

EXHIBIT LIST FOR CPA 2021-003/EA 2020-035
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	CPA 2021-003 Application for Farmworker Housing Language	November 24, 2020
	PCM 1.3	Comp Plan Pages showing proposed lang. changes	November 24, 2020
	PCM 1.4	CPA Housekeeping Amendment Application to correct the Comp. Plan land use designation on Figure 5	November 28, 2020
	PCM 1.5	Site Map showing Current Comp. Plan Designations	March 30, 2021
	PCM 1.6	Site Map showing Current Zoning Designations	March 29, 2021
	PCM 1.7	Comp. Plan Appendix A Map Folio Figure 5-Land Luse Designation Map	April 28, 2021
	PCM 1.8	Benton County Comp. Plan 2021 Docket	January 20, 2021
	PCM 1.9	Notice of Public Hearing	March 19, 2021
	PCM 1.10	Dept. of Commerce letter re: 60 day Notice of Itent to Adopt Amendments	March 31, 2021
		SEPA INFORMATION	
	PCM 1.11	Environmental Checklist EA 2020-031	November 18, 2021
	PCM 1.12	Determination of Non Significance	March 30, 2021
		COMMENTS	
PCM 1.13	Benton County Public Works	March 31, 2021	
PCM 1.14	Kennewick Irrigation District	April 14, 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 Wiser Parkway
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Planning Division

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

PCM 1.1

STAFF REPORT TO THE
BENTON COUNTY PLANNING COMMISSION

FILE NO: CPA 2021-003 (*Comprehensive Plan Amendment*)

MEMO DATE: April 22, 2021

HEARING DATE: May 11, 2021

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

OWNERS: N/A

LOCATION: N/A

PROPERTY SIZE: N/A

AREA TO BE USED: N/A

LAND USE: N/A

ZONING: N/A

COMP PLAN: N/A

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 2021-003, subject to nine (9) findings of fact.

APPLICATION DESCRIPTION:

Comprehensive Plan Amendment application CPA 2021-003 (PCM 1.1) proposes text amendments to four (4) sections of the Benton County Comprehensive Plan. The amended sections focus on language associated with farm worker housing and include:

1. Goals and Policies Section, 2.7 – Housing
2. Housing Element, Sections 6.2 - Existing Conditions
3. 6.4.2 - Housing Types (Farm Labor Housing)
4. 6.4.2- Housing Types (Multiple Detached Dwellings)

The proposed amendments seek to clarify that farm worker housing is available in all zoning districts which allow residential dwelling units and that farm worker housing is a form of ordinary domestic occupation that is to be permitted on the same terms as any other permitted residential use in the County which meets the allowed density of the respective zone. Further, this

amendment recognizes that RCW 70.114A provides additional opportunities for migrant and season farm labor housing on rural worksites in Benton County.

This application also proposes a correction to a **mapping error on the County's Land Use Map, Appendix A, Figure 5 - 2017 Periodic Update Land Use Designation Map.** (PCM 1.4) Six parcels (126801000014000, 126801000036000, 126801000035000, 126801000033000, 126801000034000, 126801010044003) in the Finley rural area were inadvertently labeled with an incorrect land use designation during the 2017 update to the Comprehensive Plan (PCM 1.5 and 1.6). The six parcels have historically been mapped as Rural Industrial on the **County's Land Use Map.** During the 2017 update, these parcels were inadvertently labeled and adopted as Rural Remote. This proposal seeks to rectify this error and change the land use designation back to Rural Industrial to ensure consistency between the adopted Benton County Official Zoning Map A-4 and the Comprehensive Plan as the parcels are all currently zoned Heavy Industrial (HI).

The six subject parcels are located in the Finley rural area, south of Lechelt Road and north of SR 397 in Section 26, Township 8 North, Range 30 East.

PUBLIC NOTICE:

1. Legal notification for the 2021 Comprehensive Plan Amendment Docket was published in the Prosser Record Bulletin on January 20, 2021 (PCM 1.11).
2. The application for CPA 2021-003 was submitted to the Benton County Planning Division November 24, 2020 (PCM 1.2 and PCM 1.4).
3. The application was declared complete for processing on November 25, 2020.
4. An Environmental Checklist (EA 2020-035) (PCM 1.12) was submitted on November 24, 2021 and a Determination of Non-Significance (PCM 1.13) was issued on March 30, 2021 with a 14 day comment period.
5. The application documents were distributed to reviewing agencies on March 31, 2021.
6. The application documents were provided Washington State Department of Commerce on March 31, 2021, through their online submittal system, initiating their 60-day review (PCM 11.10).
7. Legal notification for the Planning Commission public hearing was published on April 28, 2021 in the Prosser Record Bulletin (PCM 1.9)
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 2021-003 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 30, 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, 6 Housing 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. News Media
- b. Benton County Building Division
- c. Benton County Fire Marshal
- d. Dept. of Natural Resources - Olympia
- e. Dept. of Natural Resources - Ellensburg
- f. Benton Clean Air Authority
- g. Bureau of Reclamation
- h. Benton County Public Works
- i. City of Kennewick
- j. City of Richland
- k. City of Benton City
- l. City of Prosser
- m. City of West Richland
- n. Benton-Franklin Dist. Health Dept.
- o. Kennewick Irrigation District
- p. Kiona Irrigation District
- q. Benton Irrigation District
- r. Badger Mountain Irrigation District
- s. Columbia Irrigation District
- t. Sunnyside Valley Irrigation District
- u. Roza Irrigation District
- v. Washington State Department of Transportation
- w. Port of Benton
- x. Port of Kennewick
- y. Washington State Department of Health
- z. Department of Ecology - Olympia
- aa. Department of Ecology - Yakima
- bb. Corps of Engineers
- cc. Fire District # 1
- dd. Fire District # 2
- ee. Fire District# 3
- ff. Fire District# 4
- gg. Fire District# 5
- hh. Fire District# 6
- ii. Bureau of Land Management
- jj. Dept. of Fish and Wildlife
- kk. Dept. of Arch. & Historic Preservation
- ll. Futurewise
- mm. Department of Commerce
- nn. Ben Franklin Transit
- oo. Benton-Franklin Council of Governments
- pp. Yakima Indian Nation

2. Agency comments were received from:

- a. Benton County Public Works
- b. Kennewick Irrigation District

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 3: Provide areas for the location of light and environmentally acceptable heavy industrial uses, while minimizing impacts on surrounding rural uses.

Policy 3: Identify diverse industrial land uses in the Plan and locate these uses where minimal environmental impact occurs.

