

**EXHIBIT LIST FOR ZC 2022-005/EA 2021-029
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 25, 2022
	PCM 1.3	Proposed Zoning Plan Land Use Designations	May 25, 2022
	PCM 1.4	Official Zoning Map A-4	December 18, 2018
	PCM 1.5	ZC 2022-005 Application	May 20, 2022
	SEPA INFORMATION		
	PCM 1.6	Determination of Non Significance	January 27, 2022
	PCM 1.7	Environmental Checklist EA 2021-024	November 23, 2021
	HEARING NOTICES		
	PCM 1.8	Notice of Public Hearing	June 3, 2022
	COMMENTS		
	PCM 1.9	Columbia Irrigation District	May 25, 2022
PCM 1.10	Benton County Fire Marshal	May 31, 2022	
PCM 1.11	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 2022-005 (*Change to the Zoning District*)

MEMO DATE: June 10, 2022

HEARING DATE: June 21, 2022

APPLICANT/OWNER: Thomas Fisher, 1162 Adair Drive, Richland, WA 99352
Randal Underwood, 1125 S. Gum Street, Kennewick, WA 99337

LOCATION: General Location: The properties are located north of SR 397, west of S Yew Street, and east of the Kennewick city limits in Sections 5 & 8, Township 8 North, Range 30 East, W.M.
Addresses: 196512 and 196504 E. 10th Ave., Kennewick, WA.
Parcel Numbers: 105803012350004, 105803012350005, and 108801020004003.

PROPERTY SIZE: Approximately 10.32 acres, collectively.

AREA TO BE USED: N/A

LAND USE: Two of the parcels are currently utilized as a holding yard for a custom milling business and the third parcel is developed as a rental storage facility.

ZONING: Rural Lands Five Acre

COMP PLAN: Rural Industrial

STAFF RECOMMENDATION: Planning Division staff recommend that the Planning Commission forward to the Board of County Commissioners a recommendation to approve zone change request ZC 2022-005, subject to the nineteen (19) findings of fact.

APPLICATION DESCRIPTION:

ZC 2022-005 (PCM 1.5) proposes to change the zoning designation three (3) contiguous parcels located north of SR 397, west of S Yew Street, and east of the Kennewick city limits 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 10.32 acres collectively, are currently zoned Rural Lands Five Acre District (RL-5) and the applicant is proposing to change the zoning district to the Light Industrial (LI) district.

The requested zone change would allow the existing industrial uses on the properties to continue

and would be in conformance under a industrial zoning district.

PUBLIC NOTICE:

1. The application for ZC 2022-005 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 1.8)
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 November 23, 2021, and a Determination of Non-Significance (PCM 1.6) 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
 - g. WSDOT
 - h. BNSF
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 Rural Lands Five Acre and the industrial uses on the properties are non-conforming using under this zoning district. A Light Industrial Zoning designation would bring the existing uses on the parcels into conformance under an industrial zoning district.
 - c. Adjoining properties to the west are zoned industrial within Kennewick City Limits, to

the north are zoned Urban Growth Area Residential and Rural Lands Five Acre, and to the east and south 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 consistent 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 2022-005, 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 2022-005 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 three (3) contiguous parcels located in unincorporated Benton County. The parcels, which are currently designated Rural Lands Five Acre Zoning District (RL-5) are requested to be changed to the zoned Light Industrial (LI).
2. The applicant is Thomas Fisher whose mailing address is 1162 Adair Drive, Richland, WA 99352 and second property owner is Randal Underwood whose mailing address is 1125 S. Gum Street, Kennewick, WA 99337.

3. The properties are addressed as 196512 and 196504 E. 10th Ave, Kennewick, WA 99337 and 8106 S Yew St, Kennewick, WA 99337 and are located adjacent and north of SR 397, and west of and south of the intersection of E 10th Avenue and S. Yew Street.
4. The parcels are legally described as a portion of tracts 4 and 5 of Putnum Tracts as recorded in Volume 1 of plats, page 43, records of Benton County, WA, said parcel being in Section 8. Township 8 North, R 30 East, W.M., and Lots 1 and 2 of Short Plat No. 2350 according to the survey thereof recorded under Benton County Auditor's File No. 1998-007968, subject to (Boundary Line Adjustment AF#2021-058313, 12/29/2021). Parcel numbers: 105803012350004, 105803012350005, and 108801020004003.
5. The properties collectively comprise approximately 10.32 acres in size.
6. The subject parcels are currently designated Rural Industrial by the Benton County Comprehensive Plan.
7. If approved, the proposed zoning district of Light Industrial will:
 - a. Provide for consistency between the Zoning designation and Comprehensive Plan designation; and
 - b. Allow for existing industrial uses to be conforming uses and continue on the properties.
 - c. Provide more area for the location of light industrial uses while minimizing impacts on surrounding rural uses in an area which is already characterized by and/or compatible with industrial activity.
 - d. Provide areas for light industrial uses adjacent to major transportation networks.
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 2022-005 is consistent with the Growth Management Act (GMA) RCW 36.70A.
11. Adjoining properties predominantly involve industrial uses to the west and residential 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 2022-005 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 1.8).
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.

