
12:00 PM	49	56	105	62	67	129	57	63	120	-	-	-	-	-	-	-	-	-	-	-	-	56	62	118
1:00 PM	42	55	97	54	59	113	39	58	97	-	-	-	-	-	-	-	-	-	-	-	-	45	57	102
2:00 PM	55	70	125	52	69	121	60	66	126	-	-	-	-	-	-	-	-	-	-	-	-	56	68	124
3:00 PM	65	82	147	61	86	147	78	97	175	-	-	-	-	-	-	-	-	-	-	-	-	68	88	156
4:00 PM	79	90	169	66	79	145	89	100	189	-	-	-	-	-	-	-	-	-	-	-	-	78	90	168
5:00 PM	85	121	206	67	110	177	79	91	170	-	-	-	-	-	-	-	-	-	-	-	-	77	107	184
6:00 PM	62	92	154	57	83	140	70	78	148	-	-	-	-	-	-	-	-	-	-	-	-	63	84	147
7:00 PM	41	58	99	35	55	90	24	59	83	-	-	-	-	-	-	-	-	-	-	-	-	33	57	91
8:00 PM	23	57	80	17	57	74	19	49	68	-	-	-	-	-	-	-	-	-	-	-	-	20	54	74
9:00 PM	8	24	32	10	26	36	11	33	44	-	-	-	-	-	-	-	-	-	-	-	-	10	28	37
10:00 PM	4	11	15	11	15	26	8	10	18	-	-	-	-	-	-	-	-	-	-	-	-	8	12	20
11:00 PM	4	4	8	2	7	9	1	3	4	-	-	-	-	-	-	-	-	-	-	-	-	2	5	7
Total	934	942	1,876	924	961	1,885	954	977	1,931	-	-	-	-	-	-	-	-	-	-	-	-	937	960	1,897
Percent	50%	50%	-	49%	51%	-	49%	51%	-	-	-	-	-	-	-	-	-	-	-	-	-	49%	51%	-

1. Mid-week average includes data between Tuesday and Thursday.

Location: CLEARWATER AVE S/O LESLIE RD
 Date Range: 05/17/2016 to 05/19/2016
 Site Code: 119



Time	Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			Monday			Mid-Week Average					
	05/17/16			05/18/16			05/19/16			05/20/16			05/21/16			05/22/16			05/23/16								
	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total
12:00 AM	24	10	34	27	14	41	24	20	44	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25	15	40
1:00 AM	8	12	20	15	10	25	14	5	19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	9	21
2:00 AM	15	11	26	14	11	25	11	15	26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13	12	26
3:00 AM	11	17	28	15	10	25	17	11	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14	13	27
4:00 AM	70	46	116	63	45	108	84	52	136	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	72	48	120
5:00 AM	185	227	412	153	228	381	150	231	381	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	163	229	391
6:00 AM	313	326	639	327	286	613	297	321	618	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	312	311	623
7:00 AM	647	518	1,165	600	478	1,078	632	512	1,144	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	626	503	1,129
8:00 AM	673	486	1,159	636	440	1,076	557	274	831	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	622	400	1,022
9:00 AM	411	298	709	433	307	740	381	319	700	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	408	308	716
10:00 AM	374	309	683	383	335	718	410	317	727	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	389	320	709
11:00 AM	430	403	833	449	375	824	414	422	836	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	431	400	831
12:00 PM	428	429	857	410	410	820	482	453	935	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	440	431	871
1:00 PM	385	368	753	413	438	851	427	418	845	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	408	408	816
2:00 PM	471	453	924	554	490	1,044	466	494	960	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	497	479	976
3:00 PM	681	563	1,244	554	460	1,014	642	555	1,197	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	626	526	1,152
4:00 PM	608	597	1,205	614	632	1,246	710	586	1,296	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	644	605	1,249
5:00 PM	704	684	1,388	701	712	1,413	730	700	1,430	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	712	699	1,410
6:00 PM	496	476	972	490	453	943	523	530	1,053	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	503	486	989
7:00 PM	264	367	631	321	381	702	329	383	712	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	305	377	682
8:00 PM	218	315	533	246	350	596	255	343	598	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	240	336	576
9:00 PM	177	232	409	122	171	293	166	241	407	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	155	215	370
10:00 PM	74	77	151	75	87	162	82	84	166	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	77	83	160
11:00 PM	33	34	67	36	34	70	40	38	78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	36	35	72
Total	7,700	7,258	14,958	7,651	7,157	14,808	7,843	7,324	15,167	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,731	7,246	14,978
Percent	51%	49%	-	52%	48%	-	52%	48%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	52%	48%	-

1. Mid-week average includes data between Tuesday and Thursday.



Notice of Application - Optional DNS Process

PCM 1.8

Benton County has received a preliminary plat application and environmental checklist for the following project:

Date of permit application: **April 23, 2019**
Date of determination of completeness: **April 25, 2019**
Date of Notice of Application: **April 26, 2019**
Comment due date: **14 days from publication of this notice**
Date of Publication of Notice of Application: **May 2, 2019**

Agency Contact: Jerrod B. MacPherson, Benton County Planning Manager
jerrod.macpherson@co.benton.wa.us (509) 786-5612

Agency File Number(s): SUB 2019-002 and EA 2019-008

Project Description: The preliminary plat of Cottonwood Creek Phase III for the subdivision of 49.23 acres into 41 lots with an average lot size of 45,163 square feet and also for the vacation of the twenty-foot drainage easement running diagonally through the parcel from Cottonwood Drive to Cottonwood Creek Blvd.

Project Location: The site is located directly south of the Badger Mountain RV Resort between Cottonwood Drive and Cottonwood Creek Blvd. on parcel # 1-1188-302-0000-001.

Project Applicant: Badger Properties II, Kennewick WA 99338.

SEPA Environmental Review: The Benton County Planning Department 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 14 days from date of publication to the Benton County Planning Department, 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 law that may require the release of the documents to the public.

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:



PCM 1.9

FINDING OF NEED FOR ADDITIONAL PROCESSING TIME


File No. SUB 2019-002 and EA 2019-008
Cottonwood Creek #3

FINDING

For the reasons set forth below, the Benton County Planning Manager hereby finds that additional processing time of up to one (1) year is necessary in connection with the SEPA review and preliminary plat application submitted by Badger Properties II, Kennewick WA 99338.

1. The above referenced preliminary application and environmental checklist was submitted to the Benton County Planning Department on April 23, 2019.
2. The Planning Department has determined that additional information in the form of an archeological survey, as requested by the Washington State Department of Archaeology and Historic Preservation, is needed in order to proceed with the review of the preliminary plat.
3. The Planning Department has determined that an extension of time is warranted and necessary for the review of the preliminary plat due to the Washington State Department of Archaeology and Historic Preservation requirements. The requirement for an archeological survey will delay the processing of the preliminary plat application while the survey and applicable documentation is being completed.
4. Consequently, an additional processing time of up to one (1) year is justified and necessary with respect to the above referenced application.

Dated this 17th day of May 2019.

Benton County Planning Manager 

Jerrod MacPherson

PCM 1.10

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Proponent:

Jerritt Wiser
Badger Properties II
22307 S Cottonwood Drive SE
Kennewick WA 99338

File No. EA 2019-008

Project Description: The preliminary plat of Cottonwood Creek # 3 for the subdivision of 49.23 acres into 41 lots with an average lot size of 45,163 square feet and also for the vacation of the twenty-foot drainage easement running diagonally through the parcel from Cottonwood Drive to Cottonwood Creek Blvd.

Project Location: The site is located directly south of the Badger Mountain RV Resort between Cottonwood Drive and Cottonwood Creek Blvd. on parcel # 1-1188-302-0000-001.

