

EXHIBIT LIST FOR CPA 2021-004/EA 2020-036
Comprehensive Plan Amendment

DATED

Planning Commission Memo Exhibit List - MAY 11, 2021			
PCM 1 Includes:	PCM 1.1	Staff Report	November 4, 2020
	PCM 1.2	Site Map showing Current Comp. Plan Designations	March 29, 2021
	PCM 1.3	Site Map showing Proposed Comp. Plan Designations	March 30, 2021
	PCM 1.4	Site Map showing Current Zoning Designations	March 29, 2021
	PCM 1.5	Site Map showing Proposed Zoning Designation	March 30, 2021
	PCM 1.6	Comp. Plan Appendix A Map Folio Figure 5-Land Use Designation Map	April 28, 2021
	PCM 1.7	Benton County Comp. Plan 2021 Docket	January 20, 2021
	PCM 1.8	Notice of Public Hearing	March 19, 2021
	PCM 1.9	Dept. of Commerce letter re: 60 day Notice of Intent to Adopt Amendments	March 31, 2021
		APPLICATION SUBMITTAL	
	PCM 1.10	Comprehensive Plan Amendment Application	November 4, 2020
	PCM 1.11	Site Map	November 4, 2020
		SEPA INFORMATION	
	PCM 1.12	Environmental Checklist EA 2020-031	February 11, 2021
	PCM 1.13	Determination of Non Significance	March 31, 2021
		COMMENTS	
	PCM 1.14	Benton County Fire Marshal	April 1, 2021
PCM 1.15	Dept. of Transportation	April 9, 2021	
PCM 1.16	Benton County Public Works	April 12, 2021	
PCM 1.17	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
www.co.benton.wa.us



Planning Division

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

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

FILE NO: CPA 2021-004 (*Comprehensive Plan Amendment*)

MEMO DATE: April 22, 2021

HEARING DATE: May 11, 2021

APPLICANT/OWNER: 5D Development at Cottonwood I LLC, 410 Fanning Rd., Pasco, WA 99301.

LOCATION: General Location: The properties are on the north side of E. Wiser Parkway and west of E. Detrick PR SE, located approximately 1/4 mile west of the intersection of Wiser Parkway and E. Badger Road.
Address: 106904 and 107010 E. Detrick PR SE, Kennewick, WA 99338.
Legal: Lots 1 and 2 of Short Plat 3669.
Parcel Number: Not yet established/Parent # 1-1188-102-0000-004

PROPERTY SIZE: Approximately 2.0 acres, collectively.

AREA TO BE USED: N/A

LAND USE: Undeveloped

ZONING: Light Industrial

COMP PLAN: Rural Industrial

STAFF RECOMMENDATION: Planning Division staff recommend that the Planning Commission forward to the Board of County Commissioners a recommendation to approve Benton County Comprehensive Plan Amendment CPA 2021-004, subject to the fourteen (14) findings of fact.

APPLICATION DESCRIPTION:

Comprehensive Plan Amendment (CPA 2021-004) proposes to modify the Comprehensive Plan designation of two (2) parcels that lie adjacent other Rural Commercial designated parcels from Rural Industrial to Rural Commercial. The amendment will revise and update *Appendix A Map Folio Figure 5 - 2017 Periodic Update Land Use Designations Map* in *Appendix A* of the *Benton County Comprehensive Plan* and if necessary other tables and text in the Plan that may refer to the current use or designation of the property.

A rezone of the property from the current Light Industrial zoning designation to a Commercial zoning designation will be required after the Comprehensive Plan Amendment process is completed.

PUBLIC NOTICE:

1. Legal notification for the 2021 Comprehensive Plan Amendment Docket was published in the Prosser Record Bulletin on January 20, 2021 (PCM 1.7).
2. The application for CPA 2021-004 was submitted to the Benton County Planning Division on November 19, 2020 (PCM 1.10).
3. The application was declared complete for processing on November 25, 2020.
4. An Environmental Checklist (EA 2020-031) (PCM 1.12) was submitted on November 19, 2021, revised and resubmitted on February 11, 2021 and a Determination of Non-Significance (PCM 1.13) was issued on March 31, 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 1.9)
7. Legal notification for the Planning Commission public hearing was published on April 28, 2021 in the Prosser Record Bulletin. (PCM 1.8)
8. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on April 28, 2021.
9. The Planning Commission public hearing is scheduled for May 11, 2021.

STATE ENVIRONMENTAL POLICY ACT:

CPA 2021-004 has been reviewed under the requirements of the State Environmental Policy Act, and a Determination of Non-Significance (DNS) (PCM 1.13) was issued on March 31, 2021 with a 14-day comment period ending on April 14, 2021. Copies of the Environmental Checklist (PCM 1.12), the Determination of Non-Significance (PCM 1.13), and the comments received from reviewing agencies are attached to this memorandum (PCM 1.14 and 1.17).

APPLICABLE STANDARDS/ORDINANCES:

1. Benton County Code (BCC) 16.14.030, Comprehensive Plan – Amendments - Persons Eligible to Request Amendments - Applications.
2. Benton County Code (BCC) 16.14.040, Comprehensive Plan – Amendments - Public Notice of Deadline for Submittal of Complete Applications.
3. Benton County Code (BCC) 16.14.050, Comprehensive Plan – Amendments - Application Period.

