

EXHIBIT LIST FOR ZC 2022-003/EA 2022-020  
Comprehensive Plan Amendment

**DATED**

Planning Commission Memo Exhibit List - August 9, 2022			
PCM 1 Includes:	PCM 1.1	Staff Report	July 27, 2022
	PCM 1.2	Prosser Zone Change Map	May 12, 2022
	PCM 1.3	ZC 2022-004 Application	June 16, 2022
	PCM 1.4	Legal Notice	July 12, 2022
	SEPA INFORMATION		
	PCM 1.5	Determination of Non Significance	June 28, 2022
	PCM 1.6	Environmental Checklist EA 2022-020	May 20, 2022
Planning Commission Hearing Exhibit List - August 9, 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

**Community Development Department**

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



**Planning Division**

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

STAFF REPORT TO THE  
 BENTON COUNTY PLANNING COMMISSION

FILE NO: ZC 2022-003 *(8 Parcels in the City of West Richland UGA)*

MEMO DATE: July 27, 2022

HEARING DATE: August 9, 2022

APPLICANT: Benton County Planning Division, PO Box 910, Prosser, WA 99350

OWNER: Multiple Owners / Multiple Parcels

LOCATION: Four (4) parcels in Section 18, Township 9 North, Range 28 East and four (4) parcels in Section 2, Township 9 North, Range 27 East, Benton County, Washington.

PROPERTY SIZE: 30.67 acres (8 parcels collectively)

AREA TO BE USED: N/A

LAND USE: Residential

COMPREHENSIVE PLAN: Urban

STAFF RECOMMENDATION: The Planning Division recommends that the Planning Commission forward to the Benton County Commissioners a recommendation to approve, Zone Change Request ZC 2022-003, subject to the twelve (12) findings of fact.

APPLICATION DESCRIPTION:

The parcels shown in the list below are located in unincorporated Benton County, Washington and within the City of **West Richland’s Urban Growth Area (UGA)**. As the parcels are in the UGA, **Benton County’s Comprehensive Plan designates these parcels as Urban**, while the Benton County zoning designation is currently Rural Lands Five Acres District (RL-5). To provide consistency, Benton County Planning staff is proposing a zone change for these parcels and an amendment of the official Benton County Zoning Map. The zone change from Rural Lands Five Acres District (RL-5) to Urban Growth Area Residential District (UGAR) is consistent **with Benton County’s land use designation and the location in the City of West Richland’s UGA. The zone change will allow property owners to continue the existing residential uses in the area.**

West Richland UGA Parcel List  
Proposed Zoning Change: Rural Lands Five Acres District (RL-5)  
to Urban Growth Residential District (UGAR)

Parcel Number	Address	Parcel Number	Address
118984000004002	4811 W Lattin Rd	118984013494001	4801 W Lattin Rd
118984013494002	4771 W Lattin Rd	118984000005000	4870 W Kennedy Rd
102972012570001	44511 E Ruppert Rd	102972012570002	44507 E Ruppert Rd
102972012570003	44503 E Ruppert Rd	102972012570004	45307 E Ruppert Rd

PUBLIC NOTICE:

1. Initial notification of the zone change proposal was mailed to the property owners of record on May 13, 2022.
2. The application for ZC 2022-003 was submitted to the Benton County Planning Division on June 16, 2022.
3. The application documents were distributed to reviewing agencies on June 28, 2022.
4. Legal notification for the Planning Commission public hearing was published on July 20, 2022, in the Prosser Record Bulletin.
5. Notice of the Planning Commission public hearing was mailed to property owners of record within 300-feet of the proposal on July 15, 2022.
6. ZC 2022-003 was reviewed under the requirements of the State Environmental Policy Act, and Determination of Non-Significance (DNS) was issued on June 28, 2022, with a 14-day comment period.
7. The Planning Commission public hearing is scheduled for August 9, 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 June 28, 2022.

- a. Benton County Public Works Department
  - b. Benton-Franklin Health District
  - c. Washington State Department of Transportation
  - d. Benton County Fire Marshal
  - e. Benton County Fire District #4
  - f. City of West Richland
  - g. Kennewick Irrigation District
  - h. Richland School District
2. No agency comments were received.
3. The following are general comments and discussion points from the Planning Division:
- a. The Planning Division analyzed the application for consistency with the Benton County Comprehensive Plan, Benton County Code, and other regulations adopted by Benton County as applicable.
  - b. The subject parcels are designated Urban by the Benton County Comprehensive Plan.
  - c. The request for a zone change, if approved, will provide for consistency between the zoning designation and the Comprehensive Plan land use designation.
  - d. If approved, the zone change from Rural Lands Five Acre District (RL-5) to Urban Growth Area Residential District (UGAR) will provide consistency with the Benton County **Comprehensive Plan's** land use designation and allow property owners to continue the existing residential uses in the area.
  - e. Properties in the immediate area surrounding the parcels are predominantly residential uses.
  - f. The zone change will allow property owners to continue the existing residential uses in the area.
  - g. ZC 2022-003 was reviewed under the requirements of the State Environmental Policy Act, and a Determination of Non-Significance (DNS) was issued on June 28, 2022 with a 14-day comment period.

CRITERIA FOR FINDINGS OF FACT:

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

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

must make Findings of Fact with respect to the following:

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

SUGGESTED RECOMMENDATION

The Benton County Planning Division recommends that the Planning Commission forward a recommendation of approval to the Benton County Board of Commissioners for application ZC 2022-003, with the following suggested findings of fact and motion.

SUGGESTED FINDINGS OF FACT

The following Findings of Fact are based on comments received up to the date of this staff memo. Any comments received after the completion of this staff memo or submitted during the advertised public hearing for ZC 2022-003 will need to be considered by the Planning Commission and may be added to the suggested Findings of Fact as set forth below. The Planning Commission may decide to adopt these as their own or amend/add to these Findings of Fact after holding the open public hearing.

FINDINGS OF FACT

- 1. The applicant is requesting to change the zoning designation for eight (8) parcels, four (4) between W Lattin Road and W Kennedy Road, west of Bombing Range Road in S18 T 9N, R28 E. The remaining four (4) parcels are south E Ruppert Road in S2 T9N R 27E. All eight (8) parcel are located in unincorporated Benton County and are currently zoned Rural Lands Five Acre District (RL-5). The applicant is requesting the designation be changed to Urban Growth Area Residential District (UGAR).
- 2. The applicant is Benton County, whose mailing address is PO Box 910, Prosser, WA 99350.
- 3. The zoning change request includes four (4) parcels in S18 T 9N, R28 E, with the remaining four (4) parcels in S2 T9N R 27E, in the **City of West Richland's** Urban Growth Area as indicated in the table below.