Jurisdiction: Benton County, Washington.

Lead Agency: Benton County Planning Department.

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)(3), 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.

This MDNS is issued under WAC 197-11-355; no additional comments are being requested.

Conditions/Mitigating Measures: See Attached.

Appeals: You may appeal this determination to the Benton County Planning Department at Post Office Box 910, Prosser, WA 99350, no later than **June 26, 2019** 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 Department 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 Department to read or ask about the procedures for SEPA appeals.

SEPA Responsible Official: Jerrod MacPherson

Position/Title: Planning Manager

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

Date: June 12, 2019

Signature


Jerrod MacPherson, Planning Manager

CONDITIONS/MITIGATION MEASURES

File No.: EA 2019-008

Applicant: Badger Properties II

Documents and Regulations:

The environment threshold determination and conditions are based on an analysis of information contained in the following documents or the applicable regulations and restrictions of various agencies:

1. Benton County, BCC Title 6.35 Environmental Policy (SEPA);
2. Benton County, BCC Title 11, Zoning;
3. Benton County, BCC Title 9, Subdivisions;
4. Benton County Comprehensive Plan;
5. Benton County, BCC Title 15 Critical Area Ordinance;
6. Benton County, BCC Title 3 Building Code, Fire Code, and Road Standards;
7. Regulations of the Benton Clean Air Agency;
8. 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; and
9. Application submittal materials including Traffic Memorandum, dated April 20, 2019, Preliminary Storm Report, dated April 2019, both reports completed by Mackay Sposito, and SEPA Environmental Checklist-dated May 2, 2019.

Findings:

1. Location:
 - a. Project is located within unincorporated Benton County. The site is located directly south of the Badger Mountain RV Resort between Cottonwood Drive and Cottonwood Creek Blvd. on Parcel # 1-1188-302-0000-001.
2. Benton County, BCC Title 11, Zoning:
 - a. The zoning designation for the project area is Rural Lands One Acre (RL-1). This zoning district has a minimum lot size of 1 acre; and
 - b. A single-family home is an allowed use in the RL-1 Zoning District;
3. Benton County, BCC Title 9, Subdivisions:
 - a. Applicant has applied for preliminary plat consideration in accordance with BCC 9.05 Preliminary Plats.
4. Benton County Comprehensive Plan:
 - a. The property is designated Rural Transition in the Benton County Comprehensive Plan.
 - b. Rural Transition is designated in areas that are in close proximity to Urban Growth

Areas and have experienced steady growth in the last decade. The intent of the Rural Transition designation is to enable rural residential living in conjunction with providing a transition area between the rural and urban environments, and potentially suitable for future inclusion into Urban Growth Areas.

- c. Minimum lot size in this land use category is one (1) acre.
 - d. There are currently six areas in the County designated as Rural Transition. One is surrounded by Richland urban areas on all sides near the Columbia Park Trail. All other Rural Transition areas abut Kennewick, Richland, and Prosser UGAs on at least one side or adjoin a higher intensity land use between a UGA and the Rural Transition land use. A significant portion of the future population growth within the County is anticipated to occur in these areas.
5. 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, no designated critical areas have been identified on this property. A critical area report is not required for the processing of a preliminary plat at this location.
 - b. Wetlands: None identified.
 - c. Critical Aquifer Recharge Area: None identified. The Kennewick Irrigation District (KID) documented in its May 16, 2019 comment letter that the subject property is located within the wellhead protection area for the Lorayne J water system. The County conducted a review and has determined that the subject site has not been designated (identified or mapped) as a critical aquifer recharge area with high or moderate susceptibility. After evaluating the County Critical Area Maps and discussion/research with the Benton Franklin Health Department (BFHD) and the Washington State Department of Health (DOH), the County has learned that there are no mapped Group A or B systems that incorporate the subject property. Additionally, neither the DOH or the BFHD have an active wellhead protection plan for the Lorayne J system. The homes in the Lorayne J area are in the process of being provided water by the City of Richland. The DOH informed the County that the Lorayne J system is inactive except for one well that is remaining on the system as an emergency source. This well is proposed to be used for irrigation purposes in the future. The City of Richland has indicated that the complete conversion to city water services in the area will occur by 2020.
 - d. Fish and Wildlife Habitat Conservation Area: None identified.
 - e. Frequently Flooded Areas: None identified.
 - f. Geologically Hazardous Areas: None identified.
6. The applicant is proposing a preliminary plat with 41 residential lots;
7. The applicant submitted the following materials for the SEPA review process:
- a. Traffic Memorandum, dated April 20, 2019;
 - b. Preliminary Storm Report, dated April of 2019;
 - c. SEPA Environmental Checklist-dated May 2, 2019.

8. During the SEPA comment period, the State Department of Ecology commented (see letter dated May 8, 2019) requesting additional analysis on the property as it relates to pesticides and contaminants. Ecology followed this up with an email (see email dated May 23, 2019) stating that after a review, Ecology does not require soil sampling at this property.

9. During the SEPA comment period, the State of Washington Department of Archaeology & Historic Preservation commented (see letter dated May 1, 2019) that the project site has the potential to contain archaeological resources and with this they requested that the applicant conduct a professional archaeological survey of the project area prior to ground disturbing activities.

a. The County issued a Processing Time Extension to the SEPA and Subdivision application request. This extension was granted on May 17, 2019 to allow the applicant time to complete the necessary survey. The SEPA determination and subdivision application were placed on hold on that date.

b. The Archaeological Resources Inventory, dated June 2019, was completed and submitted to the State of Washington Department of Archaeology & Historic Preservation on Friday, June 7, 2019 for review. The State agreed with the results and recommendations included in the inventory and submitted an email to the Planning Department on Monday, June 10, 2019.

10. The KID documented in its May 16, 2019 comment letter that the District asserts the rights to recapture artificially stored ground water. The existing well for the applicant's water system is an approved Group A system. KID commented that the well is drilled into the lower aquifer and its use for domestic water is not being contested by KID.

Conditions:

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

1. **Benton County Planning Department.** Meet and comply with BCC Title 9, Subdivisions, including preliminary and final plat requirements, if approved. Contact Benton County Planning Department at 509-786-5612;

2. **Benton Clean Air Agency.** Prior to any excavations or construction at the site, the applicant shall meet and comply with the permitting requirements and standards of the Benton Clean Air Agency. See letter dated May 2, 2019. Contact John Lyle, Benton Clean Air Agency at 509-783-1304;

3. **Benton County Fire Marshal.** Meet and comply with the requirements of the Benton County Fire Marshal. See comment sheet dated April 29, 2019. Contact Benton County Fire Marshal, at 509-735-3500;

4. **Benton County Public Works Department.** Meet and comply with the SEPA Mitigation Fee (\$3,500.00 per lot) for transportation/traffic improvements. See letter dated May 14, 2019. Contact Benton County Public Works, Matt Rasmussen, at 509-786-5611.

5. **Washington State Department of Transportation.** The applicant must meet the requirements submitted by the Washington State Department of Transportation. See email dated June 11, 2019. Contact Jacob Prilucik, WSDOT South Central Region (509) 577-1635.

