

EXHIBIT LIST FOR OA 2024-002/EA 2024-012

DATED

Planning Commission Memo Exhibit List- August 20, 2024			
PCM 1 Includes:	PCM 1.1	Staff Report	August 1, 2024
	PCM 1.2	OA 2024-002 Draft Ordinance	
	SEPA INFORMATION		
	PCM 1.3	Determination of Non Significance	July 11, 2024
	PCM 1.4	Environmental Checklist EA 2024-012	July 11, 2024
	PCM 1.5	HEARING NOTICES	
	PCM 1.6	Notice of Public Hearing	August 7, 2024
	COMMENTS		
	PCM 1.7	Benton County Public Works	July 17, 2024
	PCM 1.8	City of Kennewick	July 17, 2024
PCM 1.9	City of West Richland	July 17, 2024	
PCM 1.10	Kennewick Irrigation	July 17, 2024	
Planning Commission Hearing Exhibit List - August 20, 2024			
	PCH 1.1		
	PCH 1.2		
	PCH 1.3		
Board of County Commissioners Memo Exhibit List -DATE			

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: OA 2024-002 (Ordinance Amendment to add one new section to BCC Title 11.42 relating to decertified manufactured homes)

MEMO DATE: August 1, 2024

HEARING DATE: August 20, 2024

APPLICANT: Benton County Community Development, 102206 E. Wiser Parkway, Kennewick, WA 99336

OWNER: N/A

LOCATION: Unincorporated Benton County

PROPERTY SIZE: N/A

AREA TO BE USED: N/A

LAND USE: N/A

COMP. PLAN: N/A

ZONING: N/A

SUGGESTED STAFF RECOMMENDATION: Positive recommendation subject to five findings of fact.

APPLICATION DESCRIPTION

The County's zoning regulations currently do not include requirements or standards that specifically allow or prohibit the placement or use of decertified manufactured homes as an accessory building on property in Benton County.

A decertified manufactured home is a former mobile home or manufactured home that no longer qualifies as a residence, due to the removal of items of a residential nature and all identifying insignia required of manufactured/mobile home by the Washington State Department of Labor & Industries and/or the completion of the Department of Labor and Industry decertification process, as outlined in L&I publication F622-063-000, Decertification of Manufactured and Mobile Homes.

As a means of encouraging orderly growth and promoting compatible uses many local jurisdictions, including Franklin County, do not allow the use or placement of the

decertified mobile homes/manufactured homes as an allowed, accessory, or conditional use in their applicable zoning regulations.

OA 2004-002 proposes adding one (1) new section to Chapter 11.42 BCC relating to decertified mobile homes.

DECERTIFIED MANUFACTURED HOMES. Decertified manufacture homes are not allowed to be used for any use, including dwelling purposes, accessory buildings, or accessory equipment structures in any zoning district under this title.

The application has been reviewed by Planning Staff and the Benton County Prosecuting Attorney's office.

PUBLIC NOTICE

1. A Notice of Public Hearing was published in the Prosser Record Bulletin on August 7, 2024, and was put on the County's website on August 2, 2024 (PCM 1.5).
2. Planning Staff mailed/emailed out review packets to technical agencies on July 15, 2024.
4. A SEPA Determination of Non-Significance (DNS) (PCM 1.3) was issued on July 11, 2024

APPLICABLE STANDARDS/ORDINANCES

1. Comprehensive Plan: Benton County Comprehensive Plan.
2. Zoning Code: Benton County Code, Title 11, Zoning.

AGENCY COMMENTS

The application documents were distributed to reviewing agencies on July 15, 2024 no comments of significance were received.

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 OA 2024-002 with the following suggested findings of fact and motion.

SUGGESTED FINDINGS OF FACT:

1. Planning Case File Application OA 2024-002 is found to be in conformance with and consistent with the intent of the Benton County Comprehensive Plan.
2. Planning Case File Application OA 2024-002 is found to be in conformance with and consistent with the intent of the Benton County Zoning Code. The proposal is consistent with the following:
 - a. BCC 11.02 General Provisions, which identifies the purposes and objectives of the zoning regulations.
 - b. BCC 11.53 Amendments and Appeals, which includes the process to initiate and apply for a text amendment to the zoning regulations.
3. Planning Case File Application OA 2024-002 was reviewed under EA 2024-012 and received a Determination of Non-Significance (DNS) on July 11, 2024.
4. Planning Case File Application OA 2024-002 was submitted by email to the State of Washington's Department of Commerce on July 11, 2024, for review in compliance with WAC 365-196-630 (6).
5. The legal notification for Planning Casefile Application OA 2024-002 was given on July 15, 2024, pursuant to RCW 36.70.590.