Section 2.7 Housing

HE Goal 2: Adequate housing should be available to meet the housing needs for the existing and projected population.

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

Section 3.3.3.1 Industrial Land Use Designations

Rural Industrial is intended for a wide range of industrial land uses including light and heavy industrial uses. These lands require access and infrastructure for heavy industrial uses, rail and waterborne transportation access are critical. Other important criteria include separation of such land from residential and commercial uses and availability of large acreages for outside storage and maneuvering of trucks and rail equipment. Industrial lands play a key role in the local and regional economy by offering manufacturing and various other types of jobs.

9. 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

10. 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.

RECOMMENDATION

The Benton County Planning Division recommends that the Planning Commission forward a recommendation of approval for the text changes associated with farm labor housing and the correction to Appendix A, Figure 5- Land Use Designation Map to the Benton County Board of Commissioners for application CPA 2021-003, 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 2021-003 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. Comprehensive Plan Amendment application CPA 2021-003 proposes text amendments to four (4) sections of the Benton County Comprehensive Plan. The amended sections focus on language associated with farm labor housing and includes:
 - a. Goals and Policies Section, 2.7 – Housing;
 - b. Housing Element, Sections 6.2 - Existing Conditions;
 - c. 6.4.2 - Housing Types (Farm Labor Housing); and
 - d. 6.4.2- Housing Types (Multiple Detached Dwellings)
2. Comprehensive Plan Amendment application CPA 2021-003 seeks to clarify that farm worker housing is available in all zoning districts which allow residential dwelling units and that farm worker housing is a form of ordinary domestic occupation that is to be permitted on the same terms as any other permitted residential use in the County which meets the allowed density of the respective zone. Further, this amendment recognizes that RCW 70.114A provides additional opportunities for migrant and season farm labor housing on rural worksites in Benton County.
3. Comprehensive Plan Amendment application CPA 2021-003 proposes to correct a mapping **error on the County’s Land Use Map, Appendix A, Figure 5 - 2017 Periodic Update Land**

Use Designation Map. Six parcels were inadvertently labeled with an incorrect land use designation during the 2018 update to the Comprehensive Plan. The six parcels have **historically been mapped as Rural Industrial on the County's Land Use Map. During the 2018 update, these parcels were inadvertently labeled and adopted as Rural Remote.** This proposal seeks to rectify this error and change the land use designation back to Rural Industrial to ensure consistency between the adopted Benton County Official Zoning Map A-4 and the Comprehensive Plan as the parcels are all currently zoned Heavy Industrial (HI). The six parcels are located in the Finley rural area, south of Lechelt Road and north of SR 397 in Section 26, Township 8 North, Range 30 East.

- a. The subject parcels proposed to be corrected are addressed as 230105, 230505, 230905, and 231205 E. Lechelt Rd. and 231204 E. SR 397, Kennewick, WA 99337. The parcels are located northwest of the intersection of Piert Road and SR 397.
 - b. Parcel Numbers: 1-2680-100-0014-000, 1-2680-100-0036-000, 1-2680-100-0035-000, 1-2680-100-0033-000, 1-2680-100-0034-000, and 1-2680-101-0044-003
 - c. The properties collectively comprise approximately 6.54 acres.
 - d. Correcting the mapping error will bring existing uses into conformance with their zoning district (Heavy Industrial), including AD Engineering. Further, the Rural Industrial designation will assist in facilitating the ability for the existing businesses to expand in the future.
4. 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 2021-003 was submitted to the Benton County Planning Division November 24, 2020.
 - c. An Environmental Checklist (EA 2020-035) (PCM 1.12) was submitted on November 24, 2021 and a Determination of Non-Significance (PCM 1.13) was issued on March 30, 2021 with a 14 day comment period.
 - c. The application was declared complete for processing on November 25, 2020.
 - d. 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.
 - f. Legal notification for the Planning Commission public hearing was published on April 28, 2021 in the Prosser Record Bulletin
 - g. 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.
 - h. The Planning Commission public hearing is scheduled for May 11, 2021.
5. The application submittal, eligibility, public notice, and procedural steps for CPA 2021-003

is consistent with *Benton County Code (BCC) Chapter 16.14 Amendments to the Benton County Comprehensive Plan*.

6. The application for CPA 2021-003 is consistent with the *Benton County Comprehensive Plan, 1.7 Amendments to this Comprehensive Plan*.

7. The application for CPA 2021-003 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. Goals and Policies Section, 2.7 - Housing

HE Goal 2: Adequate housing should be available to meet the housing needs for the existing and projected population.

CPA 2021-003 proposes to delete/strike text with specific reference to farm worker housing found within HE Goal 2, Policy 3, as follows:

~~Policy 3: Enable the provision of farm worker housing by and for the agricultural community.~~

c. Section 2.6 Economic Development

ED Goal 3: Provide areas for the location of light and environmentally acceptable heavy industrial uses, while minimizing impacts on surrounding rural uses.

Policy 4: Identify diverse industrial land uses in the Plan and locate these uses where minimal environmental impact occurs.

8. The application for CPA 2021-003 is consistent with the *Benton County Comprehensive Plan, 3 Land Use Element*:

a. Section 3.3.3.1 Industrial Land Use Designations

Rural Industrial is intended for a wide range of industrial land uses including light and heavy industrial uses. These lands require access and infrastructure for heavy industrial uses, rail and waterborne transportation access are critical. Other important criteria include separation of such land from residential and commercial uses and availability of large acreages for outside storage and maneuvering of trucks and rail equipment. Industrial lands play a key role in the local and regional economy by offering manufacturing and various other types of jobs.

9. The application for CPA 2021-003 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 nine (9) Findings of Fact listed in the Staff Report dated April 22, 2021 for Application CPA 2021-003 for the text changes to the Goals and Policies Section, 2.7 – Housing, the Housing Element, Sections 6.2 - Existing Conditions; 6.4.2 - Housing Types (Farm Labor Housing), and 6.4.2- Housing Types (Multiple Detached Dwellings associated with farm labor housing and the correction of the land use designation back to Rural Industrial on Appendix A, Figure 5- Land Use Designation Map (parcels 126801000014000, 126801000036000, 126801000035000, 126801000033000, 126801000034000, 126801010044003) to the Benton County Board of Commissioners for application CPA 2021-003, 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.