DISTRIBUTION LIST - EA 2019-008:

Applicant
News Media (Encl. map or plot plan)
Benton County Building Office
Department of Natural Resources-Olympia
Department of Natural Resources -Ellensburg
Benton Clean Air Authority
Bureau of Reclamation
Benton County Public Works
Benton Franklin Dist. Health Department
Kennewick Irrigation District
Department of Transportation
Washington State Department of Health
Department of Ecology - Olympia
Department of Ecology - Yakima
Yakama Indian Nation
Fire District #1
Fire Marshal
Bureau of Land Management
Department of Fish and Wildlife
Dept. of Archaeology & Historic Preservation
Tom Price-Environmental Review Inc.
BNSF Railroad
Futurewise

A. BACKGROUND

EA 2019-008

1. Name of proposed project, if applicable: Cottonwood Creek Phase 3
2. Name of applicant: Badger Properties II: Jerritt Wisner
3. Address and phone number of applicant and contact person:
Coldwell Banker, 8836 Gage Blvd, Suite 101b, Kennewick WA 99336
509-539-6396
4. Date checklist prepared: April 2019
5. Agency requesting checklist: Benton County
6. Proposed timing or schedule (including phasing, if applicable):
Development will occur as soon as approval is granted, in the summer of 2019
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
This SEPA checklist is the only environmental information prepared directly related to this proposal.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
No
10. List any government approvals or permits that will be needed for your proposal, if known.
Subdivision; SEPA; Civil Plan; and Grading Permit approvals will be needed
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The applicant proposes to subdivide this +/- 49.23 acre site into 41 detached single-family lots.
The average lot size proposed to be +/- 45,163 sq-ft



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 between Cottonwood Drive and Cottonwood Creek Blvd, north of Heather Drive.

It is located in the North 1/2 of the SW 1/4 of Section 11, Township 08N, R 28E of the Willamette Meridian in Benton County, Washington.

1-1188-302-0000-001

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site:

(circle one): Flat, rolling hilly, steep slopes, mountainous, other The site is generally rolling

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

The steepest slope is approximately 15-20%

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.

NCRS Soil: Hezel loamy fine sand. Benton County GIS: Warden-Shano-Esquatzel, the project has been farm land in recent years. Soil will not be removed from the project.

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

There are no surface indications or history of unstable soils in the immediate vicinity.

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

Portions of the site will be graded to create roadways, utility easements, stormwater facilities, and house foundations and yards.

Approximately 28,000 cy of cut and fill are proposed total. Fill will be from on-site excavation to balance the earthwork.

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

Yes, as with any project that involves earthwork or clearing, erosion could occur during construction. However, appropriate erosion and sedimentation control measures will be implemented during all construction activities.

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

After the homes are built, approximately 16% of the site will be impervious.

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

A county approved erosion control plan will be implemented prior to and during all construction activities. Likely erosion control

measures will include silt fencing, a gravel construction entrance, and site watering, if needed

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, emissions from construction equipment and vehicles will be generated. After completion, emissions from resident automobiles can be anticipated.

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

Automobile emissions from nearby streets and neighborhoods could affect this site but are not anticipated to have a substantial impact.

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

All construction equipment/vehicle will meet applicable state emission standards. Dust abatement measures will be in place during all construction activities.

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 Badger drain is approximately 500 ft east of the project. This is a seasonal drain that receives rainwater runoff in the winter during large rain events and irrigation return flows in the summer. The Badger drain discharges to the Amon Wasteway.

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

No

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

Not applicable

- 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.

Yes, the water system that supplies the development, BC Water Co., uses well water as the water source.

Water with drawals for the project will be about 253 gallons per lot for domestic water, or about 10,373 gal/day for the 41 lots.

Irrigation water will also be supply the lots from a well irrigation source. No water will be discharged to groundwater.

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.

Domestic sewer will be discharged into the ground through single lot single family septic drainfields. Each system

would infiltrate the domestic water use, or about 250 gallons per lot per day. There will be 41 septic tanks

and 41 drainfields serving the proposed 41 homes. Expected number of occupants is 111 persons total in the 41 homes.

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.

Stormwater runoff will be from roads, driveways, roofs, and patios. Stormwater from this project is proposed to be infiltrated on-site.

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

No. Standard erosion control measures will be in place during construction and will prevent waste materials from leaving the site.

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

An existing culvert crosses Cottonwood Way and discharges runoff to this project. Runoff from this culvert will be routed to an infiltration and detention pond, with overflow. A drainage route through road side ditches will be maintained to provide a route to the Badger drain for this off-site flow.

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

Installation of detention and infiltration pond, conveyance systems, installation of infiltration trench, and overflow system to Badger Drain.

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?

All existing vegetation will be cleared in preparation for development.

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

None known.

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

Street trees will be planted and landscaping will be planted on individual lots by the homeowners.

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

Russian Olive in vicinity, Russian Thistle, Puncture vine

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: hawk, songbird
 mammals: deer, bear, elk, beaver, other: rabbits, rodents
 fish: bass, salmon, trout, herring, shellfish, other N/A

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

None known

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

The entire region is part of the Pacific Flyway.

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

New professional landscaping will occur on the proposed lots and will preserve wildlife that has adapted to the developed environment.

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

None known.

6. ENERGY AND NATURAL RESOURCES

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

Electricity will be used for power and either electricity or 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:

No special conservation features are proposed.

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.

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

None known.

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

None known.

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

None known.

4) Describe special emergency services that might be required. No special emergency services are anticipated, other than those normally associated with residential development of this type and scale.

- 5) Proposed measures to reduce or control environmental health hazards, if any:
None proposed as no hazards are anticipated.
-
-

B. NOISE

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

Noise from nearby streets and residences may affect this site.

- 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.

In the short-term, normal construction noise will be generated during daylight hours. In the long-term, normal residential neighborhood noise will be generated, such as vehicle noise.

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

None proposed. Noise control will be governed by the application stipulations of the Benton County Municipal Code.

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 used for farming. Single-family residences within existing subdivisions exist to the north and south. A single-family home on a large lot is located to the east and a commercial industrial site is located to the west.

- 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?

The project site has been used as a working farmland. Currently the site is farmed and planted in mint.

The site has been farmed since 2006. All 49 acres of the site will be converted to other uses.

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

No.

- c. Describe any structures on the site.

The site is vacant of any structures.

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

No. No structures exist.

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

RL-1

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

Rural Transition

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

Not applicable.

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

No. The project is not in a county classified geological hazard area, wellhead protection zone, 100-year flood zone, or other mapping layer on Benton County GIS.

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

Assuming 2.7 people per household, the project will provide housing for 111 people (2.7 x 41).

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

No people will be displaced.

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

None needed as no people will be displaced.

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

This project will comply with the zoning ordinance and applicable zoning standards.

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

None are proposed.

9. HOUSING

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

41 middle-income housing units will be provided.

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

No units will be eliminated.

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

None proposed.

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 future homes will be governed by the development standards within the zoning code, which sets a maximum height of 35 ft.

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

No views will be altered or obstructed.

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

The project will meet the height and landscape requirements of the Benton County Municipal Code.

11. LIGHT AND GLARE

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

Residential lighting and resident vehicle headlights will be produced after dark.

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?

Lights from adjacent residence and streets will be visible but are not expected to be detrimental to the project.

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

No street lights are proposed.

12. RECREATION

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

Cottonwood Elementary School is located directly east of 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:

None proposed.

13. HISTORIC AND CULTURAL PRESERVATION

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

No.

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

No.

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

County GIS data reviewed.

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.

If any archaeological artifacts are discovered during site development,
the appropriate agencies will be notified.

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.

Cottonwood Drive, Cottonwood Creek Blvd., and Hailey Drive provide access to the site.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Each home will have at least 2-car garage, with room to park 2 or more vehicles in the driveway, so there will be total of at least 164 parking spaces provided. No parking spaces 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).

An new extension of Cottonwood Creek Blvd., Tatum Blvd., and Addison Avenue will provide access to the lots within the subdivision.

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

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

ITE Manual, 9th Edition was used to estimate trips at: 10 trips per single family home, one trip per home in peak pm hour. Therefore: 410 daily trips, 41 peak hour pm trips.

