

**EXHIBIT LIST FOR  
Zone Change Request - ZC 2021-001**

**DATED**

<b>Planning Commission Staff Memo Exhibit List - September 14, 2021</b>			
<b>PCM 1</b> Includes:	PCM 1.1	Staff Memo	August 30, 2021
	PCM 1.2	Current Zoning Vicinity Map	July 23, 2021
	PCM 1.3	Proposed Zoning Vicinity Map	July 23, 2021
	PCM 1.4	Notice of Public Hearing	August 25, 2021
	<b>APPLICATION SUBMITTAL</b>		
	PCM 1.5	Zone Change Application	July 21, 2021
	PCM 1.6	Site Map	June 2, 2021
	<b>SEPA INFORMATION</b>		
	PCM 1.7	SEPA Checklist	November 18, 2021
	PCM 1.8	Determination of Non-Significance	March 31, 2021
	<b>COMMENTS</b>		
PCM 1.9	Benton County Fire Marshal Comments	July 26, 2021	
PCM 1.10	Public Works Comments	July 28, 2021	
<b>Planning Commission Hearing Exhibit List - September 14, 2021</b>			
PCH Includes:	PCH 1.1		
	PCH 1.2		
<b>Board of County Commissioners Staff Memo List -DATE</b>			
<b>BCCM</b> 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**

**BCCH = Board of County Commissioners Hearing**

**Exhibits submitted during Hearing**



## PCM 1.1

### STAFF REPORT TO THE BENTON COUNTY PLANNING COMMISSION

**FILE NO:** ZC 2021-001 (Zone Change Request)

**MEMO DATE:** August 30, 2021

**HEARING DATE:** September 14, 2021

**APPLICANT:** Knutzen Engineering  
5401 Ridgeline Dr. Ste 160, Kennewick, WA 99338

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

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

**PROPERTY SIZE:** Approximately 5.91 acres, collectively

**LAND USE:** Residential & Commercial

**ZONING:** Rural Land 5 Acre & Heavy Industrial District

**COMP PLAN LAND USE DESIGNATION:** Rural Commercial

**SUGGESTED STAFF****RECOMMENDATION:**

Planning Division staff recommends that the Planning Commission forward to the Board of County Commissioners a recommendation to approve Finley Self Storage's Zone Change Request ZC 2021-001, subject to the twelve (12) findings of fact.

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**APPLICATION DESCRIPTION:**

ZC 2021-001 (PCM 1.5), proposes to change the zoning designation for five (5) contiguous parcels located on the north side of State Route 397, in the rural Finley area. If approved, the zone change will require the need to update Official Zoning Map A-4 to reflect the change in the zoning designation of these parcels.

The subject parcels, consisting of 5.91 acres, are currently zoned Rural Lands Five Acre (RL-5) and Heavy Industrial (HI) districts. The applicant proposes to change the zoning designation to General Commercial.

The requested zone change would bring existing businesses into conformance with the zoning district and allow for development and/or expansion of new businesses. The Commercial zoning designation will serve as a transition between residential and industrial zoned parcels in the area.

**PUBLIC NOTICE:**

1. The application for ZC 2021-001 was submitted to the Benton County Planning Division on July 21, 2021 (PCM 1.5).
2. The application was declared complete for processing on July 23, 2021.
3. The application documents were distributed to reviewing agencies on July 23, 2021.
4. Legal notification for the Planning Commission public hearing was published on September 1, 2021 in the Prosser Record Bulletin (PCM 1.4).
5. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on August 26, 2021.
6. ZC 2021-001 was reviewed under the requirements of the State Environmental Policy Act, and a Determination of Non-Significance (DNS) was issued on March 31, 2021 with a 14-day comment period.
7. The Planning Commission public hearing is scheduled for September 14, 2021.

**APPLICABLE STANDARDS/ORDINANCES:**

1. Benton County Code (BCC) 11.53.020, Zoning – Zoning Map and Text Amendments.

2. Benton County Code (BCC) 11.53.020, Zoning – Amendments - Initiation.
3. Benton County Code (BCC) 11.53.020, Zoning – Application Required – Non-Refundable Application Fee.
4. Benton County Code (BCC) 11.53.020, Zoning – Planning Commission Hearing.

