

EXHIBIT LIST FOR ZC 2024-003/EA 2024-018

DATED

Planning Commission Memo Exhibit List - November 4, 2024			
PCM 1	PCM 1.1	Staff Report	October 11, 2024
Includes:	PCM 1.2	Existing Zoning Map	October 10, 2024
	PCM 1.3	Proposed Zoning Map	October 10, 2024
	PCM 1.4	City of Kennewick Comp Plan Map	October 10, 2024
	PCM 1.5	ZC 2024-003 Application	October 7, 2024
		SEPA INFORMATION	
	PCM 1.6	Determination of Non Significance	October 8, 2024
	PCM 1.7	Environmental Checklist EA 2024-002	October 7, 2024
		HEARING NOTICES	
	PCM 1.8	Notice of Public Hearing	October 23, 2024
		COMMENTS	
	PCM 1.9	Benton Clean Air Agency	October 9, 2024
	PCM 1.10	Benton Clean Air Agency	October 9, 2024
	PCM 1.11	Benton County Building Department	October 9, 2024
	PCM 1.12	Benton County Fire Marshal	October 16, 2024
	PCM 1.13	Benton County Public Works	October 16, 2024
Planning Commission Hearing Exhibit List - November 4, 2024			
	PCH 1.1		
	PCH 1.2		
	PCH 1.3		
Board of County Commissioners Memo Exhibit List - DATE			

The Exhibit Numbers are found in the Top Right Hand Corner of each document.

- PCM = Planning Commission Memo Exhibits**
- PCH = Planning Commission Hearing Exhibits**
- BCCM = County Commissioner Memo Exhibits**



PCM 1.1

STAFF REPORT TO THE BENTON COUNTY PLANNING COMMISSION

FILE NO: ZC 2024-003 - Change to the Zoning Designation

MEMO DATE: October 11, 2024

HEARING DATE: November 4, 2024

**APPLICANT/
OWNER:** Daniel Spanner
DBA Mid-Columbia Management, LLC
9401 W Richardson Rd
Pasco, WA 99301

LOCATION: The project is located approximately 0.10 miles east of the intersection of S Washington Street and E 17th Ave in the Kennewick area of unincorporated Benton County. The parcel is legally described as east 180 feet of the west 730 feet of the north 767.75 feet of Government Lot 2, Section 7, Township 8 north, Range 30 east, W.M.; parcel number 107802000070001; address 117 E 17th Ave, Kennewick, WA 99337.

PROPERTY SIZE: 0.74 acres

LAND USE: Condemned Residence

COMP PLAN: Urban

CURRENT ZONING: Urban Growth Area Residential

PROPOSED ZONING: General Commercial

**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 2024-003, subject to the fifteen (15) findings of fact.

APPLICATION DESCRIPTION:

ZC 2024-003 proposes to change the zoning designation of one parcel located east of the intersection S Washington Street and E 17th Avenue in the Kennewick area of unincorporated Benton County.

The parcel which is inside the City of Kennewick's Urban Growth Area is currently zoned Urban Growth Area Residential (UGAR) district and the applicant is proposing to change the zoning

district to General Commercial (GC) which will allow the parcel to be zoned consistently with the City of Kennewick's Comprehensive Plan land use designation.

The parcel currently has a condemned residence on the property, which is scheduled to be demolished, and the requested zone change would allow the parcel to be utilized for commercial purposes which is consistent with the surrounding uses to the west and south of the parcel.

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 this parcel.

PUBLIC NOTICE:

1. The application for ZC 2024-003 was submitted to the Benton County Planning Division on October 7, 2024.
2. The application was declared complete for processing on October 7, 2024.
3. The application documents were distributed to reviewing agencies on October 8, 2024.
4. Legal notification for the Planning Commission public hearing was published on October 23, 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 October 18, 2024.
6. An Environmental Checklist (EA 2024-018) was submitted on October 7, 2024, and a Determination of Non-Significance was issued on October 8, 2024, with a 14-day comment period.
7. The Planning Commission public hearing is scheduled for November 4, 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 October 8, 2024:
 - a. Benton Clean Air Authority
 - b. WA State Dept. of Archaeology & Historic Preservation
 - c. Benton County Building Division
 - d. WA State Department of Ecology
 - e. Benton County Fire Marshal
 - f. WA State Department of Fish and Wildlife
 - g. Benton County Road Department
 - h. WA State Department of Health
 - i. Benton-Franklin Health District
 - j. WA State Department of Natural Resources
 - k. Futurewise
 - l. WA State Department of Transportation
 - m. Bureau of Land Management
 - n. City of Kennewick
 - o. Bureau of Reclamation
 - p. Columbia Irrigation District
 - q. Fire District #1
 - r. Tom Price, Environmental Review Inc.

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 parcel is within the City of Kennewick's Urban Growth area and the parcel is currently zoned Urban Growth Area Residential Zoning District which is not consistent with the City of Kennewick's Comprehensive Plan land use designation of commercial for this property. The approval of this rezone application would allow the parcel to be zoned consistently with the City's Comprehensive Plan land use designation.
 - c. Adjacent city properties surrounding the subject parcel to the south and west are existing commercial uses.

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 2024-003, with the following suggested findings of fact and motion.

SUGGESTED FINDINGS OF FACT:

The following Findings of Fact are based on comments received up to the date of this staff memo. Any comments received after the completion of this staff memo or submitted during the advertised public hearing for ZC 2024-003 will need to be considered by the Planning Commission and may be added to the suggested Findings of Fact as set forth below. The Planning Commission may

decide to adopt these as their own or amend/add to these Findings of Fact after holding the open public hearing.

FINDINGS OF FACT

1. The applicant is requesting to change the zoning district for one (1) parcel located in unincorporated Benton County. The parcels, which are currently zoned Urban Growth Area Residential Zoning District (UGAR) are requested to be changed to General Commercial Zoning District (GC) for parcel 107802000070001.
2. The applicant is Daniel Spanner whose mailing address is 9401 W Richardson Rd, Pasco, WA 99301.
3. The property is located approximately 0.10 miles east of the intersection of S Washington Street and E 17th Ave in the Kennewick area of unincorporated Benton County in Section 7, Township 8 north, Range 30 east, W.M.
4. Parcel number 107802000070001 is located at 117 E 17th Ave, Kennewick, WA 99337.
5. The property is approximately 0.74 acres in size.
6. The subject parcel is designated Urban by the Benton County Comprehensive Plan.
7. The subject parcel is designated Commercial by the City of Kennewick Comprehensive Plan.
8. If approved, the proposed zoning district of General Commercial will provide for consistency between the zoning designation and the City of Kennewick Comprehensive Plan designation.
9. 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.
10. The amendment to the zoning map is consistent with the spirit and intent of the Benton County Zoning Ordinance and Comprehensive Plan.
11. The application for ZC 2024-003 is consistent with the Growth Management Act (GMA) RCW 36.70A.
12. Adjacent properties predominantly involve commercial and residential uses.
13. Public notice and application requirements have been completed for the Zone Change request as follows:
 - a. The application for ZC 2024-003 was submitted to the Benton County Planning Division on October 7, 2024.
 - b. The application was declared complete for processing on October 7, 2024.
 - c. The application documents were distributed to reviewing agencies on October 8, 2024.
 - d. Legal notification for the Planning Commission public hearing was published on October 23, 2024, in the Prosser Record Bulletin.
 - e. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on October 18, 2024.
 - f. The Planning Commission public hearing is scheduled for November 4, 2024
14. An Environmental Checklist (EA 2024-018) was submitted on October 7, 2024, and a Determination of Non-Significance was issued on October 8, 2024, with a 14-day

comment period.

