## EXHIBIT LIST FOR
### COMPREHENSIVE PLAN AMENDMENT - CPA 2015-002

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

**Abbreviations:**

- **PCR** = Planning Commission Record Exhibits
- **PCM** = Planning Commission Memo Exhibits
- **PCH** = Planning Commission Exhibits submitted during Hearing
- **BCCM** = Board of County Commissioners Memo Exhibits
- **BCCH** = Board of County Commissioners Hearing Exhibits
DATE: MARCH 4, 2015

TO: BENTON COUNTY PLANNING COMMISSION

FROM: BENTON COUNTY PLANNING DEPARTMENT

RE: CPA 2015-002 - A PROPOSAL TO CHANGE THE LAND USE DESIGNATION FROM INTERCHANGE COMMERCIAL TO RURAL LANDS FIVE

APPLICANT: PAUL KNUTZEN, 8697 GAGE BLVD., KENNEWICK, WA 99336

PROPOSAL REQUEST: A proposal to change the land use designation in the Comprehensive Plan from Interchange Commercial to Rural Lands 5 on a 0.27 acre portion of a 2.07 acre parcel. (PCR 1.1)

PURPOSE OF THE PLAN AMENDMENT: The purpose of the proposed amendment is to amend the land use designation to be consistent with the adjacent Rural Lands 5 designation bordering the property along its South and West boundary, to allow the owners to develop the parcel as part of the adjacent Cottonwood Elementary School. (PCM 1.4, and PCM 1.5,).

LEGAL NOTICE PUBLISHED: The legal notice required by Benton County Code, for the Planning Commission's Open Record Hearing on CPA 2015-02 (PCM 1.10), was published in the Tri-City Herald on May 21, 2015. The legal notice was mailed to interested parties on the Public Participation (PPP) list and sent electronically to those on the PPP email list.

STATE ENVIRONMENTAL POLICY ACT: CPA 2015-02 has been reviewed under the requirements of the State Environmental Policy Act, as amended and a Determination of Non-Significance (DNS) was issued on March 11, 2015. Copies of the Environmental Checklist (PCR 1.2), the Determination of Non-Significance (PCM 1.8), and the comments received from reviewing agencies (PCM 1.11 and PCM 1.12) are attached to this memorandum.

PROPOSED PROPERTY LOCATION: The parcel is located in the Northwest Quarter of Southeast Quarter of Section 11, Township 8 North, Range 28 East. W.M., at the East intersection of Wiser Parkway and Wiser Loop.

LAND USE:
The subject parcel is currently undeveloped.

**ZONING:**
The subject property is zoned Interchange Commercial. A re-zone of this property is being reviewed by the planning staff and a recommendation by the Planning Commission is sought by the applicant for a zone change to Rural Lands 5.

**COMPREHENSIVE PLAN LAND USE DESIGNATION:**
The Benton County Comprehensive Plan designates the subject property as Interchange Commercial and is shown on the Comprehensive Plan Land Use Map 4.5 (PCM 1.3), in Chapter Four, the Land Use Element.

**SECTION OF THE COMPREHENSIVE PLAN TO BE AMENDED:**
Revise Land Use Maps 4.0 (PCM 1.2) and 4.5 in Chapter Four, the Land Use Element of the Comprehensive Plan, and if necessary other tables and text in the Plan that may refer to the current use of the property as an Interchange Commercial designation.

**COMPREHENSIVE PLAN CRITERIA:**
Page Appendix 5, of the Chapter One Appendix to the Benton County Comprehensive Plan, provides the following for evaluating amendments to the Comprehensive Plan:

3) Criteria against which the proposed amendment must be evaluated and found to be in substantial compliance for approval:
   a. An amendment is necessary to resolve inconsistencies within the County Comprehensive Plan, or with other city plans or ordinances with which the county has no objection;
   b. Conditions have so changed since the adoption of the county plan or ordinances that the existing adopted provision is inappropriate;
   c. The proposed amendment is consistent with the overall intent of the goals, map, and Rural Element of the county plan;
   d. The proposed amendment is consistent with Chapter 36.70A RCW, the County-wide Planning Policies, and Plan policies;
   e. For an amendment to the Comprehensive Plan Map, the proposed designation is adjacent to property having a similar and compatible designation, or the subject property is of sufficient size, or other conditions are present, to locate development or otherwise mitigate potential incompatibilities to insignificant levels;
   f. Environmental impacts have been disclosed and measures imposed to either avoid or mitigate said impacts;
   g. Potential ramifications of the proposed amendment to other Comprehensive Plan Elements and supporting documents have been considered and addressed;
   h. As appropriate, where an amendment of the Comprehensive Plan is approved by the Board of Commissioners, and a subsequent rezone or
amendment to development regulations is required, the planning commission may consider them and make recommendations to the Board for consideration concurrent with the final approval of the comprehensive plan amendment.

STAFF REVIEW AND ANALYSIS:
1. An amendment is necessary to resolve inconsistencies within the County Comprehensive Plan, or with other city plans or ordinances with which the county has no objection;
   When the County’s Comprehensive Plan was adopted in 1998, the subject parcel was designated as Agricultural. The zoning on this parcel was changed in 2011 to Interchange Commercial to reflect their designation within the County's Comprehensive Plan.

2. Conditions have so changed since the adoption of the county plan or ordinances that the existing adopted provision is inappropriate;
   The only condition near the site that has changed is the construction and further development of the Cottonwood Elementary School. Using a portion of the site for Rural Lands 5 (school purposes) would be appropriate with the uses adjoining, south of the site. Schools are a permitted use with a Conditional Use Permit in the Rural Lands 5 zoning district.

3. The proposed amendment is consistent with the overall intent of the goals, map, and Rural Element of the county plan;
   The proposed amendment would not be inconsistent with the Kennewick-Richland rural planning area of the Comprehensive Plan. Rural Lands 5 use is characteristic and consistent with the surrounding lands to the South of the site. The loss of .27 acres of Interchange Commercial designation in this area is not significant.