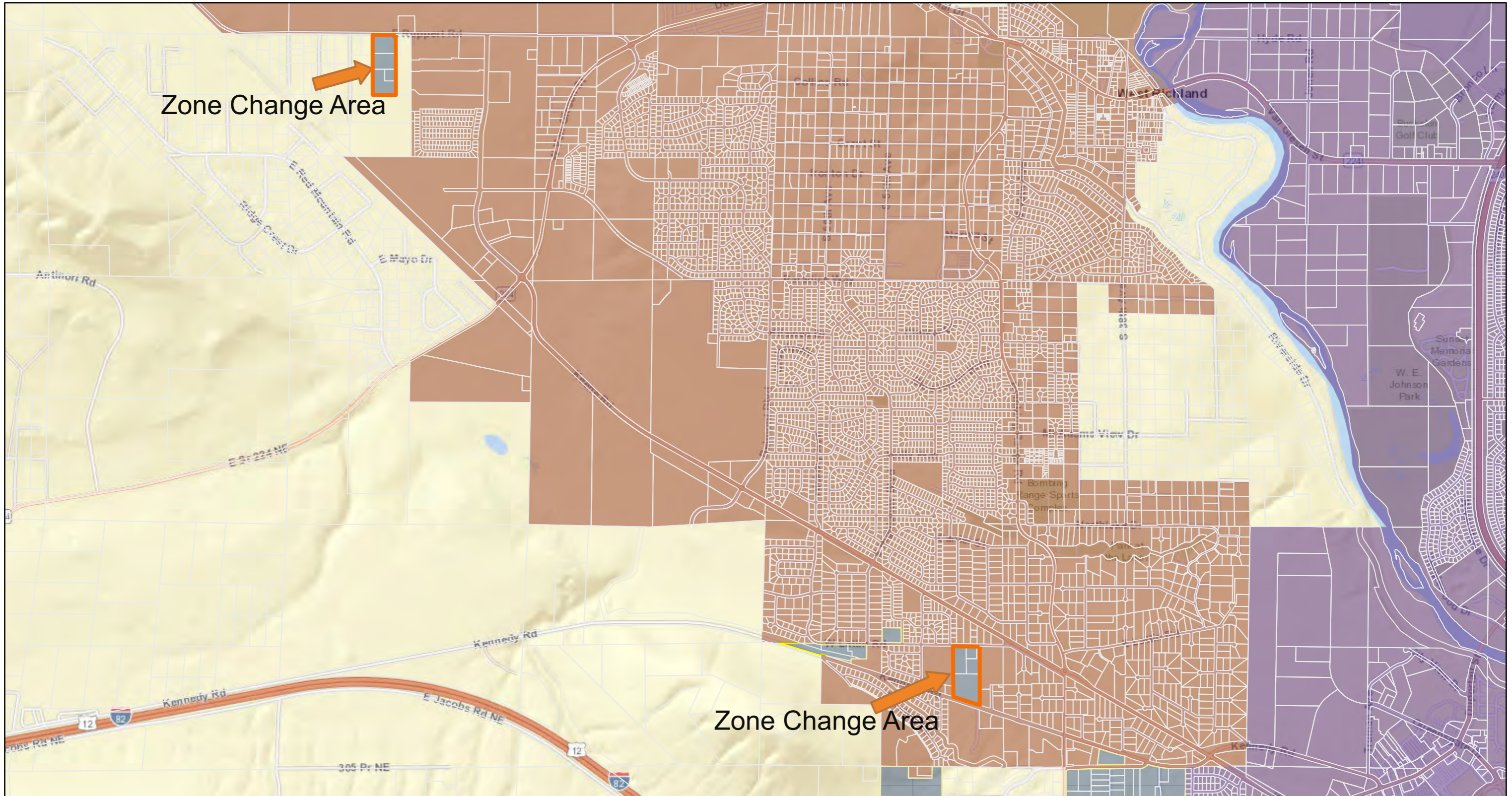
Parcel Number	Address	Parcel Number	Address
118984000004002	4811 W Lattin Rd	118984013494001	4801 W Lattin Rd
118984013494002	4771 W Lattin Rd	118984000005000	4870 W Kennedy Rd
102972012570001	44511 E Ruppert Rd	102972012570002	44507 E Ruppert Rd
102972012570003	44503 E Ruppert Rd	102972012570004	45307 E Ruppert Rd

- 4. The properties collectively comprise approximately 30.67 acres in size.
- 5. The subject parcels currently have a land use designation of Urban in the Benton County Comprehensive Plan, Appendix A, Map Folio Figure 5-Land Use Designation Map.

6. If approved, the proposed land use designation of Urban Growth Area Residential District will:
  - a. Provide for consistency between the zoning designation and comprehensive plan's land use designation;
  - b. **Provide consistency between Benton County's zoning designation and the predominant residential uses existing in the area;**
  - c. Assist in facilitating the ability for existing owners with residential uses to continue to maintain or improve those uses and
  - d. The Urban Growth Area Residential District (UGAR) designation will serve as a transition between rural Benton County and the City of West Richland.
  
7. The amendment to the zoning map will not result in any building construction, land use or other development related activity which would be detrimental to or endanger the public health, safety, comfort, or general welfare of the community as a whole or any portion thereof.
  
8. The amendment to the zoning map is consistent with the spirit and intent of the Benton County Zoning Ordinance and Comprehensive Plan.
  
9. The application for ZC 2022-003 is consistent with the Growth Management Act (GMA) – RCW 36.70A
  
10. Adjoining property improvements/uses predominantly involve single-family dwellings and typical residential accessory buildings.
  
11. Public notice and application requirements have been completed for the Zone Change request as follows:
  - a. Initial notification of the zone change proposal was mailed to the property owners of record on May 13, 2022.
  - b. The application for ZC 2022-003 was submitted to the Benton County Planning Division on June 16, 2022.
  - c. The application documents were distributed to reviewing agencies on June 28, 2022.
  - d. Legal notification for the Planning Commission public hearing was published on July 20, 2022, in the Prosser Record Bulletin.
  
  - e. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on July 15, 2022.
  - f. ZC 2022-003 was reviewed under the requirements of the State Environmental Policy Act, and a Determination of Non-Significance (DNS) was issued on June 28, 2022, with a 14-day comment period.
  - g. The Planning Commission public hearing is scheduled for August 9, 2022.
  
12. The application submittal, eligibility, public notice, and procedural steps for ZC 2022-003 have been consistent with *Benton County Code (BCC) Chapter 11.53.020 Zoning – Amendments and Appeals, Zoning Map and Text Amendments.*

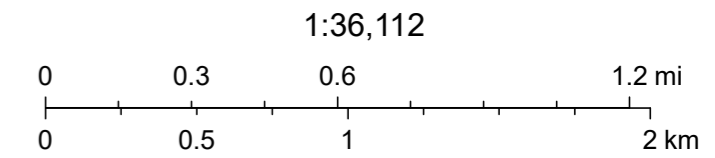
## SUGGESTED MOTION

I move that the Chairman in conjunction with the Secretary of the Planning Commission, prepare and adopt written findings that articulate and are consistent with the findings, conclusions and recommendations made by the Planning Commission tonight **reflecting the commission's** recommendation for approval of ZC 2022-003 subject to the twelve (12) Findings of Fact listed in the Staff Report dated July 27, 2022, changing the zoning designation from Rural Lands Five Acre District to Urban Growth Area Residential District for those parcels listed in Staff Report under Finding #3 to the Benton County Board of Commissioners.



5/12/2022, 3:50:13 PM

- Parcels\_and\_Assess
- City Limits
  - Richland
  - West Richland
  - UGA



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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**ZONE CHANGE APPLICATION**

Application No. ZC 2022-003 (West Richland)

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Benton County Planning Division

Mailing Address: PO Box 910 City: Prosser

State: WA ZIP: 99350 Phone: 509-786-5612 Work: N/A

Email Address: planning.department@co.benton.wa.us

Signature: *Michelle Cooke* Date: 6/16/22

Property Owner(s) (if different): N/A

Mailing Address: N/A City: N/A

State: N/A ZIP: N/A Phone: N/A Work: N/A

Email Address: N/A

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

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

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

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

ENTITY SIGNATURE BLOCK

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

Applicant/Legal Owner: Benton County

Officer name: Michelle Cooke

Title: Planning Manager

Signature: *Michelle Cooke* Date: 6/16/22

THE ABOVE SIGNED OFFICER OF Benton County (name of entity)  
WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN  
DULY UNDERTAKEN TO PERMIT Michelle Cooke 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:** Please refer to the attached parcel list and map.

**City:** Prosser **State:** WA **ZIP:** 99353

2. **Parcel number(s) to be rezoned:** West Richland area (4) parcels in S18 T9N R28E and (4) parcels in S2 T9N R27E

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)* West Richland

*Gas:*  No  Yes: *(Provider)* N/A

*Cable:*  No  Yes: *(Provider)* N/A

*Phone:*  No  Yes: *(Provider)* N/A

*Irrigation:*  No  Private  District: *(Provider)* N/A

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** See attached list of 8 parcels in S18 T9N R28E and S2 T9N R27E **to the zoning classification of** Urban Growth Area Residential District (UGAR)

5. **Comprehensive Plan designation:** Urban

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:** Current zoning, Rural Lands Five Acre District, is inconsistent with the Urban Land Use designation. Zoning change to Urban Growth Residential District is consistent with Urban Land Use designation and the improvements in the area.