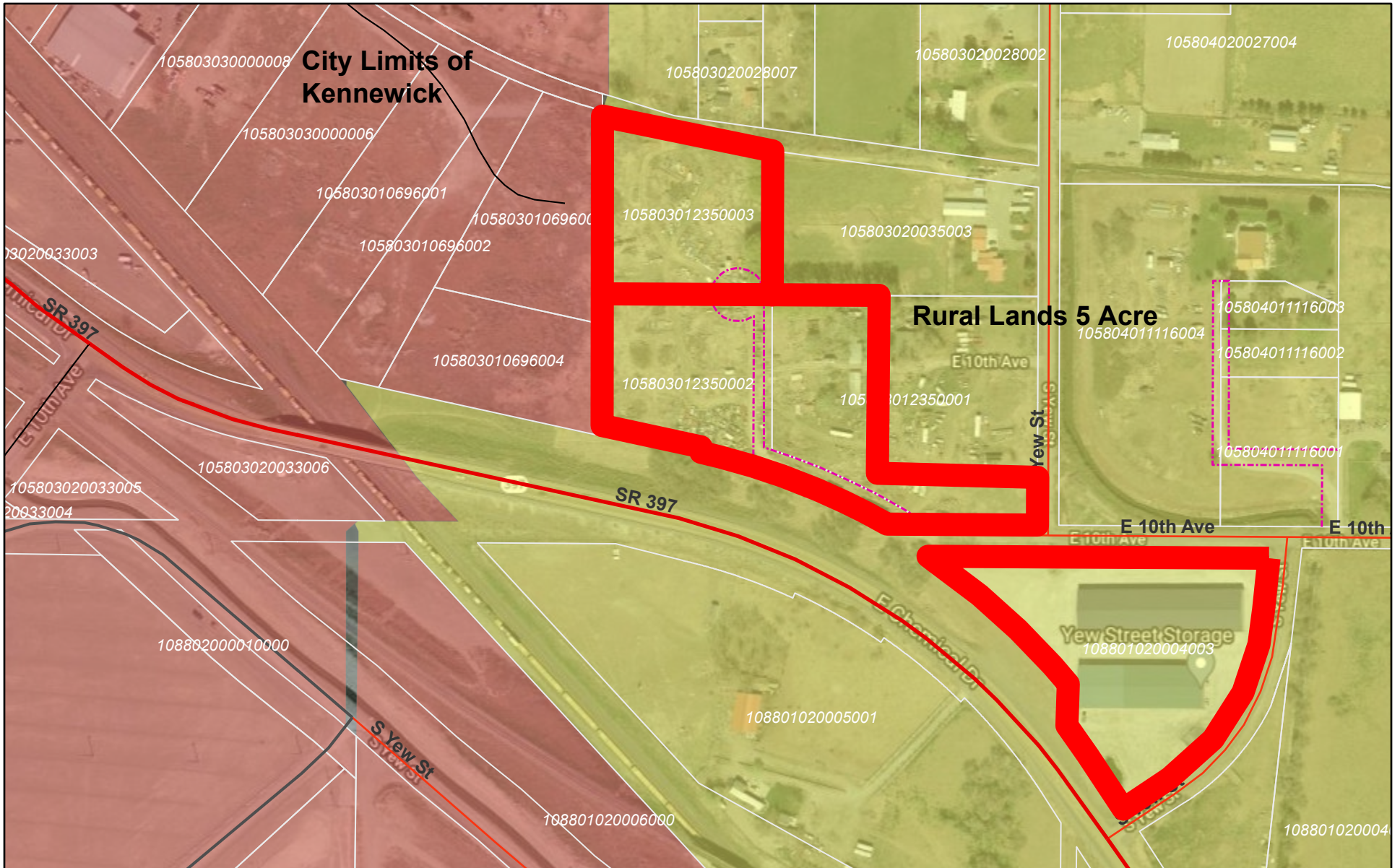
17. The Planning Commission public hearing is scheduled for June 21, 2022.
18. ZC 2022-005 was reviewed under the requirements of the State Environmental Policy Act, and a Determination of Non-Significance (DNS) was issued on January 27, 2022, with a 14-day comment period.
19. The application submittal, eligibility, public notice, and procedural steps for ZC 2022-005 have been consistent with Benton County Code (BCC) Chapter 11.53.020 Zoning – Amendments and Appeals, Zoning Map and Text Amendments.

