

**EXHIBIT LIST FOR ZC 2022-004/EA 2021-024
Comprehensive Plan Amendment**

DATED

Planning Commission Memo Exhibit List - June 21, 2022			
PCM 1 Includes:	PCM 1.1	Staff Report	June 10, 2022
	PCM 1.2	Existing Zoning Land Use Designations	May 20, 2022
	PCM 1.3	Proposed Zoning Plan Land Use Designations	May 20, 2022
	PCM 1.4	Official Zoning Map A-4	December 18, 2018
	PCM 1.5	ZC 2022-004 Application	May 20, 2022
	PCM 1.6	ZC 2022-004 Vicinity Map	May 20, 2022
	SEPA INFORMATION		
	PCM 1.7	Environmental Checklist EA 2021-024	November 23, 2021
	PCM 1.8	Determination of Non Significance	January 27, 2022
	HEARING NOTICES		
	PCM 1.9	Notice of Public Hearing	June 3, 2022
	COMMENTS		
	PCM 1.10	Columbia Irrigation District	May 25, 2022
PCM 1.11	Benton County Fire Marshal	May 31, 2022	
PCM 1.12	Comments from Benton County Public Works	June 2, 2022	
Planning Commission Hearing Exhibit List - June 21, 2022			
	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



PCM 1.1

STAFF REPORT TO THE BENTON COUNTY PLANNING COMMISSION

FILE NO: ZC 2022-004 (*Change to the Zoning District*)

MEMO DATE: June 10, 2022

HEARING DATE: June 21, 2022

APPLICANT/OWNER: Vicki Brock, 225604 E Cochran Rd, Kennewick, WA 99337.

LOCATION: General Location: The properties are located approximately 1/4 mile east of the intersection of E Cochran Road and S Finley Road, lying north of E Cochran Road in the Finley area of unincorporated Benton County.

Addresses: 226304, 225626, 225616, 225604, 225504, and 225204 E Cochran Road, Kennewick WA 99337.

Legal: Lots 1 and 2 of Short Plat 2006; Lots 1 and 2 of Short Plat 2157; the east half of the west half of the southeast quarter of the northwest quarter, lying north of the drainage canal south of right of way line as same existed on October 4, 1951; and the south 277.00 feet of the west 79.00 feet of the west half of the west half of the southeast of the northwest.

Parcel Numbers: 1-2380-201-2006-002; 1-2380-201-2006-001; 1-2380-201-2157-002; 1-2380-201-2157-001; 1-2380-200-0014-000; and 1-2380-200-0017-000.

PROPERTY SIZE: Approximately 15.10 acres, collectively.

AREA TO BE USED: N/A

LAND USE: Rural residential

ZONING: Heavy Industrial

COMP PLAN: Rural Remote

STAFF RECOMMENDATION: Planning Division staff recommend that the Planning Commission forward to the Board of County Commissioners a recommendation to approve zone change request ZC 2022-004, subject to the nineteen (19) findings of fact.

APPLICATION DESCRIPTION:

ZC 2022-004 (PCM 1.5) proposes to change the zoning designation for six (6) contiguous parcels located approximately 1/4 mile east of the intersection of E Cochran Road and S Finley Road, lying north of E Cochran Road in the Finley area of unincorporated Benton County. If approved, the zone change will require the need to update Official Zoning Map A-4, through a subsequent

ordinance amendment, to reflect the change in the zoning designation of these parcels.

The subject parcels, consisting of 15.10 acres collectively, are currently zoned Heavy Industrial (HI) district and the applicant is proposing to change the zoning district to the Rural Lands Five Acre District.

The requested zone change would allow the existing single-family residences and uses on the properties to continue and would be in conformance under a rural residential zoning district.

PUBLIC NOTICE:

1. The application for ZC 2022-004 was submitted to the Benton County Planning Division on May 20, 2022 (PCM 1.5).
2. The application was declared complete for processing on May 20, 2022.
3. The application documents were distributed to reviewing agencies on May 25, 2022.
4. Legal notification for the Planning Commission public hearing was published on June 8, 2022, in the Prosser Record Bulletin. (PCM 1.9)
5. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on June 6, 2022.
6. An Environmental Checklist (EA 2021-024) (PCM 1.7) was submitted on October 1, 2021, and a Determination of Non-Significance (PCM 1.8) was issued on January 27, 2022, with a 14-day comment period.
7. The Planning Commission public hearing is scheduled for June 21, 2022.

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 May 25, 2022.
 - a. Benton County Public Works Department
 - b. Benton-Franklin Health District
 - c. Benton County Fire Marshal
 - d. Benton County Fire District #1
 - e. City of Kennewick
 - f. Columbia Irrigation District
2. The Benton County Public Works Dept., the Benton County Fire Marshal and Columbia Irrigation District responded stating that they had no comments on this application.
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, Benton County Code, and other regulations adopted by Benton County as applicable.

- b. The subject parcels are currently zoned Heavy Industrial and the existing single-family residences on the properties are non-conforming using under this zoning district. A Rural Lands Five Acre Zoning District would bring the existing uses on the parcels into conformance under a rural residential zoning district.
- c. Adjoining properties to the north, east and south are zoned Heavy Industrial while those to the west are zoned Rural Lands Five Acre District.

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.

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 2022-004, 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 2022-004 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 is requesting to change the zoning district for six (6) contiguous parcels located in unincorporated Benton County. The parcels, which are currently zoned Heavy Industrial (HI) are requested to be changed to the Rural Lands Five Acre Zoning District (RL-5).