15. The application submittal, eligibility, public notice, and procedural steps for ZC 2024-003 have been consistent with Benton County Code (BCC) Chapter 11.53.020 Zoning – Amendments and Appeals, Zoning Map and Text Amendments.

SUGGESTED MOTION

I move that the Planning Commission forward a **recommendation of approval** to the Benton County Board of Commissioners subject to the fifteen (15) Findings of Fact listed in the Staff Report dated October 11, 2024, for application ZC 2024-003, and that the Planning Commission Chairman sign the written findings for approval.

ZC 2024-003 Existing Zoning Map

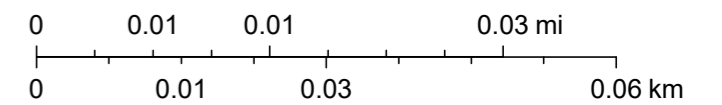
PCM 1.2



10/18/2024, 3:26:49 PM

- Parcels
- Road_Centerlines
- Paved County Road
- City Road
- City Limits
- Kennewick

1:1,128



Geophex Surveys Ltd., Maxar, Microsoft

ZC 2024-003 Proposed Zoning Map

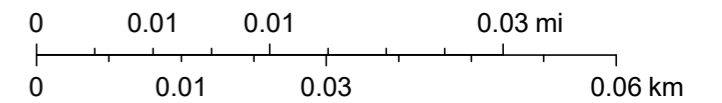
PCM 1.3



10/18/2024, 3:28:52 PM

- Parcels
- Road_Centerlines
- Paved County Road
- City Road
- City Limits
- Kennewick

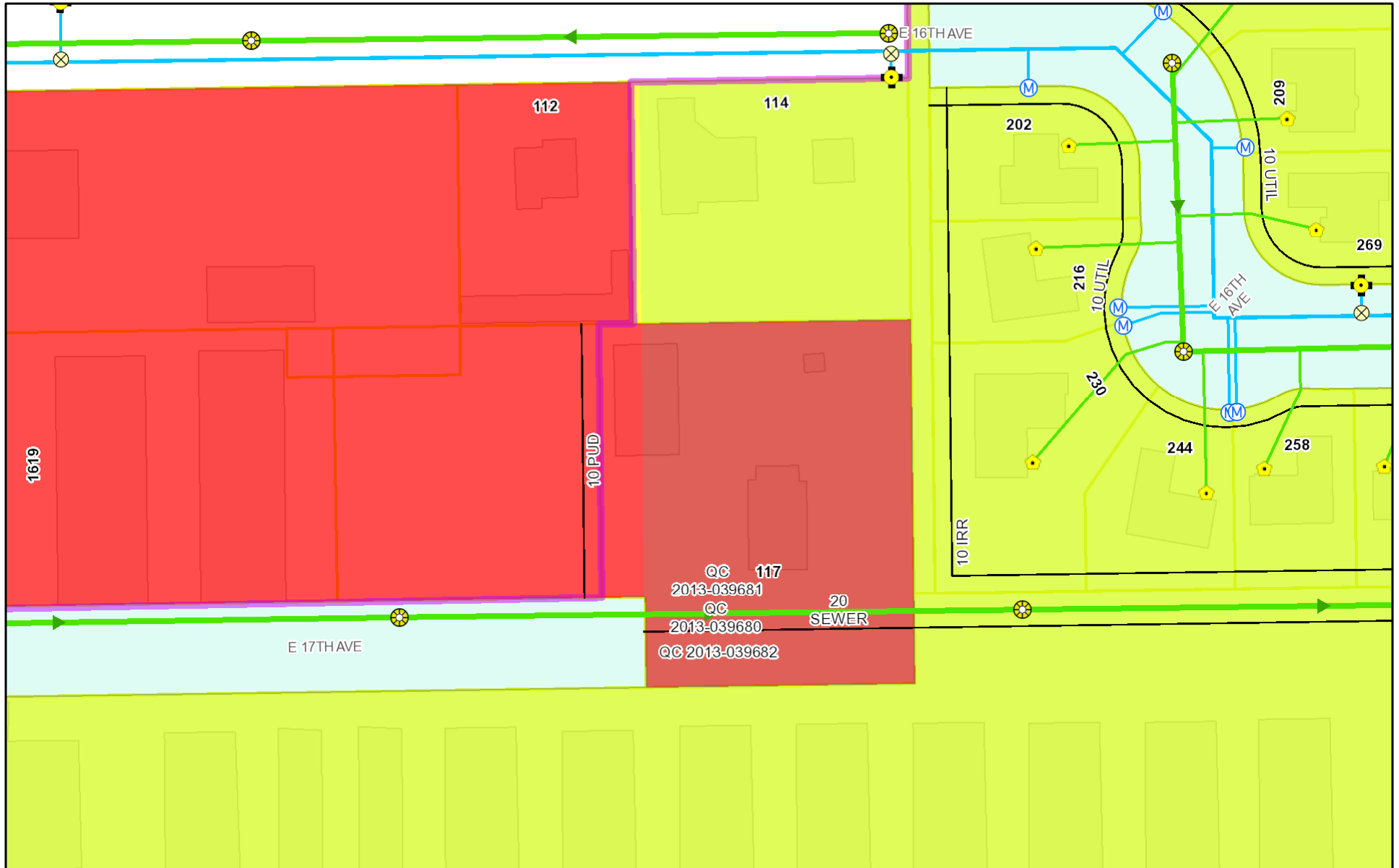
1:1,128



Geophex Surveys Ltd., Maxar, Microsoft

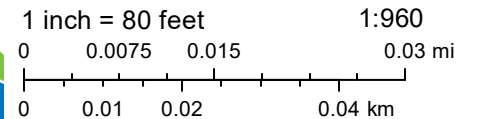
City of Kennewick Comp Plan Land Use

PCM 1.4



October 2, 2024 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

- | | | | | | | | |
|---------------------|--------------------|--------------------|-------------|-------|---------------------|---------------|------------------|
| | SewerCleanout | | Manhole | | Oil/Water Separator | | SewerForcemain |
| SewerManhole | | Grease Interceptor | | Valve | | SewerMainline | |
| | <all other values> | | Grease Trap | | SewerNode | | SewerServiceline |



