

**EXHIBIT LIST FOR ZC 2025-001/EA 2025-001**

DATED

<b>Planning Commission Memo Exhibit List - August 26, 2025</b>			
<b>PCM 1</b>	PCM 1.1	Staff Report	August 19, 2025
Includes:	PCM 1.2	Existing Zoning Map	August 4, 2025
	PCM 1.3	Proposed Zoning Map	August 4, 2025
	PCM 1.4	ZC 2025-001 Application	August 4, 2025
		<b>SEPA INFORMATION</b>	
	PCM 1.5	Environmental Checklist EA 2025-001	November 15, 2024
	PCM 1.6	Determination of Non-Significance	March 5, 2025
		<b>HEARING NOTICES</b>	
	PCM 1.7	Notice of Public Hearing	September 3, 2025
		<b>COMMENTS</b>	
	PCM 1.8	Department of Fish and Wildlife	August 19, 2025
	PCM 1.9	Department of Fish and Wildlife	August 19, 2025
	PCM 1.10	Public Comment	August 17, 2025
	PCM 1.11	Kennewick Irrigation	August 20, 2025
	PCM 1.12		
	PCM 1.13		
<b>Planning Commission Hearing Exhibit List - August 26, 2025</b>			
	PCH 1.1		
	PCH 1.2		
	PCH 1.3		
<b>Board of County Commissioners Memo Exhibit List - DATE</b>			

**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 2025-001 - Change to the Zoning Designation

**MEMO DATE:** August 14, 2025

**HEARING DATE:** August 26, 2025

**APPLICANT:** Knutzen Engineering  
5401 Ridgeline Drive, Suite 160  
Kennewick, WA 99338

**OWNER:** 5D Development at Cottonwood I LLC  
410 Fanning Road  
Pasco, WA 99301

**LOCATION:** The project is located north and east of the intersection of Wiser Parkway and East Detrick Private Road in the Kennewick area of unincorporated Benton County. The parcels are legally described as Lot 4 of Short Plat 3744 and Lot 1 of the Plat of Cottonwood Commercial Plaza, Section 11, Township 8 North, Range 28 East. Parcel numbers 1-1188-101-3744-005 and 1-1188-102-0000-015.

**PROPERTY SIZE:** 10.52 acres

**LAND USE:** Vacant

**COMP PLAN:** Rural Commercial

**CURRENT ZONING:** Light Industrial

**PROPOSED ZONING:** Interchange Commercial

**STAFF RECOMMENDATION:** Planning Division staff recommends that the Planning Commission forward to the Board of County Commissioners a recommendation to approve zone change request ZC 2025-001, subject to the sixteen (16) findings of fact.

#### **APPLICATION DESCRIPTION:**

ZC 2025-001 proposes to change the zoning designation of two parcels north and east of the intersection of Wiser Parkway and East Detrick Private Road in the Kennewick area of unincorporated Benton County. Both parcels are currently zoned Light Industrial, and the applicant is requesting to change the parcels' zoning designation to Interchange Commercial.

This change to the zoning designation will allow the parcels to be zoned consistently with a recent Comprehensive Plan Land Use Designation Amendment on June 3, 2025.

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 requested zone change would allow commercial uses to be sited on the undeveloped properties in an area which contains a mixture of existing commercial and industrial uses.

**PUBLIC NOTICE:**

1. The application for ZC 2025-001 was submitted to the Benton County Planning Division on August 4, 2025.
2. The application was declared complete for processing on August 5, 2025.
3. The application documents were distributed to reviewing agencies on August 13, 2025.
4. Legal notification for the Planning Commission public hearing was published on August 13, 2025, 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 August 12, 2025.
6. An Environmental Checklist (EA 2025-001) was submitted on November 15, 2024, and a Determination of Non-Significance was issued on March 5, 2025, with a 14-day comment period.
7. The Planning Commission public hearing is scheduled for August 26, 2025.

**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 August 13, 2025:
  - a. Benton Clean Air Authority
  - b. Confederated Tribes of the Umatilla Indian Reservation
  - 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 Public Works Department
  - h. WA State Department of Health
  - i. Benton-Franklin Health District
  - j. Futurewise
  - k. WA State Department of Transportation
  - l. Bureau of Land Management
  - m. City of Kennewick
  - n. Bureau of Reclamation
  - o. Kennewick Irrigation District
  - p. Benton PUD
  - q. Fire District #1
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. Prior to 2018, both the Comprehensive Land Use Designation and Zoning District for both

parcels were Interchange Commercial. The subject parcels are currently zoned Light Industrial, and an Interchange Commercial Zoning District designation would be consistent with adjacent uses in the area.

- c. On June 3, 2025, the subject parcels' Comprehensive Plan Land Use Designations were from Rural Industrial to Rural Commercial. The approval of this rezone application would allow the parcels to be zoned consistently with the County's Comprehensive Plan Land Use Designation.

#### **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 inconsistent 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 2025-001 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 2025-001 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 two (2) parcels located in the Kennewick area of unincorporated Benton County. The parcels, which are currently zoned Light Industrial Zoning District (LI) are requested to be changed to Interchange Commercial Zoning District (GC) for parcels 1-1188-101-3744-005 and 1-1188-102-0000-015.
2. The applicant is Knutzen Engineering, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338.