PCM 1.2

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

File No. CPA 2021-003

1. NAME OF APPLICANT: Benton County Planning Department
MAILING ADDRESS: PO Box 910
TELEPHONE: 509-736-3086
CONTACT PERSON: Greg Wendt, Planning Manager

2. LEGAL OWNER(S) OF RECORD, if different from applicant: (Attach additional sheet if necessary.)

Name: N/A
Address: N/A
Phone: N/A

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

1. Address, parcel number and legal description of property:

N/A- Application is not site specific; Text change amendment

2. What is the current use of the property?

N/A- Application is not site specific; Text change amendment

3. What is the existing comprehensive plan designation for the area in which the property is located?

N/A- Application is not site specific; Text change amendment

4. What is the proposed use of the property?

N/A- Application is not site specific; Text change amendment

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

See attached

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

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

See attached

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

N/A- Application is not site specific; Text change amendment

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

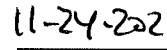
See attached

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

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


Applicant's Signature


Printed Name


Date

Signature of Legal Owner's

Printed Name

Date

Signature of Person with
Additional Ownership Interest

Printed Name

Date

Signature of Person with
Additional Ownership Interest

Printed Name

Date

Signature of Person with
Additional Ownership Interest

Printed Name

Date

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

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

MEMO/APPLICATION FORM
COMPREHENSIVE PLAN AMENDMENT

Date: November 18, 2020
Case File: CPA 2021-003
Benton County Planning Department
Greg Wendt, Planning Manager

Proposal:

To amend the text of the Benton County Comprehensive Plan during the review of Annual Comprehensive Plan Amendment applications cycle. Complete application deadline is December 1, 2020.

The amendment includes the following changes to the following four (4) section of the Benton County Comprehensive Plan:

1. Goals and Policies
Section 2.7 Housing

***The proposal is to remove Policy #3, in Section 2.7 on Page 25 as shown below.**

HE Goal 2: Adequate housing should be available to meet the housing needs for the existing and projected population.

Policy 1: Preserve existing, viable, rural residential areas and protect single-family residential areas from incompatible land uses.

Policy 2: Allow new housing in the unincorporated County consistent with densities maintained in the Land Use Element and map.

~~*Policy 3: Enable the provision of farm worker housing by and for the agricultural community.*~~

2. Housing Element
Section 6.2 Existing Conditions

***Proposal is to modify/remove the text associated with Table 6-1 Benton County Housing Types and Occupancy on Page 93 as shown below.**

The average countywide household size in Benton County has slightly increased from 2.68 persons in 2000 to 2.72 in 2016. ~~Despite the variety of housing types in Benton County, there continues to be a need for farm worker housing in the rural areas of the unincorporated County where the farm worker population seasonally increases each year.~~ Table 6-2 below indicates the distribution of housing in the cities and unincorporated areas.

3. Housing Element
Section 6.4.2 Housing Types

*Proposal is to remove and replace the language associated with Farm Labor Housing as a Housing Type in Section 6.4.2 on Page 96 as shown below.

~~**Farm Labor Housing.** Provisions for seasonal housing for farm workers are provided in the GMA Agriculture designation. Housing for farm laborers may include apartments, cabins, factory assembled structures, bunkhouses, tents, or recreational vehicles maintained or temporarily located in connection with farm work.~~ **Farm labor housing is available in all zoning districts that allow residential dwelling units, and, further, the County recognizes that RCW 70.114A provides additional opportunities for migrant and seasonal farm labor housing in Benton County.**

4. Housing Element
Section 6.4.2 Housing Types

*Proposal is to remove the text referencing farm worker housing as an example of a Multiple Detached Dwelling (MDD) provision allowance in Section 6.4.2 on Page 97 as shown below.

Multiple Detached Dwellings. *Under the current BCC, the Planning Administrator may approve up to four detached dwellings on an individual lot provided the proposed use complies with all applicable Benton Franklin Health District, Department of Health and Social Services, and Ecology requirements, as well as the density requirements of the Comprehensive Plan. The multiple dwellings provision allows for supervision of elderly or infirmed family members, ~~farm-worker-housing~~, and other flexible living arrangements.*

The rationale for the amendment is to clarify in the Comprehensive Plan text that farm labor housing is available in all zoning districts that allow residential dwelling units, and, further, the County recognizes that RCW 70.114A provides additional opportunities for migrant and seasonal farm labor housing in Benton County.

2.7 Housing

HE Goal 1: Provide for a variety of residential uses and densities consistent with the rural character and lifestyles and a choice of housing types for people of all income levels.

Policy 1: Include a variety of dwelling unit types and densities within the rural housing stock.

Policy 2: Allow and regulate manufactured homes in the same way as site-built homes.

Policy 3: Work with Cities to provide housing for all economic segments of the population and seek to create the conditions necessary for the construction of affordable housing at appropriate densities within each of the jurisdiction types (i.e., rural and urban).

Policy 4: Follow RCW 36.70A.350 with regard to approving urban densities located outside of urban growth boundaries and outside of existing Rural Community Center areas, unless they are encompassed by the expansion of an existing UGA.

Policy 5: Locate higher than rural densities in appropriate areas within the Rural Community Center areas, Rural Transition Areas, or adjacent to the communities of Finley, Plymouth, Paterson, and Whitstran, per the adopted Land Use Map.

Policy 6: Keep plan provisions for the location of rural residential development consistent with preserving agricultural lands and maintaining the rural lifestyles of the County while also minimizing conflicts with commercial agricultural activities.

Policy 7: Consider accessory dwelling units as an affordable housing option and look for flexible and innovative ways of integrating accessory dwelling units into single family residential zones.

HE Goal 2: Adequate housing should be available to meet the housing needs for the existing and projected population.

Policy 1: Preserve existing, viable, rural residential areas and protect single-family residential areas from incompatible land uses.

Policy 2: Allow new housing in the unincorporated County consistent with densities maintained in the Land Use Element and map.

~~Policy 3: Enable the provision of farm worker housing by and for the agricultural community.~~

2.8 Transportation Element

TE Goal 1: Provide safe, convenient, efficient, economic, and multi-modal transportation networks compatible with the rural character and which serve the transportation demands consistent with the Land Use Element, and all other relevant provisions of the Comprehensive Plan.

6 Housing Element

6.1 Introduction

The Housing element is integrated with the other elements of the Comprehensive Plan. A full understanding of the County’s housing policy and plans should include a study of these elements.

