

**EXHIBIT LIST FOR CPA 2021-001/EA 2020-031
Comprehensive Plan Amendment**

DATED

Planning Commission Memo Exhibit List - MAY 11, 2021				
PCM 1 Includes:	PCM 1.1	Staff Report	November 4, 2020	
	PCM 1.2	Site Map showing Current Comp. Plan Designations	March 30, 2021	
	PCM 1.3	Site Map showing Proposed Comp. Plan Designations	March 30, 2021	
	PCM 1.4	Site Map showing Current Zoning Designations	March 29, 2021	
	PCM 1.5	Site Map showing Proposed Zoning Designation	March 30, 2021	
	PCM 1.6	Comp. Plan Appendix A Map Folio Figure 5-Land Use Designation Map	April 28, 2021	
	PCM 1.7	Benton County Comp. Plan 2021 Docket	January 20, 2021	
	PCM 1.8	Notice of Public Hearing	March 19, 2021	
	PCM 1.9	Dept. of Commerce letter re: 60 day Notice of Intent to Adopt Amendments	March 31, 2021	
	APPLICATION SUBMITTAL			
	PCM 1.10	Comprehensive Plan Amendment Application	November 4, 2020	
	PCM 1.11	Site Map	November 4, 2020	
	SEPA INFORMATION			
	PCM 1.12	Environmental Checklist EA 2020-031	February 11, 2021	
	PCM 1.13	Determination of Non Significance	March 31, 2021	
COMMENTS				
PCM 1.14	Benton County Fire Marshal	April 1, 2021		
PCM 1.15	Benton County Public Works	March 31, 2021		
Planning Commission Hearing Exhibit List - May 11, 2021				
	PCH 1.1			
	PCH 1.2			
	PCH 1.3			
Board of County Commissioners Memo Exhibit List - DATE				
BCCM 1 Includes:	BCCM 1.1			
	BCCM 1.2			
	BCCM 1.3			
	BCCM 1.4			

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

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

Community Development Department

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



Planning Division

(509) 786-5612
P.O. Box 910, Prosser, WA 99350
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PCM 1.1

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

FILE NO: CPA 2021-001 (*Comprehensive Plan Amendment*)

MEMO DATE: April 22, 2021

HEARING DATE: May 11, 2021

APPLICANT: Knutzen Engineering/Dalton Walker

OWNERS: Benito & Beverly Suarez, 230006 E. SR 397, Kennewick, WA 99337.
Finley Self Storage, LLC, 230306 E. SR 397, Kennewick, WA 99337
Bruce & Ellen Hendrickson, 230708 E. SR 397, Kennewick, WA 99337
William Kidder, 230804 E. SR 397, Kennewick, WA 99337.
Arnulfo Iniguez, 230904 E. SR 397, Kennewick, WA 99337.

LOCATION: General Location: The properties are located approximately 1/4 mile west of the intersection of Piert Road and SR 397.
Address Range: 230006 through 230904 E SR 397, Kennewick, WA 99337.
(Owner) Parcel Numbers/Legal Descriptions:
(Suarez) 1-2680-101-0196-001/Short Plat # 196/Lot 1
(Finley Self Storage) 1-2680-101-0196-002/ Short Plat #196/Lot 2
(Hendrickson) 1-2680-100-0037-000/The portion of section 26, Township 8 Range 30 defined as follows: The west 115.00 feet of the south 250.00 feet of the northwest of the southeast of the northeast.
(Kidder) 1-2680-101-0044-001/Short Plat # 44/Lot 1
(Iniguez) 1-2680-101-0044-002/ Short Plat # 44/Lot 2

PROPERTY SIZE: Approximately 5.91 acres, collectively

LAND USE: Residential & Commercial

ZONING: Rural Land 5 Acre & Heavy Industrial District

COMP PLAN LAND USE DESIGNATION: Rural Remote

**SUGGESTED STAFF
RECOMMENDATION:**

Planning Division staff recommends that the Planning Commission forward to the Board of County Commissioners a recommendation to approve Benton County Comprehensive Plan Amendment CPA 2021-001, subject to the sixteen (16) findings of fact.

APPLICATION DESCRIPTION:

This is a comprehensive plan amendment application -CPA 2021-001 (PCM 1.10) to amend the Benton County Comprehensive Plan land use designation on five (5) contiguous parcels located on the north side of State Route 397, in the rural Finley area. If approved, the amendment will require the need to update Appendix A, Map Folio-Figure 5, Land Use Designation Map to reflect the change in the comprehensive land use designation of these parcels.

The subject parcels, consisting of 5.91 acres, are currently have a land use designation of Rural Remote in the Benton County Comprehensive Plan. The applicant proposes to change the Comprehensive Plan land use designation to Rural Commercial, which if approved, will require the applicant to apply for and be granted a zone change to a Commercial designation on these parcels in order to be consistent with the existing and proposed uses upon the parcel(s).

PUBLIC NOTICE:

1. Legal notification for the 2021 Comprehensive Plan Amendment Docket was published in the Prosser Record Bulletin on January 20, 2021 (PCM 1.8).
2. The application for CUP 2021-001 was submitted to the Benton County Planning Division on November 4, 2020 (PCM 1.10).
3. An Environmental Checklist (EA 2020-031) (PCM 1.12) was submitted on November 18, 2021 and a Determination of Non Significance (PCM 1.13) was issued on March 31, 2021 with a 14 day comment period.
4. The application was declared complete for processing on November 10, 2020.
5. The application documents were distributed to reviewing agencies on March 31, 2021.
6. The application documents were provided to the Washington State Department of Commerce on March 31, 2021, through their online submittal system, initiating their 60-day review.
7. Legal notification for the Planning Commission public hearing was published on April 28, 2021 in the Prosser Record Bulletin. (PCM 1.8)
8. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on April 28, 2021.

9. The Planning Commission public hearing is scheduled for May 11, 2021.

STATE ENVIRONMENTAL POLICY ACT:

CPA 2021-001 has been reviewed under the requirements of the State Environmental Policy Act, and a Determination of Non-Significance (DNS) (PCM 1.13) was issued on March 31, 2021 with a 14-day comment period ending on April 14, 2021. Copies of the Environmental Checklist (PCM 1.12), the Determination of Non-Significance (PCM 1.13), and the comments received from reviewing agencies are attached to this memorandum (PCM 1.14 and 1.15).

APPLICABLE STANDARDS/ORDINANCES:

1. Benton County Code (BCC) 16.14.030, Comprehensive Plan – Amendments - Persons Eligible to Request Amendments - Applications.
2. Benton County Code (BCC) 16.14.040, Comprehensive Plan – Amendments - Public Notice of Deadline for Submittal of Complete Applications.
3. Benton County Code (BCC) 16.14.050, Comprehensive Plan – Amendments - Application Period.
4. Benton County Code (BCC) 16.14.060, Comprehensive Plan – Amendments - Documentation required for a complete application.
5. Benton County Code (BCC) 16.14.080, Comprehensive Plan – Amendments - Procedural Steps for Review of Proposed Amendments.
6. Benton County Comprehensive Plan, 1.7 Amendments to this Comprehensive Plan.
7. Benton County Comprehensive Plan, 2 Goals and Policies.
8. Benton County Comprehensive Plan, 3 Land Use Element.
9. Benton County Comprehensive Plan, 3.5 Countywide Planning Policies.
10. Benton County Comprehensive Plan, 5 Economics Element.
11. Growth Management Act (GMA) – RCW 36.70A, including RCW 36.70A.011, RCW 36.70A.020, RCW 36.70A.106, and RCW 36.70A.130.

