

EXHIBIT LIST FOR ZC 2024-001/EA 2024-005  
Comprehensive Plan Amendment

**DATED**

Planning Commission Memo Exhibit List - April 9, 2024			
PCM 1 Includes:	PCM 1.1	Staff Report	March 26, 2024
	PCM 1.2	Existing Zoning Map	March 21, 2024
	PCM 1.3	Proposed Zoning Map	March 21, 2024
	PCM 1.4	Vicinity Map	February 9, 2024
	PCM 1.5	ZC 2022-006 Application	February 8, 2024
	<b>SEPA INFORMATION</b>		
	PCM 1.6	Determination of Non Significance	March 11, 2024
	PCM 1.7	Notice of Application	February 21, 2024
	PCM 1.8	Environmental Checklist EA 2021-024	February 8, 2024
	<b>HEARING NOTICES</b>		
	PCM 1.9	Notice of Public Hearing	March 21, 2024
	<b>COMMENTS</b>		
	PCM 1.10	City of Kennewick	February 16, 2024
PCM 1.11	Benton County Fire Marshal	February 23, 2024	
PCM 1.12	Benton County Public Works	February 22, 2024	
Planning Commission Hearing Exhibit List - April 9, 2024			
	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.bentoncountywa.gov](http://www.bentoncountywa.gov)



**Planning Division**

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

PCM 1.1

**STAFF REPORT TO THE  
BENTON COUNTY PLANNING COMMISSION**

**FILE NO:** ZC 2024-001 (*Change to the Zoning-Designation*)

**MEMO DATE:** March 26, 2024

**HEARING DATE:** April 9, 2024

**APPLICANT/OWNER:** Courtney Raeder, 66511 S Meals Rd, Kennewick, WA 99337

**LOCATION:** General Location: The properties are located east of the intersection of Oak Street and E 3<sup>rd</sup> Avenue in the Finley area of unincorporated Benton County.  
Addresses: 201, 203, 205, 211, and 331 S Oak St; 1411, 1511, 1531, 1543, 1601, and 1619 E 3rd Ave; 102, 203, and 207 S Quince Pl  
Parcel Numbers: 105803010158002, 105802020009002, 105802020009003, 105802020009004, 105802020009005, 105802020009006, 105802020010002, 105802020010001, 105802020010003, 105802020010004, 105802020009001, 105802010280003, 105802010280002, and 105802010280001.

**PROPERTY SIZE:** Approximately 15.78 acres, collectively.

**AREA TO BE USED:** N/A

**LAND USE:** Residential

**ZONING:** Light Industrial

**COMP PLAN:** Urban

**STAFF RECOMMENDATION:** Planning Division staff recommend that the Planning Commission forward to the Board of County Commissioners a recommendation to approve zone change request ZC 2024-001, subject to the nineteen (19) findings of fact.

**APPLICATION DESCRIPTION:**

ZC 2024-001 proposes to change the zoning designation for fourteen (14) contiguous parcels located east of the intersection of Oak Street and E 3rd Avenue in the Finley area of unincorporated Benton County. If approved, the zone change will require the need to update Official Zoning Map A-4, through a subsequent ordinance amendment, to reflect the change in the zoning designation of these parcels.

The subject parcels, consisting of 15.78 acres collectively, are currently zoned Light Industrial (LI) district and the applicant is proposing to change the zoning district to Urban Growth Area Residential (UGAR) to be consistent with a recent comprehensive plan amendment by the City of

Kennewick.

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

**PUBLIC NOTICE:**

1. The application for ZC 2024-001 was submitted to the Benton County Planning Division on February 8, 2024.
2. The application was declared complete for processing on February 15, 2024.
3. The application documents were distributed to reviewing agencies on March 11, 2024.
4. Legal notification for the Planning Commission public hearing was published on March 27, 2024, in the Prosser Record Bulletin.
5. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on March 21, 2024.
6. An Environmental Checklist (EA 2024-005) was submitted on February 8, 2024, and a Determination of Non-Significance was issued on March 11, 2024, with a 14-day comment period.
7. The Planning Commission public hearing is scheduled for April 9, 2024.

**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 March 11, 2024:
  - a. Benton County Public Works Department
  - b. Benton-Franklin Health District
  - c. Benton County Fire Marshal
  - d. Benton County Fire District #1
  - e. City of Kennewick
  - f. Columbia Irrigation District
  - g. WA Dept. of Transportation
2. No comments of significance 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 Growth Management Act, the Benton County Comprehensive Plan, the County-Wide Planning Policies, Benton County Code, and other regulations adopted by Benton County as applicable.
  - b. The subject parcels are currently zoned Light Industrial and the existing single-family residences on the properties are non-conforming using under this zoning district. An Urban Growth Area Residential Zoning District designation would bring the existing uses on the parcels into conformance.

- c. On November 7, 2023, the subject parcels land use designation were changed by the City of Kennewick in their Comprehensive Plan from Industrial to Low Density Residential. The approval of this rezone application would allow the parcels to be zoned consistently with the City's Comprehensive Plan land use designation.
- d. Adjacent city and county properties surrounding the subject parcels are zoned industrial.

**CRITERIA FOR FINDINGS OF FACT:**

- 1. **Benton County Code (BCC) 11.53.020**, 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**, Amendments - Planning Commission Hearing.
 

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

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

**RECOMMENDATION:**

The Benton County Planning Division recommends that the Planning Commission forward a **recommendation of approval** to the Benton County Board of Commissioners for application ZC 2024-001, with the following suggested findings of fact and motion.

**SUGGESTED FINDINGS OF FACT:**

The following Findings of Fact are based on comments received up to the date of this staff memo. Any comments received after the completion of this staff memo or submitted during the advertised public hearing for ZC 2024-001 will need to be considered by the Planning Commission and may be added to the suggested Findings of Fact as set forth below. The Planning Commission may decide to adopt these as their own or amend/add to these Findings of Fact after holding the open public hearing.

**FINDINGS OF FACT**

- 1. The applicant is requesting to change the zoning district for fourteen (14) contiguous parcels located in unincorporated Benton County. The parcels, which are currently zoned Light Industrial (LI) are requested to be changed to the Urban Growth Area Residential Zoning District (UGAR).

2. The applicant is Courtney Raeder whose mailing address is 66511 S Meals Rd, Kennewick, WA 99337.
3. The properties are addressed as: 201, 203, 205, 211, and 331 S Oak St; 1411, 1511, 1531, 1543, 1601, and 1619 E 3rd Ave; 102, 203, and 207 S Quince Pl, Kennewick WA 99337 and are located east of the intersection of Oak Street and E 3rd Avenue in the Finley area of unincorporated Benton County.
4. Parcel numbers: 105803010158002, 105802020009002, 105802020009003, 105802020009004, 105802020009005, 105802020009006, 105802020010002, 105802020010001, 105802020010003, 105802020010004, 105802020009001, 105802010280003, 105802010280002, and 105802010280001.
5. The properties collectively comprise approximately 15.78 acres in size.
6. The subject parcels are currently designated Urban by the Benton County Comprehensive Plan.
7. If approved, the proposed zoning district of Urban Growth Area Residential will:
  - a. Provide for consistency between the Zoning designation and the City of Kennewick's Comprehensive Plan designation; and
  - b. Allow for existing residential uses to be conforming uses and continue on the properties.
8. The amendment to the zoning map will not result in any building construction, land use or other development related activity which would be detrimental to or endanger the public health, safety, comfort, or general welfare of the community as a whole or any portion thereof.
9. The amendment to the zoning map is consistent with the spirit and intent of the Benton County Zoning Ordinance and Comprehensive Plan.
10. The application for ZC 2024-001 is consistent with the Growth Management Act (GMA) RCW 36.70A.
11. Adjacent properties predominantly involve industrial uses.
12. Public notice and application requirements have been completed for the Zone Change request as follows:
  - a. The application for ZC 2024-001 was submitted to the Benton County Planning Division on February 8, 2024.
13. The application was declared complete for processing on February 15, 2024.
14. The application documents were distributed to reviewing agencies on March 11, 2024.
15. Legal notification for the Planning Commission public hearing was published on March 27, 2024, in the Prosser Record Bulletin.
16. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on March 21, 2024.
17. The Planning Commission public hearing is scheduled for April 9, 2024.
18. ZC 2024-001 was reviewed under the requirements of the State Environmental Policy Act, and a Determination of Non-Significance (DNS) was issued on March 11, 2024, with a 14-day comment period.
19. The application submittal, eligibility, public notice, and procedural steps for ZC 2024-001

have been consistent with Benton County Code (BCC) Chapter 11.53.020 Zoning – Amendments and Appeals, Zoning Map and Text Amendments.

**SUGGESTED MOTION**

I move that the Planning Commission forward a **recommendation of approval** to the Benton County Board of Commissioners subject to the nineteen (19) Findings of Fact listed in the Staff Report dated March 26, 2024, for application ZC 2024-001, and that the Secretary of the Planning Commission develop written findings for approval and signature of the Planning Commission Chairman.

