

**EXHIBIT LIST FOR SUB 2025-004/EA 2025-016  
Preliminary Plat of Cottonwood Canyon**

**DATED**

<b>Planning Commission Memo Exhibit List -November 20, 2025</b>			
<b>PCM 1</b>	PCM 1.1	Staff Report	October 30, 2025
Includes:	PCM 1.2	Site Map	August 21, 2025
	PCM 1.3	Notice of Public Hearing	October 30, 2025
		<b>APPLICATION SUBMITTAL</b>	
	PCM 1.4	Preliminary Plat Application	August 20, 2025
	PCM 1.5	Preliminary Plat Map	August 20, 2025
	PCM 1.6	Title Report	August 20, 2025
	PCM 1.7	BFHD Letter	August 20, 2025
	PCM 1.8	Preliminary Storm Report	August 20, 2025
	PCM 1.9	Water Purveyor approval	August 20, 2025
	PCM 1.10	Water Well Report	August 20, 2025
	PCM 1.11	Complete Letter	August 22, 2025
	PCM 1.12	SUB 2025-004/EA 2025-016 Hold Letter	September 24, 2025
		<b>SEPA INFORMATION</b>	
	PCM 1.13	Environmental Checklist EA 2025-016	August 20, 2025
	PCM 1.14	Notice of Application	August 27, 2025
	PCM 1.15	Cultural Resource Report- Not available to the public	September 12, 2025
	PCM 1.16	SUB 2025-004/EA 2025-016 Amended Pre Plat Map	October 1, 2025
	PCM 1.17	Revised Notice of Application EA 2025-016	October 15, 2025
	PCM 1.18	Revised Environmental Checklist EA 2025-016	October 15, 2025
	PCM 1.19	MDNS Conditions and Mitigation Measures	October 30, 2025
		<b>COMMENTS</b>	
	PCM 1.20	Benton Clean Air Agency	August 27, 2025
	PCM 1.21	Benton County Building Department	September 2, 2025
	PCM 1.22	City of Kennewick	September 2, 2025
	PCM 1.23	Public Comment- Greg Erkins	September 7, 2025
	PCM 1.24	Kennewick Irrigation District- <b>EA 2025-016</b>	September 10, 2025
	PCM 1.25	Department of Natural Resource	September 12, 2025
	PCM 1.26	Department of Ecology	September 15, 2025
	PCM 1.27	Public Comment- Ben Tatro	September 16, 2025
	PCM 1.28	Department of Fish and Wildlife	September 16, 2025
	PCM 1.29	Benton County Public Works <b>EA 2025-016</b>	September 16, 2025
	PCM 1.30	Public Comment- DaJuan Recknagle	September 17, 2025
	PCM 1.31	Benton PUD	September 17, 2025
	PCM 1.32	Kennewick Irrigation District- <b>SUB 2025-004</b>	October 10, 2025
	PCM 1.33	Department of Archaeology and Historic Preservation	October 14, 2025
	PCM 1.34	Benton County Fire Marshal	October 15, 2025
	PCM 1.35	Benton County Public Works <b>SUB 2025-004</b>	October 20, 2025
	PCM 1.36	Benton County Assesors	October 21, 2025
	PCM 1.37	Benton County GIS Comments	October 21, 2025
	PCM 1.38	WSDOT	October 29, 2025
	PCM 1.39	Department of Ecology- <b>Revised EA 2025-16 Comment</b>	October 29, 2025
	PCM 1.40	SUB 2025-004/ EA 2025-016 Amended Map listed corrections	October 1, 2025
<b>Planning Commission Hearing Exhibit List -November 20, 2025</b>			
<b>PCH 1</b>	PCH 1.1		
Includes:	PCH 1.2		
	PCH 1.3		
	PCH 1.4		
	PCH 1.5		
<b>Board of County Commissioners Memo Exhibit List - DATE</b>			
<b>BCCM 1</b>	BCCM 1.1		
Includes:	BCCM 1.2		
	BCCM 1.3		
	BCCM 1.4		



## PCM 1.1

### STAFF REPORT TO THE BENTON COUNTY PLANNING COMMISSION

**FILE NO:** SUB 2025-004 – Preliminary Plat of Cottonwood Canyon

**MEMO DATE:** October 30, 2025

**HEARING DATE:** November 20, 2025

**APPLICANT:** Wisner Farms LLC  
C/O Jerritt Wisner  
101609 E. 190 PR SE  
Kennewick, WA 99338

**OWNER:** Wisner Farms LLC  
C/O Jerritt Wisner  
101609 E. 190 PR SE  
Kennewick, WA 99338

**LOCATION:** The project is in the Kennewick area of unincorporated Benton County, north of Badger Road and West of Cottonwood Springs Blvd located in Section 15, Township 8 North, Range 28 East, W.M parcel number 115881020000001.

**PROPERTY SIZE:** 262.41 acres

**LAND USE:** Agricultural

**COMP PLAN:** Rural Transition

**ZONING:** Rural Lands One Acre District (RL-1)

**STAFF RECOMMENDATION:** Planning Division staff recommends that the Planning Commission forward to the Board of County Commissioners a positive recommendation to approve the Preliminary Plat of Cottonwood Canyon subject to the seven (7) findings of fact and twenty (20) conditions of approval.

#### **APPLICATION DESCRIPTION:**

The applicant has submitted a preliminary plat application (PCM 1.4), known as Cottonwood Canyon, and associated plat map (PCM 1.5) to subdivide approximately 262.41 acres into 107 residential lots, and two (2) tracts.

The plat will consist of:

- A residential development that approximately 132.06 acres in size and consisting of 107 residential lots. The average lot size is 1.05 acres, with the largest lot in the development being 1.39 acres and the smallest lot being 1.00 acres. The lots are proposed to be served by new public roads, potable water from a Group A water system known as BC Water Co. LLC, and

individual on-site septic systems.

- Tract A: Tract A is approximately 122.71 acres in size and will be developed through future phased development and additional SEPA review process(s) as required in the future.
- Tract B: Tract B is owned by BC Water Co. LLC to serve the development.

The project is in the Kennewick area of unincorporated Benton County, north of Badger Road and West of Cottonwood Springs Blvd located in Section 15, Township 8 North, Range 28 East, W.M parcel number 11588102000001.

### **PUBLIC NOTICE:**

1. The application for SUB 2025-004 was submitted to the Benton County Planning Division on August 20, 2025.
2. The application was declared complete for processing on August 22, 2025.
3. The application documents were distributed to reviewing agencies on August 27, 2025, and again with an updated plat map on October 1, 2025.
4. Legal notification for the Planning Commission public hearing was published on November 5, 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 November 7, 2025.
6. An Environmental Checklist (EA 2025-016) was submitted on August 20, 2025, and a Mitigated Determination of Non-Significance (MDNS) was issued on October 30, 2025.
7. The Planning Commission public hearing is scheduled for November 20, 2025.

### **APPLICABLE STANDARDS/ORDINANCES:**

1. Comprehensive Plan: Benton County Comprehensive Plan.
2. SEPA: BCC, Title 6, Chapter 6.35 Environmental Policy.
3. Subdivision Code: BCC, Title 9, Subdivision Regulations.
4. Zoning Code: BCC, Title 11, Zoning Regulations.
5. Critical Area Ord.: BCC, Title 15, Critical Areas- BCC 15.02 - 15.14.
6. RCW 58.17: Plats and Subdivisions.
7. Planning Commission/Open Record Hearing:

Pursuant to BCC 9.05.070, an open record hearing on the proposed subdivision shall be held before the Planning Commission. The Planning Commission shall consider all relevant information, including but not limited to:

- a. The staff report by the Planning Division,
- b. Any written comments or concerns expressed by other reviewing agencies,
- c. Oral and written testimony from persons present at the hearing; and

If the Planning Commission finds that additional information is needed, the Planning Commission may continue the hearing for up to thirty-five (35) days or such longer period as agreed to by the applicant and direct that the additional information be gathered.

**AGENCY COMMENTS:**

1. Benton County Planning Division: See the suggested findings of fact and conditions of approval for the Planning Division’s comments and requirements.
2. Benton County Public Works Department: See comments dated September 16, 2025 (PCM 1.29).
3. Benton County Assessor: See comments dated October 21, 2025 (PCM 1.36).
4. Benton County Fire Marshal: See comments dated October 15, 2025 (PCM 1.34).
5. Benton County GIS: See comments dated October 21, 2025 (PCM 1.37).
6. Benton PUD: See comments dated September 17, 2025 (PCM 1.31).
7. Benton Franklin Health District: See comments dated May 12, 2025 (PCM 1.7).
8. Kennewick Irrigation District: See comments dated October 10, 2025 (PCM 1.32)

**CRITERIA FOR FINDINGS OF FACT:**

1. Pursuant to **BCC 9.05.080, Consideration of Preliminary Subdivision**, the Benton County Planning Commission, after conducting an open record hearing and considering all information presented, shall forward a recommendation to the Board of County Commissioners regarding whether the preliminary plat be approved, approved with conditions, or denied as proposed. Prior to making any recommendation, the Planning Commission shall make the following written findings:
  - a. That the proposed subdivision conforms to the Benton County Comprehensive Plan, any applicable zoning requirements and other applicable land use controls;
  - b. That the County Engineer, or designee, has provided a written representation that the proposed subdivision provides adequate means of access and conformance with the road and drainage requirements of Benton County;
  - c. That the proposed subdivision meets the requirements of BCC 9.05;
  - d. That the public interest will be served by the proposed division and dedication;
  - e. That appropriate provisions are made for the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water, sanitary wastes, parks and recreation, playgrounds, schools, school grounds, and sidewalks;
  - f. That the Benton-Franklin Health District has reviewed the proposed subdivision for compliance with their rules and regulations and has not expressed objection to the proposed subdivision; and
  - g. If any portion of the proposed subdivision is located within an irrigation district, that the applicant has complied with RCW 58.17.310 as it now exists or is hereafter amended.
2. **RCW 58.17.110 (1)(2)(3)**. Approval or disapproval of subdivision - factors to be considered-conditions of approval.

**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 SUB 2025-004 with the following suggested findings of fact and motion.

**SUGGESTED FINDINGS OF FACT:**

1. The proposed subdivision (PCM 1.4, application and PCM 1.5, preliminary plat map) conforms to the Benton County Comprehensive Plan, any applicable zoning requirements and other applicable land use controls;
  - a. The proposed use is in conformance with the intent of the Comprehensive Plan based on the following facts:
    - i. The Benton County Comprehensive Plan designates this area as Rural Transition. The property's zoning designation is Rural Lands One Acre District (RL-1). The preliminary plat complies with the minimum lot size and minimum average lot width required for the RL-1 Zoning District;
    - ii. The site is bordered to the west, south, and north by lands zoned Rural Lands Five Acre District. Lands to the east of the site are zoned Rural Lands One Acre District.
    - iii. This development proposal complies with the RL-1 District's purpose statement in BCC 11.09.010 - Rural Lands One Acre District (RL-1). The purpose of the Rural Lands One Acre District (RL-1) is to provide for the appropriate development within areas where past actions have created smaller parcel sizes than generally allowed in the Rural Lands Five Acre District (RL-5) or that are adjacent to Urban Growth Areas (UGAs) given that these areas are considered limited areas of more intensive rural development as allowed under RCW 36.70A.070.
    - iv. The average lot size is 1.05 acres, with the largest lot in the development being 1.39 acres and the smallest lot being 1.00 acres.
    - v. This development is consistent with the required minimum lot size and density standards contained in the Benton County Zoning Ordinance; and
    - vi. The proposed development in the RL-1 Zoning District furthers the implementation of the Benton County Comprehensive Plan.
  - b. The proposed plat is consistent with the applicable zoning requirements of the Benton County Code, Title 11, based on the following facts:
    - i. The property is zoned Rural Lands One Acre District (RL-1). The preliminary plat complies with the minimum lot size and minimum average lot width required for the RL-1 Zoning District.
  - c. The proposed subdivision does comply with the requirements of the Benton County Code, Title 9, Subdivision Regulations;
    - i. The proposed subdivision complies with the purpose and preliminary plat requirements included in BCC 9.05 Subdivision - Preliminary Plat.
  - d. The proposed subdivision complies with the Benton County Critical Area Ordinance BCC Title 15.
    - i. Upon completion of a review of BCC Title 15 and the Benton County Critical Area Maps, no critical areas were identified on the property.
  - e. The requirements of the State Environmental Policy Act have been met based on the following:
    - i. The proposed subdivision has been reviewed under the requirements of BCC Title 6, Chapter 6.35 and the State Environmental Policy Act.