4. The proposed amendment is consistent with Chapter 36.70A RCW, the Benton County-wide Planning Policies, and Plan policies;
   The proposed amendment is not inconsistent with Chapter 36.70A RCW, or the Benton Countywide Planning Policies or the Benton County Comprehensive Plan (PCM 1.9). The Benton County Comprehensive Plan provides the following in referenced to land use. “To provide, consistent with the adopted goals and objectives of each rural community relative to quality of life and lifestyle, a diversity of land uses and an appropriate level of essential public and private sector services, while minimizing conflicts between different land uses to ensure the highest degree of public health, safety and general welfare without unduly jeopardizing the rights of the individual.” The property is to be transferred to the school and used for school functions. The surrounding property is mostly Rural Lands 5 Acre District and developed. The property north of the site that is zoned Interchange Commercial is mostly undeveloped.
5. For an amendment to the Comprehensive Plan Map, the proposed designation is adjacent to property having a similar and compatible designation, or the subject property is of sufficient size, or other conditions are present, to locate development or otherwise mitigate potential incompatibilities to insignificant levels;
   The parcel proposed for amendment share a boundary with the Cottonwood Elementary School in the Rural Lands 5 designation at their southern boundary.

6. Environmental impacts have been disclosed and measures imposed to either avoid or mitigate said impacts;
   This proposal is a “non-project” action under SEPA; it was reviewed under the requirements of the State Environmental Policy Act (SEPA) (RCW 43.13C) and a Determination of Non-Significance issued on March 11, 2015. Additional SEPA review may be required for specific project actions that may be proposed as a result of this proposal, if it is approved.

7. Potential ramifications of the proposed amendment to other Comprehensive Plan Elements and supporting documents have been considered and addressed;
   There are no identifiable potentially significant negative ramifications to other comprehensive plan elements.

8. As appropriate, where an amendment of the Comprehensive Plan is approved by the Board of Commissioners, and a subsequent rezone or amendment to development regulations is required, the planning commission may consider them and make recommendations to the Board for consideration concurrent with the final approval of the comprehensive plan amendment.
   Yes, a rezone is required, and has been submitted. A recommendation by the Planning Commission for the rezone is also required.

9. Based upon the information available, staff believes that proposed amendment CPA 2015-002 meets or is consistent with the Benton County Comprehensive Plan goals and policies.

STAFF RECOMMENDATION:
Staff recommends that the Planning Commission forward to the Board of County Commissioners a recommendation to approve CPA-2015-002.
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BENTON COUNTY ZONING

- INTERCHANGE COMMERCIAL
- LIGHT INDUSTRIAL
- RURAL LANDS 5
DETERMINATION OF NON-SIGNIFICANCE

Description of proposal:
CPA 2015-002 - A Comprehensive Plan amendment requesting a change in land use designation from Interchange Commercial to Rural Lands Five (RL-5) on a .27 acre parcel.

Proponent        Paul Knutzen
Meier Architecture Engineering
8697 Gage Blvd.
Kennewick WA 99336

File No. EA 2014-032

Location of proposal, including street address, if any: The proposal is located next to the Cottonwood Elementary School in the Cottonwood Commercial Plaza off of Wiser Loop Road in the Southeast Quarter of Section 11, Township 8 North, Range 28 East, W.M.

Lead agency — BENTON COUNTY
The lead agency for this proposal has determined that it does 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). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by March 25, 2015.

Responsible Official: Michael Shuttleworth
Position/Title: Planning Manager
Address: P.O. Box 910, Prosser WA 99350
  • Email planning.department@co.benton.wa.us
  • Phone/Fax: (509)786-5612/(509) 786-5629;

DATE OF ISSUE: March 11, 2015
Signature: /s/ Michael Shuttleworth

THERE IS NO AGENCY APPEAL.

DISTRIBUTION:
Applicant                                      Fire Marshal
News Media                                     Bureau of Land Management
Benton County Building Office                 Department of Fish and Wildlife
Dept. of Natural Resources-Olympia            Office of Arch. & Historic Preservation
Dept. of Natural Resources -Ellensburg        Futurewise
Benton Clean Air Authority                    Dept. of Commerce
Bureau of Reclamation                         Kennewick School District
Benton County Public Works                    City of Richland
City of Richland                              Benton Franklin Dist. Health Dept.
Kennewick Irrigation District                 Kennewick School District
Department of Transportation                  Department of Transportation
Washington State Department of Health          Bureau of Land Management
Department of Ecology - Olympia                Department of Fish and Wildlife
Department of Ecology - Yakima                 Office of Arch. & Historic Preservation
Fire District #1
ITEM 4-2

BENTON COUNTY-WIDE PLANNING POLICIES

County-wide planning policy is a written policy statement or statements used solely for establishing a county-wide framework from which county and city comprehensive plans are developed and adopted. This framework will insure that city and county comprehensive plans are consistent as required by the Growth Management Act.

POLICIES TO IMPLEMENT RCW 36.70A.110; RESHB 1025 Section 2,(3)a.

Policy #1: The Comprehensive Plans of Benton County and each of the cities therein shall be prepared and adopted with the objective to facilitate economic prosperity by accommodating growth consistent with the following:

1. Urban Growth. Encourage development in urban areas where adequate public facilities exist or can be provided in a cost efficient manner.

2. Avoid sprawl. Avoid the inappropriate conversion of undeveloped land into low density development, lacking adequate services, injurious to ground and surface water quality, destructive to the area’s agricultural lands base, and less than cost effective relative to public service costs.

3. Transportation. Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

4. Property rights. Private property rights shall not be taken for public use without just compensation having been made. The property rights of land owners shall be protected from arbitrary and discriminatory actions.

5. Permits. Applications for permits shall be processed in a timely and fair manner to ensure predictability.


7. Open space and recreation. Encourage the retention of open space and the development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

8. Environment. Protect the environment and enhance the region’s high quality of life, including air and water quality, and the availability of water.

9. Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

10. Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum
standards. With the exception of water, sewer, streets and power services, which shall be available at the
time of occupancy, the term "adequate" shall be defined as either available at the time of occupancy, or
shown on the current C.I.P. as a funded project within six years.

11. Historic preservation. Identify and encourage the preservation of lands, sites, and structures that
have historical or archaeological significance.

POLICIES FOR PROMOTION OF CONTIGUOUS AND ORDERLY DEVELOPMENT AND THE
PROVISION OF URBAN SERVICES TO SUCH DEVELOPMENT; RESHB 1025 SEC.2, (3)b.