7. **Time schedule for redevelopment?** N/A

8. **Facts to justify the change on the basis of advancing the public health, safety, and general welfare?**  
Provide consistency between Benton County's Comprehensive Land Use designation and the Benton County Urban Growth Area Residential District Zoning. The UGAR zoning is consistency with the urban land Use designation, the location in the West Richland Urban Growth Area, and existing residential uses in the area.

9. **Affect the proposed change will have on adjacent property and on the Comprehensive Plan?**  
Zoning amendments will provide consistency between the land use and zoning designations with the adjacent parcels thus promoting compatible uses and development.

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?** RCW 36.70A.100 requires the consistent coordinated land use planning. Currently, the rural lands five acres district zoning is not consistent with the BC Urban Land designation and therefore requires the change to provide consistency for property owners.

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

*(For Staff Use Only)*

Critical Areas: N Y: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

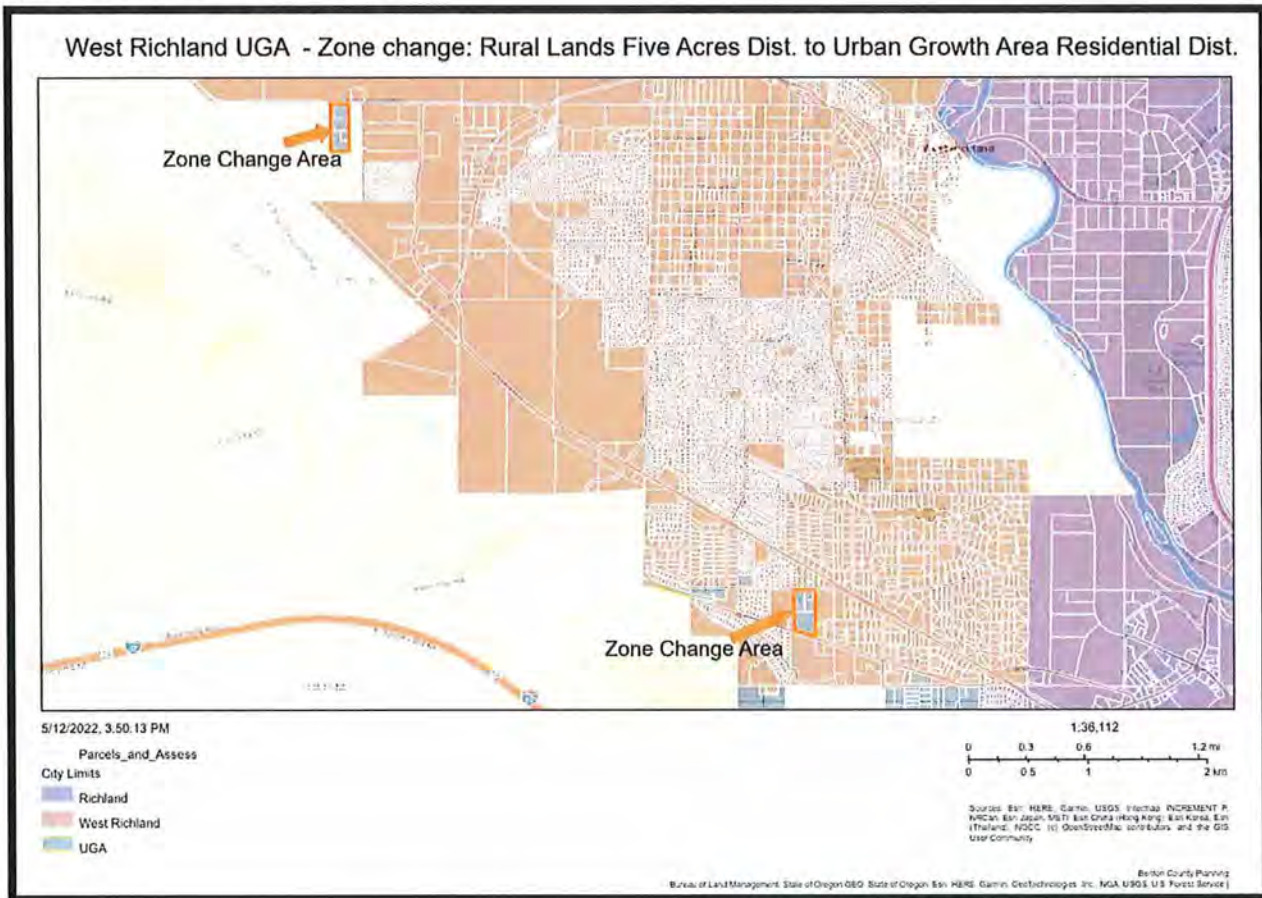
Application Complete: Y N

Zoning: \_\_\_\_\_

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

5/12/2022

The parcels shown in the image below are located in unincorporated Benton County, Washington and within the West Richland's Urban Growth Area (UGA). As the parcels are in the UGA, Benton County's Comprehensive Plan designates these parcels as Urban, while the Benton County zoning designation is currently Rural Lands Five Acres District (RL-5). To provide consistency, Benton County Planning staff anticipate processing a Zoning Change for these parcels. The **zoning change from Rural Lands Five Acres District (RL-5) to Urban Growth Area Residential (UGAR)**. The change will promote consistency between Benton County's land use and zoning designations, the location within West Richland's UGA, and allow property owners to continue the existing residential uses in the area.