- ii. A MDNS was issued for the project on October 30, 2025 after comments were received from following agencies:
    1. Washington State Fish and Wildlife
    2. Washington State Department of Ecology
    3. Washington State Department of Natural Resources
    4. City of Kennewick
    5. Benton County Public Works
    6. Benton Clean Air Agency
    7. DAHP
    8. Washington State Department of Transportation
2. The County Engineer has provided a written representation that the proposed subdivision provides adequate means of access and conformance with the road and drainage requirements of Benton County;
  - a. Reference the Benton County Public Works Department comments as it relates to stormwater retention and drainage requirements (**PCM 1.29**); and
3. The proposed subdivision meets the requirements BCC 9 Subdivision Regulations;
  - a. The proposed subdivision complies with the purpose and preliminary plat requirements included in BCC 9.05 Subdivision- Preliminary Plat;
4. The public interest will be served by the proposed division and dedication;
  - a. The proposed plat in the RL-1 Zoning District furthers the implementation of the Benton County Comprehensive Plan; and
  - b. Benton County standards are to be complied with, including the construction and dedication of the new public roads.
5. Appropriate provisions are made for the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water, sanitary wastes, parks and recreation, playgrounds, schools, school grounds, and sidewalks;
  - a. Appropriate provisions have been made for the public health and safety based on the following facts:
    - i. The applicant has proposed that the preliminary plat be served by BC Water Co. LLC for potable and irrigation water and sanitary services are provided by individual septic systems;
    - ii. The Benton Franklin Health District has reviewed the preliminary plat and finds that it generally meets their standards for plats utilizing on-site sewage disposal systems and a public water supply provided the requirements found within their comment letter dated May 12, 2025, are met; and
    - iii. The Benton County Fire Marshal has required a water system to be installed for the development.
  - b. Appropriate provisions have been made for open spaces based on the following facts:

- i. The proposed subdivision does not contain land to be designated for open space, however there is public open space land located near the south of the proposed development.
- c. Appropriate provisions have been made for drainage ways based on the following facts:
  - i. MacKay Sposito prepared a preliminary stormwater drainage report for the applicants of Cottonwood Canyon dated May 2025 (PCM 1.8). The report discusses the provisions made for both offsite and onsite stormwater as it relates to this property and the proposed development;
    - 1. A final stormwater drainage report is required; and
  - ii. Reference the Benton County Public Works Department comments as it relates to stormwater and drainage easements (PCM 1.29).
- d. Appropriate provisions have been made for streets or roads, alleys, and other public ways based on the following facts:
  - i. The public interest will be served by the proposed division and dedication as the Benton County Public Works Department's Road standards are to be complied with including the construction and dedication of new public roads; and
  - ii. Reference the Benton County Public Works Department (PCM 1.29) comments as it relates to road and mitigation requirements.
- e. Appropriate provisions have been made for transit stops based on the following facts:
  - i. Ben Franklin Transit did not comment on transit service for the proposed development. The proposed plat and surrounding area are not served by public transit.
- f. Adequate provisions have been made for potable water supplies based on the following facts:
  - i. The project is in the Lower Yakima Watershed, WRIA 37;
  - ii. Potable water is proposed to be served by BC Water Co. LLC. The public water systems have submitted comments stating that it has sufficient capacity within the water distribution system to provide these services; and
  - iii. The Benton Franklin Health District has no objections provided a public water supply and onsite sewage disposal systems are provided to all future development in the plat.
- g. Adequate provisions have been made for sanitary waste based on the following facts:
- h. The Benton Franklin Health District has no objections to individual septic systems which are proposed to serve the lots.
- i. Adequate provisions have been made for parks, recreation, and playgrounds based on the following facts:
  - i. The proposed subdivision does not contain land to be designated for parks or recreation. The Benton County Code does not require park dedications. However, there is public open space land located near the south of the proposed development.
- j. Appropriate provisions have been made for schools and school grounds and for sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school based on the following facts:
  - i. The proposed plat is within the Kennewick School District. The School District did not provide comments on this proposal as to whether there are adequate provisions to

assure safe walking conditions for students who walk to and from school or waiting for school buses.

6. The applicable water/sanitary system agency has reviewed the proposed subdivision for compliance with its rules and regulations and has not expressed objection to the proposed subdivision; and
  - a. The Benton Franklin Health District has reviewed the application and indicated that it has no objection to the proposed lots connecting a public water supply and onsite sewage disposal systems.
  - b. BC Water Co. LLC has reviewed the application and indicated that it has no objection to the proposed lots connecting to BC Water Co LLC to potable water.
7. This plat is within the Kennewick Irrigation District however, irrigation water is proposed to be served by a private water system, BC Water Co. LLC, and the applicant has complied with RCW 58.17.310 as it now exists or is hereafter amended.

**SUGGESTED CONDITIONS OF APPROVAL:**

1. Applicant shall meet and comply with the requirements of the **Benton County Public Works Department**, including the following:
  - a. The developer shall provide a complete set of engineered construction drawings for review and approval by the County and associated utilities. The drawings shall contain all appropriate information listed on the attached Minimum Plan Requirements. Grading plan will include grading to shape any drainage easements to route and fully contain all runoff based upon the 100-year storm within the easement limits. All plans and associated reports shall be prepared by a Professional Engineer licensed to practice in the State of Washington
  - b. All construction shall be in accordance with the most current WSDOT Standard Specifications for Road, Bridge and Municipal Construction, WSDOT Construction Manual, WSDOT Materials Manual, applicable Benton County Standard Plans, and the requirements of the County Engineer
  - c. All roads within this plat shall be paved using Benton County standard plans R-2 roadway section- urban local access with one foot gravel shoulder. Roadways shall be designed for a minimum 35 mile per hour design speed.
  - d. The pavement return radius at all intersections shall be a minimum of 35 feet.
  - e. All stormwater from the roadways shall be contained on the plat and shall utilize surface infiltration (ditches, swales, ponds) for detention. The developer shall have an infiltration test performed at each proposed detention area. Tests shall be done with an infiltrometer using the falling head or constant head method. Other methods of infiltration rate determination shall be approved by the County.
  - f. All signage including but not limited to stop signs, speed limit signs and street name signs shall be installed by the developer in accordance with Benton County Standard Plans
  - g. All new power, telephone, cable TV and irrigation shall be installed outside of the County right of way in the appropriate easements. Domestic water piping may be installed within the County right of way in accordance with a valid franchise agreement.
  - h. Survey monuments, with cases and covers per Benton County Standard R-14B, shall be placed at all road intersections, points of curvature, points of tangency, centers of cul-de-sacs, section corners and quarter corners. All monuments shall be set by a Professional Land Surveyor licensed to practice in the state of Washington

- i. Show monuments, and distances between monuments on face of plat.
  - j. Ensure that all intersections comply with Benton County standard plan R12 and have minimum of 75-degree angles.
  - k. Pursuant to Benton County Code 9.09.030(l) sight distance calculations shall be done utilizing the WSDOT Design Manual for all intersections and driveways within the project. Dedication of additional right of way may be required to encompass clear vision triangles.
  - l. Dedicate 60' of right of way to Benton County for road purposes. (The plan shows 30 feet each side of centerline with no description of what the 30 feet is for)
  - m. Provide mailbox locations approved by USPS, or a centralized mailbox location. A paved mailbox pullout may be required if a centralized mailbox(es) will be placed in the road right-of-way.
  - n. The emergency vehicle turnaround past lot 10 and 11 of phase 7 is not required.
  - o. Access easements crossing County right of way shall be removed from the right of way. At each easement crossing road approaches shall be constructed per Benton County Standard R-3. Easement © crosses Brandon Dr, Lilian Dr and Kase BLVD and paved road approaches must be constructed at the time of road construction.
  - p. With the completion of each phase of Cottonwood Run the temporary emergency turn around easements created during the construction of Cottonwood Springs PH 2, 3, 4, and 5, shall be removed from the face of the plat as they are no longer required.
  - q. Change the name of Thayne's Way to Bermuda Rd.
  - r. Install type 3 barricade at north end of "Thayne's Way" after construction of road and prior to recording Phase 3.
  - s. At the completion of each phase of Cottonwood Canyon each road terminus within that phase must terminate in a temporary emergency vehicle turn around.
  - t. After final approval of the road construction for each phase, one full size Mylar of the record drawings shall be provided to Public Works.
  - u. The current preliminary plat does not show areas for on-site retention of storm water runoff. Pending the final hydrology report additional areas for on-site retention may be required to be added to the final plat.
  - v. Add the following notes to the face of the final plat
    - i. Benton County is not responsible for the maintenance or upkeep of any stormwater retention facility or drainage easements. All such maintenance and upkeep are the responsibility of the underlying property owner.
    - ii. Prior to the construction of any driveway or the issuance of any building permit for any lot within this subdivision the property owner shall obtain a Road Approach Permit from the Benton County Public Works Department and install the required temporary construction access.
    - iii. No trees, shrubs, weeds, fencing or other obstructions more than 24 inches in height are permitted within Benton County right of way.
  - w. For more information, please contact Shane Elledge at 509-786-5611 or [richard.elledge@co.benton.wa.us](mailto:richard.elledge@co.benton.wa.us).
2. Applicant shall meet and comply with the requirements of the **Benton Franklin Health District**. The BFHD has reviewed the above referenced proposal and finds that the plat generally meets their requirements for plats utilizing on-site sewage disposal systems and a public water supply provided:

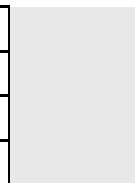
- a. All lots within the plat must have a minimum of 0.5 acres of gross and 10,000 useable land area.
  - b. All wells within 150 feet of this plat must be shown on the plat map.
  - c. Prior to final approval, a long plat final review fee (Code 54.37 for \$200) must be submitted to this office for the final walk-through review of the plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272A, and for the issuance of appropriate comments to the Benton County Planning Department.
  - d. Prior to final approval, this office must be given the opportunity to review the final plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272, and issue appropriate comments to the Benton County Planning Department.
  - e. Please contact Bridget Kelsay at 509-460-4316 for more information.
3. Applicant shall meet and comply with the requirements of the **Benton PUD** including the following:
    - a. Developer needs to provide AutoCAD file for lot layout.
    - b. Developer needs to contact Benton PUD to request power layout. Will need to discuss phasing, possible additional easements to loop power, schedule, etc.
    - c. For more information, please contact Chad Brooks at 509-582-1233.
  4. Applicant shall meet and comply with the requirements of the **Kennewick Irrigation District** including the following:
    - a. Developer shall comply with the KID requirements outlined in the District's October 10, 2025 comment letter for SUB 2025-004.
  5. Applicant shall meet and comply with the requirements of the **Benton County Fire Marshal** including the following Benton County Code:
    - a. 3.18.030 PROCEDURE FOR COMPLIANCE. The following shall be required for all subdivisions, short plat subdivisions, Manufactured Home/FAS parks, recreational vehicle parks, and commercial and industrial areas not exempt under the provisions of BCC 3.18.025:
      - i. Subdivisions:
        1. Prior to preliminary plat approval, the applicant shall submit to the Benton County Fire Marshal a letter from the water purveyor addressing its willingness and ability to satisfy the requirements of this chapter.
        2. Prior to final plat approval, the following shall be required:
          - a. Water system plans and specifications which comply with these regulations must be designed and stamped by a registered, professional engineer licensed in the State of Washington. Said plans shall be signed by the purveyor and shall be filed with the Benton County Fire Marshal and the Department of Health.
          - b. Water system plans shall be approved in writing by the Benton County Fire Marshal.
          - c. The approved water system shall be installed prior to final plat approval, or a statement shall be placed on the plat indicating no building or Manufactured Home/FAS installation permit will be issued until the water system is installed, operating and approved.
          - d. Two (2) copies of the "as built" drawings must be filed with the Benton County Fire Marshal.
        3. When the distribution system is installed, said installation must be under the direction of a registered, professional engineer licensed in the State of

Washington who shall certify the construction of the system is in accordance with the approved design.