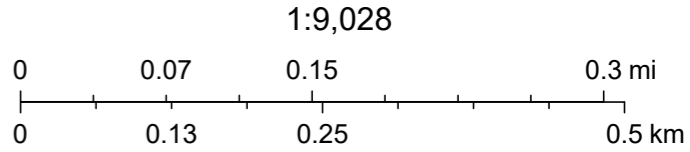
# REVISED Existing Zoning Designation

PCM 1.2



4/3/2024, 4:27:53 PM

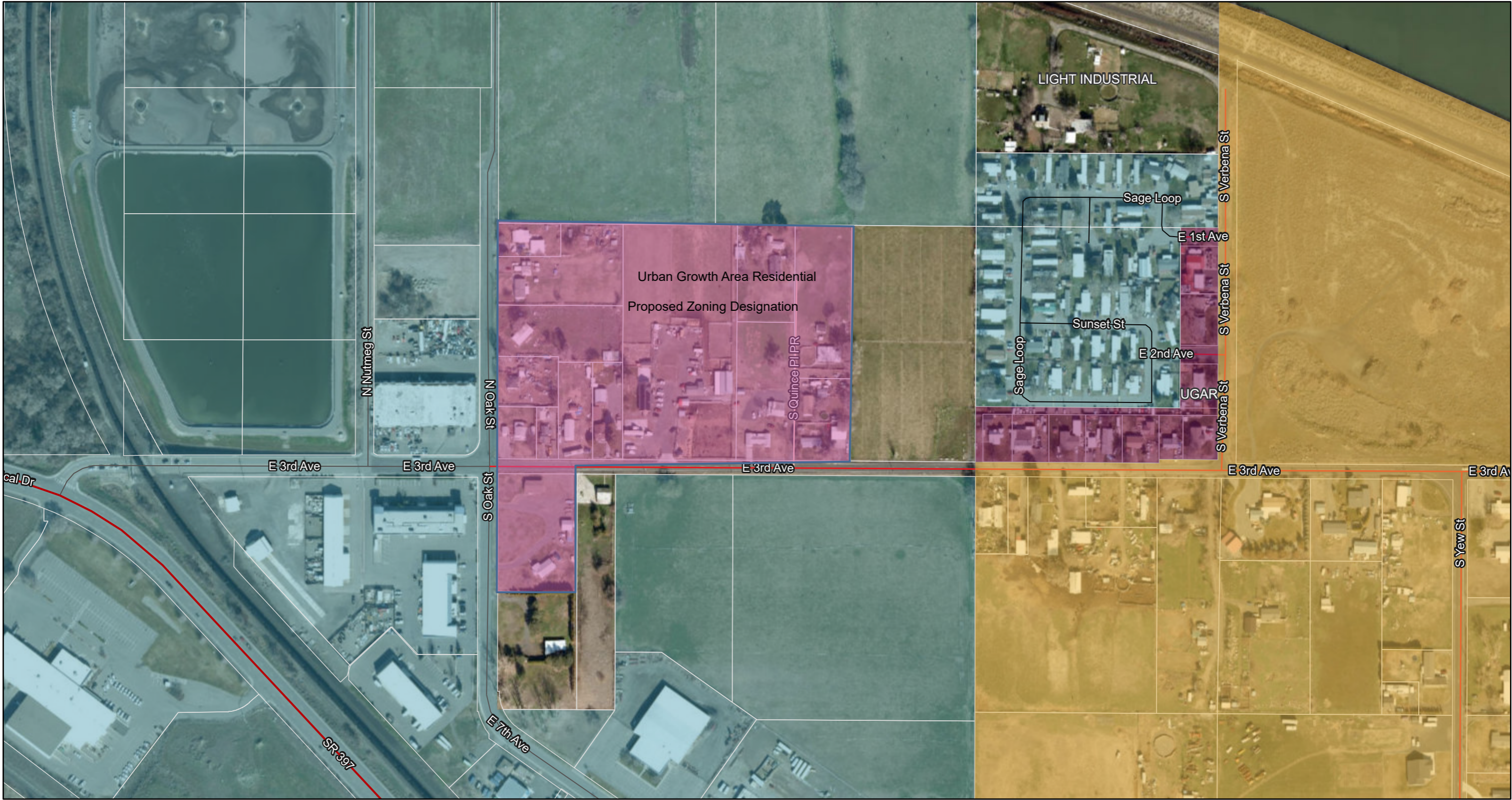
- Zoning
  - RL-5
  - UGAR
  - Access Easement
- Road Centerline
  - Paved County Road
  - Private County Road
  - State Route
- City Road
  - Private City Road
  - Parcels
- 186370efb41-layer-91
  - Kennewick



Geophex Surveys Ltd., Maxar

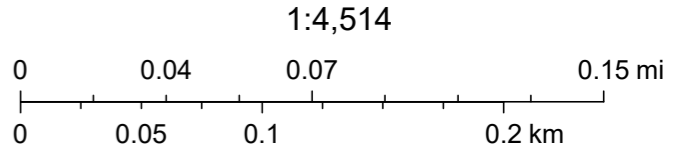
# REVISED Proposed Zoning Designation

PCM 1.3



4/3/2024, 4:47:21 PM

Zoning	Road Centerline	State Route	Parcels
RL-5	Paved County Road	City Road	186370efb41-layer-91
UGAR	Private County Road	Private City Road	Kennewick



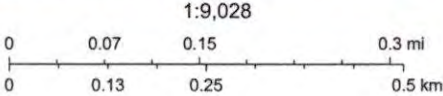
Geophex Surveys Ltd., Maxar

# PCM 1.4

## Site Plan



2/9/2024, 3:38:23 PM

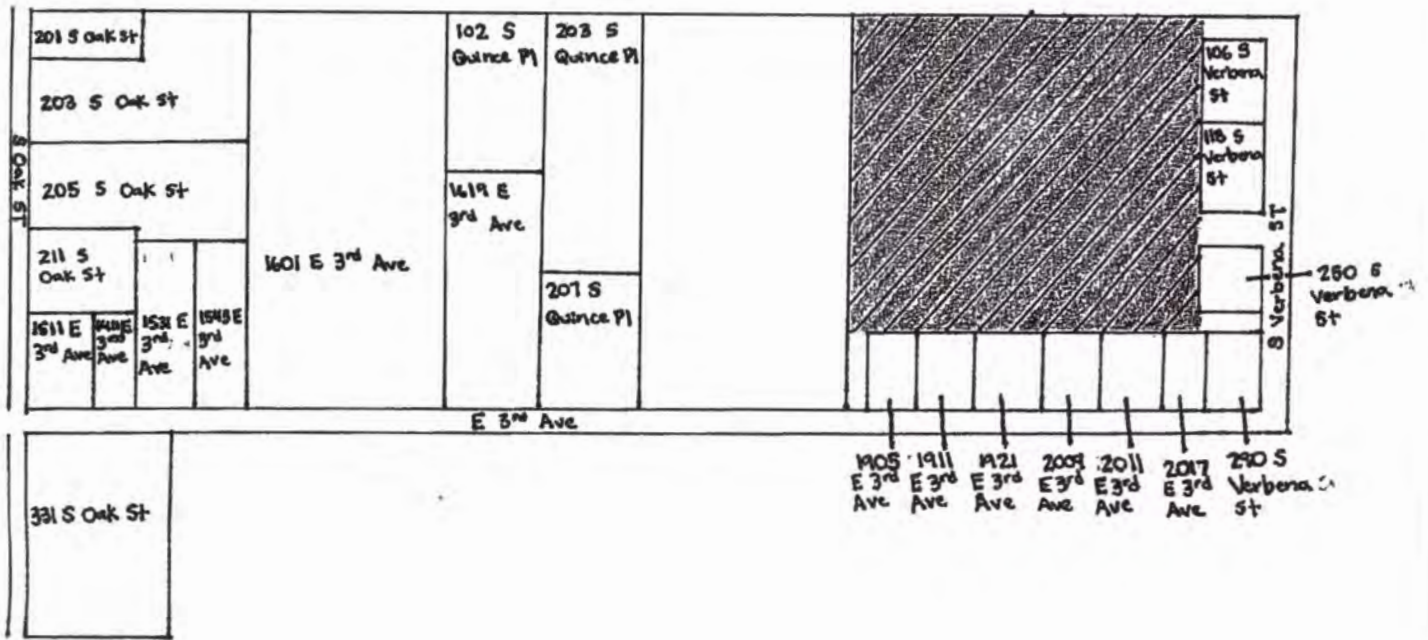


Geophex Surveys Ltd., Maxar

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Planning Division



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Benton County  
Planning Division

**ZONE CHANGE APPLICATION**

Application No. ZC 2024-001

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

**Applicant/Agent:** Courtney Raeder

Mailing Address: 66511 S Meals Rd City: Kennewick

State: WA ZIP: 99337 Phone: (509) 591-2921 Work: \_\_\_\_\_

Email Address: csraeder217@gmail.com

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

**Property Owner(s)** (if different): See attached signature pages

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

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

Email Address: csraeder217@gmail.com

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:** \_\_\_\_\_

Officer name: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

EXECUTE THIS APPLICATION.

PARCEL INFORMATION

1. Subject property address: See attached signature pages for the included parcel numbers and addresses.

City: Kennewick State: WA ZIP: 99337

2. Parcel number(s) to be rezoned: - - - - -

- 3. Utilities: Power: [X] Benton PUD [ ] Benton REA
Sewer: [X] Septic Tank [ ] City Sewer: (Provider)
Water: [X] Individual Wells [ ] One well serving 2 or more lots
[ ] Private System (Provider & Address)
[ ] City System (Provider)
Gas: [X] No [ ] Yes: (Provider)
Cable: [ ] No [X] Yes: (Provider) Spectrum
Phone: [ ] No [X] Yes: (Provider) Spectrum? Zply Fiber
Irrigation: [X] No [X] Private [X] District: (Provider)

4. We the applicant(s) listed above who is/are the owner(s)/contract purchaser(s) do hereby petition the Benton County Planning Commission to have the real property listed above to be changed from the zoning classification of Light Industrial to the zoning classification of Urban Growth Area Residential

5. Comprehensive Plan designation: Low Density Residential

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: The property owners wish to continue using their homes as homes. They have no desire to use them for light industrial purposes.

7. Time schedule for redevelopment? No redevelopment requests. Properties already have occupied homes.

8. Facts to justify the change on the basis of advancing the public health, safety, and general welfare? See attached page labeled, Zone Change Application Questions 8-10.

9. Affect the proposed change will have on adjacent property and on the Comprehensive Plan? See attached page labeled, Zone Change Application Questions 8-10.

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10. Affect on the property owner(s) if the request is not granted? See attached page labeled, Zone Change  
Application Questions 8-10.

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

*(For Staff Use Only)*

Access: Y    N	Application Complete: Y    N
Critical Areas: N    Y: _____	Zoning: _____
Reviewed by: _____	Date: _____

## **Zone Change Application Questions 8-10 Continued.**

### **8. Facts to justify the change on the basis of advancing the public health, safety, and general welfare?**

The proposed change may not have a large impact on the public health, safety, and general welfare of Benton County, but to the homeowners, the facts to justify the change are significant. Right now, the owners of these properties are extremely limited in how they can use their residential properties due to the Benton County light industrial zoning and non-conforming uses code. The most significant of those limitations is the fear of not being able to rebuild in the event their home is damaged by more than 50%. In any normal situation that would be extremely stressful, but in the current housing crisis, that could easily leave someone homeless. Furthermore, banks will not grant loans for the allowed safety/cosmetic updates under the non-conforming uses code due to the light industrial zoning. So, unless someone has the cash, they can't update or sell their homes.

### **9. Affect the proposed change will have on adjacent property and on the Comprehensive Plan?**

The proposed change will not have an impact on the adjacent properties. The properties are already being used for residential purposes and have been for more than 50 years. The proposed change will match the Low Density Residential land use designation the properties currently have in the Comprehensive Plan.