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

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

RCW 36.70A.020, Planning Goals

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

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

12. Benton County Code Chapter 6.35 Environmental Policy

AGENCY COMMENTS:

1. The application documents were distributed to the following reviewing agencies on March 31, 2021.
 - a. Benton County Building Division
 - b. Department of Natural Resources – Ellensburg
 - c. Department of Natural Resources – Olympia
 - d. Benton Clean Air Authority
 - e. Benton County Public Works Department
 - f. Benton-Franklin Health District
 - g. Washington State Department of Transportation
 - h. Washington State Department of Health
 - i. Department of Ecology – Olympia
 - j. Department of Ecology – Yakima
 - k. Benton County Fire Marshal
 - l. Department of Fish and Wildlife
 - m. Bureau of Reclamation

- n. Bureau of Land Management
 - o. Benton County Fire District #1
 - p. Futurewise
 - q. Department of Archaeology/Historic Preservation
 - r. Tom Price – Environmental Review, Inc.
 - s. City of Kennewick
 - t. City of Richland
 - u. Kennewick Irrigation District
 - v. Department of Commerce
2. Agency comments were received from:
 - a. Washington State Department of Transportation
 - b. Kennewick Irrigation District
 - c. Benton County Fire Marshal
 - d. Benton County Public Works
 3. The following are general comments and discussion points from the Planning Division:
 - a. The Planning Division analyzed the application for consistency with the Growth Management Act, the Benton County Comprehensive Plan, the County-Wide Planning Policies, and other regulations adopted by Benton County as applicable.
 - b. The subject parcels are designated Rural Industrial by the Benton County Comprehensive Plan.
 - c. The proposed Comprehensive Plan designation of Rural Commercial and anticipated zone change to a Commercial designation will allow commercial activities, potentially including retail and services, to an area of Benton County experiencing increased residential growth.
 - d. Adjoining properties to the west, north, and east are designated Rural Industrial while those to south are designated Rural Commercial.

CRITERIA FOR FINDINGS OF FACT:

1. **Benton County Code (BCC) 16.14.030**, Comprehensive Plan – Amendments - Persons Eligible to Request Amendments - Applications.
 - (b) Applications to amend any other portion of the County's Comprehensive Plan can be submitted at the direction of the Benton County Planning Commission, Benton County Board of Commissioners, the Benton County Planning Director, any owner of property in unincorporated Benton County seeking an amendment that only affects that person's property, any resident of unincorporated Benton County supported by signatures of ten (10) residents of unincorporated Benton County, or any general or special purpose local governmental entity operating in Benton County pursuant to an adopted resolution of its legislative body or board of directors.
2. **Benton County Code (BCC) 16.14.040**, Comprehensive Plan – Amendments - Public Notice Deadline for Submittal of Complete Application.
 - (a) Prior to October 1st of each year, the Planning Department shall place legal notices in the official county newspaper announcing the December 1st deadline for submitting complete applications for amendments to the Comprehensive Plan.

3. **Benton County Code (BCC) 16.14.050**, Comprehensive Plan – Amendments - Application Period.
 - (a) Subject to the exceptions found in RCW 36.70A.130(2)(a) and 36.70A.130(2)(b), applications to amend the Comprehensive Plan shall only be accepted between October 1st and December 1st of any year, and all applications will be considered concurrently by the Board of County Commissioners in the calendar year that follows the year in which the application is submitted.

4. **Benton County Code (BCC) 16.14.060**, Amendments to the Benton County Comprehensive Plan – Amendments - Documentation required for a complete application.
 - (a) Within fourteen (14) days after receiving an application for amendment to the Comprehensive Plan, the County Planning Department shall review the application and place in the mail or personally deliver a written determination addressed to the applicant stating that the application is complete or that the application is incomplete and identifying what is necessary to make the application complete.
 - (b) All applications for amendment to the Comprehensive Plan must provide all information requested on the application form and include the following documentation:
 - (1) a completed environmental checklist in accordance with the State Environmental Policy Act (SEPA);
 - (2) an application fee as set by resolution of the Board of County Commissioners;
 - (3) a textual and graphic description of the requested Comprehensive Plan amendment which shall identify the specific portions of the Plan proposed for amendment;
 - (4) an explanation of why the amendment is being proposed; and
 - (5) the signature of the person or persons eligible to make the application as set forth in BCC 16.14.030.

5. **Benton County Code (BCC) 16.14.080**, Comprehensive Plan – Amendments - Procedural Steps for Review of Proposed Amendments.
 - (a) The Planning Department will initiate review of complete applications by listing them in a posted legal notice along with the State Environmental Policy Act (SEPA) review dates. Analysis of each application for consistency with the Washington State Growth Management Act and the Comprehensive Plan, including the adopted County-wide Planning Policies, will be conducted and summarized in a staff report. The Planning Department shall also make a recommendation to the Planning Commission for approval or denial of each application.
 - (b) The Planning Commission will conduct at least one open record public hearing on the applications and forward a recommendation for approval or denial of each application to the Board.
 - (c) The Board of County Commissioners will conduct at least one open record public hearing on the applications prior to approving, approving with modifications and/or conditions, or denying the applications.

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

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

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

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

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

Section 2.2 Land Use

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

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

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

Section 2.6 Economic Development

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

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

Policy 4: Facilitate economic growth and prosperity while preserving the existing rural quality of life and character, as it is defined by rural residents.

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

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

8. **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

9. **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** to the Benton County Board of Commissioners for application CPA 2021-004, changing the land use designation from Rural Industrial to Rural Commercial and updating Appendix A-Map Folio Figure 5 to reflect said land use designation with the following suggested findings of fact and motion.

SUGGESTED FINDINGS OF FACT:

The following Findings of Fact are based on 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 CUP 2021-004 will need to be considered by the Planning Commission and may be added to the suggested Findings of Fact as set forth below. The Planning Commission may decide to adopt these as their own or amend/add to these Findings of Fact after holding the open public hearing.

FINDINGS OF FACT

1. The applicant proposes to modify the Comprehensive Plan designation of two (2) parcels that lie adjacent other Rural Commercial designated parcels from Rural Industrial to Rural Commercial. The amendment will revise and update *Figure 5 - 2017 Periodic Update Land Use Designations Map* in *Appendix A* of the *Benton County Comprehensive Plan* and if necessary other tables and text in the Plan that may refer to the current use or designation of the property.
 - a. A rezone of the property from the current Light Industrial zoning designation to a Commercial zoning designation will be required after the Comprehensive Plan Amendment process is completed.
2. The applicant is 5D Development at Cottonwood I LLC whose mailing address is 410 Fanning Rd., Pasco, WA 99301.