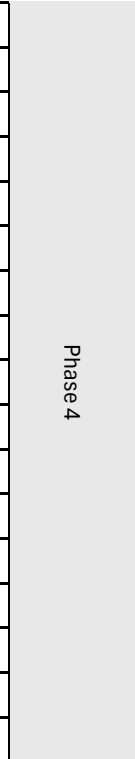
4. Written approval from the Benton County Fire Marshal that the system is operating to specifications shall be submitted.
  - b. In addition to the above requirements the installation of the water system shall comply with Benton County Code 3.18.035, 3.18.036, 3.18.037, 3.18.38, 3.18.039 and 3.18.040
  - c. Please contact the Benton County Fire Marshal, Gary Tiplady, at (509) 735-3500 or [Gary.Tiplady@co.benton.wa.us](mailto:Gary.Tiplady@co.benton.wa.us) for more information.
6. Applicant shall meet and comply with the requirements of **Benton County GIS**, including the following:
  - a.. Please add the following addresses to each lot:

Lot #	Address	
1	T107526 E Temp Name ST, Kennewick, WA 99338	PHASE 1
2	T107828 E Temp Name ST, Kennewick, WA 99338	
3	T108130 E Temp Name ST, Kennewick, WA 99338	
4	T108432 E Temp Name ST, Kennewick, WA 99338	
5	T108734 E Temp Name ST, Kennewick, WA 99338	
6	T109036 E Temp Name ST, Kennewick, WA 99338	
7	T109338 E Temp Name ST, Kennewick, WA 99338	
8	T109640 E Temp Name ST, Kennewick, WA 99338	
9	T96600 E KASE BLVD, Kennewick, WA 99338	
10	T96499 E KASE BLVD, Kennewick, WA 99338	
11	T96197 E KASE BLVD, Kennewick, WA 99338	
12	T96298 E KASE BLVD, Kennewick, WA 99338	
13	T109535 E Temp Name ST, Kennewick, WA 99338	
14	T109233 E Temp Name ST, Kennewick, WA 99338	
15	T108931 E Temp Name ST, Kennewick, WA 99338	
16	T108629 E Temp Name ST, Kennewick, WA 99338	
17	T108327 E Temp Name ST, Kennewick, WA 99338	
18	T108025 E Temp Name ST, Kennewick, WA 99338	
1	T95996 E KASE BLVD, Kennewick, WA 99338	Phase 2
2	T95694 E KASE BLVD, Kennewick, WA 99338	
3	T95392 E KASE BLVD, Kennewick, WA 99338	
4	T95090 E KASE BLVD, Kennewick, WA 99338	
5	T94788 E KASE BLVD, Kennewick, WA 99338	
6	T94486 E KASE BLVD, Kennewick, WA 99338	
7	T94385 E KASE BLVD, Kennewick, WA 99338	
8	T94687 E KASE BLVD, Kennewick, WA 99338	

9	T94989 E KASE BLVD, Kennewick, WA 99338
10	T95291 E KASE BLVD, Kennewick, WA 99338
11	T95593 E KASE BLVD, Kennewick, WA 99338
12	T95895 E KASE BLVD, Kennewick, WA 99338
1	T104808 E Temp Name ST, Kennewick, WA 99338
2	T105110 E Temp Name ST, Kennewick, WA 99338
3	T105412 E Temp Name ST, Kennewick, WA 99338
4	T105714 E Temp Name ST, Kennewick, WA 99338
5	T106016 E Temp Name ST, Kennewick, WA 99338
6	T106318 E Temp Name ST, Kennewick, WA 99338
7	T106620 E Temp Name ST, Kennewick, WA 99338
8	T106922 E Temp Name ST, Kennewick, WA 99338
9	T107224 E Temp Name ST, Kennewick, WA 99338
10	T107723 E Temp Name ST, Kennewick, WA 99338
11	T107421 E Temp Name ST, Kennewick, WA 99338
12	T107119 E Temp Name ST, Kennewick, WA 99338
13	T106817 E Temp Name ST, Kennewick, WA 99338
14	T106515 E Temp Name ST, Kennewick, WA 99338
Tract B	T106624 E Temp Name ST, Kennewick, WA 99338
1	T103298 E Temp Name ST, Kennewick, WA 99338
2	T103600 E Temp Name ST, Kennewick, WA 99338
3	T103902 E Temp Name ST, Kennewick, WA 99338
4	T104204 E Temp Name ST, Kennewick, WA 99338
5	T104506 E Temp Name ST, Kennewick, WA 99338
6	T93580 E KASE BLVD, Kennewick, WA 99338
7	T93882 E KASE BLVD, Kennewick, WA 99338
8	T94184 E KASE BLVD, Kennewick, WA 99338
9	T94083 E KASE BLVD, Kennewick, WA 99338
10	T93781 E KASE BLVD, Kennewick, WA 99338
11	T93479 E KASE BLVD, Kennewick, WA 99338
12	T93177 E KASE BLVD, Kennewick, WA 99338
13	T94578 E LILLIANN DR, Kennewick, WA 99338
14	T94780 E LILLIANN DR, Kennewick, WA 99338
15	T94982 E LILLIANN DR, Kennewick, WA 99338
16	T94781 E LILLIANN DR, Kennewick, WA 99338



Phase 3



Phase 4

17	T94579 E LILLIANN DR, Kennewick, WA 99338	
18	T94377 E LILLIANN DR, Kennewick, WA 99338	
1	T95184 E LILLIANN DR, Kennewick, WA 99338	Phase 5
2	T95386 E LILLIANN DR, Kennewick, WA 99338	
3	T95588 E LILLIANN DR, Kennewick, WA 99338	
4	T95790 E LILLIANN DR, Kennewick, WA 99338	
5	T95992 E LILLIANN DR, Kennewick, WA 99338	
6	T96194 E LILLIANN DR, Kennewick, WA 99338	
7	T96396 E LILLIANN DR, Kennewick, WA 99338	
8	T96598 E LILLIANN DR, Kennewick, WA 99338	
9	T96800 E LILLIANN DR, Kennewick, WA 99338	
10	T96599 E LILLIANN DR, Kennewick, WA 99338	
11	T96397 E LILLIANN DR, Kennewick, WA 99338	
12	T96195 E LILLIANN DR, Kennewick, WA 99338	
13	T95993 E LILLIANN DR, Kennewick, WA 99338	
14	T95791 E LILLIANN DR, Kennewick, WA 99338	
15	T95589 E LILLIANN DR, Kennewick, WA 99338	
16	T95387 E LILLIANN DR, Kennewick, WA 99338	
17	T95185 E LILLIANN DR, Kennewick, WA 99338	
18	T94983 E LILLIANN DR, Kennewick, WA 99338	
1	T94796 E BRANDON DR, Kennewick, WA 99338	Phase 6
2	T95098 E BRANDON DR, Kennewick, WA 99338	
3	T95400 E BRANDON DR, Kennewick, WA 99338	
4	T95702 E BRANDON DR, Kennewick, WA 99338	
5	T96004 E BRANDON DR, Kennewick, WA 99338	
6	T96306 E BRANDON DR, Kennewick, WA 99338	
7	T96608 E BRANDON DR, Kennewick, WA 99338	
8	T96197 E BRANDON DR, Kennewick, WA 99338	
9	T95895 E BRANDON DR, Kennewick, WA 99338	
10	T95593 E BRANDON DR, Kennewick, WA 99338	
11	T95291 E BRANDON DR, Kennewick, WA 99338	
12	T94989 E BRANDON DR, Kennewick, WA 99338	
13	T94687 E BRANDON DR, Kennewick, WA 99338	
1	T102090 E Temp Name ST, Kennewick, WA 99338	Phase 7
2	T102392 E Temp Name ST, Kennewick, WA 99338	

3	T102694 E Temp Name ST, Kennewick, WA 99338
4	T102996 E Temp Name ST, Kennewick, WA 99338
5	T93286 E BRANDON DR, Kennewick, WA 99338
6	T93588 E BRANDON DR, Kennewick, WA 99338
7	T93890 E BRANDON DR, Kennewick, WA 99338
8	T94192 E BRANDON DR, Kennewick, WA 99338
9	T94494 E BRANDON DR, Kennewick, WA 99338
10	T94385 E BRANDON DR, Kennewick, WA 99338
11	T94083 E BRANDON DR, Kennewick, WA 99338
12	T93781 E BRANDON DR, Kennewick, WA 99338
13	T93479 E BRANDON DR, Kennewick, WA 99338
14	T93177 E BRANDON DR, Kennewick, WA 99338

TRACT A                      T96499 E BRANDON DR, Kennewick, WA 99338

7. Applicant shall meet and comply with the requirements of the **Benton County Planning Division**, including the following:
- a. The applicant shall meet and comply with the SEPA Determination for this application, including the MDNS with mitigation/conditions issued by the Planning Division on October 30, 2025 (**PCM 1.19**). MDNS conditions are required from the following agencies:
    - i. Washington State Fish and Wildlife
    - ii. Washington State Department of Ecology
    - v. Benton County Public Works
    - vi. Benton Clean Air Agency
    - vii. DAHP
    - viii. Planning Division
  - b. Additional SEPA comments were supplied by the Washington State Department of Natural Resources, City of Kennewick, and Washington State Department of Transportation and acknowledged in the MDNS findings.
  - c. The applicant shall meet and comply with the recommended design and project compliance for stormwater as identified in the Preliminary Storm Drainage Report prepared by MacKay Sposito dated May 2025 (**PCM 1.8**). Including but not limited to:
    - i. A final stormwater drainage report is required to be submitted with the final plat.
8. Please include the following notes on the final plat:
- a. During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided.
  - b. Address numbers [noted in brackets] are subject to change until the exact location of access onto the short plat is determined.
  - c. The utility easements shown hereon are hereby granted for the use, access and maintenance by the platted property's current utility provider. Said utility easements are for the use, access

and maintenance of electric power, telephone, cable and any other defined utilities to and or through said tract.

- d. Potable and irrigation water are provided by BC Water Co., LLC for this plat.
  - e. Prior to the granting of a building or factory assembled (FAS) permit for each lot by the County, the applicant for a building or FAS permit must provide evidence of potable water from BC Water Co., LLC.
  - f. Address numbers [noted in brackets] are subject to change until the exact location of access onto the short plat is determined.
  - g. It is expressly declared and understood that Benton County has no duty, obligation or responsibility for the construction, upkeep, maintenance or repair of storm drainage facilities or drainage easements.
  - h. To ensure no net loss of shrubsteppe habitat functions and values from the development of this parcel, an in-lieu fee for 22.29 acres of shrubsteppe mitigation has been paid to the Benton Conservation District for offsite perpetual preservation.
  - i. To avoid impacts to migratory birds, any vegetation removal shall occur outside the February 1 – July 31 nesting window. Any vegetation removal for this development shall only be permitted to occur between August 1 and January 31.
9. Please include a signature block for the following:
- a. County Engineer
  - b. County Assessor
  - c. County Treasurer
  - d. Chairman of County Planning Commission
  - e. Chairman of the Board of County Commissioners
  - f. Benton Franklin Health District
  - g. BC Water Co., LLC
  - h. Kennewick Irrigation District
  - i. Benton PUD
  - j. Owners' certificate
10. Please submit a copy of the complete field and computation notes with the final plat.
11. Preliminary plat approval shall be effective for 5 (five) years from the date of Board of County Commissioner approval. Exceptions shall comply and approved subject to the provisions of BCC 9.05.110 (e) as currently existing or hereafter amended.
12. Any amendments to an approved preliminary plat must be completed in accordance with BCC 9.05.140 as currently existing or hereafter amended.
13. Prior to the final plat being reviewed for final approval, the requirements of the Benton County Planning Division, Benton County Fire Marshal, Benton County Engineer, Benton Franklin Health District, and other commenting agencies and conditions shall be met and complied with.
14. Final Plat applications shall be submitted to the Planning Division. An applicant shall submit a final plat application that follows BCC 9.07 - Final Plat standards and requirements, as currently existing or hereafter amended.
15. All lots in the final plat shall meet the design standards for final plat approval as specified in Benton County Code 9.09 - Design and Improvements, as currently existing or hereafter amended, and meet all the zoning requirements as specified in Benton County Code, Title 11 - Zoning, as currently existing or hereafter amended.

16. The location and size of all irrigation and utility easements necessary for electric power, telephone service, water, sewer and cable TV are to be coordinated with the proper utilities and/or reviewing agencies and shown on the final plat. The developer will need to open the utility trenches, including road crossings, based on individual utility requirements and specifications.
17. Address numbers shall be coordinated with the County GIS Department and placed on the final plat. Addresses [noted in brackets] are subject to change until the exact location of the dwelling and access onto the plat is determined.
18. The applicant shall coordinate with the Post Office regarding centralized box unit (CBU) locations for the development, if necessary.
19. All of the statements that are required to be on the notes of the plat shall be either: 1) recorded as a restrictive covenant on each applicable parcel with the County Auditor, or 2) described in detail in the developer's covenants that are recorded and provided to each lot owner, prospective landowner, and the Planning Division at the time of final plat approval and recording.
20. That the preliminary plat is modified in all necessary respects so that the final plat will reflect the requirements of approval. If the final plat will conflict with any of the conditions of approval as adopted by the Planning Commission because of the modifications, then the final plat must be reviewed by the Planning Commission at a public meeting for approval prior to sending the final plat to the Board of County Commissioners.

**SUGGESTED MOTION:**

The Planning Commission forward a **recommendation of approval** to the Benton County Board of Commissioners for application SUB 2025-004, subject to the seven (7) findings of fact and twenty (20) conditions of approval as stated in the staff memo dated October 30, 2025, which includes the preliminary plat approval for 107 residential lots and that the Chairman, in conjunction with the Secretary of the Planning Commission, prepare and adopt written findings and conclusions reflecting the commission's recommendation for approval that articulate and are consistent with the findings, conclusions and recommendations made by the Planning Commission tonight.