### **10. Affect on the property owner(s) if the request is not granted?**

The effects the proposed change would have on the property owners if it were not granted would be devastating. Right now, not only is the Benton County zoning and non-conforming uses code working against the homeowners, but the zoning is forcing the banks to as well. Many of these homes have been owned by the same person and/or family for up to 60 years. For the past 12 years or so they have been restricted when the zoning was changed from residential to light industrial without the homeowner's knowledge. In that time there have been requests to update the properties, but many were denied due to the zoning. When the homeowners tried to get more information, they would get frustrated as they were bounced back and forth between Benton County and the City of Kennewick. I, myself, spent hours on the phone and sent multiple emails before I fully understood what happened. I had to work through a lot of conflicting information along with an alarming amount of pushback. Nobody should have their home rezoned from a residential zoning to a non-residential zoning while it is actively being used for residential purposes, especially when Benton County has such a restrictive non-conforming use code.

While making this decision I ask that you put yourself in the shoes of the homeowners. A home is something you work your entire life for and holds invaluable memories. It's no secret that this situation is unfair, but it is an unfair situation that can be corrected. With the approval of this zone change the homeowners can breathe a sigh of relief knowing their homes are no longer at risk.

## Address & Parcel List

- **Address:** 331 S Oak St Kennewick, WA 99337
  - **Parcel #:** 105803010158002
- **Address:** 205 S Oak St Kennewick, WA 99337
  - **Parcel #:** 105802010280003
- **Address:** 1511 E 3<sup>rd</sup> Ave Kennewick, WA 99337
  - **Parcel #:** 105802020009002
- **Address:** 1411 E 3<sup>rd</sup> Ave Kennewick, WA 99336
  - **Parcel #:** 105802020009003
- **Address:** 1531 E 3<sup>rd</sup> Ave Kennewick, WA 99337
  - **Parcel #:** 105802020009004
- **Address:** 1543 E 3<sup>rd</sup> Ave Kennewick, WA 99336
  - **Parcel #:** 105802020009005
- **Address:** 1601 E 3<sup>rd</sup> Ave Kennewick, WA 99337
  - **Parcel #:** 105802020009006
- **Address:** 102 S Quince Pl Kennewick, WA 99336
  - **Parcel #:** 105802020010001
- **Address:** 203 S Quince Pl Kennewick, WA 99337
  - **Parcel #:** 105802020010003
- **Address:** 207 S Quince Pl Kennewick, WA 99337
  - **Parcel #:** 105802020010004
- **Address:** 201 S Oak St Kennewick, WA 99337
  - **Parcel #:** 105802010280001
- **Address:** 203 S Oak St Kennewick, WA 99337
  - **Parcel #:** 105802010280002
- **Address:** 211 S Oak St Kennewick, WA 99336
  - **Parcel #:** 105802020009001
- **Address:** 1619 E 3<sup>rd</sup> Ave Kennewick, WA 99337
  - **Parcel #:** 105802020010002



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Benton County  
Planning Division

### ZONE CHANGE APPLICATION

Application No. \_\_\_\_\_

#### APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

**Applicant/Agent:** Courtney Raeder

Mailing Address: 66511 S Meals Rd City: Kennewick

State: WA ZIP: 99337 Phone: (509) 591-2921 Work: \_\_\_\_\_

Email Address: csraeder217@gmail.com

Signature: *Courtney Raeder* Date: \_\_\_\_\_

**Property Owner(s) (if different):** Alice L. Reser

Mailing Address: 1511 EAST 3rd Ave, City: Kennewick

State: WA, ZIP: 99337 Phone: 509-586-1421 Work: \_\_\_\_\_

Email Address: None

Signature: *Alice L Reser* Date: 11-8-2023

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

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

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

#### ENTITY SIGNATURE BLOCK

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

**Applicant/Legal Owner:** \_\_\_\_\_

Officer name: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

EXECUTE THIS APPLICATION.

PARCEL INFORMATION

1. Subject property address: 1511 E 3rd Ave

City: Kennewick State: WA ZIP: 99337

2. Parcel number(s) to be rezoned: 1-0580-202-0009-002

3. Utilities: Power: [x] Benton PUD [ ] Benton REA

Sewer: [x] Septic Tank [ ] City Sewer: (Provider)

Water: [x] Individual Wells [ ] One well serving 2 or more lots

[ ] Private System (Provider & Address)

[ ] City System (Provider)

Gas: [x] No [ ] Yes: (Provider)

Cable: [ ] No [x] Yes: (Provider) Spectrum

Phone: [ ] No [x] Yes: (Provider) Spectrum

Irrigation: [x] No [ ] Private [ ] District: (Provider)

4. We the applicant(s) listed above who is/are the owner(s)/contract purchaser(s) do hereby petition the Benton County Planning Commission to have the real property listed above to be changed from the zoning classification of light industrial to the zoning classification of urban growth area residential

5. Comprehensive Plan designation:

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:

7. Time schedule for redevelopment?

8. Facts to justify the change on the basis of advancing the public health, safety, and general welfare?

9. Affect the proposed change will have on adjacent property and on the Comprehensive Plan?

10. Affect on the property owner(s) if the request is not granted? This is her home  
For 60 years and the request is not granted is just like  
saying you have no right to own property

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

*(For Staff Use Only)*

Access: Y N

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

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

Application Complete: Y N

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

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



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Benton County  
Planning Division

### ZONE CHANGE APPLICATION

Application No. \_\_\_\_\_

#### APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Courtney Raeder

Mailing Address: 66511 S Meals Rd City: Kennewick

State: WA ZIP: 99337 Phone: (509) 591-7921 Work: \_\_\_\_\_

Email Address: csraeder217@gmail.com

Signature: Courtney Raeder Date: \_\_\_\_\_

Property Owner(s) (if different): Barbara A. Mansfield

Mailing Address: 203 So. Quince Pl. City: Kennewick

State: WA ZIP: 99337 Phone: (509) 582-7922 Work: \_\_\_\_\_

Email Address: kmanny1963@yahoo.com

Signature: Barbara A. Mansfield Date: 11/11/23

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

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

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

#### ENTITY SIGNATURE BLOCK

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

Applicant/Legal Owner: \_\_\_\_\_

Officer name: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

EXECUTE THIS APPLICATION.

PARCEL INFORMATION

1. Subject property address: 203 S Quince Pl

City: Kennewick State: WA ZIP: 99337

2. Parcel number(s) to be rezoned: 1-0580-202-0010-003

- - - - -

3. Utilities: Power:  Benton PUD  Benton REA

Sewer:  Septic Tank  City Sewer: (Provider) \_\_\_\_\_

Water:  Individual Wells  One well serving 2 or more lots

Private System (Provider & Address) \_\_\_\_\_

City System (Provider) \_\_\_\_\_

Gas:  No  Yes: (Provider) \_\_\_\_\_

Cable:  No  Yes: (Provider) Spectrum

Phone:  No  Yes: (Provider) I

Irrigation:  No  Private  District: (Provider) \_\_\_\_\_

4. We the applicant(s) listed above who is/are the owner(s)/contract purchaser(s) do hereby petition the Benton County Planning Commission to have the real property listed above to be changed from the zoning classification of light industrial to the zoning classification of urban growth area residential

5. Comprehensive Plan designation: \_\_\_\_\_

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: \_\_\_\_\_

7. Time schedule for redevelopment? \_\_\_\_\_

8. Facts to justify the change on the basis of advancing the public health, safety, and general welfare?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Affect the proposed change will have on adjacent property and on the Comprehensive Plan?

\_\_\_\_\_



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FEB 08 2024

Benton County  
Planning Division

### ZONE CHANGE APPLICATION

Application No. \_\_\_\_\_

#### APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Courtney Rueder

Mailing Address: 66511 S Meals Rd City: Kennewick

State: WA ZIP: 99337 Phone: (509) 591-2921 Work: \_\_\_\_\_

Email Address: csrueder217@gmail.com

Signature: [Signature] Date: \_\_\_\_\_

Property Owner(s) (if different): Chantal M. Harrison (Exec of estate) Ryan Nourse

Mailing Address: 205 S Oak st. City: Kennewick

State: WA ZIP: 99337 Phone: (509) 438-8850 Work: \_\_\_\_\_

Email Address: Ryannourse2015@gmail.com

Signature: [Signature] Date: 1-31-24

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

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

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

#### ENTITY SIGNATURE BLOCK

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

Applicant/Legal Owner: \_\_\_\_\_

Officer name: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

EXECUTE THIS APPLICATION.

PARCEL INFORMATION

1. **Subject property address:** 205 S Oak St

City: Kennewick State: WA ZIP: 99337

2. **Parcel number(s) to be rezoned:** 1-0580-201-0280-003

-----

3. **Utilities:** Power:  Benton PUD  Benton REA

Sewer:  Septic Tank  City Sewer: (Provider) Kennewick

Water:  Individual Wells  One well serving 2 or more lots

Private System (Provider & Address) \_\_\_\_\_

City System (Provider) \_\_\_\_\_

Gas:  No  Yes: (Provider) \_\_\_\_\_

Cable:  No  Yes: (Provider) \_\_\_\_\_

Phone:  No  Yes: (Provider) \_\_\_\_\_

Irrigation:  No  Private  District: (Provider) \_\_\_\_\_

4. **We the applicant(s) listed above who is/are the owner(s)/contract purchaser(s) do hereby petition the Benton County Planning Commission to have the real property listed above to be changed from the zoning classification of \_\_\_\_\_ to the zoning classification of \_\_\_\_\_**

5. **Comprehensive Plan designation:** \_\_\_\_\_

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:** \_\_\_\_\_

\_\_\_\_\_

7. **Time schedule for redevelopment?** \_\_\_\_\_

8. **Facts to justify the change on the basis of advancing the public health, safety, and general welfare?**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

9. **Affect the proposed change will have on adjacent property and on the Comprehensive Plan?**

\_\_\_\_\_

Any information submitted to the Benton County Planning Division 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? Would not be  
able to live on the premises.