- 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:

Construction of on-site roads to serve the neighborhood.

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 completed project will require all of the public services listed above.

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

All required impact fees will be paid. New residents will pay taxes that will help fund many of the above listed services.

16. UTILITIES

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other water, refuse service, telephone, irrigation, septic system

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.

Water: Badger Water, Power: Benton PUD; Telephone: Frontier; Sewer: on site; Gas: CNG

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 Clayne Wiser

Position and Agency/Organization member Badger Properties II

Date Submitted: 4-16-19

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

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

Proposed measures to avoid or reduce shoreline and land use impacts are:

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

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

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

Applicant Information:

Badger Properties II
Jerritt Wisner
506-539-6396

Project Information:

Name: Cottonwood Creek Phase 3
Location: South of I-82, west of Badger Road
Description: Lot 1, Cottonwood Creek Phase 1
N. 1/2 of the SW 1/4 of Section 11, T08N,
R28E, WM, Benton County, Washington

ESA LISTED SALMONIDS CHECKLIST

The Listed Salmonids Checklist is provided in order that the county may initially 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 environmental 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 information for the following two questions. 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.

This project is in the Columbia River water shed.

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

YES NO

Please Describe.

This project is in the Columbia River watershed, which has listed ESA salmonid stock in it.

If you answered "yes" to either of the above questions, you should complete the remainder of this checklist.

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 Amon Wasteway

A3. What is the distance from this project to the nearest body of water? 5,200 ft

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.)

Residential, Commercial, school, and open space

A5. Is the project above a:

Natural permanent barrier (waterfall)	YES _____	NO <u>x</u> _____
Natural temporary barrier (beaver pond)	YES _____	NO <u>x</u> _____
Man-made barrier (culvert, dam)	YES <u>x</u> _____	NO _____
Other (explain)	Culvert and dam near Gage Blvd.	

A6. If yes, are there any resident salmonid populations above the blockage?

YES _____ NO x _____ Don't Know _____

A 2009 Study (Suitability of Amon Wasteway for Salmonid Production, January 2009) determined that Amon wasteway is unlikely to provide suitable salmonid habitat.

A7. What percentage of the project will be impervious surface (including pavement & roof area)?

Approximately 16% of the developed site will be impervious.

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 x _____

Amount _____

Name of surface water body _____

b. Ground water? Yes x _____ No _____

Amount 10,400 gal/day domestic; Apprx. 166 acre-ft/yr irr.

From Where Existing wells located in the vicinity

Depth of well 980 ft (domestic), 250 ft irr.

B2. Will any water be rerouted? YES _____ NO x _____

If yes, will this require a channel change?

B3. Will there be retention ponds? YES x _____ 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?

Infiltration pond with overflow to natural low point. No discharge to a surface water body is proposed.

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, approximately 4800 linear feet of new road will be constructed

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

B6. Will topography changes affect the duration/direction of runoff flows?
Yes No

If yes describe the changes.

In general, the existing runoff flows from the west, through the project, toward the east and into the Badger Drain. The flow direction and approximate flow duration will be maintained in the developed condition.

B7. Will the project involve any reduction of the 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. Such impacts can cause problems for listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

C1. Do you know of any problems with water quality in any of the streams within this watershed? YES NO

If yes please describe.

There are fertilizers and pesticides in some of the tributary streams and rivers that flow into the Columbia River.

C2. 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.

C3. 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 x

The site is currently farmed, in the future it will be residential lawns; fertilizer use is expected to be about the same as existing. In the developed condition, infiltration facilities are proposed to reduce runoff from the project.

C4. Will turbidity 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 x

C5. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?
YES ___ NO x
Please Describe.

Vegetation: The following questions are designed to determine if the project will affect riparian vegetation, thereby, adversely impacting salmon.

D1. Will the project involve the removal of any vegetation from the stream banks?
YES ___ NO x

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 x
If yes, what types of plants will you use?

Site is currently farmed, after development it will have residential lawns, shrubs, and trees.

<p>FOR OFFICIAL USE ONLY: Critical Area Review Completed by _____ on _____ Application approved for processing by _____ on _____ Zoning and Comp Plan Designation _____</p>
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SUB
2019-002

PCM 1.12

April 9, 2019

To whom it concerns

BC Water will be supplying the water to cottonwood creek phase 3. It is in our service area and has always been included in future expansion.



BC Water Co LLC

22307 S Cottonwood Dr

Kennewick, WA 99338

Clayne Wiser

509-521-2282



April 22, 2019

Clayne Wisner
22307 S. Cottonwood Dr.
Kennewick, WA 99338

RE: Preliminary Re-Review of Cottonwood Creek Phase 3 Parcel # 1-1188-302-0000-001,
Benton County.

Dear Mr. Wisner:

This department completed a preliminary plat re-review on April 11th 2019 of the above referenced plat proposal. This department has reviewed the above referenced plat in accordance with our current land development policies and requirements for new subdivisions. Our findings are listed below:

1. There 42 lots ranging from 1 acre to 1.39 acres.
2. The proposed land use is for single family dwellings.
3. Soils encountered throughout the proposed plat area are varying types of IV (loamy sand) and V (silt loam).
4. Slopes are variable throughout the plat.
5. Proposed domestic water supply is BC Water Co LLC.

Findings indicate the above referenced plat generally meets our requirements for plats utilizing onsite sewage disposal systems and an off-site public water supply, provided:

1. The extension to the BC Water Co LLC System must be developed and approved in accordance with WAC 246-290.
2. All lots shall have a minimum of a ½ acre in size and contain a minimum of 20,000 square feet of usable land area.
3. All wells, irrigation lines, canals, and surface waters within 150ft of the plat are shown on the plat map.
4. Prior to final approval, this office must be given the opportunity to review the final plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272A, and issue appropriate comments to the Benton County Planning Department.

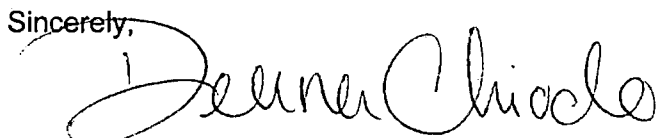
5. Prior to the issuance of any onsite sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
6. It is recommended that some provision be made to facilitate future connection to a municipal sewer utility at such time as said utility becomes available.
7. The following statement is placed on the plat:
"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the nature of the testing methods used, we have no way of determining whether each lot can comply with Benton-Franklin Board of Health Rules and Regulation at the time of permit issuance. Further be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections, percolation tests, and/or other requirements at a later date."

This recommendation is based on present known site conditions and does not guarantee the granting of an on-site sewage disposal permit. Our approval of any lot within this plat may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date. Should adverse site conditions be revealed at a later date, the Health Department reserves the right to impose restrictions or deny the issuance of any on-site sewage disposal permit.

Your application will be held in an active state until April 8th 2020, at which time the submittal will be deemed null and void should this proposal not be developed by that time.

If you have any questions, please contact me at the Health Department at (509)460-4316.

Sincerely,



Deana Chiодо
Environmental Health Specialist II

CC: Stratton Surveying; Benton County Planning Department

**Benton County Fire Marshal's
Review of Proposed Planning Applications**

PCM 1.14

TO: Clark Posey

SUB: SUB 2019-002 & EA 2019-008

Date Received 4-26-19 **Date Returned** 4-29-19

Applicant's Comments:

Agency File Number(s): SUB 2019-002 and EA 2019-008

Project Description: The preliminary plat of Cottonwood Creek Phase III for the subdivision of 49.23 acres into 41 lots with an average lot size of 45,163 square feet and also for the vacation of the twenty-foot drainage easement running diagonally through the parcel from Cottonwood Drive to Cottonwood Creek Blvd.