Revised Code of Washington
RCW 36.70A.011, Rural Lands

RCW 36.70A.020, Planning Goals

RCW 36.70A.106, Comprehensive Plans – Development regulations – Transmittal to state – Amendments – Expedited review

RCW 36.70A.130, Comprehensive Plans – Review procedures and scheduled - Amendments

12. Benton County Code Chapter 6.35 Environmental Policy

AGENCY COMMENTS:

1. The application documents were distributed to the following reviewing agencies on March 31, 2021.
 - a. Benton County Building Division
 - b. Department of Natural Resources – Ellensburg
 - c. Department of Natural Resources – Olympia
 - d. Benton Clean Air Authority
 - e. Benton County Public Works Department
 - f. Benton-Franklin Health District
 - g. Washington State Department of Transportation
 - h. Washington State Department of Health
 - i. Department of Ecology – Olympia
 - j. Department of Ecology – Yakima
 - k. Benton County Fire Marshal
 - l. Department of Fish and Wildlife
 - m. Bureau of Reclamation
 - n. Bureau of Land Management
 - o. Benton County Fire District #1
 - p. Futurewise
 - q. Department of Archaeology/Historic Preservation
 - r. Tom Price – Environmental Review, Inc.
 - s. Columbia Irrigation District
 - t. Department of Commerce
2. Agency comments were received from:
 - a. Department of Commerce
 - b. Benton County Public Works
 - c. Benton County Fire Marshal
3. The following are general comments and discussion points from the Planning Division:
 - a. The Planning Division analyzed the application for consistency with the Growth Management Act, the Benton County Comprehensive Plan, the County-Wide Planning Policies, and other regulations adopted by Benton County as applicable.
 - b. The subject parcels are currently designated Rural Remote by the Benton County Comprehensive Plan.
 - c. The proposed Comprehensive Plan land use designation of Rural Commercial, and anticipated zone change to Commercial, will bring existing uses into conformance with the proposed zoning district, which includes the Longbranch Bar and Grill and Finley Self Storage.
 - d. The proposed change to Rural Commercial will assist in facilitating the ability for

- the existing busines to expand in the future, subject to an approved zone change request.
- e. Adjoining properties predominantly involve single-family homes to the west, a mix of residential and service-associated businesses to the north, and predominantly industrial activities to the south and east.
 - f. The Rural Commercial designation will serve as a transition between Rural Remote and Heavy Industrial land use designations in the general area.

CRITERIA FOR FINDINGS OF FACT:

1. **Benton County Code (BCC) 16.14.030**, Comprehensive Plan – Amendments - Persons Eligible to Request Amendments - Applications.
 - (b) Applications to amend any other portion of the County's Comprehensive Plan can be submitted at the direction of the Benton County Planning Commission, Benton County Board of Commissioners, the Benton County Planning Director, any owner of property in unincorporated Benton County seeking an amendment that only affects that person's property, any resident of unincorporated Benton County supported by signatures of ten (10) residents of unincorporated Benton County, or any general or special purpose local governmental entity operating in Benton County pursuant to an adopted resolution of its legislative body or board of directors.
2. **Benton County Code (BCC) 16.14.040**, Comprehensive Plan – Amendments - Public Notice Deadline for Submittal of Complete Application.
 - (a) Prior to October 1st of each year, the Planning Department shall place legal notices in the official county newspaper announcing the December 1st deadline for submitting complete applications for amendments to the Comprehensive Plan.
3. **Benton County Code (BCC) 16.14.050**, Comprehensive Plan – Amendments - Application Period.
 - (a) Subject to the exceptions found in RCW 36.70A.130(2)(a) and 36.70A.130(2)(b), applications to amend the Comprehensive Plan shall only be accepted between October 1st and December 1st of any year, and all applications will be considered concurrently by the Board of County Commissioners in the calendar year that follows the year in which the application is submitted.
4. **Benton County Code (BCC) 16.14.060**, Amendments to the Benton County Comprehensive Plan – Amendments - Documentation required for a complete application.
 - (a) Within fourteen (14) days after receiving an application for amendment to the Comprehensive Plan, the County Planning Department shall review the application and place in the mail or personally deliver a written determination addressed to the applicant stating that the application is complete or that the application is incomplete and identifying what is necessary to make the application complete.

- (b) All applications for amendment to the Comprehensive Plan must provide all information requested on the application form and include the following documentation:
 - (1) a completed environmental checklist in accordance with the State Environmental Policy Act (SEPA);
 - (2) an application fee as set by resolution of the Board of County Commissioners;
 - (3) a textual and graphic description of the requested Comprehensive Plan amendment which shall identify the specific portions of the Plan proposed for amendment;
 - (4) an explanation of why the amendment is being proposed; and
 - (5) the signature of the person or persons eligible to make the application as set forth in BCC 16.14.030.

5. **Benton County Code (BCC) 16.14.080**, Comprehensive Plan – Amendments - Procedural Steps for Review of Proposed Amendments.

- (a) The Planning Department will initiate review of complete applications by listing them in a posted legal notice along with the State Environmental Policy Act (SEPA) review dates. Analysis of each application for consistency with the Washington State Growth Management Act and the Comprehensive Plan, including the adopted County-wide Planning Policies, will be conducted and summarized in a staff report. The Planning Department shall also make a recommendation to the Planning Commission for approval or denial of each application.
- (b) The Planning Commission will conduct at least one open record public hearing on the applications and forward a recommendation for approval or denial of each application to the Board.
- (c) The Board of County Commissioners will conduct at least one open record public hearing on the applications prior to approving, approving with modifications and/or conditions, or denying the applications.

6. **Benton County Comprehensive Plan**, 1.7 Amendments to this Comprehensive Plan.

Amendments to the Comprehensive Plan are legislative actions requiring County Commissioners’ approval. Amendments must be approved as prescribed by the GMA. With a few exceptions, they cannot be considered more often than once per year and in accordance with specific procedures. Major updates occur by legislative action on an 8-year cycle as established by RCW 36.70A.130 (4)(c).

Amendments can be requested by the County or by private individuals. Multiple applications for amendments will be considered in a single legislative review process in order to evaluate the potential cumulative effect of the requests. All amendment requests require a public hearing with the Planning Commission, which then makes a recommendation to the County Commission. The County Commission will approve or deny the amendments in a public hearing. Public involvement with this process is required and

encouraged through direction of the County Public Participation Plan.

Annual amendments will address the issues of major or minor land use classification changes; changes to the goals, policies, and text of the Comprehensive Plan; changes to supporting data and implementation; changes to the Land Use Maps; and changes to the inventories and technical documents.

7. **Benton County Comprehensive Plan, 2 Goals and Policies.**

Section 2.2 Land Use

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

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

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

Section 2.6 Economic Development

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

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

8. **Benton County Comprehensive Plan, 3 Land Use Element.**

Section 3.3.2.3 Rural Land Use Designations

Priority 2: Agriculture, Processing, and Value-Added Industries – Assure through coordination with other public entities that Rural Commercial encompasses all commercial lands in Benton County. This includes general commercial uses and commercial areas primarily along Interstate 82. The purpose of this land use is to provide retail goods and services to regional trade areas, serve highway travelers, and provide convenience services to residents. Uses include motels, truck stops, service stations, restaurants, and fast food.

10. **Growth Management Act, RCW 36.70A, including RCW 36.70A.011, RCW 36.70A.020, RCW 36.70A.106, and RCW 36.70A.130.**

Revised Code of Washington
RCW 36.70A.011, Rural Lands

RCW 36.70A.020, Planning Goals

RCW 36.70A.106, Comprehensive Plans – Development regulations – Transmittal to state – Amendments – Expedited review

RCW 36.70A.130, Comprehensive Plans – Review procedures and scheduled –

Amendments

11. **Benton County Code Chapter 6.35 Environmental Policy, WAC 197-11, and RCW 43.21C.120.**

As provided in this section and in WAC 197-11-350, the responsible official may issue a determination of non-significance (DNS) based on conditions attached to the proposal by the responsible official or on changes to, or clarifications of, the proposal made by the applicant.

SUGGESTED RECOMMENDATION

The Benton County Planning Division recommends that the Planning Commission forward a **recommendation of approval** to the Benton County Board of Commissioners for application CPA 2021-001, with the following suggested findings of fact and motion.

SUGGESTED FINDINGS OF FACT:

The following Findings of Fact are based on comments received up to the date of this staff memo. Any comments received after the completion of this staff memo or submitted during the advertised public hearing for CPA 2021-001 will need to be considered by the Planning Commission and may be added to the suggested Findings of Fact as set forth below. The Planning Commission may decide to adopt these as their own or amend/add to these Findings of Fact after holding the open public hearing.

FINDINGS OF FACT

1. The applicant is requesting to amend the Comprehensive Plan land use designation upon five (5) contiguous parcels located on the north side of State Route 397, in the rural Finley area. The parcels currently are designated Rural Remote, with the applicant proposing a Comprehensive Plan land use designation as Rural Commercial upon the five (5) parcels.
2. The applicant is Knutzen Engineering whose mailing address is 5401 Ridgeline Dr. Ste 160, Kennewick, WA 99338.
3. The properties range in address from 230006 through 230904 E SR 397, Kennewick, WA 99337 and are located approximately 1/4 mile west of the intersection of Piert Road and SR 397. (Parcel Numbers: 1-2680-101-0196-001, 1-2680-101-0196-002, 1-2680-100-0037-000, 1-2680-101-0044-001, and 1-2680-101-0044-002).
4. The properties collectively comprise approximately 5.91 acres in size.
5. The subject parcels currently have a land use designation of Rural Remote in the Benton County Comprehensive Plan, Appendix A, Map Folio Figure 5-Land Use Designation Map.
6. The proposed Comprehensive Plan land use designation of Rural Commercial, and anticipated zone change request to Commercial, will bring existing uses into conformance with the proposed zoning district, which includes the Longbranch Bar and Grill and Finley

Self Storage.