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

*(For Staff Use Only)*

Access: Y    N	Application Complete: Y    N
Critical Areas: N    Y: _____	Zoning: _____
Reviewed by: _____	Date: _____



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ZONE CHANGE APPLICATION

FEB 08 2024

Application No. \_\_\_\_\_

Benton County  
Planning Division

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Courtney Raeder

Mailing Address: 66511 S Meals Rd City: Kennewick

State: WA ZIP: 99337 Phone: (509) 591-2921 Work: \_\_\_\_\_

Email Address: csraeder217@gmail.com

Signature: Courtney Raeder Date: \_\_\_\_\_

Property Owner(s) (if different): Donna Honeycutt

Mailing Address: P.O. Box 5752 City: Kennewick

State: WA ZIP: 99336 Phone: 509-438-3612 Work: \_\_\_\_\_

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

Signature: Donna Honeycutt, Pam Skupe Date: 11-4-23

Signature: Natasha Skupe Date: 11-4-23

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

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

ENTITY SIGNATURE BLOCK

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

Applicant/Legal Owner: \_\_\_\_\_

Officer name: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

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

PARCEL INFORMATION

1. **Subject property address:** 201 S Oak St & 203 S Oak St

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

2. **Parcel number(s) to be rezoned:** 1 0580 201 0280 001  
1 0580 201 0280 002

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

4. **We the applicant(s) listed above who is/are the owner(s)/contract purchaser(s) do hereby petition the Benton County Planning Commission to have the real property listed above to be changed from the zoning classification of \_\_\_\_\_ to the zoning classification of \_\_\_\_\_**

5. **Comprehensive Plan designation:** \_\_\_\_\_

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:**  
\_\_\_\_\_  
\_\_\_\_\_

7. **Time schedule for redevelopment?** \_\_\_\_\_

8. **Facts to justify the change on the basis of advancing the public health, safety, and general welfare?** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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Benton County  
Planning Division

### ZONE CHANGE APPLICATION

Application No. \_\_\_\_\_

#### APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Courtney Roeder

Mailing Address: 66511 S Meals Rd City: Kennewick

State: WA ZIP: 99337 Phone: (509) 541-2921 Work: \_\_\_\_\_

Email Address: cjroeder217@gmail.com

Signature: *Courtney Roeder* Date: \_\_\_\_\_

Property Owner(s) (if different): Enrique Cervantes

Mailing Address: 1601 E 3rd Ave City: Kennewick

State: wa ZIP: 99337 Phone: (509) 947-3270 Work: \_\_\_\_\_

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

Signature: Enrique Cervantes Date: 12/06/2023

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

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

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

#### ENTITY SIGNATURE BLOCK

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

#### Applicant/Legal Owner:

\_\_\_\_\_

Officer name:

\_\_\_\_\_

Title:

\_\_\_\_\_

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

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

PARCEL INFORMATION

1. **Subject property address:** 1601 E 3<sup>rd</sup> Ave

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

2. **Parcel number(s) to be rezoned:** 1  0  5  80  202  0009  006  
\_  \_  \_  \_  \_

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

4. **We the applicant(s) listed above who is/are the owner(s)/contract purchaser(s) do hereby petition the Benton County Planning Commission to have the real property listed above to be changed from the zoning classification of light industrial to the zoning classification of urban growth area residential**

5. **Comprehensive Plan designation:** Low Density Residential

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:**

\_\_\_\_\_

7. **Time schedule for redevelopment?** \_\_\_\_\_

8. **Facts to justify the change on the basis of advancing the public health, safety, and general welfare?** \_\_\_\_\_

\_\_\_\_\_



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Benton County  
Planning Division

### ZONE CHANGE APPLICATION

Application No. \_\_\_\_\_

#### APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

**Applicant/Agent:** Courtney Raeder

Mailing Address: 66511 S Meals Rd City: Kennewick

State: WA ZIP: 99337 Phone: (509) 591-2921 Work: \_\_\_\_\_

Email Address: csraeder217@gmail.com

Signature: Courtney Raeder Date: \_\_\_\_\_

**Property Owner(s) (if different):** Jose & Betty Guizar

Mailing Address: 1543 E. 3rd Ave City: Kennewick Wa

State: Wa ZIP: 99337 Phone: 509-308-1823 Work: \_\_\_\_\_

Email Address: bettyguizar922@gmail.com

Signature: Betty Guizar Date: 11-15-23

Signature: Jose F. Guizar Date: 11-15-23

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

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

#### ENTITY SIGNATURE BLOCK

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

**Applicant/Legal Owner:** \_\_\_\_\_

Officer name: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

EXECUTE THIS APPLICATION.

PARCEL INFORMATION

1. Subject property address: 1543 E 3rd Ave

City: Kennewick State: WA ZIP: 99336

2. Parcel number(s) to be rezoned: 1-0580-202-0009-005

3. Utilities: Power:  Benton PUD  Benton REA

Sewer:  Septic Tank  City Sewer: (Provider) \_\_\_\_\_

Water:  Individual Wells  One well serving 2 or more lots

Private System (Provider & Address) \_\_\_\_\_

City System (Provider) \_\_\_\_\_

Gas:  No  Yes: (Provider) \_\_\_\_\_

Cable:  No  Yes: (Provider) Spectrum Cable Company

Phone:  No  Yes: (Provider) \_\_\_\_\_

Irrigation:  No  Private  District: (Provider) \_\_\_\_\_

4. We the applicant(s) listed above who is/are the owner(s)/contract purchaser(s) do hereby petition the Benton County Planning Commission to have the real property listed above to be changed from the zoning classification of light industrial to the zoning classification of urban growth area residential

5. Comprehensive Plan designation: \_\_\_\_\_

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: \_\_\_\_\_

7. Time schedule for redevelopment? \_\_\_\_\_

8. Facts to justify the change on the basis of advancing the public health, safety, and general welfare?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Affect the proposed change will have on adjacent property and on the Comprehensive Plan?  
\_\_\_\_\_

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Benton County  
Planning Division

### ZONE CHANGE APPLICATION

Application No. \_\_\_\_\_

#### APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Courtney Raeder

Mailing Address: 66511 S Meals Rd City: Kennewick

State: WA ZIP: 99337 Phone: (509) 591-2921 Work: \_\_\_\_\_

Email Address: csraeder217@gmail.com

Signature: [Signature] Date: \_\_\_\_\_

Property Owner(s) (if different): Luis Llica

Mailing Address: 3705 W. Beaman Ave City: Spokane

State: WA ZIP: 99208 Phone: 509-999-0366 Work: \_\_\_\_\_

Email Address: Luisillo@msn.com

Signature: [Signature] Date: 11/20/23

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

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

Parcel #: 1-0580-202-0009-003 Address: 1711 E 3<sup>rd</sup> Ave Kenn, WA 99336

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

#### ENTITY SIGNATURE BLOCK

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

Applicant/Legal Owner: \_\_\_\_\_

Officer name: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

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

PARCEL INFORMATION

1. **Subject property address:** 1411 E 3<sup>rd</sup> Ave

**City:** Kennewick **State:** WA **ZIP:** 99336

2. **Parcel number(s) to be rezoned:** 1  0580  202  0009  003  
\_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_

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

4. **We the applicant(s) listed above who is/are the owner(s)/contract purchaser(s) do hereby petition the Benton County Planning Commission to have the real property listed above to be changed from the zoning classification of \_\_\_\_\_ to the zoning classification of \_\_\_\_\_**

5. **Comprehensive Plan designation:** \_\_\_\_\_

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:**

\_\_\_\_\_  
\_\_\_\_\_

7. **Time schedule for redevelopment?** \_\_\_\_\_

8. **Facts to justify the change on the basis of advancing the public health, safety, and general welfare?** \_\_\_\_\_  
\_\_\_\_\_



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FEB 08 2024

**ZONE CHANGE APPLICATION**

Application No. \_\_\_\_\_

Benton County  
Planning Division

**APPLICANT INFORMATION**

Please check the box indicating primary contact person for this application

**Applicant/Agent:** Marisol M Hernandez

Mailing Address: 2180316 E SR 397 City: Kennewick

State: WA ZIP: 99337 Phone: 509 205 425 Work: \_\_\_\_\_

Email Address: Hernandezmary82@yahoo.com

Signature: Marisol Hernandez Date: \_\_\_\_\_

**Property Owner(s)** (if different): \_\_\_\_\_

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

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

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

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

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

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

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

**ENTITY SIGNATURE BLOCK**

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

**Applicant/Legal Owner:**

\_\_\_\_\_

Officer name:

\_\_\_\_\_

Title:

\_\_\_\_\_

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

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2<sup>nd</sup> page on back →

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

PARCEL INFORMATION

1. Subject property address: 211 S Oak St

City: Yonnewick State: WA ZIP: 99337

2. Parcel number(s) to be rezoned: 1 0580 202 0009 001

3. Utilities: Power:  Benton PUD  Benton REA  
Sewer:  Septic Tank  City Sewer: (Provider)

Water:  Individual Wells  One well serving 2 or more lots  
 Private System (Provider & Address) \_\_\_\_\_  
 City System (Provider) \_\_\_\_\_

Gas:  No  Yes: (Provider) \_\_\_\_\_

Cable:  No  Yes: (Provider) \_\_\_\_\_

Phone:  No  Yes: (Provider) \_\_\_\_\_

Irrigation:  No  Private  District: (Provider) \_\_\_\_\_

4. We the applicant(s) listed above who is/are the owner(s)/contract purchaser(s) do hereby petition the Benton County Planning Commission to have the real property listed above to be changed from the zoning classification of \_\_\_\_\_ to the zoning classification of \_\_\_\_\_

5. Comprehensive Plan designation: \_\_\_\_\_

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:

7. Time schedule for redevelopment: \_\_\_\_\_

8. Facts to justify the change on the basis of advancing the public health, safety, and general welfare? \_\_\_\_\_

Any information submitted to the Benton County Planning Division 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.

... THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS  
... TO PERMIT  
... THE ABOVE SIGNED OFFICER HAS BEEN DULY AUTHORIZED AND  
... EXECUTE THIS APPLICATION

City: Kennewick State: WA ZIP: 99337

2. Parcel number(s) to be rezoned: 1 0580 202 0009 001

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

4. We the applicant(s) listed above who is/are the owner(s)/contract purchaser(s) do hereby petition the Benton County Planning Commission to have the real property listed above to be changed from the zoning classification of \_\_\_\_\_ to the zoning classification of \_\_\_\_\_

5. Comprehensive Plan designation: \_\_\_\_\_

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:  
\_\_\_\_\_  
\_\_\_\_\_

7. Time schedule for redevelopment: \_\_\_\_\_

8. Facts to justify the change on the basis of advancing the public health, safety, and general welfare? \_\_\_\_\_  
\_\_\_\_\_

Any information submitted to the Benton County Planning Division 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.