Project Location: The site is located directly south of the Badger Mountain RV Resort between Cottonwood Drive and Cottonwood Creek Blvd. on parcel # 1-1188-302-0000-001.

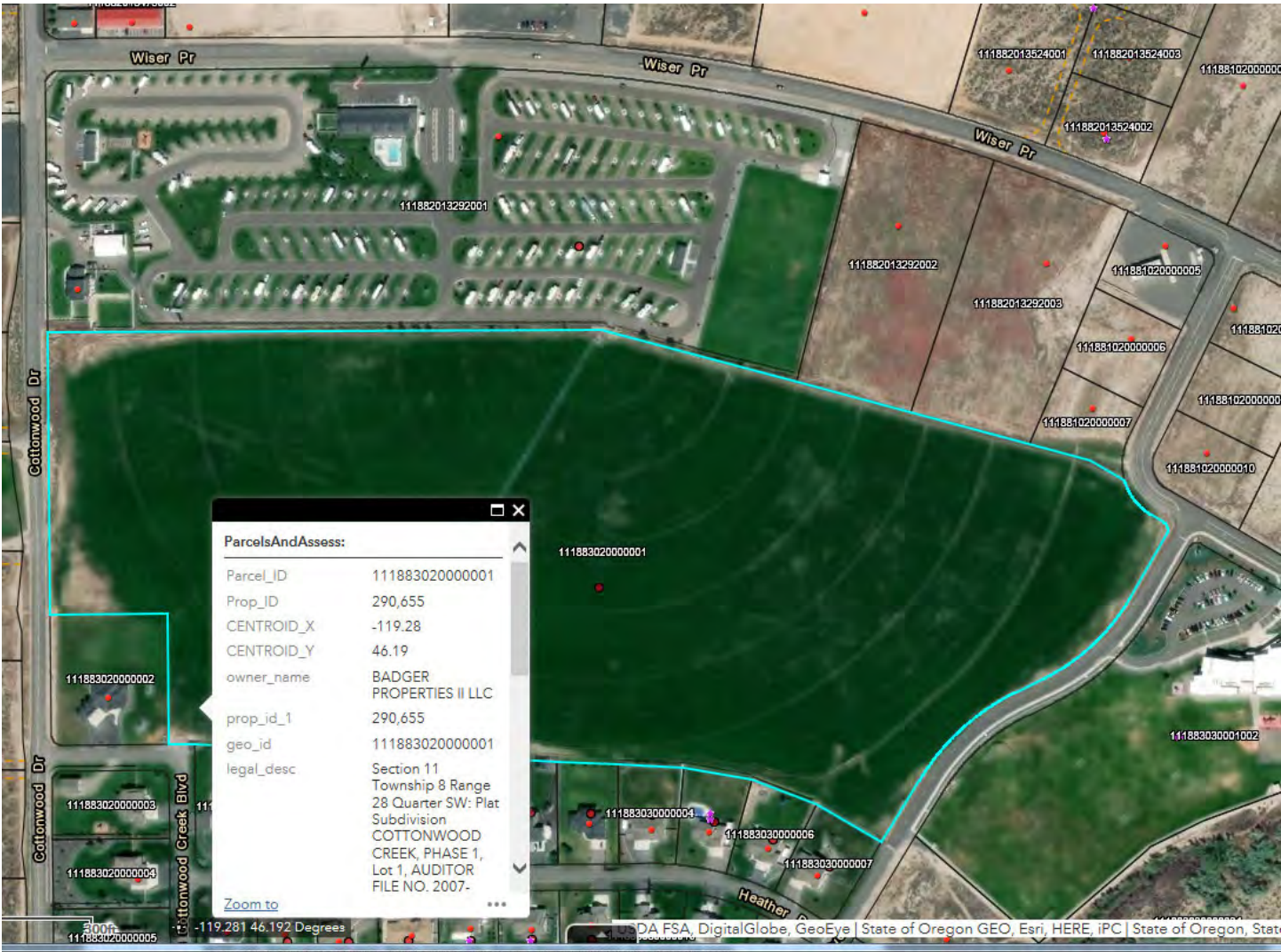
Project Applicant: Badger Properties II, Kennewick WA 99338.

Fire Marshal's Comments:

Required: For Single Family Development

1. Hydrants are required, and their locations will be determined when utility drawings are sent for review.
2. Prior to preliminary plat approval, a letter from the water purveyor stating its willingness and ability to provide 500 gpm for 30 minutes at 40 psi static pressure and 20 psi residual, at normal peak instantaneous demands, is to be sent to the Benton County Fire Marshal.
3. Prior to final plat approval, a copy of the water system plans shall be stamped by a Wa. State registered Civil Engineer, and shall be signed by the water purveyor, shall, in PDF format, be given to the Benton County Fire Marshal, and DSHS.
4. The approved water system shall be installed prior to final plat approval, or a statement shall be placed on the plat indicating no building or mobile home permit will be issued until the water system is installed, operating and approved.
5. The installation of the water system must be installed under the supervision of a WA. State Registered Civil Engineer, and the engineer shall send a letter to the Benton County Fire Marshal certifying in writing that the system was installed in accordance to the approved design.
6. Water main requirements are to comply with Benton County Code 3.18.035 through 3.18.39. Some of the requirements are as follows:
 - a. Hydrants are to be operable prior to building permits being issued.

- b. Minimum main size for circulating (grid or Loop systems) shall be 6”.
 - c. Dead-end mains longer than 300 feet to the last hydrant shall be 8”. If shorter than 300 feet, 6” are permitted.
 - d. Hydrant leads more than 50 feet shall be 8”. If shorter than 50 feet, 6” is permitted.
 - e. Hydrants shall conform to current A.W.W.A. specifications. There shall be one 4 ½” NST pumper port, two 2 ½” NST hose port, and a 1-1/2” pentagon operating nut.
 - f. A storz adapter for the steamer port that meets Benton County Fire District 1’s requirements are required for all hydrants.
 - g. There shall be an auxiliary gate valve installed to permit repair and replacement of hydrants without disrupting water service.
 - h. Hydrant shall stand plumb, and the lowest outlet shall be between 18” and 24” above the finished grade.
 - i. Pumper port is to face the street.
 - j. Hydrants are not to be obstructed and shall be accessible to the fire department.
 - k. Hydrants subject to vehicle damage shall be adequately protected.
 - l. Hydrant locations will be determined by the Benton County Fire Marshal. General spacing is 600’ as measured by a fire truck laying the fire hose.
7. Road design shall comply with Benton County requirements for Suburban Developments.
8. Home construction in Benton County is to conform to the IBC and must meet the current standards for fire protection within Benton count at the time of construction. Currently the applicable standards are as follows:
- a. Wood roofs are not allowed.
 - b. When determined by the Fire Marshal, non-combustible siding, skirting and soffit material is required on the downhill side of structures within 30 feet of a 15% or greater grade.
 - c. When determined by the Fire Marshal, all structures within 30 feet of the property line shall have non-combustible siding, soffits, or skirting on the side adjacent to an undeveloped area of natural vegetation that is in excess of fire contiguous acres.
 - d. Decks and porches that are 3 feet or less above grade shall have non-combustible skirting if within 30 feet of adjacent undeveloped areas of natural vegetation that is in excess of five contiguous acres, or on the downhill side of structures within 30 feet of a 15% or greater grade.





PCM 1.15

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

May 1, 2019

Mr. Jerrod MacPherson
Manager
Benton County
PO Box 910
Prosser WA, 99350

In future correspondence please refer to:
Project Tracking Code: 2019-05-03253
Property: Benton County_ Cottonwood Creek Phase III
Re: Archaeology - Survey Requested

Dear Mr. MacPherson:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A background review using our statewide predictive model has identified the project area as containing areas of high probability for cultural resources. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities.