2. The applicant is Vicki Brock whose mailing address is 225604 E Cochran Rd, Kennewick, WA 99337.
3. The properties are addressed as 226304, 225626, 225616, 225604, 225504, and 225204 E Cochran Road, Kennewick WA 99337 and are located approximately 1/4 mile east of the intersection of E Cochran Road and S Finley Road.
4. The parcels are legally described as: Lots 1 and 2 of Short Plat 2006, Lots 1 and 2 of Short Plat 2157, the east half of the west half of the southeast quarter of the northwest quarter, lying north of the drainage canal south of right of way line as same existed on October 4, 1951, and the south 277.00 feet of the west 79.00 feet of the west half of the west half of the southeast of the northwest. Parcel numbers: 1-2380-201-2006-002, 1-2380-201-2006-001, 1-2380-201-2157-002, 1-2380-201-2157-001, 1-2380-200-0014-000, and 1-2380-200-0017-000.
5. The properties collectively comprise approximately 15.10 acres in size.
6. The subject parcels are currently designated Rural Remote by the Benton County Comprehensive Plan.
7. If approved, the proposed zoning district of Rural Lands Five Acre will:
 - a. Provide for consistency between the Zoning designation and Comprehensive Plan designation; and
 - b. Allow for existing rural residential uses to be conforming uses and continue on the properties.
8. 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.
9. The amendment to the zoning map is consistent with the spirit and intent of the Benton County Zoning Ordinance and Comprehensive Plan.
10. The application for ZC 2022-004 is consistent with the Growth Management Act (GMA) RCW 36.70A.
11. Adjoining properties predominantly involve residential uses to the west, and industrial uses to the north, east, and south.
12. Public notice and application requirements have been completed for the Zone Change request as follows:
 - a. The application for ZC 2022-004 was submitted to the Benton County Planning Division on May 20, 2022 (PCM 1.5).
13. The application was declared complete for processing on May 20, 2022.
14. The application documents were distributed to reviewing agencies on May 25, 2022.
15. Legal notification for the Planning Commission public hearing was published on June 8, 2022 in the Prosser Record Bulletin (PCM 1.9).
16. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on June 6, 2022.
17. The Planning Commission public hearing is scheduled for June 21, 2022.

18. ZC 2022-004 was reviewed under the requirements of the State Environmental Policy Act, and a Determination of Non-Significance (DNS) was issued on January 27, 2022 with a 14-day comment period.
19. The application submittal, eligibility, public notice, and procedural steps for ZC 2022-004 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 Chairman, along with the Secretary of the Planning Commission, prepare and adopt written findings and conclusions reflecting the commission's recommendation for APPROVAL of ZC 2022-004, subject to the nineteen (19) Findings of Fact listed in the Staff Report dated June 10, 2022, changing the Zoning designation from Heavy Industrial to Rural Lands Five Acre District and amending *Official Zoning Map A-4* (PCM 1.4) to reflect said change in zoning designation to the Benton County Board of Commissioners that articulate and are consistent with the findings, conclusions and recommendations made by the Planning Commission tonight.

Existing Zoning Classification Site Map - ZC 2022-004

PCM 1.2



8/23/2021, 11:13:27 AM

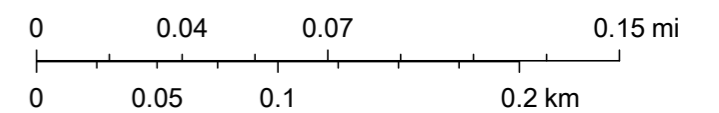
Parcels_and_Assess

Zoning

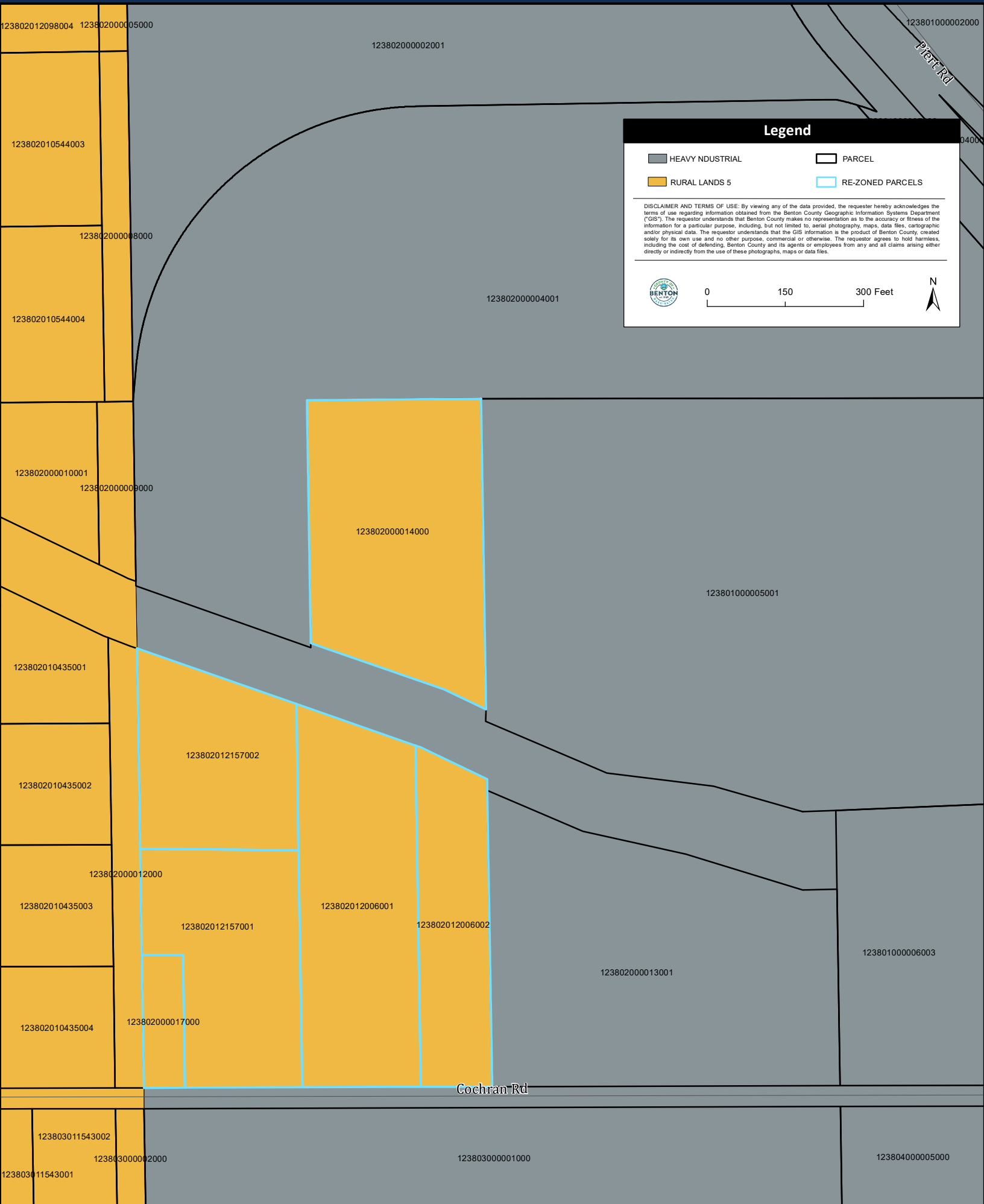
HEAVY INDUSTRIAL

RL-5

1:4,514



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Legend

- HEAVY INDUSTRIAL
- PARCEL
- RURAL LANDS 5
- RE-ZONED PARCELS

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.