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**ZONE CHANGE APPLICATION**

FEB 08 2024

Application No. \_\_\_\_\_

Benton County  
Planning Division

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

**Applicant/Agent:** Courtney Raeder

Mailing Address: 66511 S Meals Rd City: Kennewick

State: WA ZIP: 99337 Phone: (509) 591-7921 Work: \_\_\_\_\_

Email Address: csraeder217@gmail.com

Signature: [Signature] Date: \_\_\_\_\_

**Property Owner(s)** (if different): Robert & Sarah Cassano

Mailing Address: 1531 E. 3<sup>rd</sup> Ave. City: Kennewick

State: WA ZIP: 99337 Phone: 509-851-1192 Work: \_\_\_\_\_

Email Address: Sarahcassano76@gmail.com

Signature: [Signature] Date: 11/14/23

Signature: [Signature] Date: 11/14/23

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

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

ENTITY SIGNATURE BLOCK

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

**Applicant/Legal Owner:** \_\_\_\_\_

Officer name: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

EXECUTE THIS APPLICATION.

PARCEL INFORMATION

1. Subject property address: 1531 E 3rd Ave

City: Kennewick State: WA ZIP: 99337

2. Parcel number(s) to be rezoned: 1-0580-202-0009-004

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

4. We the applicant(s) listed above who is/are the owner(s)/contract purchaser(s) do hereby petition the Benton County Planning Commission to have the real property listed above to be changed from the zoning classification of light industrial to the zoning classification of urban growth area residential

5. Comprehensive Plan designation:

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:

7. Time schedule for redevelopment?

8. Facts to justify the change on the basis of advancing the public health, safety, and general welfare?

9. Affect the proposed change will have on adjacent property and on the Comprehensive Plan?

10. Affect on the property owner(s) if the request is not granted? my husband and I won't likely be able to grow old here as we planned when we purchased this family property.

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

*(For Staff Use Only)*

Access: Y N

Application Complete: Y N

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

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

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

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



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FEB 08 2024

Benton County  
Planning Division

### ZONE CHANGE APPLICATION

Application No. \_\_\_\_\_

#### APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Courtney Raeder

Mailing Address: 66511 S Meals Rd City: Kennewick

State: WA ZIP: 99337 Phone: (509) 591-2921 Work: \_\_\_\_\_

Email Address: csraeder217@gmail.com

Signature: Courtney Raeder Date: \_\_\_\_\_

Property Owner(s) (if different): Roberto Robledo

Mailing Address: 1619 E 3rd Ave City: Kennewick

State: WA ZIP: 99337 Phone: 509 499-1026 Work: \_\_\_\_\_

Email Address: robertotrobledo@gmail.com

Signature: Roberto Robledo Date: 11.20.23

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

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

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

#### ENTITY SIGNATURE BLOCK

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

Applicant/Legal Owner: \_\_\_\_\_

Officer name: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

EXECUTE THIS APPLICATION.

PARCEL INFORMATION

1. Subject property address: 1619 E 3rd Ave

City: Kennewick State: WA ZIP: 99337

2. Parcel number(s) to be rezoned: 1-0580-202-0010-002  
- - - - -

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

4. We the applicant(s) listed above who is/are the owner(s)/contract purchaser(s) do hereby petition the Benton County Planning Commission to have the real property listed above to be changed from the zoning classification of light industrial to the zoning classification of urban growth area residential

5. Comprehensive Plan designation: \_\_\_\_\_

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: \_\_\_\_\_  
\_\_\_\_\_

7. Time schedule for redevelopment? \_\_\_\_\_

8. Facts to justify the change on the basis of advancing the public health, safety, and general welfare?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Affect the proposed change will have on adjacent property and on the Comprehensive Plan?  
\_\_\_\_\_

Any information submitted to the Benton County Planning Division 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.



RECEIVED

FEB 08 2024

Benton County  
Planning Division

### ZONE CHANGE APPLICATION

Application No. \_\_\_\_\_

#### APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Courtney Raeder

Mailing Address: 66511 S Meals Rd City: Kennewick

State: WA ZIP: 99337 Phone: (509) 591-2921 Work: \_\_\_\_\_

Email Address: csraeder217@gmail.com

Signature: Courtney Raeder Date: \_\_\_\_\_

Property Owner(s) (if different): Roy L. SITTON

Mailing Address: 102 So. Quince Pl City: Kennewick

State: WA ZIP: 99337 Phone: 509-586-1845 Work: \_\_\_\_\_

Email Address: roy.sitton74@gmail.com

Signature: Roy L. Sitton Date: 11-12-2023

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

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

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

#### ENTITY SIGNATURE BLOCK

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

Applicant/Legal Owner: \_\_\_\_\_

Officer name: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

EXECUTE THIS APPLICATION.

PARCEL INFORMATION

1. Subject property address: 102 S Quince Pl

City: Kennewick State: WA ZIP: 99336

2. Parcel number(s) to be rezoned: 1-0580-202-0010-001

3. Utilities: Power: [X] Benton PUD [ ] Benton REA

Sewer: [X] Septic Tank [ ] City Sewer: (Provider)

Water: [X] Individual Wells [ ] One well serving 2 or more lots

[ ] Private System (Provider & Address)

[ ] City System (Provider)

Gas: [X] No [ ] Yes: (Provider)

Cable: [X] No [X] Yes: (Provider) SPECTRUM

Phone: [ ] No [X] Yes: (Provider) Ziply Fiber

Irrigation: [X] No [X] Private [ ] District: (Provider)

4. We the applicant(s) listed above who is/are the owner(s)/contract purchaser(s) do hereby petition the Benton County Planning Commission to have the real property listed above to be changed from the zoning classification of light industrial to the zoning classification of urban growth area residential

5. Comprehensive Plan designation:

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:

7. Time schedule for redevelopment?

8. Facts to justify the change on the basis of advancing the public health, safety, and general welfare?

9. Affect the proposed change will have on adjacent property and on the Comprehensive Plan?



RECEIVED

FEB 08 2024

Benton County  
Planning Division

### ZONE CHANGE APPLICATION

Application No. \_\_\_\_\_

#### APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

**Applicant/Agent:** Courtney Raeder

Mailing Address: 66511 S Meals Rd City: Kennewick

State: WA ZIP: 99337 Phone: (509) 591-2921 Work: \_\_\_\_\_

Email Address: csraeder217@gmail.com

Signature: Courtney Raeder Date: \_\_\_\_\_

**Property Owner(s) (if different):** Shepard Commercial, LLC

Mailing Address: 1139 Hanson LP City: Burbank

State: WA ZIP: 99323 Phone: (509) 539-3158 Work: same

Email Address: tinatsherp@yahoo.com

Signature: Doug Shepard, member Date: \_\_\_\_\_

Signature: \_\_\_\_\_ member 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:** Shepard Commercial, LLC

Officer name: Doug Shepard, member

Title: member

Signature: [Signature] Date: 11/7/2023

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

EXECUTE THIS APPLICATION.

PARCEL INFORMATION

1. Subject property address: 207 S Quince Pl and 1621 E 3rd Ave

City: Kennewick State: WA ZIP: 99336

2. Parcel number(s) to be rezoned: 1-0580-202-0010-004

3. Utilities: Power: [X] Benton PUD [ ] Benton REA

Sewer: [X] Septic Tank [ ] City Sewer: (Provider)

Water: [X] Individual Wells [X] One well serving 2 or more lots

[ ] Private System (Provider & Address)

[ ] City System (Provider)

Gas: [X] No [ ] Yes: (Provider)

Cable: [ ] No [ ] Yes: (Provider)

Phone: [ ] No [ ] Yes: (Provider)

Irrigation: [X] No [ ] Private [X] District: (Provider)

4. We the applicant(s) listed above who is/are the owner(s)/contract purchaser(s) do hereby petition the Benton County Planning Commission to have the real property listed above to be changed from the zoning classification of light industrial to the zoning classification of urban growth area residential

5. Comprehensive Plan designation:

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:

7. Time schedule for redevelopment?

8. Facts to justify the change on the basis of advancing the public health, safety, and general welfare?

9. Affect the proposed change will have on adjacent property and on the Comprehensive Plan?



RECEIVED

**ZONE CHANGE APPLICATION**

FEB 08 2024

Application No. \_\_\_\_\_

Benton County  
Planning Division

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Courtney Raeder

Mailing Address: 66511 S Meals Rd City: Kennewick

State: WA ZIP: 99337 Phone: (509) 591-2921 Work: \_\_\_\_\_

Email Address: csrRaeder217@gmail.com

Signature: [Signature] Date: \_\_\_\_\_

Property Owner(s) (if different): Thomas Raeder

Mailing Address: 331 S Oak St City: Kennewick

State: WA ZIP: 99337 Phone: \_\_\_\_\_ Work: \_\_\_\_\_

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

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

Signature: Thomas Raeder Date: 11-17-2023

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

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

ENTITY SIGNATURE BLOCK

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

Applicant/Legal Owner: \_\_\_\_\_

Officer name: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

EXECUTE THIS APPLICATION.

PARCEL INFORMATION

1. Subject property address: 331 S Oak St

City: Kennewick State: WA ZIP: 99337

2. Parcel number(s) to be rezoned: 1-0580-301-0158-002

- - - - -

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

4. We the applicant(s) listed above who is/are the owner(s)/contract purchaser(s) do hereby petition the Benton County Planning Commission to have the real property listed above to be changed from the zoning classification of light industrial to the zoning classification of urban growth area residential

5. Comprehensive Plan designation: low density residential

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: \_\_\_\_\_

7. Time schedule for redevelopment? \_\_\_\_\_

8. Facts to justify the change on the basis of advancing the public health, safety, and general welfare?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Affect the proposed change will have on adjacent property and on the Comprehensive Plan?  
\_\_\_\_\_

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

**Community Development Department**

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



**Planning Division**

(509) 786-5612  
 102206 East Wiser Parkway, Kennewick, WA 99338  
[planning.department@co.benton.wa.us](mailto:planning.department@co.benton.wa.us)

**Determination of Non-Significance**

(Optional Method)

**Proponent:** Courtney Raeder  
 66511 S Meals Rd  
 Kennewick, WA 99337

**File No:** EA 2024-005

**Project Description:** A proposal to change the zoning designation of fourteen (14) parcels within the City of Kennewick’s Urban Growth Area from Light Industrial to the Urban Growth Residential District (UGAR).

**Project Location:** The project proposal is located in the Kennewick area of unincorporated Benton County, west of the intersection of S Oak St and 3<sup>rd</sup> Ave and includes the parcels listed in the table below.