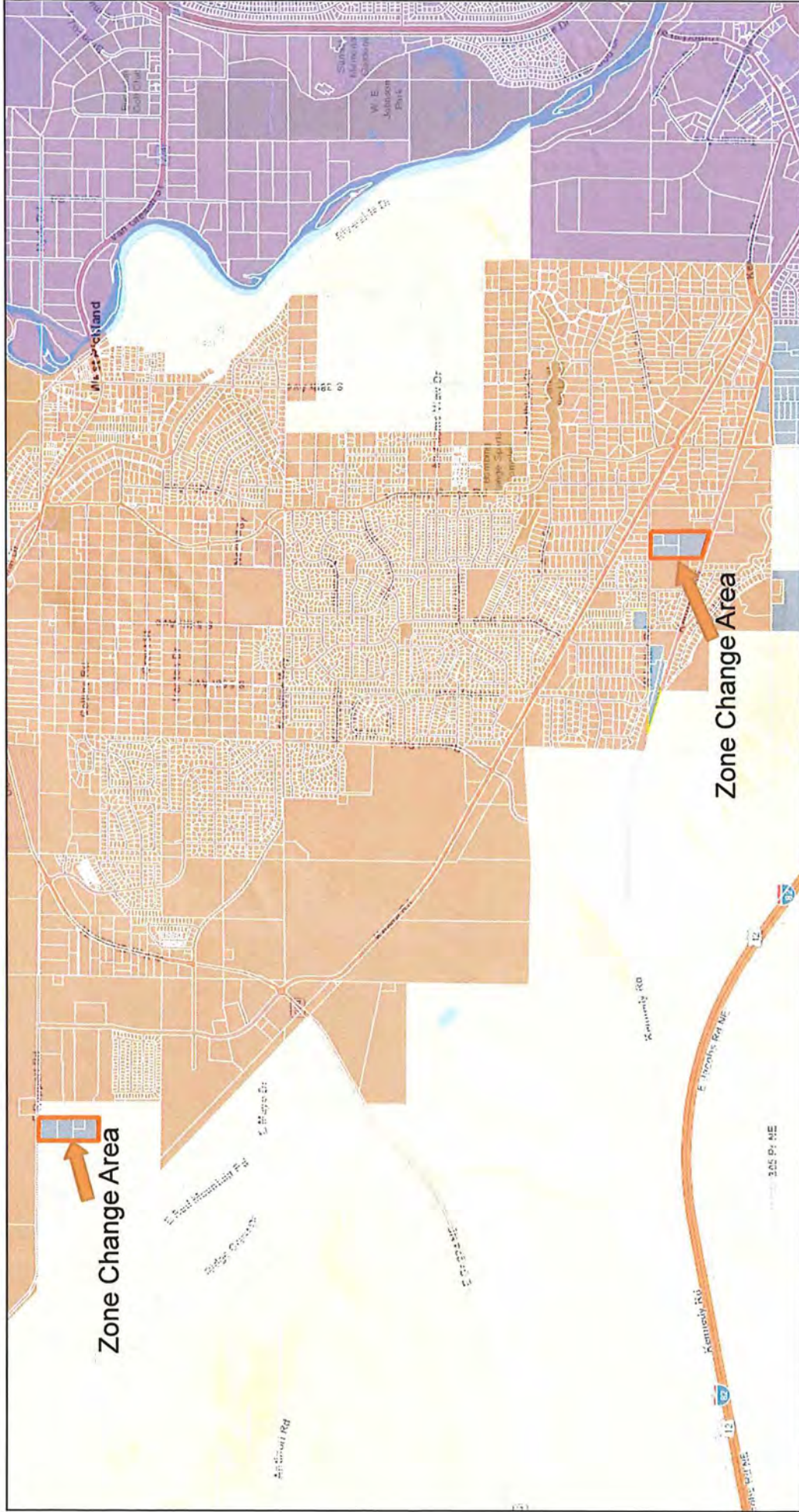
**West Richland UGA Parcel List**

**Proposed Zoning Change: Rural Lands Five Acres District (RL-5) to Urban Growth Residential District (UGAR)**

Parcel Number	Address	Parcel Number	Address
11898400004002	4811 W Lattin Rd	118984013494001	4801 W Lattin Rd
118984013494002	4771 W Lattin Rd	118984000005000	4870 W Kennedy Rd
102972012570001	44511 E Ruppert Rd	102972012570002	44507 E Ruppert Rd
102972012570003	44503 E Ruppert Rd	102972012570004	45307 E Ruppert Rd

For additional information about the zoning change process or Urban Growth Area zoning designation (BCC 11.07) please contact the Benton County Planning Division at (509) 786-5612 or visit the following webpage: <https://tinyurl.com/bentoncountycode>.

# West Richland UGA - Zone change: Rural Lands Five Acres Dist. to Urban Growth Area Residential Dist.



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Parcels\_and\_Assess

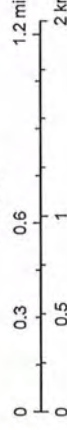
City Limits

Richland

West Richland

UGA

1:36,112



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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## NOTICE OF PUBLIC HEARINGS

NOTICE OF HEARINGS BEFORE THE BENTON COUNTY PLANNING COMMISSION in the matter of county planning at a regular meeting on August 9, 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](http://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 2022-001 -Prosser Zone Change Request - The 18 parcels are located within the City of Prosser's Urban Growth Area (UGA) in unincorporated Benton County. The City of Prosser's Comprehensive Plan designates these parcels residential, while the Benton County zoning designation is currently General Commercial (GC). A zoning change from General Commercial (GC) to Urban Growth Area Residential (UGAR) will provide consistency with the City of Prosser's residential land use designation and allow property owners to continue the existing residential uses in the area. Included are Parcel Numbers: 134942000001000, 134942010083001, 134942010083002, 134942010083003, 134942010083004, 134942010083005, 134942010575001, 134942011065001, 134942011065002, 134942011171001, 134942011171002, 134942012542001, 134942012542002, 134942012577001, 134942012577002, 134942012577003, 134942012998001, and 134942012998002.

ZC 2022-002 - Benton City Zone Change Request - Four parcels within unincorporated Benton County and within Benton City's **Urban Growth Area** (UGA) are designated in Benton County's Comprehensive Plan as Urban, while the Benton County zoning designation is currently Rural Lands Five Acres District (RL-5). To provide consistency, a zoning change from Rural Lands Five Acres District (RL-5) to Urban Growth Area Residential (UGAR) is being requested. The change will promote **consistency between Benton County's land use and zoning designations, the location within Benton City's UGA**, and allow property owners to continue the existing residential uses in the area. The Parcel Numbers included within this request are: 120972000007000, 112963000004001, 112963000003001, and 112963000017001.

ZC 2022-003 - West Richland Zone Change Request - Eight parcels within unincorporated Benton County and within the West Richland's **Urban Growth Area** (UGA) are **designated in Benton County's** Comprehensive Plan as Urban, while the Benton County zoning designation is currently Rural Lands Five Acres District (RL-5). To provide consistency a zoning change from Rural Lands Five Acres District (RL-5) to Urban Growth Area Residential (UGAR) is being requested. The change will promote **consistency between Benton County's land use and zoning designations, the location within West Richland's UGA**, and allow property owners

to continue the existing residential uses in the area. Included in this request are parcel Numbers: 118984000004002, 118984013494002, 102972012570001, 102972012570003, 118984013494001, 118984000005000, 102972012570002, and 102972012570004.

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 June 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 August 8, 2022.

Comments regarding the proposed zone changes or SEPA determination 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](mailto: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](http://www.tinyurl.com/BCPublicNotice).

Dated this 12th day of July 2022.

Martin Sheeran, Chairman  
Benton County Planning Commission

Michelle Cooke, Manager  
Planning Division

PUBLISH: July 20, 2022

**Community Development Department**

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

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**PCM 1.5****Determination of Non-Significance****Proponent:** Benton County Planning Division**File No.** EA 2022-020**Project Description:**

Benton County is proposing zoning changes that are necessary for consistency between Comprehensive Land Use and Zoning designations. All of the parcels are located within the Urban Growth Areas (UGA) of Benton County. The proposal includes eighteen (18) parcels in Prosser's UGA changing from General Commercial (GC) to Urban Growth Area Residential District (UGAR). Additionally, four (4) parcels in Benton City's UGA and eight (8) parcels in West Richland's UGA will be changed from Rural Lands Five Acre District (RL-5) to Urban Growth Area Residential District (UGAR).

**Project Location:**

The proposal includes forty (40) parcels located in the Urban Growth Areas of unincorporated Benton County, in the State of Washington as indicated in the tables below.

**Prosser UGA Parcel List**

Proposed Zoning Change: General Commercial (GC) to Urban Growth Residential District (UGAR)

Parcel Number	Address	Parcel Number	Address
134942000001000	146901 W County Rt 12	134942011171001	8601 N Missimer Rd
134942010083001	149303 W Johnson Rd	134942011171002	8401 N Missimer Rd
134942010083002	149301 W Johnson Rd	134942012542001	147702 W Hoisington Rd
134942010083003	149306 W Hoisington Rd	134942012542002	146707 W County Rt 12
134942010083004	7801 N Missimer Rd	134942012577001	146905 W County Rt 12
134942010083005	Vacant Land – 3.67 Acres	134942012577002	147001 W County Rt 12
134942010575001	146501 W County Rt 12	134942012577003	148405 W County Rt 12
134942011065001	148709 W Johnson Rd	134942012998001	148704 W Hoisington Rd
134942011065002	148601 W Johnson Rd	134942012998002	148504 W Hoisington Rd

**Benton City UGA Parcel List**

Proposed Zoning Change: Rural Lands Five Acres District (RL-5) to Urban Growth Residential District (UGAR)

Parcel Number	Address	Parcel Number	Address
120972000007000	10806 E Kennedy Rd	112963000003001	2.57 Acre – Vacant Land
112963000004001	1.92 Acre – Vacant Land	112963000017001	5.16 Acre – Vacant Land

### West Richland UGA Parcel List

Proposed Zoning Change: Rural Lands Five Acres District (RL-5) to Urban Growth Residential District (UGAR)

Parcel Number	Address	Parcel Number	Address
118984000004002	4811 W Lattin Rd	118984013494001	4801 W Lattin Rd
118984013494002	4771 W Lattin Rd	118984000005000	4870 W Kennedy Rd
102972012570001	44511 E Ruppert Rd	102972012570002	44507 E Ruppert Rd
102972012570003	44503 E Ruppert Rd	102972012570004	45307 E Ruppert Rd

**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 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 July 21, 2022.**

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

**SEPA Responsible Official:** Michelle Cooke

**Position/Title:** Planning Manager

**Address:** P.O. Box 910, Prosser WA 99350

Dated this 28th day of June 2022.