SUGGESTED MOTION

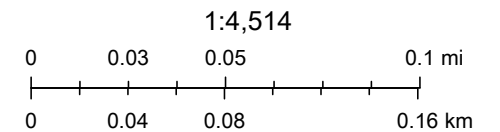
I move that the Chairman, along with the Secretary of the Planning Commission, prepare and adopt written findings and conclusions reflecting the commission's recommendation for APPROVAL of ZC 2022-005, subject to the nineteen (19) Findings of Fact listed in the Staff Report dated June 10, 2022, changing the Zoning designation from Rural Lands Five Acre to the Light Industrial 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.

ZC 2022-005 - Existing Zoning Designations

PCM 1.2



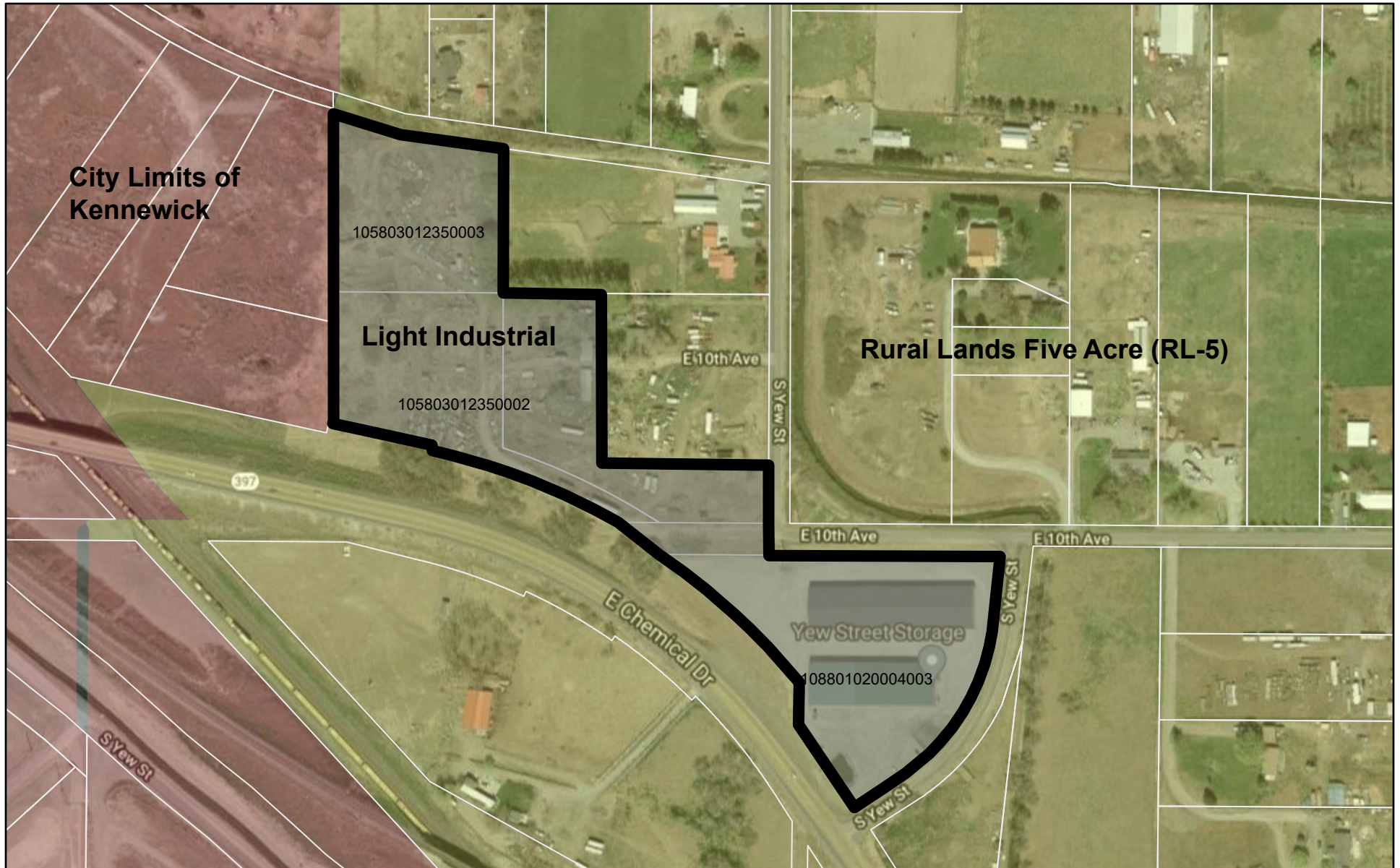
5/25/22



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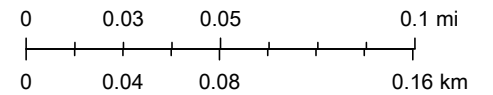
ZC 2022-005 Proposed Zoning Land Use Designation