7. The proposed land use designation change to Rural Commercial will assist in facilitating the ability for the existing busines to expand in the future, subject to an approved zone change request.
8. Adjoining properties predominantly involve single-family homes to the west, a mix of residential and service-associated businesses to the north, and predominantly industrial activities to the south and east.
9. The Rural Commercial land use designation will serve as a transition between Rural Remote and Heavy Industrial land use designations in the general area.
10. Public notice and application requirements have been completed for the Comprehensive Plan Amendment request as follows:
 - a. Legal notification for the 2021 Comprehensive Plan Amendment Docket was published in the Prosser Record Bulletin on January 20, 2021.
 - b. The application for CPA 2021-001 was submitted to the Benton County Planning Division on November 4, 2020.
 - c. An Environmental Checklist was submitted on November 18, 2021 and a Determination of Non-Significance was issued on March 31, 2021 with a 14 day comment period.
 - d. The application was declared complete for processing on November 10, 2020.
 - e. The application documents were distributed to reviewing agencies on March 31, 2021.
 - e. The application documents were provided Washington State Department of Commerce, through their online submittal system, on March 31, 2021, initiating their 60-day review.
 - g. Legal notification for the Planning Commission public hearing was published on April 28, 2021 in the Prosser Record Bulletin
 - h. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on April 28, 2021.
 - i. The Planning Commission public hearing is scheduled for May 11, 2021.
11. The application submittal, eligibility, public notice, and procedural steps for CPA 2021-001 is consistent with *Benton County Code (BCC) Chapter 16.14 Amendments to the Benton County Comprehensive Plan*.
12. The application for CPA 2021-001 is consistent with the *Benton County Comprehensive Plan, 1.7 Amendments to this Comprehensive Plan*.
13. The application for CPA 2021-001 is consistent with the goals and policies of the Benton County Comprehensive Plan:
 - a. Section 2.2 Land Use
LU Goal 1: Ensure that land uses are compatible with surrounding uses that maintain public health, safety, and general welfare.

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

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

b. Section 2.6 Economic Development

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

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

14. The application for CPA 2021-001 is consistent with the *Benton County Comprehensive Plan, 3 Land Use Element*:

a. Section 3.3.2.3 Rural Land Use Designations

Priority 2: Agriculture, Processing, and Value-Added Industries – Assure through coordination with other public entities that Rural Commercial encompasses all commercial lands in Benton County. This includes general commercial uses and commercial areas primarily along Interstate 82. The purpose of this land use is to provide retail goods and services to regional trade areas, serve highway travelers, and provide convenience services to residents. Uses include motels, truck stops, service stations, restaurants, and fast food.

15. The application for CPA 2021-001 is consistent with the *Benton County Comprehensive Plan, 5 Economics Element*.

16. The application for CPA 2021-001 is consistent with the Growth Management Act (GMA) – RCW 36.70A, including RCW 36.70A.011, RCW 36.70A.020, RCW 36.70A.106, and RCW 36.70A.130.

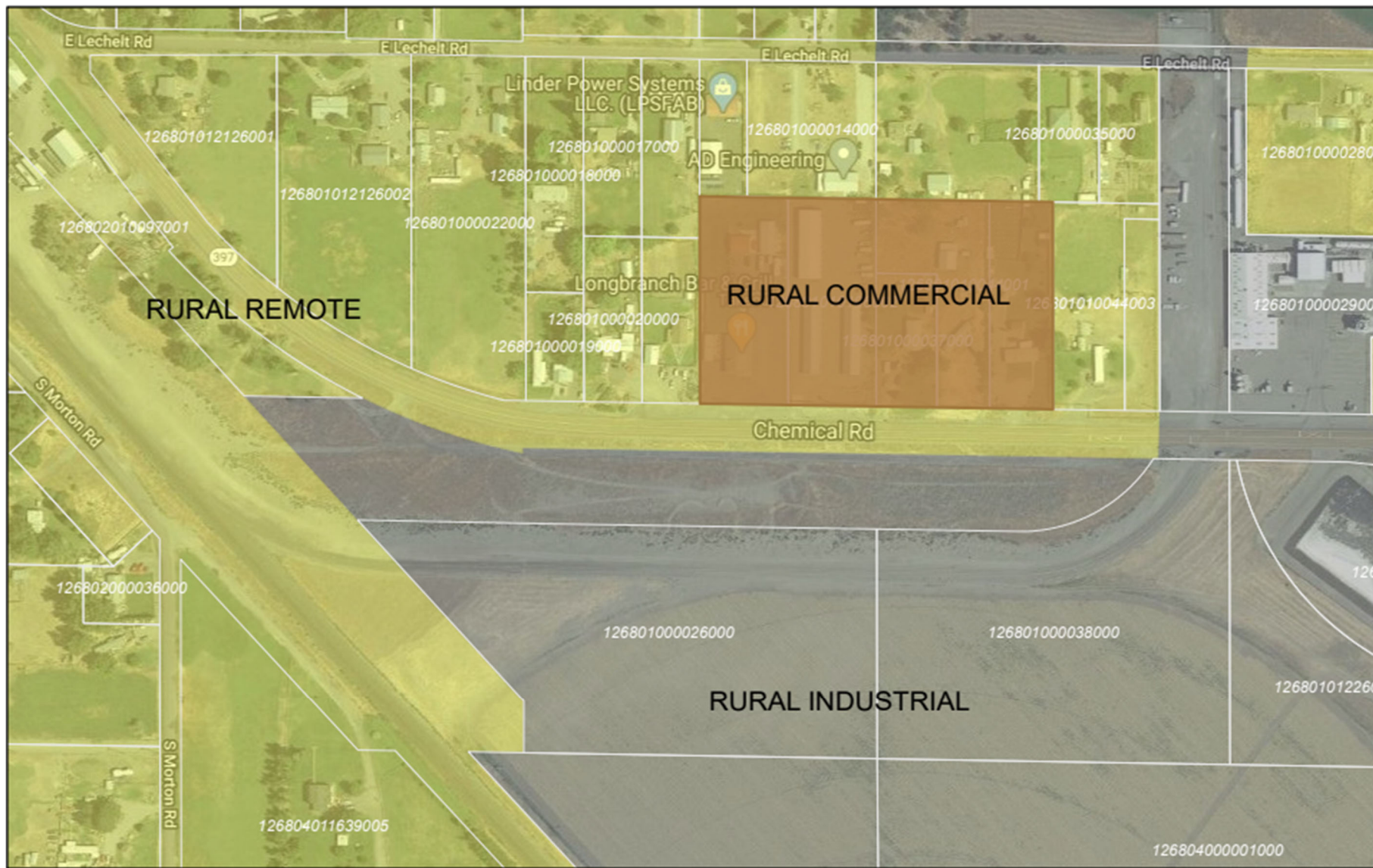
SUGGESTED MOTION

I move that the Planning Commission forward a **recommendation for approval** subject to the sixteen (16) Findings of Fact listed in the Staff Report dated April 22, 2021 for application CPA 2021-001, amending the Comprehensive Plan Land Use Designation from Rural Remote to Rural Commercial and amending Appendix A-Map Folio Figure 5, Land Use Designation Map to reflect said change in land use designation to the Benton County Board of Commissioners, and that the Chairman along with the Secretary of the Planning Commission develop written findings for approval and signature of the Planning Commission Chairman.