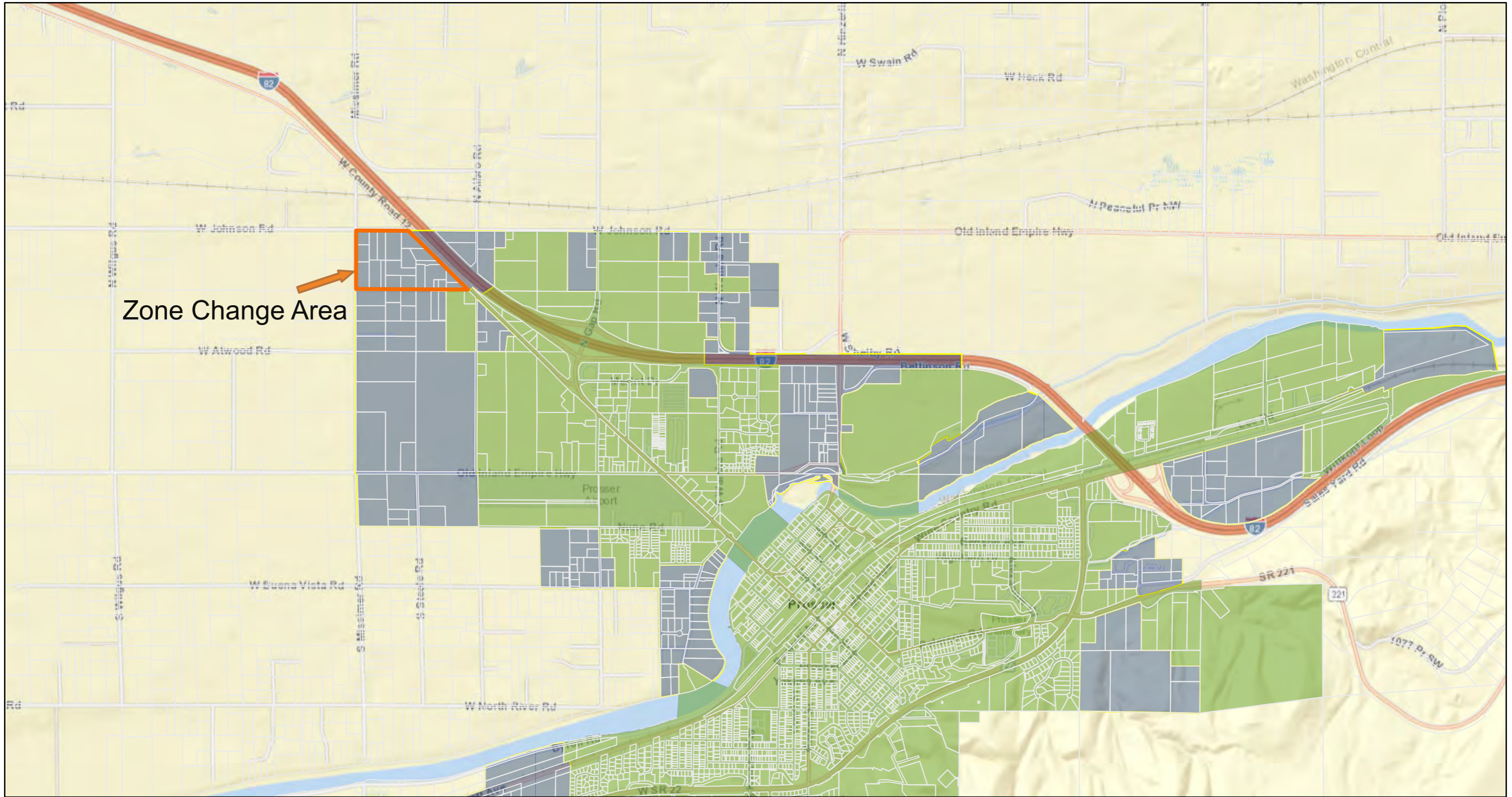
Michelle Cooke, Manager  
Benton County Planning Division

#### Distribution List:

Applicant  
Benton Clean Air Authority  
Benton County Building Department  
Benton County Fire Marshal  
Benton County Public Works Department  
Benton-Franklin Health District  
Bureau of Land Management  
Bureau of Reclamation  
Conf. Tribes and Bands of the Yakama Nation  
Conf. Tribes of the Umatilla Indian Reservation  
Tom Price, Environmental Review Inc.  
Futurewise  
WA Department of Archaeology & Historic Preservation  
WA Department of Ecology  
WA Department of Fish and Wildlife

WA Department of Health  
WA Department of Natural Resources  
WA Department of Transportation  
US Army Corps of Engineers  
City of Prosser  
City of West Richland  
City of Benton City  
Fire District #3  
Fire District #2  
Fire District #4  
Kennewick Irrig. District  
Sunnyside Valley Irrig. District  
Kiona Irrig. District  
Benton Irrig District

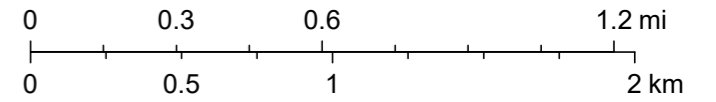
# Prosser UGA - Zone change: General Commercial to Urban Growth Area Residential District



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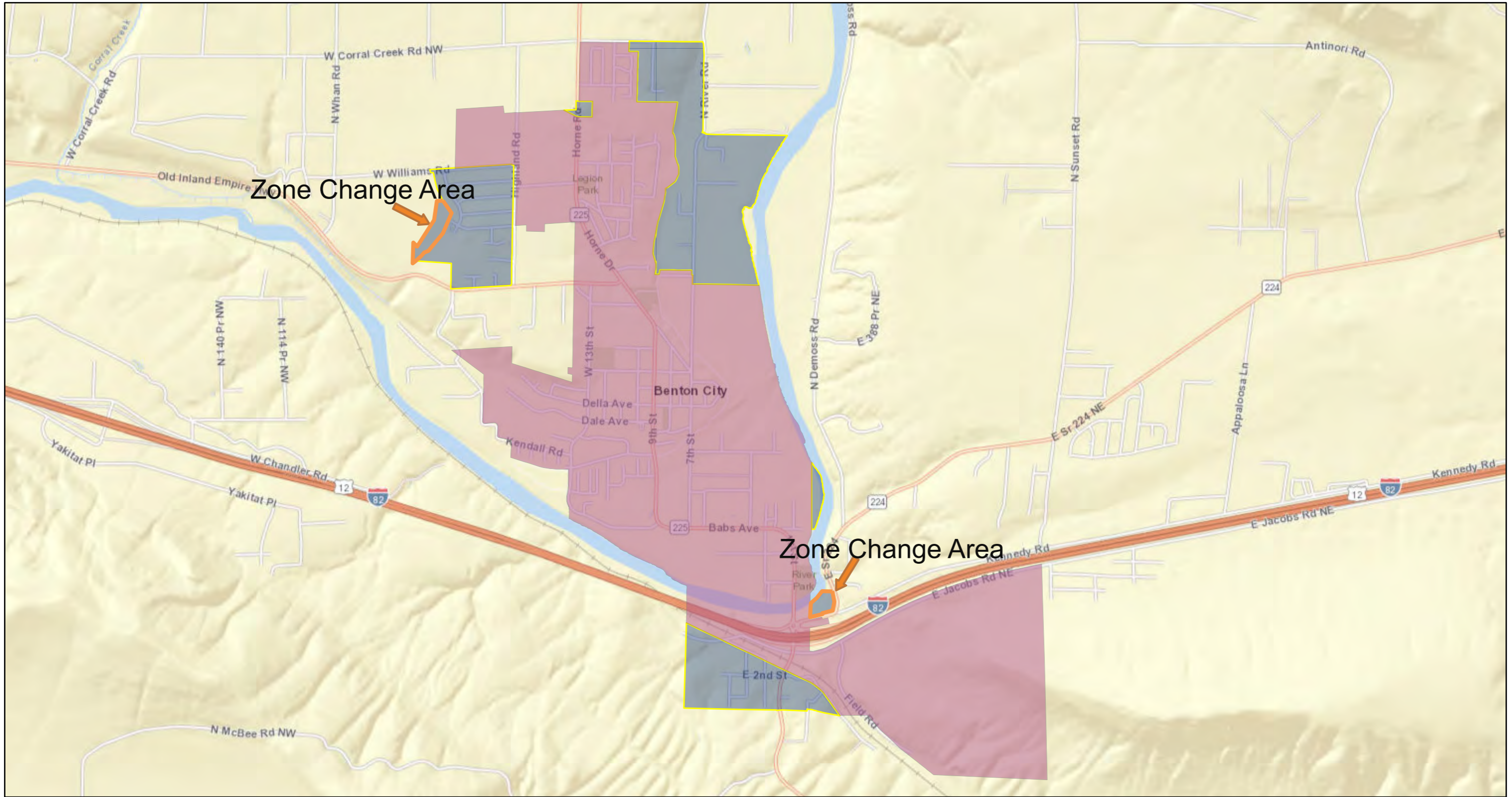
1:36,112