Policy #2: County-wide projected population shall be allocated among jurisdictions through the use of
any or all of the following factors applied to each jurisdiction:

a. Documented historical growth rates over the last decade, the last 2 decades, and the last 2 years.
b. Current growth rates.
c. Developing or current planning programs which a jurisdiction has, and which identify
quantitative increases in business and industry development, and housing construction activity.
d. School enrollments over 2 decades, and within the last 2 years.
e. Pending development proposals (applications) which would add either jobs or new housing
units.
f. Intangibles.

Policy #3: The locating of urban growth areas within the county shall be accomplished through the use
of accepted planning practices which provide sufficient land and service capacity to meet projected
populations at urban densities and service standards within the cities, and urban densities for those
portions of the county located within the urban growth areas. Such planning practices include those on
ATTACHMENT A (attached).

Policy #4: That Urban Growth Areas of each city shall be based upon official and accepted population
projections for minimum 20 year periods. The gross undeveloped and underdeveloped acreage within
the city limits and the Urban Growth Area shall be sufficient to meet all the land requirements, including
community and essential public facilities, of the population projection, including the need to prevent
inflation of land cost due to a too limited land supply.

a. The jurisdictions within the county shall use a uniform formula for identifying the land area
necessary per capita for each community. Each jurisdiction's population projection shall be
multiplied by its gross per capita land area requirement, which in the aggregate will define
total land needs within the Urban Growth Area (UGA).

The uniform formula is as follows:

\[ A + B + C + D + E + F + G + H + I + J + K = \text{acreage/per capita (or acreage per dwelling unit if per capita is divided by average household size)} \]
A = residential land per capita; (or DU)
B = parks and recreational area per capita;
C = area required for public facilities (fire stations, jails, etc.,) per capita;
D = area required for schools per capita;
E = commercial area per capita, or per employee;
F = industrial/manufacturing area per capita;
G = open space (golf courses, etc.) per capita;
H = public service lands required for transportation network, easements and R.O.W.s per DU;
I* = use 70% build-out for all residential lands;
J = add 25% to the total of A Through I for land supply/demand balance;
K = land credit for undevelopable lands i.e. Critical Areas including steep slopes, wetlands, habitat, etc. within the UGA.

* The same factor should be used for all jurisdictions.

**Policy #5:** That within the urban growth area urban uses shall be concentrated in and adjacent to existing urban services or where they are shown on a Capital Improvement Plan to be available within 6 years.

**Policy #6:** That cities limit the extension of service district boundaries and water and sewer infrastructure to areas within each jurisdiction’s urban growth area of its adopted Comprehensive Plan.

**Policy #7:** Within each Comprehensive Plan, the Land Use Plan for urban growth areas shall designate urban densities and indicate the general locations of greenbelt and open space areas. To the extent made practical by the natural features of the land form, open spaces and greenbelt shall be contiguous across jurisdictional lines, so as to enable their use as linked and contiguous recreational resources including parks, and bike and riding paths.

**Policy #8:** Wherever possible, given consideration of all other variables, such as existing unused service infrastructure, the placement of an urban growth line into an area of existing or potential intensive commercial agriculture shall be avoided, unless an adequate open space buffer within the urban growth area is provided.

**Policy #9:** The appropriate directions for the expansion of urban growth areas are those which are unincorporated lands substantially engrossed by urban development; areas with existing service infrastructure; lands adjacent to corporate limits and confined on the other side by major features such as highways; and existing rural residential development characterized by compromised agricultural productivity; average lot sizes less than 10 acres; and existing streets and utility services.

**Policy #10:** All policies within each jurisdiction’s Comprehensive Plans, required by ESHB 2929, shall be modified to be consistent with and implement adopted County-wide Policies.

**Policies for Siting Public Facilities of a County-wide or State-wide Nature; ResHB 1025 Sec.2.(3)c.

**Policy #11:** The County and cities within, along with public participation shall develop a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality,
optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.

At the County-wide and multi-county level, the following actions should be accomplished:

a. Develop a uniform siting procedure which enables selection of optimum project sites and appropriate size and scale relative to intended benefit area.

Policy #12: Support the existing solid waste program that promotes and maintains a high level of public health and safety, protects the natural and human environment of Benton County and encourages public involvement by securing representation of the public in the planning process.

Policy #13: Encourage and expand coordination and communication among all jurisdictions and solid waste agencies/firms in Benton and Franklin Counties in order to develop consistent and cost-effective programs that avoid duplication of effort and gaps in program activities.

   a. Utilize the existing Benton-Franklin Solid Waste Advisory Committee.

Policies for County-wide Transportation Facilities and Strategies; ResHB 1025 Sec.2,(3)d.

Policy #14: Maintain active county-city participation in the Regional Transportation Policy Organization in order to facilitate city, county, and state coordination in planning regional transportation facilities and infrastructure improvements to serve essential public facilities including Port District facilities and properties.

Policies that Consider the Need for Affordable Housing, Such as Housing for All Economic Segments of the Population and Parameters for Its Distribution; ResHB 1025 Sec.2,(3) e.

Policy #15: New housing within urban growth areas shall be compatible in character and standards with that of the adjacent city area.

Policy #16: That site constructed, modular and manufactured housing shall be recognized as needed and functional housing types.

Policy #17: The County and cities within shall work together to provide housing for all economic segments of the population. All jurisdictions shall seek to create the conditions necessary for the construction of affordable housing, at the appropriate densities within the cities and County. The following actions should be accomplished:

   a. Jointly quantify and project total county-wide housing needs by income level and housing type (i.e. rental, ownership, senior, farm worker housing, group housing.)

   b. Establish a mechanism whereby the housing efforts/programs of each jurisdiction address the projected county-wide need.
c. Address the affordable housing needs of very low, low and moderate income households, and special needs individuals through the Comprehensive Housing affordability Strategy (CHAS).

d. Develop design standards for implementation within the Comprehensive Plan with special attention to be given to the residential needs of low to moderate income families.

POLICIES FOR JOINT COUNTY AND CITY PLANNING WITHIN URBAN GROWTH AREAS; RESHB 1025 SEC.2, (3)f.

Policy #18: Urban growth areas may include territory located outside of a city only if such territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth. Within urban growth areas, only urban development may occur. For the purposes of locating urban growth areas, and permitting new development within them, "Urban" is defined as:

a. having dedicated and improved (surfaced) streets, with dimension, design and construction standards for new development determined by "joint city/county standards" and;

b. For new development, road, street and intersection right-of-way widths located and sized to accommodate projected local and regional average daily traffic (ADT) as determined by the Land Use Plans Transportation Elements and, where relevant, projections of the BFRC Regional System and;

c. having either public sewer or water service, with additional service requirements (e.g. standards of Policy #19), for new development consistent with "joint/city county standards."