Planning Department

(509) 786-5612
P.O. Box 910
Prosser, WA 99350



www.co.benton.wa.us

planning.department@co.benton.wa.us

Prosser Office: 620 Market Street, 1st Floor

Kennewick Office: 102206 East Wisner Parkway

RECEIVED

ZONE CHANGE APPLICATION

OCT 07 2024

Application No. ZC 2024-003

Benton County
Planning Division

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Daniel A Spanner

Mailing Address: 9401 W Richardson, Rd City: Kennewick

State: Wa ZIP: 99301 Phone: 509-521-1539 Work: _____

Email Address: dspanner999@gmail.com

Signature: _____ Date: _____

Property Owner(s) (if different): Daniel A Spanner

Mailing Address: 9401 W Richardson, Rd City: Kennewick

State: Wa ZIP: 99301 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: Mid-Columbia Management, LLC

Officer name: Daniel A Spanner

Title: Manager

Signature: *[Handwritten Signature]* Date: 10/7/2024

THE ABOVE SIGNED OFFICER OF Mid-Columbia Management, LLC (name of entity)
WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN
DULY UNDERTAKEN TO PERMIT Daniel A Spanner 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:** 117 E. 17th Ave

City: Kennewick State: Wa ZIP: 99337

2. **Parcel number(s) to be rezoned:** - 1078-020-0007-0001
- - - - -

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) N/A
Gas: No Yes: (Provider) N/A
Cable: No Yes: (Provider) N/A
Phone: No Yes: (Provider) N/A
Irrigation: No Private District: (Provider) N/A

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

5. **Comprehensive Plan designation:** Urban

6. **The change in classification for the above described property is requested for the purpose of conducting the following use(s) which is/are known to be consistent with the requested zoning classification:** Storage, warehouse, and parking.

7. **Time schedule for redevelopment?** 12 months

8. **Facts to justify the change on the basis of advancing the public health, safety, and general welfare?**
According to the City of Kennewick's Comprehensive Plan Land Use Map dated 2019, the land use designation for this parcel is Commercial. This information was provided by Michelle Cook at Benton County, and Anthony Muai at the City of Kennewick. The parcel is not well suited to a dedicated residential-only use.

9. **Affect the proposed change will have on adjacent property and on the Comprehensive Plan?**
The change to zoning and proposed used will have little to no impact on adjacent property owners.

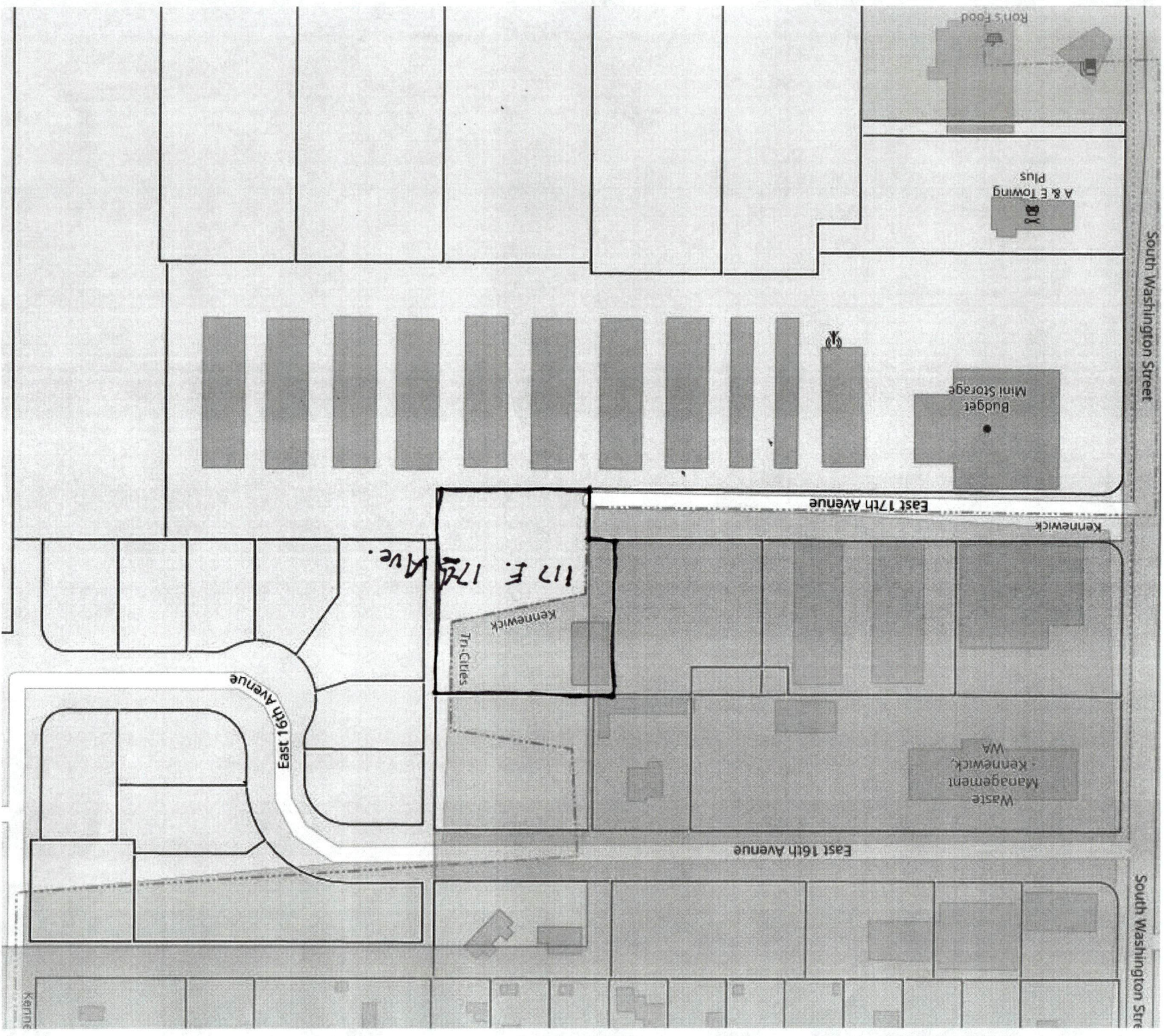
Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

10. **Affect on the property owner(s) if the request is not granted?** Use of the property with strict adherence to the current zoning regulations are a challenge, as the property is currently zoned inappropriately. All four properties along the access street (E17th ave) are zoned, developed, and operating as commercial properties.