SUGGESTED MOTION-

I move that the Chairman, in conjunction with the Secretary of the Planning Commission, prepare and adopt written findings and conclusions reflecting the Commission's recommendation for approval of the proposed zoning amendment to add one new section to BCC Title 11.42 related to decertified manufactured homes as noted in Casefile OA 2024-002, that articulate and are consistent with the findings, conclusions and recommendations made by the Planning Commission tonight.

ORDINANCE NO. _____

AN ORDINANCE relating to zoning and general use regulations and adding one new section to Chapter 11.42 BCC relating to decertified manufactured homes.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

SECTION 1. The section which follows is hereby added to Chapter 11.42 BCC:

DECERTIFIED MANUFACTURED HOMES. Decertified manufacture homes are not allowed to be used for any use, including dwelling purposes, accessory buildings, or accessory equipment structures in any zoning district under this title.

SECTION 2. Severability. If any provision of this ordinance is declared unconstitutional, or the applicability thereof to any person or circumstance is held invalid, the constitutionality of the remainder of the ordinance and the applicability thereof to other persons and circumstances shall not be affected thereby.

SECTION 3. Effective Date. This ordinance shall take effect and be in full force upon its passage and adoption.

ADOPTED AND PASSED this _____ day of _____.

Chairman of the Board.

Chairman Pro-Tem.

Member.

Approved as to Form:



Deputy Prosecuting Attorney

Constituting the Board of
County Commissioners of
Benton County, Washington

Attest: _____
Clerk of the Board



STAFF REPORT TO THE BENTON COUNTY PLANNING COMMISSION

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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 OA 2024-002 with the following suggested findings of fact and motion.

SUGGESTED FINDINGS OF FACT:

1. Planning Case File Application OA 2024-002 is found to be in conformance with and consistent with the intent of the Benton County Comprehensive Plan.
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Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.bentoncountywa.gov



Planning Division

(509) 786-5612
Planning.department@co.benton.wa.us
102206 East Wiser Parkway, Kennewick, WA 99338

PCM 1.3

Determination of Non-Significance

Proponent: Benton County
Community Development Department
102206 E Wiser Parkway
Kennewick, WA 99336

File No. EA 2024-012

Project Description: Ordinance Amendment File No. OA 2024-002 and OA 2024-003 - amending BCC Title 11.03 - Definitions and adding a new Section to BCC Chapter 11.42 for Decertified Manufactured Homes.

Project Location: County-Wide

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 July 25, 2024.

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

SEPA Responsible Official: Michelle Mercer

Position/Title: Planning Manager - Benton County Planning Division

Address: 102206 E Wiser Parkway, Kennewick WA 99338

Date: July 11, 2024

Michelle Mercer, Planning Manager
Benton County Community Development Department

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.bentoncountywa.gov



Planning Division

(509) 786-5612

Mail correspondence to the Kennewick Address
planning.department@co.benton.wa.us

SEPA ENVIRONMENTAL CHECKLIST

PCM 1.4

File No. EA 2024-012

A. Background

1. Name of proposed project, if applicable:

Amending BCC Title 11.03 - Definitions and adding a new Section to BCC Chapter 11.42 for Decertified Manufactured Homes.

2. Name of applicant:

Benton County Community Development Department - Planning Division

3. Address and phone number of applicant and contact person:

*Michelle Mercer, Planning Manager
102206 E Wiser Parkway, Kennewick WA 99338
Phone: 509-786-5612*

4. Date checklist prepared:

July 9, 2024

5. Agency requesting checklist:

Benton County

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

Summer of 2024

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

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.

Planning Commission recommendation to the Board of County Commissioners on the Ordinance amendments. Board of County Commissioner final decision on the Ordinance Amendments.

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. (Lead agencies may modify this form to include additional specific information on project description.)

Amending BCC Title 11.03 - Definitions relating to zoning. Adding definitions for Permanent Conservation Easement, Wildlife Preserve and Decertified Manufactured or Mobile Home and amending the definition for Agricultural Related Industry.

Adding a new Section to BCC Chapter 11.42 for Decertified Manufactured Homes.

11. 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.