If any federal funds or permits are associated with this proposal, Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations, 36 CFR 800, must be followed. This is a separate process from both the NEPA and SEPA environmental review processes and requires formal government-to-government consultation with the affected Tribes and the SHPO. Also, we appreciate receiving any correspondence or comments from concerned tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Dennis Wardlaw
Transportation Archaeologist
(360) 586-3085
dennis.wardlaw@dahp.wa.gov



PCM 1.16



BENTON CLEAN AIR AGENCY



May 2, 2019

Re: SUB 2019-002

Benton County Planning Department
Donna Hutchinson
PO Box 910
Prosser, WA 99350

Applicant/Proponent:
Badger Properties II
Kennewick, WA

Dear Ms. Hutchinson:

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

The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will 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

Donna Hutchinson

From: Segregations
Sent: Friday, May 03, 2019 2:47 PM
To: Donna Hutchinson
Subject: RE: SUB 2019-002 Agency Review

Donna,

This looks good.

Judy

From: Donna Hutchinson
Sent: Friday, April 26, 2019 2:20 PM
To: Segregations <segregations@co.benton.wa.us>
Subject: FW: SUB 2019-002 Agency Review

Attached please find documents for agency review for the preliminary plat of Cottonwood Creek Phase III. Please review and submit any comments you may have on the form provided within the attached packet of materials. You may send your comments to the following email address: planning.department@co.benton.wa.us

If you would like a full size copy of the preliminary plat map please let me know. If you have any questions please do not hesitate to contact our office.



Donna Hutchinson
Office Assistant IV
Benton County Planning Dept.
P.O. Box 910
Prosser WA 99350
509-786-5612

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

May 8, 2019

Jerrod MacPherson
Benton County Planning
PO Box 910
Prosser, WA 99350

Re: EA 2019-008, SUB 2019-008

Dear Mr. MacPherson:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Cotton Creek Phase 3 subdivision, proposed by Badger Properties II. We have reviewed the documents and have the following comments.

TOXICS CLEAN-UP

Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.

If you have any questions or would like to respond to these Toxics Clean-up comments, please contact **Valerie Bound** at (509) 454-7886 or email at valerie.bound@ecy.wa.gov.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Clear".

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

201902327



BENTON COUNTY WA PUBLIC WORKS DEPARTMENT

TO: PLANNING DEPARTMENT

FROM: MATT RASMUSSEN, COUNTY ENGINEER

DATE: MAY 14, 2019

SUBJECT: COMMENTS – SEPA, COTTONWOOD CREEK PHASE III, SUB 2019-002



The Badger Canyon area has seen substantial growth over the past several years and has potential for a significant number of new homes to be added. With each new home comes additional traffic on roads serving the area. Roads seeing the most impact in this area are Dallas Road, Badger Road, Sagebrush Road, Cottonwood Drive, Wisner Parkway, Bermuda Road and Reatta Road. Certain intersections, such as Wisner Parkway and Badger Road are already seeing levels of service below County minimums during peak traffic times.

The Benton County Road Department has defined a geographic area bounded by Dallas Road on the west, the Kennewick Irrigation District main canal on the south and east and the City limits of Kennewick and Richland on the north as an area likely to contribute significant vehicles trips to impacted roads. This area will be defined on the Benton County GIS mapping system maintained for the Road Department. Within this area there is potential for over 800 new lots to be created based on estimated amounts of undeveloped land and current zoning. With an average daily trip generation of 9.57 for each single family home there is potential to have an additional 7656 vehicle trips added to impacted roadways on full build out. The impacted roads in this area will be unable to accommodate this additional traffic without significant upgrades to the existing transportation system.

Within this area the County has identified multiple projects that will be needed in order to accommodate future traffic volumes. Projects range from simple shoulder and lane widening to the addition of dedicated turn lanes to the installation of roundabouts or traffic signals and construction of new collector roadways. The approximate cost of making the necessary improvements is estimated to be in excess of \$3,000,000.

Without additional funding sources it is impossible for the County to make the necessary improvements. It is also unreasonable for the public to fund improvements driven by private development. Therefore, developers in this area must pay for the cost of the improvements demanded by their development. Since no single development in the area will be the sole contributor of traffic volumes that would create a nexus to require any one improvement on its own it is most equitable to distribute the cost across all potential developments. Based on the anticipated number of lots potentially able to be created and the total cost of the necessary improvements a mitigation fee of three thousand five hundred dollars (\$3,500) per lot created by any subdivision must be paid by the developer. The developer shall have the option of paying this fee up front as a condition of plat approval or adding a note to the final plat that indicates this fee will be due prior to the issuance of any building permit for lots within the subdivision.

The County shall use all mitigation fees collected for traffic capacity improvements that directly benefit the defined area only. Collected fees may be used to fund a project in its entirety or to leverage additional state or federal grant funds for the necessary improvements. The fees will not expire and the County may bank fees in order to fund necessary projects.

Donna Hutchinson

From: Chad Brooks <brooksc@bentonpud.org>
Sent: Wednesday, May 15, 2019 9:59 AM
To: Planning Department
Subject: [EXTERNAL] FW: [E] SUB 2019-002 Agency Review

CAUTION: 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.

BPUD needs an easement on Southside of lot 14 to tie into 3-phase overhead line on Cottonwood Dr. Have been working with Jerritt Wiser for design and easement. BPUD power design is completed and job packet and fees were emailed to Jerritt Wiser on 5-8-19.

Thank you

Chad Brooks
Distribution Design Tech I
Benton PUD
Email: brooksc@bentonpud.org
Main # (509)582-2175
Direct # (509)582-1233



From: Shanna Everson
Sent: Wednesday, May 01, 2019 8:35 AM
To: Chad Brooks
Subject: FW: [E] SUB 2019-002 Agency Review

Was this yours or is this new?

Thanks,

Shanna Everson
Distribution Design Tech 1
509-585-5367



From: Planning Department [mailto:Planning.Department@co.benton.wa.us]
Sent: Friday, April 26, 2019 2:07 PM
To: Fire District #1-Billie ; School District # 17; Kennewick Irrig. Dist.-Seth Defoe; Kennewick Irrigation District - Ben

Woodard; Kennewick Irrigation District-Development (development@kid.org); john.lyle@bentoncleanair.org; Benton Clean Air-Priddy; Benton Clean Air-Rodger ; Benton Clean Air-Tyler Thompson; Benton-Franklin Dist. Health Dept.; Frontier Telephone; Dept. of Transportation (scplanning@wsdot.wa.gov); US Postal Service (ina.n.beutler@usps.gov); US Postal Service - Address Management System; ray.gekosky@wa.usda.gov; WA Dept of Health - Kelly Cooper; Cristina Woods; Jeff Liner; Ben Franklin Transit - Bill Barlow (bbarlow@bft.org); k.lettrick@bces.wa.gov; Ken Williams; Ben Franklin Transit K. McMullen; Ben Franklin Transit - B. Windler; Dept. of Ecology - Lori White (lori.white@ecy.wa.gov); Burlington Northern Sante Fe Railroad; Roxanne Weller; Benton PUD Bob Roe; Benton PUD Dave Smith; Jeff Vosahlo; Benton PUD-Chad Brooks ; Mike Irving; Shanna Everson
Subject: [E] SUB 2019-002 Agency Review

Attached please find documents for agency review for the preliminary plat of Cottonwood Creek Phase III. Please review and submit any comments you may have on the form provided within the attached packet of materials. You may send your comments to the following email address: planning.department@co.benton.wa.us

If you have any questions please do not hesitate to contact our office.