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

(For Staff Use Only)

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



South Washington Street

South Washington Street

A & E Towing Plus

Budget Mini Storage

Waste Management - Kennick, WA

117 E. 17th Ave.

Kennick Tru-Cities

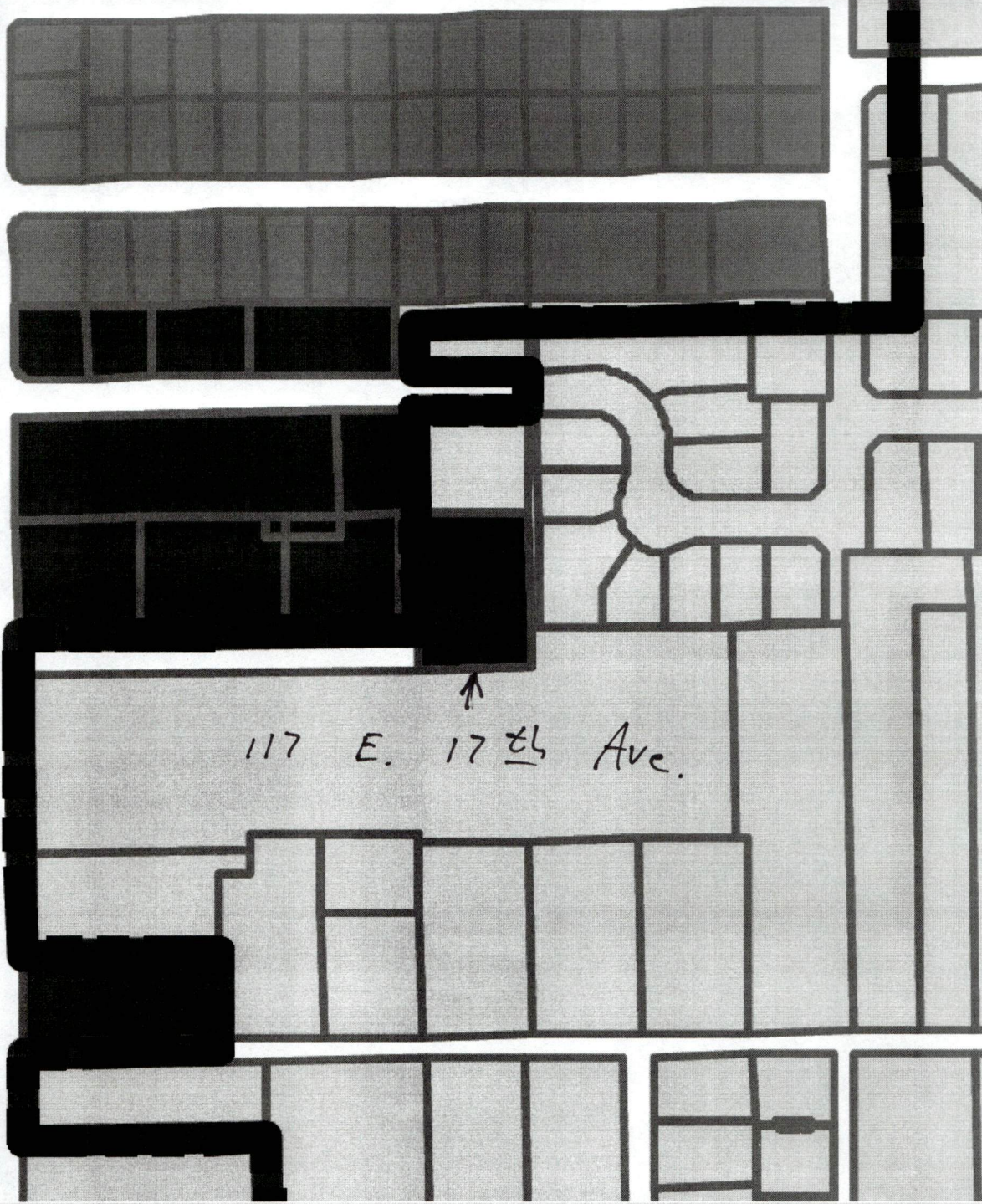
East 17th Avenue

East 16th Avenue

East 18th Avenue

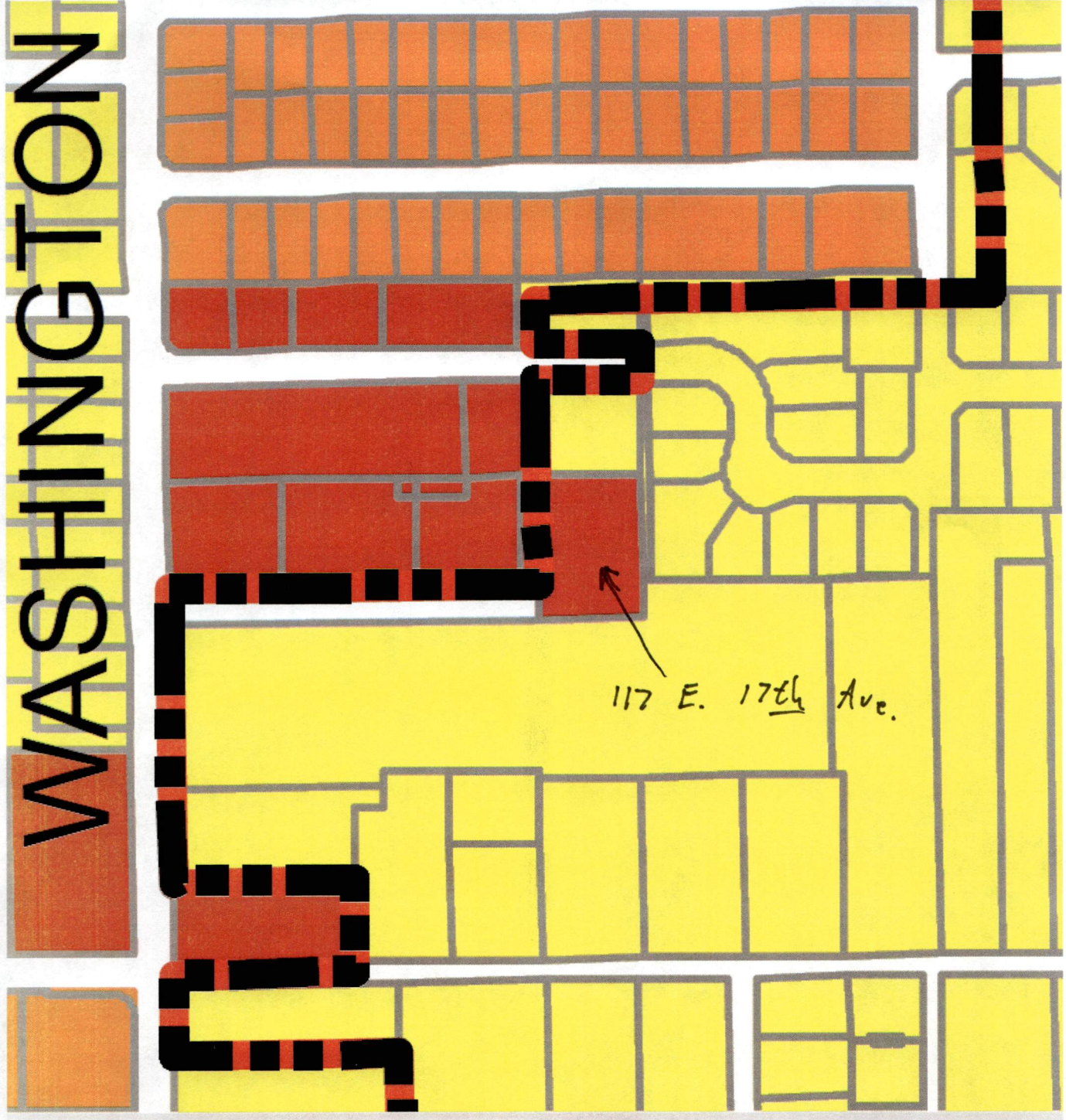
Ron's Food

WASHINGTON



2019 city of Kennewick Comp Plan

★ Dark shade = commercial zoning



2019 city of Kennewick Comp Plan
★ Red = Commercial zoning

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



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

Determination of Non-Significance

File Number: EA 2024-018

Proponent: Daniel Spanner
dba Mid-Columbia Management, LLC
9401 W Richardson Rd.
Pasco, WA 99301

Project Description: A proposal to change the zoning designation of parcel 107802000070001 located within unincorporated Benton County and within the City of Kennewick's Urban Growth Area from the current zoning of Urban Growth Area Residential (UGAR) Zoning District to the General Commercial Zoning District.

Project Location: The project is located approximately 0.10 miles east of the intersection of S Washington Street and E 17th Ave in the Kennewick area of unincorporated Benton County. The parcel is legally described as east 180 feet of the west 730 feet of the north 767.75 feet of Government Lot 2, Section 7, Township 8 north, Range 30 east, W.M.; parcel number 107802000070001; address 117 E 17th Ave, Kennewick, WA 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 under WAC 197-11-340 (2) the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by October 29, 2024.

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

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

Dated at Kennewick Washington on this 8th day of October 2024.

Michelle L. Mercer, Planning Manager
Benton County Community Development Department

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	City of Kennewick
Bureau of Reclamation	Columbia Irrigation District
Fire District #1	
Tom Price, Environmental Review Inc.	
Applicant	

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



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

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OCT 07 2024

Benton County
Planning Division

SEPA ENVIRONMENTAL CHECKLIST

Application No. EA 2024-018

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Daniel A. Spanner
 Mailing Address: 9401 W. Richardson Rd. City: Pasco
 State: WA ZIP: 99301 Phone: 509-521-1539 Work: _____
 Email Address: dspanner999@gmail.com
 Signature: [Signature] Date: 10/7/2024

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

Applicant/Legal Owner: Mid-Columbia Management, LLC
 Officer name: Daniel A. Spanner
 Title: Manager
 Signature: [Signature] Date: 10/7/2024

THE ABOVE SIGNED OFFICER OF Mid-Columbia Management, LLC (name of entity) WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO PERMIT Daniel A. Spanner (name of applicant) TO SUBMIT THIS APPLICATION AND THAT THE ABOVE SIGNED OFFICER HAS BEEN DULY AUTHORIZED AND INSTRUCTED TO EXECUTE THIS APPLICATION.

BACKGROUND

1. Name of proposed project, if applicable: Zone Change

2. Parcel Number: 10 - 7 8 0 2 0 - 0 0 0 - 7 0 0 0 - 1

3. Date checklist prepared: 10/7/2024

4. Agency requesting checklist: Benton County

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

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

7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. N/A

8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. N/A

9. List any government approvals or permits that will be needed for your proposal, if known.:
Zone Change Application

10. 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.
Zone change from UBAR to General Commercial.

11. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide

a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

117 E. 17th Ave., Kennewick WA

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)? N/A

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.

Sand

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

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. N/A

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

N/A

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? N/A

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

N/A

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. N/A

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A

c. Proposed measures to reduce or control emissions or other impacts to air, if any: N/A

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. No

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

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

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

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

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

b. Ground Water:

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

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals

or humans the system(s) are expected to serve. N/A

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. N/A

2) Could waste materials enter ground or surface waters? If so, generally describe. N/A

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

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

4. Plants

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

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

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

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

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

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

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: birds: hawk, heron, eagle, songbirds, other; mammals: deer, bear, elk, beaver, other; fish: bass, salmon, trout, herring, shellfish, other. _____

N/A

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

c. Is the site part of a migration route? If so, explain. N/A

d. Proposed measures to preserve or enhance wildlife, if any: N/A

e. List any invasive animal species known to be on or near the site. N/A

6. Energy and Natural Resources

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

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

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: N/A

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. N/A

1) Describe any known or possible contamination at the site from present or past uses. N/A

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. N/A

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

N/A

4) Describe special emergency services that might be required.

N/A

5) Proposed measures to reduce or control environmental health hazards, if any: ___

N/A

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A

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

N/A

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

N/A

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

N/A

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?

N/A

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: N/A

c. Describe any structures on the site. 1940 home, pole building

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

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

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

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

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

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

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

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

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

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

9. Housing

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

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

c. Proposed measures to reduce or control housing impacts, if any: N/A

10. Aesthetics

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

b. What views in the immediate vicinity would be altered or obstructed? N/A

c. Proposed measures to reduce or control aesthetic impacts, if any: N/A

11. Light and Glare

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

b. Could light or glare from the finished project be a safety hazard or interfere with views? ____
N/A

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

d. Proposed measures to reduce or control light and glare impacts, if any: N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? ____
N/A

b. Would the proposed project displace any existing recreational uses? If so, describe. ____
N/A

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A

13. Historic and cultural preservation

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

N/A

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

N/A

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

N/A

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

N/A

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N/A

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

N/A

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

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

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? N/A

f. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. N/A

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

15. Public Services

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

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

16. Utilities

a. Circle utilities currently available at the site:

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


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

N/A

C. SIGNATURE

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

Applicant

Signature: 

Name of Signee Daniel A Spanner

Position and Agency/Organization Mid-Columbia Management, LLC

Date Submitted: 10/7/2024

Legal Owner (if different than applicant)