# SUB 2025-004 Preliminary Plat Site Map

PCM 1.2

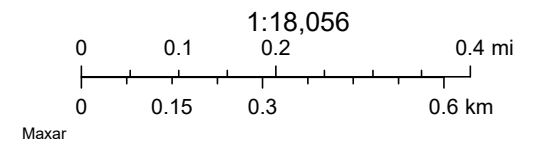


8/21/2025, 3:43:17 PM

Road\_Centerlines

— Paved County Road

- - - Private County Road



**Community Development Department**  
102206 East Wiser 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 November 20, 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:

**SUB 2025-004** - The Preliminary Plat of Cottonwood Canyon by Wiser Farms LLC for the subdivision of 132.06 acres into 107 lots with an average lot size of 1.05 acres. The project is in the Kennewick area of unincorporated Benton County, north of Badger Road and West of Cottonwood Springs Blvd located in Section 15, Township 8 North, Range 28 East, W.M parcel number 115881020000001

NOTICE IS FURTHER GIVEN that 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 2025-016 on October 30, 2025. Accordingly, an Environmental Impact Statement was not required for these proposals. Any comments regarding these determinations and the environmental impacts of the proposals can be made at the Planning Commission Hearing or in writing to the Benton County Planning Division by 3 p.m. on Friday, November 14, 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 509-786-5612 or by visiting [www.tinyurl.com/BCPublicNotice](http://www.tinyurl.com/BCPublicNotice).

Dated this 30<sup>th</sup> day of October 2025.

Martin Sheeran, Chairman  
Benton County Planning Commission

Greg Wendt, Community Development Director  
Benton County Planning Division

Publish, November 5<sup>th</sup>, 2025

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



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102206 E Wiser Parkway, Kennewick, WA 99338

RECEIVED

PRELIMINARY PLAT APPLICATION

AUG 20 2025

Application No. 2025-004-SUB

Benton Co. Planning Division

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

**Applicant/Agent:** Wiser Farms LLC, Attn. Jerritt Wiser  
Mailing Address: 101609 E 190 PRSE City: Kennewick  
State: WA ZIP: 99338 Phone: \_\_\_\_\_ Work: (509) 627-7164  
Email Address: jerritt@thewiserteam.com  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Property Owner(s)** (if different): Wiser Farms LLC  
Mailing Address: 22307 S. Cottonwood Drive City: Kennewick  
State: WA ZIP: 99338 Phone: \_\_\_\_\_ Work: (509) 627-7164  
Email Address: jerritt@thewiserteam.com; claynewiser@gmail.com  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

**Land Surveyor:** Stratton Surveying & Mapping PC, Derek Ingalsbe  
Mailing Address: 313 North Morian Street City: Kennewick  
State: WA ZIP: 99336 Phone: \_\_\_\_\_ Work: (509) 735-6560  
Email Address: Derek@strattonsurvey.com

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 use the following signature block.

**Applicant/Legal Owner:** Wiser Farms  
Officer name: Jerritt Wiser  
Title: Member  
Signature: \_\_\_\_\_ Date: 7-10-25

THE ABOVE SIGNED OFFICER OF Wiser Farms LLC (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.

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

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Email Address: jerritt@thewiserteam.com

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

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**Applicant/Legal Owner:** Talon S Wiser / Wiser Farms

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

Title: Member

Signature: Talon S. Wiser Date: 8-7-11-2025

THE ABOVE SIGNED OFFICER OF \_\_\_\_\_ (name of entity)

WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO

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### ENTITY SIGNATURE BLOCK

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**Applicant/Legal Owner:** Kay W. Wiser / Wiser Farms

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

Title: Member

Signature: Kay W. Wiser Date: 7-10-25

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### ENTITY SIGNATURE BLOCK

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**Applicant/Legal Owner:** Matthew David Wiser / Wiser Farms

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

Title: member

Signature: [Handwritten Signature] Date: 7/10/25

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**Applicant/Legal Owner:** Kurtis Wiser / Wiser Farms

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

Title: member

Signature: [Signature] Date: 7-10-25

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Mailing Address: 313 North Morian Street City: Kennewick  
State: WA ZIP: 99336 Phone: \_\_\_\_\_ Work: (509) 735-6560  
Email Address: Derek@strattonsurvey.com

**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 use the following signature block.

**Applicant/Legal Owner:** Brad Wiser / Wiser Farms

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

Title: Member

Signature: [Signature] Date: 7-10-25

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.

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

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



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

## PRELIMINARY PLAT APPLICATION

RECEIVED

AUG 20 2025

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

### APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

**Applicant/Agent:** Wiser Farms LLC, Attn. Jerritt Wiser

Benton Co. Planning Division

Mailing Address: 101609 E 190 PRSE City: Kennewick

State: WA ZIP: 99338 Phone: \_\_\_\_\_ Work: (509) 627-7164

Email Address: jerritt@thewiserteam.com

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

**Property Owner(s)** (if different): Wiser Farms LLC

Mailing Address: 22307 S. Cottonwood Drive City: Kennewick

State: WA ZIP: 99338 Phone: \_\_\_\_\_ Work: (509) 627-7164

Email Address: jerritt@thewiserteam.com; claynewiser@gmail.com

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

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

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

**Land Surveyor:** Stratton Surveying & Mapping PC, Derek Ingalsbe

Mailing Address: 313 North Morian Street City: Kennewick

State: WA ZIP: 99336 Phone: \_\_\_\_\_ Work: (509) 735-6560

Email Address: Derek@strattonsurvey.com

*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 use the following signature block.*

**Applicant/Legal Owner:** Clayne Wiser / Wiser Farms

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

Title: Member

Signature: [Signature] Date: 7-10-25

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.

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

PARCEL INFORMATION

1. Subject property address: 96708 E RIDGEVIEW DR

City: Kennewick State: WA ZIP: 99338

2. Parcel number: 1 1 5 8 8 1 0 2 0 0 0 0 0 0 1 3. Acreage 262.4

4. Present use of property: Agricultural

5. Proposed name of subdivision: Cottonwood Canyon

6. Number of lots: 109 Smallest lot area: 43,560 sq-ft Average lot area: 45,947 sq-ft

7. Length of public streets: 14,364 ft Total acreage of public streets: 19.32 acres

8. Will this plat be finalized in phases?  Yes  No If yes, how many phases? 7 phases  
*\*Please include a phasing plan with the application.*

9. Access:  County Road  State Road/Highway  Private Road

10. Utilities: Power:  Benton PUD  Benton REA

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

Water:  Individual Wells  One well serving 2-4 lots  One well serving 5+ lots  
 Private System (Provider & Address) BC Water Co, 22307 S. Cottonwood Dr, Kennewick WA 99338

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

Gas:  No  Yes: (Provider) Cascade Natural Gas

Cable:  No  Yes: (Provider) Charter Communications

Phone:  No  Yes: (Provider) ZiPLY

Irrigation:  No  Private  District: (Provider) BC Water

School District: Kennewick School District

11. Additional comments or information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**(FOR STAFF USE ONLY)** Access: Y N Application Complete: Y N

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

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

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

PRELIMINARY PLAT  
COTTONWOOD CANYON  
W 1/2 OF SEC. 15, T.08N., R.28E., W.M.,  
BENTON COUNTY, WASHINGTON



PREPLAT FOR  
**WISER FARMS LLC**  
STRATON SURVEYING & MAPPING P.C.  
110 NORTH WOODWAY STREET  
KINGSTON, WA 98546  
509-735-2864  
www.straton.com

DATE: 08/07/25  
DRAWN BY: DCI  
© 2025  
SHT. 1 OF 2  
JOB # 6281



COMPUTED PER CDS PH1  
22 (M)

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BNSF RAILWAY

BADGER ROAD

AS-BUILT RAIL

AS-BUILT RAIL

AS-BUILT RAIL

AS-BUILT RAIL



**SUBDIVISION**

Guarantee/Certificate Number:

Issued By: COMMONWEALTH LAND TITLE INSURANCE COMPANY  
by its agent:



472530338

**RECEIVED**

**AUG 20 2025**

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a corporation, herein called the Company,

**GUARANTEES**

**Benton Co. Planning Division**

Jerritt Wisner and Wisner Farms LLC

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

**LIABILITY EXCLUSIONS AND LIMITATIONS**

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

**Commonwealth Land Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

**Ticor Title Company**  
8101 W Grandridge Blvd., Suite 110  
Kennewick, WA 99336

Countersigned By:

Dylan Strait  
Authorized Officer or Agent



ISSUING OFFICE:
Title Officer: Adam Dyer Ticor Title Company 8101 W Grandridge Blvd., Suite 110 Kennewick, WA 99336 Phone: 509-579-7037 Fax: 844-894-6828 Main Phone: (509)579-7020 Email: Adam.Dyer@ticortitle.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$30.45

Effective Date: August 14, 2025 at 12:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

**For APN/Parcel ID(s): 11588102000001**

Lot(s) 1, Cottonwood Springs Phase 1, according to the plat thereof, recorded in Volume 15 of Plats, Page 221, records of Benton County, Washington.

Title to said real property is vested in:

Wiser Farms LLC, a Washington limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**END OF SCHEDULE A**

SCHEDULE B

SPECIAL EXCEPTIONS

1. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025  
Tax Account No.: 115881020000001  
Levy Code: 1731  
Assessed Value-Land: \$2,026,330.00  
Assessed Value-Improvements: \$96,390.00

General and Special Taxes:  
Billed: \$2,478.23  
Paid: \$1,239.16  
Unpaid: \$1,239.07

2. A financing statement as follows:

Debtor: BC Water CO LLC  
Secured Party: Community First Bank  
Recording Date: February 5, 2016  
Recording No.: 2016-003311

A change to the above financing statement was filed

Nature of Change: Continuation  
Recording Date: January 29, 2021  
Recording No.: 2021-004636

3. A financing statement as follows:

Debtor: Wisser Farms LLC  
Secured Party: Community First Bank  
Recording Date: November 10, 2022  
Recording No.: 2022-035337

4. C.R.I.D. Assessment plus penalties and interest:

C.R.I.D. Number: 15  
Levied By: Benton County  
For: Roads  
Recorded: 09/27/2005  
Recording No.: 2005-033293  
Affects: Said premises and other property

Please call the Benton County Treasurer's Office at 509-736-3087 for exact payoff amounts for each tax parcel number.

5. The Land is within the Kennewick Irrigation District but was not assessed this year.

**SCHEDULE B**  
(continued)

6. Liability, if any, for personal property taxes pursuant to RCW 84.56.070 wherein no sale can be made without prepayment of said tax, including advance tax for the following calendar year.
7. The Land has been classified as Farm and Agricultural Open Space and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: February 16, 1983  
Recording No.: 873037

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Benton County Assessor's Records Section or the Company for additional information.

8. The property herein described is carried on the tax rolls as partially exempt under an Open Space exemption and the assessed values have been "frozen."

Levy Code: 1731

Estimated amount of tax without exemption, including special taxes and charges: \$Unknown.

9. The manufactured housing unit will be expressly excepted from the legal description and not insured by the policy unless the Certificate of Title is eliminated and the manufactured housing unit is converted to real property as required by RCW 65.20.

A Manufactured Home Title Elimination Application should be obtained from the Department of Licensing. The application must be signed by the registered and legal owners of the manufactured housing unit, the owner of the Land, the city or county building permit office, approved by the Department of Licensing, and recorded or available for recording.

Evidence must be submitted that personal property taxes on the manufactured housing unit have been paid through the current year and personal property taxes for next year, if subject to assessment, have been paid.

Please contact your title officer if the manufactured housing unit is not to be converted to real property.

10. Liability to further assessments or charges, for which a lien may have arisen (or may arise);

As imposed by: Cottonwood Springs Homeowners Association

11. Liability to further assessments or charges, for which a lien may have arisen (or may arise)

As imposed by: B.C. Water Company

**SCHEDULE B**  
(continued)

12. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 29, 2003  
Recording No.: 2003-047579

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 3, 2010  
Recording No.: 2010-025319

13. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 5, 2007  
Recording No.: 2007-003777

14. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 24, 2003  
Recording No.: 2003-008293

15. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Final Plat of Cottonwood Springs Phase 1:

Recording No: 2003-047319

16. Easement as delineated and/or dedicated on the face of the plat:  
Purpose: Utilities, Irrigation, Access, Turn Around, Water, Well Site
17. Restrictions and Notes as contained on the face of the plat of said addition.
18. Rights-of-way for pipelines, ditches, canals, flumes, if any cross said premises, together with the right to enter thereon for the purpose of repair and maintenance thereof.