The GMA planning goals for housing are as follows:

- Encourage the availability of housing to all economic segments of the population
- Promote a variety of residential densities and housing types
- Encourage the preservation of existing housing stock

The Housing element includes an inventory and analysis of existing and projected housing needs within the County. Chapter 2 of the Comprehensive Plan identifies goals and policies for the preservation, improvement, and development of housing. Chapter 3: Land Use provides analysis to identify sufficient land for multiple housing choices to meet the projected needs of all economic segments of the County.

6.2 Existing Conditions

The 2015 American Community Survey data indicate 71,473 housing units currently exist in the entire Benton County, including cities (U.S. Census Bureau 2015). Unincorporated information is also provided below, along with a breakdown for cities. About 68 percent of the housing units are owner-occupied and 32 percent renter-occupied (Table 6-1).

**Table 6-1
Benton County Housing Types and Occupancy**

	Estimate in 2015	Percent
Total Housing units	71,473	100.00
Occupied housing units	67,430	94.00
Vacant housing units	4,043	6.00
Owner-occupied housing units	45,508	67.50
Renter-occupied housing units	21,922	32.50
Unit types		
1-unit, detached	44,599	62.40
1-unit, attached	1,953	2.70
2 units	2,889	4.00
3 or 4 units	2,776	3.90
5 to 9 units	3,479	4.90
10 to 19 units	3,431	4.80

	Estimate in 2015	Percent
20 or more units	4,509	6.30
Mobile home	7,648	10.70
Boat, RV, van, and other	189	0.30

Source: American Community Survey (U.S. Census Bureau 2015)

The average countywide household size in Benton County has slightly increased from 2.68 persons in 2000 to 2.72 in 2016. ~~Despite the variety of housing types in Benton County, there continues to be a need for farm worker housing in the rural areas of the unincorporated County where the farm worker population seasonally increases each year.~~ Table 6-2 below indicates the distribution of housing in the cities and unincorporated areas.

**Table 6-2
Existing Housing Units**

Jurisdiction	2000	2015
Benton County (total)	55,963	71,473
City of Kennewick	22,043	29,356
City of Richland	16,454	22,130
City of Prosser	1,781	2,301
City of West Richland	3,094	4,530
City of Benton City	1,022	1,194
Total Units Incorporated	44,394 (79%)	59,511 (83%)
Total Units Unincorporated	11,569 (21%)	11,962 (17%)

Source: U.S. Census Bureau (2000, 2015)

6.2.1 *Affordability*

The term affordable, when used with regard to housing, is usually relative to a specific economic segment of the population. According to the U.S. Department of Housing and Urban Development, families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care. The 2015 Census data indicate approximately 22 percent of the County's housing units cost over 30 percent of the owner's monthly income. The 2015 Census data also indicate median income for Benton County is \$60,251 (Table 6-3).

6.4.2 Housing Types

Affordable Housing Types. Factory Assembled Structures and mobile homes offer housing alternatives suitable to low-income and moderate-income groups as well as senior citizens. Factory assembled structures are designed, made off site, and assembled on site. This process helps reduce building material and construction costs. Quality Factory Assembled Structures can be placed on a parcel for approximately 70 percent of the cost of a comparably sized site built structure. As technology improves, factory assembled structures can be designed to closely resemble site-built homes. In addition, when placed in mobile home parks or subdivisions, Factory Assembled Structures can offer reduced land and infrastructure costs.

Factory Assembled Structures are a major source of affordable housing in Benton County. They meet Housing and Urban Development standards, which make it possible for buyers to get loans to purchase with little or no down payment. This is a very attractive option for those with little savings to buy site-built homes.

Accessory Dwelling Units. The zoning code permits the establishment of additional living quarters within single family residences to permit persons who, due to a disability or an infirmity, require the assistance of friends, relatives, or a professional nurse to remain in their home and for persons related to the occupant. These units help meet the needs of the disabled, infirm, or elderly in need of assisted care and are currently allowed by ordinance in all residential zones and the agricultural zoning district of Benton County.

The County plans to review its zoning code for provisions to allow accessory dwelling units in its single-family residential zones in addition to its current code provision of allowing accessory dwelling units for disabled, infirm, or elderly residents.

Farm Labor Housing. ~~Provisions for seasonal housing for farm workers are provided in the GMA Agriculture designation. Housing for farm laborers may include apartments, cabins, factory assembled structures, bunkhouses, tents, or recreational vehicles maintained or temporarily located in connection with farm work.~~ Farm labor housing is available in all zoning districts that allow residential dwelling units, and, further, the County recognizes that RCW 70.114A provides additional opportunities for migrant and seasonal farm labor housing in Benton County.

Planned Developments. PD developers are offered flexibility in project design and site planning, which can allow for a higher quality development and improved affordability. PDs are generally characterized by flexible site requirements, which focus on overall project design rather than lot by lot design, efficiency in the provision of utilities, and common open space.

Multiple Detached Dwellings. Under the current BCC, the Planning Administrator may approve up to four detached dwellings on an individual lot provided the proposed use complies with all

applicable Benton Franklin Health District, Department of Health and Social Services, and Ecology requirements, as well as the density requirements of the Comprehensive Plan. The multiple dwellings provision allows for supervision of elderly or infirmed family members, ~~farm worker housing~~, and other flexible living arrangements.

Temporary Dwellings. All residential and agricultural districts permit temporary dwellings. These types of housing are also approved with or without conditions by the Planning Administrator. They may be approved in cases of personal hardship and to suit the needs of the agricultural community on a temporary basis. Because such hardships or needs are personal and generally transitory, it is determined that the approval of temporary dwellings do not constitute a long-term land use commitment that would conflict with the County’s Comprehensive Plan.

6.4.3 *Development Review Process*

In addition to land use policies, the County development review process will be periodically evaluated for efficiency and customer service improvement opportunities. Periodic reviews to improve efficiency and service can help reduce housing development costs and may also encourage developers to use the policy and regulatory features of the Comprehensive Plan which is designed to encourage affordable housing.