3. The property owner is 5D Development at Cottonwood I LLC, 410 Fanning Road, Pasco, WA 99301.
4. The project is located north and east of the intersection of Wisner Parkway and East Detrick Private Road in the Kennewick area of unincorporated Benton County in Section 11, Township 8 North, Range 28 East.
5. Parcel numbers 1-1188-101-3744-005 and 1-1188-102-0000-015 are located north and east of the intersection of Wisner Parkway and East Detrick Private Road in the Kennewick area of unincorporated Benton County.
6. The parcels are legally described as Lot 4 of Short Plat 3744 and Lot 1 of the Plat of Cottonwood Commercial Plaza, Section 11, Township 8 North, Range 28 East.
7. The parcels are collectively 10.52 acres in size.
8. The subject parcels are designated Rural Commercial by the Benton County Comprehensive Plan.
9. If approved, the proposed zoning district of Interchange Commercial will be consistent with other parcels in the area which are also zoned Interchange Commercial.
10. 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.
11. The amendment to the zoning map is consistent with the spirit and intent of the Benton County Zoning Ordinance and Comprehensive Plan.
12. The application for ZC 2025-001 is consistent with the Growth Management Act (GMA) RCW 36.70A.
13. Adjacent properties predominantly involve commercial and industrial uses.
14. Public notice and application requirements have been completed for the Zone Change request as follows:
  - a. The application for ZC 2025-001 was submitted to the Benton County Planning Division on August 4, 2025.
  - b. The application was declared complete for processing on October August 5, 2025.
  - c. The application documents were distributed to reviewing agencies on August 13, 2025.
  - d. Legal notification for the Planning Commission public hearing was published on August 13, 2025, 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 August 12, 2025.
  - f. The Planning Commission public hearing is scheduled for August 26, 2025.
15. An Environmental Checklist (EA 2025-001) was submitted on November 15, 2024, and a Determination of Non-Significance was issued on March 5, 2025, with a 14-day comment period.
16. The application submittal, eligibility, public notice, and procedural steps for ZC 2025-001 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 sixteen (16) Findings of Fact listed in the Staff Report dated August 14, 2025, for application ZC 2025-001, and that the Planning Commission Chairman sign the written findings for approval.

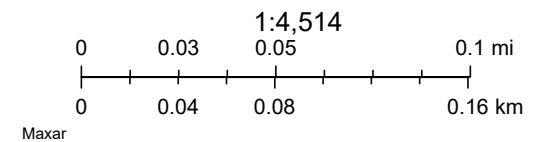
# ZC 2025-001 Current Zoning Designation

PCM 1.2



8/4/2025, 1:19:10 PM

- |                  |                         |            |          |
|------------------|-------------------------|------------|----------|
| <b>Zoning</b>    | <b>Road_Centerlines</b> | Interstate | Richland |
| LIGHT INDUSTRIAL | Paved County Road       | City Road  |          |
| RL-5             | Private County Road     | CityLimits |          |
| Access Easement  | State Route             | Kennewick  |          |

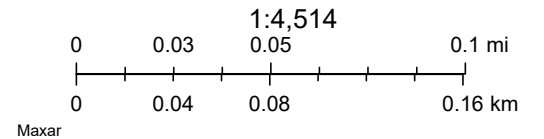
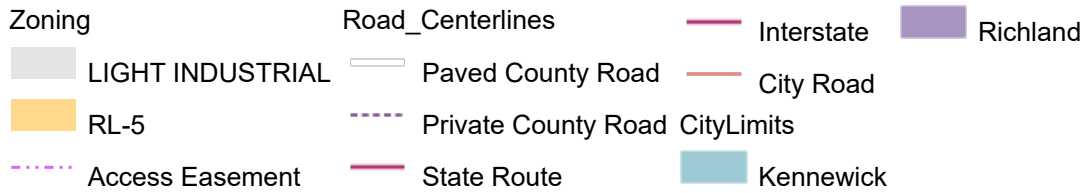


# ZC 2025-001 Proposed Zoning Designation

PCM 1.3



8/4/2025, 1:15:18 PM



**Planning Department**

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



www.co.benton.wa.us

planning.department@co.benton.wa.us

Prosser Office: 620 Market Street, 1st Floor

Kennewick Office: 102206 East Wiser Parkway

**RECEIVED**

AUG 04 2025

Benton County  
Planning Division

**ZONE CHANGE APPLICATION**

Application No. ZC 2025-001

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

**Applicant/Agent:** Paul Knutzen - Knutzen Engineering

Mailing Address: 5401 Ridgeline Dr. Ste 160 City: Kennewick

State: WA ZIP: 99338 Phone: 509-222-0959 Work: \_\_\_\_\_

Email Address: paul@knutzenengineering.com

Signature: Paul Knutzen Date: 6/12/25

**Property Owner(s)** (if different): 5D Development at Cottonwood I LLC - Mike Detrick

Mailing Address: 410 Fanning Rd. City: Pasco

State: WA ZIP: 99301 Phone: 509-727-9107 Work: \_\_\_\_\_

Email Address: mike@d9contractors.com

Signature:  Date: 8/4/2025

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.