**SCHEDULE B**  
(continued)

19. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. §§499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
20. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
21. Easement including the terms, covenants and provisions thereof, as granted by instrument:  
Recorded:October 22, 1954  
Recording No.:329931  
In Favor Of:KENNEWICK IRRIGATION DISTRICT, a Municipal Corporation  
For:Permanent right to construct a canal, lateral, pipeline, open drain or pipe drain and operating roads, together with right of ingress and egress  
Affects:Not to exceed 100 feet over undetermined portion of said premises
22. Easement including the terms, covenants and provisions thereof, as granted by instrument:  
Recorded:April 9, 2002  
Recording No.:2002-013731  
In Favor Of:BRADLEY T. WISER and KIMBERLY A. WISER, husband and wife  
For:Access and utility easement  
Affects:Portion of said premises  
  
Said easement has been vacated and rescinded, reverting all previous rights to the grantors, Thayne B. Wisser and Kay W. Wisser by Auditor's File No. 2003-043865.
23. A perpetual right of way and easement to construct, operate and maintain water pipelines and conduit across portion of said premises and other property, as granted the United States for the Bureau of Reclamation, Department of Interior by Donation Easement Deed dated August 10, 1955 and recorded August 24, 1955, under Recording No. 344945.
24. Agreement entered into by and between:  
BURLINGTON NORTHERN INC., a Delaware Corporation and COLUMBIA INLAND CORPORATION, a Washington Corporation  
Dated:October 1, 1975  
Recorded:October 28, 1975  
Recording No.:690664  
Providing:The construction and maintenance upon the right-of-way of railroad of a private 16 foot road crossing
25. Water Line Easement including the terms, covenants and provisions thereof, as by instrument:  
Recorded:APRIL 8, 2003  
Recording No.:2003-016245  
In Favor Of:BC WATER COMPANY, L.L.C. a Washington Limited Liability Company  
For:Water Lines, Utilities and Access for operation, maintenance and repair of Domestic and Irrigation water system.  
Affects:Portion of said premises and other property.
26. Terms, provisions and restrictions of Lease of Water Rights and deed of Easement:  
Recorded:June 10, 2003  
Recording No.:2003-026848  
Grantor:THAYNE B. WISER  
Grantee:BC WATER COMPANY, LLC

**SCHEDULE B**  
(continued)

Assignment of the BC Water Co LLC interest under said lease,

Assignee: Community First Bank  
Recording Date: February 5, 2016  
Recording No.: 2016-003312

Guarantee of water service with Collateral Assignment;  
Recorded: November 10, 2022  
Recording No.: 2022-035338

27. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Benton County  
Purpose: Temporary Turnaround Easement  
Recording Date: February 6, 2004  
Recording No.: 2004-003909

28. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Benton County  
Purpose: Construction Easement  
Recording Date: September 3, 2003  
Recording No.: 2003-042589

29. Terms, Provisions, and Conditions as contained in Drainage Plan:

Dated: 03/19/2004  
Recorded: 03/22/2004  
Recording No.: 2004-009249

30. Terms, Provisions, and Conditions as contained in Cottonwood Springs Development - Revised Drainage Plan,

Benton County, Washington:  
Dated: 04/12/2004  
Recorded: 04/16/2004  
Recording No.: 2004-012880

31. Application and consent to erect and maintain structures, telephone lines, or electric lines including the terms, covenants and provisions therein:

From: Kennewick Irrigation District  
Recorded: October 10, 2002  
Recording No.: 2002-039271

32. Application and consent to cross or encroach upon Yakima Project Property right of way and the terms and conditions thereof:

From: Kennewick Irrigation District  
Recorded: April 13, 2005  
Recording No.: 2005-011556

**SCHEDULE B**

(continued)

33. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Benton County  
Purpose: Right of Way Easement  
Recording Date: July 19, 2004  
Recording No.: 2004-025587

34. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Benton County  
Purpose: Right of Way Easement  
Recording Date: July 13, 2018  
Recording No.: 2018-020529

35. Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

96708 E RIDGEVIEW DR  
Kennewick, WA 99338

36. Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

Lot(s) 1, Cottonwood Springs Phase 1  
Tax Account No.: 11588102000001

**END OF SCHEDULE B**

AUG 20 2025

Benton Co. Planning Division



May 12, 2025

Jerritt Wiser  
22307 Cottonwood Dr  
Kennewick, WA 99338

Re: Review of Plat for Jerritt Wiser, located at 96708 E Ridgeview Dr, Kennewick  
Parcel ID# 1-1588-102-0000-001  
Applicant: Jerritt Wiser

Dear Mr. Wiser:

This department has completed a preliminary review of the above referenced property in accordance with our current land development policies and requirements for new subdivisions. Our findings are listed below.

1. There are 17 proposed lots.
2. Proposed land use is for single family dwellings.
3. All proposed lots are on a public water supply.
4. Soil test holes excavated throughout the property show Type 5 soils throughout the zone of treatment.

These findings indicate the above-referenced plat generally meets our requirements for plats utilizing on-site sewage disposal systems and a public water supply provided:

1. All lots within the plat must have a minimum of 0.5 acres of gross and 10,000 useable land area.
2. All wells within 150 feet of this plat must be shown on the plat map.
3. Prior to final approval, a long plat final review fee (Code 54.37 for \$200) must be submitted to this office for the final walk-through review of the plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272A, and for the issuance of appropriate comments to the Franklin County Planning Department.
4. Prior to final approval, this office must be given the opportunity to review the final plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272, and issue appropriate comments to the Franklin County Planning Department.

ENVIRONMENTAL HEALTH & COMMUNITY HEALTH CENTERS

RECEIVED

AUG 20 2025

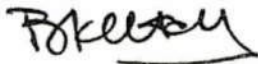
Our general recommendation is based upon present-known site conditions and does not guarantee the granting of on-site sewage disposal system permits. Our approval of any lot within this plat may be contingent upon that lot passing additional soil inspections/test holes and or other requirements at a later date. Should adverse site conditions be revealed at a later date, the Health Department reserves the right to impose restrictions or deny the issuance of any on-site sewage disposal permits. Health Department Planning Division

The preceding recommendation shall be valid for a period not to exceed 12 months from this date and will be deemed null and void should this proposal not be developed by May 12<sup>th</sup>, 2026

In an effort to promote active lifestyles, we would encourage you to consider and include the development of safe bicycle paths, the adoption of zoning rules favoring sidewalks in residential and commercial areas, traffic-free areas and traffic patterns that encourage people to walk, measures to ensure safe streets, and incentives to encourage the public to use mass transit rather than private cars, in this and in all future developments within the City of Kennewick.

If you have any questions, please contact me at 509-460-4316.

Sincerely,



Bridget Kelsay  
Environmental Health Specialist I

# COTTONWOOD CANYON

## Preliminary Storm Report

**Prepared for:**

Badger Development, LLC  
22307 S. Cottonwood Drive  
Kennewick, WA 99338

**May 2025**

**Prepared by:**

MacKay Sposito  
1110 Osprey Point Blvd  
Pasco, WA 99301  
(509) 374-4248



**BACKGROUND**

The project is located in Badger Canyon in Benton County. The project is located approximately 2 miles south of the I-82 and Badger Canyon Road interchange. The project consists of constructing approximately 14,100 linear feet of public roads that will be dedicated to Benton County upon completion and acceptance of construction. The project includes developing 108 1-acre single family residential lots.

**SOILS**

The National Resource Conservation Service (NRCS) soil surveys were used to determine soil type. Soil types in this project area are loamy fine sand, loamy sand, silt loam, and very fine sandy loam. The soil has an estimated infiltration rate of 34.58 micrometers/second. This equates to an infiltration rate of 4.9 inches / hour. Design infiltration rate was calculated by dividing this infiltration rate by a factor of safety of 4; this equates to a design infiltration rate of 1.2 in/hr.

**STORMWATER RUNOFF CONTROL**

The project consists of constructing six (6) public roads. The road section consists of 28' wide paved roads with 1-foot-wide gravel shoulders and grass or rock lined ditches on both sides of the roads. At this phase of the project, the roadways, utility easement, and other minor grading areas will be the only disturbed ground.

**Basins**

Analysis of the stormwater for this project included the review of eight (8) off-site basins and seven (7) on-site basins. Each of these basins have the potential to discharge runoff to the Cottonwood Canyon plat.

**Off-site Storm Basins:**

- 1) Off-site Storm Basin 1 is located just south of the southwestern corner of the plat. The basin consists of 11.1 acres of undeveloped farmland. It is expected to be developed into 1-acre residential parcels in the future. Runoff from this basin is expected to discharge into On-site Storm Basin 9.
- 2) Off-site Storm Basin 2 is located just south of the central portion of the southern border of the plat. The basin consists of 4.0 acres of undeveloped farmland. It is expected to be developed into 1-acre residential parcels in the future. Runoff from this basin is expected to discharge into On-site Storm Basin 10.
- 3) Off-site Storm Basin 3 is located just south of the eastern portion of the southern border of the plat. The basin consists of 1.0 acre of undeveloped farmland. It is expected to be developed and divided into 1-acre residential parcels in the future. Runoff from this basin is expected to discharge into On-site Storm Basin 11.
- 4) Off-site Storm Basin 4 is located just south of the southeastern corner of the plat. The basin consists of 0.1 acres of undeveloped farmland. It is expected to be

- developed into part of a 1-acre residential parcel in the future. Runoff from this basin is expected to discharge into On-site Storm Basin 11.
- 5) Off-site Storm Basin 5 is located just west of the southwestern corner of the plat. The basin consists of 3.8 acres of undeveloped sagebrush. It is expected to be developed into 1-acre residential parcels in the future. Runoff from this basin is expected to discharge into On-site Storm Basin 9.
  - 6) Off-site Storm Basin 6 is located just west of the central portion of the western border of the plat. The basin consists of 11.5 acres of undeveloped sagebrush. It is expected to be developed into 1-acre residential parcels in the future. Runoff from this basin is expected to discharge into On-site Storm Basin 12.
  - 7) Off-site Storm Basin 7 is located west of the northern portion of the western border of the plat. The basin consists of 20.3 acres of undeveloped sagebrush. It is expected to be developed into 1-acre residential parcels in the future. Runoff from this basin is expected to discharge into On-site Storm Basin 14.
  - 8) Off-site Storm Basin 8 is located directly north of the plat. The basin consists of 37.9 acres of undeveloped sagebrush. It is expected to be developed into 1-acre residential parcels in the future. Runoff from this basin is expected to discharge into On-site Storm Basin 15.

On-site Storm Basins:

- 9) On-site Storm Basin 9 is located in the southwestern corner of the plat. The basin consists of 12.7 acres which will include 10 ~1-acre residential parcels and 2,046 ft. of paved roads.
- 10) On-site Storm Basin 10 is located at the center of the southern border of the plat. The basin consists of 8.3 acres which will include 7 ~1-acre residential parcels and 659 ft. of paved roads.
- 11) On-site Storm Basin 11 is located in the southeastern corner of the plat. The basin consists of 11.9 acres which will include 10 ~1-acre residential parcels and 933 ft. of paved roads.
- 12) On-site Storm Basin 12 is located in the central to western portion of the plat. The basin consists of 23.8 acres which will include 19 ~1-acre residential parcels and 2,739 ft. of paved roads.
- 13) On-site Storm Basin 13 is located in the central-eastern portion of the plat. The basin consists of 12.1 acres which will include 10 ~1-acre residential parcels and 942 ft. of paved roads.
- 14) On-site Storm Basin 14 is located in the northwestern portion of the plat. The basin consists of 33.6 acres which will include 26 ~1-acre residential parcels and 3,811 ft. of paved roads.
- 15) On-site Storm Basin 15 is located in the northeastern portion of the plat. The basin consists of 33.0 acres which will include 27 ~1-acre residential parcels and 3,249 ft. of paved roads.

Stormwater management will occur via storage and infiltration within the on-site roadside ditches and expanded width ditches as needed.

The proposed infiltration swales will be used to control runoff so that the mitigated site runoff rate and volume will be equal to or less than the natural state runoff.

### **Modeling Results**

The 25-year, 24-hour rainfall event (1.6 inches in 24-hours) was used for the calculation of the developed state stormwater runoff quantity control analysis tributary basins. Proposed conditions for on-site basins were modeled and existing conditions for off-site basins that drain into the project were modeled. Existing conditions for on-site basins were not modeled because they will not impact the proposed development, since the proposed facilities modeled will be designed to contain and infiltrate all runoff volumes from the developed on-site basins.

The HydroCAD 10.20-5c and associated calculations for runoff rate and runoff volumes were utilized to determine roadway runoff and required retention/infiltration facility sizing.

To determine how large the on-site facilities will need to be to meet this stormwater standard, the runoff volume from the on-site basins was determined. The impervious area in each basin was assumed to be the length of proposed roadway multiplied by its 28' cross-section and each lot was assumed to contribute 3,000 sq-ft of impervious surface per lot, which includes the driveway and half a typical residential roof. The remaining area of each basin was assumed to consist of pervious short grass.