3. The properties are addressed as 106904 and 107010 E. Detrick PR SE, Kennewick, WA 99338 and are located approximately 1/4 mile west of the intersection of Wiser Parkway and E. Badger Road.
(Lots 1 and 2 of Short Plat 3669/ Parent parcel # 1-1188-102-0000-004).
4. The properties collectively comprise approximately 2.0 acres in size.
5. The subject parcels are currently designated Rural Industrial by the Benton County Comprehensive Plan.
6. The proposed Comprehensive Plan designation of Rural Commercial, and anticipated zone change to a Commercial designation, will allow commercial activities, potentially including retail and services, to an area of Benton County experiencing increased residential growth.
7. The proposed change to Rural Commercial will provide additional employment opportunities in the unincorporated portions of Benton County.
8. Adjoining properties to the west, north, and east are designated Rural Industrial while those to south are designated Rural Commercial.
9. 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 CUP 2021-004 was submitted to the Benton County Planning Division November 19, 2020.
 - 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 on March 31, 2021, through their online submittal system, 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.
10. The application submittal, eligibility, public notice, and procedural steps for CUP 2021-004 is consistent with *Benton County Code (BCC) Chapter 16.14 Amendments to the Benton County Comprehensive Plan*.
11. The application for CUP 2021-004 is consistent with the *Benton County Comprehensive Plan, 1.7 Amendments to this Comprehensive Plan*.
12. The application for CUP 2021-004 is consistent with the goals and policies of the Benton County Comprehensive Plan:
 - a. Section 2.2 Land Use
LU Goal 1: Ensure that land uses are compatible with surrounding uses that maintain public health, safety, and general welfare.

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

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

b. Section 2.6 Economic Development

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

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

Policy 4: Facilitate economic growth and prosperity while preserving the existing rural quality of life and character, as it is defined by rural residents.

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

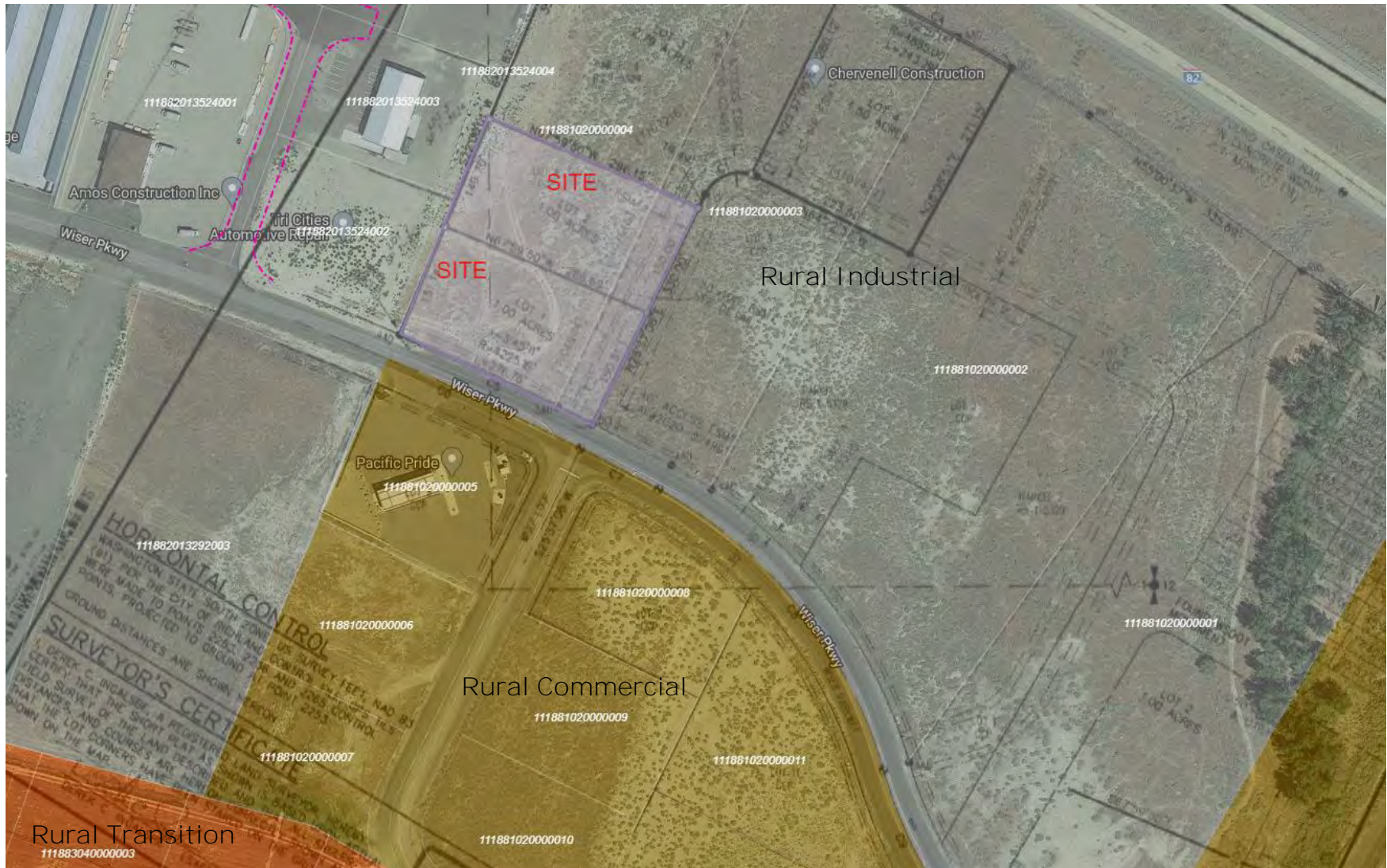
Policy 4: Designate uses within “Rural Commercial” areas as those which either serve interstate freeway traffic or are located at the center of rural communities to serve their needs.

13. The application for CUP 2021-004 is consistent with the *Benton County Comprehensive Plan, 5 Economics Element*.
14. The application for CUP 2021-004 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.