5D Development at Cottonwood I LLC

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

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

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

Signature:  Date: 8/4/2025

THE ABOVE SIGNED OFFICER OF Mike Detrick (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:** Parcel 111881013744005 (ROS 5992), Parcel 111881020000015 (ROS 5329)

**City:** Kennewick **State:** WA **ZIP:** 99338

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

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) City of Kennewick  
Gas:  No  Yes: (Provider) Cascade Natural Gas  
Cable:  No  Yes: (Provider) Charter  
Phone:  No  Yes: (Provider) Charter  
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** Interchange Commercial

5. **Comprehensive Plan designation:** Rural Commercial

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:** None decided yet, but the owners want to allow for more commercial uses.

7. **Time schedule for redevelopment?** TBD

8. **Facts to justify the change on the basis of advancing the public health, safety, and general welfare?**  
With the increasing residential development in the surrounding area there is a lack of supporting commercial development and businesses. This will allow more developers to provide a better means of living for the vastly residential neighboring community.

9. **Affect the proposed change will have on adjacent property and on the Comprehensive Plan?**  
The proposed change will have no affects to neighboring properties and the comprehensive plan has been changed to rural commercial to accommodate the new zoning.

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?** The owner will have likely have fewer int  
parties to develop the properties to benefit the community.

\_\_\_\_\_

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

*(For Staff Use Only)*

<i>Critical Areas:</i> N	<i>Y:</i> _____	<i>Application Complete:</i> Y	<i>N</i>
<i>Reviewed by:</i> _____		<i>Zoning:</i> _____	
		<i>Date:</i> _____	

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

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



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

### SEPA ENVIRONMENTAL CHECKLIST

Application No. EA 2025-001



#### APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

**Applicant/Agent:** Knutzen Engineering (Paul Knutzen)  
Mailing Address: 5401 Ridgeline Drive Suite 160 City: Kennewick  
State: WA ZIP: 99338 Phone: (509) 222-0959 Work: (509) 222-0959  
Email Address: paul@knutzenengineering.com  
Signature: \_\_\_\_\_ Date: 10/31/24

**Property Owner(s)** (if different): 5D Development  
Mailing Address: 410 Fanning Rd City: Pasco  
State: WA ZIP: 99301 Phone: (509) 545-3390 Work: (509) 545-3390  
Email Address: mike@d9contractors.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

**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 \_\_\_\_\_ (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: Detrick Road CPA & Re-zone

2. Parcel Number: 1 - 1 1 8 8 - 1 0 1 - 3 7 4 4 - 0 0 5

3. Date checklist prepared: 11/12/24

4. Agency requesting checklist: Benton County

5. Proposed timing or schedule (including phasing, if applicable): N/A

6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None

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. None known of

9. List any government approvals or permits that will be needed for your proposal, if known.:  
None

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. to Interchange Commercial  
Two parcels totaling 10.52 acres are currently designated as Rural Industrial are requesting a Comp Plan Amendment to be designated Rural Commercial. An application to rezone will follow upon approval

\*Please note that this land and the surrounding area has changed land use several times over these past years.

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.

1) 107855 E Detrick PR SE (Parcel #111881013744005) also known as Parcel B per Survey 5992 (AFN#2024-008203)

2) No Address (Parcel #111881020000015) also known as Parcel 1 per Survey 5329 (AFN#2020-015451); both lying within the east half of Section 11, Township 8 North, Range 28 East, Willamette Meridian

## **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)? Average slope is \_\_\_\_\_ approximately 4% across the site, but there are slopes adjacent to the creek that are closer to 40%.

\_\_\_\_\_

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.

Hezel loamy fine sand and Warden very fine sandy loam.

\_\_\_\_\_

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

None known of.

\_\_\_\_\_

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. \_\_\_\_\_

The nearest surface water body is the Columbia River, approximately 3.25 miles away and seasonal Amon Creek is adjacent to the site, which ultimately flows into the Columbia River

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

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

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

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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

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**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

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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. 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 checked="" 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 checked="" type="checkbox"/> Shrubs   | <input type="checkbox"/> Wet soil plants ( <i>cattail, buttercup, bullrush, skunk cabbage, other</i> ) |
| <input checked="" 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. \_\_\_\_\_  
None known per the Washington Department of Fish and Wildlife.

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. \_\_\_\_\_  
None known.

**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. \_\_\_\_\_  
Hawk

b. List any threatened and endangered species known to be on or near the site. The WA Department of Fish and Wildlife marks the Ferruginous Hawk as threatened at a state status marks the area as a breeding area.

c. Is the site part of a migration route? If so, explain. Yes, the Columbia Basin is part of a migration route for a number of fowl.

d. Proposed measures to preserve or enhance wildlife, if any: \_\_\_\_\_  
None at this time.

e. List any invasive animal species known to be on or near the site. \_\_\_\_\_  
None known.

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**6. Energy and Natural Resources**

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

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

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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

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**7. Environmental Health**

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

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N/A

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

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

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

N/A

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. The site itself sits vacant. Chervenell Construction has an existing facility nearby, D9 Construction has permits to construct a new building due north. Quake Family Fun Center is located nearby. A card lock gas station is located nearby, along with a closest store, Sagetree Electric, and Cottonwood Elementary School and an RV resort just down Wisser Parkway.