Off-site basins 5 and 8 are currently undeveloped sagebrush. Off-site basins 1-4, 6 and 7 are currently used as agricultural land for row crops. It is assumed the off-site basins will eventually develop into 1-acre residences, which will include their own stormwater facilities. Therefore, the stormwater modeling for this Cottonwood Canyon plat modelled the existing condition runoff from these off-site basins.

The roadside ditches will be designed to provide runoff rate control, volume control and infiltration for stormwater. Each ditch will have a V-bottom, 4:1 side slope, and a total depth of 2 feet. The driveway will act as a berm for each ditch. Due to the slopes present on site, the volume capacity of each ditch is reduced as a result of its bottom slope. To increase the storage capacity, additional berms were modeled/assumed to provide the necessary ditch stormwater volumes. Berms are to be spaced so that the length of the ditches between berms is approximately equidistant. The volume of the ditches that fall within each basin was calculated (see Appendix B). The HydroCAD model was used to route the stormwater runoff through the stormwater facilities to confirm capacity.

Stormwater analysis and runoff volume calculations (included in Appendix B) have been summarized below in **Table 1** for the fifteen stormwater basins.

**Table 1: Proposed Conditions, Stormwater Runoff Results, 25-year Storm**

<b>Basin</b>	<b>Description</b>	<b>Impervious Area (acres)</b>	<b>Pervious Area (acres)</b>	<b>Peak Runoff (cfs)</b>	<b>Total Volume (cf)</b>
1	Offsite – S of SW corner	0.0	11.1	0.30	14,810
2	Offsite – S of central south border	0.0	4.0	0.11	5,358
3	Offsite – S of SE border	0.0	1.0	0.03	1,394
4	Offsite – S of SE corner	0.0	0.08	0.003	87
5	Offsite – W of SW corner	0.0	3.8	0.04	1,742
6	Offsite – W of central west border	0.0	11.5	0.64	21,562
7	Offsite – W of NW corner	0.0	20.3	0.99	37,984
8	Offsite – N of plat	0.0	37.9	1.01	50,573
9	Onsite – SW corner	2.0	10.7	0.47	10,019
10	Onsite – central S border	0.91	7.4	0.20	9,452
11	Onsite – SE corner	1.3	10.6	0.28	13,504
12	Onsite – central & western area	3.1	20.8	0.77	29,142
13	Onsite – central-eastern area	1.3	10.8	0.30	13,634
14	Onsite – NW area	4.2	29.4	1.06	40,685
15	Onsite – NE area	4.0	29.1	0.93	39,030
<b>Total</b>					<b>288,976</b>

**Table 2: Stormwater Ditches Modeling Results**

<b>Basin</b>	<b>Length of Ditches within the Basin (ft)</b>	<b>Average Distance between Berms (ft)</b>	<b>Volume of Ditches (cu-ft)</b>	<b>25-yr, 24-hr Storm Depth in Ditch<sup>a</sup> (ft)</b>
9	3,769	129	18,653	1.27
10	1,213	69	8,294	1.81
11	1,679	93	19,816	1.16
12	5,042	129	27,368	1.80
13	1,684	76	10,834	1.55
14	7,076	118	38,135	1.91
15	5,399	68	55,350 <sup>b</sup>	1.50

<sup>a</sup>This is the average depth of ponded water at the downstream berms in the ditch during the 25-year Storm. Total depth of ditch is 2 ft. The depth of water will taper to zero depth at the upstream end of each ditch segment between berms.

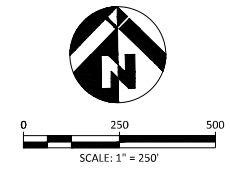
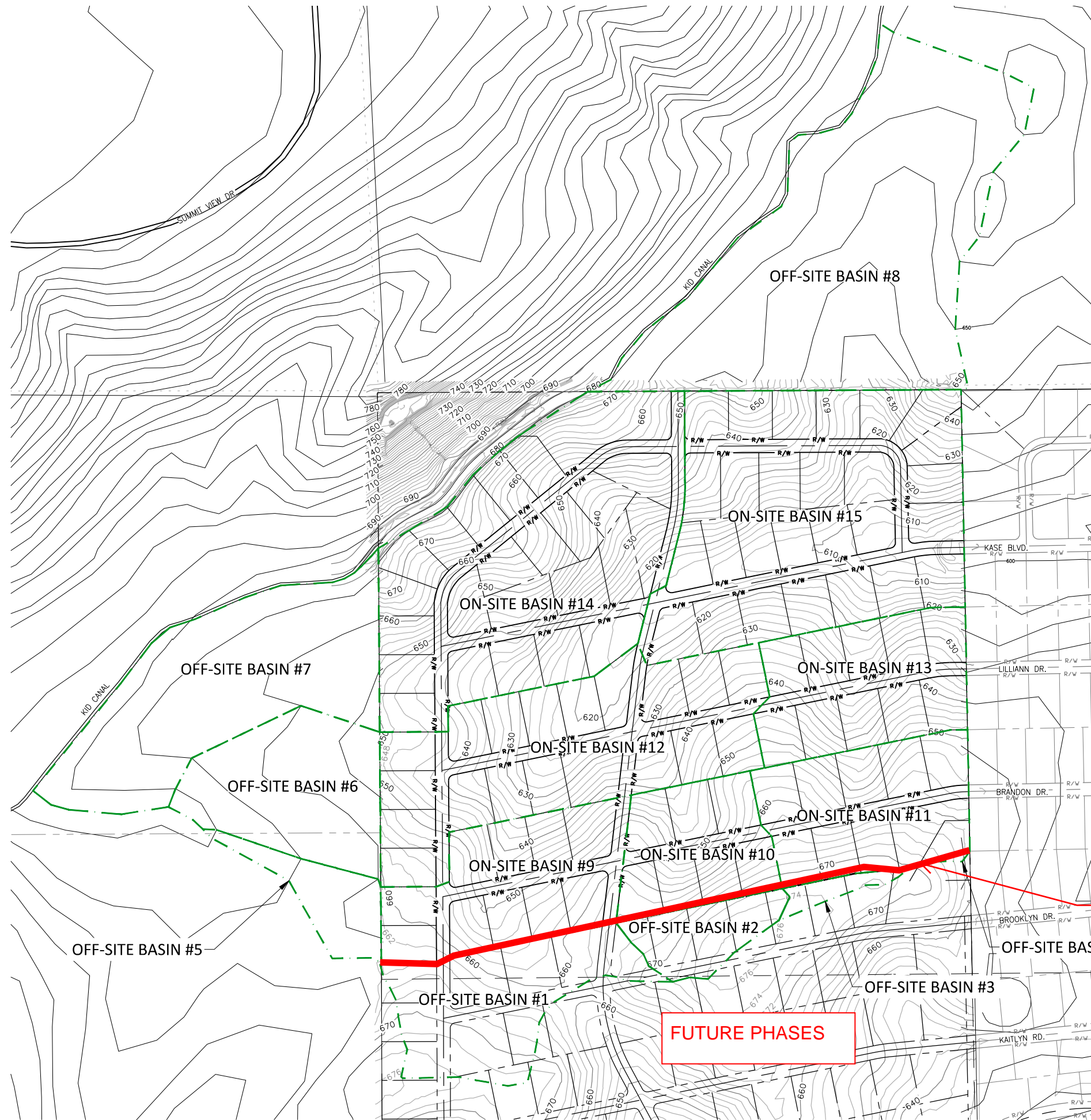
<sup>b</sup>This Basin includes 2,500 linear feet of trapezoidal ditch with a 4' wide flat bottom to increase storage capacity

## **Appendix A – Maps**

Drainage Basin Map

Soils Map

FILE: K:\18794 COTTONWOOD CANYON\500 DESIGN\502 DRAWINGS\OBJECTS\18794 STORM BASINS.DWG



**LEGEND**

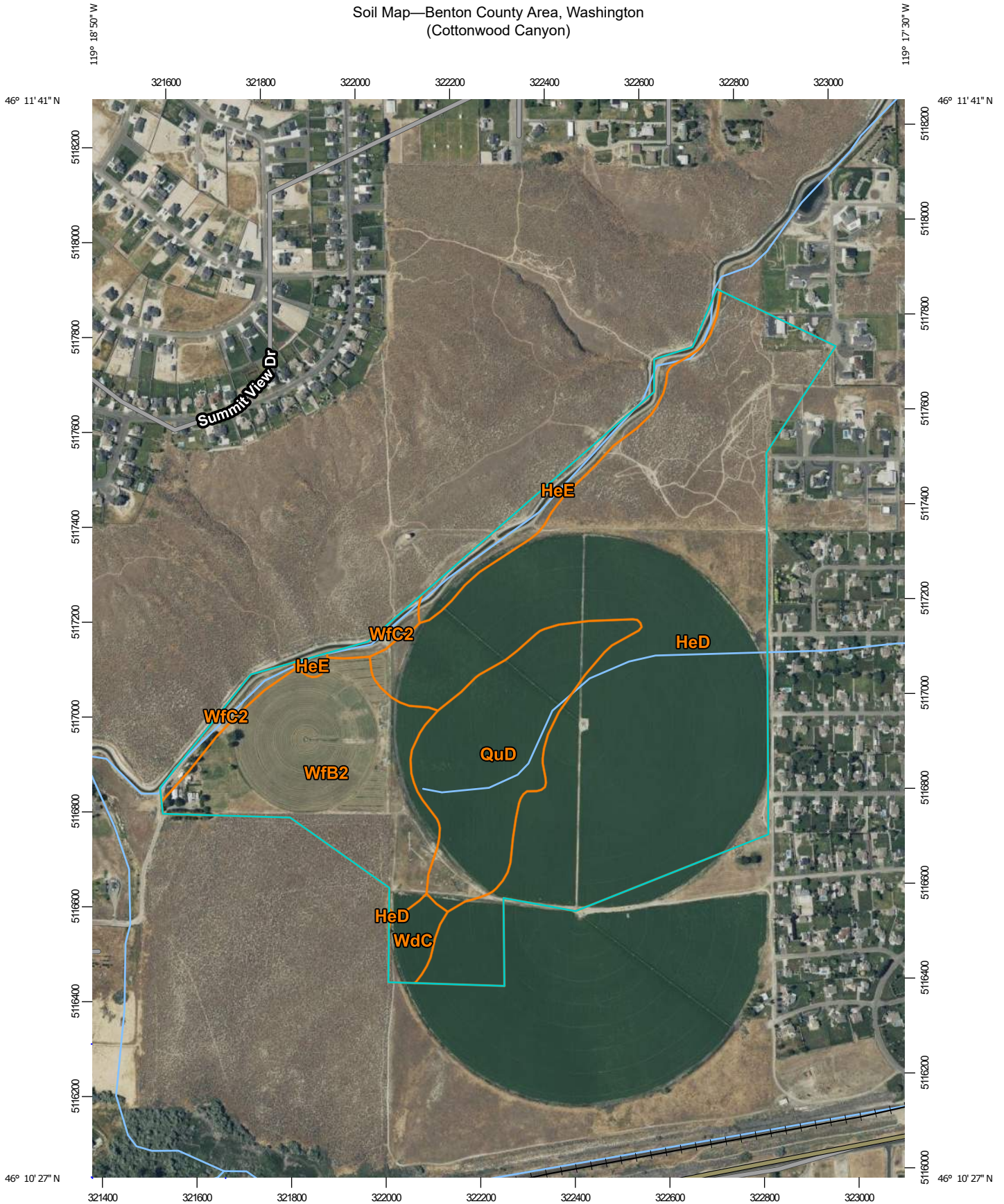
EXISTING	PROPOSED	DESCRIPTION
		STORM BASIN BOUNDARY
		RIGHT-OF-WAY
		ROAD CENTERLINE
		PROPERTY LINE
		SURFACE CONTOUR

REVISIONS:

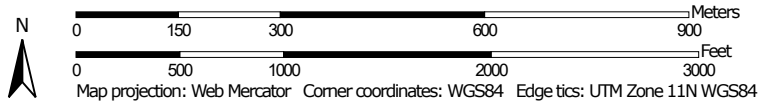

JOB NO.:	18794
DATE:	MAY 2025
SCALE:	1" = 250'
DESIGNED BY:	PS
DRAWN BY:	PS
CHECKED BY:	PH

PRELIMINARY

Soil Map—Benton County Area, Washington  
(Cottonwood Canyon)



Map Scale: 1:11,100 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

Soil Map—Benton County Area, Washington  
(Cottonwood Canyon)

### MAP LEGEND




















**Area of Interest (AOI)**







Area of Interest (AOI)

**Soils**


-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Benton County Area, Washington  
Survey Area Data: Version 20, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 26, 2022—Jun 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HeD	Hezel loamy fine sand, 2 to 15 percent slopes	145.7	62.0%
HeE	Hezel loamy fine sand, 0 to 30 percent slopes	9.4	4.0%
QuD	Quincy loamy sand, 2 to 15 percent slopes	31.2	13.3%
WdC	Warden silt loam, 5 to 8 percent slopes	3.8	1.6%
WfB2	Warden very fine sandy loam, 2 to 8 percent slopes, eroded	40.4	17.2%
WfC2	Warden very fine sandy loam, 0 to 15 percent slopes	4.6	2.0%
<b>Totals for Area of Interest</b>		<b>235.1</b>	<b>100.0%</b>