PCM 1.3



5/25/22

1:4,514



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Benton County Planning
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BENTON COUNTY

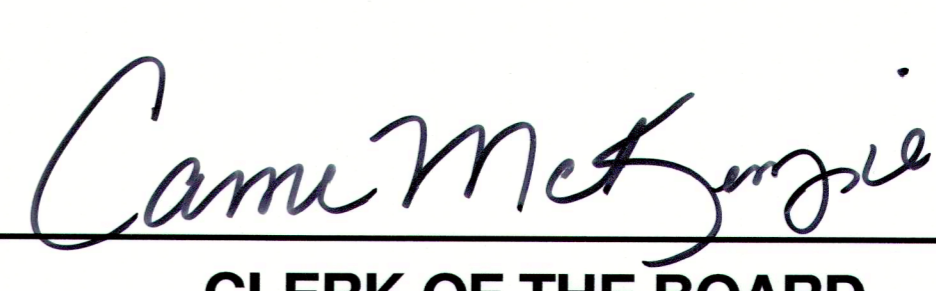
STATE OF WASHINGTON
OFFICIAL ZONING MAP A-4

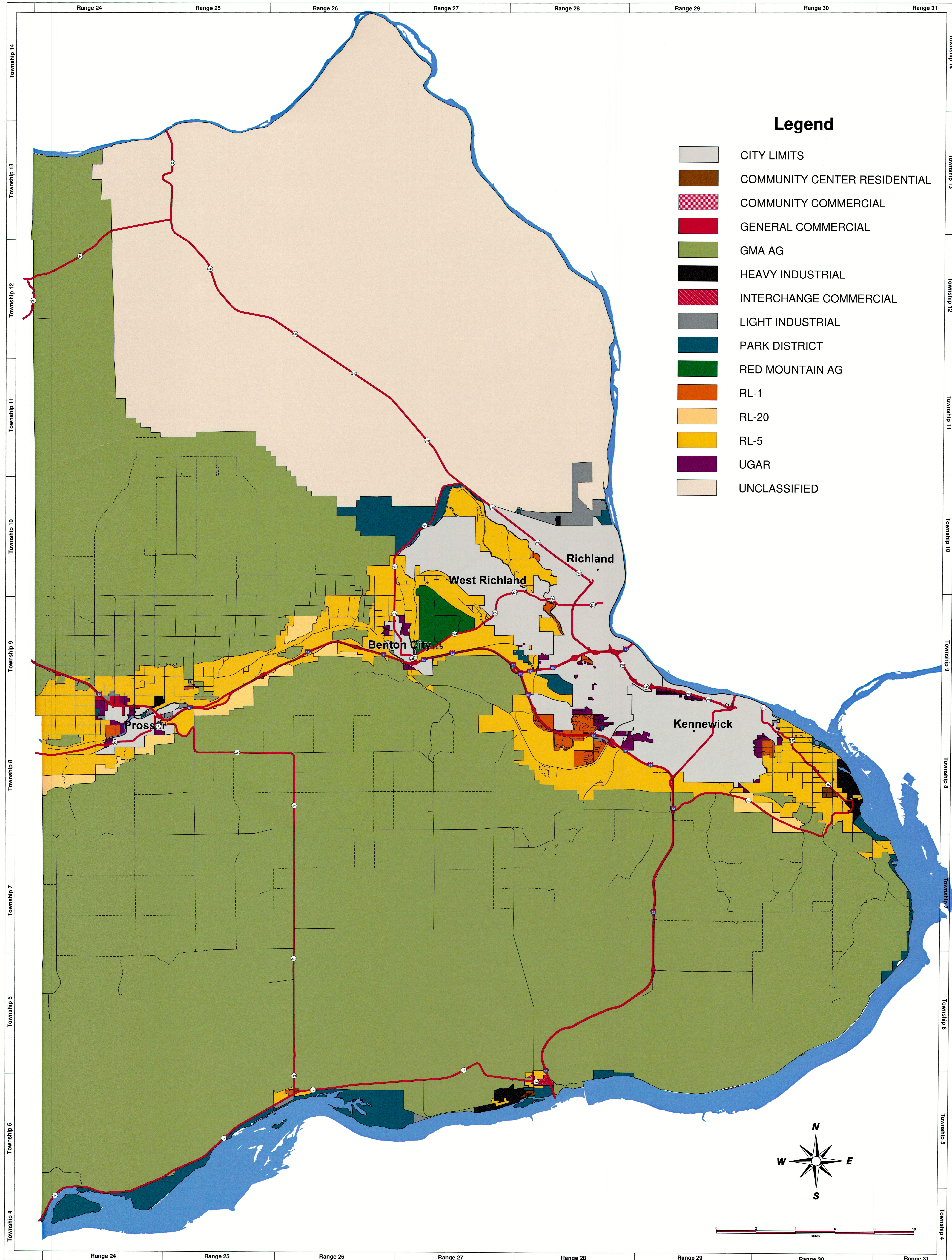
Effective 12-18-18

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

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 2022-005

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Thomas Fisher

Mailing Address: 30 Box 752 City: RICHLAND

State: WA ZIP: 99352 Phone: 509-438-1816 Work: _____

Email Address: tomfisher121@hotmail.com

Signature: _____ Date: 5-20-22

Property Owner(s) (if different): RANDAL Underwood & HF STORAGE LLC

Mailing Address: 1125 S 60th Street City: KENNEWICK

State: WA ZIP: 99337 Phone: 509-366-1560 Work: _____

Email Address: 2wuviv@gmail.com

Signature: _____ Date: 5-20-22

Signature: Randal Dean Underwood Date: 5-19-22

*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: HF STORAGE LLC

Officer name: Thomas Fisher

Title: owner / member

Signature: _____ Date: 5-20-22

THE ABOVE SIGNED OFFICER OF HF STORAGE LLC (name of entity) WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO PERMIT Thomas Fisher 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: 196512 AND 196504 E 10th AVE AND 8106 S. Yew St,

City: Kennecook State: WA ZIP: 99557

2. Parcel number(s) to be rezoned: 1-0580-301-235-003
1 0580 301 235 002
1-0880-102-000-4003

- 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) Spectrum
- Phone: No Yes: (Provider) Spectrum
- Irrigation: No Private District: (Provider) _____

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 to the zoning classification of light Industrial

5. Comprehensive Plan designation: CPA ~~2022-002~~ 2022-002 - Rural Industrial

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: 2 parcels are holding yards for a custom milling business and the third parcel is developed storage facility.

7. Time schedule for redevelopment? within 12 months

8. Facts to justify the change on the basis of advancing the public health, safety, and general welfare?
-make conforming use properties

9. Affect the proposed change will have on adjacent property and on the Comprehensive Plan?
CPA 2022-002 APPROVED in April 2022. No impact on 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? Properties will continue to be non-conforming use. Storage facility will continue to have excess land that cannot be developed.

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

(For Staff Use Only)

Critical Areas: N	Y: _____	Application Complete: Y N
Reviewed by: _____		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 Wisner Parkway
www.co.benton.wa.us