Proposed Zoning Change: Light Industrial (LI) to Urban Growth Residential District (UGAR)

Parcel Number	Address	Parcel Number	Address
105803010158002	331 S Oak St, Kennewick, 99337	105802010280003	205 S Oak St, Kennewick, 99337
105802020009002	1511 E 3 <sup>rd</sup> Ave, Kennewick, 99337	105802020009003	1411 E 3 <sup>rd</sup> Ave, Kennewick, 99336
105802020009004	1531 E 3 <sup>rd</sup> Ave, Kennewick, 99337	105802020009005	1543 E 3 <sup>rd</sup> Ave, Kennewick, 99337
105802020009006	1601 E 3 <sup>rd</sup> Ave, Kennewick, 99337	105802020010001	102 S Quince Pl, Kennewick, 99336
105802020010003	203 S Quince Pl, Kennewick, 99337	105802020010004	207 S Quince Pl, Kennewick, 99337
105802010280001	201 S Oak St, Kennewick, 99337	105802010280002	203 S Oak St, Kennewick, 99337
105802020009001	211 S Oak St, Kennewick, 99336	105802020010002	1619 E 3 <sup>rd</sup> Ave, Kennewick, 99337

**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 after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

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

**SEPA Responsible Official:** Michelle Mercer  
**Position/Title:** Planning Manager  
**Address:** 102206 E Wiser Parkway, Kennewick, WA 99338.

Michelle Mercer, Planning Manager  
 Benton County Community Development Department

Date: March 11, 2024

**Distribution List:**

Applicant	Media
Benton Clean Air Authority	WA State Dept. of Archaeology & Historic Preservation
Benton County Building Division	WA State Department of Ecology
Benton County Fire Marshal	WA State Department of Fish and Wildlife
Benton County Road Department	WA State Department of Health
Benton-Franklin Health District	WA State Department of Natural Resources
Futurewise	WA State Department of Transportation
Bureau of Land Management	Yakama Indian Nation
Bureau of Reclamation	Confederated Tribes of the Umatilla
Fire District #1	
Tom Price, Environmental Review Inc.	
City of Kennewick	



**Community Development Department**

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

**Planning Division**

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

**Notice of Application  
 (Optional DNS Process)**

Benton County has received a permit application for the following project:  
 A proposal to change the zoning designation of fourteen (14) parcels within the City of Kennewick’s Urban Growth Area from Light Industrial to the Urban Growth Residential District (UGAR).

**Project Location:**

The project proposal is located in the Kennewick area of unincorporated Benton County, west of the intersection of S Oak St and 3<sup>rd</sup> Ave and includes the parcels listed in the table below.

**Proposed Zoning Change: Light Industrial (LI) to Urban Growth Residential District (UGAR)**

Parcel Number	Address	Parcel Number	Address
105803010158002	331 S Oak St, Kennewick, 99337	105802010280003	205 S Oak St, Kennewick, 99337
105802020009002	1511 E 3 <sup>rd</sup> Ave, Kennewick, 99337	105802020009003	1411 E 3 <sup>rd</sup> Ave, Kennewick, 99336
105802020009004	1531 E 3 <sup>rd</sup> Ave, Kennewick, 99337	105802020009005	1543 E 3 <sup>rd</sup> Ave, Kennewick, 99337
105802020009006	1601 E 3 <sup>rd</sup> Ave, Kennewick, 99337	105802020010001	102 S Quince Pl, Kennewick, 99336
105802020010003	203 S Quince Pl, Kennewick, 99337	105802020010004	207 S Quince Pl, Kennewick, 99337
105802010280001	201 S Oak St, Kennewick, 99337	105802010280002	203 S Oak St, Kennewick, 99337
105802020009001	211 S Oak St, Kennewick, 99336	105802020010002	1619 E 3 <sup>rd</sup> Ave, Kennewick, 99337

**Agency Contact:**

Michelle Mercer, Planning Manager, Benton County Planning Division

[Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us)

Phone Number: (509) 786-5612

**Project Applicant:**

Courtney Raeder  
 66511 S Meals Rd  
 Kennewick, WA 99337

**Agency File Number:**

EA 2024-005

<u>Date of permit application:</u>	February 8, 2024
<u>Date of determination of completeness:</u>	February 15, 2024
<u>Date of Notice of Application:</u>	February 15, 2024
<u>Notice of Application Publication Date:</u>	February 21, 2024
<u>Comment due date:</u>	Two weeks after date of publication

SEPA Environmental Review: The Benton County Planning Division has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS). The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the due date noted above (14 days from date of publication) to the Benton County Planning Division, 102206 E Wiser Parkway, Kennewick, WA 99338. Any information submitted to Benton County is subject to the 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.

This project does require a public hearing. A copy of the subsequent threshold determination and any other information concerning this action may be obtained by contacting the Benton County Planning Division, 102206 E Wiser Parkway, Kennewick, WA 99338.

Preliminary Development Regulations and Existing Environmental Documents: To evaluate the impacts of the proposed project, the following may be used for mitigation, consistency, and the development of findings and conclusions:

Regulations of Benton County including the Benton County Comprehensive Plan, BCC Title 3 Building, Fire, and Road Standards, BCC Title 6.35 SEPA, BCC Title 11 Zoning, and BCC Title 15 Critical Area Ordinance;

Regulations of the Washington State Department of Fish and Wildlife, Washington State Department of Ecology, and Washington State Department of Natural Resources;

Regulations of the Benton-Franklin Health District; and SEPA Environmental Checklist; and

Other required agency evaluations, approvals, permits, and mitigation as necessary.

Required Permits:  
Zone Change Permit

Required Studies:  
Unknown at this time.

This project does require a public hearing. A copy of the subsequent threshold determination and any other information concerning this action may be obtained by contacting the Benton County Planning Division, 102206 E Wiser Parkway, Kennewick, WA 99338, (509) 786-5612.

Dated at Kennewick, Washington on this 15<sup>th</sup> day of February 2024.



*Michelle Mercer*  
Michelle Mercer – Planning Manager  
Benton County Community Development Department



## PCM 1.8

### SEPA ENVIRONMENTAL CHECKLIST

File No. EA 2024-005

#### BACKGROUND

1. Name of proposed project, if applicable: \_\_\_\_\_

2. Name of applicant: Courtney Roeder

3. Address and phone number of applicant and contact person: \_\_\_\_\_  
66511 S Meals Rd Kennewick, WA 99337

Phone Number: ( 509 ) 591-2921 Email address: csraeder217@gmail.com

4. Date checklist prepared: 12-15-23

5. Agency requesting checklist: Benton County Planning Division

6. Proposed timing or schedule (including phasing, if applicable): Does not apply.  
This is a zone change request only.

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/ Does not apply. This is a zone change request only.

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.

No.

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

None outside of the approval of the zone change that is being requested.

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.

This proposal is for a zone change. The request is to change the zoning of approximately 15 acres from light industrial to UGAR for 14 properties that are being used as residential homes.

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.

This proposal involves 14 properties in one area of Kennewick that is located in Benton County near E 3rd Ave and S Oak Street. See attachment for the full list.

Parcel number: \_\_\_\_\_

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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

Flat      Rolling      Hilly      Steep Slopes      Mountainous

Other: \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? None.

\_\_\_\_\_  
\_\_\_\_\_

## Address & Parcel List

- **Address:** 331 S Oak St Kennewick, WA 99337
  - **Parcel #:** 105803010158002
- **Address:** 205 S Oak St Kennewick, WA 99337
  - **Parcel #:** 105802010280003
- **Address:** 1511 E 3<sup>rd</sup> Ave Kennewick, WA 99337
  - **Parcel #:** 105802020009002
- **Address:** 1411 E 3<sup>rd</sup> Ave Kennewick, WA 99336
  - **Parcel #:** 105802020009003
- **Address:** 1531 E 3<sup>rd</sup> Ave Kennewick, WA 99337
  - **Parcel #:** 105802020009004
- **Address:** 1543 E 3<sup>rd</sup> Ave Kennewick, WA 99336
  - **Parcel #:** 105802020009005
- **Address:** 1601 E 3<sup>rd</sup> Ave Kennewick, WA 99337
  - **Parcel #:** 105802020009006
- **Address:** 102 S Quince Pl Kennewick, WA 99336
  - **Parcel #:** 105802020010001
- **Address:** 203 S Quince Pl Kennewick, WA 99337
  - **Parcel #:** 105802020010003
- **Address:** 207 S Quince Pl Kennewick, WA 99337
  - **Parcel #:** 105802020010004
- **Address:** 201 S Oak St Kennewick, WA 99337
  - **Parcel #:** 105802010280001
- **Address:** 203 S Oak St Kennewick, WA 99337
  - **Parcel #:** 105802010280002
- **Address:** 211 S Oak St Kennewick, WA 99336
  - **Parcel #:** 105802020009001
- **Address:** 1619 E 3<sup>rd</sup> Ave Kennewick, WA 99337
  - **Parcel #:** 105802020010002

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.

Does not apply. Zone change request only.

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

No. Zone change request only.

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. \_\_\_\_\_

Does not apply. Zone change request only.

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

Does not apply. Zone change request only.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Does not apply. Zone change

request only.

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

Does not apply. Zone change request only.

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. Does not apply. Zone change only.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Does not apply. Zone change only.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: \_\_\_\_\_

Does not apply. Zone change only.

**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.

Zone change only.

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. No. Zone

change only.

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. None. Zone change only

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

only.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No. Zone change only.

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. Zone

change only.

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. No. Zone change only.

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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. None. Zone change only.

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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. None. Zone change only.

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

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

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d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Does not apply. Zone change only.

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4. Plants

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

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

b. What kind and amount of vegetation will be removed or altered? None. Zone change only.

c. List threatened and endangered species known to be on or near the site. None. Zone change only.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Does not apply. Zone change only.

e. List all noxious weeds and invasive species known to be on or near the site. None. Zone change only.

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. Does not apply. Zone change only.

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

c. Is the site part of a migration route? If so, explain. Does not apply, Zone change only.

d. Proposed measures to preserve or enhance wildlife, if any: Does not apply, Zone change only.

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

**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. None, Zone change only.

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

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: Does not apply, Zone change only.

**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. No, Zone change only.

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

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. None. Zone change only.

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. None. Zone change only.

4) Describe special emergency services that might be required. None. Zone change only.

5) Proposed measures to reduce or control environmental health hazards, if any: Does not apply. Zone change only.

**b. Noise**

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

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. None. Zone change only

3) Proposed measures to reduce or control noise impacts, if any: Does not apply. Zone change only.