Signature: _____

Name of Signee _____

Position and Agency/Organization _____

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? N/A

a. Proposed measures to avoid or reduce such increases are: N/A

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

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

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

N/A

a. Proposed measures to protect or conserve energy and natural resources are: _____

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? N/A

a. proposed measures to protect such resources or to avoid or reduce impacts are: _____

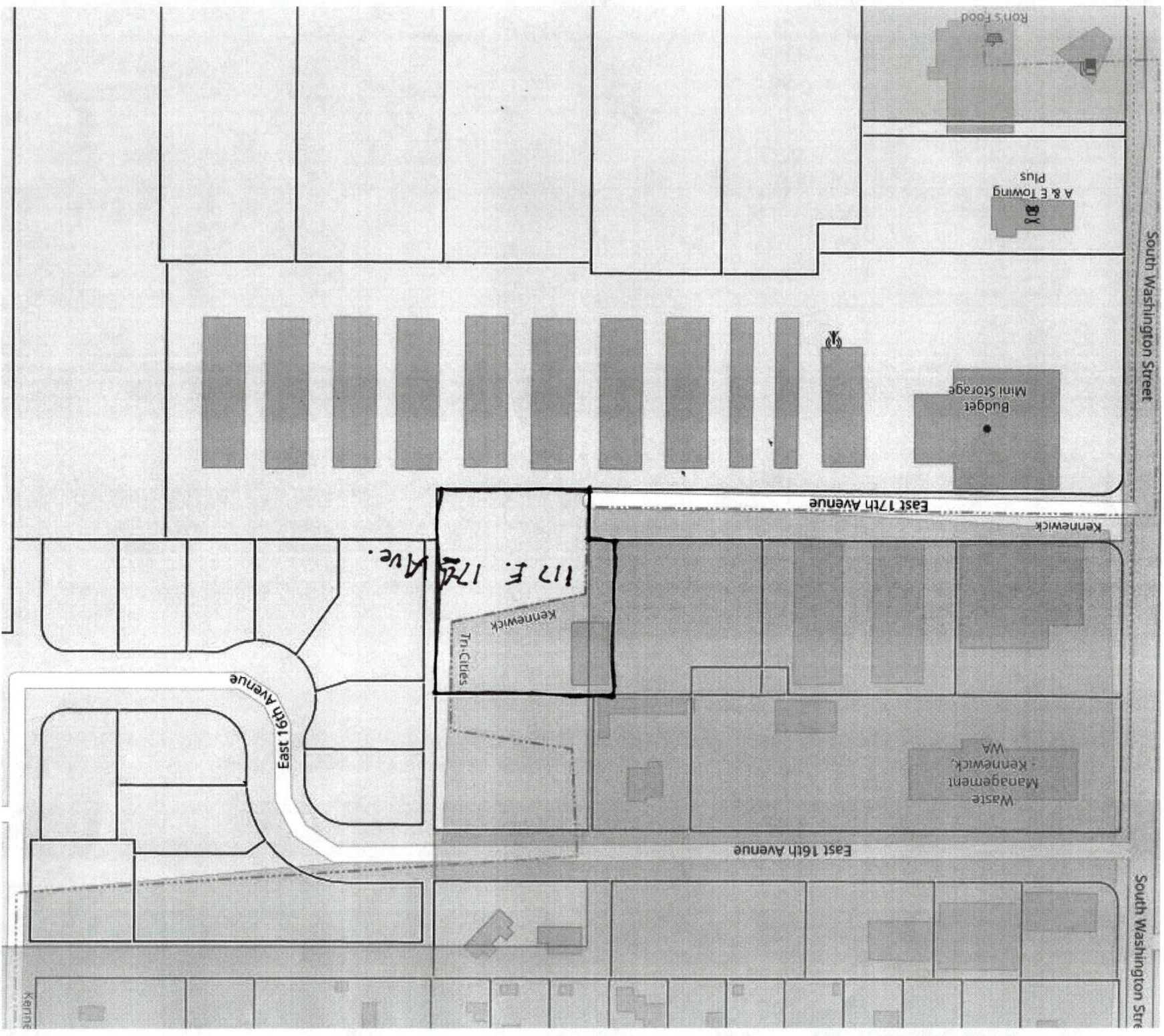
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? *N/A*