Policy #19: To encourage logical expansions of corporate boundaries into urban growth areas, and to enable the most cost efficient expenditure of public funds for the provision of urban services into newly annexed areas; the County and each city shall jointly develop and implement development, land division and building standards, and coordinated permit procedures for the review and permitting of new subdivisions within Urban Growth Areas.

a. The joint standards developed, but never adopted, by the County and the cities of Richland and Kennewick in 1985 shall be used as the basis for the new standards.

b. Standards for the following shall be developed and adopted:

1. Street Locations, both major and secondary;
2. Street R.O.W. widths;
3. Street widths;
4. Curbs and gutters;
5. Sidewalks for secondary streets only;
6. Road construction standards;
7. Cul De Sacs, location and dimensions;
8. Storm Drainage facilities, quantity, quality and discharge locations;
9. Street lights, conduit, fixtures, locations;
10. Sewer, septic regulations, private sewer, dry sewer facilities;
11. Water, pipe sizes, locations, construction standards;
12. Fire protection, station locations, fire flows, uniform codes;
13. All building requirements;
Chapter Four Appendix

14. Subdivision and platting requirements (in accord with chapter RCW 58.17) including parks and open space;
15. Mobile home and manufactured home regulations;
16. Zoning Ordinances: permitted uses in Urban Growth Areas, setbacks; building heights, lot coverage etc.

c. As either an alternative, or adjunct to a) above, a city and the County may choose to enter into an interlocal agreement whereby the application of development standards, and the authorities and functions of permit review, inspection and enforcement are assigned.

POLICIES FOR COUNTY-WIDE ECONOMIC DEVELOPMENT AND EMPLOYMENT; RESHB 1025 SEC.2,(3)g.

Policy #20: Consistent with the protection of public health, safety, and welfare, and the use of natural resources on a long-term sustainable basis, the ability of service capacity to accommodate demands, and the expressed desires of each community, Comprehensive Plans shall jointly and individually support the county and region’s economic prosperity in order to promote employment and economic opportunity for all citizens.

AN ANALYSIS OF THE FISCAL IMPACT. RESHB 1025 2,(3)h.

Policy #21: Where Capital Improvement Plans and Land Use Plans, involve land areas within, or tributary to land within the urban growth areas, the County and Cities, individually and jointly, shall routinely conduct fiscal analyses which identify and refine the most cost effective provision of regional and local public services and infrastructure over the long term. This should be accomplished through actions including the following:

a. City's six year C.I.P.s for streets, water, and sewer should show infrastructure sized to accommodate build-out of service areas within the 20 year urban growth area, at a minimum.

b. Construction design and placement standards for roads, intersections and streets (with provisions for storm water conveyance), and sewer, water and lighting infrastructure, should be determined based upon an analysis which identifies the lowest public expenditure over extended periods of time. Utilities should be incorporated into such analyses.

c. Build out scenarios should be factored into school, fire and police service demand projections.

ATTACHMENT A

LOCATE URBAN GROWTH AREAS

Population Projections

1. Review and comment on preliminary OFM population projections due in Dec. 91.
2. Legislative bodies of each jurisdiction to review OFM population projections.
3. Update the existing land use inventory to reflect current conditions (use county GIS when available in 3-92, to provide county-wide land use inventory).
4. GMC derives formula for allocation of OFM population projections -sends formula to individual
jurisdictions via the BCPPC.

-BCPPC sends to indiv. jurisdictions legislative bodies for review
-BOCC takes action on pop. allocation

Land Use Element Map

1. Identify accepted uniform planning criteria used for locating Urban Growth Areas:
   -natural physical barriers and roads
   -existing service capacity (supply/deficit)
   -projected service capacity (new supply)
   -planning objectives (GMA req.) and;

2. Uniform criteria for insuring adequate land supply within Urban Growth Areas:
   -enable growth without creating excess demand for services, congestion etc.,
   -discourage sprawl without grossly inflating land costs;

3. Identify uniform, established candidates for the supply of developable land within the Urban Growth areas:
   -vacant, under utilized, partially utilized

4. Identify uniform, established candidates for lands to be excluded from development, such as lands:
   -needed for R.O.W.
   -hazardous, critical, open space etc.,
   -too costly to provide services
   -to be zoned agricultural with Transfers of Density Rights (TDRs)

5. Map existing public, private and semi-public service district boundaries and;

6. Inventory all existing capital facilities for public, private and semi-public service providers, and transportation network, identify existing capacity:
   
   water  sewer
   fire    police
   schools ports
   parks libraries
   hospital communications

7. Confer with BFRC to establish current level transportation data re: inventory
   -each jurisdiction to build on BFRC transportation data; define local street conditions, capacities, programmed and needed improvements.

8. Inventory housing stock - identify existing supply/demand ratio by housing.
9. Using Population Projections per jurisdiction, accomplish the following:

- project new housing mix/type and occupancy rates;
- identify projected gross new demands for services identified in item #5, above;
- equate existing services infrastructure capabilities and C.I. P.s with gross new demands;
- identify new C.I.s, (supplies of water, sewer, school, rec. fac. etc.,) necessary to meet gross new demands;
- survey options to meet gross new service with cost effectiveness on essential services (i.e., water and sewer, road maintenance as a priority) and; type, identify present need (use Census);
- with the cost effectiveness of meeting other services demands as a consideration.

10. Contact each utility purveyor. Solicit participation on LUE advisory committees on relevant issues.

11. Inventory facilities/capacities of existing utility services, identify current plans for new facilities and capacities including but not limited to electric, telecommunications, natural gas. Rely on BFRC data.

12. lands such as: utility and transportation corridors, land fills, sewage treatment facilities, recreation, schools etc.,

- integrate existing information from comp. plans, needs assessments, pop. projections, into one joint list of needed public lands;
- county must work with state and cities to identify areas of shared need and shall prepare a prioritized list with estimated acquisition dates;
- capital acquisition budget for each jurisdiction with jointly agreed upon priorities and schedule.