BENTON COUNTY DEPARTMENTS
HOUSEKEEPING AMENDMENT



File No. CPA 2021-003

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

- Describe the proposed amendment: The 2017 Periodic Update Land Use Designation Map known as Appendix A, Figure 5, of the 2017 Benton County Comprehensive Plan contains an inadvertent error which omitted 6 parcels (126801000014000, 126801000036000, 126801000035000, 126801000033000, 126801000034000, and 126801010044003) from being shown as the intended Heavy Industrial designation.
- Location of Proposed Amendment: This area is located north of SR 397, south of E Lechelt Rd, and west of S Piert Rd in the Finley area of Benton County.
- Description of Amendment: This proposal seeks to amend the Benton County Comprehensive Map to correct an omission of 6 Heavy Industrial designation parcels including parcels 126801000014000, 126801000036000, 126801000035000, 126801000033000, 126801000034000, and 126801010044003.
- State the requested text amendment language or proposed plan designation for the property. Amend Figure 5 map within Appendix A of the 2017 Benton County Comprehensive Plan to change parcels 126801000014000, 126801000036000, 126801000035000, 126801000033000, 126801000034000, and 126801010044003 from the Rural Remote designation to the Heavy Industrial designation in order to be consistent with the Benton County Official Zoning Map A-4.
- If the amendment requires a map plan change, prepare and attach a site map showing the area in which a plan change is being sought, 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 indicated the existing environmental designation.
- 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: This amendment is being requested to ensure consistency between the adopted Benton County Official Zoning Map A-4 and the 2017 Comprehensive Plan.

[Signature]
Preparer's Signature

Michelle Cooke
Printed Name

11/28/21
Date

[Signature]
Department Head Signature

Greg Wendt
Printed Name

3/14/21
Date

Lechelt Comp Plan Area



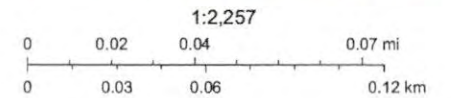
1/5/2021, 11:09:17 AM

CompPlan

RURAL REMOTE FloodDataFEMA

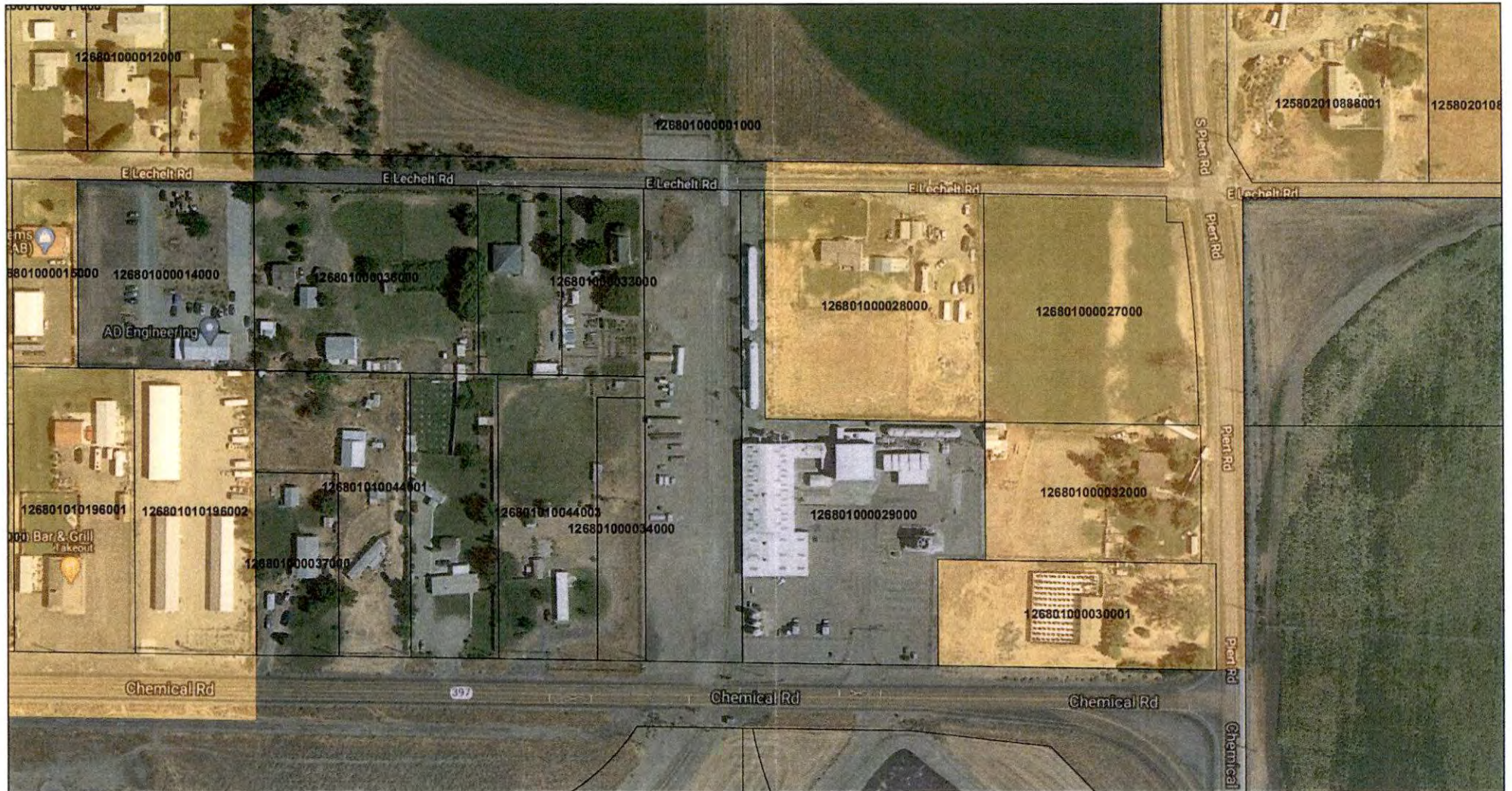
RURAL INDUSTRIAL Parcels_and_Assess

X



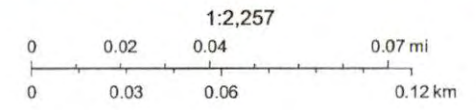
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Lechelt Zoning Area