**Planning Division**

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

Determination of Non-Significance

Proponent: Thomas Fisher (Co-applicant)
 1162 Adair Drive
 Richland, WA 99352

File No. EA 2021-029

Randal Underwood (Co-applicant)
 1125 S. Gum Street
 Kennewick, WA 99337

Project Description: A Comprehensive Plan Amendment (CPA 2022-002) 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 Remote to Rural Industrial for three (3) 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 Rural Lands 5 (RL-5) zoning designation to the Light Industrial (LI) zoning designation has been included in this SEPA application review.

Project Location: The properties are located north of SR 397, west of S Yew Street, and east of the Kennewick City Limits in Sections 5 & 8, Township 8 North, Range 30 East, W.M. Parcel numbers: 105803012350003, 105803012350002, and 108801020004003.

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

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



SEPA ENVIRONMENTAL CHECKLIST

File No. EA 2021-029

A. BACKGROUND

1. Name of proposed project, if applicable: N/A *Comp Plan Designation change*
2. Name of applicant: Thomas Fisher/Randal Underwood (co-applicants)
3. Address and phone number of applicant and contact person: 1162 Adair Drive, Richland, WA 99352
(509) 438-1816 (Thomas Fisher)
4. Date checklist prepared: 11/18/2021
5. Agency requesting checklist: Benton County
6. Proposed timing or schedule (including phasing, if applicable): Planning Commission open public hearing - Jan, 2022
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
The application for Rural Industrial comprehensive plan designation, coupled with a (anticipated) request for zone change to Light Industrial, will bring existing non-conforming uses into compliance and allow for Light Industrial uses to be developed, or expand, on the subject parcels.
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. The approval of proposed ordinance amendments is required of Board of County Commissioners (BOCC).
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.
Proposal is for Comprehensive Plan Amendment, changing the land use designation of three (3) contiguous parcels (10.33 Acres) from Rural Remote to Rural Industrial.
This would require an update to Figure 5-Land Use Designation Map. Upon approval, a request for Zone Change (to Light Industrial) is anticipated for the subject parcels.
The proposed Comp Plan Amendment and Zone Change request would bring existing non-conforming uses into compliance with the zoning district.

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. (Lot 1) 196512 E 10th Ave, Kennewick, WA 99337/Parcel #105803012350003, Lot 3/Short Plat 2350.

(Lot 2) 196504 E. 10th Ave, Kennewick, WA 99337/Parcel #105803012350002 per BLA 2021-025 (AF#2021-XXXXXX).