**AGENCY COMMENTS:**

1. The application documents were distributed to the following reviewing agencies on July 23, 2021.
  - a. Benton County Public Works Department
  - b. Benton-Franklin Health District
  - c. Washington State Department of Transportation
  - d. Benton County Fire Marshal
  - e. Benton County Fire District #1
  - f. Columbia Irrigation District
  - g. Kennewick Irrigation District
  - h. Kennewick School District
2. Agency comments were received from:
  - a. Benton County Public Works
  - b. Benton County Fire Marshal
3. The following are general comments and discussion points from the Planning Division:
  - a. The Planning Division analyzed the application for consistency with the Benton County Comprehensive Plan, Benton County Code, and other regulations adopted by Benton County as applicable.
  - b. The subject parcels are currently designated Rural Commercial by the Benton County Comprehensive Plan.
  - c. The request for zone change, if approved, will provide for consistency between the Zoning designation and the Comprehensive Plan designation.
  - d. If approved, the proposed land use of General Commercial (GC) will bring existing uses into conformance with the zoning district, which includes the Longbranch Bar and Grill and Finley Self Storage.
  - e. If approved, the proposed land use designation of General Commercial (GC) will assist in facilitating the ability for the existing businesses to expand.
  - f. Adjoining properties predominantly involve single-family homes to the west, a mix of residential and service-associated businesses to the north, and predominantly industrial activities to the south and east.
  - g. The General Commercial zoning designation will serve as a transition between residential and industrial zoned parcels in the general area.
  - h. Associated Comprehensive Plan Amendment, CPA 2021-001, was reviewed under the requirements of the State Environmental Policy Act, and a Determination of Non-Significance (DNS) was issued on March 31, 2021 with a 14-day comment period.

## **CRITERIA FOR FINDINGS OF FACT:**

1. **Benton County Code (BCC) 11.53.020**, Zoning – Amendments and Appeals, Zoning Map and Text Amendments.
  - (a) The Board of Commissioners may, upon recommendation of the County Planning Commission, change by ordinance the following:
    - (1) The Benton County Official Zoning Map, pursuant to Chapter 11.05 BCC, including zoning district boundary lines and zoning classifications.
2. **Benton County Code (BCC) 11.53.050**, Zoning – Amendments and Appeals, Amendments - Planning Commission Hearing.

After holding at least one open record hearing, the County Planning Commission shall transmit to the Board of County Commissioners its recommendations for the zoning map or zoning text amendment. The Planning Commission may recommend for the approval, approval with conditions, or denial of the application request. The Planning Commission must make Findings of Fact with respect to the following:

- (a) The amendment to the zoning map or zoning text will not result in any building construction, land use or other development related activity which would be detrimental to or endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof.
- (b) The amendment to the zoning map or zoning text is inconsistent with the spirit and intent of the Benton County Zoning Ordinance and Comprehensive Plan.

## **SUGGESTED RECOMMENDATION**

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

## **SUGGESTED FINDINGS OF FACT:**

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

## **FINDINGS OF FACT**

1. The applicant is requesting to change the zoning designation for five (5) contiguous parcels located on the north side of State Route 397, in the rural Finley area. The parcels, which are currently zoned Rural Lands Five Acre (RL-5) and Heavy Industrial (HI), are requested to be designated General Commercial (GC).

2. The applicant is Knutzen Engineering whose mailing address is 5401 Ridgeline Dr. Ste 160, Kennewick, WA 99338.
3. The properties range in address from 230006 through 230904 E SR 397, Kennewick, WA 99337 and are located approximately 1/4 mile west of the intersection of Piert Road and SR 397. (Parcel Numbers: 1-2680-101-0196-001, 1-2680-101-0196-002, 1-2680-100-0037-000, 1-2680-101-0044-001, and 1-2680-101-0044-002).
4. The properties collectively comprise approximately 5.91 acres in size.
5. The subject parcels currently have a land use designation of Rural Commercial in the Benton County Comprehensive Plan, Appendix A, Map Folio Figure 5-Land Use Designation Map.
6. If approved, the proposed land use designation of General Commercial will:
  - (a) Provide for consistency between the zoning designation and Comprehensive Plan designation;
  - (b) Bring existing uses into conformance with the zoning district, which includes the Longbranch Bar and Grill and Finley Self Storage;
  - (c) Assist in facilitating the ability for existing businesses to expand; and
  - (d) Serve as a transition between residential and industrial zoned parcels in the vicinity.
7. The amendment to the zoning map will not result in any building construction, land use or other development related activity which would be detrimental to or endanger the public health, safety, comfort or general welfare of the community as a whole or any portion thereof.
8. The amendment to the zoning map is consistent with the spirit and intent of the Benton County Zoning Ordinance and Comprehensive Plan.
9. The application for ZC 2021-001 is consistent with the Growth Management Act (GMA) – RCW 36.70A
10. Adjoining properties predominantly involve single-family homes to the west, a mix of residential and service-associated businesses to the north, and predominantly industrial activities to the south and east.
11. Public notice and application requirements have been completed for the Zone Change request as follows:
  - a. The application for ZC 2021-001 was submitted to the Benton County Planning Division on July 21, 2021 (PCM 1.5).
  - c. The application was declared complete for processing on July 23, 2021.
  - e. The application documents were distributed to reviewing agencies on July 23, 2021.
  - e. Legal notification for the Planning Commission public hearing was published on September 1, 2021 in the Prosser Record Bulletin (PCM 1.4).
  - h. Notice of the Planning Commission public hearing was emailed/mailed to property