0 150 300 Feet



BENTON COUNTY

STATE OF WASHINGTON
OFFICIAL ZONING MAP A-4

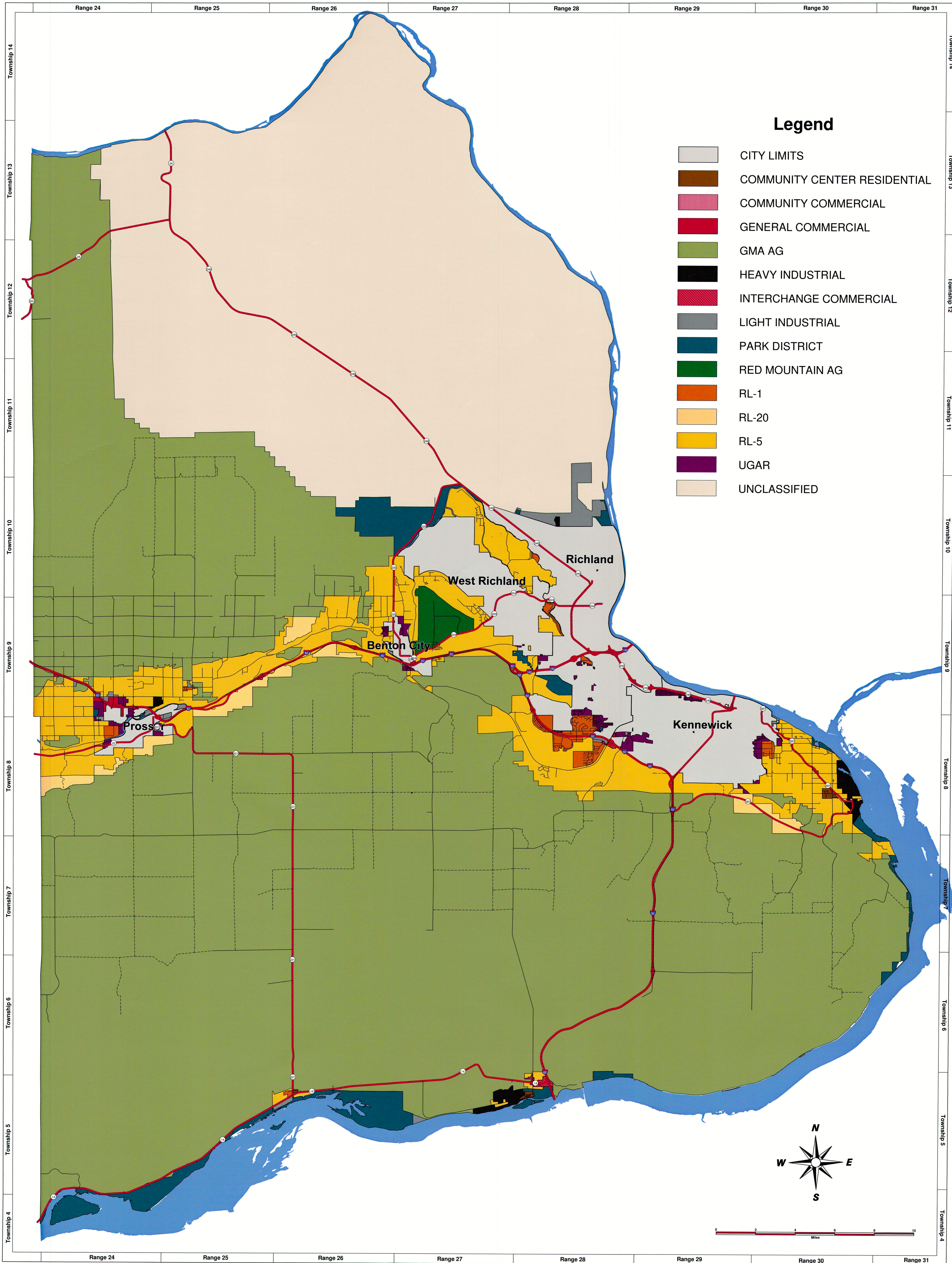
Effective 12-18-18

WE HEREBY CERTIFY THAT THIS MAP CONSTITUTES THE OFFICIAL ZONING MAP AS APPROVED BY ORDINANCE # 616 OF THE BOARD OF COUNTY COMMISSIONERS AND SIGNED BY ITS CHAIRMAN.

DATED THIS 18TH DAY OF DECEMBER 2018.

BY  CHAIRMAN OF THE BOARD

ATTEST  CLERK OF THE BOARD



This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map A 3 adopted by Ordinance 601 on Feb. 27, 2018

Map Printed 12/3/18

ZC 2022-004 Vicinity Map

PCM 1.6



8/23/2021, 11:13:27 AM

Parcels_and_Assess

Zoning

- HEAVY INDUSTRIAL
- RL-5

■ 6 Neighbor properties for proposed zone change from "Heavy Industrial" to "RL5" outlined in blue.



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Benlun County Planning
Google Inc |

Parcel Numbers

123802000017000	Jose Huerta Gonzalez	225204 E. Cochran Rd.
123802000014000	William and Linda Lafferty	225616 E. Cochran Rd.
123802012006001	Charles and Vicki Brock	225604 E. Cochran Rd.
123802012006002	Jon Rouse	226304 E. Cochran Rd.
123802012157001	Florence Coleman	225504 E. Cochran Rd.
123802012157002	Richard and Bonnie Holmes	225626 E. Cochran Rd.