- Parcels\_and\_Assess
- City Limits
- Prosser
- UGA



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

# Benton City UGA - Zone change: Rural Lands Five Acres District to Urban Growth Area Residential District



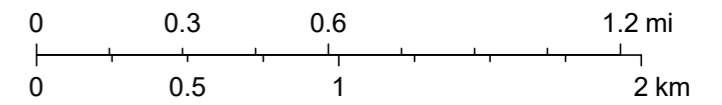
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City Limits

Benton City

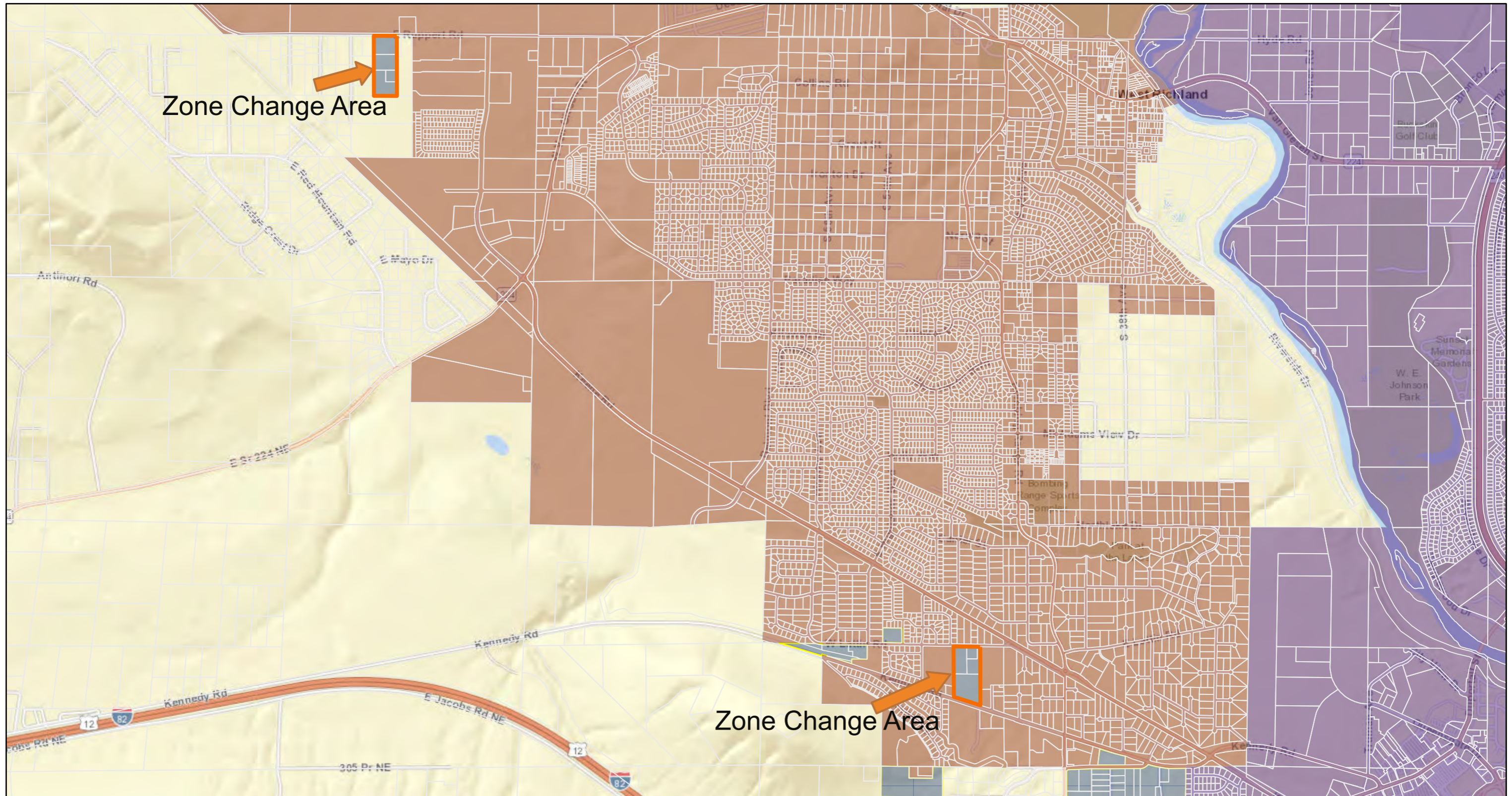
UGA

1:36,112



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

# West Richland UGA - Zone change: Rural Lands Five Acres Dist. to Urban Growth Area Residential Dist.







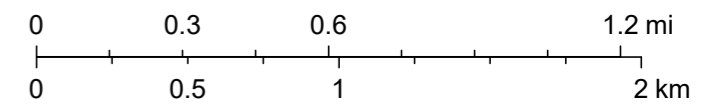
Zone Change Area

Zone Change Area

5/12/2022, 3:50:13 PM

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-  Parcels\_and\_Assess
- City Limits
-  Richland
-  West Richland
-  UGA



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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, 1<sup>st</sup> Floor  
 Kennewick Office: 102206 East Wiser Parkway

## SEPA ENVIRONMENTAL CHECKLIST

File No. EA 2022-020

### A. BACKGROUND

1. Name of proposed project, if applicable: BC Planning -Zoning Change in UGA - Prosser (18) Benton City (4) West Richland (8)

2. Name of applicant: Benton County Planning Division

3. Address and phone number of applicant and contact person: 620 Market St, PO Box 910, Prosser, WA 99350  
509-786-5612; Contact: Peter McEnderfer

4. Date checklist prepared: 5/18/2022

5. Agency requesting checklist: Benton County

6. Proposed timing or schedule (including phasing, if applicable): Planning Commission open public hearing - July 2022

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None. Environmental evaluations for future site specific projects will be conducted at the time the site specific project is proposed.

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 the proposed zoning designation amendments is required of the 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.

Proposed zoning changes are necessary for consistency between Comprehensive Land Use and Zoning designations. All parcels are located in the Benton County Urban Growth Area. The Prosser UGA parcels (18) will change from a General Commercial to an Urban Growth Area Residential zoning (attachment A). The remaining UGA parcels, Benton City (4) (attachment B) & West Richland (8) (attachment C), change from Rural Lands 5 Acre Dist. to Urban Growth Area Residential zoning.

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. Prosser parcels: Northwest of Prosser City limits, West of County Rt 12, East of Missimer Rd, South of W Johnson Rd, and North of W Hoisington Rd. (S34 T9N R24E)

Benton City parcels: Three (3) are West of the Benton City Limits in S12 T 9N, R26 E, the fourth is North of Kennedy Rd East of the SR 225 Yakima River Bridge (S20 T9N R 27E).

West Richland parcels: Four (4) between W Lattin Rd and Kennedy Rd, West of Bombing Range Rd (S18 T9N R28E), and four (4) South of E Ruppert Rd (S2 T9N R27E).

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

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

Flat                      Rolling                      Hilly                      Steep Slopes                      Mountainous

Other N/A; project is not site specific.

b. What is the steepest slope on the site (approximate percent slope)? N/A; project is not site specific.