EA 2020-031/CPA 2021-001
Current 2021 Comprehensive Plan Land Use Designation
March 29, 2021

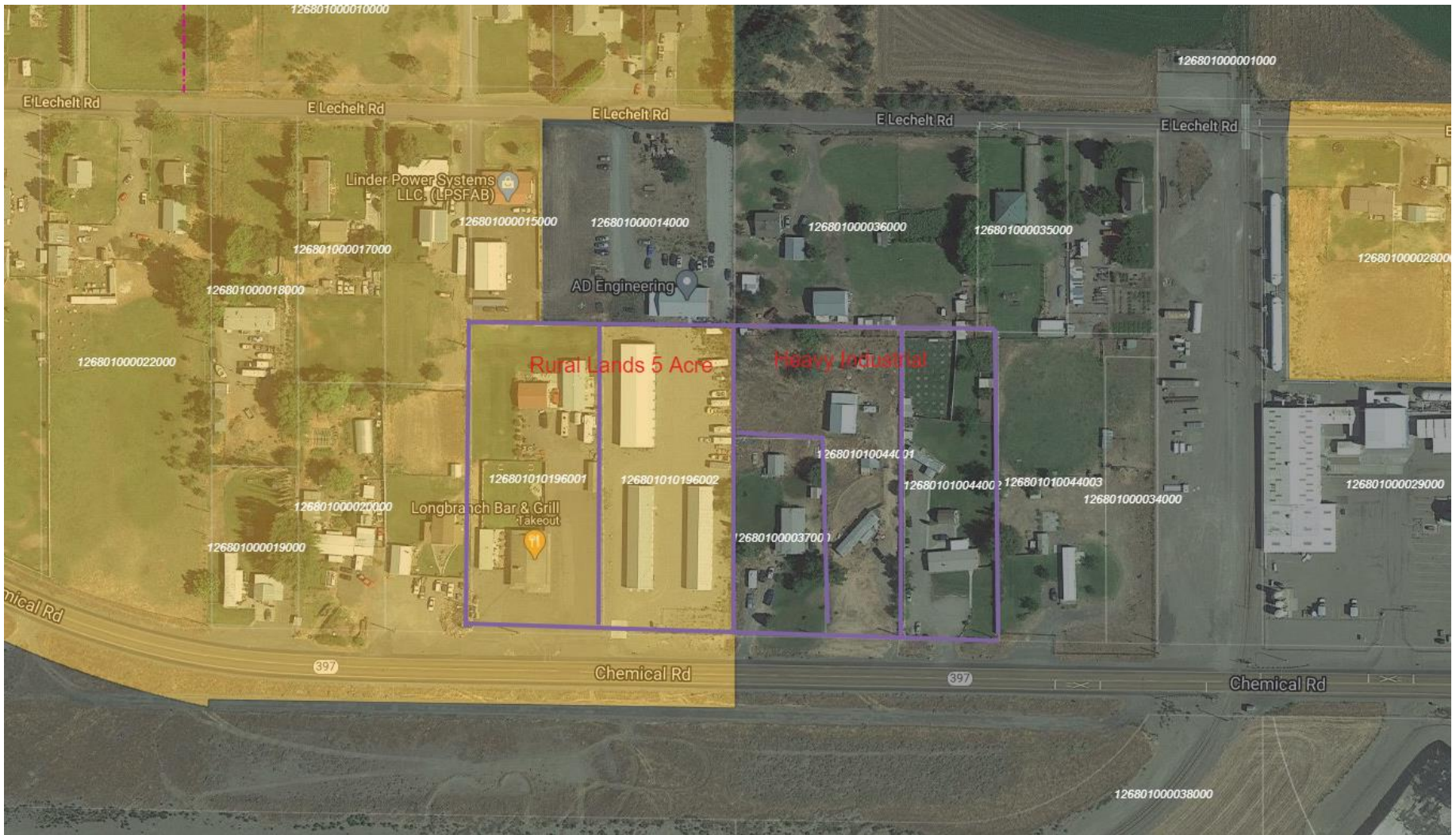


EA 2020-031/CPA 2021-001
Proposed 2021 Comprehensive Plan Designations
March 30, 2021



EA 2020-031/CPA 2021-001
Current 2021 Zoning Designations
March 29, 2021

PCM 1.4



EA 2020-031/CPA 2021-001
Proposed 2021 Zoning Designations
March 30, 2021

PCM 1.5

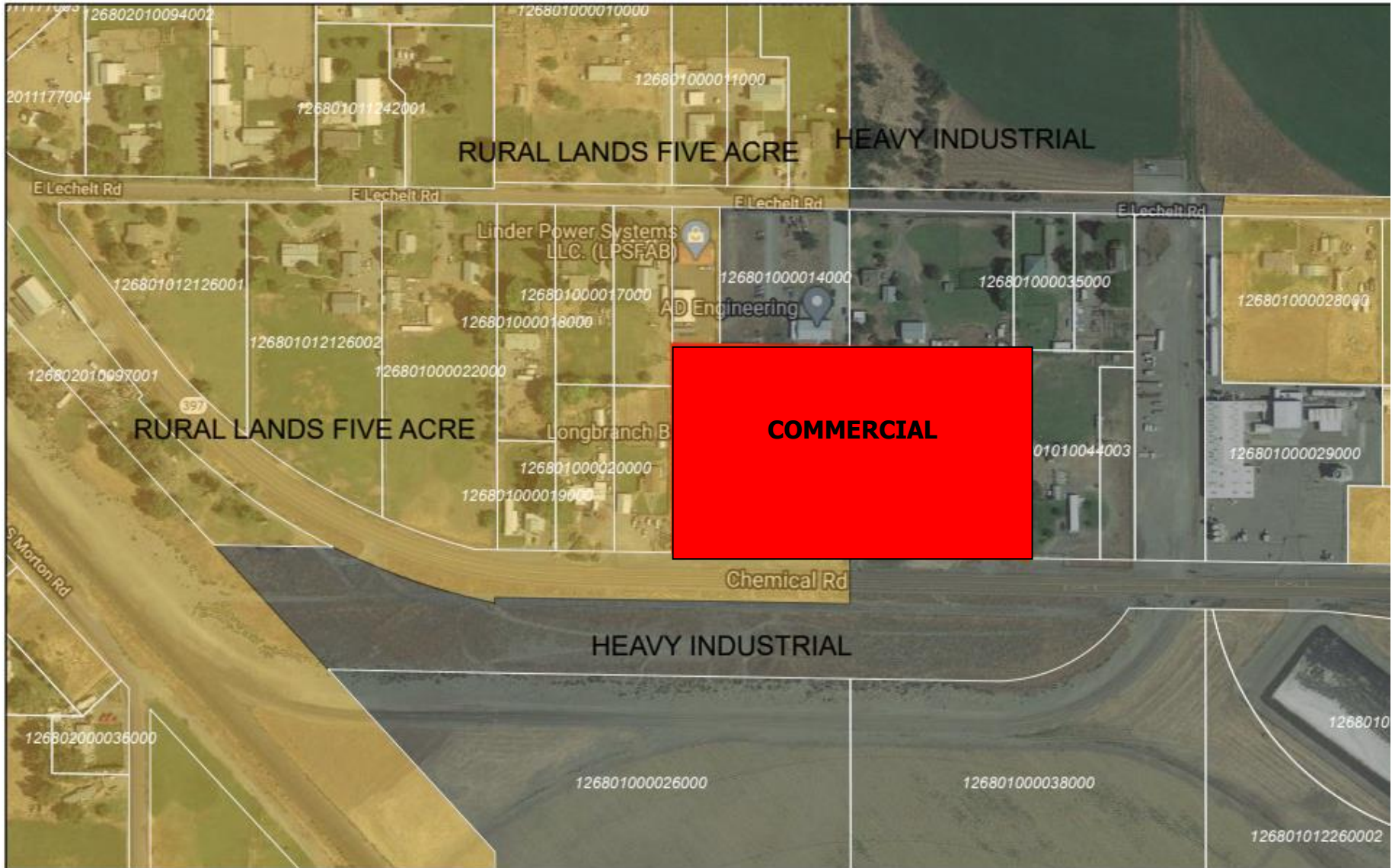



















Figure 5: Future/Proposed Land Use Designations Map - Benton County Comprehensive Plan Update Appendix A: Map Folio / April 2021 Draft