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

ZONE CHANGE APPLICATION

Application No. ZC 2022-004

RECEIVED

MAY 20 2022

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Vicki Brock

Benton Co. Planning Division

Mailing Address: 225604 E. Cochran Rd City: Kennewick

State: WA ZIP: 99337 Phone: (509) 987-2306 Work: _____

Email Address: vicki.brock@gmail.com

Signature: _____ Date: _____

Property Owner(s) (if different): William (Bill) & Linda Lafferty

Mailing Address: 225616 E. Cochran Rd City: Kennewick

State: WA ZIP: 99337 Phone: (509) 582-9143 Work: _____

Email Address: linda_lafferty@hotmail.com

Signature: William C. Lafferty Date: 5/4/22

Signature: Linda Lafferty Date: 5/4/22

**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: _____

Officer name: _____

Title: _____

Signature: _____ Date: _____

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

Not a corporation, partnership, trust or LLC

PARCEL INFORMATION

1. Subject property address: 225616 E. Cochran Rd

City: Kennewick State: WA ZIP: 99337

2. Parcel number(s) to be rezoned: 1 - 2 3 8 0 - 2 0 0 - 0 0 1 4 - 0 0 0

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) William Lafferty 225616 E. Cochran Rd

City System (Provider) _____

Gas: No Yes: (Provider) _____

Cable: No Yes: (Provider) _____

Phone: No Yes: (Provider) ZiPLY Fiber

Irrigation: No Private District: (Provider) Columbia Irrigation

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 Heavy Industrial to the zoning classification of RL-5 zone

5. Comprehensive Plan designation: Rural Remote

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: Continue current usage, most similar to that of an "RL-5" zoning classification.

7. Time schedule for redevelopment? No redevelopment needed. Continue current usage, most similar to that of an "RL-5" zoning classification.

8. Facts to justify the change on the basis of advancing the public health, safety, and general welfare? Preserve property usage in accordance with historical use.

9. Affect the proposed change will have on adjacent property and on the Comprehensive Plan? None

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? Owners will not be able to rebuild current structures if structures are damaged by more than 50%. Owners will be limited in types of building permits to obtain. Owners may find difficulty in obtaining property insurance.

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

(For Staff Use Only)

Critical Areas: N *Y:* _____

Reviewed by: _____

Application Complete: Y N

Zoning: _____

Date: _____

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MAY 20 2022

ZONE CHANGE APPLICATION

Application No. _____

Benton Co. Planning Division

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Vicki Brock
Mailing Address: 225604 E. Cochran Rd City: Kennewick
State: WA ZIP: 99337 Phone: (509) 987-2306 Work: _____
Email Address: vicki.brock@gmail.com
Signature: _____ Date: _____

Property Owner(s) (if different): Richard & Bonnie Holmes
Mailing Address: 225626 E. Cochran Rd City: Kennewick
State: WA ZIP: 99337 Phone: (509) 987-4639 Work: _____
Email Address: lm4Hymn@gmail.com
Signature: *[Signature]* Date: 5-3-22
Signature: *Bonnie Holmes* Date: 5-3-22

**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: _____
Officer name: _____
Title: _____
Signature: _____ Date: _____

Not a corporation, partnership, trust or LLC

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

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PARCEL INFORMATION

1. **Subject property address:** 225626 E. Cochran Rd

City: Kennewick State: WA ZIP: 99337

2. **Parcel number(s) to be rezoned:** 1 - 2 3 8 0 - 2 0 1 - 2 1 5 7 - 0 0 2

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) Richard Holmes 225626 E. Cochran Rd

City System (Provider) _____

Gas: No Yes: (Provider) _____

Cable: No Yes: (Provider) _____

Phone: No Yes: (Provider) _____

Irrigation: No Private District: (Provider) Columbia Irrigation District

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9. Affect the proposed change will have on adjacent property and on the Comprehensive Plan? None

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10. Affect on the property owner(s) if the request is not granted? Owners will not be able to rebuild current structures if structures are damaged by more than 50%. Owners will be limited in types of building permits to obtain. Owners may find difficulty in obtaining property insurance.

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(For Staff Use Only)

Critical Areas: N Y: _____
Reviewed by: _____

Application Complete: Y N
Zoning: _____
Date: _____

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Benton Co. Planning Division

Applicant/Agent: Vicki Brock _____

Mailing Address: 225604 E. Cochran Rd _____ City: Kennewick _____

State: WA ZIP: 99337 Phone: (509) 987-2306 Work: _____

Email Address: vicki.brock@gmail.com _____

Signature: _____ Date: _____

Property Owner(s) (if different): Jon Rouse _____

Mailing Address: 226304 E. Cochran Rd _____ City: Kennewick _____

State: WA ZIP: 99337 Phone: (503) 910-2359 Work: _____

Email Address: jonrouseis@gmail.com _____

Signature: Jon Rouse _____ Date: 5/3/2022

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

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Applicant/Legal Owner: _____

Officer name: _____

Title: _____

Signature: _____ Date: _____

THE ABOVE SIGNED OFFICER OF _____ (name of entity)
WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN
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AND THAT THE ABOVE SIGNED OFFICER HAS BEEN DULY AUTHORIZED AND INSTRUCTED TO
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Not a corporation, partnership, trust or LLC

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PARCEL INFORMATION

1. Subject property address: 226304 E. Cochran Rd

City: Kennewick State: WA ZIP: 99337

2. Parcel number(s) to be rezoned: 1 - 2 3 8 0 - 2 0 1 - 2 0 0 6 - 0 0 2

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) Jon Rouse 226304 E. Cochran Rd

City System (Provider) _____

Gas: No Yes: (Provider) _____

Cable: No Yes: (Provider) _____

Phone: No Yes: (Provider) Cell phone only

Irrigation: No Private District: (Provider) Columbia Irrigation District

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9. Affect the proposed change will have on adjacent property and on the Comprehensive Plan? None

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PLEASE ATTACH ADDITIONAL PAGES.**

(For Staff Use Only)

Critical Areas: N Y: _____

Reviewed by: _____

Application Complete: Y N

Zoning: _____

Date: _____

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RECEIVED

MAY 20 2022

ZONE CHANGE APPLICATION

Application No. _____

APPLICANT INFORMATION

Benton Co. Planning Division

Please check the box indicating primary contact person for this application

Applicant/Agent: Vicki Brock
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State: WA ZIP: 99337 Phone: (509) 987-2306 Work: _____
Email Address: vicki.brock@gmail.com
Signature: _____ Date: _____

Property Owner(s) (if different): Charles & Vicki Brock
Mailing Address: 225604 E. Cochran Rd City: Kennewick
State: WA ZIP: 99337 Phone: (509) 987-2306 Work: _____
Email Address: vicki.brock@gmail.com
Signature: Vicki Brock Date: 5-4-2022
Signature: Charles Brock Date: 5-6-2022

**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: _____
Officer name: _____
Title: _____
Signature: _____ **Date:** _____

Not a corporation, partnership, trust or LLC

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

Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington.