Donna Hutchinson
Office Assistant IV
Benton County Planning Dept.
P.O. Box 910
Prosser WA 99350
509-786-5612

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Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a public entity may be disclosable to third party requesters under the Public Records Act.

PCM 1.21

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



May 16, 2019

Jerrod B. MacPherson
Benton County Planning Manager
P.O. Box 910
Prosser, WA 99350

Subject: Preliminary Plat SUB 2019-002 and EA 2019-008 – Cottonwood Creek Ph. 3 - Review Comments

Dear Mr. MacPherson:

This letter provides Kennewick Irrigation District (KID) review comments for Cottonwood Creek Ph. 3 Preliminary Plat and Environmental Impacts submitted by Jerritt Wiser of Badger Properties II. The proposed Preliminary Plat is located south of I-82 and east of Cottonwood Drive in the SW Quarter of Section 11, Township 08 North, Range 28 East, W.M. and includes the following parcels:

- 1-1188-302-0000-001

The property identified is partially located within the KID boundary; however, the property is NOT classified as irrigable land. KID provides the following comments by the legislative authority for R.C.W. 15.17.310 if the property were to subdivide.

- 1) KID asserts rights to recapture artificially stored groundwater within KID Boundaries, particularly within the Pasco Gravel units' groundwater aquifer. **KID opposes the use of domestic wells drilled within the Badger Coulee shallow aquifer.** KID is confident that its position regarding the artificially stored groundwater in the perched aquifer is supported by the facts and the law. A RH2 Engineering report titled, "Badger Coulee Recapture of Artificially-stored Project Water Report", clearly states that the Pasco Gravels is artificially stored water which KID asserts rights to recapture.
 - a. KID understands the existing well system is drilled into the lower aquifer and does not impact the Badger Coulee shallow aquifer. Use of the existing well for domestic water is uncontested by KID.
- 2) A Short Plat Review Fee of **\$175.00** must be paid prior to KID's approval of the plat.
- 3) The following are KID easement requirements:
 - a. Dedicate to KID an irrigation easement 10 feet in width via a recorded deed to match any irrigation system components, centered on an irrigation pipe line.
 - b. Dedicate to KID an irrigation easement 10 feet in width, five (5) feet in width if adjacent to a utility easement, along the road frontage of all lots.

- 4) All subdivisions of land are required to be approved by the KID Board of Directors during a KID Board Meeting. KID Board Meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of one week prior to a regularly scheduled Board Meeting, in order to be considered at that meeting. This change can potentially extend the approval process by a minimum of one week.
 - a. Applicant must submit, for engineering review and approval by KID/USBR, engineering plans detailing construction/grading for each phase of the Project above to KID easements and ROWs.

- 5) The property identified is located within 10-year time-of-travel zone of the wellhead protection area for the Lorayne J. water district's drinking water wells. This is a critical aquifer recharge area for Lorayne J. water district which is owned and maintained by KID.
 - a. The site appears to have on-site sewage and storm water infiltration which could convey contaminants to the drinking water source, adversely affecting the health and wellbeing of the water district's customers. The proposal should comply with all sub-sections of BCC 15.25.080 to ensure protection of the water quality in the critical aquifer recharge/interchange area.
 - b. In order to better manage the wellhead protection area around Lorayne J., KID requests that the Planning Director require the enforcement of relevant sub-sections under BCC 15.25.070, where regulated substances area associated with the development of the facility.
 - c. The combination of the presence of harmful contaminants along with the highly permeable sandy soil creates a significant risk from surface spills or leaching via the septic drain field.

- 6) Future review, KID reserves the following rights regarding future review of the plat:
 - a. KID reserves the right to provide review comments under RCW 58.17.330(1) and RCW 58.17.330(2) in response to future design submittals by the Applicant prior to final plat approval. The scope of these reviews will be limited to Phases that are adjacent to the District's Rights of Way. KID review of construction plans will be consistent with the City of Kennewick's plan review timelines.
 - b. KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions to protect KID system components for Phases that are adjacent to KID's easements or ROWs.
 - c. KID reserves the right to review and comment on the Applicant's CC&Rs to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.
 - d. KID reserves the right to submit additional comments during the County's review process under the State Environmental Policy Act (SEPA).
 - e. All subdivisions of land are required to be approved by the KID Board of Directors.

Please provide notice to KID of any public meeting or hearing when this Project will be an agenda item. If you have any questions regarding these comments, please contact me at the address/phone number listed below.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Woodard". The signature is fluid and cursive, with a long horizontal line extending from the end.

Ben Woodard, P.E.
Engineering/Operations Asst. Manager

CC: LB\Correspondence\File: [11-08-28]



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

May 16, 2019



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

Attention: Greg Wendt, Principal Planner

Subject: SUB 2019-008/EA 2017-008 – Cottonwood Creek Phase III
I-82 Exit 109 Vicinity Rt.

We have reviewed the proposed subdivision and have the following comment.

The subject property is near the Interstate 82 (I-82) Exit 109 interchange, a fully controlled limited access facility. The project's traffic memo states this project may generate up to 392 daily trips with 42 occurring during the PM Peak Hour with all trips expected to enter the interchange. According to our analysis, the I-82 westbound ramp terminal/Badger Road intersection is currently operating at Level of Service (LOS) F during this period; this is below the acceptable LOS threshold of D. Therefore, the proponent is required to mitigate their impact to the interchange in order to preserve the pre-development condition. We require a Traffic Impact Analysis (TIA) be performed by a licensed traffic engineer at the proponent's expense and submitted to the County and WSDOT for review and comment. Mitigation to offset the impact for this proposal should be identified in the study.

As an alternative to doing a traffic study, the applicant could elect to construct a right-turn lane at the Exit 109 westbound ramp terminal and restripe the intersection and Badger Road to allow for two southbound lanes. This would satisfy our concerns with the traffic impacts and avoid the additional time and expense of a traffic study. It is likely the traffic study would conclude the channelization is warranted.

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) 577-1635.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Gonseth', written over a light blue horizontal line.

Paul Gonseth, P.E.
Planning Engineer

PG: jjp

cc: SR 82, File #7
Kara Shute, Area 3 Maintenance Superintendent



BENTON COUNTY WA
PUBLIC WORKS DEPARTMENT

TO: PLANNING DEPARTMENT

FROM: MATT RASMUSSEN, COUNTY ENGINEER

DATE: MAY 21, 2019

SUBJECT: PRELIMINARY PLAT – COTTONWOOD CREEK PHASE 3



Please add the following as conditions of final approval for the above reference plat:

1. The developer shall provide a complete set of construction drawings for review and approval by the County and associated utilities. The drawings shall contain all appropriate information listed on the attached Minimum Plan Requirements. Grading plan will include grading to shape all drainage easements to route and fully contain all runoff within the easement limits. All plans and associated reports shall be prepared by a Professional Engineer licensed to practice in the State of Washington
2. All construction shall be in accordance with the 2018 WSDOT Standard Specifications for Road, Bridge and Municipal Construction, applicable Benton County Standard Plans and the requirements of the County Engineer
3. All roads within this plat shall have a paved width of 24 feet with a minimum 1 foot gravel shoulder. Roadways shall be designed for a minimum 25 mile per hour design speed
4. The pavement return radius at all intersections shall be a minimum of 35 feet
5. Drainage easements shall be routed so the 20 feet width is fully on one side of a lot line and not straddling lot lines as shown
6. Tract A for storm drainage shall be converted to an easement for storm water retention and not appear as a separate lot/tract
7. All stormwater from the roadways shall be contained on the plat and shall utilize surface infiltration (ditches, swales, ponds) for detention. The developer shall have an infiltration test performed at each proposed detention area. Tests shall be done with an infiltrometer using the falling head method.
8. The developer shall provide a complete stormwater runoff report developed in accordance with the Stormwater Management Manual for Eastern Washington accounting for all impervious and pervious surfaces draining to the roadside ditches. Design storm shall be a Modified SCS Type IA with a 25 year return frequency.
9. All signage including but not limited to stop signs, speed limit signs and street name signs shall be installed by the developer in accordance with Benton County Standard Plans
10. All new power, telephone, cable TV and irrigation shall be installed outside of the County right of way in the appropriate easements. Domestic water piping may be installed within the County right of way in accordance with a valid franchise agreement