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

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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

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c. Describe any structures on the site. There are no structures on the site.

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

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

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

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

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

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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? \_\_\_\_  
Quake Family Fun Center is located at 106904 E Detrick PR SE, a mere 400' away  
from the property  
\_\_\_\_\_

b. Would the proposed project displace any existing recreational uses? If so, describe. \_\_\_\_  
No  
\_\_\_\_\_  
\_\_\_\_\_

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Allowing the comp plan,  
then zone change, would allow the landowner to build a project that adds a new  
recreational use to the area, under contemplation now is an indoor pickleball facility.  
\_\_\_\_\_

**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.

Internet search for project site. Washington State Department of Archaeology & Historic Preservation, National Register of Historic Places

in Benton County

**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.

The site is served by E Detrick PR SE off Wiser Parkway and is shown on the included site plan.

**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?

The nearest current Benton Franklin Bus Stop is located approximately 2.25 miles away at the intersection of Columbia Center Boulevard and W 7th Ave.

Stop ID KE332; there is an apparent (but unmarked) park and ride facility on the east side of Badger Road just south of Wiser Parkway.

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

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**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: Paul Knutzen  
Name of Signee Paul Knutzen  
Position and Agency/Organization President / Knutzen Engineering  
Date Submitted: 11/12/24

**Legal Owner (if different than applicant)**

Signature:   
Name of Signee Mike Detrick  
Position and Agency/Organization 5D Development at Cottonwood I LLC  
Date Submitted: 11/12/24

**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?**

It is not expected that development authorized by the proposed Comprehensive Plan Amendment and re-zone would result in any increase  
\_\_\_\_\_ of discharge to water; emissions to air, production, storage, or release of toxic or hazardous substances; or production of noise.  
\_\_\_\_\_

**a. Proposed measures to avoid or reduce such increases are:** \_\_\_\_\_  
Development in Benton County must comply with all current land use and environmental permitting requirements.  
\_\_\_\_\_

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

The proposed amendment and rezone is not expected to affect plants, animals, fish or marine life.  
\_\_\_\_\_

**a. Proposed measures to protect or conserve plants, animals, fish, or marine life are:**  
\_\_\_\_\_  
N/A  
\_\_\_\_\_

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

The proposed amendment change and rezone is not expected to result in additional depletion of energy or natural resources.  
\_\_\_\_\_

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

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

The proposed Comprehensive plan amendment and rezone is not expected to affect environmentally sensitive areas or designated for protection.  
\_\_\_\_\_

a. proposed measures to protect such resources or to avoid or reduce impacts are: \_\_\_\_\_  
None

\_\_\_\_\_

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?

The proposal will allow for commercial uses on the listed properties.

The change from Rural Industrial to Rural Commercial will allow for continued improvements to be made to the existing businesses on the properties.

a. Proposed measures to avoid or reduce shoreline and land use impacts are: \_\_\_\_\_  
None.

\_\_\_\_\_

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

The proposal may increase demands on transportation as well as public services and utilities if further commercial development occurs.

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

Further development will increase tax revenue for the County to maintain the increase in demand of public services and utilities.