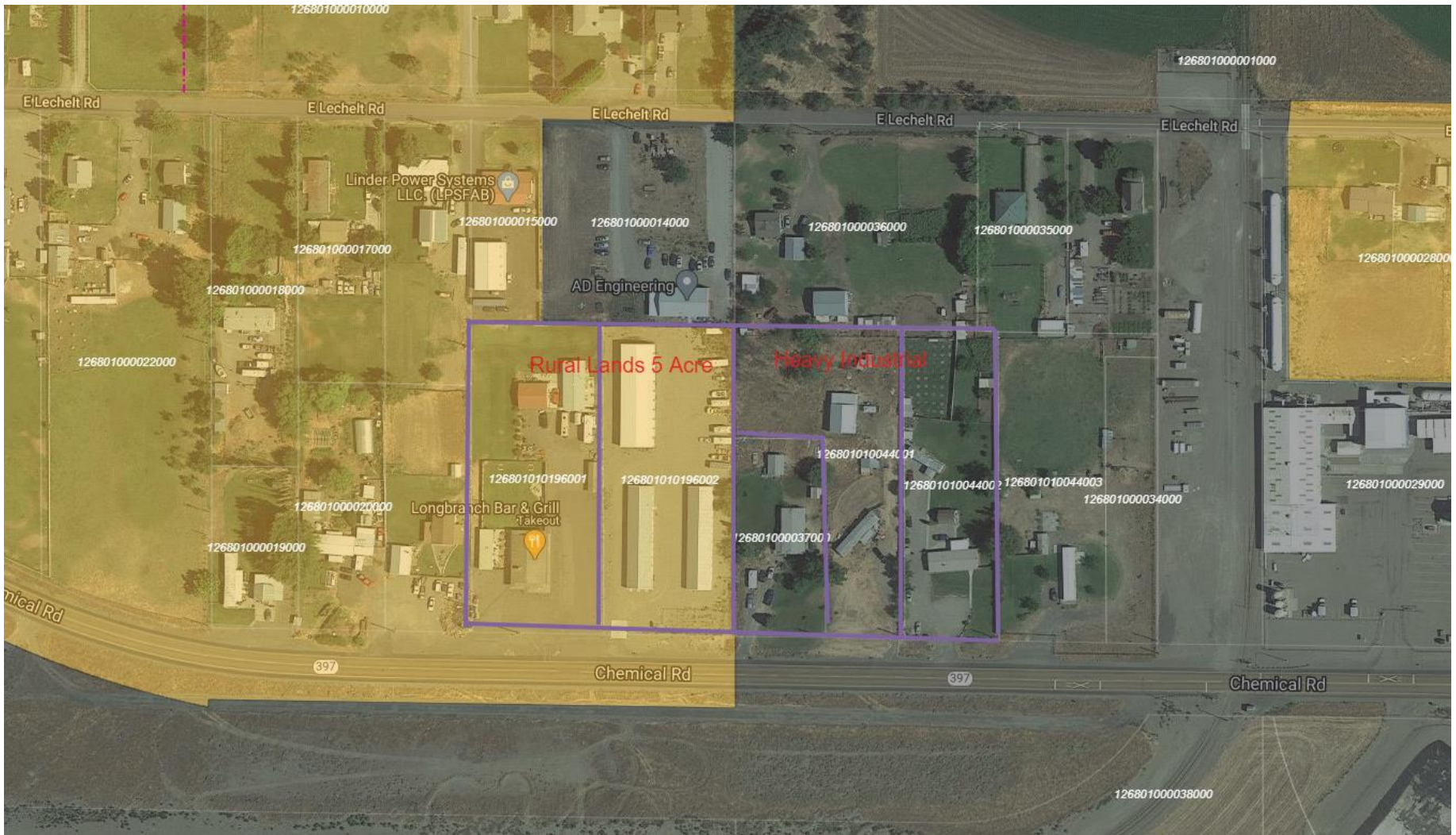
- owners of record within 300 feet of the proposal on August 26, 2021.
- i. ZC 2021-001 was reviewed under the requirements of the State Environmental Policy Act, and a Determination of Non-Significance (DNS) was issued on March 31, 2021 with a 14-day comment period.
  - j. The Planning Commission public hearing is scheduled for September 14, 2021.
12. The application submittal, eligibility, public notice, and procedural steps for ZC 2021-001 have been consistent with *Benton County Code (BCC) Chapter 11.53.020 Zoning – Amendments and Appeals, Zoning Map and Text Amendments*.