Countywide

B. Environmental Elements

1. Earth

- a. General description of the site:

Countywide, the project is not reviewed on a project or site specific basis.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

N/A

- b. 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
- c. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
N/A
- d. 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
- e. Could erosion occur because of clearing, construction, or use? If so, generally describe.
N/A
- f. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
N/A
- g. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.
N/A

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
N/A
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
N/A
- c. Proposed measures to reduce or control emissions or other impacts to air, if any.
N/A

3. Water

a. Surface Water:

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

b. Ground Water:

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

N/A

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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):

- a) 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, not Site Specific

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

N/A

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

N/A

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

N/A

4. Plants

a. Check the types of vegetation found on the site: *N/A, not Site Specific*

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

N/A

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

N/A

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

N/A

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

N/A, not Site Specific

5. Animals

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site. *N/A, not Site Specific*

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

N/A

- c. Is the site part of a migration route? If so, explain.

N/A

- d. Proposed measures to preserve or enhance wildlife, if any.

N/A

- e. List any invasive animal species known to be on or near the site.

N/A

6. Energy and Natural Resources

1. 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, not Site Specific

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

N/A, not Site Specific

3. 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, not Site Specific

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 because of this proposal? If so, describe.

1. Describe any known or possible contamination at the site from present or past uses.

N/A, not Site Specific

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, not Site Specific

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, not Site Specific

4. Describe special emergency services that might be required.

N/A, not Site Specific

5. Proposed measures to reduce or control environmental health hazards, if any.

N/A, 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, 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, not Site Specific

3. Proposed measures to reduce or control noise impacts, if any.

N/A, 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, 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 because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A, 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?

N/A, not Site Specific

c. Describe any structures on the site.

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

k. Proposed measures to avoid or reduce displacement impacts, if any.

N/A

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

N/A

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

N/A

9. Housing

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

N/A, not Site Specific

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

N/A

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

N/A

10. Aesthetics

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

N/A, not Site Specific

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

N/A, not Site Specific

- c. Proposed measures to reduce or control aesthetic impacts, if any.

N/A, 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, not Site Specific

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

N/A, not Site Specific

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

N/A, not Site Specific

- d. Proposed measures to reduce or control light and glare impacts, if any.

N/A, not Site Specific

12. Recreation

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

N/A, not Site Specific

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

N/A, not Site Specific

- 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, 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, 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.

N/A, not Site Specific

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

N/A, not Site Specific

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

N/A, not Site Specific

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, 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, not Site Specific

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

N/A, not Site Specific

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

N/A, not Site Specific

- e. 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A, not Site Specific

- f. 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, not Site Specific

- g. Proposed measures to reduce or control transportation impacts, if any.

N/A, 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, not Site Specific

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

N/A, not Site Specific

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

N/A, 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, 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: _____



Type name of signee: Greg Wendt,

Position and agency/organization: Director, Community Development Department

Date submitted: 7/9/2024

D. Supplemental sheet for nonproject actions

IT IS NOT REQUIRED to use this section 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

- Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

N/A

- Proposed measures to protect or conserve plants, animals, fish, or marine life are:

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

N/A

- Proposed measures to protect or conserve energy and natural resources are:

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

- Proposed measures to protect such resources or to avoid or reduce impacts are:

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

- Proposed measures to avoid or reduce shoreline and land use impacts are:

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

N/A

- **Proposed measures to reduce or respond to such demand(s) are:**

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



NOTICE OF OPEN RECORD HEARING

PCM 1.5

NOTICE OF HEARING BEFORE THE BENTON COUNTY PLANNING COMMISSION in the matter of county planning at a special meeting on August 20, 2024, 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 of 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 application before the Planning Commission at this meeting:

OA 2024-001 an ordinance relating to the Open Space Conservation District; adding a new zoning district in Benton County; and adding a new chapter to Title 11 of the Benton County Code. The purpose of the Open Space Conservation District is to provide owners of property having critical areas and ecosystems containing unique characteristics that support habitat for migratory birds, fish, and wildlife; natural riverine functions and aquatic environments; botanical inventory; and/or the steep slopes and viewshed, water quality and flood retention an opportunity to request a zoning designation consistent with the conservation of these characteristics. See the summary of the proposed ordinance which follows this notice.

OA 2024-002 an ordinance relating to zoning and general use regulations, adding one new section to BCC Chapter 11.42 relating to decertified manufactured homes. Decertified manufactured homes are not allowed to be used for any use, including dwelling purposes, accessory buildings, or accessory equipment structures in any zoning district under this title.

OA 2024-003 an ordinance relating to zoning; amending Definitions BCC 11.03.010 - by amending the definition for "Agricultural Related Industry" and adding new definitions for "Decertified Manufactured or Mobile Home", "Permanent Conservation Easement", and "Wildlife Preserve".