1/5/2021, 11:09:46 AM

- Parcels_and_Assess
- RL-5
- Zoning
- FloodDataFEMA
- HEAVY INDUSTRIAL
- X



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

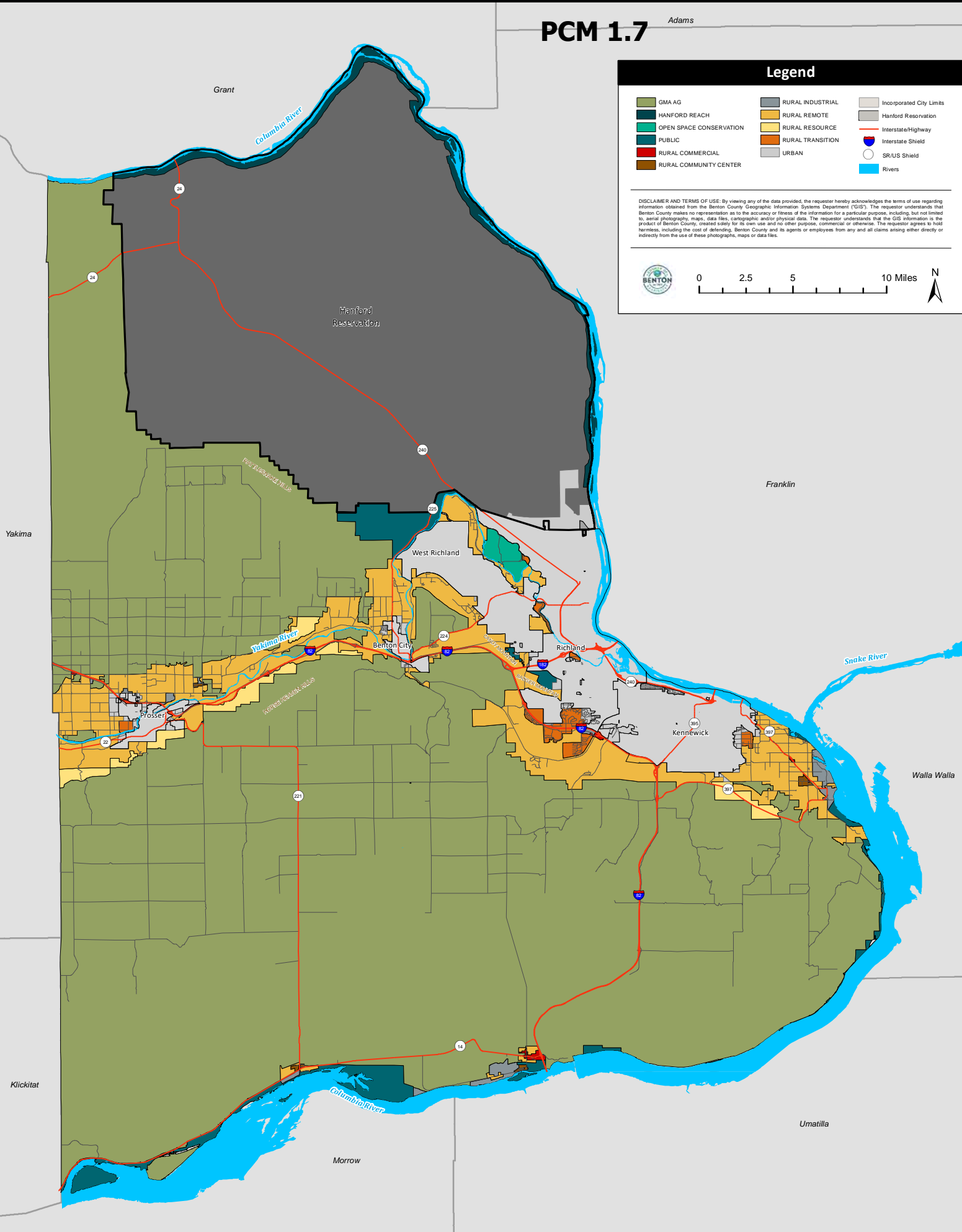
PCM 1.7 Adams

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 requestor hereby acknowledges the terms of use regarding information obtained from the Benton County Geographic Information Systems Department (GIS). The requestor 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 requestor 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 requestor 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.

0 2.5 5 10 Miles



Community Development Department

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



Planning Division

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

PCM 1.8

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 1.9

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 Wisner 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



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-2527--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 amend text in Chapter 2-Goals and Policies, to amend text in Chapter 6.2-Existing Conditions and in 6.4.2-Housing Types.

We received your submittal on 03/31/2021 and processed it with the Submittal ID 2021-S-2527. 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

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 1.12

Determination of Non-Significance

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

File No. EA 2020-035

Project Description: A proposal to Comprehensive Plan Amendment (CPA 2021-003) proposes to delete text in *Chapter 2 Goals and Policies, HE Goal 2, Policy 3* (Page 25) and to amend text in *Chapter 6.2 Existing Conditions* (Page 93) and in *6.4.2 Housing Types – Farm Labor Housing* (Page 96 & 97).

Project Location: The proposed Benton County Comprehensive Plan Amendment is not a site-specific project.

Jurisdiction: Benton County, Washington

Lead Agency: Benton County Planning Division

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

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

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

SEPA Responsible Official: Greg J. Wendt
Position/Title: Director - Community Development Department
Address: P.O. Box 910, Prosser WA 99350
Phone: 509-786-5612

Date: March 30, 2021



Greg J. Wendt, Director

DISTRIBUTION:

Applicant
News Media (Encl. map or plot plan)
Benton County Building Office
Benton County Fire Marshal
Dept. of Natural Resources-Olympia
Dept. of Natural Resources -Ellensburg
Benton Clean Air Authority
Bureau of Reclamation
Benton County Public Works
City of Kennewick
City of Richland
City of Benton City
City of Prosser
City of West Richland
Benton-Franklin Dist. Health Dept.
Kennewick Irrigation District
Kiona Irrigation District
Benton Irrigation District
Badger Mountain Irrigation District
Columbia Irrigation District
Sunnyside Valley Irrigation District
Roza Irrigation District
Department of Transportation
Port of Benton
Port of Kennewick
Washington State Department of Health
Department of Ecology - Olympia
Department of Ecology - Yakima
Corps of Engineers
Fire District # 1
Fire District # 2
Fire District # 3
Fire District # 4
Fire District # 5
Fire District # 6
Bureau of Land Management
Dept. of Fish and Wildlife
Dept. of Arch. & Historic Preservation
Futurewise

Dept. of Commerce
Ben Franklin Transit
Benton Franklin Council of Governments
Yakima Indian Nation

SEPA Environmental Checklist
File No. EA 2020-035

A. Background

1. Name of proposed project, if applicable: A proposal by Benton County to delete text in Chapter 2 Goals and Policies, HE Goal 2, Policy 3 (Page 25). To amend text in Chapter 6.2 Existing Conditions (Page 93) and in 6.4.2 Housing Types-Farm Labor Housing (Page 96 & 97).

2. Name of applicant:
Benton County Planning Dept.
P.O. Box 910
Prosser WA 99350

3. Address and phone number of applicant and contact person:
Greg Wendt, Planning Manager
509-786-5612

4. Date checklist prepared: November 18, 2020

5. Agency requesting checklist: Benton County

6. Proposed timing or schedule (including phasing, if applicable):
Planning Commission public hearing in July 2021

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.
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 know or immediately anticipated.