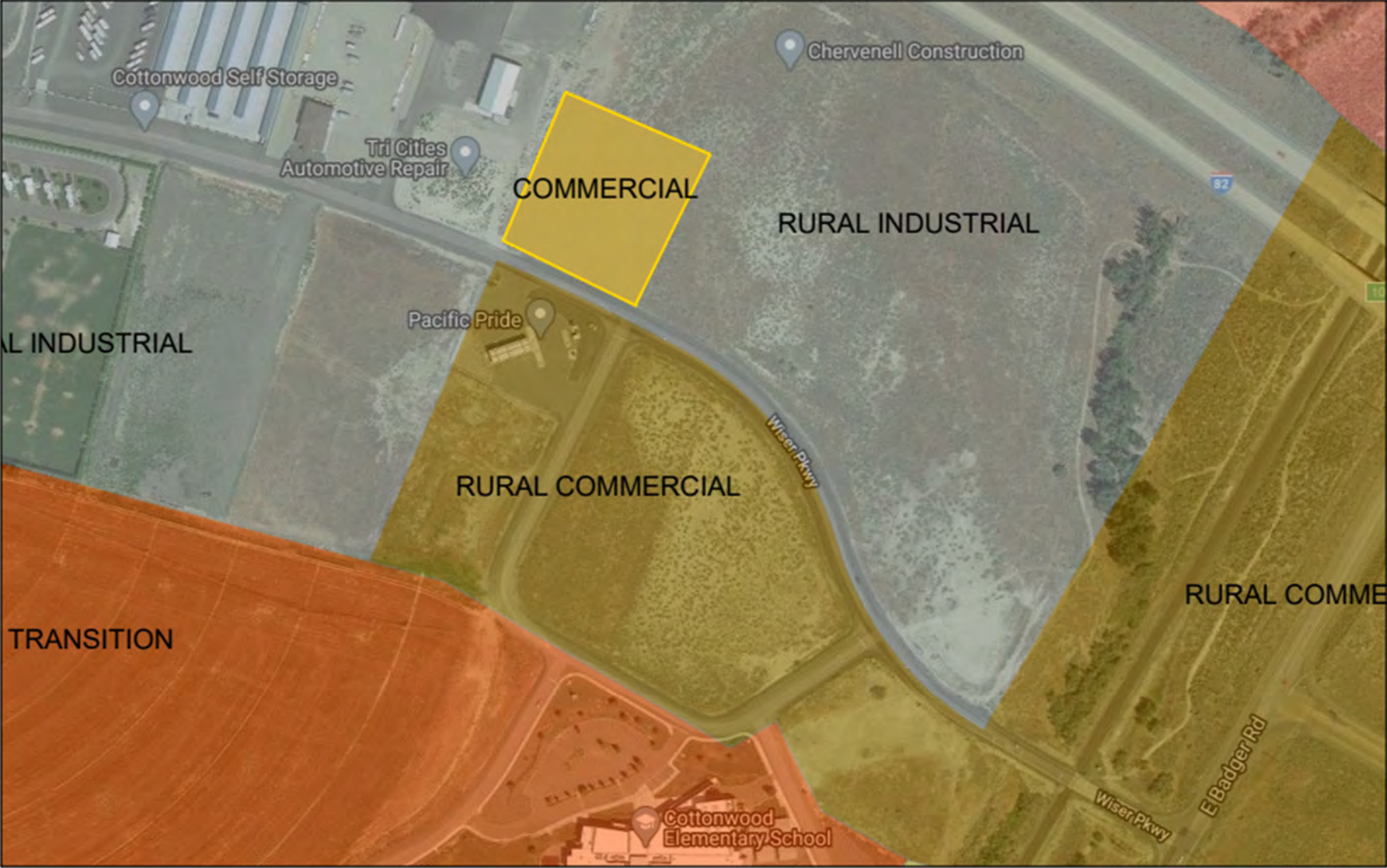
SUGGESTED MOTION

I move that the Planning Commission forward a **recommendation for approval** subject to the fourteen (14) Findings of Fact listed in the Staff Report dated April 22, 2021 for Application CUP 2021-004, amending the Comprehensive Plan Land Use Designation from Rural Industrial to Rural Commercial and amending Appendix A-Map Folio Figure 5, Land Use Designation Map to reflect said change in land use designation to the Benton County Board of Commissioners, and that the Chairman along with the Secretary of the Planning Commission develop written findings for approval and signature of the Planning Commission Chairman.

CPA 2021-004/EA 2020-036
Current Comp. Plan Designations
March 29, 2021



EA 2020-036/CPA 2021-004
Proposed 2021 Comprehensive Plan Designations
March 30, 2021