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

N/A; project is not site specific.

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

N/A; project is not site specific.

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; project is not site specific.

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

N/A; project is not site specific.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? N/A; project is not site specific.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: N/A; project is not site specific.

### 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. None.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None

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; project is not site specific.

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; project is not site specific.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. N/A; project is not site specific.

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

Parcel 12097200007000 (Benton City - E of Yakima River bridge) is located in a FEMA floodplain. See attached map (attachment D).

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. N/A; project is not site specific.

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; project is not site specific.

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; project is not site specific.

2) Could waste materials enter ground or surface waters? If so, generally describe. No

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

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: N/A; project is not site specific.

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 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; project is not site specific.

c. List threatened and endangered species known to be on or near the site. N/A; project is not site specific.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: N/A; project is not site specific.

e. List all noxious weeds and invasive species known to be on or near the site. N/A; project is not site specific.

**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; project is not site specific.

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b. List any threatened and endangered species known to be on or near the site. N/A; project is not site specific.

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c. Is the site part of a migration route? If so, explain. If any threatened or endangers species are found for site specific projects, compliance with BCC Title 15 (Protection of Critical Areas and Resources) will be required.

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d. Proposed measures to preserve or enhance wildlife, if any: N/A; project is not site specific.

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e. List any invasive animal species known to be on or near the site. N/A; project is not site specific.

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**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; project is not site specific.

---

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.

---

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.

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**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; project is not site specific.

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1) Describe any known or possible contamination at the site from present or past uses. N/A; project is not site specific.

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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; project is not site specific.

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- 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; project is not site specific.

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- 4) Describe special emergency services that might be required. N/A; project is not site specific.
- 

- 5) Proposed measures to reduce or control environmental health hazards, if any: N/A; project is not site specific.
- 

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? N/A; project is not site specific.
- 

- 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; project is not site specific.
- 

- 3) Proposed measures to reduce or control noise impacts, if any: N/A; project is not site specific.
- 

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. N/A; project is not site specific.
- 
- 

- 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, the project is not site specific.
- 
-

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; project is not site specific. +

c. Describe any structures on the site. N/A; project is not site specific.

d. Will any structures be demolished? If so, what? N/A; project is not site specific.

e. What is the current zoning classification of the site? Prosser Gen. Comm. and Benton City / West Richland- Rural Lands-5 Acre Dist.

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

g. If applicable, what is the current shoreline master program designation of the site? N/A; project is not site specific.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. Benton County Critical Area Maps show parcels (1) 112963000017001 and 112963000003001 have wetland areas (attachment E).

i. Approximately how many people would reside or work in the completed project? N/A; project is not site specific.

j. Approximately how many people would the completed project displace? N/A; project is not site specific.

k. Proposed measures to avoid or reduce displacement impacts, if any: N/A; project is not site specific.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: N/A; project is not site specific.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: N/A; project is not site specific.

**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; project is not site specific.

**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; project is not site specific.

b. What views in the immediate vicinity would be altered or obstructed? N/A; project is not site specific.

c. Proposed measures to reduce or control aesthetic impacts, if any: N/A; project is not site specific.

**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; project is not site specific.

b. Could light or glare from the finished project be a safety hazard or interfere with views? N/A; project is not site specific.

c. What existing off-site sources of light or glare may affect your proposal? N/A; project is not site specific.

d. Proposed measures to reduce or control light and glare impacts, if any: N/A; project is not site specific.

**12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? N/A; project is not site specific.

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; project is not site specific.

**13. Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.  
N/A; project is not site specific.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No, this is not a site specific project. Any required evaluations for site specific projects will be conducted at the time a site specific project is proposed.

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. No, this is not a site specific project. Any required evaluations for site specific projects will be conducted at the time a site specific project is 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. No, this is not a site specific project. Any required evaluations for site specific projects will be conducted at the time a site specific project is 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. N/A; project is not site specific.

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

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; project is not site specific.

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, this is not a site specific project. Any required evaluations for site specific projects will be conducted at the time a site specific project is proposed.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. N/A; project is not site specific.

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; project is not site specific.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. N/A; project is not site specific.

h. Proposed measures to reduce or control transportation impacts, if any: N/A; project is not site specific.

### 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; project is not site specific.

b. Proposed measures to reduce or control direct impacts on public services, if any. N/A; project is not site specific.

### 16. Utilities

a. Circle utilities currently available at the site:

electricity      natural      gas water      refuse service      telephone      sanitary sewer system  
other N/A; project is not site specific.

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; project is not site specific.

### 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 Michelle Cooke

Position and Agency/Organization Manager, Benton County Planning Division

Date Submitted: May 20, 2022

## 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; project is not site specific.

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; project is not site specific.  
Environmental evaluations for future site specific projects will be conducted at the time of the proposal(s).

a. Proposed measures to protect or conserve plants, animals, fish, or marine life are: N/A; project is not site specific.  
If any threatened or endangered species are found during a 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; project is not site specific. 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; project is not site specific.  
Mitigation for site specific projects may be required as a condition of approval, as determined through the 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; project is not site specific. However, If any threatened or endangered species are found during a 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.

# ESA LISTED SALMONIDS/FLOODPLAINS CHECKLIST

## Applicant Information

**Name** Benton County Planning Division

**E-mail/Phone** planning.department@co.benton.wa.us

## Project Information

**Name** BC Zoning Change in UGA - Prosser (18) Benton City (4) West Richland (8)

**Location** 10806 E Kennedy Rd, Benton City, WA 99320 (Parcel Number 1-2097-200-0007-000)

**Description** 1.50 Acre residential parcel with a single family dwelling with an attached garage, carport, a pole building and a utility building.

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

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

Yes \_\_\_ No X

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

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

Yes \_\_\_ No X

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

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

1. Name of nearest waterbody: Yakima River

2. What is the distance from this project to the nearest body of water?

Adjacent to subject property.

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

3. Is the project above a full or partial barrier to fish?  
Yes\_\_\_ NoX\_\_

If yes, check the type of barrier

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

4. If "yes" to question 3 above, are there any salmonids ever, swimming, spawning, or rearing above the barrier? Yes\_\_\_ No\_\_\_ Don't know\_\_\_

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

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

6. What is the current condition and land use on the project site, and the land between the site and the potentially affected water body? (eg, "site is cleared but not paved parking lot, land between site and river is farmland")  
The subject has been improved as a residential building site including a single-family dwelling and several accessory buildings.

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

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

7. Does the project require the withdrawal of:

i. Surface water? Yes\_\_\_ NoX\_\_

Amount N/A \_\_\_\_\_

Name of surface water body N/A \_\_\_\_\_

ii. Ground water? Yes\_\_\_ NoX\_\_

Amount \_\_\_\_\_

From where \_\_\_\_\_

Depth of well \_\_\_\_\_

8. Will any water be rerouted? Yes\_\_\_ NoX\_\_  
If yes, will this require a channel change?

9. Will there be retention or detention ponds? Yes\_\_\_ NoX\_\_\_  
If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

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

10. Will this project require the building of new roads?  
Yes\_\_\_ NoX\_\_\_ (*Increased road mileage may affect the timing of water reaching a stream and may impact fish habitat.*)

11. Are culverts proposed as part of this project? Yes\_\_\_ NoX\_\_\_

12. Will topography changes affect the duration/direction of runoff flows? Yes\_\_\_ NoX\_\_\_  
If yes, describe the changes.

13. Will the project involve any reduction of the floodway or floodplain by filling or other partial blockage of flows?  
Yes\_\_\_ No X\_\_\_ (*Juvenile fish rely on inundated floodplains to seek refuge from high volume and high velocity water during floods. Floodplain refuge increases juvenile fish survival.*)

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

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

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

14. Will the project involve the removal of any vegetation from the stream banks?  
Yes\_\_\_ NoX\_\_\_

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

15. If any vegetation is removed, do you plan to re-plant?  
Yes\_\_\_ NoX\_\_\_ If yes, what types of plants will you use?  
Not Applicable

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

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

16. Do you know of any problems with water quality in any of the streams within this watershed? Yes \_\_\_ No X  
If yes, describe.
17. What percent of the project will be impervious surface (including pavement & roof area)? Not Applicable
18. Will your project either reduce or increase shade along or over a waterbody?  
Yes \_\_\_ No X  
*(e.g., removal of streambank vegetation, or the building of structures such as docks or floats, often results in a change in shade.)*
19. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody? Yes \_\_\_ No X
20. Will turbidity be increased because of construction of the project or during operation of the project? Yes \_\_\_ No X  
*(In-water or near water work will often increase turbidity during and after construction).*
21. Will your project require long term maintenance activities? (i.e. bridge cleaning, roadway salting, chemical sprays for vegetation management, clearing of parking lots?)  
Yes \_\_\_ No X If yes, please describe.