PARCEL INFORMATION

1. **Subject property address:** 225604 E. Cochran Rd

City: Kennewick **State:** WA **ZIP:** 99337

2. **Parcel number(s) to be rezoned:** 1 - 2 3 8 0 - 2 0 1 - 2 0 0 6 - 0 0 1

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) Charles Brock 225604 E. Cochran Rd
 City System (Provider) _____
Gas: No Yes: (Provider) _____
Cable: No Yes: (Provider) _____
Phone: No Yes: (Provider) Ziply Fiber
Irrigation: No Private District: (Provider) Columbia 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 Heavy Industrial to the zoning classification of RL-5 zone

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

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: Continue current usage, most similar to that of an "RL-5" zoning classification.

7. **Time schedule for redevelopment?** No redevelopment needed. Continue current usage, most similar to that of an "RL-5" zoning.

8. **Facts to justify the change on the basis of advancing the public health, safety, and general welfare?** Preserve property usage in accordance with historical use.

9. **Affect the proposed change will have on adjacent property and on the Comprehensive Plan?** None

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?** Owners will not be able to
rebuild current structures if structures are damaged by more than 50%. Owners will be
limited in types of building permits to obtain. Owners may find difficulty in obtaining
property insurance.

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

(For Staff Use Only)

Critical Areas: N **Y:** _____

Reviewed by: _____

Application Complete: Y N

Zoning: _____

Date: _____

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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

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MAY 20 2022

ZONE CHANGE APPLICATION

Application No. _____

APPLICANT INFORMATION

Benton Co. Planning Division

Please check the box indicating primary contact person for this application

Applicant/Agent: Vicki Brock _____

Mailing Address: 225604 E. Cochran Rd _____ City: Kennewick _____

State: WA ZIP: 99337 Phone: (509) 987-2306 Work: _____

Email Address: vicki.brock@gmail.com _____

Signature: _____ Date: _____

Property Owner(s) (if different): Florence Coleman _____

Mailing Address: 225504 E Cochran Rd _____ City: Kennewick _____

State: WA ZIP: 99337 Phone: (509) 521-4777 Work: _____

Email Address: fcoleman01@aol.com _____

Signature: Florence Coleman _____ Date: 5/6/22 _____

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: _____

Officer name: _____

Title: _____

Signature: _____ Date: _____

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

Not a corporation, partnership, trust or LLC

Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State

PARCEL INFORMATION

1. Subject property address: 225504 E. Cochran Rd

City: Kennewick State: WA ZIP: 99337

2. Parcel number(s) to be rezoned: 1 - 2 3 8 0 - 2 0 1 - 2 1 5 7 - 0 0 1

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) Florence Coleman 225504 E. Cochran Rd
- City System (Provider) _____
- Gas: No Yes: (Provider) _____
- Cable: No Yes: (Provider) _____
- Phone: No Yes: (Provider) Ziplay Fiber
- Irrigation: No Private District: (Provider) Columbia 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 Heavy Industrial to the zoning classification of RL-5 zone

5. Comprehensive Plan designation: Rural Remote

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: Continue current useage, most similar to that of an "RL-5" zoning classification.

7. Time schedule for redevelopment? No redevelopment needed. Continue current useage, most similar to that of an "RL-5" zoning classification.

8. Facts to justify the change on the basis of advancing the public health, safety, and general welfare? Preserve property usage in accordance with historical use.

9. Affect the proposed change will have on adjacent property and on the Comprehensive Plan? None

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10. Affect on the property owner(s) if the request is not granted? Owners will not be able to
rebuild current structures if structures are damaged by more than 50%. Owners will be
limited in types of building permits to obtain. Owners may find difficulty in obtaining
property insurance.

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

(For Staff Use Only)

Critical Areas: N Y: _____

Reviewed by: _____

Application Complete: Y N

Zoning: _____

Date: _____

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Planning Department
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Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway

ZONE CHANGE APPLICATION

Application No. _____

RECEIVED

MAY 20 2022

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Benton Co. Planning Division

Applicant/Agent: Vicki Brock
Mailing Address: 225604 E. Cochran Rd City: Kennewick
State: WA ZIP: 99337 Phone: (509) 987-2306 Work: _____
Email Address: vicki.brock@gmail.com
Signature: _____ Date: _____

Property Owner(s) (if different): Jose Huerta Gonzalez
Mailing Address: 105 19th Ave. Unit #120 City: Kennewick
State: WA ZIP: 99337 Phone: (509) 792-5725 Work: _____
Email Address: elcokiyo@gmail.com
Signature: *Jose Huerta Gonzalez* Date: 5/4/22
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.

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Officer name: _____
Title: _____
Signature: _____ Date: _____

Not a corporation, partnership, trust or LLC

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WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN
DULY UNDERTAKEN TO PERMIT _____ TO SUBMIT THIS APPLICATION
AND THAT THE ABOVE SIGNED OFFICER HAS BEEN DULY AUTHORIZED AND INSTRUCTED TO
EXECUTE THIS APPLICATION.

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PARCEL INFORMATION

1. Subject property address: 225504 E. Cochran Rd

City: Kennewick State: WA ZIP: 99337

2. Parcel number(s) to be rezoned: 1 - 2 3 8 0 - 2 0 0 - 0 0 1 7 - 0 0 0

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) Jose Huerta Gonzalez 225204E. Cochran Rd

City System (Provider) _____

Gas: No Yes: (Provider) _____

Cable: No Yes: (Provider) _____

Phone: No Yes: (Provider) Cell phone only

Irrigation: No Private District: (Provider) Columbia 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 Heavy Industrial to the zoning classification of RL-5 Zone

5. Comprehensive Plan designation: Rural Remote

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: Continue current usage, most similar to that of an "RL-5" zoning classification.

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9. Affect the proposed change will have on adjacent property and on the Comprehensive Plan? None

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PLEASE ATTACH ADDITIONAL PAGES.**

(For Staff Use Only)

Critical Areas: N Y: _____

Reviewed by: _____

Application Complete: Y N

Zoning: _____

Date: _____

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.

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

Determination of Non-Significance

Proponent: Vicki Brock
 225604 E Cochran Rd
 Kennewick, WA 99337

File No. EA 2021-024

Project Description: A Comprehensive Plan Amendment (CPA 2022-001) to amend the Benton County Comprehensive Plan land use map (*Figure 5 - 2017 Periodic Update Land Use Designations Map*). The amendment proposes to change the land use designation from Rural Industrial to Rural Remote for six (6) contiguous parcels. The amendment further revises the tables and text in the Plan that may refer to the current use or designation of the properties. Additionally, the subsequent rezone of the properties from the Heavy Industrial (HI) zoning designation to a Rural Lands Five Acre (RL-5) zoning designation has been included in this SEPA application review.