CPA 2021-004/EA 2020-036
Current Zoning Designations
March 29, 2021



EA 2020-036/CPA 2021-004
Proposed 2021 Zoning Designations
March 30, 2021

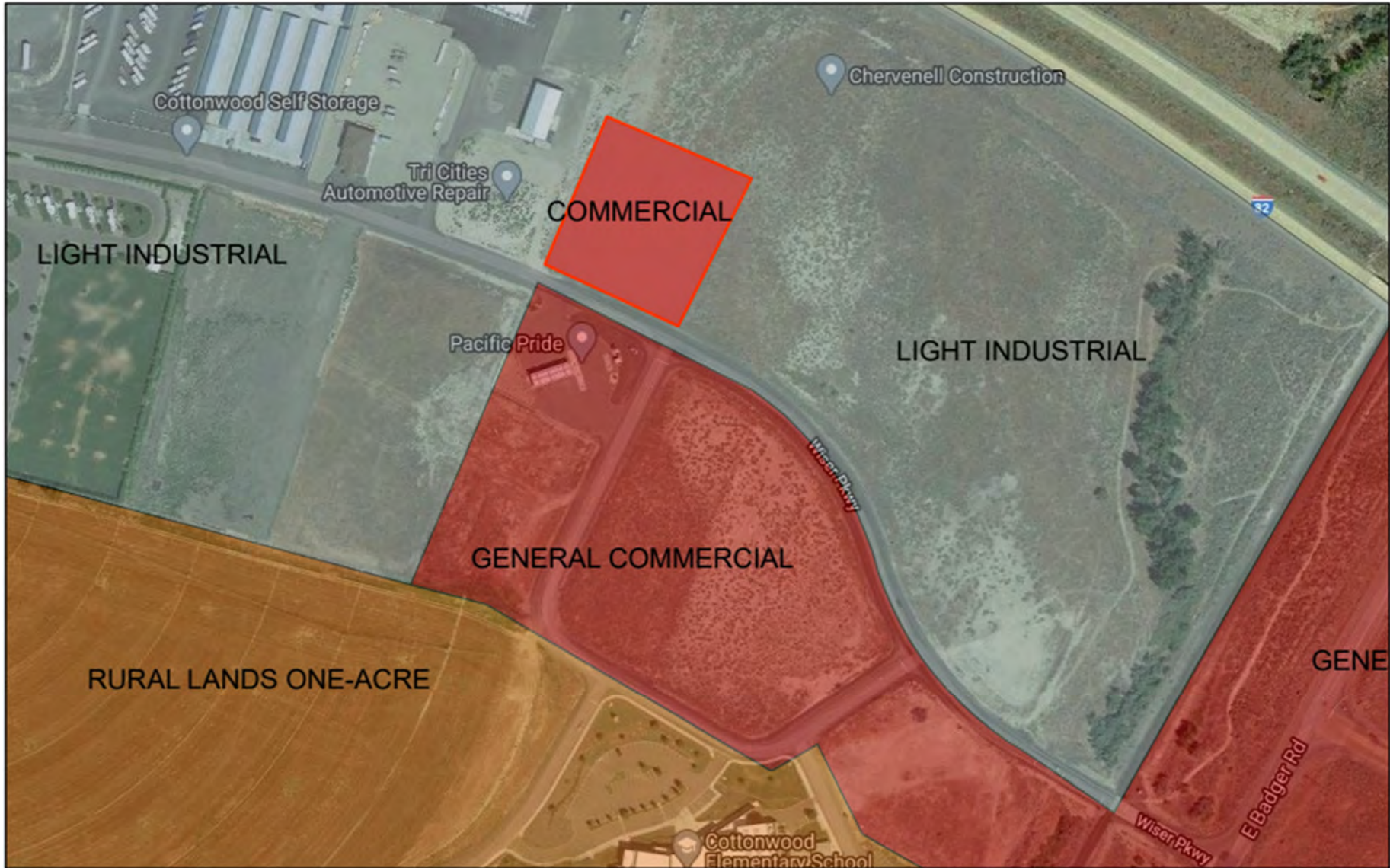



















Figure 5: Future/Proposed Land Use Designations Map - Benton County Comprehensive Plan Update Appendix A: Map Folio / April 2021 Draft

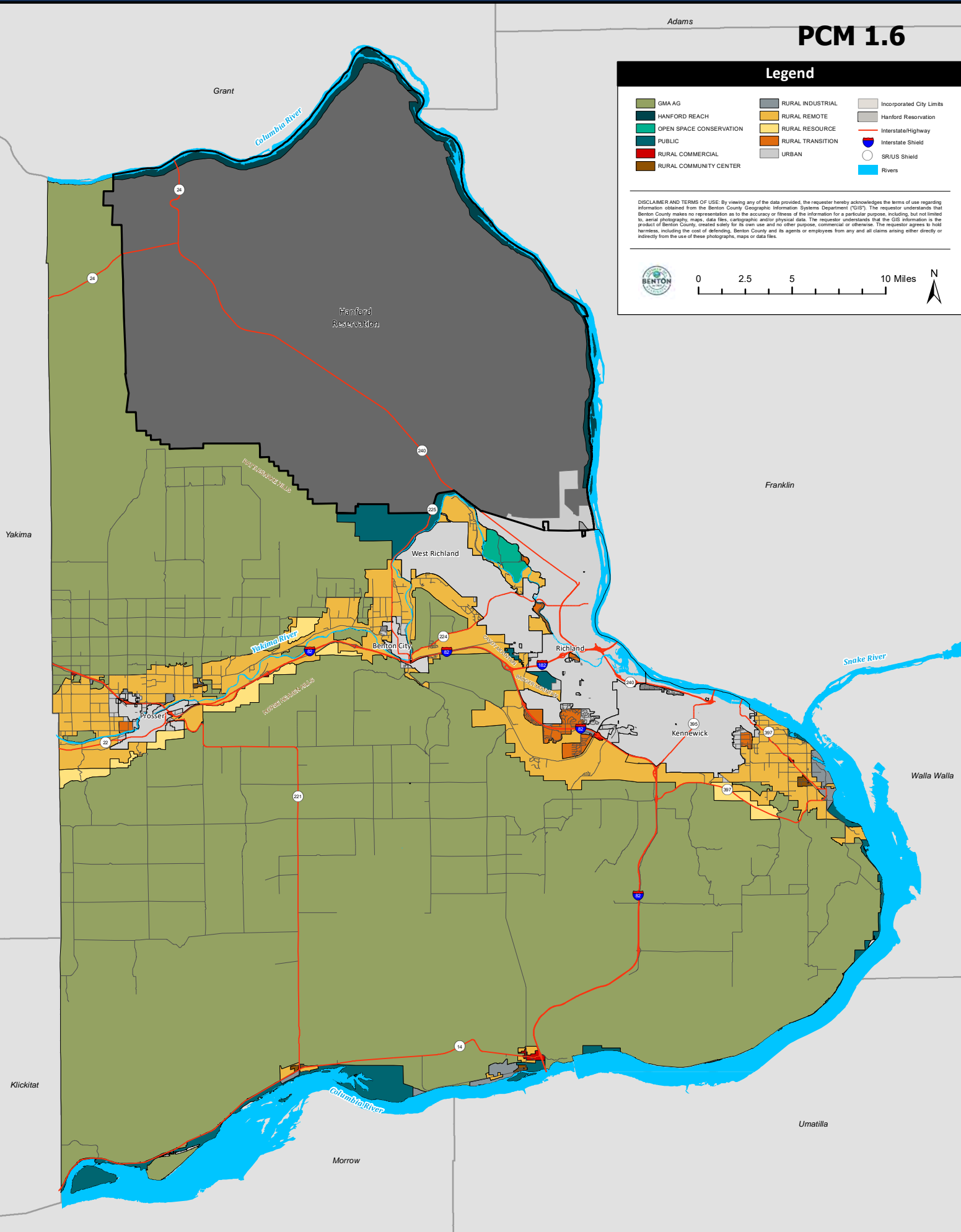
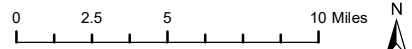
Adams