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

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

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

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



South Washington Street

South Washington Stre

East 17th Avenue

East 16th Avenue

East 15th Avenue

117 E. 17th Ave.

Kennick
Tr. Cities

A & E Towing
Plus

Budget
Mini Storage

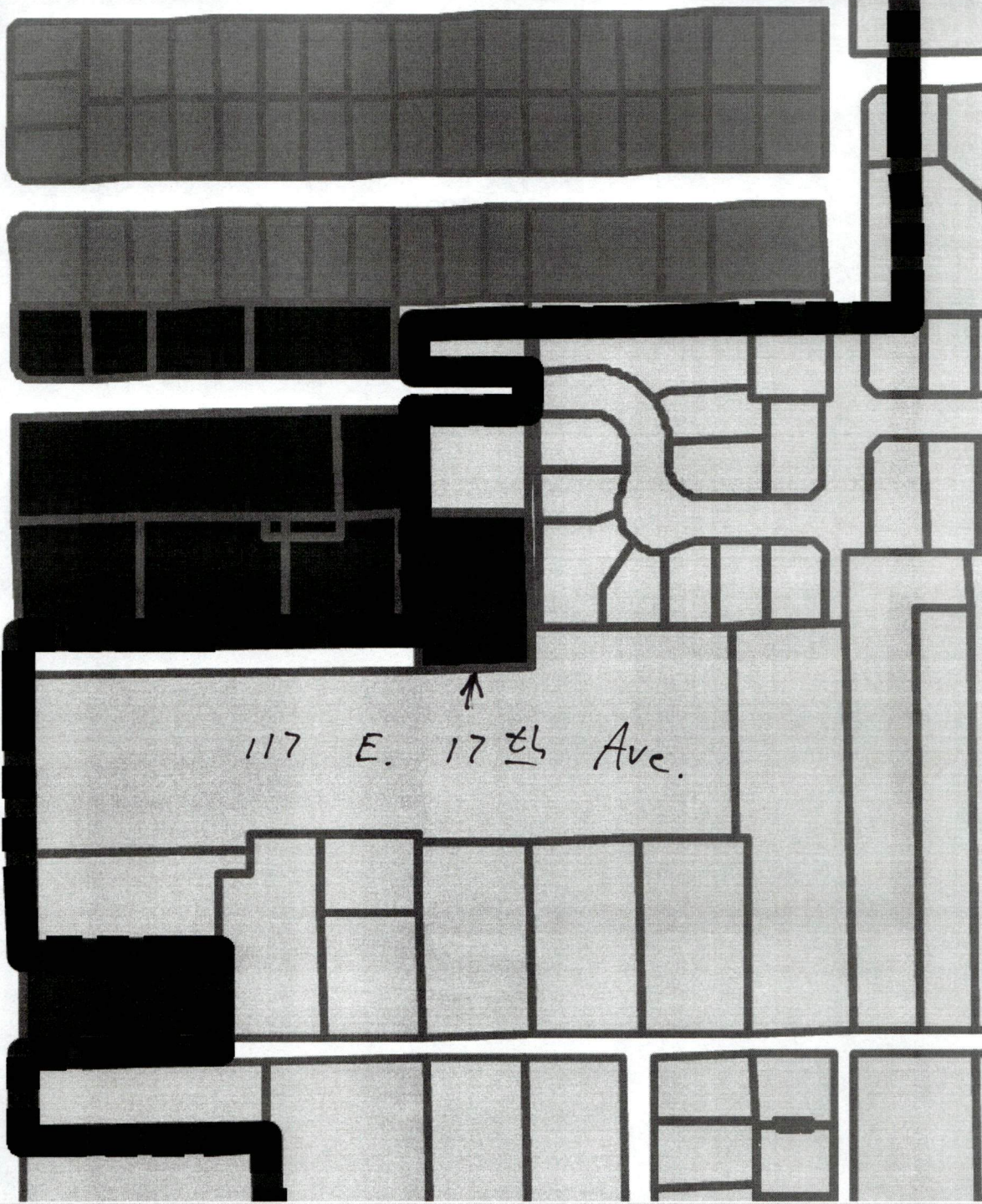
Waste
Management
- Kennick,
WA

Ron's Food

Kennick

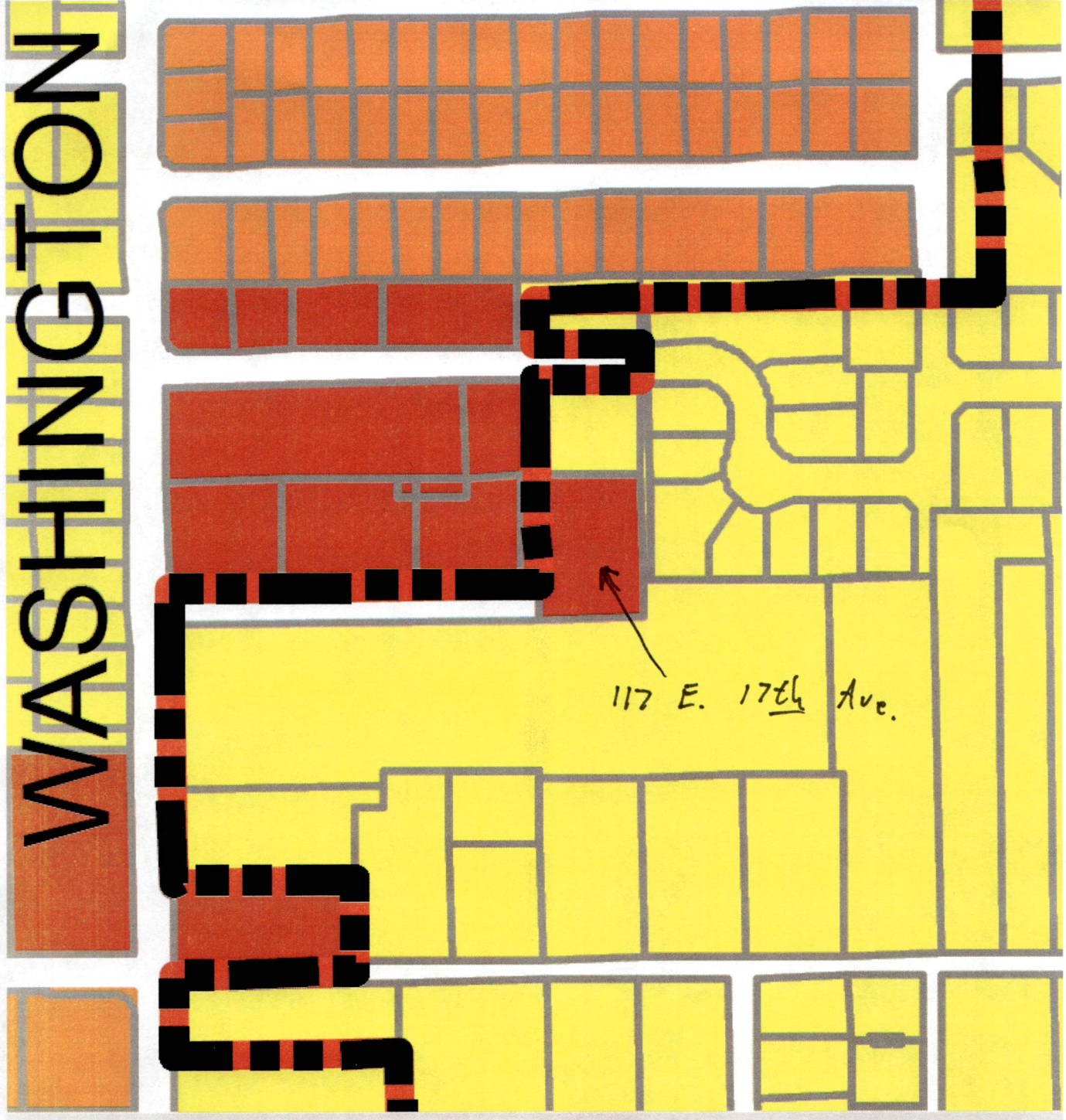
Great Training Ltd

WASHINGTON



2019 city of Kennewick Comp Plan

★ Dark shade = commercial zoning



2019 city of Kennewick Comp Plan
★ Red = Commercial zoning

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



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

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING BEFORE THE BENTON COUNTY PLANNING COMMISSION in the matter of County planning at a special meeting on November 4, 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.

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

ZC 2024-003 - A proposal to change the zoning designation of parcel 107802000070001 located within unincorporated Benton County and within the City of Kennewick's Urban Growth Area from the current zoning of Urban Growth Area Residential (UGAR) Zoning District to the General Commercial Zoning District.

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 for EA 2024-018 on October 8, 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 Friday, November 1, 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.

Dated this 14th day of October 2024

Martin Sheeran, Chairman
Benton County Planning Commission

Michelle Mercer, Manager
Planning Division

PUBLISH: October 23, 2024



BENTON CLEAN AIR AGENCY

October 9, 2024

Re: DNS EA 2024-018

Brittany Merrill
Community Development Dept.
102206 E Wiser Pkwy
Kennewick, WA 99338

Applicant/Proponent: Mid-Columbia Management LLC
Attn: Daniel Spanner
9401 W Richardson Rd
Pasco, WA 99301

Dear Ms. Merrill:

It has come to our attention that you are reviewing a proposal for the above-named applicant in which a structure will be renovated or demolished. We would like to take this opportunity to provide information to ensure that the applicant follows proper procedure for renovating a building within Benton County.