10. List any government approvals or permits that will be needed for your proposal, if known.
The approval of the proposed Comprehensive Plan amendments is required by the Board of County Commissioners.

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 uses and sizes of each of the proposal vary.

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 uses and sizes of each of the proposal vary.

B. Environmental Elements

1. Earth

a. General description of the site: (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

General topographic characteristics vary greatly within Benton County and environmental evaluations for future site-specific projects will need to be conducted if a site-specific project is proposed.

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

Not applicable, this is not a site-specific project.

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.

Not applicable, this is not a site-specific project

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

Not applicable, this is not a site-specific project.

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.

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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.

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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.

Not applicable, this is not a site-specific project.

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.

Not applicable, this is not a site-specific project.

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, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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.

Not applicable, this is not a site-specific project.

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.

Not applicable, this is not a site-specific project.

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.

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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 _____

If any threatened or endangered species are found for site-specific projects, compliance with Benton County Code Title 15 (Protection of Critical Areas and Resources) will be required.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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.

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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:

Not applicable, this is not a site-specific project.

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.

Not applicable, this is not a site-specific project.

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.

Not applicable, this is not a site-specific project.

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.

Not applicable, this is not a site-specific project.

4) Describe special emergency services that might be required.

Not applicable, this is not a site-specific project.

- 5) Proposed measures to reduce or control environmental health hazards, if any:
Not applicable, this is not a site-specific project.

b. Noise

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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.

Not applicable, this is not a site-specific project.

- 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?

Not applicable, this is not a site-specific project.

- 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:

Not applicable, this is not a site-specific project.

- c. Describe any structures on the site.

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable, this is not a site-specific project.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Not applicable, this is not a site-specific project.
- i. Approximately how many people would reside or work in the completed project?
Not applicable, this is not a site-specific project.
- j. Approximately how many people would the completed project displace?
Not applicable, this is not a site-specific project.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
Not applicable, this is not a site-specific project.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Not applicable, this is not a site-specific project.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
The regulations must be consistent with the Benton County Comprehensive Plan policies and guidelines.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None
- c. Proposed measures to reduce or control housing impacts, if any:
None

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

- c. Proposed measures to reduce or control aesthetic impacts, if any:
None

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Not applicable, this is not a site-specific project.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable, this is not a site-specific project.
- c. What existing off-site sources of light or glare may affect your proposal?
Not applicable, this is not a site-specific project.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Not applicable, this is not a site-specific project.

**12.
n**

Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Not applicable, this is not a site-specific project.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
Not applicable, this is not a site-specific project.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Not applicable, this is not a site-specific project.

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.
Not applicable, this is not a site-specific project.
- 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.
Not applicable, this is not a site-specific project.

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.

Not applicable, this is not a site-specific project.

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.

Not applicable, this is not a site-specific project.

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.

Not applicable, this is not a site-specific project.

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?

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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).

Not applicable, this is not a site-specific project.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. Not applicable, this is not a site-specific project.

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?

Not applicable, this is not a site-specific project.

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.

Not applicable, this is not a site-specific project.

h. Proposed measures to reduce or control transportation impacts, if any:
Not applicable, this is not a site-specific project.

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.
Not applicable, this is not a site-specific project.

b. Proposed measures to reduce or control direct impacts on public services, if any.
Not applicable, this is not a site-specific project.

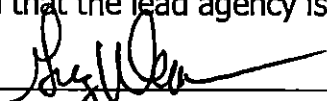
16. Utilities

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
Not applicable, this is not a site-specific project.

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.
Not applicable, this is not a site-specific project.

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: Greg Wendt, Planning Manager

Position and Agency/Organization Benton County Planning Department

Date Submitted: Novmeber 18, 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?

Not applicable, this is not a site-specific project.

Proposed measures to avoid or reduce such increases are:

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project. However, if any threatened or endangered species are found during the review of a site-specific project, compliance with Benton County Code Title 15 (Protection of Critical Areas and Resources) is required.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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?

Not applicable, this is not a site-specific project. However, environmental evaluations for future site-specific projects will need to be conducted at the time a project is proposed.

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

Not applicable, this is not a site-specific project. However, mitigation measures may be required as condition of approval for a site-specific project through the SEPA review process if determined necessary.

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?

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

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

Not applicable, this is not a site-specific project.

ESA LISTED SALMONIDS/FLOODPLAINS CHECKLIST

This worksheet was designed to help project proponents and government agencies identify when a project in the floodplain will cause adverse effects on ESA (Endangered Species Act) listed salmonids or floodplain features of salmon habitat. Listed salmonids include salmon, trout and chars, e.g. bull trout.

1. Will the proposed project occur landward of a levee?

Yes ___ No X

If yes, please indicate the level of flood protection the levee provides (e.g., 30 year flood)

Not applicable, this is not a site-specific project. However, environmental evaluations for future site-specific projects will need to be conducted at the time a project is proposed.

2. Does floodwater ever carry fish behind the levee through overtopping or by flooding from upstream or downstream of the levee?

Yes ___ No X

Not applicable, this is not a site-specific project. However, environmental evaluations for future site-specific projects will need to be conducted at the time a project is proposed.

If you answered yes, and "100 year" to question 1, and no to question 2, you do not need to complete the remainder of this checklist.

HABITAT SPECIFICS: The questions in this section are specific to the project site and vicinity.

1. Name of nearest waterbody: _____
Not applicable, this is not a site-specific project. However, environmental evaluations for future site-specific projects will need to be conducted at the time a project is proposed.

2. What is the distance from this project to the nearest body of water?
Not applicable, this is not a site-specific project. However, environmental evaluations for future site-specific projects will need to be conducted at the time a project is proposed.

(Often a buffer between the project and a stream can reduce the chance of a negative impact to fish or habitat)

3. Is the project above a full or partial barrier to fish?
Yes ___ No X
Not applicable, this is not a site-specific project. However, environmental evaluations for future site-specific projects will need to be conducted at the time a project is proposed.

If yes, check the type of barrier

- natural permanent barrier (waterfall) _____
- natural temporary barrier (beaver pond) _____
- man-made barrier (culvert, dam) _____
- other (explain): _____

4. If "yes" to question 3 above, are there any salmonids ever, swimming, spawning, or rearing above the barrier? Yes ___ No ___ Don't know ___
Not applicable, this is not a site-specific project. However, environmental evaluations for future site-specific projects will need to be conducted at the time a project is proposed.