PCM 1.6

Legend

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

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



Grant

Yakima

Klickitat

Morrow

Franklin

Walla Walla

Umatilla

Columbia River

Yakima River

Snake River

Columbia River

Hanford Reservation

West Richland

Benton City

Richland

Kennéwick

Prosser

Planning Department
(509) 786-5612
P.O. Box 910
Prosser, WA 99350



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

PCM 1.10

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

RECEIVED

NOV 20 2020

File No. CPA 2021-004

1. NAME OF APPLICANT: 5D Development Benton Co. Planning Dept.
MAILING ADDRESS: 410 Fanning Rd. Pasco, WA 99301
TELEPHONE: 509-727-9107
CONTACT PERSON: Dalton Walker - Knutzen Engineering - 509-222-0959

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

Name: 5D Development at Cottonwood I LLC - Mike Detrick
Address: 410 Fanning Rd. Pasco, WA 99301
Phone: 509-727-9107

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

1. Address, parcel number and legal description of property:
E Detrick PR SE - Temporary for both
Lot 1 & Lot 2 of Parent parcel 111881020000004 (Short Plat 3669)

2. What is the current use of the property?
Vacant

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

4. What is the proposed use of the property?
Commercial use
-
5. State the requested amendment language or proposed plan designation for the property:
Rural - Commercial
-
6. Prepare and attach a site map showing the area in which a plan change is being sought: If the amendment requires a map plan change, please show clearly the following: the proposed plan change boundaries, map scale, north arrow, date of preparation, major physical boundaries; both natural and man-made, lying within or adjacent to the affected area (I. e., including but not limited to highways, railroads, rivers, streams, power lines, schools, and other public outbuildings, etc.), section, township and range lines are to be shown and identified If in shoreline area, define existing shorelines area as shown in existing shorelines master plan and indicate the existing environment designation.
7. What are the reasons for the requested amendment include substantial information why the provisions, map designations, etc., of the adopted plan are not sufficient to satisfy the concern that gives rise to the amendment request:
The developers want to open the property up to other uses that are allowable in the commercial designation and not the industrial. These potential commercial uses will benefit the surrounding residential community because the currently available commercial zoning is limited and already unavailable.
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:
Utilities, access and emergency services are currently available to both parcels.
-
9. Please provide supporting information on how the proposal complies with the comprehensive plan amendment evaluation criteria (see attached):
The proposed commercial is abutting an extension of commercial to the south and will extend it since there is such a small amount currently available. Added commercial zoning will provide additional retail goods and services to an area of the county experiencing increased residential growth and densities.