NOTICE IS FURTHER GIVEN that the proposed Ordinance Amendments have been reviewed under the requirements of the State Environmental Policy Act and a Determination of Non-Significance (DNS) for EA 2024-001/OA 2024-002 was issued on February 21, 2024, and accordingly an Environmental Impact Statement was not required. Any comments regarding this determination and the environmental impacts of the proposal can be made at the Planning Commission Hearing using the method noted below or in writing to the Benton County Planning Division by 5 p.m. on Monday August 19, 2024.

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 application. Information concerning the application 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 15th day of July 2024

Martin Sheeran, Chairman
Benton County Planning Commission

Michelle Mercer, Planning Manager
Benton County Planning Division

PUBLISH: August 7, 2024

FW: EA 2024-012 DNS Agency Review and comments.

😊 Reply Reply All Forward ⋮

Wed 7/17/2024 1:15 PM

PCM 1.6



Nikki Relyea

Permit Technician

Benton County Community Development Department

Planning Division

Nikki.Relyea@co.benton.wa.us

Planning.Department@co.benton.wa.us

(509) 786-5612

From: Cristina Woods <Cristina.Woods@co.benton.wa.us>

Sent: Tuesday, July 16, 2024 1:54 PM

To: Planning Department <Planning.Department@co.benton.wa.us>

Subject: RE: EA 2024-012 DNS Agency Review and comments.

Good afternoon

We have no comments.

Thank you



Cristina Woods, PE • *Civil Engineer I*

Benton County Public Works

102206 Wiser Parkway , Kennewick WA, 99338

(509) 786-5611 Ext: 5684

FW: EA 2024-012 DNS Agency Review and comments.



Planning Department
To Donna Hutchinson; Brittany Merrill

☺ Reply Reply All Forward ...

Wed 7/17/2024 9:46 AM

PCM 1.7



Nikki Relyea
Permit Technician
Benton County Community Development Department
Planning Division
Nikki.Relyea@co.benton.wa.us
Planning.Department@co.benton.wa.us
(509) 786-5612

From: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Sent: Monday, July 15, 2024 10:37 AM
To: Planning Department <Planning.Department@co.benton.wa.us>
Cc: Melinda Didier <Melinda.Didier@ci.kennewick.wa.us>; Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: [EXTERNAL] RE: EA 2024-012 DNS Agency Review and comments.

Hi Donna,

Kennewick has no comments.



Anthony Muai, AICP
Community Planning Director
Community Planning Department
City of Kennewick
O: 509.585.4386 | F: 509.585.4442
anthony.muai@ci.kennewick.wa.us



FW: EA 2024-012 DNS Agency Review and comments.

😊 Reply ↶ Reply All → Forward ⋮

Fri 7/12/2024 1:00 PM

PCM 1.8



Planning Department
To ✓ Donna Hutchinson
Cc ✓ Brittany Merrill

i Follow up. Start by Friday, July 12, 2024. Due by Friday, July 12, 2024.



Nikki Relyea
Permit Technician
Benton County Community Development Department
Planning Division
Nikki.Relyea@co.benton.wa.us
Planning.Department@co.benton.wa.us
(509) 786-5612

From: Elisha Ransom <ERansom@westrichland.org>
Sent: Friday, July 12, 2024 11:27 AM
To: Planning Department <Planning.Department@co.benton.wa.us>
Subject: [EXTERNAL] RE: EA 2024-012 DNS Agency Review and comments.

Donna,

The City of West Richland has no comments on this SEPA.

Thanks,
Elisha



Elisha Ransom, AICP
Planner | Community Development
(509) 967-5902 | eransom@westrichland.org
3100 Belmont Blvd. West Richland, WA 99353

FW: EA 2024-012 DNS Agency Review and comments.



Planning Department
To Donna Hutchinson; Brittany Merrill

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Wed 7/17/2024 1:16 PM

PCM 1.9



Nikki Relyea
Permit Technician
 Benton County Community Development Department
 Planning Division
Nikki.Relyea@co.benton.wa.us
Planning.Department@co.benton.wa.us
 (509) 786-5612

From: Chris Sittman <CSittman@kid.org>
Sent: Tuesday, July 16, 2024 3:19 PM
To: Planning Department <Planning.Department@co.benton.wa.us>
Subject: [EXTERNAL] RE: EA 2024-012 DNS Agency Review and comments.

Please disregard previous email, it was sent in error!

KID has no comments!

Chris D. Sittman
 Engineering Dept./CAD Specialist
 Kennewick Irrigation District
 2015 S. Ely St.
 Kennewick, WA 99337
 Desk: 509-460-5435
 Cell: 509-873-1123