### **SUGGESTED MOTION**

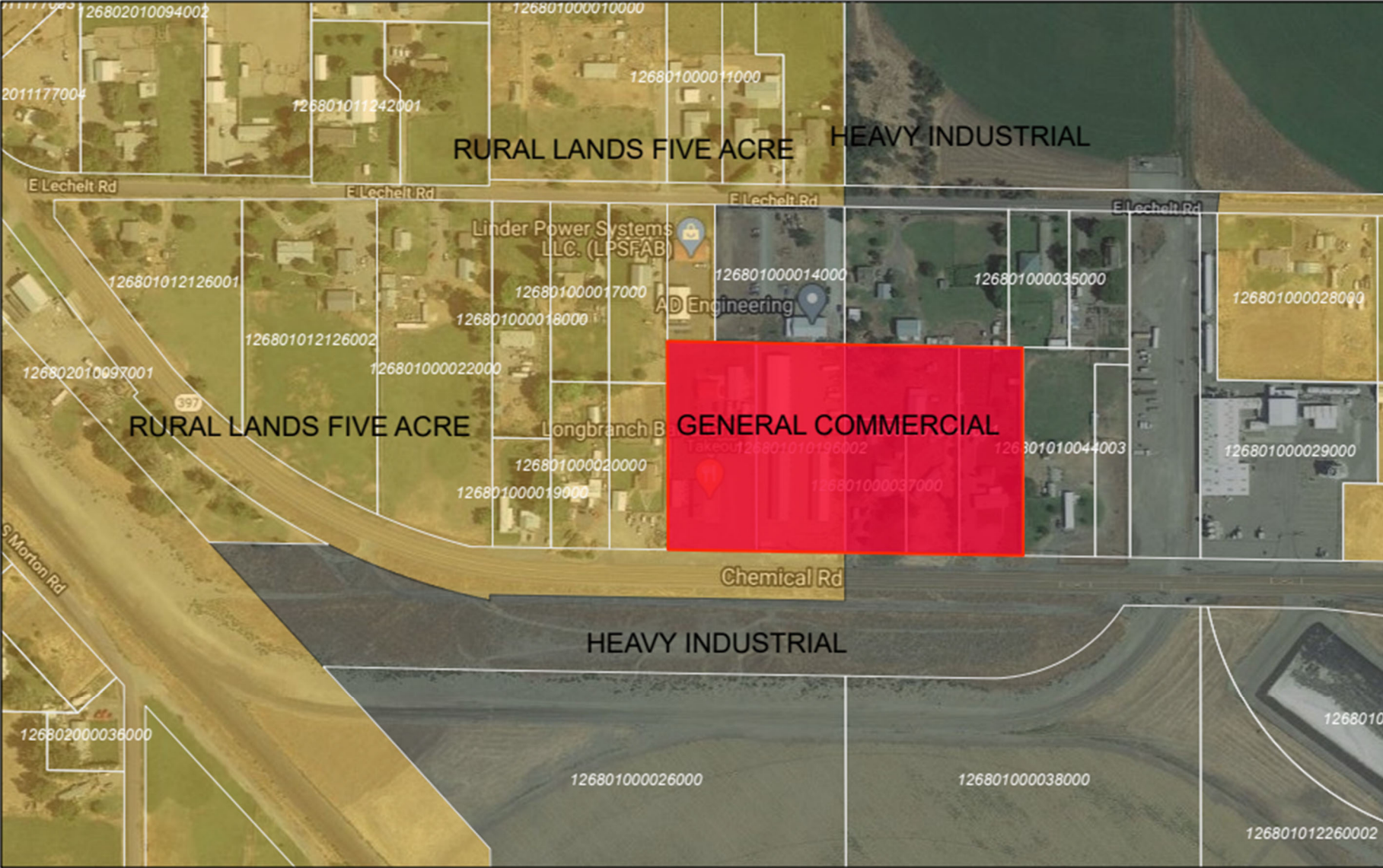
I move that the Planning Commission in conjunction with the Secretary of the Planning Commission, prepare and adopt written findings that articulate and are consistent with the findings, conclusions and recommendations made by the Planning Commission tonight reflecting the commission's recommendation to the Benton County Board of Commissioners for approval of ZC 2021-001 changing the zoning designation from Rural Lands Five Acre and Heavy Industrial to Rural Commercial subject to the twelve (12) Findings of Fact as listed in the Staff Report dated August 30, 2021.

**ZC 2021-001/EA 2020-031**  
**Current 2021 Zoning Designations**  
July 23, 2021

**PCM 1.2**



# ZC 2021-001/EA 2020-031 Proposed 2021 Zoning Designations July 23, 2021





## PCM 1.4

### NOTICE OF PUBLIC HEARING

NOTICE OF HEARING BEFORE THE BENTON COUNTY PLANNING COMMISSION in the matter of county planning on September 14, 2021 at 6:00 p.m., via **in person and virtual meeting format in the Meeting Room on the first floor of the Courthouse, 620 Market Street, Prosser WA. The entry to the meeting room is located off Main Street on the East side of the Courthouse.** (see below for more information).