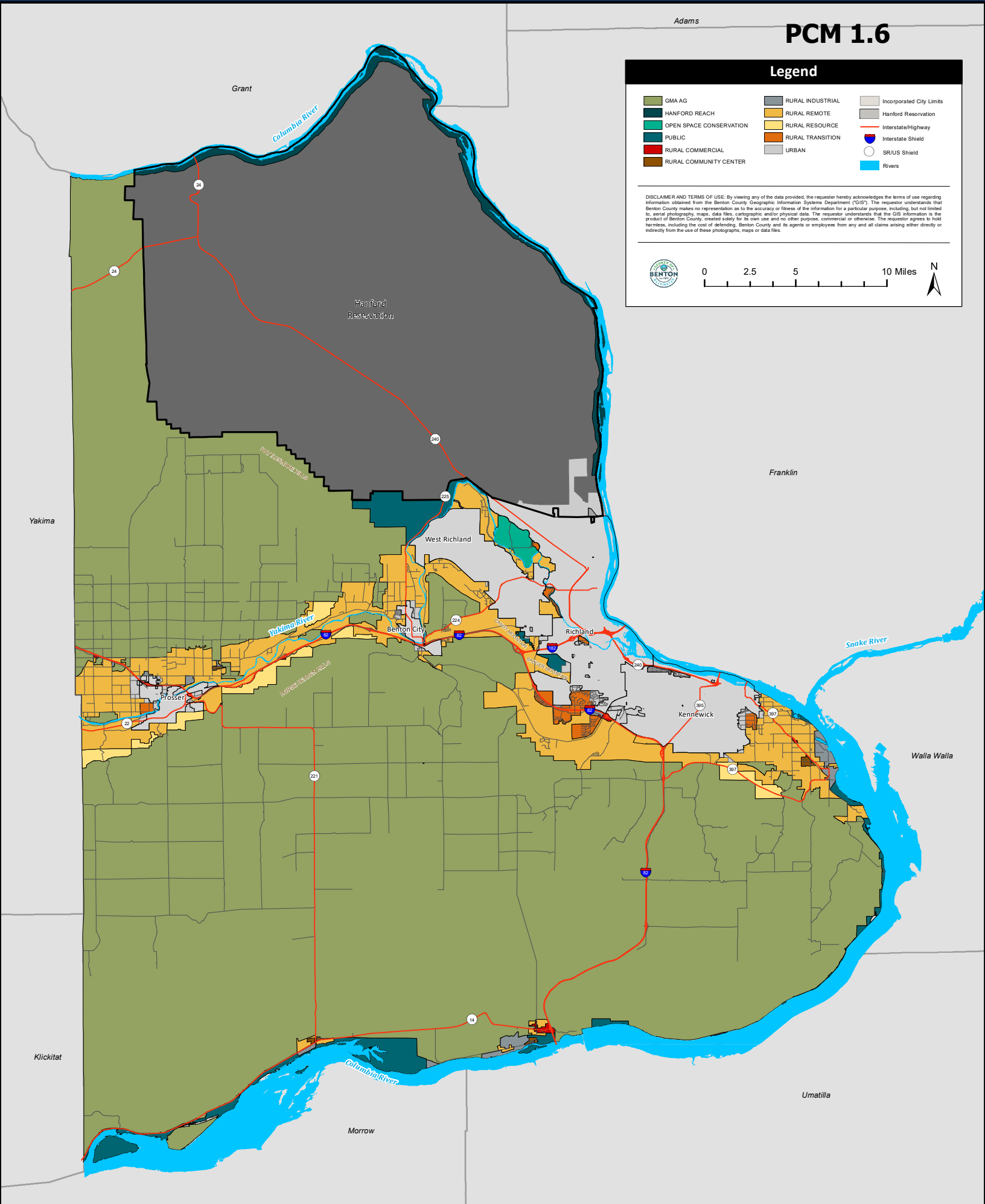
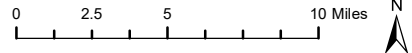
Adams

PCM 1.6

Legend

- | | | |
|---|--|--|
|  GMA AG |  RURAL INDUSTRIAL |  Incorporated City Limits |
|  HANFORD REACH |  RURAL REMOTE |  Hanford Reservation |
|  OPEN SPACE CONSERVATION |  RURAL RESOURCE |  Interstate/Highway |
|  PUBLIC |  RURAL TRANSITION |  Interstate Shield |
|  RURAL COMMERCIAL |  URBAN |  SR/US Shield |
|  RURAL COMMUNITY CENTER | |  Rivers |

DISCLAIMER AND TERMS OF USE: By viewing any of the data provided, the requester hereby acknowledges the terms of use regarding information obtained from the Benton County Geographic Information Systems Department (GIS). The requester understands that Benton County makes no representation as to the accuracy or fitness of the information for a particular purpose, including, but not limited to, aerial photography, maps, data files, cartographic and/or physical data. The requester understands that the GIS information is the product of Benton County, created solely for its own use and no other purpose, commercial or otherwise. The requester agrees to hold harmless, including the cost of defending, Benton County and its agents or employees from any and all claims arising either directly or indirectly from the use of these photographs, maps or data files.



Community Development Department

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Planning Division

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PCM 1.7

Benton County Planning Department 2021 Comprehensive Plan Amendment Docket

The 2021 Benton County Comprehensive Plan amendment cycle for the review of proposed amendments begins with the docketing of proposals. The County has received the following application proposals for amendment to the Benton County Comprehensive Land Use Plan:

CPA 2021-001 - A proposal by Dalton Walker-Knutzen Engineering, requesting a change in the land use designation from Rural Remote to Rural Commercial on five parcels located in the Finley rural area between Lechelt Road and SR 397, in the Northwest Quarter of Section 26, Township 8 North, Range 30 East, W.M.

CPA 2021-003 - A proposal by Benton County for a text amendment to the Goals and Policies Section, 2.7-Housing, and to the Housing Element, Sections 6.2-Existing Conditions and 6.4.2-Housing Types amending the wording of farm labor housing and also an amendment to correct an omission to the boundaries of the Rural Industrial land use designation to include six parcels in the Finley rural area located south of Lechelt Road and north of SR 397 in Section 26, Township 8 North, Range 30 East, amending Appendix A, Figure 5 - 2017 Periodic Update Land Use Designation Map.

CPA 2021-004 - A proposal by 5D Development requesting a change in the land use designation from Rural Industrial to Rural Commercial on a 3.07-acre parcel located off E. Detrick PR SE and Wisner Parkway in Section 11, Township 8 North, Range 28 East, W.M.

These applications will be reviewed under the requirements of SEPA (RCW 43.21C) and Title 16.14 of the Benton County Code. The Planning Department will initiate the review and analysis of each application for consistency with the Growth Management Act and the Comprehensive Plan, including the adopted Benton County-wide Planning Policies and prepare a staff report with a recommendation to the Planning Commission for the approval or denial of each application. The Planning Commission will conduct an open record hearing and forward their recommendations to the Board of County Commissioners (BOCC). The BOCC will conduct an open record hearing to consider and act upon the Planning Commission recommendation. Final actions on the proposed amendments are anticipated by June 30, 2021. Notification of the hearings will be published in advance; those interested in receiving a notice by mail or email regarding the above actions may call the Benton County Planning Department: at (509) 786-5612 (Prosser) or (509) 736-3086 (Tri-Cities). Information regarding the amendment process is available via the County website at www.co.benton.wa.us

Greg Wendt, Planning Manager
BENTON COUNTY PLANNING DEPARTMENT

PUBLISHED: Wednesday, January 20, 2021.



PCM 1.8

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING before the Benton County Planning Commission, in the matter of the proposed 2021 annual amendments to the Benton County Comprehensive Plan; pursuant to Washington State Planning Law RCW 36.70A.130.

NOTICE IS HEREBY GIVEN that public comment will be taken on the proposed Comprehensive Plan Amendments to the Benton County Comprehensive Plan on Tuesday, May 11, 2021 at 6:00 p.m., via a virtual meeting format (see below for more information). Proposed amendments are as follows:

CPA 2021-001 - A proposal by Dalton Walker-Knutzen Engineering, requesting a change in the land use designation from Rural Remote to Rural Commercial on five parcels located in the Finley rural area between Lechelt Road and SR 397, in the Northwest Quarter of Section 26, Township 8 North, Range 30 East, W.M.

CPA 2021-003 - A proposal by Benton County for a text amendment to the Goals and Policies Section, 2.7-Housing, and to the Housing Element, Sections 6.2-Existing Conditions and 6.4.2-Housing Types amending the wording of farm worker housing and an amendment to correct an omission to the boundary of the Rural Industrial land use designation to include six parcels in the Finley rural area located south of Lechelt Road and north of SR 397 in Section 26, Township 8 North, Range 30 East, amending Appendix A, Figure 5 - 2017 Periodic Update Land Use Designation Map.

CPA 2021-004 - A proposal by 5D Development requesting a change in the land use designation from Rural Industrial to Rural Commercial on Lots 1 and 2 of short plat 3669 located off E. Detrick PR SE and Wisser Parkway in Section 11, Township 8 North, Range 28 East, W.M.

NOTICE IS FURTHER GIVEN that the proposed Comprehensive Plan Amendments have been reviewed under the requirements of the State Environmental Policy Act and Determinations of Non-Significance (DNS) were issued on March 30, 2021 for CPA 2021-003 and March 31, 2021 for CPA 2021-001 and 2021-004. Accordingly, Environmental Impact Statements were not required on any of these proposals. Any comments regarding these determinations and the environmental impacts of the proposals can be made at the Planning Commission Hearing using the method noted below or in writing to the Benton County Planning Division by 3 p.m. on Monday May 10, 2021.

Due to Governor's "Stay Home, Stay Healthy" order the County Offices are closed to the public at this time. To continue to provide public access to the Planning Commission meetings, Benton County will be providing telephonic and video access for the public to view and provide testimony at the Planning Commission meetings. If you choose to join the

meeting telephonically, we ask that you please limit background noise or mute your line to prevent any unnecessary interruption to the meeting. To find information on virtual attendance options, including streaming video, WebEx video conferencing and telephone, please visit www.tinyurl.com/BCPublicNotice.