13. Identify Open Space Corridors within and between Urban Growth Areas, including:
- lands used or designated as recreational, wildlife habitat, trails, and "critical areas" as defined in sec. 3
- optional: develop a mechanism to purchase fee simple or lesser interests in these open spaces using funds authorized by RCW 84.34.230 *
- develop an acquisitions list for those lands with critical resources imposing extreme constraints on development *

14. Draft a procedure, including siting criteria, for locating/approving essential public facilities.

- review list of essential facilities provided by OFM with the objective to identify those suitable for location in urban vs rural areas.

15. Consistent with the revised Policies in the Comp. Plan Texts, integrate population projections, land use and capital facilities inventory data, lands necessary for new capital facilities, and total land requirements to support population projections (including sec. 15 lands, lands for essential facilities RESHB sec 1), densities, open space and critical/natural areas (set asides) into new 20 year Urban Growth Areas.

16. Review of Urban Growth Areas by each jurisdiction’s legislative body.
17. BOCC adopts Urban Growth Areas, then;

PREPARE DRAFT LAND USE MAP

Map Designations

1. Prepare Draft Land Use Map with general distribution, location and extent of land uses, and:

   - Urban Growth Areas and Rural Lands;
   - Open Space;
   - Public Facilities and lands;
   - Population densities;
   - Building intensities;
   - Est. future pop. densities (multiply av. bldg. densities X pers/household re: page 57 of 1985 Comp. Plan. (update with 1990 census))

* not necessary for locating urban growth boundaries
NOTICE OF PUBLIC HEARING

NOTICE OF HEARING before the Benton County Planning Commission, in the matter of proposed 2015 annual amendments to the Benton County Comprehensive Plan; pursuant to Washington State Planning Law RCW 36.70A.130.

NOTICE IS HEREBY GIVEN that public comment will be taken on proposed amendments to the Benton County Comprehensive Plan on Tuesday, June 9, 2015 at 7:00 p.m., in the Benton County Planning Annex Hearing Room at 1002 Dudley Avenue in Prosser. Proposed amendments are as follows:

**File CPA 14-001** a request by the City of Kennewick to amend its Urban Growth Area (UGA) to include approximately 3 acres and remove approximately 410 acres from its current Urban Growth Area Boundary. Areas that are proposed to be added to the Kennewick UGA are developed residential uses and are described as follows:

Lots 9 and 10, Block 2 and Lots 1 through 6, Block 4, Empire Lakeside Estates as recorded in Volume 8 of Plats, Page 96, records of Benton County, Washington and all roads adjacent to them.

Areas that are proposed for removal from the Kennewick UGA are primarily developed single-family residential, orchards, a gravel pit and some vacant lands. The areas to be removed are generally described as follows:

The Northeast Quarter of the Southwest Quarter, Except Lot 1 of Short Plat 2269, and that portion of the Southeast Quarter lying Southwest of the North line of the Kennewick Irrigation Canal right of way in Section 24, Township 8 North, Range 29 East; and,

Lots 1 through 4 of Short Plat 2621 together with that portion of unincorporated Benton County in the Northwest Quarter lying West of Short Plat 2620, in Section 19, Township 8 North, Range 30 East; and,

That portion of Tracts 29 and 30 of Chicago Ten Acre Tracts Addition, lying North of the drainage canal in Section 5, Township 8 North, Range 30 East; and,

The South Half of the South Half of the Northeast Quarter, including Tract 10 & 11 of Sweet and Grange Tracts Addition and all of the Northeast Quarter of Section 7, Township 8 North, Range 30 East; and,

Lots 1 and 2 of Short Plat 1253 and Tract 6 of Pitman’s Addition and the Columbia Irrigation Canal Right of Way adjacent to these parcels in Section 8, Township 8 North, Range 30 East, and that portion of the South Half of Southwest Quarter of the Northwest Quarter and the North Half of the Northwest Quarter of the Southwest Quarter in Section 8, Township 8 North, Range 30 East, lying East of Oak Street and West of the East Boundary of the Columbia Irrigation District Canal.

**CPA 2015-001** - A proposal by Andy Divers, requesting a change in land use designation from Rural Lands Five (RL-5) to Heavy Industrial (HI) on 1 parcel located in the Finley rural area, in the Northeast Quarter of Section 26, Township 8 North, Range 30 East, W.M.

**CPA 2015-002** - A proposal by Paul Knutzen, requesting a change in land use designation from Interchange Commercial to Rural Lands Five (RL-5) on 1 parcel located next to the Cottonwood Elementary School in the Cottonwood Commercial Plaza off of Wiser Loop Road in the Southeast Quarter of Section 11, Township 8 North, Range 28 East, W.M.
CPA 2015-003 A proposal by Benton County to include the Shoreline Master Plan as a Sub-Area Plan of the Benton County Comprehensive Plan.

CPA 2015-004 - Amending text and Tables 9.0 and 9.1 in Chapter Nine to include by reference the County’s 2015-2020 Capital Improvement Plan (CIP).

CPA 2015-005 - Amending text in Chapter Ten - Utilities Element to include by reference the 2013 Benton County Comprehensive Solid Waste Management and Moderate Risk Waste Management Plan.

SAID PROPOSALS have been reviewed under the requirements of SEPA (RCW 43.21C), and evaluated for Comprehensive Plan compliance using the Comprehensive Plan Amendment Evaluation Criteria. Benton County Planning Department issued a Determination of Non-Significance (DNS) on CPA 2015-001 through CPA 2015-005 on March 11, 2015. As lead agency, the City of Kennewick issued a DNS on their CPA 2014-001 on October 10, 2013.

Comments regarding the proposed amendments or SEPA determination of the proposals may be made at the above-mentioned hearing, submitted in writing to the Benton County Planning Department; P.O. Box 910, Prosser, WA 99350; Faxed to (509) 786-5629; or sent via the County website at http://tinyurl.com/CPAresidentfeedback. All comments must be received by 5:00 p.m., on June 8, 2015. Information regarding the amendment proposals can be accessed at dropbox or by calling the Benton County Planning Department at (509) 736-3086 or 786-5612.

It is Benton County’s policy that no qualified individual with a disability shall by reason of such disability be excluded from participation in public meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact the ADA Coordinator or the Benton County Planning Department at the above stated phone numbers and/or address no later than 48 hours prior to the date of the meeting. The Request for Reasonable Accommodation form is available online at www.co.benton.wa.us or from the Planning Department.