Project Location: The properties are located approximately 1/4 mile east of the intersection of E Cochran Road and S Finley Road, lying north of E Cochran Road in the Finley area of unincorporated Benton County. Addresses: 226304, 225626, 225616, 225604, 225504, and 225204 E Cochran Road, Kennewick WA 99337. Parcel Numbers: 1-2380-201-2006-002; 1-2380-201-2006-001; 1-2380-201-2157-002; 1-2380-201-2157-001; 1-2380-200-0014-000; and 1-2380-200-0017-000.

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 February 10, 2022.

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

SEPA Responsible Official: Michelle Cooke
Position/Title: Planning Manager – Benton County Planning Division
Address: P.O. Box 910, Prosser WA 99350

Date: January 27, 2022


 Michelle Cooke, Planning Manager
 Benton County Community Development Department

THIS MAP ENLARGED FOR EASIER REFERENCE



Zoning

- HEAVY INDUSTRIAL
- RL5
- 6 Neighbor properties for proposed zone change from "Heavy Industrial" to "RL5" outlined in blue.



Parcel Numbers

123802000017000	Jose Huerta Gonzalez	225204 E. Cochran Rd.
123802000014000	William and Linda Lafferty	225616 E. Cochran Rd.
123802012006001	Charles and Vicki Brock	225604 E. Cochran Rd.
123802012006002	Jon Rouse	226304 E. Cochran Rd.
123802012157001	Florence Coleman	225504 E. Cochran Rd.
123802012157002	Richard and Bonnie Holmes	225626 E. Cochran Rd.

Finley CPA Site Map (Zoning)

ADDITIONAL DETAILED MAP ON BACK



8/23/2021, 11:13:27 AM

Parcels_and_Assess

Zoning

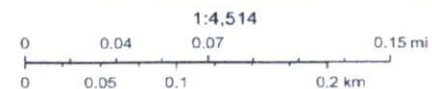
HEAVY INDUSTRIAL

RL-5

6 Neighbor properties for proposed zone change from "Heavy Industrial" to "RL5" outlined in blue.

Parcel Numbers

123802000017000	Jose Huerta Gonzalez	225204 E. Cochran Rd.
123802000014000	William and Linda Lafferty	225616 E. Cochran Rd.
123802012006001	Charles and Vicki Brock	225604 E. Cochran Rd.
123802012006002	Jon Rouse	226304 E. Cochran Rd.
123802012157001	Florence Coleman	225504 E. Cochran Rd.
123802012157002	Richard and Bonnie Holmes	225626 E. Cochran Rd.



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Benton County Planning
Google Inc |

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

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SEPA ENVIRONMENTAL CHECKLIST

OCT 01 2021

File No. EA EA 2021-024

BENTON COUNTY
BUILDING DEPT.
Planning

A. BACKGROUND

1. Name of proposed project, if applicable: Comprehenisve Plan Change, Zoning Designation Change, Applicable Map Changes.

2. Name of applicant: Vicki Brock

3. Address and phone number of applicant and contact person: Vicki Brock - 225604 E. Cochran Rd. / Kennewick, Wa 99337 - Cell (509) 987-2306 - email: vicki.brock@gmail.com

4. Date checklist prepared: September 15, 2021

5. Agency requesting checklist: Benton County Planning Department

6. Proposed timing or schedule (including phasing, if applicable): Planning Department Schedule

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

No future plans.

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

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. Yqu do not need to repeat those answers on this page.

Comprehensive Plan Change, Zoning Designation Change and Applicable Map Changes. Petitioning to change the zoning of neighborhood property from "Heavy Industrial non-conforming" to "RL5"

zoning. Property's current non-conforming use matches that of residential / agriculture usage.

There would be no change in current use when reclassifying to "RL5" classification.

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. Parcel numbers 123802012006002, 123802012006001, 123802012157002
123802012157001, 123802000014000, 123802000017000

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat Rolling Hilly Steep Slopes Mountainous

Other Not applicable, this is not a site specific project. Future projects may need evaluation.

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

Not applicable, this is not a site specific project. Future projects may need evaluation.

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

Not applicable, this is not a site specific project. Future projects may need evaluation. Soil is sandy.

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

Not applicable, this is not a site specific project. Future projects may need evaluation. No unstable soils known.

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. No fill or grading proposed.

Not applicable, this is not a site specific project. Future projects may need evaluation.

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

Not applicable, this is not a site specific project. Future projects may need evaluation. No clearing proposed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Not applicable, this is not a site specific project.

Future projects may need evaluation. No impervious surfaces proposed.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None

Not applicable, this is not a site specific project. Future projects may need evaluation.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Not applicable, this is not a site specific project. Future projects may need evaluation.

No changes from current use proposed.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Not applicable, this is not a site specific project. Future projects may need evaluation.

No off site odor forseen.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: None

Not applicable, this is not a site specific project. Future projects may need evaluation.

3. **Water**

a. Surface Water:

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

Not applicable, this is not a site specific project. Future projects may need evaluation.

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

If yes, please describe and attach available plans. _____

Not applicable, this is not a site specific project. Future projects may need evaluation.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. Not applicable, this is not a site specific project. Future projects may need evaluation.

No fill or dredge material proposed.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No change in current use.

Not applicable, this is not a site specific project. Future projects may need evaluation.

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

Not applicable, this is not a site specific project. Future projects may need evaluation.

No change from current use.

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

Not applicable, this is not a site specific project. Future projects may need evaluation.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. Not applicable, this is not a site specific project. Future projects may need evaluation.

No change from current use.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. Not applicable, this is not a site specific project. Future projects may need evaluation.

No change from current use.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **Not applicable, this is not a site specific project. Future projects may need evaluation.**

No change from current use.

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

Not applicable, this is not a site specific project. Future projects may need evaluation.

No change from current use.

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

Not applicable, this is not a site specific project. Future projects may need evaluation.

No change from current use.

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

if any: **Not applicable, this is not a site specific project. Future projects may need evaluation.**

No change from current use.

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? **A variety of vegetation on each residence.**

Not applicable, this is not a site specific project. Future projects may need evaluation. No change to current vegetation.