## **Appendix B – Calculations**

Ditch Volume Calculations

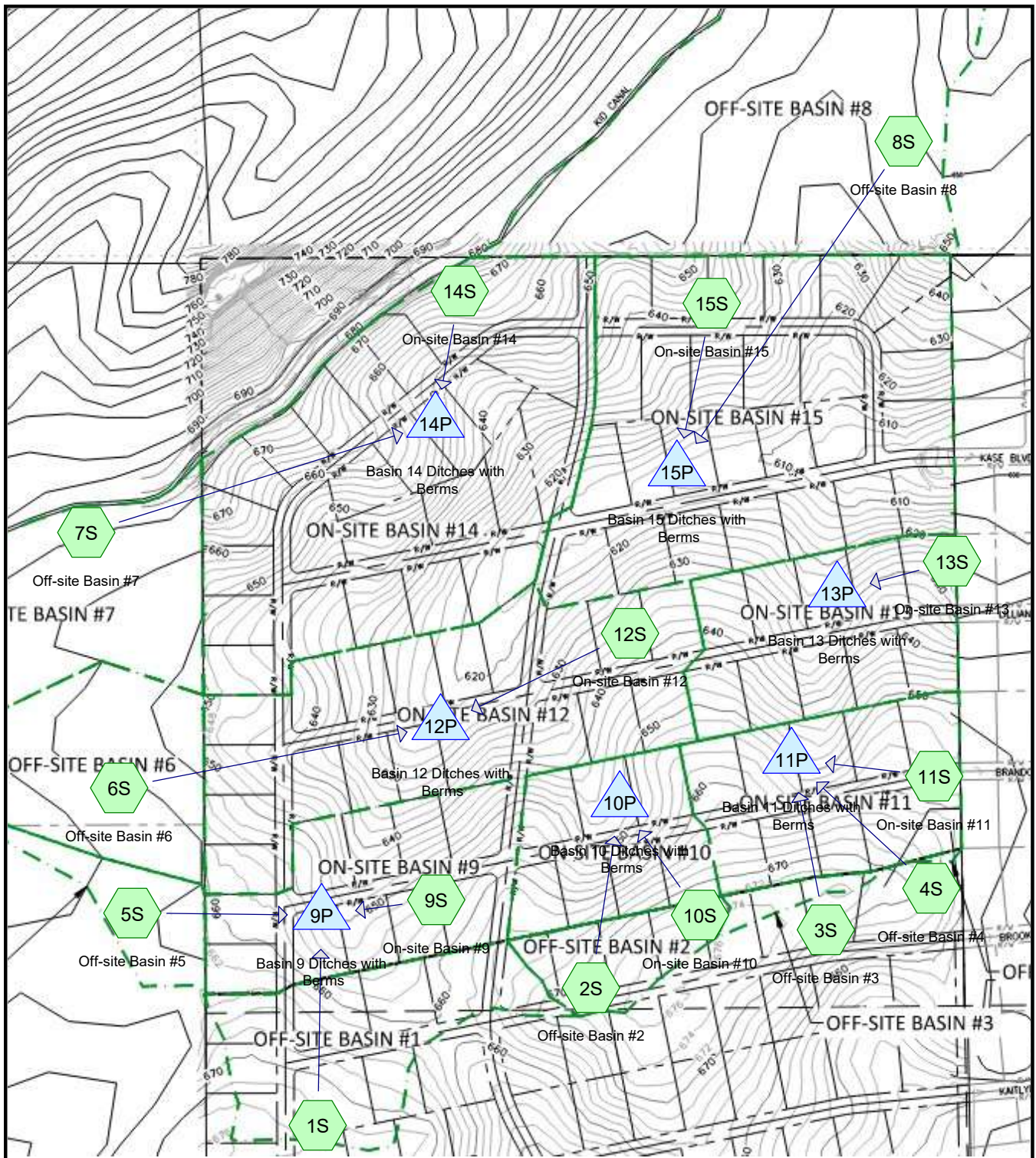
HydroCAD Modeling Results

# DITCH CALCULATIONS

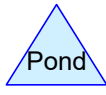
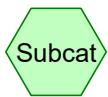
Cottonwood Canyon Roadside Ditch Calculations

BASIN	DITCH	SLOPE	CENTERLINE LENGTH	N or E LENGTH	# of lots (N or E side)	Additional Berms per ditch segment	Distance to upstream berm	Length of ditch with water	Height of water against upstream berm	Upstream Area (at berm)	Surface Area of single ditch	Surface Area of N or E side	Volume of single ditch	Volume of N or E side (cu-ft)	S or W LENGTH*	# of lots (S or W side)*	Additional Berms per ditch	Distance to upstream berm	Length of ditch with water	Height of water against upstream berm	Upstream Area (at berm)	Surface Area of single ditch	Surface Area of N or E side	Volume of single ditch	Volume of S or W side	BASIN	TOTAL SURFACE AREA	TOTAL VOLUME	TOTAL DITCH LENGTH	
Basin 9	SW Ditch	0.02028	289	275	0	1	137.50	98.62	0.00	0.00	788.95	1577.91	788.95	1577.91	249	2	1	62.25	62.25	0.74	2.18	681.65	2726.62	565.73	2262.92	Basin 9	19117	18653	3769	
	W Ditch	0.03812	260.6	226.6	1	1	75.53	52.47	0.00	0.00	419.73	1259.18	419.73	1259.18			1					419.73	1259.18	419.73	1259.18					
	E Ditch	0.0203	849.3	775.3	3	1	155.06	98.52	0.00	0.00	788.18	3940.89	788.18	3940.89			1					788.18	3940.89	788.18	3940.89					
	SE Ditch	0.02085	287	273	0	1	136.50	95.92	0.00	0.00	767.39	1534.77	767.39	1534.77			1					767.39	1534.77	767.39	1534.77					
	NE Ditch	0.04766	293.7	279.7	0	1	139.85	41.96	0.00	0.00	335.71	671.42	335.71	671.42			1					335.71	671.42	335.71	671.42					
	AVG SLOPE:	0.029442	ONE SIDE TOTAL:	1829.6							ONE SIDE TOTAL:	8984.17	ONE SIDE TOTAL:	8984.17	ONE SIDE TOTAL:	1939.6						ONE SIDE TOTAL:	10132.88	ONE SIDE TOTAL:	9669.18					
Basin 10	W Ditch	0.03186	345.5	311.5	1	2	77.88	62.77	0.00	0.00	502.20	2008.79	502.20	2008.79	291.5	2	2	58.30	58.30	0.14	0.08	499.65	2498.23	468.77	2343.85					
	E Ditch	0.0406	344.9	304.9	2	2	60.98	49.26	0.00	0.00	394.09	1970.44	394.09	1970.44			2					394.09	1970.44	394.09	1970.44					
		AVG SLOPE:	0.03623	ONE SIDE TOTAL:	616.4							ONE SIDE TOTAL:	3979.23	ONE SIDE TOTAL:	3979.23	ONE SIDE TOTAL:	596.4						ONE SIDE TOTAL:	4468.67	ONE SIDE TOTAL:	4314.29				
Basin 11	W Ditch	0.01286	388.7	348.7	2	1	87.18	87.18	0.88	3.09	1003.88	4015.53	832.09	3328.35			1					1003.88	4015.53	832.09	3328.35	Basin 10	8448	8294	1213	
	E Ditch	0.00363	550.9	490.9	3	1	98.18	98.18	1.64	10.81	1430.92	7154.59	1315.90	6579.48			1					1430.92	7154.59	1315.90	6579.48					
		AVG SLOPE:	0.008245	ONE SIDE TOTAL:	839.6							ONE SIDE TOTAL:	11170.12	ONE SIDE TOTAL:	9907.83	ONE SIDE TOTAL:	839.6						ONE SIDE TOTAL:	11170.12	ONE SIDE TOTAL:	9907.83				
Basin 12	SW Ditch	0.02914	570.7	556.7	0	1	278.35	68.63	0.00	0.00	549.07	1098.15	549.07	1098.15	510.7	3	1	102.14	68.63	0.00	0.00	549.07	2745.37	549.07	2745.37					
	NW Ditch	0.01719	174.4	160.4	0	1	80.20	80.20	0.62	1.54	840.93	1681.87	703.53	1407.06	154.4	1	1	51.47	51.47	1.12	4.98	641.33	1924.00	539.77	1619.31					
	W Ditch	0.0334	538.9	464.9	3	1	92.98	59.88	0.00	0.00	479.04	2395.21	479.04	2395.21			1					479.04	2395.21	479.04	2395.21					
	Center Ditch	0.00885	338.9	284.9	2	1	71.23	71.23	1.37	7.50	960.02	3840.06	837.03	3348.12	304.9	1	1	101.63	101.63	1.10	4.84	1260.47	3781.42	1059.26	3177.79					
	E Ditch	0.03108	597.2	523.2	3	1	104.64	64.35	0.00	0.00	514.80	2574.00	514.80	2574.00			1					514.80	2574.00	514.80	2574.00					
	S Ditch	0.06103	295	281	0	1	140.50	32.77	0.00	0.00	262.17	524.33	262.17	524.33			1					262.17	524.33	262.17	524.33					
	N Ditch	0.02144	279.9	265.9	0	1	132.95	93.28	0.00	0.00	746.27	1492.54	746.27	1492.54			1					746.27	1492.54	746.27	1492.54					
		AVG SLOPE:	0.028876	ONE SIDE TOTAL:	2537							ONE SIDE TOTAL:	13606.16	ONE SIDE TOTAL:	12839.41	ONE SIDE TOTAL:	2505						ONE SIDE TOTAL:	14925.88	ONE SIDE TOTAL:	14528.54	Basin 12	29043	27368	5042
Basin 13	W Ditch	0.0362	414.4	374.4	2	1	93.60	55.25	0.00	0.00	441.99	1767.96	441.99	1767.96			1					441.99	1767.96	441.99	1767.96					
	Center Ditch	0.02937	306.4	266.4	2	1	66.60	66.60	0.04	0.01	544.51	2178.04	533.06	2132.23			1					544.51	2178.04	533.06	2132.23					
	E Ditch	0.03165	221.2	201.2	1	1	67.07	63.19	0.00	0.00	505.53	1516.59	505.53	1516.59			1					505.53	1516.59	505.53	1516.59					
	AVG SLOPE:	0.032407	ONE SIDE TOTAL:	842							ONE SIDE TOTAL:	5462.59	ONE SIDE TOTAL:	5416.77	ONE SIDE TOTAL:	842						ONE SIDE TOTAL:	5462.59	ONE SIDE TOTAL:	5416.77					
Basin 14	SW Ditch	0.01715	386	372	0	1	186.00	116.62	0.00	0.00	932.94	1865.89	932.94	1865.89	346	2	1	86.50	86.50	0.52	1.07	870.72	3482.87	738.16	2952.62	Basin 13	10925	10834	1684	
	NW Ditch	0.02771	649.7	549.7	5	1	78.53	72.18	0.00	0.00	577.41	4041.86	577.41	4041.86	615.7	1	1	205.23	72.18	0.00	0.00	577.41	1732.23	577.41	1732.23					
	W Ditch	0.033	787.9	713.9	3	1	142.78	60.61	0.00	0.00	484.85	2424.24	484.85	2424.24			1					484.85	2424.24	484.85	2424.24					
	E Ditch	0.02012	198.8	164.8	1	1	54.93	54.93	0.89	3.20	636.07	1908.21	527.42	1582.27			1					636.07	1908.21	527.42	1582.27					
	N Ditch	0.0177	904	790	5	1	112.86	112.86	0.00	0.00	903.95	6327.67	902.86	6320.01	810	4	1	135.00	112.99	0.00	0.00	903.95	5423.73	903.95	5423.73					
	NE Ditch	0.024	250	236	0	1	118.00	83.33	0.00	0.00	666.67	1333.33	666.67	1333.33			1					666.67	1333.33	666.67	1333.33					
	E Center Ditch	0.05313	558.4	524.4	1	1	174.80	37.64	0.00	0.00	301.15	903.44	301.15	903.44	544.4	0	1	272.20	37.64	0.00	0.00	301.15	602.30	301.15	602.30					
	SE Ditch	0.00733	161.3	147.3	0	1	73.65	73.65	1.46	8.53	1019.36	2038.72	903.25	1806.49			1					1019.36	2038.72	903.25	1806.49					
		AVG SLOPE:	0.025018	ONE SIDE TOTAL:	3498.1							ONE SIDE TOTAL:	20843.38	ONE SIDE TOTAL:	20277.54	ONE SIDE TOTAL:	3578.1						ONE SIDE TOTAL:	18945.63	ONE SIDE TOTAL:	17857.21	Basin 14	39789	38135	7076
Basin 15	SW Ditch	0.0128	312.5	298.5	0	2	99.50	99.50	0.73	2.11	1085.11	3255.32	901.00	2703.01			1					1085.11	3255	901.00	2703.01					
	W Ditch	0.00174	588.1	494.1	4	2	70.59	70.59	1.88	14.10	1094.69	7662.86	1062.15	7435.03			1					1094.69	7663	1062.15	7435.03					
	Center Ditch	0.01593	397	343	2	2	68.60	68.60	0.91	3.29	797.74	3988.68	661.72	3308.59			1					797.74	3989	661.72	3308.59					
	E Ditch	0.00711	281.4	267.4	0	2	89.13	89.13	1.37	7.47	1200.18	3600.55	1045.83	3137.50	261.4	1	1	87.13	87.13	1.38	7.62	1178.21	3535	1029.17	3087.52					
Trap Ditch, 4' wide bottom																														
	NW Ditch	0.04374	228.6	194.6	1	2	48.65	45.72	0.00	0.00	365.80	1463.19	365.80	1463.19			1					365.80	1463	365.80	1463.19					
Trap Ditch, 4' wide bottom																														
	N Ditch**	0.04142	198	178	1	2	44.50	44.50	0.16	0.10	356.00	1424.00	358.19	1432.75			1					356.00	1424	358.19	1432.75					
Trap Ditch, 4' wide bottom																														
	NE Ditch	0.0391	1021.1	887.1	6	10	52.18	51.15	0.00	0.00	409.21	6956.52	511.51	8695.65			2	16	50.90	50.90	0.01	0.00	409.20	7775	407.21	7736.99				
	AVG SLOPE:	0.02312	ONE SIDE TOTAL:	2662.7							ONE SIDE TOTAL:	28,351	ONE SIDE TOTAL:	28175.72	ONE SIDE TOTAL:	2736.7						ONE SIDE TOTAL:	29,103	ONE SIDE TOTAL:	27167.07	Basin 15	57455	55343	5399	