\_\_\_\_\_

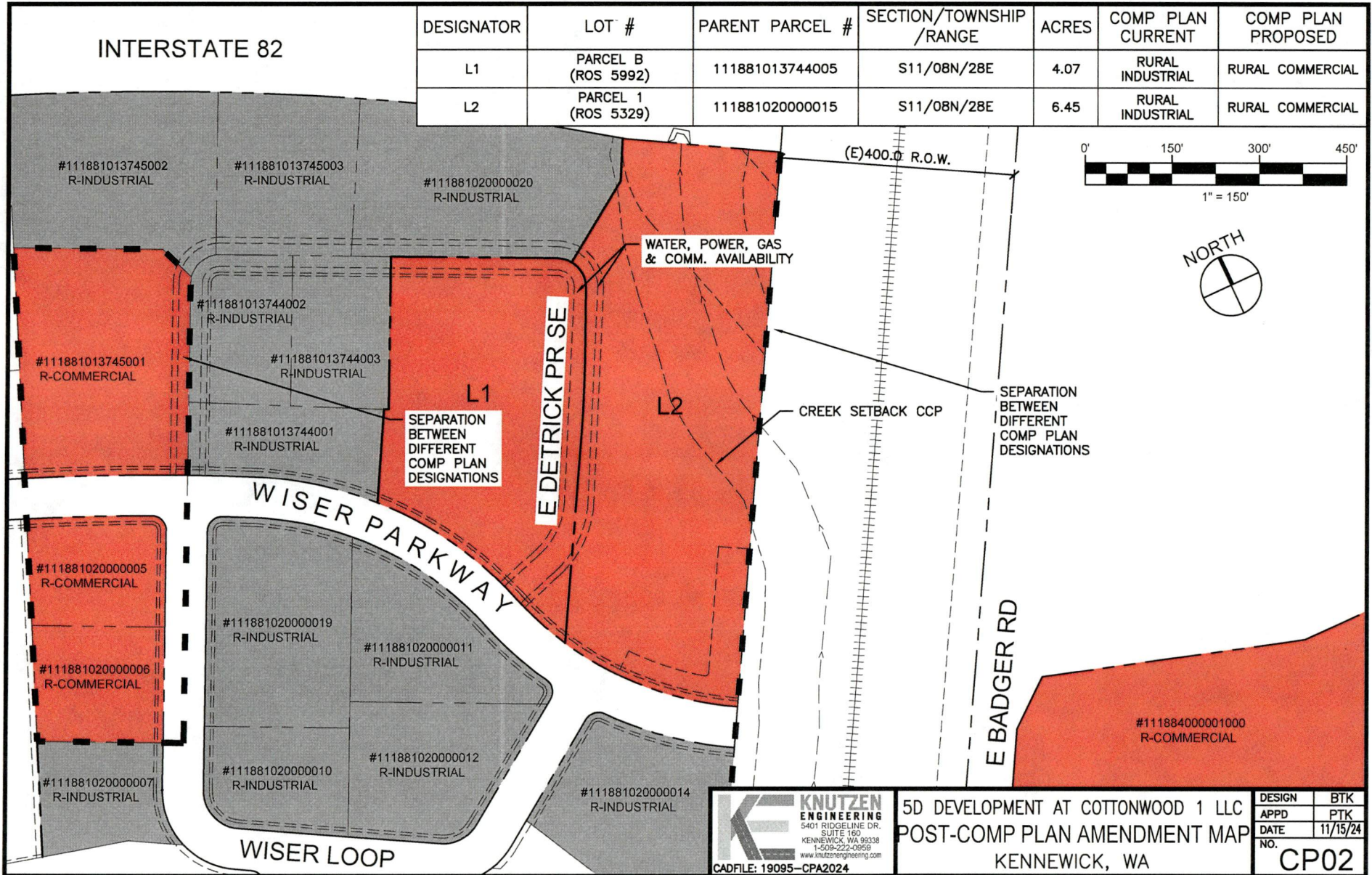
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed Comprehensive Plan Amendment and rezone would not conflict with local, state or federal laws or requirements for the protection of the environment. Any future commercial development as a result of the Amendment will be licensed and permitted according to Benton County & WA state laws

\_\_\_\_\_

NOV 15 2024

Benton County Planning Division



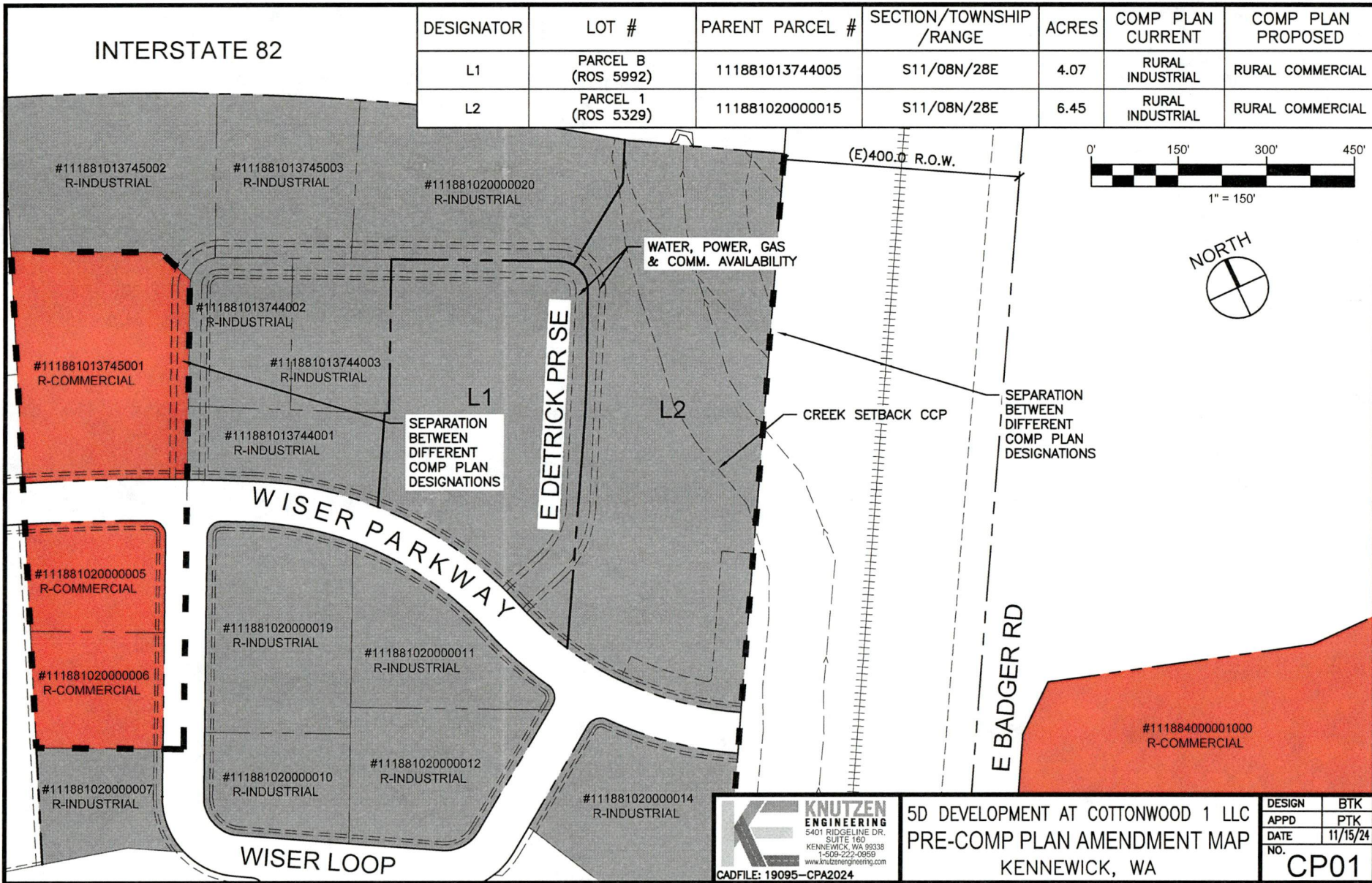
**KNUTZEN ENGINEERING**  
 5401 RIDGELINE DR.  
 SUITE 100  
 KENNEWICK, WA 98338  
 1-509-222-0959  
 www.knutzenengineering.com  
 CADFILE: 19095-CPA2024