**ZC 2021-001/EA 2020-031** - A proposal by Travis Hendrickson/Finley Self Storage, requesting a change in the zoning land use designation from Rural Lands 5 Acre and Heavy Industrial to General 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.

**ZC 2021-002/EA 2020-036** - A proposal by 5D Development requesting a change in the zoning land use designation from Light Industrial to Interchange 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 said zone change proposals have been reviewed under the requirements of the State Environmental Policy Act, as amended, along with the Environmental Checklists and other information and determinations have been made as to the environmental impacts of these proposals and Declarations of Non-significance were issued on March 31, 2021. Comments regarding these determinations and the environmental impacts of these proposals may be made to the planning department by 5 p.m. on September 13, 2021.

In an effort to continue to provide public access to the Planning Commission meetings, Benton County will be **providing both in person, telephonic and video access for the public** to view and provide testimony at the Planning Commission meetings. **A map to the meeting room will be posted on our website at the link below.** 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](http://www.tinyurl.com/BCPublicNotice).

If you wish to provide comments via WebEx on the proposal 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.

NOTICE IS FURTHER GIVEN THAT all testimony for or against the proposals will be taken at this time. All concerned persons may appear and present any support or objections to the proposed zone changes. Further information regarding this matter and copies of the proposed zone changes are available on the County website or from the Planning Division, P.O. Box 910, Prosser, WA 99350 or by calling (509) 786-5612.

DATED this 25th day of August 2021.

MARTIN SHEERAN, Chairman  
BENTON COUNTY PLANNING COMMISSION

  
Michelle Cooke, Assistant Planning Manager

PUBLISH: September 1, 2021

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 Wiser Parkway

RECEIVED  
JUL 21 2021  
Benton Co. Planning Dept.

**ZONE CHANGE APPLICATION**

Application No. ZC 2021-001

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Dalton Walker - Knutzen Engineering

Mailing Address: 5401 Ridgeline Dr. Ste 160 City: Kennewick

State: WA ZIP: 99338 Phone: 509-222-0959 Work: \_\_\_\_\_

Email Address: dalton@knutzenengineering.com

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner(s) (if different): See additional sheet for owners

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ ZIP: \_\_\_\_\_ Phone: \_\_\_\_\_ Work: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*\*If there are additional owners please copy this section, sign, and attach to the application*

**If the property is owned by a corporation, trust, partnership or LLC please complete the entity signature block below showing that the person signing has the authority to sign on behalf of the company.**

ENTITY SIGNATURE BLOCK

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

Applicant/Legal Owner: Finley Self Storage LLC (Only Parcel:126801010196002)

Officer name: Travis Hendrickson

Title: Owner

Signature: [Handwritten Signature] Date: 6/7/21

THE ABOVE SIGNED OFFICER OF Finley Self Storage LLC (name of entity) WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO PERMIT Travis Hendrickson TO SUBMIT THIS APPLICATION AND THAT THE ABOVE SIGNED OFFICER HAS BEEN DULY AUTHORIZED AND INSTRUCTED TO EXECUTE THIS APPLICATION.

PARCEL INFORMATION

1. **Subject property address:** 126801010196001, 126801010196002, 126801000037000, 126801010044001, 126801010044002

**City:** Kennewick **State:** WA **ZIP:** \_\_\_\_\_

2. **Parcel number(s) to be rezoned:** \_\_\_\_\_  
 \_\_\_\_\_

3. **Utilities:** *Power:*  Benton PUD  Benton REA  
*Sewer:*  Septic Tank  City Sewer: (Provider) \_\_\_\_\_  
*Water:*  Individual Wells  One well serving 2 or more lots  
 Private System (Provider & Address) \_\_\_\_\_  
 City System (Provider) \_\_\_\_\_  
*Gas:*  No  Yes: (Provider) \_\_\_\_\_  
*Cable:*  No  Yes: (Provider) Charter  
*Phone:*  No  Yes: (Provider) Charter  
*Irrigation:*  No  Private  District: (Provider) Kennewick Irrigation District

4. **We the applicant(s) listed above who is/are the owner(s)/contract purchaser(s) do hereby petition the Benton County Planning Commission to have the real property listed above to be changed from the zoning classification of RL-5, Heavy Industrial to the zoning classification of General Commercial**

5. **Comprehensive Plan designation:** Rural Commercial

6. **The change in classification for the above described property is requested for the purpose of conducting the following use(s) which is/are known to be consistent with the requested zoning classification:** Specifically property 126801010044001 will be utilizing the new zone change for expanding the mini storage use of property 126801010196002.