## RESOURCES

### **Washington Department of Fish and Wildlife Website**

[www.wdfw.wa.gov](http://www.wdfw.wa.gov)

This site has useful information on fish habitat.

### **Washington Department of Ecology Website**

[www.ecology.wa.gov](http://www.ecology.wa.gov)

Click on the Water Quality button on the left side of this page.

### **National Marine Fisheries Services Website**

Evolutionarily Significant Unit (ESU) maps can be found at

[www.nwr.noaa.gov](http://www.nwr.noaa.gov)

Click on the Endangered Species Act (ESA) links to view the ESU maps and other information.

**NOTE: Most applicants should have the information necessary to answer most of the questions in this checklist. Additional information will need to be obtained by local and state agencies if it appears that the project is likely to affect ESA listed species.**



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



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

5/12/2022

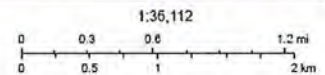
The parcels shown in the image below are located in unincorporated Benton County, Washington and within the Benton City's Urban Growth Area (UGA). As the parcels are in the UGA, Benton County's Comprehensive Plan designates these parcels as Urban, while the Benton County zoning designation is currently Rural Lands Five Acres District (RL-5). To provide consistency, Benton County Planning staff anticipate processing a Zoning Change for these parcels. The **zoning change from Rural Lands Five Acres District (RL-5) to Urban Growth Area Residential (UGAR)**. The change will promote consistency between Benton County's land use and zoning designations, the location within Benton City's UGA, and allow property owners to continue the existing residential uses in the area.

Benton City UGA - Zone change: Rural Lands Five Acres District to Urban Growth Area Residential District



5/12/2022, 2:37:08 PM

City Limits  
 Benton City  
 UGA



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, VECI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, Swisstopo, mapbox, and the GIS User Community

Benton County Planning Bureau of Land Management, State of Oregon GEO, State of Oregon, Esri, HERE, Garmin, GeoInformation, Inc., NGA, USGS, U.S. Forest Service

**Benton City UGA Parcel List**

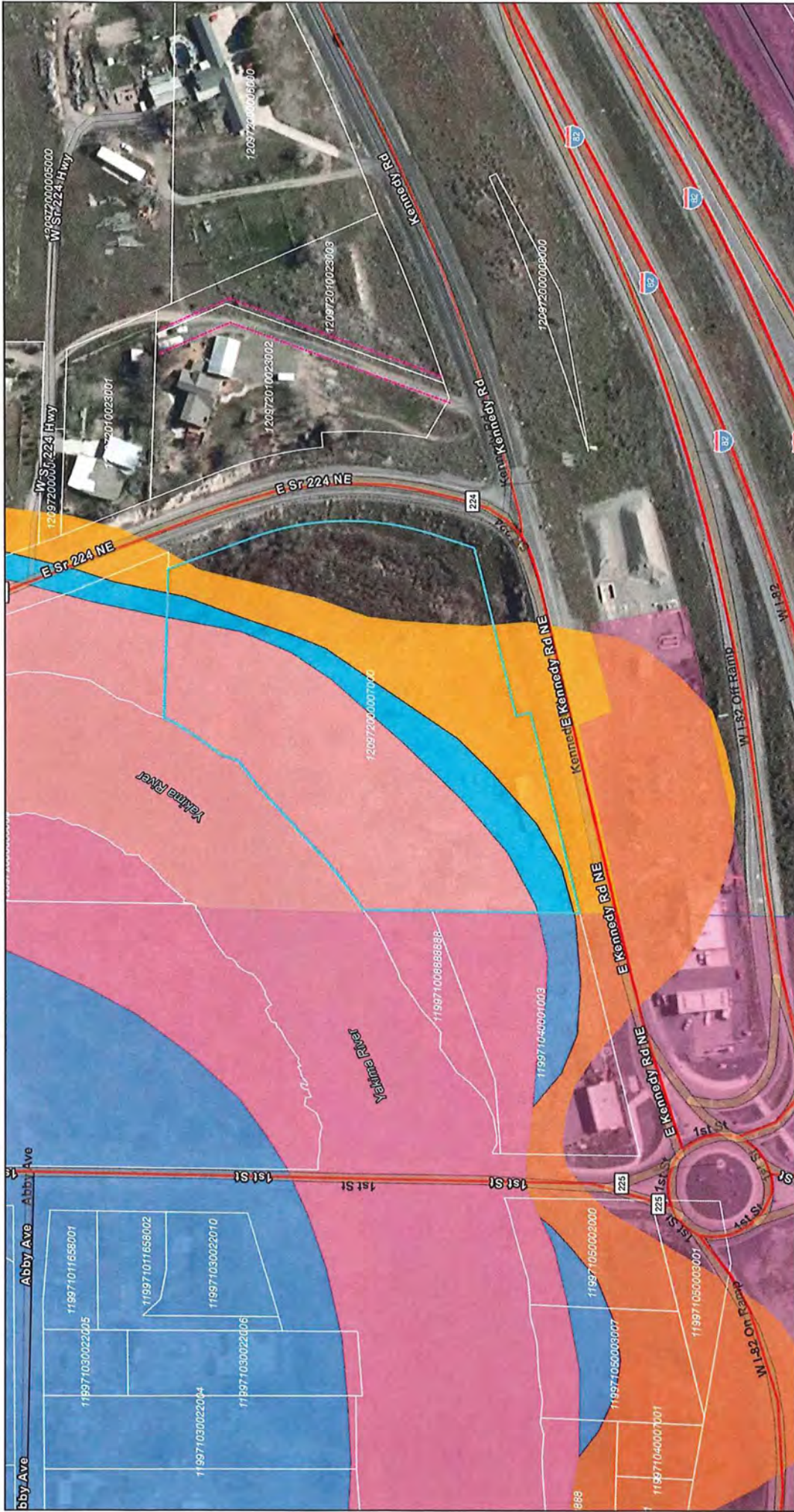
Proposed Zoning Change: Rural Lands Five Acres District (RL-5) to Urban Growth Residential District (UGAR)

Parcel Number	Address	Parcel Number	Address
120972000007000	10806 E Kennedy Rd	112963000003001	2.57 Acre – Vacant Land
112963000004001	1.92 Acre – Vacant Land	1129630000017001	5.16 Acre – Vacant Land

For additional information about the zoning change process or Urban Growth Area zoning designation (BCC 11.07) please contact the Benton County Planning Division at (509) 786-5612 or visit the following webpage: <https://tinyurl.com/bentoncountycode>.

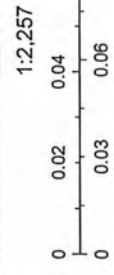


# Benton County 2022 Zoning Change - Benton City Parcel - Flood Map



5/18/2022, 10:41:11 AM

- Access\_Easement
  - Paved County Road
  - State Route
  - City Road
  - Interstate
- City Limits
  - Benton City
  - FW
  - Parcels\_and\_Assess
- FloodDataFEMA X500
  - FloodDataFEMA AE
  - Section



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

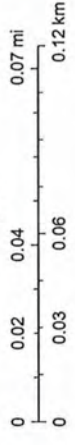
# Benton County 2022 Zoning Change - Benton City Parcel - Critical Area Map



5/18/2022, 11:33:24 AM

- Wetlands\_NWI
- Road
- Access\_Easement
- Paved County Road
- Section
- Parcels\_and\_Assess

1:2,257



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community