Dated this 18th day of May 2015.

Martin Sheeran, Chairman
Benton County Planning Commission

Michael Shuttleworth, Planning Manager
Benton County Planning Dept.

PUBLISH Thursday May 21, 2015
The 2015 Benton County Comprehensive Plan amendment cycle for the review of proposed amendments begins with the docketing of proposals. The County has received the following application proposals for amendment to the Benton County Comprehensive Land Use Plan:

**CPA 14-001** a request by the City of Kennewick to amend its Urban Growth Area (UGA) to include approximately 3 acres and remove approximately 410 acres from its current Urban Growth Area Boundary. Areas that are proposed to be added to the Kennewick UGA are developed residential uses and are described as follows:

Lots 9 and 10, Block 2 and Lots 1 through 6, Block 4, Empire Lakeside Estates as recorded in Volume 8 of Plats, Page 96, records of Benton County, Washington and all roads adjacent to them.

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Lots 1 through 4 of Short Plat 2621 together with that portion of unincorporated Benton County in the Northeast Quarter lying West of Short Plat 2620, in Section 19, Township 8 North, Range 30 East; and,

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Lots 1 and 2 of Short Plat 1253 and Tract 6 of Pitman’s Addition and the Columbia Irrigation Canal Right of Way adjacent to these parcels in Section 8, Township 8 North, Range 30 East, and that portion of the South Half of Southwest Quarter of the Northwest Quarter and the North Half of the Northwest Quarter of the Southwest Quarter in Section 8, Township 8 North, Range 30 East, lying East of Oak Street and West of the East Boundary of the Columbia Irrigation District Canal.

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CPA 2015-003 A proposal by Benton County to include the Shoreline Master Plan as a Sub-Area Plan of the Benton County Comprehensive Plan.

CPA 2015-004 - Amending text and Tables 9.0 and 9.1 in Chapter Nine to include by reference the County’s 2015-2020 Capital Improvement Plan (CIP).

CPA 2015-005 - Amending text in Chapter Ten - Utilities Element to include by reference the 2013 Benton County Comprehensive Solid Waste Management and Moderate Risk Waste Management Plan.

These applications will be reviewed under the requirements of SEPA (RCW 43.21C) and Title 16.14 of the Benton County Code. The Planning Department will initiate review and analysis of each application for consistency with the Growth Management Act and the Comprehensive Plan, including the adopted Benton County-wide Planning Policies and prepare a staff report with recommendation to the Planning Commission for approval or denial of each application. The Planning Commission will conduct an open record hearing and forward their recommendations to the Board of County Commissioners (BOCC). The BOCC will conduct an open record hearing to consider and act upon the Planning Commission recommendation. Final actions on the proposed amendments are anticipated by September 1, 2015. Notification of the hearings will be published in advance; those interested in receiving a notice by mail or email regarding the above actions may call the Benton County Planning Department: at (509) 786-5612 (Prosser) or (509) 736-3086 (Tri-Cities). Information regarding the amendment process is available via the County website at www.co.benton.wa.us

Michael Shuttleworth, Planning Manager
BENTON COUNTY PLANNING DEPARTMENT

PUBLISHED: Thursday, January 22nd, 2015.
Benton County Fire Marshal’s
Review of Proposed Building Permit Applications

TO: Mike Shuttleworth, Manager, Planning Dept.

CPA 15-02 & EA 14 - 32
Date Received ___3-12-15___
Date Returned ___3-18-15___


Fire Marshal Comments: None
From: Deana Chiodo <deanac@bfhd.wa.gov>  
Sent: Thursday, March 19, 2015 10:11 AM  
To: Planning Department  
Cc: Rick Dawson  
Subject: EA 2014-032/CPA 2015-002 Agency Review Comments

Re: EA 2014-032/CPA 2015-002 Agency Review

This department has reviewed the above referenced proposal requesting a change in land use. We do have some concerns regarding this request. Kennewick School District is acquiring more property in order to expand school enrollment and add portables which will in turn increase the design flow of the existing septic system. In this case the Washington State Department of Health will need to be contacted in regards to the expanding of the existing septic system to accommodate the increase in enrollment. Please feel free to contact us with any questions concerning this matter.

Deana Chiodo  
Environmental Health Specialist  
Land Use, Sewage and Water Section  
Benton-Franklin Health District  
7102 W. Okanogan Place, Kennewick, WA 99336  
p: 509.460.4316  
www.bfhd.wa.gov  Deanac@bfhd.wa.gov  
Follow us on twitter

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BENTON COUNTY PLANNING DEPARTMENT
APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

File No. CPA 2015-002

NAME OF APPLICANT: Paul Knutzen, Mauer Architecture Engineering
MAILING ADDRESS: 9697 Gage Blvd, Kennewick, Washington, 99336
TELEPHONE: 509-737-6626
CONTACT PERSON: Paul Knutzen

LEGAL OWNER (S) OF RECORD, if different from applicant: (Attach additional sheet if necessary.)
Name: Cottonwood Commercial Plaza, LLC - Todd Power
Address: 6001 W. Deschutes, Suite B, Kennewick WA 99336
Phone: 509-531-2836

Please answer the following questions, if more space is needed please use attachments.

1. Address, parcel number and legal description of property:
   Parcel Number: 111881020000013, Legal description: Lot 13, Cottonwood Commercial Plaza, according to the Plat thereof recorded in Volume 15 of Plats, Page 433, records of Benton County, Washington

2. What is the current use of the property?
The existing parcel is zoned as Interchange Commercial and is currently undeveloped.

3. What is the existing comprehensive plan designation for the area in which the property is located?
Interchange Commercial

4. What is the proposed use of the property?
The portion of the existing parcel which the Comprehensive Plan Amendment is being submitted for will be used to revise the existing bus loop at Cottonwood Elementary School to make room for four (4) future portables.

5. State the requested amendment language or proposed plan designation for the property:
The proposed plan designation for the portion of the existing parcel which the Comprehensive Plan Amendment is being submitted for is to correspond with Cottonwood Elementary School's comprehensive plan designation (Rural Lands 6).