If you wish to provide comments on any of the actions before the Planning Commission, we ask that you please fill out our online form (found at <https://tinyurl.com/testifyform>) and submit your request to our office. You must submit a request form to participate for each hearing that you wish to attend. If you prefer to make the request by phone, please call our office at 786-5612 and we can add you to the list for providing testimony. At the meeting the names of those wishing to testify will be called out and at that time you will be able to present your comments/concerns regarding the specific agenda item.

Comments regarding the proposed amendments or SEPA determinations of the proposals may also be submitted in writing to the Benton County Planning Division; P.O. Box 910, Prosser, WA 99350 or via email to planning.department@co.benton.wa.us. No individual with a disability shall be denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at a public meeting, please contact the Benton County Planning Division at least ten days prior to the meeting date to make arrangements for special needs.

At this hearing, the Planning Commission may recommend approval, or disapproval of the amendments to the Benton County Board of Commissioners. All parties concerned may present any support or objections for the applications per the phone-in instructions above. Information concerning the applications can be obtained at the Benton County Planning Division, by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser).

Dated this 22nd day of April 2021.

Martin Sheeran, Chairman
Benton County Planning Commission

Greg Wendt, Director
Planning Division

PUBLISH: April 28, 2021



PCM 1.9

STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

03/31/2021

Mr. Greg Wendt
Director
Benton County
1002 Dudley Avenue
Post Office Box 910
Prosser, WA 99350-0910

Sent Via Electronic Mail

Re: Benton County--2021-S-2529--60-day Notice of Intent to Adopt Amendment

Dear Mr. Wendt:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed comprehensive plan amendment to change a land use designation from Rural Remote to Rural Commercial for five parcels.

We received your submittal on 03/31/2021 and processed it with the Submittal ID 2021-S-2529. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 05/30/2021.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call William Simpson, (509) 280-3602.

Sincerely,

Review Team
Growth Management Services

Benton County Planning Department

PCM 1.10

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

RECEIVED

NOV 04 2020

Benton Co. Planning Dept.

File No. CPA 2021-001

1. NAME OF APPLICANT: Dalton Walker - Knutzen Engineering
MAILING ADDRESS: 5401 Ridgeline Dr. Ste 160 Kennewick WA 99338
TELEPHONE: 509-222-0959
CONTACT PERSON: Dalton Walker
EMAIL ADDRESS: dalton@knutzenengineering.com
2. LEGAL OWNER(S) OF RECORD, if different from applicant: (Attach additional sheet if necessary.)
Name: See additional sheet for Owners
Address: _____
Phone: _____

Please answer the following questions, if more space is needed please use attachments.

3. Parcel number and/or legal description of property:
126801010196001, 126801010196002, 126801000037000, 126801010044001
126801010044002

4. What is the current use of the property?
Mini storage, Bar, Residences

5. What is the existing comprehensive plan designation for the area in which the property is located?
Rural Remote

6. What is the proposed use of the property?
The mini storage property wants to expand and construct more storage buildings.

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

Proposed plan designation to be Rural Commercial

8. Prepare and attach a site map showing the area in which a plan change is being sought: If the amendment requires a map plan change, please show clearly the following: the proposed plan change boundaries, map scale, north arrow, date of preparation, major physical boundaries; both natural and man-made, lying within or adjacent to the affected area (i.e., including but not limited to highways, railroads, rivers, streams, power lines, schools, and other public outbuildings, etc.), section, township and range lines are to be shown and identified If in shoreline area, define existing shorelines area as shown in existing shorelines master plan and indicate the existing environment designation.

9. What are the reasons for the requested amendment include substantial information why the provisions, map designations, etc., of the adopted plan are not sufficient to satisfy the concern that gives rise to the amendment request:

The current comp plan designation doesn't allow for the construction of mini storage buildings and this change will allow the storage company to expand and bring the existing uses into compliance, such as the Longbranch Tavern.

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

All items are currently available on site.

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

This action is consistent with all criteria.

12. Include any other substantiated information that you feel is necessary or relevant for consideration:

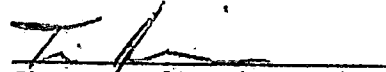
While it may seem that a pocket of commercial is being created, it should be noted that the Longbranch Tavern and these mini storages have been in this area for a long time and if a loss was to occur, these businesses would be seriously harmed since they would not be able to rebuild since they are non-conforming uses.

Please use additional pages when required to provide ten (10) resident support signatures:


Applicant's Signature


Dalton Walker
Printed Name

5-13-2020
Date


Signature of Legal Owner's
Parcel 2 - 126801010196002

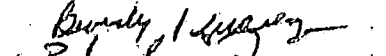
Travis Hendrickson
Printed Name

5/12/2020
Date


Arnulfo TIBUZZI
Signature of Legal Owner's
Parcel 5 - 126801010044002

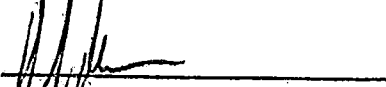
Maribel Guerrero
Arnulfo TIBUZZI
Printed Name

5/12/2020
5/12/2020
Date


x B J Suarez
Signature of Person with
Additional Ownership Interest
Parcel 1 - 126801010196001

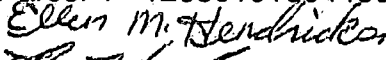
Beverly J. Suarez
Beverly J. Suarez
Printed Name

5-12-2020
5-12-2020
Date


Signature of Person with
Additional Ownership Interest
Parcel 4 - 126801010044001

Mike Kudder
Printed Name

5-12-2020
Date


Ellen M. Hendrickson
Signature of Person with
Additional Ownership Interest
Parcel 3 - 126801010044002

Ellen M. Hendrickson
BRUCE HENDRICKSON
Printed Name

5-12-2020
5-12-2020
Date

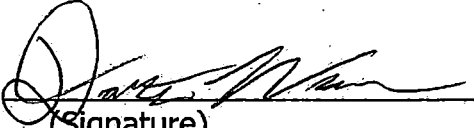
ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.

An application fee of **\$1000.00** must be submitted with this application. **This fee is non-refundable.** Please make check payable to Benton County Treasurer.

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

Applicant/legal owner: Knutzen Engineering

By: Dalton Walker, Project Engineer
(print name) (Title)

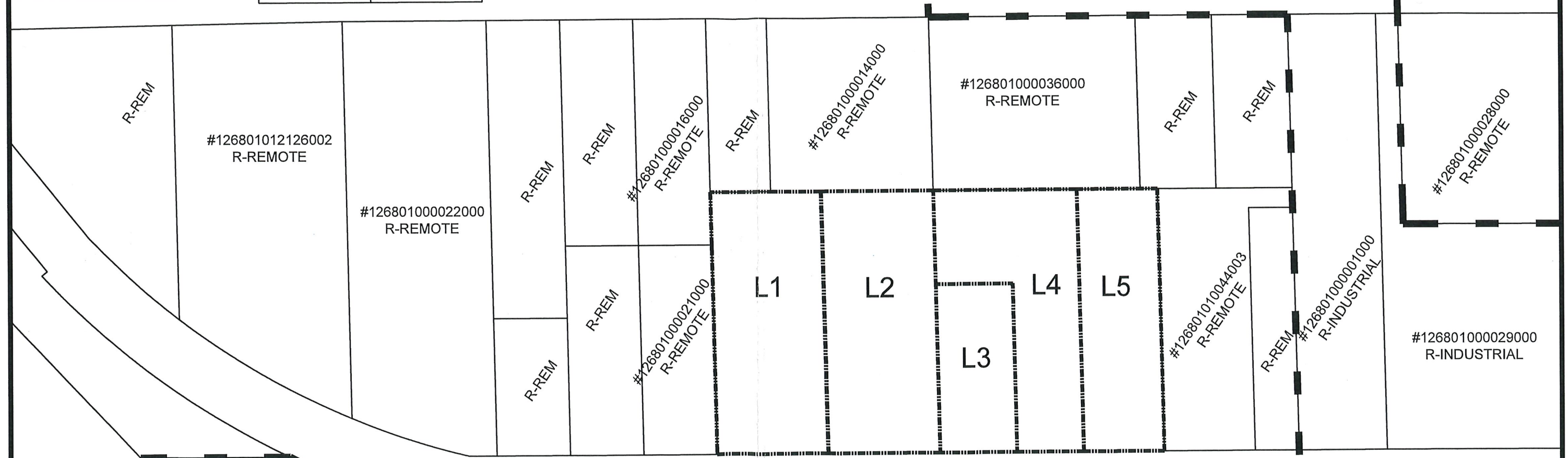
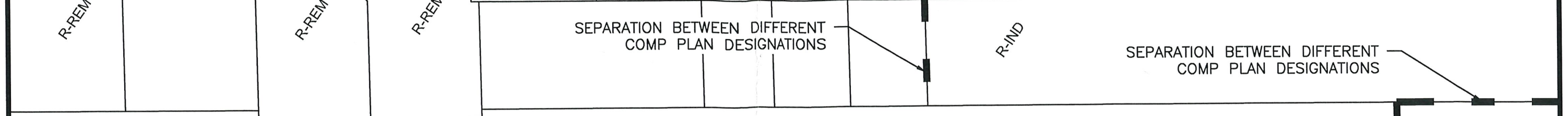
Signature: , Project Engineer
(Signature) (Title)