(Lot 3) 8106 S. Yew Street, Kennewick, WA 99337/Parcel #108801020004003 (DBA: Yew Street Storage).

AF# 2021-058313
AF# 2021-058314
Bm.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat Rolling Hilly Steep Slopes Mountainous

Other _____

b. What is the steepest slope on the site (approximate percent slope)? 0-10%

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.

Unknown soil types. Yew Street Storage is fully covered in gravel

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. No

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. Small portion in northwest corner of Lot 3, Short Plat 2350, is designated as FEMA Zone A.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No.

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. Yes. Groundwater will be withdrawn for drinking purposes through a shared well agreement. No water will be discharged to the groundwater. Approximate usage estimated at 100-200 gallons/day.

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. No. N/A

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No. N/A

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

4. **Plants**

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

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

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

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

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

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. No. 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. Lots 1 & 2 currently house stored vehicles, recycled construction materials, landscaping, and milling materials. Lot 3 is developed as Yew Street Storage.

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

c. Describe any structures on the site. Two sheds utilized for milling activities exist at 196504 E 10th Avenue, Yew Street Storage has two structures typical of a Rental Storage Facility.

d. Will any structures be demolished? If so, what? No. N/A

e. What is the current zoning classification of the site? Rural Lands Five Acre (RL-5)

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

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

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

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

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

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

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Applicants have coordinated with BC Planning Division, to ensure compatibility between uses and existing plans.

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. None. N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing. None. 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. No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A

13. Historic and cultural preservation

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

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None known. Any site-specific projects would required consultation with

Department of Archeology and Historic Preservation.

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. Development proposals will be required to obtain proper permitting, and applicable reviews, prior to development.

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. (Non-project application) Desired measures would be determined through permit reviews of BC staff and partner agencies.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The parcels are served by S. Yew Street and E 10th Avenue, which are both county facilities. SR 397 is immediately adjacent, providing access. SR 397 is a state-owned limited access facility.

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? Ben Franklin Transit serves the Finley area through a General Demand service at designated Finley locations that connect you to the BFT bus system, through an advanced reservation system.

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

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No.

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

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. No.

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

15. Public Services

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

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

16. Utilities

a. Circle utilities currently available at the site:

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

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

N/A

C. SIGNATURE

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

Signature: _____

Name of Signee Thomas Fisher

Randal Underwood
Randal Underwood

Position and Agency/Organization Property Owners for subject properties

Date Submitted: 11/18/2021

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? N/A, this is not a site-specific project.

Environmental evaluations for future site-specific projects will be conducted at time of project proposal(s).

a. Proposed measures to avoid or reduce such increases are: None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? N/A, this is not a site-specific project.

Environmental evaluations for future site-specific projects will be conducted at time of proposal(s).

a. Proposed measures to protect or conserve plants, animals, fish, or marine life are: N/A, as this is not a site-specific project. If any threatened or endangered species are found during review of a site-specific project, compliance with BCC Title 15 is required

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? N/A, as this is not a site-specific project. Environmental evaluations for future site-specific

projects will be conducted at the time a site-specific project is proposed.

a. Proposed measures to protect such resources or to avoid or reduce impacts are: N/A, as not site-specific. Mitigation for site-specific projects may be required as a condition of approval, as determined through SEPA process.