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

Dalton Walker
Printed Name

11-19-2020
Date


Signature of Legal Owner's

MICHAEL DECKER
Printed Name

11/19/20
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

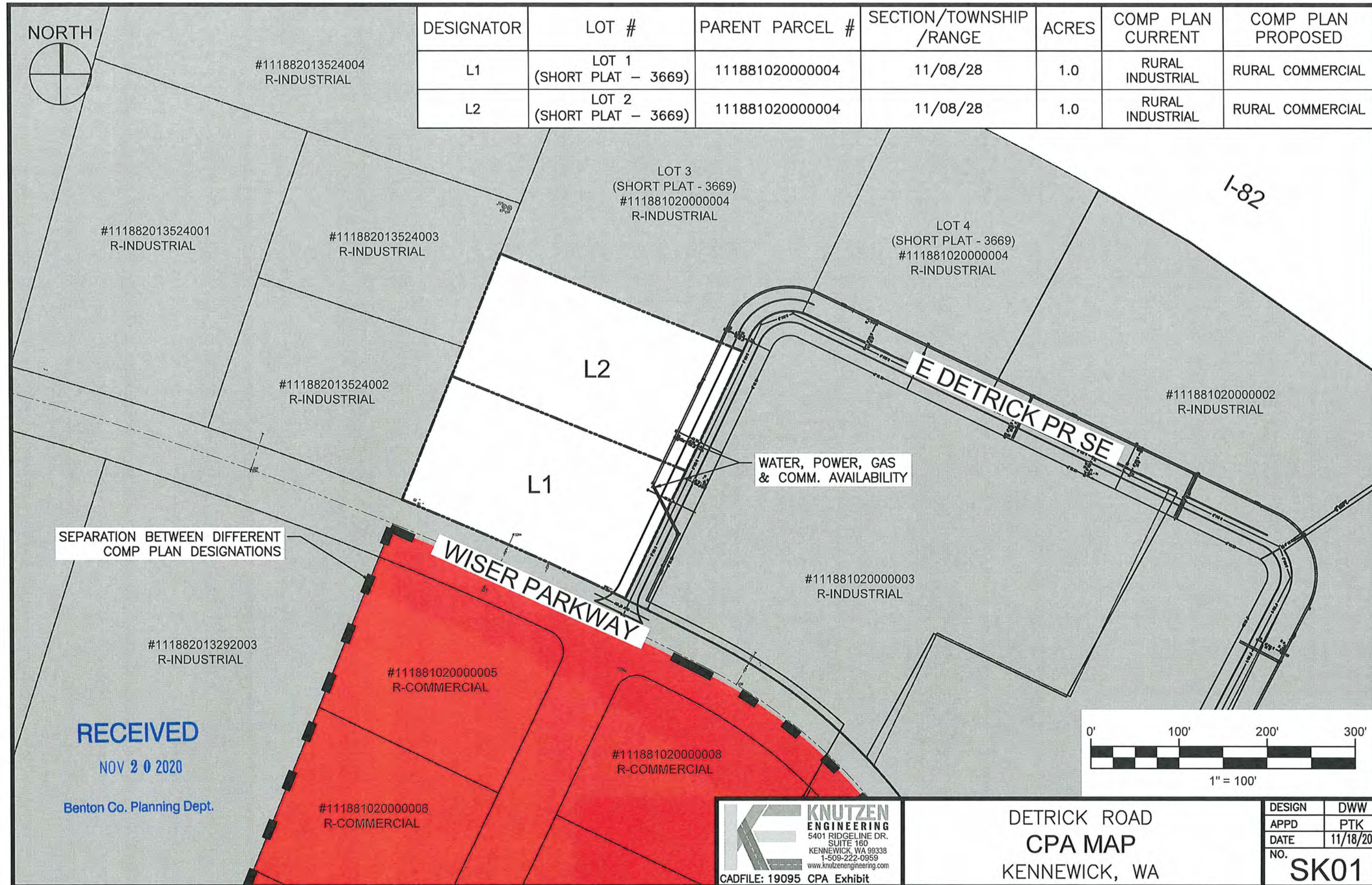
Printed Name

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.

DESIGNATOR	LOT #	PARENT PARCEL #	SECTION/TOWNSHIP /RANGE	ACRES	COMP PLAN CURRENT	COMP PLAN PROPOSED
L1	LOT 1 (SHORT PLAT - 3669)	111881020000004	11/08/28	1.0	RURAL INDUSTRIAL	RURAL COMMERCIAL
L2	LOT 2 (SHORT PLAT - 3669)	111881020000004	11/08/28	1.0	RURAL INDUSTRIAL	RURAL COMMERCIAL



RECEIVED
NOV 20 2020

Benton Co. Planning Dept.

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

CADFILE: 19095 CPA Exhibit

DETRICK ROAD
CPA MAP
KENNEWICK, WA

DESIGN	DWW
APPD	PTK
DATE	11/18/20
NO.	SK01

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 1.7

Benton County Planning Department 2021 Comprehensive Plan Amendment Docket

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

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

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

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

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

Greg Wendt, Planning Manager
BENTON COUNTY PLANNING DEPARTMENT

PUBLISHED: Wednesday, January 20, 2021.



PCM 1.8

NOTICE OF PUBLIC HEARING

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

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

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

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

CPA 2021-004 - A proposal by 5D Development requesting a change in the land use designation from Rural Industrial to Rural Commercial on Lots 1 and 2 of short plat 3669 located off E. Detrick PR SE and 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-2530--60-day Notice of Intent to Adopt Amendment

Dear Mr. Wendt:

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

Proposed Comprehensive Plan Amendment to change the land use designation from Rural Industrial to Rural Commercial on two parcels which will require a change to Figure 5-2017 Periodic update Land Use Designations Map in Appendix A of the Benton County Comprehensive Plan.

We received your submittal on 03/31/2021 and processed it with the Submittal ID 2021-S-2530. 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 1.13

Determination of Non-Significance

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

File No. EA 2020-036

Project Description: Comprehensive Plan Amendment (CPA 2021-004) proposes to modify the Comprehensive Plan designation, from Rural Industrial to Rural Commercial, on two (2) parcels owned by the applicant that lie adjacent other Rural Commercial designated parcels. The amendment will revise and update *Figure 5 - 2017 Periodic Update Land Use Designations Map* in *Appendix A* of the *Benton County Comprehensive Plan* and if necessary other tables and text in the Plan that may refer to the current use or designation of the property. A rezone of the property from Light Industrial zoning designation to a Commercial zoning designation will be applied for after the Comprehensive Plan Amendment process is completed.

Project Location: The proposed amendment to the Comprehensive Plan Amendment applies to two parcels, identified as Lots 1 and 2 of Short Plat 3669. The parcels are located on the north side of E. Wiser Parkway and west of E. Detrick PR SE.

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: Community Development Department Director
Address: P.O. Box 910, Prosser WA 99350

Date: March 31, 2021



Greg J. Wendt, Director
Community Development Dept.

DISTRIBUTION:

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

Planning Department
P.O. Box 910
1002 Dudley Avenue
Prosser, WA 99350



Phone (509) 786-5612
Fax (509) 786-5629
planning.department@co.benton.wa.us
co.benton.wa.us

SEPA ENVIRONMENTAL CHECKLIST RECEIVED

File No. EA 2020-036

NOV 25 2020

A. BACKGROUND

Benton Co. Planning Dept.

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

2. Name of applicant: 5D Development

3. Address and phone number of applicant and contact person: 410 Fanning Rd. Pasco, WA 99301
Contact: Dalton Walker (Knutzen Engineering) 509-222-0959

4. Date checklist prepared: 11/20/2020

5. Agency requesting checklist: Benton County

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

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

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. A geotechnical report has been prepared related to a neighboring construction and the private road.

No other environmental information has been prepared at this time

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

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

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

Two parcels currently designated as Rural Industrial are requesting a Comprehensive Plan Amendment to be designated Rural Commercial. This will allow more opportunities for the land owner. The two parcels total 2 acres.

An application for rezone to Commercial designation is anticipated for the two parcels. (Brian Malley)

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 two parcels are Lot 1 & Lot 2 of parent parcel 111881020000004. Also located on the north side of Wiser Parkway & Wiser Loop intersections and a

portion of Section 11, Township 8 North, Range 28 East.

The parcels are Lots 1 & 2, of Short Plat 3669. (Brian Malley)

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat Rolling Hilly Steep Slopes Mountainous

Other _____

b. What is the steepest slope on the site (approximate percent slope)? 2%

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

Hezel loamy fine sand and Warden very fine sandy loam.