The above signed officer of Knutzen Engineering (name of entity) warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit Dalton Walker to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

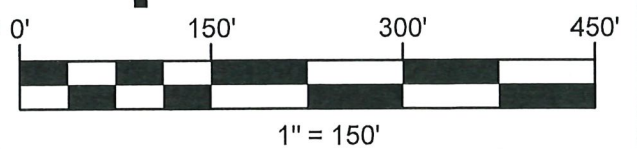
Any information submitted to the Benton County Planning/Building Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

FOR OFFICIAL USE ONLY:
Critical Area Review Completed by _____ on _____
Application approved for processing by _____ on _____

DESIGNATOR	ADDRESS	PARCEL #	SECTION/TOWNSHIP/RANGE	ACRES	COMP PLAN CURRENT	COMP PLAN PROPOSED
L1	230006 E SR 397	126801010196001	26/08/30	1.5	RURAL REMOTE	RURAL COMMERCIAL
L2	4407 W 19TH AVE	126801010196002	26/08/30	1.5	RURAL REMOTE	RURAL COMMERCIAL
L3	230708 E SR 397	126801000037000	26/08/30	.66	RURAL REMOTE	RURAL COMMERCIAL
L4	230804 E SR 397	126801010044001	26/08/30	1.21	RURAL REMOTE	RURAL COMMERCIAL
L5	230904 E SR 397	126801010044002	26/08/30	1.04	RURAL REMOTE	RURAL COMMERCIAL



SR 397



SEPARATION BETWEEN DIFFERENT COMP PLAN DESIGNATIONS

RECEIVED
NOV 4 2020
Benton Co. Planning Dept.

KNUTZEN ENGINEERING
5401 RIDGELINE DR. SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com
CADFILE: 20085 CPA Exhibit

FINLEY SELF STORAGE CPA
CPA MAP
KENNEWICK, WA

DESIGN	DWW
APPD	PTK
DATE	04/29/20
NO.	SK01



PCM 1.12

SEPA ENVIRONMENTAL CHECKLIST

File No. EA _____

A. BACKGROUND

1. Name of proposed project, if applicable: Finley Self Storage Comprehensive Plan Amendment

2. Name of applicant: Knutzen Engineering, Contact:

3. Address and phone number of applicant and contact person: 5401 Ridgeline Dr Ste#160, Kennewick WA
Phone number: (509) 222-0959

4. Date checklist prepared: 10/12/2020

5. Agency requesting checklist: Benton County

6. Proposed timing or schedule (including phasing, if applicable): 2021 CPA review schedule

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

Yes, the mini storage property wants to expand and construct more storage buildings. Parcel #126801010196002. The same properties will be rezoned to General Commercial pending CPA approval.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None.

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

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

A comprehensive plan amendment and re-zone reviewed by Benton County.

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

Five parcels currently designated Rural Remote are requesting a Comprehensive Plan Amendment to be designated Rural Commercial. This will allow more opportunities for the land owners of said five parcels. The five parcels are a total of 5.91 acres in area. These same five parcels will be re-zoned to General Commercial.

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 project includes five Benton County parcels: 126801010196001, 126801010196002, 126801000037000, 126801010044001, and 126801010044002.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat Rolling Hilly Steep Slopes Mountainous

Other _____

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

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

N/A

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

N/A

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

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

N/A

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

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

2. Air

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

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

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

3. Water

a. Surface Water:

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

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

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

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

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

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

b. Ground Water:

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

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

c. Water runoff (including stormwater):

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

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

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

N/A

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

if any: N/A

4. **Plants**

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

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? N/A

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

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

site, if any: N/A

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

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: birds: hawk, heron, eagle, songbirds, other; mammals: deer, bear, elk, beaver, other; fish: bass, salmon, trout, herring, shellfish, other. N/A

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

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

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

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

6. Energy and Natural Resources

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

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

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

7. Environmental Health

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

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

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

area and in the vicinity. N/A

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

N/A

- 4) Describe special emergency services that might be required. N/A

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

b. Noise

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

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

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

8. Land and Shoreline Use

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

- 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? N/A

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

c. Describe any structures on the site. N/A

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

e. What is the current zoning classification of the site? N/A

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

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

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

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

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

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

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

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

9. Housing

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

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

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

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? N/A
- b. What views in the immediate vicinity would be altered or obstructed? N/A
- c. Proposed measures to reduce or control aesthetic impacts, if any: N/A

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
 N/A
- b. Could light or glare from the finished project be a safety hazard or interfere with views? N/A
- c. What existing off-site sources of light or glare may affect your proposal? N/A
- d. Proposed measures to reduce or control light and glare impacts, if any: N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? N/A
- b. Would the proposed project displace any existing recreational uses? If so, describe. N/A
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A

13. Historic and cultural preservation

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

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. N/A

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

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. N/A

14. Transportation

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

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

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

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). N/A

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

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

commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? N/A

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. N/A

h. Proposed measures to reduce or control transportation impacts, if any: N/A

15. Public Services

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

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

16. Utilities

a. Circle utilities currently available at the site: N/A

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

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

N/A

C. SIGNATURE

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

Signature: Paul Knutzen

Name of Signee Paul Knutzen

Position and Agency/Organization President / Knutzen Engineering

Date Submitted: 10/27/2020

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? It is not expected that development authorized by the proposed Comprehensive Plan Amendment would result in any increase of discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise.

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

2. How would the proposal be likely to affect plants, animals, fish, or marine life? The proposed amendment and rezone is not expected to affect plants, animals, fish or marine life.

- a. Proposed measures to protect or conserve plants, animals, fish, or marine life are: None.

3. How would the proposal be likely to deplete energy or natural resources? The proposed amendment change and rezone is not expected to result in additional depletion of energy or natural resources.

- a. Proposed measures to protect or conserve energy and natural resources are: None.

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

The proposed Comprehensive Plan Amendment and rezone is not expected to affect environmentally sensitive areas or areas designated for governmental protection.

- a. Proposed measures to protect such resources or to avoid or reduce impacts are: None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? The proposal will allow for commercial uses on the listed properties. The change from Rural Remote to Rural Commercial will allow for continued improvements to be made to the existing businesses on the properties.

a. Proposed measures to avoid or reduce shoreline and land use impacts are: None.

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

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

a. Proposed measures to reduce or respond to such demand(s) are: Further development will increase tax revenue for the County to maintain the increase in demand of public services and utilities.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. The proposed Comprehensive Plan Amendment and rezone would not conflict with local, state or federal laws or requirements for the protection of the environment. Any future commercial development as a result of this Amendment will be licensed and permitted according to Benton County and Washington State policies and laws.

Community Development Department

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

**Planning Division**

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

PCM 1.13**Determination of Non-Significance****File No. EA 2020-031**

Proponent: Dalton Walker/Knutzen Engineering
5401 Ridgeline Dr. Ste. #160
Kennewick WA 99337

Project Description: Comprehensive Plan Amendment (CPA 2021-001) proposes a change in the land use designation from Rural Remote to Rural Commercial for five parcels in the Finley rural area. The Comprehensive Plan Amendment will also revise and update *Figure 5 - 2017 Periodic Update Land Use Designations Map* in *Appendix A* of the *Benton County Comprehensive Plan* and if necessary other tables and text in the Plan that may refer to the current use or designation of the property. A rezone of the property from Rural Lands 5 Acre and Light Industrial zoning designation to General Commercial zoning designation will be applied for after the Comprehensive Plan Amendment process is completed.

Project Location: Five parcels located between Lechelt Road and SR 397 in the Finley rural area. Parcels 126801010196001, 126801010196002, 126801000037000, 126801010044001, and 126801010044002 are in the Northwest Quarter of Section 26, Township 8 North, Range 30 East, W.M. Parcels are addressed as 230006 through 230904 E State Route 397.