5D DEVELOPMENT AT COTTONWOOD 1 LLC  
 POST-COMP PLAN AMENDMENT MAP  
 KENNEWICK, WA

DESIGN	BTK
APPD	PTK
DATE	11/15/24
NO.	CP02

NOV 15 2024

Benton County Planning Division



**KNUTZEN ENGINEERING**  
 5401 RIDGELINE DR.  
 SUITE 160  
 KENNEWICK, WA 99338  
 1-509-222-0959  
 www.knutzenengineering.com  
 CADFILE: 19095-CPA2024

5D DEVELOPMENT AT COTTONWOOD 1 LLC  
 PRE-COMP PLAN AMENDMENT MAP  
 KENNEWICK, WA

DESIGN	BTK
APPD	PTK
DATE	11/15/24
NO.	CP01


**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 E Wiser Parkway, Kennewick, WA 99338

## Determination of Non-Significance

**Proponent:** Knutzen Engineering  
 5401 Ridgeline Drive Suite 160  
 Kennewick, WA 99338

**File No.** EA 2025-001

**Project Description:** A Comprehensive Plan Amendment (CPA 2025-001) by Knutzen Engineering on behalf of 5D Development at Cottonwood 1 LLC, to amend the land use designation of two (2) parcels in the Benton County Comprehensive Plan. The application proposes to amend the current land use designation of Rural Industrial to Rural Commercial for parcels 1-1188-101-3744-005 and 1-1188-102-0000-015. Additionally, the subsequent rezone of the properties from the Light Industrial to the Interchange Commercial zoning district has been included in this SEPA application review.

**Project Location:** The parcels are in the Kennewick area of unincorporated Benton County, located north and east of the intersection of Wiser Parkway and East Detrick Private Road. The parcels are legally described as Lot 4 of Short Plat 3744 and Lot 1 of the Plat of Cottonwood Commercial Plaza, Section 11, Township 8 North, Range 28 East. Parcel numbers 1-1188-101-3744-005 and 1-1188-102-0000-015.

**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 reviewing 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 March 19, 2025.

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

**SEPA Responsible Official:** Michelle Mercer

**Position/Title:** Planning Manager – Benton County Planning Division

**Address:** 102206 E Wiser Parkway, Kennewick, WA 99338

**Date:** March 5, 2025

Michelle Mercer, Planning Manager  
 Benton County Community Development Department

Community Development Department  
102206 East Wisner Parkway  
Kennewick, WA 99338



Planning Division  
(509) 786-5612  
planning.department@co.benton.wa.us

## NOTICE OF PUBLIC HEARING

NOTICE OF HEARING before the Benton County Planning Commission in the matter of County Planning at a special meeting on August 26, 2025, at 6:00 p.m. in person and digital attendance located at 7122 W. Okanogan Place, Building E. Room 303 Commissioners' Hearing Room, 3<sup>rd</sup> Floor Kennewick, WA.

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

**ZC 2025-001** - A proposal to change the zoning designation of parcels 111881013744005 and 111881020000015 located in the Kennewick area of Benton County from the current designation of Light Industrial to the Interchange Commercial Zoning District.

**SUB 2025-003** - The Preliminary Plat of Eagle Butte Estates by Tri City Development for the subdivision of 66.36 acres into 55 lots with an average lot size of 1.02 acres. The project is located in the Kennewick area of unincorporated Benton County, south of Sagebrush Road, west of Clearview Lane and north of Wallowa Road in Section 9, Township 08 North, Range 28 East, W.M. on parcel number 1-0988-200-0001-001.

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 2025-001 on March 5, 2025 and the proposed subdivision application has been reviewed under the requirements of the State Environmental Policy Act and Mitigated Determination of Non-Significance (MDNS) was issued for EA 2025-014 on August 4, 2025. 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, August 25, 2025.