**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. The properties are currently

used as residential homes. Adjacent properties are a mix of residential homes and businesses. A zone change to residential/UGAR will not affect the adjacent properties.

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. Zone change only.

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. Zone change only.

c. Describe any structures on the site. Each property varies, but each property has a home with various outbuildings (sheds, garages, barns etc.)

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

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

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

g. If applicable, what is the current shoreline master program designation of the site? Does not apply. Zone change only.

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

i. Approximately how many people would reside or work in the completed project? Does not apply. Zone change only.

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

k. Proposed measures to avoid or reduce displacement impacts, if any: Does not apply. Zone change only.

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

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: Does not apply. Zone change only.

**9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing. Does not apply. Zone change only.

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

c. Proposed measures to reduce or control housing impacts, if any: Zone change proposal will help support/keep the current low/middle income homes that are on the properties.

**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? Does not apply. Zone change only.

b. What views in the immediate vicinity would be altered or obstructed? None. Zone change only.

c. Proposed measures to reduce or control aesthetic impacts, if any: Does not apply. Zone change only.

**11. Light and Glare**

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

None. Zone change only.

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

No. Zone change only.

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

\_\_\_\_\_

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

change only.

**12. Recreation**

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

None.

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

No. Zone change only.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Does not apply.

Zone change only.

**13. Historic and cultural preservation**

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

No.

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

*No.*

**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.**

*Does not apply. Zone change only.*

**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.**

*Does not apply. Zone change only.*

**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.

Does not apply. Zone change only.

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

No. Approximately 1-2 miles.

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).

No. Zone change only.

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

No. Zone change only.

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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

None. Zone change only.

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.

No. Zone change only.

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

Does not apply. Zone change only.

**15. Public Services**

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

No. Zone change only.

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

Does not apply. Zone change only.

**16. Utilities**

a. Circle utilities currently available at the site:

electricity natural gas water refuse service telephone sanitary sewer  
system other

Septic system, wells

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.

None. Zone change only.

**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: Courtney Raeder

Name of Signee Courtney Raeder

Position and Agency/Organization Applicant

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

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(IT IS NOT REQUIRED 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?

A residential use and zoning would have less of an impact on the above listed concerns than an industrial use/zoning. The ~~business~~ properties are already being used as residential homes so no changes would occur.

a. Proposed measures to avoid or reduce such increases are: \_\_\_\_\_  
No proposed measures.

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

A residential use/zoning would have less of an impact on the above listed concerns than an industrial use/zoning. The properties are already being used as residential so no changes would occur.

a. Proposed measures to protect or conserve plants, animals, fish, or marine life are: \_\_\_\_\_  
No proposed measures.

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

A residential use/zoning would have less of an impact on the above listed concerns than an industrial use/zoning. The properties are already being used as residential so no changes would occur.

a. Proposed measures to protect or conserve energy and natural resources are: \_\_\_\_\_  
No proposed measures.

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?

A residential use/zoning would have less of an impact on the above listed concerns than an industrial use/zoning. The properties are already being used as residential so no changes would occur.

a. Proposed measures to protect such resources or to avoid or reduce impacts are: \_\_\_\_\_  
No proposed measures.

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?

A residential use/zoning would have less of an impact on the above listed concerns than an industrial use/zoning. The properties are already being used as residential so no changes would occur.

a. Proposed measures to avoid or reduce shoreline and land use impacts are: \_\_\_\_\_

No proposed measures.

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

The proposal would not increase demands.

a. Proposed measures to reduce or respond to such demand(s) are: \_\_\_\_\_

No proposed measures.

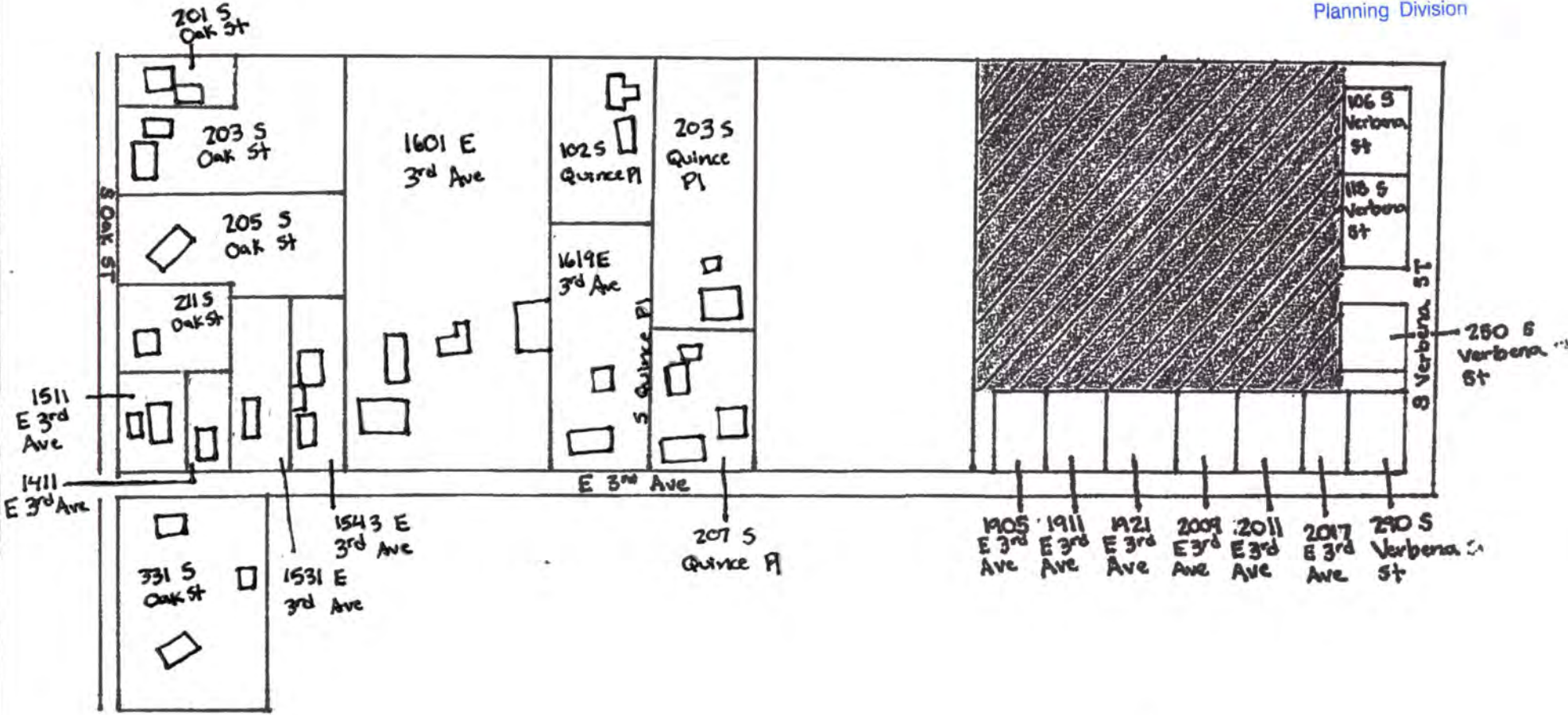
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No.

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Benton County  
Planning Division



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FEB 08 2024

Benton County  
Planning Division

### Legal Descriptions

- **Address:** 331 S Oak St Kennewick, WA 99337
  - **Legal Description:** SHORT PLAT #158, LOT 2
- **Address:** 205 S Oak St Kennewick, WA 99337
  - **Legal Description:** A PORTION OF LOT 2, SHORT PLAT NO. 280, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 716802, RECORDS OF BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 154 FEET OF THE NORTH 376 FEET OF THE WEST 5 ACRES OF TRACT 9: CHICAGO TEN ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 46, RECORDS OF BENTON COUNTY, WASHINGTON; EXCEPT THE SOUTH 15 FEET OF THE WEST 165 FEET OF THE NORTH 376 FEET OF SAID TRACT 9, (ALSO KNOWN AS TRACT 2-B OF SURVEY NO. 657 RECORDED UNDER AUDITOR'S FILE NO. 835733.)
- **Address:** 1511 E 3<sup>rd</sup> Ave Kennewick, WA 99337
  - **Legal Description:** CHICAGO TEN-ACRE TRACTS: THE SOUTH 142 FEET OF THE WEST 105 FEET OF TRACT 9. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD
- **Address:** 1411 E 3<sup>rd</sup> Ave Kennewick, WA 99336
  - **Legal Description:** CHICAGO TEN-ACRE TRACTS: THE SOUTH 142 FEET OF THE WEST 165 FEET OF TRACT 9: LESS THE WEST 105 FEET THEREOF. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD
- **Address:** 1531 E 3<sup>rd</sup> Ave Kennewick, WA 99337
  - **Legal Description:** CHICAGO TEN-ACRE TRACTS: THE WEST 82.5 FEET OF THE EAST 165 FEET OF THE SOUTH 264 FEET OF THE WEST 5 ACRES OF TRACT 9
- **Address:** 1543 E 3<sup>rd</sup> Ave Kennewick, WA 99336
  - **Legal Description:** CHICAGO TEN-ACRE TRACTS: THE EAST 82.5 FEET OF THE SOUTH 264 FEET OF THE WEST 5 ACRES OF TRACT 9
- **Address:** 1601 E 3<sup>rd</sup> Ave Kennewick, WA 99337
  - **Legal Description:** CHICAGO TEN-ACRE TRACTS: TRACT 9, EXCEPT THE WEST 5 ACRES
- **Address:** 102 S Quince Pl Kennewick, WA 99336
  - **Legal Description:** THE NORTH TWO HUNDRED SIXTY-FOUR (264) FEET OF THE WEST ONE-HALF(½) OF THE WEST ONE-HALF(½) OF TRACT TEN (10), CHICAGO TEN-ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 46, RECORDS OF BENTON COUNTY, TOGETHER WITH AN EASEMENT FORROAD PURPOSES OVER THE WEST TEN (10) FEET OF THE EAST HALF(½) OF THE WEST HALF(½) OF SAID TRACT TEN (10), AND AN EASEMENT FORROAD PURPOSES OVER THE WEST TEN (10) FEET OF THE WEST HALF(½) OF THE WEST HALF(½) OF SAIDTRACTTEN (10). PARCELNO. 1-0580-202-0010-001
- **Address:** 203 S Quince Pl Kennewick, WA 99337
  - **Legal Description:** CHICAGO TEN-ACRE TRACTS: THE EAST 154.69 FEET OF THE WEST 319.69 FEET OF TRACT 10, EXCEPT THE SOUTH 244 FEET THEREOF. TOGETHER WITH ROAD EASEMENTS. SUBJECT TO ROAD EASEMENTS
- **Address:** 207 S Quince Pl Kennewick, WA 99337
  - **Legal Description:** THE SOUTH 244 FEET OF THE EAST 154.69 FEET OF THE WEST 319.69 FEET OF TRACT 10, CHICAGO TEN ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IS VOLUME 1 OF PLATS, AT PAGE 46, RECORDS OF BENTON COUNTY, WASHINGTON APN#: 1-0580-202-0010-004
- **Address:** 201 S Oak St Kennewick, WA 99337
  - **Legal Description:** SHORT PLAT #280, LOT 1