- c. List threatened and endangered species known to be on or near the site. **No known endangered species.**

Not applicable, this is not a site specific project. Future projects may need evaluation.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **No proposed landscaping. No change from current use.**

Not applicable, this is not a site specific project. Future projects may need evaluation.

- e. List all noxious weeds and invasive species known to be on or near the site. **None known.**

Not applicable, this is not a site specific project. Future projects may need evaluation.

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. A wide variety of wild, and domestic animals.

Not applicable, this is not a site specific project. Future projects may need evaluation.

No change from current use.

b. List any threatened and endangered species known to be on or near the site. None known.

Not applicable, this is not a site specific project. Future projects may need evaluation.

No change from current use.

c. Is the site part of a migration route? If so, explain. Not applicable, this is not a site specific project.

This site is not known to be a part of a migration route. No change from current use.

d. Proposed measures to preserve or enhance wildlife, if any: No changes proposed.

Not applicable, this is not a site specific project. Future projects may need evaluation.

No change from current use.

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

Not applicable, this is not a site specific project. No known invasive animal species are known.

No changes from current use.

6. **Energy and Natural Resources**

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

Not applicable, this is not a site specific project. Future projects may need evaluation.

Residences currently use electricity. No changes from current use proposed.

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

Not applicable, this is not a site specific project. No changes from current use proposed.

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: None.

Not applicable, this is not a site specific project. Future projects may need evaluation.

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.

Not applicable, this is not a site specific project. Future projects may need evaluation.

No changes from current use proposed.

1) Describe any known or possible contamination at the site from present or past uses. None known.

Not applicable, this is not a site specific project. Future projects may need evaluation.

No changes from current use proposed.

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

Not applicable, this is not a site specific project. Future projects may need evaluation.

No changes from current use proposed.

area and in the vicinity. _____

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes to current use proposed.

- 4) Describe special emergency services that might be required. **None**

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

- 5) Proposed measures to reduce or control environmental health hazards, if any: **None**

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None**

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

- 3) Proposed measures to reduce or control noise impacts, if any: **None.**

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **Not applicable, this is not a site specific project.**

Land is currently used as residential/agriculture. Approved proposal will not affect or change current land use.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

Land is currently used as residential/agriculture. Approved proposal will not affect or change current land use.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting?
If so, how: Not applicable, this is not a site specific project.

Land is currently used as residential/agriculture. Approved proposal will not affect or change current land use.

c. Describe any structures on the site. _____

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No demolition of current buildings within this proposal.

e. What is the current zoning classification of the site? Current zoning is "Heavy Industrial".

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

g. If applicable, what is the current shoreline master program designation of the site? No shoreline.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No known critical classification. No changes from current use proposed.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No change from current use proposed.

j. Approximately how many people would the completed project displace? None

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

k. Proposed measures to avoid or reduce displacement impacts, if any: No displacements.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Follow guidelines from the Benton County Comprehensive Plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: Not applicable, this is not a site specific project. Future site specific projects may need evaluation. No changes from current use proposed.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing. None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing. None

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Not applicable, this is not a site specific project. Future site specific projects may need evaluation. No structures proposed. No changes from current use proposed.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

11. Light and Glare

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

c. What existing off-site sources of light or glare may affect your proposal? None

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

d. Proposed measures to reduce or control light and glare impacts, if any: None

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

12. Recreation

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

b. Would the proposed project displace any existing recreational uses? If so, describe. No

Not applicable, this is not a site specific project. however, no recreational uses would be displaced.

No changes from current use proposed.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: No proposed measures to control impacts on recreation.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

13. Historic and cultural preservation

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

No historic sites known. Not applicable, this is not a site specific project. Future site specific projects may need evaluation. No changes from current use proposed.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed. No known landmarks, burial grounds, cemeteries or artifacts known.

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. None

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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. None

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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. No changes from current use proposed.

Not applicable, this is not a site specific project. East Cochran Road has served the residences and will continue to do so in the same manner as current use.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? No public transit.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? None

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No proposed use of water, air or rail transportation.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

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 Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current use proposed.

commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Not applicable, this is not a site specific project. Future site specific projects may need evaluation.
No changes from current use proposed.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No changes from current use proposed.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

h. Proposed measures to reduce or control transportation impacts, if any: No changes from current use proposed. Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

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. No changes from current use proposed. Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

b. Proposed measures to reduce or control direct impacts on public services, if any. No impact on public services foreseen. Not applicable. This is not a site specific project. No changes from current use proposed.

16. Utilities

a. Circle utilities currently available at the site:

electricity natural gas water refuse service telephone sanitary sewer system

other Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No changes from current utilities use proposed.

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

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

No new utilities are being proposed. No changes from current use proposed.

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: Vicki Brock

Name of Signee Vicki Brock

Position and Agency/Organization _____

Date Submitted: 10-1-2021

Signature Page Attached

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? No changes from current use proposed

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

a. Proposed measures to avoid or reduce such increases are: No changes from current use proposed.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? No changes from current use.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

a. Proposed measures to protect or conserve plants, animals, fish, or marine life are: No changes from current use.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

3. How would the proposal be likely to deplete energy or natural resources? No changes from current use proposed

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

a. Proposed measures to protect or conserve energy and natural resources are: No changes from current use.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

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?

No changes from current use proposed.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

a. Proposed measures to protect such resources or to avoid or reduce impacts are: No changes from current use

proposed. Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

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? No changes from current use proposed.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

a. Proposed measures to avoid or reduce shoreline and land use impacts are: No changes from current use proposed. Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? No changes from current use proposed. No impact on transportation, public services or utilities foreseen.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

a. Proposed measures to reduce or respond to such demand(s) are: No changes from current use proposed.
No change on demands. Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. No changes from current use proposed. No conflicts known.

Not applicable, this is not a site specific project. Future site specific projects may need evaluation.

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

NOTICE OF PUBLIC HEARINGS

NOTICE OF HEARINGS BEFORE THE BENTON COUNTY PLANNING COMMISSION in the matter of county planning at a special meeting on June 21, 2022, 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.** To find information on virtual attendance options, including streaming video, WebEx video conferencing and telephone, please visit www.tinyurl.com/BCPublicNotice.

NOTICE IS HEREBY GIVEN that public comment will be taken on the following proposed applications before the Planning Commission at this meeting.