7. **Time schedule for redevelopment?** August 1st, 2021

8. **Facts to justify the change on the basis of advancing the public health, safety, and general welfare?**  
Demand for self storage in the area is consistently growing and the owner wants to meet the needs of the surrounding community. It will also allow the accompanying parcels (specifically the Longbranch tavern) to expand or repair their business's in the future, which are currently non-conforming under their current zoning.

9. **Affect the proposed change will have on adjacent property and on the Comprehensive Plan?**  
No affect to the adjacent properties.

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

10. **Affect on the property owner(s) if the request is not granted?** It will prevent the owner of expanding his business and development. It will also prevent businesses to expand or rebuild if there is loss due to fire etc.
- 

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

*(For Staff Use Only)*

<i>Critical Areas:</i> N    Y: _____	<i>Application Complete:</i> Y    N
<i>Reviewed by:</i> _____	<i>Zoning:</i> _____
	<i>Date:</i> _____



Finley Self Storage –Zone Change – Owners

June 2, 2021

Parcel 1 – 126801010196001

<u>B.J. Suarez</u>	<u>Benito J. Suarez</u>	<u>6-10-2021</u>
Signature of Legal Owner's	Printed Name	Date
<u>Beverly J. Suarez</u>	<u>Beverly J. Suarez</u>	<u>6-10-2021</u>
Signature of Legal Owner's	Printed Name	Date

Owner: Suarez, Benito & Beverly  
Owner Address: 230006 E SR 397 Kennewick WA 99337  
Phone/Email:

Parcel 2 – 126801010196002

SEE ABOVE FOR LLC SIGNATURE

_____ Signature of Legal Owner's	_____ Printed Name	_____ Date
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Owner: Finley Self Storage LLC  
Owner Address: 4407 W 19<sup>th</sup> Ave. Kennewick WA 99338  
Phone/Email:

Parcel 3 – 126801000037000

<u>Bruce Hendrickson</u>	<u>Bruce Hendrickson</u>	<u>6-12-21</u>
Signature of Legal Owner's	Printed Name	Date
<u>Ellen Hendrickson</u>	<u>Ellen Hendrickson</u>	<u>6-12-21</u>
Signature of Legal Owner's	Printed Name	Date

Owner: Hendrickson Bruce W & Ellen M  
Owner Address: 230708 E SR 397 Kennewick WA 99337  
Phone/Email:

Parcel 4 – 126801010044001

<u>Travis Hendrickson</u>	<u>Travis Hendrickson</u>	<u>6/7/21</u>
Signature of Legal Owner's	Printed Name	Date

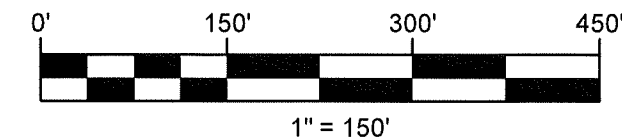
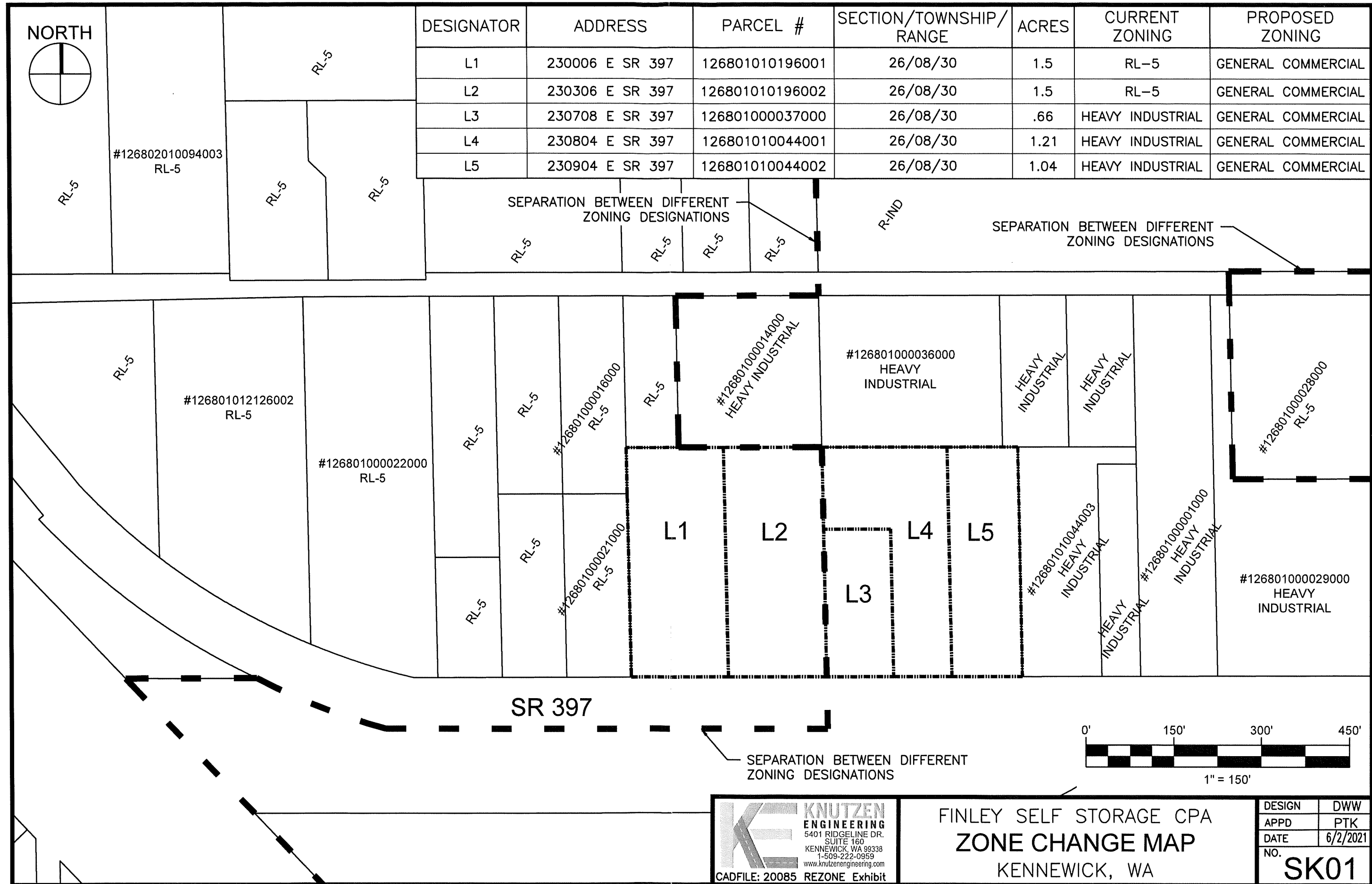
Owner: Hendrickson, Travis  
Owner Address: 230804 E SR 397 Kennewick WA 99337  
Phone/Email:

Parcel 5 – 126801010044002

<u>Arnulfo Iniguez</u>	<u>Arnulfo Iniguez</u>	<u>6/10/21</u>
Signature of Legal Owner's	Printed Name	Date

Owner: Iniguez, Arnulfo  
Owner Address: 230904 E SR 397 Kennewick WA 99337  
Phone/Email:

5401 Ridgeline Drive, Suite 160, Kennewick, Washington 99338 | 509.222.0959 PHONE



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

FINLEY SELF STORAGE CPA  
**ZONE CHANGE MAP**  
 KENNEWICK, WA

DESIGN	DWW
APPD	PTK
DATE	6/2/2021
NO.	<b>SK01</b>

**Community Development Department**

Prosser Office: 620 Market Street, 1<sup>st</sup> Floor  
Kennewick Office: 102206 East Wiser Parkway  
[www.co.benton.wa.us](http://www.co.benton.wa.us)

**Planning Division**

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

**PCM 1.8****Determination of Non-Significance****File No. EA 2020-031**

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

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

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

**Jurisdiction:** Benton County, Washington

**Lead Agency:** Benton County Planning Division

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

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

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

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

**Date: March 31, 2021**

  
\_\_\_\_\_  
Greg J. Wendt, Director

**DISTRIBUTION:**

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



# SEPA ENVIRONMENTAL CHECKLIST

**PCM 1.7**

File No. EA 2020-031

## A. BACKGROUND

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

2. Name of applicant: Knutzen Engineering, Contact:

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

4. Date checklist prepared: 10/12/2020

5. Agency requesting checklist: Benton County

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

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

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

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

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

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

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

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

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

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

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

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

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

Flat                      Rolling                      Hilly                      Steep Slopes                      Mountainous

Other \_\_\_\_\_

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

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

N/A

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

N/A

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

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

N/A

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

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

### 2. Air

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

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

---

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

---

### 3. Water

#### a. Surface Water:

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

---

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

---

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

---

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

---

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

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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

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#### b. Ground Water:

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

---

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

---

c. Water runoff (including stormwater):

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

\_\_\_\_\_

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

\_\_\_\_\_

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

N/A

\_\_\_\_\_

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

if any: N/A

\_\_\_\_\_

4. **Plants**

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

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

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

Shrubs

Grass

Pasture

Crop or grain

Orchards, vineyards or other permanent crops

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

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

Other types of vegetation

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

\_\_\_\_\_

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

\_\_\_\_\_

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

site, if any: N/A

\_\_\_\_\_

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

\_\_\_\_\_

**5. Animals**

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

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

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

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

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

**6. Energy and Natural Resources**

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

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

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

**7. Environmental Health**

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

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

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

area and in the vicinity.  N/A

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

N/A

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

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

**b. Noise**

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

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

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

**8. Land and Shoreline Use**

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

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?  N/A

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

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

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

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

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

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

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

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

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

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

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

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

## 9. Housing

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

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

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

**10. Aesthetics**

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

**11. Light and Glare**

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

**12. Recreation**

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

**13. Historic and cultural preservation**

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

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

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

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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