Jurisdiction: Benton County, Washington

Lead Agency: Benton County Planning Division

Threshold Determination: The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2) the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by April 14, 2021.

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

SEPA Responsible Official: Greg J. Wendt
Position/Title: Community Development Department Director
Address: P.O. Box 910, Prosser WA 99350

Date: March 31, 2021



Greg J. Wendt, Director

DISTRIBUTION:

Applicant
Benton County Building Office
Department of Natural Resources -Ellensburg
Department of Natural Resources - Olympia
Benton Clean Air Authority
Benton County Engineer
Benton-Franklin Dist. Health Department
Department of Transportation
Washington State Department of Health
Department of Ecology - Olympia
Department of Ecology - Yakima
Benton County Fire Marshal
Dept. of Fish and Wildlife
Bureau of Reclamation
Bureau of Land Management
Fire District # 1
Futurewise
Department of Archaeology/Historic Preservation
Tom Price-Environmental Review Inc.
Columbia Irrigation Dist.
Dept. of Commerce

Donna Hutchinson

From: Clark Posey
Sent: Thursday, April 1, 2021 9:19 AM
To: Donna Hutchinson
Subject: RE: EA 2020-031 Agency Review

EA- 2020-031 DNS for Comp Plan Amendment CPA 2021-001; Finley Self Storage Comprehensive Plan Amendment

Proponent:
Dalton Walker/Knutzen Engineering

Fire Marshal has no comments for the proposed EA- 2020-031 DNS for Comp Plan Amendment CPA 2021-001;
Parcels 126801010196001, 126801010196002, 126801000037000, 126801010044001, and 126801010044002. All parcels located in the Northwest Quarter of Section 26, Township 8 North, Range 30 East, W.M.

Thank you,

Clark

From: Donna Hutchinson <Donna.Hutchinson@co.benton.wa.us>
Sent: Wednesday, March 31, 2021 11:48 AM
To: john.lyle@bentoncleanair.org; Benton Clean Air-Priddy <robin.priddy@bentoncleanair.org>; Benton Clean Air-Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air-Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton-Franklin Dist. Health Dept. <rickd@bfhd.wa.gov>; sydney.hanson@dahp.wa.gov; Dept. of Archaeology and Historic Preservation - SEPA Review (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept. of Ecology - Lori White (lori.white@ecy.wa.gov) <lori.white@ecy.wa.gov>; Dept. of Ecology <SEPAUNIT@ecy.wa.gov>; Dept. of Ecology <crosepacoordinator@ecy.wa.gov>; Dept. of Ecology SEPA Register <separegister@ecy.wa.gov>; Dept. of Fish and Wildlife-Mark Teske <Mark.Teske@dfw.wa.gov>; Dept. of Fish and Wildlife, Eric Bartrand <bartrelb@dfw.wa.gov>; Dept. of Fish and Wildlife, Michael W. Ritter <rittemwr@dfw.wa.gov>; Dept. of Fish and Wildlife-SEPA Review (SEPADesk@dfw.wa.gov) <SEPADesk@dfw.wa.gov>; Dept. of Natural Resources (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; Dept. of Natural Resources <dnrmisepacenter@dnr.wa.gov>; Dept. of Natural Resources-Shafer (ana.shafer@dnr.wa.gov) <ana.shafer@dnr.wa.gov>; Dept. of Transportation (scplanning@wsdot.wa.gov) <scplanning@wsdot.wa.gov>; Dept. of Transportation- Paul G <Gonsetp@wsdot.wa.gov>; Fire District #1-Billie <billie@bentonone.org>; Fire District #1-Staff <staff@bentonone.org>; Alison@futurewise.org; Futurewise <tim@futurewise.org>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Tom Price-Environmental Review Inc. (envreview@gmail.com) <envreview@gmail.com>; WA Dept of Health - Kelly Cooper - WA Dept of Health - Kelly Cooper

(SEPA.reviewteam@doh.wa.gov) <SEPA.reviewteam@doh.wa.gov>; William Simpson, Dept. of Commerce (William.simpson@commerce.wa.gov) <William.simpson@commerce.wa.gov>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Jenelle Schadler <Jenelle.Schadler@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Bureau of Reclamation - C. Garner (cgarner@usbr.gov) <cgarner@usbr.gov>; Bureau of Reclamation - L Hendrix - Bureau of Reclamation (lhendrix@usbr.gov) <lhendrix@usbr.gov>; Bureau of Reclamation -McKinley (cmckinley@usbr.gov) <cmckinley@usbr.gov>; BLM_OR_SP_Mail@blm.gov; Columbia Irrigation District (CID@columbiairrigation.com) <CID@columbiairrigation.com>

Subject: RE: EA 2020-031 Agency Review

The Benton County Planning Department has prepared the attached DNS in accordance with the State Environmental Policy Act regulation. This DNS is being circulated for review by all agencies with jurisdiction. We are circulating it for comments on the **environmental impacts** of this action. We appreciate your review of the proposal and return of comments no later than **April 14, 2021**. This proposal will not be acted upon before that time. Please send your comment via email to planning.department@co.benton.wa.us



Donna Hutchinson
Office Assistant IV
Community Development
Dept. - Planning Division
P.O. Box 910
Prosser, WA 99350
509-786-5612

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Prosser: We are now located within the Road Department/Public Works Office on the first floor of the Benton County Courthouse at 620 Market St, Prosser WA 99350. **Due to COVID 19 the Prosser Courthouse is currently closed to the public. Please contact us by email or phone.**

Kennewick: The County has opened a new Public Services Office at 102206 E Wiser Parkway, Kennewick, which houses the Planning, Building and Road Departments.

Donna Hutchinson

From: Cristina Woods
Sent: Wednesday, March 31, 2021 1:52 PM
To: Donna Hutchinson
Subject: RE: EA 2020-031 Agency Review

Good afternoon

Public Works has no comments.

Thank you



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

From: Donna Hutchinson <Donna.Hutchinson@co.benton.wa.us>
Sent: Wednesday, March 31, 2021 11:48 AM
To: john.lyle@bentoncleanair.org; Benton Clean Air-Priddy <robin.priddy@bentoncleanair.org>; Benton Clean Air-Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air-Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton-Franklin Dist. Health Dept. <rickd@bfhd.wa.gov>; sydney.hanson@dahp.wa.gov; Dept. of Archaeology and Historic Preservation - SEPA Review (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept. of Ecology - Lori White (lori.white@ecy.wa.gov) <lori.white@ecy.wa.gov>; Dept. of Ecology <SEPAUNIT@ecy.wa.gov>; Dept. of Ecology <crosepacoordinator@ecy.wa.gov>; Dept. of Ecology SEPA Register <separegister@ecy.wa.gov>; Dept. of Fish and Wildlife-Mark Teske <Mark.Teske@dfw.wa.gov>; Dept. of Fish and Wildlife, Eric Bartrand <bartrelb@dfw.wa.gov>; Dept. of Fish and Wildlife, Michael W. Ritter <rittemwr@dfw.wa.gov>; Dept. of Fish and Wildlife-SEPA Review (SEPADesk@dfw.wa.gov) <SEPADesk@dfw.wa.gov>; Dept. of Natural Resources (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; Dept. of Natural Resources <dnrmisepacenter@dnr.wa.gov>; Dept. of Natural Resources-Shafer (ana.shafer@dnr.wa.gov) <ana.shafer@dnr.wa.gov>; Dept. of Transportation (scplanning@wsdot.wa.gov) <scplanning@wsdot.wa.gov>; Dept. of Transportation- Paul G <Gonsetp@wsdot.wa.gov>; Fire District #1-Billie <billie@bentonone.org>; Fire District #1-Staff <staff@bentonone.org>; Alison@futurewise.org; Futurewise <tim@futurewise.org>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Tom Price-Environmental Review Inc. (envreview@gmail.com) <envreview@gmail.com>; WA Dept of Health - Kelly Cooper - WA Dept of Health - Kelly Cooper (SEPA.reviewteam@doh.wa.gov) <SEPA.reviewteam@doh.wa.gov>; William Simpson, Dept. of Commerce (William.simpson@commerce.wa.gov) <William.simpson@commerce.wa.gov>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Jenelle Schadler <Jenelle.Schadler@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Bureau of Reclamation - C. Garner (cgarner@usbr.gov) <cgarner@usbr.gov>; Bureau of Reclamation - L Hendrix - Bureau of Reclamation (lhendrix@usbr.gov) <lhendrix@usbr.gov>; Bureau of Reclamation -McKinley (cmckinley@usbr.gov) <cmckinley@usbr.gov>; BLM_OR_SP_Mail@blm.gov; Columbia Irrigation District (CID@columbiairrigation.com) <CID@columbiairrigation.com>
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