If you answer "yes" to question 3, and "no" to question 4, you can skip to question 16. Please complete questions 16-21 of this form.

5. Is the project site in the floodway, the channel migration zone, or the riparian buffer zone? Yes ___ No ___

6. What is the current condition and land use on the project site, and the land between the site and the potentially affected water body? (eg, "site is cleared but not paved parking lot, land between site and river is farmland")

PROJECT SPECIFICS: The following questions will help determine if this project could interfere with migration or rearing of listed fish.

(Both increases and decreases in water flows can affect fish migration.)

7. Does the project require the withdrawal of:

i. Surface water? Yes___ No___

Amount _____

Name of surface water body _____

ii. Ground water? Yes___ No___

Amount _____

From where _____

Depth of well _____

8. Will any water be rerouted? Yes___ No___

If yes, will this require a channel change?

9. Will there be retention or detention ponds? Yes___ No___

If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

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

10. Will this project require the building of new roads?

Yes___ No___ (Increased road mileage may affect the timing of water reaching a stream and may impact fish habitat.)

11. Are culverts proposed as part of this project? Yes___ No___

12. Will topography changes affect the duration/direction of runoff flows? Yes___ No___

If yes, describe the changes.

13. Will the project involve any reduction of the floodway or floodplain by filling or other partial blockage of flows?

Yes ___ No ___ (Juvenile fish rely on inundated floodplains to seek refuge from high volume and high velocity water during floods. Floodplain refuge increases juvenile fish survival.)

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

PROJECT SPECIFICS: The following questions are designed to determine if the project will affect riparian vegetation.

(Streambank vegetation provides shade that keeps water cool, provides prey base through insects that fall into the water, and helps stabilize streambanks, reducing erosion)

14. Will the project involve the removal of any vegetation from the stream banks? Yes___
No___

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

15. If any vegetation is removed, do you plan to re-plant?
Yes___ No___ If yes, what types of plants will you use?

PROJECT SPECIFICS: The following questions will help determine if this project could adversely impact water quality.

(Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc. Such impacts can reduce survival among listed species.)

16. Do you know of any problems with water quality in any of the streams within this watershed? Yes___ No___
If yes, describe.

17.
What percent of the project will be impervious surface (including pavement & roof area)?

18. Will your project either reduce or increase shade along or over a waterbody? Yes___
No___
(e.g., removal of streambank vegetation, or the building of structures such as docks or floats, often results in a change in shade.)

19. 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___

20. Will turbidity be increased because of construction of the project or during operation of the project? Yes___ No___
(In-water or near water work will often increase turbidity during and after construction).

21. Will your project require long term maintenance activities? (i.e. bridge cleaning, roadway salting, chemical sprays for vegetation management, clearing of parking lots?)
Yes___ No___ If yes, please describe.

April Brown

From: Cristina Woods
Sent: Wednesday, March 31, 2021 3:17 PM
To: Planning Department
Subject: RE: EA 2020-035 Agency Review

Good afternoon

Public Works has no comments

Thank you



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

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, March 31, 2021 11:17 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>; City of Kennewick - Fernando Garcia <Fernando.Garcia@ci.kennewick.wa.us>; City of West Richland-Eric Mendenhall (emendenhall@westrichland.org) <emendenhall@westrichland.org>; City of Richland-Mike Stevens (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; City of Richland-Kerwin Jensen (kjensen@ci.richland.wa.us) <kjensen@ci.richland.wa.us>; 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>; Kennewick Irrigation District-Development (development@kid.org) <development@kid.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>; City of Prosser <szetz@cityofprosser.com>; City of West Richland-Eric Mendenhall (emendenhall@westrichland.org) <emendenhall@westrichland.org>; City of Benton City-Jeni S. Zuniga <jzuniga@ci.benton-city.wa.us>; Badger Mountain Irrig. District (bmidmanager@badgermountainirrigation.com) <bmidmanager@badgermountainirrigation.com>; Benton Irrigation District <benton.irrigation@frontier.com>; Benton Irrigation District-Ed Mitchell <bidmitchell@frontier.com>; Columbia Irrigation District (CID@columbiairrigation.com) <CID@columbiairrigation.com>; Roza Irrigation District (Shayman@roza.org) <Shayman@roza.org>; Rigo Diosdado <diosdador@svid.org>; Sunnyside Valley Irrigation Dist. - Diane Weber <weberd@svid.org>; Port of Benton <budzeck@portofbenton.com>; Port of Kennewick <lpeterson@portofkennewick.org>; Fire District #2 Ron Ducan <rduncan@bcfpd2.org>; Fire District #3 (sjohnson@westbentonfirerescue.org) <sjohnson@westbentonfirerescue.org>; wwhealan@bcfd4.org; Fire District #4- Paul Carlyle <PCarlyle@bcfd4.org>; Fire District #5 <brian@newhouseassociates.com>; chiefwatt@bcfd6.com; Benton-Franklin Council of Governments - Len Pavelka (lpavelka@bfcog.us) <lpavelka@bfcog.us>; Yakima Indian Nation-John Marvin <john_marvin@yakama.com>; Yakama Indian Nation SEPA Review <enviroreview@yakama.com>; Jessica_Lally@Yakama.com; Corrine_Camuso@Yakama.com; Casey_Barney@Yakama.com; Ben Franklin Transit - Bill Barlow (bbarlow@bft.org) <bbarlow@bft.org>; Ben Franklin Transit K. McMullen <KmcMullen@bft.org>; Ben Franklin Transit - B. Windler <bwindler@bft.org>; US Corps of Engineers-Tim Erkel <tim.r.erkel@usace.army.mil>; BLM_OR_SP_Mail@blm.gov; rodney.c.huffman@usace.army.mil; US Corps of Engineers <cenww-re@usace.army.mil>

Subject: RE: EA 2020-035 Agency Review

The Benton County Planning Division 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

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this email account may be a public record. Accordingly, this email, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

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: Blaine Broberg <BBroberg@kid.org>
Sent: Wednesday, April 14, 2021 9:02 AM
To: Planning Department
Subject: [EXTERNAL] RE: EA 2020-035 Agency Review

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

Ms. Hutchinson,

KID has no comments regarding 2020-035.

Thanks,
Blaine Broberg, EIT
Staff Engineer
Kennewick Irrigation District
2015 S. Ely Street
Kennewick, WA 99337
Office: (509)586-6012 ext. 138
Cell: (509)873-2089

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, March 31, 2021 11:17 AM
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Subject: RE: EA 2020-035 Agency Review

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The Benton County Planning Division 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



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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.