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? N/A

a. Proposed measures to avoid or reduce shoreline and land use impacts are: N/A

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

N/A

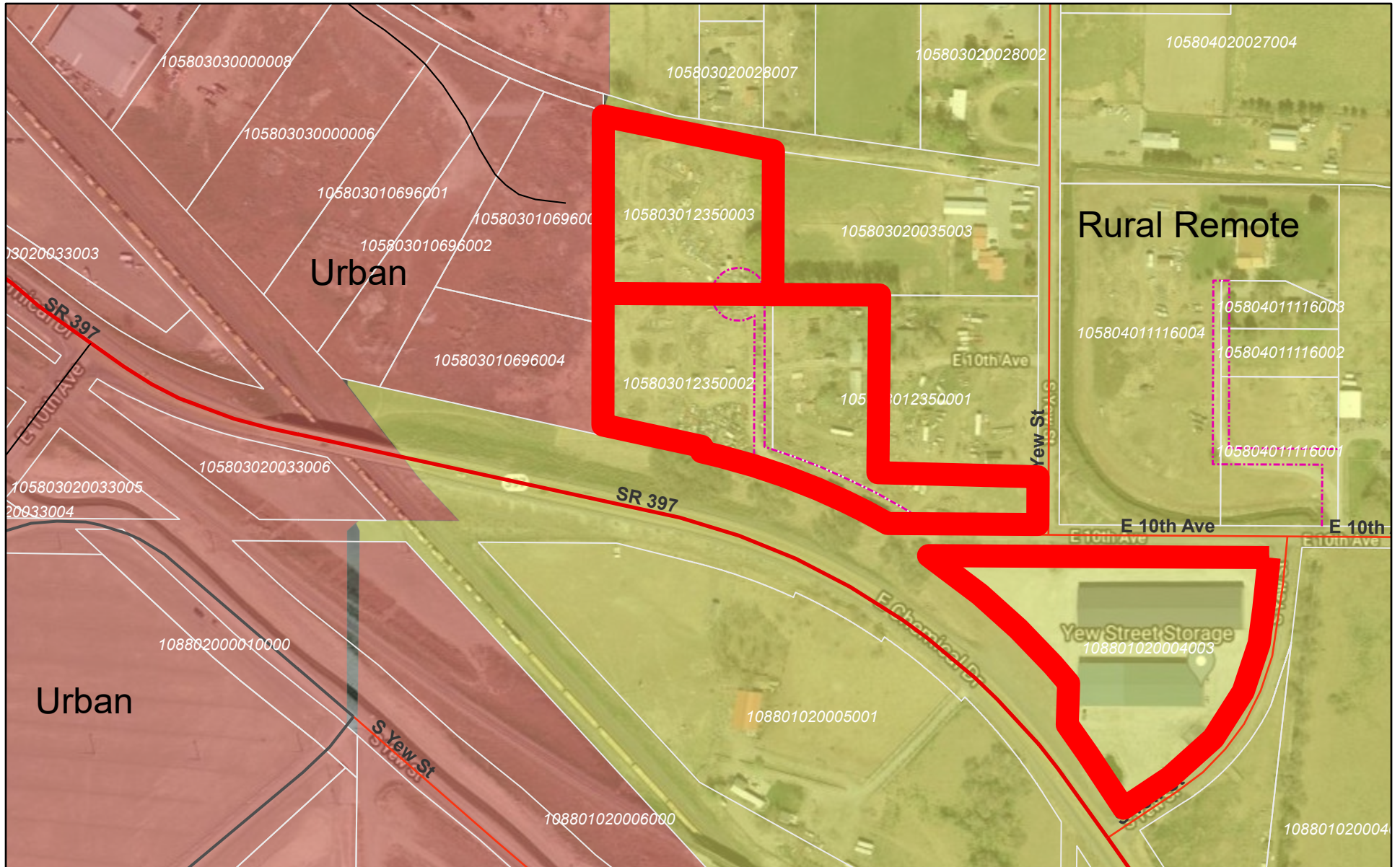
a. Proposed measures to reduce or respond to such demand(s) are: N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. N/A, as not a site-specific project. However, if any threatened or endangered species

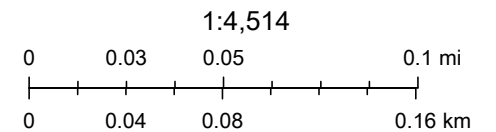
are found during the review of a site-specific project, compliance with BCC Title 15 (Protection of Critical Areas and Resources)

is required. Also, the site-specific project will need to comply with all local, state, and federal laws.