6. Prepare and attach a site map showing the area in which a plan change is being sought. If the amendment requires a map plan change, please show clearly the following: the proposed plan change boundaries, map scale, north arrow, date of preparation, major physical boundaries; both natural and man-made, lying within or adjacent to the affected area (i.e., including but not limited to highways, railroads, rivers, streams, power lines, schools, and other public outbuildings, etc.), section, township and range lines are to be shown and identified. If in shoreline area, define existing shorelines area as shown in existing shorelines master plan and indicate the existing environment designation.

7. What are the reasons for the requested amendment, include substantial information why the

9/14/2010
provisions, map designations, etc., of the adopted plan are not sufficient to satisfy the concern that gives rise to the amendment request:
To allow Kennewick School District to acquire more property to expand school enrollment and add portables in the Summer of 2015.

8. Include information on the availability and location of utilities and roads, means of providing water and waste disposal, schools, parks, and the availability of sheriff and fire protection services:
All items are currently available on site.

9. Please provide supporting information on how the proposal complies with the comprehensive plan amendment evaluation criteria (see attached):
This action is consistent with all criteria.

10. Include any other substantiated information that you feel is necessary or relevant for consideration:

Please use additional pages when required to provide ten (10) resident support signatures:

Paul Knutzen
Printed Name
11-26-2014
Date

Applicant's Signature
Paul Knutzen
Printed Name
Cottonwood Commercial Area, LLC
12-1-14
Date

Signature of Legal Owner's
Tad Reuss
Printed Name
Managing Member

Signature of Person with Additional Ownership Interest

Signature of Person with Additional Ownership Interest

Signature of Person with Additional Ownership Interest

Signature of Person with Additional Ownership Interest

ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.

An application fee of $300.00 must be submitted with this application. This fee is non-refundable. Please make check payable to Benton County Treasurer.

9/14/2010
DESCRIPTION FOR ACCESS EASEMENT

AN EASEMENT AFFECTING THAT PORTION OF LOT 13, COTTONWOOD COMMERCIAL PLAZA, RECORDED IN VOLUME 15 OF PLATS, PAGE 433, RECORDS OF BENTON COUNTY, WASHINGTON, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY POINT OF ABOVE SAID LOT 13; THENCE NORTH 25° 46' 31" WEST ALONG THE WESTERLY LINE OF SAID LOT 223.72 FEET; THENCE SOUTH 59° 49' 53" EAST 185.35 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT; THENCE SOUTH 30° 10' 07" WEST ALONG SAID LINE 125.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,610 SQ. FT.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD AND IN VIEW.
A. background

1. Name of proposed project, if applicable: Cottonwood Commercial Plaza Short Plat

2. Name of applicant:
   Doug Carl - Kennewick School District

3. Address and phone number of applicant and contact person:
   1900 West Fourth Avenue,
   Kennewick, WA 99336
   (509) 222-7667

4. Date checklist prepared: December 1, 2014

5. Agency requesting checklist:
   Benton County

6. Proposed timing or schedule (including phasing, if applicable):
   Summer 2015

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   The bus loop revision will allow for four (4) future portable classrooms.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   None Known

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
   No

10. List any government approvals or permits that will be needed for your proposal, if known.
    Benton County, Benton Franklin Health District and Washington State Department of Labor & Industries

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead
agencies may modify this form to include additional specific information on project description.)

The proposed project includes a Comprehensive Plan Amendment and Zone Change through Benton County for a 0.27 acres portion of Parcel Number 111881020000013. The existing parcel is 2.07 acres. The short plat will allow the Kennewick School District to revise the existing bus loop at Cottonwood Elementary School to make room for four (4) future portables.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Parcel Number 111881020000013 is located in Benton County, Washington directly to the east of Cottonwood Elementary School which is located at 16734 Cottonwood Creek Blvd in Kennewick, Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other  Generally flat

b. What is the steepest slope on the site (approximate percent slope)?

Most of site is gently sloping at 1% to 3%. The northern portion of the site is a bit steeper, up to 10% in one small area.

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.

Hazel loamy fine sand, classified as SM per Unified soil classification system

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

No indications or history of unstable soils on site.

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.

We are anticipating no import of fill material will be needed, the site is intended to be balanced.
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

Wind erosion could occur as a result of clearing and construction activity if no erosion control measures in place.

________________________
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]

The cul-de-sac of the revised bus loop will be constructed on the eastern portion of the parcel amounting to 7% impervious surface.

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

Water trucks, silt fencing, and soil stabilization are proposed to prevent erosion.

________________________

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. [help]

Minor dust and exhaust during construction and exhaust after construction.

________________________
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]

There are no off-site sources of emissions that would affect this proposal.

________________________
c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

Water trucks to reduce dust emissions.

________________________

3. Water

a. Surface Water: [help]

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. [help]
There is not any surface water body on the site. Cottonwood Creek generally borders the site on the southeast side.

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. [help]

The bus loop revision will require work within 200 feet of Cottonwood Creek however permanent hardscape will not be constructed within 100 feet of the creek and appropriate sedimentation and erosion control measures will be installed throughout construction.

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. [help]

Not Applicable

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

No

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

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. [help]

No

b. Ground Water:

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

No withdrawal from groundwater for any purpose. No water will be directly discharged to groundwater. Storm water will be handled in accordance with the Eastern Washington Stormwater Manual.
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. [help]

Not Applicable

---

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. [help]

All storm water runoff generated from the new impervious surface will be captured, retained, and infiltrated on-site via surface or subsurface infiltration.

---

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

No

---

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

No

---

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

Storm water runoff will be kept on-site.

---

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

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

b. What kind and amount of vegetation will be removed or altered? [help]
   Grass and sagebrush will be removed from the site.

c. List threatened and endangered species known to be on or near the site. [help]
   None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance
vegetation on the site, if any: [help]
   Site will be landscaped with common landscaping vegetation and trees found in this area.

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: [help]
      birds: hawk, heron, eagle, songbirds, other:
      mammals: deer, bear, elk, beaver, other: Townsend's Ground Squirrel
      fish: bass, salmon, trout, herring, shellfish, other

   b. List any threatened and endangered species known to be on or near the site. [help]
      None known or observed

c. Is the site part of a migration route? If so, explain. [help]
   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: [help]
   None

e. List any invasive animal species known to be on or near the site.
   None Known
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. [help]

None

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

No

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

None

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. [help]

No

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

None Known

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

None Known

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

None

4) Describe special emergency services that might be required.