Prior to any renovation or demolition, the contractor or property owner must have a good faith survey performed by an AHERA certified inspector to determine the presence of asbestos. If asbestos is detected, it must be properly abated before the building is renovated. Additionally, a complete Notification of Demolition or Renovation must be submitted with our office. This form can be found and submitted on our website, www.bentoncleanair.org. This form must be submitted potentially up to ten (10) business days, depending on the work being performed, prior to the abatement and/or renovation taking place and all abatement work must be performed by a certified abatement contractor. The Notification of Demolition or Renovation must be submitted regardless of the presence of asbestos.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Deon Steichen

Deon Steichen
Inspector



BENTON CLEAN AIR AGENCY

October 9, 2024

Re: DNS EA 2024-018

Brittany Merrill
Community Development Dept.
102206 E Wiser Pkwy
Kennewick, WA 99338

Applicant/Proponent: Mid-Columbia Management LLC
Attn: Daniel Spanner
9401 W Richardson Rd
Pasco, WA 99301

Dear Ms. Merrill:

It has come to our attention that you are reviewing a proposal for the above named applicant in which a parcel or parcels will be disturbed for development. Because these activities may cause possible fugitive dust emissions, we would like to take this opportunity to provide information to ensure that the applicant takes reasonable steps to control the dust from his/her project.

The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will insure that the proponent has the ability and resources to control fugitive dust emissions that may be created as a result of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects, and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Deon Steichen

Deon Steichen
Inspector

Brittany Merrill

From: Troy Taylor
Sent: Wednesday, October 9, 2024 8:09 AM
To: Brittany Merrill
Subject: RE: DNS EA 2024-018

Follow Up Flag: Follow up
Flag Status: Flagged

Building- Comply with all current Benton County and fire codes.

From: Brittany Merrill <Brittany.Merrill@co.benton.wa.us>
Sent: Tuesday, October 8, 2024 4:07 PM
To: scott@bentonone.org; lonnie@bentonone.org; tyler.thompson@bentoncleanair.org; john.lyle@bentoncleanair.org; robin.priddy@bentoncleanair.org; SEPA@bfhd.wa.gov; SEPAregister@ecy.wa.gov; R3planning@dfw.wa.gov; Sepa.reviewteam@doh.wa.gov; sepacenter@dnr.wa.gov; 'WA Dept of Transportation - SEPA Review - TDM Coordinator' <scplanning@wsdot.wa.gov>; Alex@futurewise.org; Tim@futurewise.org; blm_or_sp_mail@blm.gov; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Jeremy Blasdel <Jeremy.Blasdel@co.benton.wa.us>; Jonathan Bryner <Jonathan.Bryner@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; scott@bentonone.org; lonnie@bentonone.org; CEDinfo@ci.kennewick.wa.us; anthony.muai@ci.kennewick.wa.us; steve.donovan@ci.kennewick.wa.us; Sepa@dahp.wa.gov; lhendrix@usbr.gov; cmckinley@usbr.gov; cgarner@usbr.gov; Envreview@gmail.com; Dan Spanner <dspanner999@gmail.com>; smp@ecy.wa.gov; CID@Columbiairrigation.com
Subject: DNS EA 2024-018

Please disregard my previous email. Please go forward with this email regarding the DNS I have attached.

The Benton County Planning Department has prepared the attached Determination of Non-Significance for Planning Case File EA 2024-018 in accordance with the State Environmental Policy Act regulation. This DNS is being circulated for review by all agencies with jurisdiction. We are circulating it for comments on the environmental impacts of this action. We appreciate your review of the proposal and return of comments no later than October 29, 2024. This proposal will not be acted upon before that time.

Thank you



Brittany Merrill
 Office Assistant II
 Community Development Dept.
 Planning Division
 102206 E. Wiser Parkway
 Kennewick WA 99338
 Phone: (509)786-5612 Ex. 3007
Brittany.Merrill@co.benton.wa.us

**Community Development
Building Division**
102206 E. Wiser Parkway
Kennewick, WA 99338



**Fire Marshal
Gary Tiplady**
(509) 735-3500
Gary.Tiplady@co.benton.wa.us

Fire Marshal Comments:

Brittany,

The proposed zoning change may require changes or upgrades to the fire flow infrastructure. This may be triggered when new commercial structures are proposed.

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

Re: DNS 2024-018, Mid-Columbia Management

**Gary Tiplady
Benton County Fire Marshal
Building Inspector II
509-735-3500
Gary.Tiplady@co.benton.wa.us**

Brittany Merrill

From: Cristina Woods
Sent: Wednesday, October 16, 2024 1:46 PM
To: Brittany Merrill
Cc: Planning Department
Subject: RE: DNS EA 2024-018

Good afternoon

Public Works has no comments.

Thank you



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

From: Brittany Merrill <Brittany.Merrill@co.benton.wa.us>
Sent: Tuesday, October 8, 2024 4:07 PM
To: scott@bentonone.org; lonnie@bentonone.org; tyler.thompson@bentoncleanair.org; john.lyle@bentoncleanair.org; robin.priddy@bentoncleanair.org; SEPA@bfhd.wa.gov; SEPAregister@ecy.wa.gov; R3planning@dfw.wa.gov; Sepa.reviewteam@doh.wa.gov; sepacenter@dnr.wa.gov; 'WA Dept of Transportation - SEPA Review - TDM Coordinator' <scplanning@wsdot.wa.gov>; Alex@futurewise.org; Tim@futurewise.org; blm_or_sp_mail@blm.gov; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Jeremy Blasdel <Jeremy.Blasdel@co.benton.wa.us>; Jonathan Bryner <Jonathan.Bryner@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; scott@bentonone.org; lonnie@bentonone.org; CEDinfo@ci.kennewick.wa.us; anthony.muai@ci.kennewick.wa.us; steve.donovan@ci.kennewick.wa.us; Sepa@dahp.wa.gov; lhendrix@usbr.gov; cmckinley@usbr.gov; cgarner@usbr.gov; Envreview@gmail.com; Dan Spanner <dspanner999@gmail.com>; smp@ecy.wa.gov; CID@Columbiairrigation.com
Subject: DNS EA 2024-018

Please disregard my previous email. Please go forward with this email regarding the DNS I have attached.

The Benton County Planning Department has prepared the attached Determination of Non-Significance for Planning Case File EA 2024-018 in accordance with the State Environmental Policy Act regulation. This DNS is being circulated for review by all agencies with jurisdiction. We are circulating it for comments on the environmental impacts of this action. We appreciate your review of the proposal and return of comments no later than October 29, 2024. This proposal will not be acted upon before that time.