CPA 2022-002 - Existing Comprehensive Plan Designations



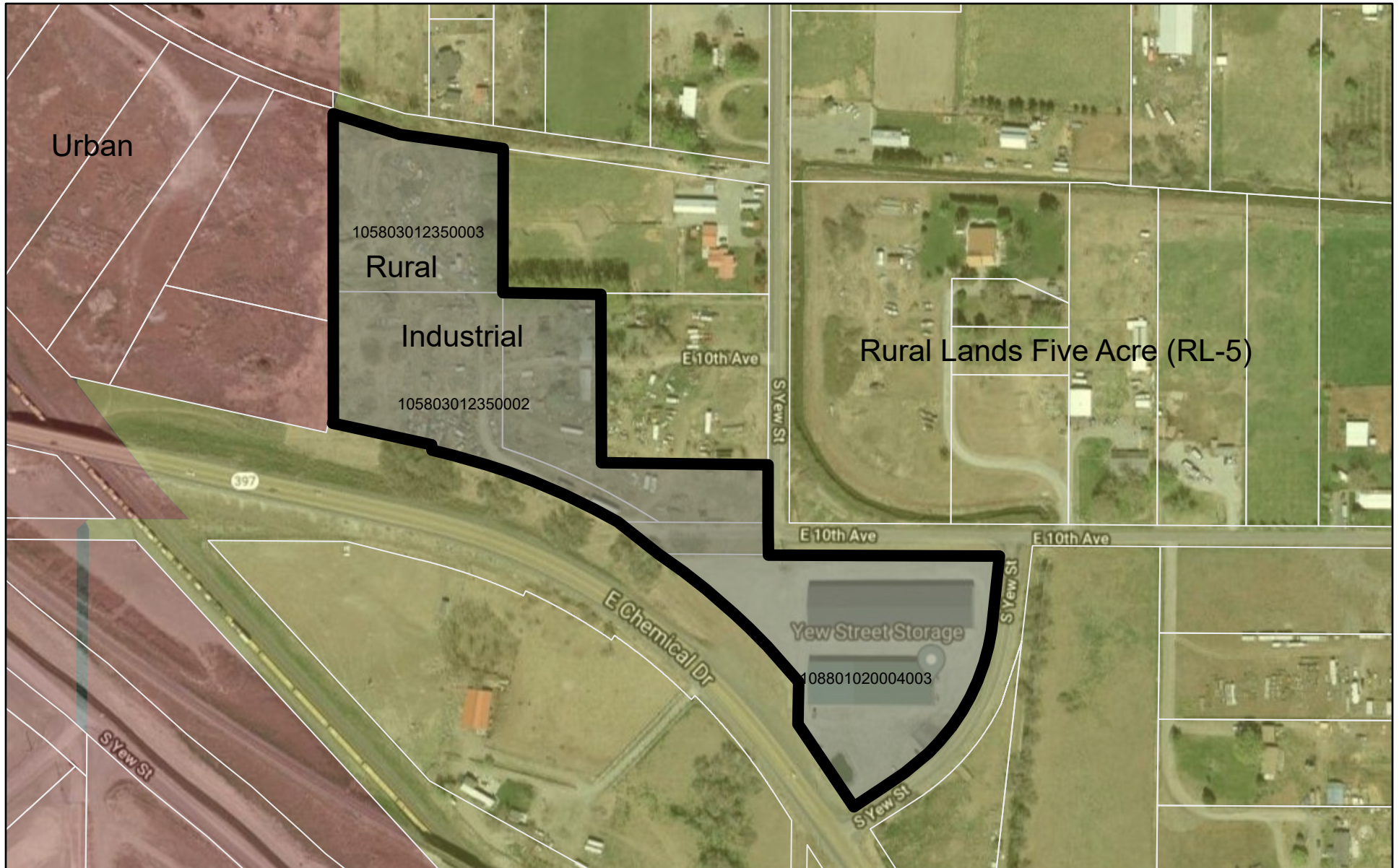
11/29/2021, 3:49:32 PM



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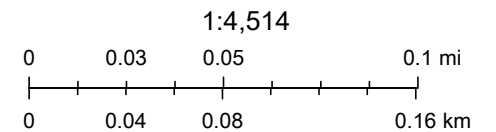
Benton County Planning
Google Inc |

CPA 2022-002 Proposed Comprehensive Plan Designation



1/25/2022, 2:31:50 PM

CPA 2022-002 proposes to revise the Comprehensive Plan Designation on three contiguous parcels, shown bordered with black, to Rural Industrial from Rural Lands Five Acre (RL-5).



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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 3:00 PM
To: Donna Hutchinson
Subject: [EXTERNAL] RE: ZC 2022-005 Fisher/Underwood 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.

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 11:46 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>; Dept. of Transportation (scplanning@wsdot.wa.gov) <scplanning@wsdot.wa.gov>; Burlington Northern Sante Fe Railroad <carrie.thompson@BNSF.com>
Subject: ZC 2022-005 Fisher/Underwood 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. Please send your comments to our office by June 6, 2022.

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

From: Clark Posey
Sent: Tuesday, May 31, 2022 11:07 AM
To: Donna Hutchinson
Subject: RE: ZC 2022-005 Fisher/Underwood Agency Review

Fire Marshal comments-NONE!

ZC 2022-005 Fisher/Underwood Agency Review

Thank you,

Clark

From: Donna Hutchinson <Donna.Hutchinson@co.benton.wa.us>
Sent: Wednesday, May 25, 2022 11:46 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>; Dept. of Transportation (scplanning@wsdot.wa.gov) <scplanning@wsdot.wa.gov>; Burlington Northern Sante Fe Railroad <carrie.thompson@BNSF.com>
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Donna Hutchinson

From: Cristina Woods
Sent: Thursday, June 2, 2022 10:20 AM
To: Donna Hutchinson
Subject: RE: ZC 2022-005 Fisher/Underwood Agency Review

Good morning

PW has no comments

Thank you



Cristina Woods, MS • *Engineering Associate II*
Benton County Public Works
102206 Wisser 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 11:46 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>; Dept. of Transportation (scplanning@wsdot.wa.gov) <scplanning@wsdot.wa.gov>; Burlington Northern Sante Fe Railroad <carrie.thompson@BNSF.com>
Subject: ZC 2022-005 Fisher/Underwood Agency Review

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If you have any questions, please feel free to call this office.



Donna Hutchinson
Office Assistant IV
Community Development Dept.
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