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#### 14. Transportation

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

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

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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

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

---

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

---

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

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

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

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

### 15. Public Services

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

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

### 16. Utilities

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

electricity      natural      gas water      refuse service      telephone      sanitary sewer system  
other \_\_\_\_\_

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

N/A

### C. SIGNATURE

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

Signature: *Paul Knutzen*

Name of Signee Paul Knutzen

Position and Agency/Organization President / Knutzen Engineering

Date Submitted: 10/27/2020

## D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Donna Hutchinson**

---

**From:** Clark Posey  
**Sent:** Monday, July 26, 2021 3:03 PM  
**To:** Planning Department  
**Subject:** RE: Zone Change Request - ZC 2021-001 Knutzen Eng. for Finley Self Storage et al

**Fire Marshal comments:** Applicant is meeting the requirements for fire suppression by installing water storage tanks.

- 1) Zone Change RL-5 to General Commercial and Heavy Industrial to General Commercial
- 2) CUP Application
- 3) Hearing with Hearings Examiner
- 4) If approved issue a Building Permit

The change will require a CUP for Storage Units, yet construction is and has been taking place BP # 35105. Permit Date 1/28/2021 IWORQ'S

No construction should be taking place until the CUP is approved.

Are we assuming the Hearings Examiner is approving this CUP without a hearing?

Clark

---

**From:** Planning Department <Planning.Department@co.benton.wa.us>  
**Sent:** Friday, July 23, 2021 10:59 AM  
**To:** Cristina Woods <Cristina.Woods@co.benton.wa.us>; City of Kennewick -Martin Nelson <Martin.Nelson@ci.kennewick.wa.us>; Fire District #1 - Billie <billie@bentonone.org>; Fire District # 1 - Scott <scott@bentonone.org>; School District # 17-Ryan Jones <Ryan.Jones@ksd.org>; Kennewick Irrigation District - Ben Woodard <bwoodard@kid.org>; Kennewick Irrigation District - Seth Defoe <sdefoe@kid.org>; Columbia Irrigation District <CID@columbiairrigation.com>; Clark Posey <Clark.Posey@co.benton.wa.us>; Rebecca Warrington <rebeccaw@bfhd.wa.gov>; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Dept. of Transportation (scplanning@wsdot.wa.gov) <scplanning@wsdot.wa.gov>  
**Subject:** RE: Zone Change Request - ZC 2021-001 Knutzen Eng. for Finley Self Storage et al

Attached for your review and comment is a Zoning Reclassification (ZC 2021-001) application which is being submitted to you for review and any response that you may have concerning it. This petition will be heard at a hearing before the Benton County Planning Commission at a later date. If you have any questions, please feel free to call this office.



Donna Hutchinson  
Office Assistant IV  
Community Development Dept.  
Planning Division  
PO Box 910 Prosser WA 99350  
(509) 786-5612

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**Prosser:** We are now located within the Road Department/Public Works Office on the first floor of the Benton County Courthouse at 620 Market St, Prosser WA 99350. **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**

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**From:** Cristina Woods  
**Sent:** Wednesday, July 28, 2021 3:49 PM  
**To:** Planning Department  
**Subject:** RE: Zone Change Request - ZC 2021-001 Knutzen Eng. for Finley Self Storage et al

Good afternoon

Public Works has no comments.

Thank you



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

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**From:** Planning Department <Planning.Department@co.benton.wa.us>  
**Sent:** Friday, July 23, 2021 10:59 AM  
**To:** Cristina Woods <Cristina.Woods@co.benton.wa.us>; City of Kennewick -Martin Nelson <Martin.Nelson@ci.kennewick.wa.us>; Fire District #1 - Billie <billie@bentonone.org>; Fire District # 1 - Scott <scott@bentonone.org>; School District # 17-Ryan Jones <Ryan.Jones@ksd.org>; Kennewick Irrigation District - Ben Woodard <bwoodard@kid.org>; Kennewick Irrigation District - Seth Defoe <sdefoe@kid.org>; Columbia Irrigation District <CID@columbiairrigation.com>; Clark Posey <Clark.Posey@co.benton.wa.us>; Rebecca Warrington <rebeccaw@bfhd.wa.gov>; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Dept. of Transportation (scplanning@wsdot.wa.gov) <scplanning@wsdot.wa.gov>  
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