At this hearing, the Planning Commission may recommend approval or disapproval of the proposals to the Benton County Board of Commissioners. All parties concerned may present any support or objections for the application. Information concerning the application on virtual attendance options can be obtained from the Benton County Planning Division, by calling 786-5612 or by visiting [www.tinyurl.com/BCPublicNotice](http://www.tinyurl.com/BCPublicNotice).

Dated this 5th day of August 2025.

Martin Sheeran, Chairman  
Benton County Planning Commission

Michelle Mercer, Manager  
Planning Division

PUBLISH: August 13, 2025



State of Washington  
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24<sup>th</sup> Avenue, Yakima, WA 98902-5720  
Telephone: (509) 575-2740 • Fax: (509) 575-2474

August 19, 2025

Michelle Mercer  
Benton County Planning Manager  
Benton County Planning Division  
102206 East Wisner Parkway  
Kennewick, WA 99338

Subject: Benton County Zone Change ZC 2025-001

Dear Ms. Mercer,

Thank you for the opportunity to provide comments on the proposed zone change to amend the zoning of rural industrial to rural commercial for parcels 1-1188-101-3744-005 and 1-1188-102-0000-015. WDFW has no concerns for the proposed zone change. At the project stage, there are several likely Fish and Wildlife Habitat Conservation Areas (FWHCA) on the property that we encourage the applicant and Benton County to have early conversations regarding their impacts prior to applications to develop the property further. There is a mapped stream on the eastern side of parcel 1-1188-102-0000-015 and both parcels contain shrubsteppe habitat in portions of the parcel. WDFW sent a comment letter on March 27, 2025 that further outlines these potential site level issues. That letter is attached.

The applicant should schedule a site visit with the county and WDFW to review these habitat areas prior to an application for development being submitted. This site visit would help to determine what impacts to these critical areas are avoidable and which are unavoidable and need to be mitigated for.

WDFW looks forward to working with Benton County and the applicant on this proposal. If you have questions regarding any of the above comments, please contact me at 509-607-3578 or [Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov). To schedule a site visit, please reach out to the Area Habitat Biologist, Troy Maikis—[Troy.Maikis@dfw.wa.gov](mailto:Troy.Maikis@dfw.wa.gov) or 509-312-8117.

Sincerely,

Scott Downes

Regional Land Use Lead

Attachment: Detrick Road CPA Re-zone Comment Letter WDFW 3-27-25.pdf



State of Washington  
**Department of Fish and Wildlife**  
2620 North Commercial Avenue, Pasco, WA 99301  
Phone: (509) 312-8117, E-mail: Troy.Maikis@dfw.wa.gov

March 18, 2025

Brittany Merrill  
Community Development Dept., Planning Division  
102206 E. Wiser Parkway  
Kennewick WA 99338

Re: CPA 2025-001 - Detrick Road CPA & Re-zone

The Washington Department of Fish and Wildlife (WDFW) has reviewed relevant maps and documents for the proposed comprehensive plan amendment to designate Parcel #111881013744005 and Parcel #111881020000015 as Rural Commercial with plans for an application to rezone to follow upon approval. WDFW conducted a roadside visit on March 17, 2025.

The area is primarily shrubsteppe habitat but also contains an intermittent portion of Amon Creek. The site is potential habitat for Townsend's ground squirrel, black-tailed jackrabbits, numerous bird species, and is a Ferruginous Hawk Core Area. As such, we offer the following recommendations:

1. Based on our desktop review and site visit, there appears to be a water conveyance system present on the site that requires further review for project impacts on water conveyance to Amon Creek and the Yakama River. Amon Creek is known to be utilized by fall chinook salmon and any impacts to water temperature, quality, or flow could be impactful. WDFW recommends that the creek setback in the Comp Plan Amendment Map attached to the SEPA packet be enforced as a no-development area. WDFW requests that the applicant meet with us to determine if the project will have impact on Amon Creek and potentially require a Hydraulic Project Approval (HPA) from WDFW. The information from the site visit will be utilized to determine whether the proposed project will be required to attain a Hydraulic Project Approval (HPA) permit to ensure there are no impacts to fish life.
2. WDFW recommends avoidance of the riparian area with a buffer zone in accordance with Benton County Code 15.04.040 which stipulates that for Type F (Fish) streams the minimum Standard Buffer Width is a minimum of seventy-five (75) feet on parcels without streams with adjacent slopes of ten percent (10%) or greater and one hundred (100) feet for parcels that have streams with adjacent slopes of ten percent (10%) or greater.
3. WDFW acknowledges that this site contains some areas of high disturbance along with shrubsteppe and riparian habitat. Prior approval of the project, WDFW requests a critical area report be produced to determine the acreage of shrubsteppe and riparian habitat that will be impacted. WDFW requests to review the critical area report and provide our analysis of the report to the county. The report is necessary to determine critical area impacts and thus should be

considered when reviewing the impact of the project on critical areas. WDFW recommends avoidance of shrubsteppe habitat as outlined in the mitigation sequencing found in Benton County Code 15.02.220. If this will not be possible, WDFW proposes that The County and project developers work together to develop a mitigation plan to provide mitigation that contains equal or greater habitat functions and values. WDFW would be willing to assist in review of the plan to assist the county in implementation of its code.