None
5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

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

None

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. [help]

Short-term: Construction noises
Long-term: School buses noise

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

None

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. [help]

The existing parcel is zoned as Interchange Commercial and is currently undeveloped. Adjacent properties are zoned Interchange Commercial and Rural Lands 3. The proposal will benefit Cottonwood Elementary School and won’t affect other properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

No

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

No

__________________________________________________________

c. Describe any structures on the site. [help]

None

__________________________________________________________

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

No

__________________________________________________________

e. What is the current zoning classification of the site? [help]

Interchange Commercial

__________________________________________________________

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

Interchange Commercial

__________________________________________________________

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

Not Applicable

__________________________________________________________

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

No

__________________________________________________________

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

None Known

__________________________________________________________

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

None

__________________________________________________________

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

None

__________________________________________________________

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None


9. Housing

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

None

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

None

c. Proposed measures to reduce or control housing impacts, if any: [help]

None

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? [help]

Not Applicable

b. What views in the immediate vicinity would be altered or obstructed? [help]

None

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

None

11. Light and glare

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

None
b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
   No

   c. What existing off-site sources of light or glare may affect your proposal? [help]
      None

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

12. Recreation

   a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
      Cottonwood Elementary School is located directly to the west.

   b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
      No

   c. Proposed measures to reduce or control impacts on recreation, including recreation
      opportunities to be provided by the project or applicant, if any: [help]
      None

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 located on or
      near the site? If so, specifically describe. [help]
      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. [help]
      Not known
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. [help]

None

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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.

None

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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. [help]

Wiser Loop

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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? [help]

No, about 3 miles

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c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

None

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

No

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

No

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f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

No changes are anticipated.
g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any: [help]

None

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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. [help]

No

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

None

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16. Utilities

a. Circle utilities currently available at the site: [help]
   - electricity
   - natural gas
   - water
   - refuse service
   - telephone
   - sanitary sewer
   - septic 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. [help]

None

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C. Signature [HELP]

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

Signature:  

Name of signee:  

Position and Agency/Organization:  

Date Submitted: 12/1/14
D. supplemental sheet for nonproject actions [help]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

None

Proposed measures to avoid or reduce such increases are:

None

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

Not likely

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

None

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

Not likely

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

None

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?

Not likely

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?

Not likely

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?

Not likely

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

None

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

No conflict
ESA LISTED SALMONIDS CHECKLIST

The Listed Salmonids Checklist is provided in order that the county may initially identify a project’s potential impacts (if any) on salmonids that have been listed as “threatened” or “endangered” under the Federal Endangered Species Act (ESA). A salmonid is any fish species that spends part of its life cycle in the ocean and returns to fresh water. Potential project impacts that may result in a “taking” of listed salmonids must be avoided, or mitigated to insignificant levels. Generally, under ESA, a “taking” is broadly defined as any action that causes the death of, or harm to, the listed species. Such actions include those that affect the environmental in ways that interfere with or reduce the level of reproduction of the species.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listing will impact your project. The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide information for the following two questions. Please contact the Dept. of Fish and Wildlife at 1701 S. 24th, Yakima WA 98902-5720, Phone No. 509-575-2740.

1. Are ESA listed salmonids currently present in the watershed in which your project will be?
   YES x  NO
   Please Describe.

2. Has there ever been an ESA listed salmonid stock present in this watershed?
   YES x  NO
   Please Describe.

If you answered “yes” to either of the above questions, you should complete the remainder of this checklist.

PROJECT SPECIFIC: The questions in this section are specific to the project and vicinity.

A1. Name of watershed ____________________________

A2. Name of nearest waterbody ____________________________

A3. What is the distance from this project to the nearest body of water?
   The project site is approximately 4.3 miles south of the Columbia River. The nearest surface water is Cottonwood Creek which is about 50 feet or more away from the southern property line.

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.
A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.)

Low density residential, commercial, and industrial

A5. Is the project above a:
- Natural permanent barrier (waterfall) YES__ NO___
- Natural temporary barrier (beaver pond) YES__ NO___
- Man-made barrier (culvert, dam) YES__ NO___
- Other (explain)

A6. If yes, are there any resident salmonid populations above the blockage?
YES___ NO___ Don't Know ___

A7. What percentage of the project will be impervious surface (including pavement & roof area)?
7%

FISH MIGRATION: The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of
   a. Surface water? Yes_____ No__
      Amount ___________________________
      Name of surface water body ___________________________

   b. Ground water? Yes_____ No__
      Amount ___________________________
      From Where ___________________________
      Depth of well ___________________________

B2. Will any water be rerouted? YES___ NO___
   If yes, will this require a channel change?

B3. Will there be retention ponds? YES___ NO___
   If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?
If to a surface water discharge, please give the name of the waterbody.

B4. Will this project require the building of new roads? Increased road mileage may affect the timing of water reaching a stream and may, thus, impact fish habitat.

No

B5. Are culverts proposed as part of this project? Yes_____ No x____

B6. Will topography changes affect the duration/direction of runoff flows?
Yes_____ No x____
If yes describe the changes.

B7. Will the project involve any reduction of the floodway or floodplain by filling or other partial blockage of flows? Yes_____ No x____

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

Not Applicable

WATER QUALITY: The following questions will help determine if this project could adversely impact water quality. Such impacts can cause problems for listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

C1. Do you know of any problems with water quality in any of the streams within this watershed? YES_____ NO x____
If yes please describe.

C2. Will your project either reduce or increase shade along or over a waterbody?
YES_____ NO x____ Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.
C3. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody? YES____ NO. x____

C4. Will turbidity be increased because of construction of the project or during operation of the project? In-water or near water work will often increase turbidity. YES____ NO.x____

C5. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots? YES____ NO. x____
Please Describe.

**Vegetation:** The following questions are designed to determine if the project will affect riparian vegetation, thereby, adversely impacting salmon.

D1. Will the project involve the removal of any vegetation from the stream banks? YES_____ NO. x____

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

D2. If any vegetation is removed, do you plan to re-plant? YES.x____ NO____
If yes, what types of plants will you use?

Any disturbed areas that will remain undeveloped will be planted with natural vegetation.

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**FOR OFFICIAL USE ONLY:**
Critical Area Review Completed by ____________________ on ________________
Application approved for processing by ____________________ on ________________
Zoning and Comp Plan Designation__________________________