Preliminary Plat – Cottonwood Creek Phase 3

May 21, 2019

Page 2

11. Survey monuments, in accordance with Benton County Standards, shall be placed at all road intersections, points of curvature, points of tangency, centers of cul-de-sacs, section corners and quarter corners. All monuments shall be set by a Professional Land Surveyor licensed to practice in the state of Washington
12. Add the following notes to the face of the final plat
 - Lots 13, 14 and 15 shall not have direct access to Cottonwood Drive
 - Lots 25, 26 and 41 shall not have direct access to Cottonwood Creek Boulevard
 - Lot 1 shall not have direct access to Cottonwood Creek Boulevard nor Wiser Loop
 - Benton County is not responsible for the maintenance or upkeep of any stormwater retention or drainage easements. All such maintenance and upkeep are the responsibility of the underlying property owner.
 - Prior to the construction of any driveway or the issuance of any building permit for any lot within this subdivision the property owner shall obtain a Road Approach Permit from the Benton County Public Works Department and install the required temporary construction access
 - No trees, shrubs, weeds, fencing or other obstructions more than 24 inches in height are permitted within Benton County right of way
 - Property owners that install grass, curbing, rock mulch or other landscaping within the County right of way do so at their own risk. The County will not repair or replace damaged landscaping due to construction or maintenance operations

Greg Wendt

From: Jerrod MacPherson
Sent: Thursday, May 23, 2019 3:53 PM
To: Greg Wendt
Subject: FW: [EXTERNAL] Fwd: SEPA comment RE: potential for former orchard impacts at Wisner Parkway property

From: Jerritt Wisner [mailto:jerritt@thewiserteam.com]
Sent: Thursday, May 23, 2019 3:51 PM
To: Jerrod MacPherson <Jerrod.MacPherson@co.benton.wa.us>
Subject: [EXTERNAL] Fwd: SEPA comment RE: potential for former orchard impacts at Wisner Parkway property

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Here you go!

Jerritt Wisner
TWT Real Estate
509-539-6396
[Jerritt@thewiserteam.com](mailto:jerritt@thewiserteam.com)

Begin forwarded message:

From: Clayne Wisner <claynewiser@gmail.com>
Date: May 23, 2019 at 3:23:47 PM PDT
To: Jerritt Wisner <jerritt@thewiserteam.com>
Subject: Fwd: SEPA comment RE: potential for former orchard impacts at Wisner Parkway property

Sent from my iPhone

Begin forwarded message:

From: "Newschwander, Jeff (ECY)" <jene461@ECY.WA.GOV>
Date: May 23, 2019 at 3:05:33 PM PDT
To: "claynewiser@gmail.com" <claynewiser@gmail.com>
Cc: "Bound, Valerie (ECY)" <VDRE461@ECY.WA.GOV>
Subject: SEPA comment RE: potential for former orchard impacts at Wisner Parkway property

Hello Clayne,

Thank you for contacting me regarding your proposed development on Wisner Parkway and Cottonwood Creek Blvd. Based on a review of historic aerial photos, it is clear that this property was not in orchard at the time when the types of pesticides were applied

that might result in hazardous contamination in soil. In fact, it does not appear that this property was every occupied by orchard. Ecology does not require soil sampling at your property.

The property in question is:

Geo ID: 111883020000001

Property ID: 290,655

Please let me know if you have any additional questions.

Thank you,

Jeff Newschwander

Washington State Department of Ecology

Toxics Cleanup Program – Central Region Office

Direct – (509)454-7842

Mobile – (509)388-5223

Greg Wendt



Prilucik, Jacob <PrilucJ@wsdot.wa.gov>
Tuesday, June 11, 2019 3:43 PM
Greg Wendt
Jerrod MacPherson; Matt Rasmussen
[EXTERNAL] RE: Cottonwood Creek#3 Preliminary Plat
SUB 2019-008/EA 2017-008 - Cottonwood Creek Phase III

CAUTION: 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.

Greg,

If the attached email is not sufficient, I can have a signed letter amending our original comments to the County by end of day Thursday.

Jacob Prilucik
(509) 577-1635 - prilucj@wsdot.wa.gov

From: Greg Wendt <Greg.Wendt@co.benton.wa.us>
Sent: Tuesday, June 11, 2019 9:33 AM
To: Prilucik, Jacob <PrilucJ@wsdot.wa.gov>
Cc: Jerrod MacPherson <Jerrod.MacPherson@co.benton.wa.us>; Matt Rasmussen <Matt.Rasmussen@co.benton.wa.us>
Subject: Cottonwood Creek#3 Preliminary Plat

Jacob,
Benton County is moving closer to scheduling a public hearing for the Cottonwood Creek#3 preliminary plat development. Your office submitted comments regarding this development on May 14, 2019 and I have attached the correspondence for reference. Recently our Department discussed this project with Matt Rasmussen, Benton County Engineer, and he said he discussed this project with you and believed you may be developing and sending along a new comment letter. Just wanted to follow up with you and see if in fact you are planning on updating the WSDOT comment letter and what the timeframe to do so may be.

Thank you for your time. Appreciate your assistance.

Greg J. Wendt
Assistant Planning Manager
Benton County Planning Department
P.O. Box 910, 1002 Dudley Avenue
Prosser, WA 99350
(509) 786-5612
greg.wendt@co.benton.wa.us

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Greg Wendt

From: Prilucik, Jacob <PrilucJ@wsdot.wa.gov>
Sent: Thursday, May 30, 2019 3:43 PM
To: Matt Rasmussen
Cc: Gonseth, Paul
Subject: SUB 2019-008/EA 2017-008 - Cottonwood Creek Phase III
Attachments: I-82 Exit 109 LX - WB Ramp Alt 1.pdf

Matt,

Per our phone conversation today, we were able to refine the alternative to a traffic study required in our letter to the County dated May 16, 2019. In lieu of a TIA, the applicant could elect to restripe the westbound ramp terminal to create a right-turn add lane and restripe the existing center turn-lane along Badger Rd to a left-turn accel/add lane as shown in the attached PDF.

Jacob Prilucik
(509) 577-1635 – prilucj@wsdot.wa.gov

Washington State Department of Transportation
South Central Region - Planning Office
2809 Rudkin Road, Union Gap, WA 98903-1648



June 10, 2019

Mr. Jerrod MacPherson
Manager
Benton County
PO Box 910
Prosser WA, 99350

In future correspondence please refer to:
Project Tracking Code: 2019-05-03253
Property: Benton County_ Cottonwood Creek Phase III
Re: No Effect to Historic Properties

Dear Mr. MacPherson:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above referenced project. In response, we agree with the results and recommendations made in the survey report. We do, however, ask that an Inadvertent Discovery Plan be included as part of the construction permit.

Should new information become available or the scope of work changes, please resume consultation as our assessment may be revised. In the event that archaeological or historic materials are discovered during project activities, work in the immediate vicinity must stop, the area secured, and contact made with concerned tribes and DAHP for further consultation.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with the State Environmental Policy Act (SEPA).

Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Wardlaw', is written over a light blue horizontal line.

Dennis Wardlaw
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