4. WDFW mitigation Policy (POL-M5002) prioritizes on-site mitigation, which appears to be an option for this project. WDFW would recommend the creation of a conservation easement on some or all of the northern portion of parcel number Parcel #111881020000015. It would be preferred that a conservation easement would be placed adjacent to Amon Creek to maintain connectivity with the area. If it is not possible to complete all mitigation for this project on site, we recommend off-site in-kind mitigation. It is preferred that off-site shrubsteppe mitigation be directed at acquiring additional parcels adjacent to large remaining contiguous blocks of shrubsteppe to provide or protect functional wildlife connectivity corridors or at re-establishing sagebrush and native understory plants on an area currently within a conservation easement.

5. Many birds local to our area as well as active nests are protected under the Migratory Bird Treaty Act as well as being listed as “protected wildlife” under RCW 77.12.020(3). To avoid impacts to protected songbird species, a nesting bird survey should be completed prior to any activity that disturbs standing woody vegetation on the site in the spring or summer nesting seasons (February 1 – July 31). Please contact WDFW Area Habitat Biologist Troy Maikis (troy.maikis@dfw.wa.gov) with any survey questions.

WDFW looks forward to working with Benton County on this project to ensure the best outcome for the county, its residents, and our local wildlife.

Sincerely,

A handwritten signature in black ink, appearing to be 'T Maikis', written in a cursive style.

**Troy Maikis**  
Area Habitat Biologist; Benton and Franklin Counties  
Washington Department of Fish & Wildlife  
2620 Commercial Ave  
Pasco, WA 99301  
(509) 312-8117  
Troy.Maikis@dfw.wa.gov

cc: Scott Downes, Fish & Wildlife Habitat Regional Land Use Lead, Region 3, Yakima

**Brittany Merrill**

---

**From:** Planning Department  
**Sent:** Monday, August 18, 2025 8:08 AM  
**To:** Brittany Merrill  
**Subject:** FW: [EXTERNAL] Public Notice For Parcels 111881013744005 and 111881020000015

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Nikki Relyea**

*Permit Technician*

Benton County Community Development Department

Planning Division

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

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

(509) 786-5612




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**From:** Jeffery Banning <jbann64@gmail.com>  
**Sent:** Sunday, August 17, 2025 1:17 PM  
**To:** Planning Department <Planning.Department@co.benton.wa.us>  
**Subject:** [EXTERNAL] Public Notice For Parcels 111881013744005 and 111881020000015

The public notice for a zoning meeting, <https://bentoncountywa.municipalonline.com/pview.aspx?catid=45&id=1592>, mentions this:

**ZC 2025-001** - A proposal to change the zoning designation of parcels 111881013744005 and 111881020000015 located in the Kennewick area of Benton County from the current designation of Light Industrial to the Interchange Commercial Zoning District.

I am hoping that is a mis-designation of the new zone as an Interchange Commercial Zoning District. That would make no sense for the location of these parcels. I am hoping they will just be standard single home lots.

Thank you,  
 Jeff Banning  
 509 551-6147  
 86715 E Haven View PR SE  
 Kennewick, WA 99338



2015 South Ely Street  
Kennewick, WA 99337  
Phone 509-586-9111  
FAX 509-586-7663  
[www.kid.org](http://www.kid.org)

August 20, 2025

Brittany Merril, Office Assistant II  
**Community Development Department/Planning Division**  
102206 E Wisner Parkway  
Kennewick, WA 99338

Subject: ZC 2025-001\_EA 2025-001 Zoning Change Reclassification (DRY)

Dear Ms. Merrill:

The Kennewick Irrigation District has received a Zone Change Application ZC 2025-001 & EA 2025-001, submitted by Knutzen Engineering, Paul Knutzen, 5401 Ridgeline Dr Ste 160, Kennewick, WA 99338, to amend the land use designation of two (2) parcels in the Benton County Comprehensive Plan. The application proposes to amend the current land use designation of Rural Industrial to Rural Commercial for parcels #111881013744005 and #111881020000015. Additionally, the subsequent rezone of the properties from Light Industrial to the Interchange Commercial zoning district included in the SEPA application.

1. This Parcel is within the Kennewick Irrigation District (KID) boundaries but is not considered irrigable lands; therefore, the Kennewick Irrigation District does not assess them.
  - a. **A water allotment is not assigned to this property. Water for a new allotment is unavailable at this location.**
2. Please note that permanent structures are not allowed within irrigation easements.
3. Please protect all KID infrastructure.
4. KID Concurs with Section 4.4 of the Critical Areas Report dated May 15, 2023 (PBS Project 78095.000) that states that the channel just south of this project area (The East Badger Drain) is part of the KID irrigation system and is not subject to regulation as a critical area under the CAO.
5. As such, KID prohibits the discharge of non-irrigation stormwater into The East Badger Drain, and requires that all runoff be retained on site.

If you have any questions regarding these comments, please contact me at the address/phone number listed below.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris D. Sittman".

Chris D. Sittman  
KID Engineering Department

cc: LB\correspondence\File: 11-08-28  
Applicant via mail – Knutzen Engineering, Attn: Paul Knutzen, 5401 Ridgeline Dr Ste 160, Kennewick, WA 99338