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

No

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

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

N/A

basin inserts and protection. All stormwater run-off will be contained and managed on site.

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

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

N/A

2. Air

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

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

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

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. The nearest surface water body is the Columbia River, approximately 3.25 miles away and seasonal

Arnon Creek is adjacent to the site, which ultimately flows into the Columbia River.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters?

If yes, please describe and attach available plans. N/A

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

N/A

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

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

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

b. Ground Water:

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

N/A

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

N/A

c. Water runoff (including stormwater):

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

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

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

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

4. **Plants**

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

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

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

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

None known per the Washington Department of Fish and Wildlife.

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

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

None known.

5. Animals

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

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

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

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

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

6. Energy and Natural Resources

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

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

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

7. Environmental Health

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

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

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

area and in the vicinity. N/A

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

N/A

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

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

b. Noise

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

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

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

conducted in a manner compliant with Benton County Policy and Washington State Maximum Environmental Noise Levels (Chapter 173-60-040 WAC).

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. The site is currently undeveloped property. Nearby property usages are commercial, a RV resort and Cottonwood elementary school.

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

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

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

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

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

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

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

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No.

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

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

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

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

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

9. Housing

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

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

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

10. Aesthetics

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

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

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

11. Light and Glare

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

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

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

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

12. Recreation

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

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

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

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. Internet search for project site. Washington State Department of Archeology and Historic Preservation, National Register of Historic Places in Benton County.

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

N/A

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The site is served by E Detrick PR SE off Wiser Parkway.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? The nearest Ben Franklin Bus Stop is located approximately 2.25 miles away at the intersection of Columbia Center Boulevard and W 7th Ave. Stop ID KE332

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

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

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

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

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

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. N/A

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

15. Public Services

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

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

16. Utilities

a. Circle utilities currently available at the site:

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

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

N/A

C. SIGNATURE

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

Signature: 

Name of Signee Dalton Walker

Position and Agency/Organization Knutzen Engineering

Date Submitted: 11-19-20

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

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

- Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.
- When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? It is not expected that development authorized by the proposed Comprehensive Plan

Amendment and re-zone would result in any increase of discharge to water emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise.

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

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

a. Proposed measures to protect or conserve plants, animals, fish, or marine life are: N/A

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

a. Proposed measures to protect or conserve energy and natural resources are: N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? The proposed Comprehensive plan amendment and rezone is not expected to affect environmentally sensitive areas or areas designated for governmental protection.

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? The proposal will allow for commercial uses on the listed properties.

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

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

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

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

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

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. The proposed Comprehensive Plan Amendment and rezone would not conflict with local, state

or federal laws or requirements for the protection of the environment. Any future commercial development as a result of the

Amendment will be licensed and permitted according to Benton County and Washington State policies and laws.

Donna Hutchinson

From: Clark Posey
Sent: Thursday, April 1, 2021 2:11 PM
To: Planning Department
Subject: RE: EA 2020-036 Agency Review

Fire Marshal Comments for: EA 2020-036 and CPA 2021-004
Comprehensive Plan Amendment (CPA 2021-004)

No specific requirements at this time, however additional Benton County Fire Marshal Codes for Fire Protection may be added at time of building construction.

Thank you,

Clark

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, March 31, 2021 10:56 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>

Subject: EA 2020-036 Agency Review

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



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

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

June 10, 2020

PCM 1.15

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

Attention: Greg Wendt, Assistant, Planning Manager

Subject: EA2020-018, Detrick Industrial Short Plat
I-82 Exit 109 Badger Road vicinity

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

- The subject property is adjacent to Interstate 82 (I-82), a fully controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to the highway. Direct access to I-82 is prohibited.
- We are not opposed to this development; however, we are concerned with the cumulative impact development is having on the interchange. We recommend the County require the proponent to contribute towards the planned interchange improvements in proportion to their impact.
- To preserve the safety and security of I-82, the proponent is required to construct a minimum six-foot tall fence (no gates) on their property. The existing right-of-way fence typically lies one-foot inside our right-of-way boundary and must not be altered or moved without prior WSDOT authorization.
- Stormwater and surface runoff generated by this project must be retained and treated on site.
- Any proposed lighting must be directed down towards the site and away from I-82.
- Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. Please contact Trevor McCain of the WSDOT Headquarters Traffic office for specifics. He can be reached at (306) 705-7282.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG: jjp/mnk

cc: SR 82, File #4
Kara Shute, Area 3 Maintenance Superintendent

Donna Hutchinson

From: Cristina Woods
Sent: Monday, April 12, 2021 4:51 PM
To: Planning Department
Subject: RE: EA 2020-036 Agency Review

Good afternoon

PW has no comments

Thank you



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

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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>

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

April 14, 2021

PCM 1.17

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

Subject: EA2020-036 – 5D Development

Dear Ms. Hutchinson:

The Kennewick Irrigation District has received your Notice of Application and SEPA submitted by 5D Development to modify the Comprehensive Plan designation from Rural Industrial to Rural Commercial on two parcels owned by the applicant that are adjacent to other Rural Commercial designated properties. This project is generally located at the intersection of Wisner Pkwy and Wisner Loop in Kennewick, WA. The two parcels are lots 1 and 2 of Short Plat 3669.

1. These parcels are within the Kennewick Irrigation District (KID) boundaries but are not considered irrigable lands; therefore, the Kennewick Irrigation District does not assess them.
2. Please note that permanent structures are not allowed within irrigation easements.
3. Please protect all KID infrastructure.
 - a. Section 3.a.1 of the SEPA DNS sheet names Amon Creek as a body of water near the site. Amon Creek, also known as the East Badger Drain, is a drainage feature of the Kennewick Division of the United States Bureau of Reclamation Yakima Project. The waterway is used by the Kennewick Irrigation District as a drainage to move seepage and return flows from canals and irrigated lands in Badger Coulee down through the Amon Wasteway and into the Yakima River.

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

Sincerely,

Blaine Broberg

Blaine Broberg, EIT
Staff Engineer

C: LB/correspondence/File: [11-08-28]