ZC 2022-004 - A proposal by Vicki Brock, requesting a change in the zoning designation from Heavy Industrial to Rural Lands 5 Acre on six parcels located north of E Cochran Rd and east of S Finley Rd in the Finley rural area of unincorporated Benton County, in the northwest Quarter of Section 23, Township 8 North, Range 30 East, W.M. on parcel #'s 123802012006001, 123802012006002, 123802012157001, 123802012157002, 123802000014000, and 123802000017000.

ZC 2022-005 - A proposal by Thomas Fisher and Randall Underwood requesting a change in the zoning designation from Rural Lands 5 Acre to Light Industrial on three (3) contiguous parcels located north of SR 397 and west of S Yew Street, east of the Kennewick City Limits in Sections 5 & 8, Township 8 North, Range 30 East, W.M. parcel #'s 105803012350003, 105803012350002, and 108801020004003.

ZC 2022-006 - A proposal by Jerritt Wiser requesting a change in the zoning designation from Interchange Commercial to Light Industrial on seven (7) parcels located off Wiser Loop and Wiser Parkway in Section 11, Township 8 North, Range 28 East, W.M. parcel #'s 111881020000007 through 111881020000012 and 111881020000014.

NOTICE IS FURTHER GIVEN that the proposed zone change applications have been reviewed under the requirements of the State Environmental Policy Act and Determinations of Non-Significance (DNS) were issued on January 27, 2022. 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 Friday June 17, 2022.

SUB 2022-001 - The preliminary plat of Harvest Ridge Phase 2 the subdivision of approximately 120.90 acres into 101 residential lots with an average lot size of 1.04 acres by Geoff Clark dba Candy Mountain, LLC. The site is located east of Interstate 82 and north of Reata Road on west half of the north half of Lot 1 of the plat of the Ridge at Reata West Phase

1, in Section 5, Township 8 North, Range 28 East, W.M. in Richland, WA on parcel number 1-0588-402-0000-052.

SUB 2022-002 - The preliminary plat of Cottonwood Creek Phase 4 by Badger Properties II for the subdivision of approximately 25.58 acres into 13 residential lots with an average lots size of 1.72 acres. The site is located west of E Badger Road and south of Wiser Parkway on Lot 34 of the plat of the Cottonwood Creek Phase 2, in Section 11, Township 8 North, Range 28 East, W.M. in Kennewick, WA on parcel number 1-1188-303-0000-034.

NOTICE IS FURTHER GIVEN that the proposed subdivision applications have been reviewed under the requirements of the State Environmental Policy Act and Mitigated Determinations of Non-Significance (MDNS) were issued on June 3, 2022. 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 Friday June 17, 2022.

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 proposals to the Benton County Board of Commissioners. All parties concerned may present any support or objections for the applications. Information concerning the applications can be obtained at the Benton County Planning Division, by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser) or by visiting www.tinyurl.com/BCPublicNotice.

Dated this 3rd day of June 2022.

Martin Sheeran, Chairman
Benton County Planning Commission

Michelle Cooke, Manager
Planning Division

PUBLISH: June 8, 2022

Donna Hutchinson

From: CID <cid@columbiairrigation.com>
Sent: Wednesday, May 25, 2022 2:53 PM
To: Donna Hutchinson
Subject: [EXTERNAL] RE: ZC 2022-004 Viki Brock Agency Review

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

Good afternoon,

CID has no comment on the zoning change permit applications.

Thank you,

Lila Freshment

Office Manager
Columbia Irrigation District
10 E Kennewick Avenue
Kennewick, WA 99336
Phone: (509) 586-6118
Fax: (509) 586-0485
lfreshment@columbiairrigation.com

From: Donna Hutchinson <Donna.Hutchinson@co.benton.wa.us>
Sent: Wednesday, May 25, 2022 11:30 AM
To: City of Kennewick - Scott Szendre (Scott.Szendre@ci.kennewick.wa.us) <scott.szendre@ci.kennewick.wa.us>; 'Anthony Muai' <anthony.muai@ci.kennewick.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Fire District #1 - Billie <billie@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; CID <cid@columbiairrigation.com>
Subject: ZC 2022-004 Viki Brock Agency Review

The attached copy of a Petition for a Zoning Reclassification is being submitted to you for review and any response that you may have concerning it. This application will be heard at a hearing before the Benton County Planning Commission on June 21, 2022. Please note that the SEPA Checklist was prepared for the Comprehensive Plan Amendment and proposed zone change during the Comprehensive Plan Amendment process with a Notice of Application, comment period and a Threshold Determination being made at that time. Those documents are attached for your review.

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

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

Prosser: We are now located within the Road Department/Public Works Office on the first floor of the Benton County Courthouse at 620 Market St, Prosser WA 99350. **Kennewick:** The County has opened a new Public Services Office at 102206 E Wiser Parkway, Kennewick, which houses the Planning, Building and Road Departments.

Donna Hutchinson

From: Clark Posey
Sent: Tuesday, May 31, 2022 11:01 AM
To: Donna Hutchinson
Subject: RE: ZC 2022-004 Viki Brock Agency Review

Fire Marshal comments-NONE!

Good to see that we are creating more Non-Conforming lots!

Clark

From: Donna Hutchinson <Donna.Hutchinson@co.benton.wa.us>
Sent: Wednesday, May 25, 2022 11:30 AM
To: City of Kennewick - Scott Szendre (Scott.Szendre@ci.kennewick.wa.us) <scott.szendre@ci.kennewick.wa.us>; 'Anthony Muai' <anthony.muai@ci.kennewick.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Fire District #1 - Billie <billie@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Columbia Irrigation District <CID@columbiairrigation.com>
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Donna Hutchinson

From: Cristina Woods
Sent: Thursday, June 2, 2022 10:23 AM
To: Donna Hutchinson
Subject: RE: ZC 2022-004 Viki Brock Agency Review

Good morning

PW has no comments

Thank you



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

From: Donna Hutchinson <Donna.Hutchinson@co.benton.wa.us>
Sent: Wednesday, May 25, 2022 11:30 AM
To: City of Kennewick - Scott Szendre (Scott.Szendre@ci.kennewick.wa.us) <scott.szendre@ci.kennewick.wa.us>; 'Anthony Muai' <anthony.muai@ci.kennewick.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Fire District #1 - Billie <billie@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Columbia Irrigation District <CID@columbiairrigation.com>
Subject: ZC 2022-004 Viki Brock Agency Review

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