- **Address:** 203 S Oak St Kennewick, WA 99337
  - **Legal Description:** SHORT PLAT #280, LOT 2: THE NORTH 222 FEET OF LOT 2: DEFINED AS FOLLOWS MORE PARTICULARLY: THE NORTH 222 FEET OF THE WEST 5 ACRES OF TRACT 9, CHICAGO TEN ACRE TRACT: EXCEPT THE NORTH 90 FEET OF THE WEST 170 FEET
- **Address:** 211 S Oak St Kennewick, WA 99336
  - **Legal Description:** CHICAGO TEN-ACRE TRACTS: THE NORTH (137) FEET OF THE SOUTH 279 FEET OF THE WEST 165 FEET OF TRACT 9 (QUIT CLAIM DEED 3-21-55). ORIGINAL DESCRIPTION STATES THE NORTH 142 FEET ETC. CORRECTION DEED 9-5-51
- **Address:** 1619 E 3<sup>rd</sup> Ave Kennewick, WA 99337
  - **Legal Description:** CHICAGO TEN-ACRE TRACTS: THE WEST ONE/HALF OF THE WEST ONE/HALF LESS THE NORTH 264 FEET, OF TRACT 10: TOGETHER WITH ROAD EASEMENT WEST 10 FEET OF THE EAST ONE/HALF OF THE WEST ONE/HALF. SUBJECT TO ROAD EASEMENT, EAST 10 FEET



## PCM 1.

### NOTICE OF PUBLIC HEARING

NOTICE OF HEARING BEFORE THE BENTON COUNTY PLANNING COMMISSION in the matter of county planning at a regular meeting on April 9, 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 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 application before the Planning Commission at this meeting:

ZC 2024-001 - A proposal by Courtney Raeder, requesting a change in the zoning designation from Light Industrial to Urban Growth Area Residential on fourteen parcels located within the City of Kennewick Urban Growth Area. The project is located west of the intersection of S. Oak St. and 3rd Avenue in Kennewick in unincorporated Benton County, in the Northwest Quarter of Section 5, **Township 8 North, Range 30 East, W.M. on parcel #'s:** 105803010158002, 105802020009002, 105802020009004, 10580202000900, 105802020010003, 105802010280001, 105802020009001, 105802010280003, 105802020009003, 105802020009005, 105802020010001, 105802020010004, 105802010280002, and 105802020010002.

NOTICE IS FURTHER GIVEN that the proposed zone change application has been reviewed under the requirements of the State Environmental Policy Act and Determinations of Non-Significance (DNS) was issued on March 11, 2024. Accordingly, an Environmental Impact Statement was not required for this proposal. Any comments regarding the determination and the environmental impacts of the proposal can be made at the Planning Commission Hearing or in writing to the Benton County Planning Division by 3 p.m. on Monday, April 8, 2024.

At this hearing, the Planning Commission may recommend approval or disapproval of the proposal 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](http://www.tinyurl.com/BCPublicNotice).

Dated this 20th day of March 2024.

Martin Sheeran, Chairman  
Benton County Planning Commission

Michelle Mercer, Manager  
Planning Division

PUBLISH: March 27, 2024

**Nikki Relyea**

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**From:** Anthony Muai <anthony.muai@ci.kennewick.wa.us>  
**Sent:** Friday, February 16, 2024 4:33 PM  
**To:** Planning Department  
**Subject:** [EXTERNAL] RE: Agency Review EA 2024-005 - Raeder

Kennewick has no comments.

Thank you,



**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](mailto:anthony.muai@ci.kennewick.wa.us)



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**From:** Planning Department <Planning.Department@co.benton.wa.us>  
**Sent:** Thursday, February 15, 2024 2:48 PM  
**To:** Benton Clean Air Agency - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Agency - Noah Lee <noah.lee@bentoncleanair.org>; john.lyle@bentoncleanair.org; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; sepa@bfhd.wa.gov; Futurewise - Tim Trohimovich <tim@futurewise.org>; alex@futurewise.org; Bureau of Land Management - Spokane Bureau of Land Management (BLM\_OR\_SP\_Mail@blm.gov) <BLM\_OR\_SP\_Mail@blm.gov>; Scott LoParco <scott@bentonone.org>; lonnie@bentonone.org; Environmental Review, Inc. - Tom Price <envreview@gmail.com>; WA Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; WA Dept of Ecology - SEPA Register <separegister@ecy.wa.gov>; WA Dept of Fish and Wildlife - Region 3 SEPA review (R3planning@dfw.wa.gov) <R3planning@dfw.wa.gov>; SEPA Review - Washington Dept of Health <SEPA.reviewteam@doh.wa.gov>; WA State Dept of Natural Resources - SEPA Center <sepacenter@dnr.wa.gov>; WA Dept of Transportation - SEPA Review - TDM Coordinator <scplanning@wsdot.wa.gov>; Confederated Tribes and Bands of the Yakama Nation - Thalia Sachtleber <enviroreview@yakama.com>; Confederated Tribes of the Umatilla Indian Reservation - Carey Miller <CareyMiller@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Ashley Morton <AshleyMorton@ctuir.org>; Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>; Anthony Muai <anthony.muai@ci.kennewick.wa.us>  
**Subject:** Agency Review EA 2024-005 - Raeder

Good afternoon,

The Benton County Planning Department has prepared a Notice of Application in accordance with the State Environmental Policy Act Regulation. This NOA for Project #EA 2024-005 is for Courtney Raeder, who is proposing to change the zoning designation of fourteen (14) parcels within the City of Kennewick's Urban Grown Area from Light Industrial to Urban Growth Residential District (UGAR). It is being circulated for review by all agencies with jurisdiction. We appreciate your review of the proposal and return comments no later than **March 6, 2024**. This proposal will not be acted on before that time.

All necessary documents regarding the proposed project can be found utilizing the link below:  
[SEPA record number 202400716, "Raeder Zone Change"](#)

\*Please note there is an associated file for the Zone Change (ZC 2024-001) on this project which will be sent out this week with a separate review period\*

**Nikki Relyea**

*Permit Technician*

Benton County Community Development Department - Planning  
Division

[Nikki.relyea@co.benton.wa.us](mailto:Nikki.relyea@co.benton.wa.us)

(509) 786-5612





## PCM 1.11

### Fire Marshal Comments:

Date: February 23, 2024

Parcel #: 14 parcels within City of Kennewick

Nikki,

From the perspective of the Fire Marshal, I have no comments regarding EA 2024-005.

If you have questions on these requirements, please, feel free to contact the County Fire Marshal at (509) 735-3500. Ext 2411.

Re: EA 2024-005, Raeder

Gary Tiplady  
Benton County Fire Marshal  
Building Inspector II  
509-735-3500  
[Gary.Tiplady@co.benton.wa.us](mailto:Gary.Tiplady@co.benton.wa.us)

**Nikki Relyea**

---

**From:** Cristina Woods  
**Sent:** Thursday, February 22, 2024 2:13 PM  
**To:** Planning Department  
**Subject:** RE: Agency Review EA 2024-005 - Raeder

Good afternoon

Public Works has no comments.

Thank you.



**Cristina Woods, PE** • *Civil Engineer I*  
Benton County Public Works  
102206 Wisner Parkway , Kennewick WA, 99338  
(509) 786-5611 Ext: 5684

---

**From:** Planning Department <Planning.Department@co.benton.wa.us>  
**Sent:** Thursday, February 15, 2024 2:48 PM  
**To:** Benton Clean Air Agency - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Agency - Noah Lee <noah.lee@bentoncleanair.org>; john.lyle@bentoncleanair.org; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; sepa@bfhd.wa.gov; Futurewise - Tim Trohimovich <tim@futurewise.org>; alex@futurewise.org; Bureau of Land Management - Spokane Bureau of Land Management (BLM\_OR\_SP\_Mail@blm.gov) <BLM\_OR\_SP\_Mail@blm.gov>; Fire District # 1 - Scott <scott@bentonone.org>; lonnie@bentonone.org; Environmental Review, Inc. - Tom Price <envreview@gmail.com>; WA Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; WA Dept of Ecology - SEPA Register <separegister@ecy.wa.gov>; WA Dept of Fish and Wildlife - Region 3 SEPA review (R3planning@dfw.wa.gov) <R3planning@dfw.wa.gov>; SEPA Review - Washington Dept of Health <SEPA.reviewteam@doh.wa.gov>; WA State Dept of Natural Resources - SEPA Center <sepacenter@dnr.wa.gov>; WA Dept of Transportation - SEPA Review - TDM Coordinator <scplanning@wsdot.wa.gov>; Confederated Tribes and Bands of the Yakama Nation - Thalia Sachtleber <enviroreview@yakama.com>; Confederated Tribes of the Umatilla Indian Reservation - Carey Miller <CareyMiller@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Ashley Morton <AshleyMorton@ctuir.org>; Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>; anthony.muai@ci.kennewick.wa.us  
**Subject:** Agency Review EA 2024-005 - Raeder

Good afternoon,

The Benton County Planning Department has prepared a Notice of Application in accordance with the State Environmental Policy Act Regulation. This NOA for Project #EA 2024-005 is for Courtney Raeder, who is proposing to change the zoning designation of fourteen (14) parcels within the City of Kennewick’s Urban Grown Area from Light Industrial to Urban Growth Residential District (UGAR). It is being circulated for review by all agencies with jurisdiction. We appreciate your review of the proposal and return comments no later than **March 6, 2024**. This proposal will not be acted on before that time.

All necessary documents regarding the proposed project can be found utilizing the link below:  
[SEPA record number 202400716, "Raeder Zone Change"](#)

\*Please note there is an associated file for the Zone Change (ZC 2024-001) on this project which will be sent out this week with a separate review period\*

**Nikki Relyea**

*Permit Technician*

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