- Assumptions**
- Roadway width 28 ft
  - Driveway width 20 ft
  - Side Slope 4 :1
  - Height of Downstream Berm 2 ft
  - Downstream Area (at berm) 16 sq-ft
- Trap Ditch Assumptions**
- Roadway width 28 ft
  - Driveway width 20 ft
  - Side Slo



Off-site Basin #1



**Routing Diagram for Cottonwood Canyon SBUH**  
 Prepared by MacKay & Sposito, Inc., Printed 8/15/2025  
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**Cottonwood Canyon SBUH**

Prepared by MacKay & Sposito, Inc

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Page 2

**Rainfall Events Listing**

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	25-yr 24-hr	Type IA 24-hr		Default	24.00	1	1.60	2

**Cottonwood Canyon SBUH**

Prepared by MacKay &amp; Sposito, Inc

Printed 8/15/2025

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Page 3

**Area Listing (all nodes)**

Area (acres)	CN	Description (subcatchment-numbers)
3.076	98	2046' of paved roadway (9S, 12S)
2.088	98	3249' of paved roadway (15S)
2.450	98	3811' of paved roadway (14S)
10.701	49	50-75% Grass cover, Fair, HSG A (9S)
0.424	98	659' of paved roadway (10S)
0.600	98	933' of paved roadway (11S)
0.606	98	942' of paved roadway (13S)
108.048	74	>75% Grass cover, Good, HSG C (10S, 11S, 12S, 13S, 14S, 15S)
2.070	98	Driveway & 1/2 roof of 10 lots (9S, 11S, 13S)
1.311	98	Driveway & 1/2 roof of 19 lots (12S)
1.794	98	Driveway & 1/2 roof of 26 lots (14S)
1.863	98	Driveway & 1/2 roof of 27 lots (15S)
0.483	98	Driveway & 1/2 roof of 7 lots (10S)
3.803	71	Herbaceous range, Fair, HSG B (5S)
37.881	81	Herbaceous range, Fair, HSG C (8S)
16.214	81	Legumes, straight row, Good, HSG C (1S, 2S, 3S, 4S)
31.758	85	Row crops, straight row, Good, HSG C (6S, 7S)
<b>225.170</b>	<b>78</b>	<b>TOTAL AREA</b>

**Cottonwood Canyon SBUH**

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**Soil Listing (all nodes)**

Area (acres)	Soil Group	Subcatchment Numbers
10.701	HSG A	9S
3.803	HSG B	5S
193.901	HSG C	1S, 2S, 3S, 4S, 6S, 7S, 8S, 10S, 11S, 12S, 13S, 14S, 15S
0.000	HSG D	
16.765	Other	9S, 10S, 11S, 12S, 13S, 14S, 15S
<b>225.170</b>		<b>TOTAL AREA</b>

**Cottonwood Canyon SBUH**

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**Ground Covers (all nodes)**

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	3.076	3.076	2046' of paved roadway	9S, 12S
0.000	0.000	0.000	0.000	2.088	2.088	3249' of paved roadway	15S
0.000	0.000	0.000	0.000	2.450	2.450	3811' of paved roadway	14S
10.701	0.000	0.000	0.000	0.000	10.701	50-75% Grass cover, Fair	9S
0.000	0.000	0.000	0.000	0.424	0.424	659' of paved roadway	10S
0.000	0.000	0.000	0.000	0.600	0.600	933' of paved roadway	11S
0.000	0.000	0.000	0.000	0.606	0.606	942' of paved roadway	13S
0.000	0.000	108.048	0.000	0.000	108.048	>75% Grass cover, Good	10S
							,
							11S
							,
							12S
							,
							13S
							,
							14S
							,
							15S
0.000	0.000	0.000	0.000	2.070	2.070	Driveway & 1/2 roof of 10 lots	9S, 11S
							,
							13S
0.000	0.000	0.000	0.000	1.311	1.311	Driveway & 1/2 roof of 19 lots	12S
0.000	0.000	0.000	0.000	1.794	1.794	Driveway & 1/2 roof of 26 lots	14S
0.000	0.000	0.000	0.000	1.863	1.863	Driveway & 1/2 roof of 27 lots	15S
0.000	0.000	0.000	0.000	0.483	0.483	Driveway & 1/2 roof of 7 lots	10S
0.000	3.803	37.881	0.000	0.000	41.684	Herbaceous range, Fair	5S, 8S
0.000	0.000	16.214	0.000	0.000	16.214	Legumes, straight row, Good	1S, 2S, 3S, 4S
0.000	0.000	31.758	0.000	0.000	31.758	Row crops, straight row, Good	6S, 7S
<b>10.701</b>	<b>3.803</b>	<b>193.901</b>	<b>0.000</b>	<b>16.765</b>	<b>225.170</b>	<b>TOTAL AREA</b>	

# Cottonwood Canyon SBUH

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points  
Runoff by SBUH method, Split Pervious/Imperv.  
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

<b>Subcatchment 1S: Off-site Basin #1</b>	Runoff Area=483,385 sf 0.00% Impervious Runoff Depth=0.37" Flow Length=1,300' Tc=46.0 min CN=81/0 Runoff=0.30 cfs 0.340 af
<b>Subcatchment 2S: Off-site Basin #2</b>	Runoff Area=174,240 sf 0.00% Impervious Runoff Depth=0.37" Flow Length=917' Tc=42.3 min CN=81/0 Runoff=0.11 cfs 0.123 af
<b>Subcatchment 3S: Off-site Basin #3</b>	Runoff Area=1.040 ac 0.00% Impervious Runoff Depth=0.37" Flow Length=1,105' Tc=54.6 min CN=81/0 Runoff=0.03 cfs 0.032 af
<b>Subcatchment 4S: Off-site Basin #4</b>	Runoff Area=0.077 ac 0.00% Impervious Runoff Depth=0.37" Flow Length=1,031' Tc=32.6 min CN=81/0 Runoff=0.00 cfs 0.002 af
<b>Subcatchment 5S: Off-site Basin #5</b>	Runoff Area=3.803 ac 0.00% Impervious Runoff Depth=0.13" Flow Length=1,300' Tc=38.9 min CN=71/0 Runoff=0.04 cfs 0.040 af
<b>Subcatchment 6S: Off-site Basin #6</b>	Runoff Area=11.495 ac 0.00% Impervious Runoff Depth=0.52" Flow Length=1,050' Tc=37.1 min CN=85/0 Runoff=0.64 cfs 0.495 af
<b>Subcatchment 7S: Off-site Basin #7</b>	Runoff Area=20.263 ac 0.00% Impervious Runoff Depth=0.52" Flow Length=1,936' Tc=49.9 min CN=85/0 Runoff=0.99 cfs 0.872 af
<b>Subcatchment 8S: Off-site Basin #8</b>	Runoff Area=37.881 ac 0.00% Impervious Runoff Depth=0.37" Flow Length=2,029' Slope=0.0215 '/ Tc=49.6 min CN=81/0 Runoff=1.01 cfs 1.161 af
<b>Subcatchment 9S: On-site Basin #9</b>	Runoff Area=12.706 ac 15.78% Impervious Runoff Depth=0.22" Flow Length=1,300' Tc=39.7 min CN=49/98 Runoff=0.47 cfs 0.230 af
<b>Subcatchment 10S: On-site Basin #10</b>	Runoff Area=8.293 ac 10.94% Impervious Runoff Depth=0.31" Flow Length=917' Tc=44.0 min CN=74/98 Runoff=0.20 cfs 0.217 af
<b>Subcatchment 11S: On-site Basin #11</b>	Runoff Area=11.934 ac 10.81% Impervious Runoff Depth=0.31" Flow Length=1,140' Tc=45.2 min CN=74/98 Runoff=0.28 cfs 0.310 af
<b>Subcatchment 12S: On-site Basin #12</b>	Runoff Area=23.828 ac 12.89% Impervious Runoff Depth=0.34" Flow Length=1,050' Tc=32.7 min CN=74/98 Runoff=0.77 cfs 0.669 af
<b>Subcatchment 13S: On-site Basin #13</b>	Runoff Area=12.104 ac 10.71% Impervious Runoff Depth=0.31" Flow Length=1,142' Tc=39.8 min CN=74/98 Runoff=0.30 cfs 0.313 af
<b>Subcatchment 14S: On-site Basin #14</b>	Runoff Area=33.617 ac 12.62% Impervious Runoff Depth=0.33" Flow Length=1,936' Tc=32.8 min CN=74/98 Runoff=1.06 cfs 0.934 af
<b>Subcatchment 15S: On-site Basin #15</b>	Runoff Area=33.032 ac 11.96% Impervious Runoff Depth=0.33" Flow Length=2,029' Tc=38.0 min CN=74/98 Runoff=0.93 cfs 0.896 af
<b>Pond 9P: Basin 9 Ditches with Berms</b>	Peak Elev=645.27' Storage=8,101 cf Inflow=0.70 cfs 0.610 af Outflow=0.35 cfs 0.605 af

**Cottonwood Canyon SBUH**

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<b>Pond 10P: Basin 10 Ditches with Berms</b>	Peak Elev=646.81'	Storage=4,209 cf	Inflow=0.29 cfs	0.339 af	Outflow=0.20 cfs	0.339 af
<b>Pond 11P: Basin 11 Ditches with Berms</b>	Peak Elev=654.16'	Storage=2,934 cf	Inflow=0.30 cfs	0.344 af	Outflow=0.21 cfs	0.344 af
<b>Pond 12P: Basin 12 Ditches with Berms</b>	Peak Elev=619.80'	Storage=14,181 cf	Inflow=1.38 cfs	1.163 af	Outflow=0.67 cfs	1.163 af
<b>Pond 13P: Basin 13 Ditches with Berms</b>	Peak Elev=627.55'	Storage=3,388 cf	Inflow=0.30 cfs	0.313 af	Outflow=0.18 cfs	0.313 af
<b>Pond 14P: Basin 14 Ditches with Berms</b>	Peak Elev=615.91'	Storage=23,004 cf	Inflow=1.97 cfs	1.806 af	Outflow=1.03 cfs	1.806 af
<b>Pond 15P: Basin 15 Ditches with Berms</b>	Peak Elev=605.45'	Storage=33,150 cf	Inflow=1.76 cfs	2.058 af	Outflow=1.11 cfs	2.058 af

**Total Runoff Area = 225.170 ac   Runoff Volume = 6.634 af   Average Runoff Depth = 0.35"**  
**92.55% Pervious = 208.405 ac   7.45% Impervious = 16.765 ac**

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## Summary for Subcatchment 1S: Off-site Basin #1

Runoff = 0.30 cfs @ 9.05 hrs, Volume= 0.340 af, Depth= 0.37"  
 Routed to Pond 9P : Basin 9 Ditches with Berms

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

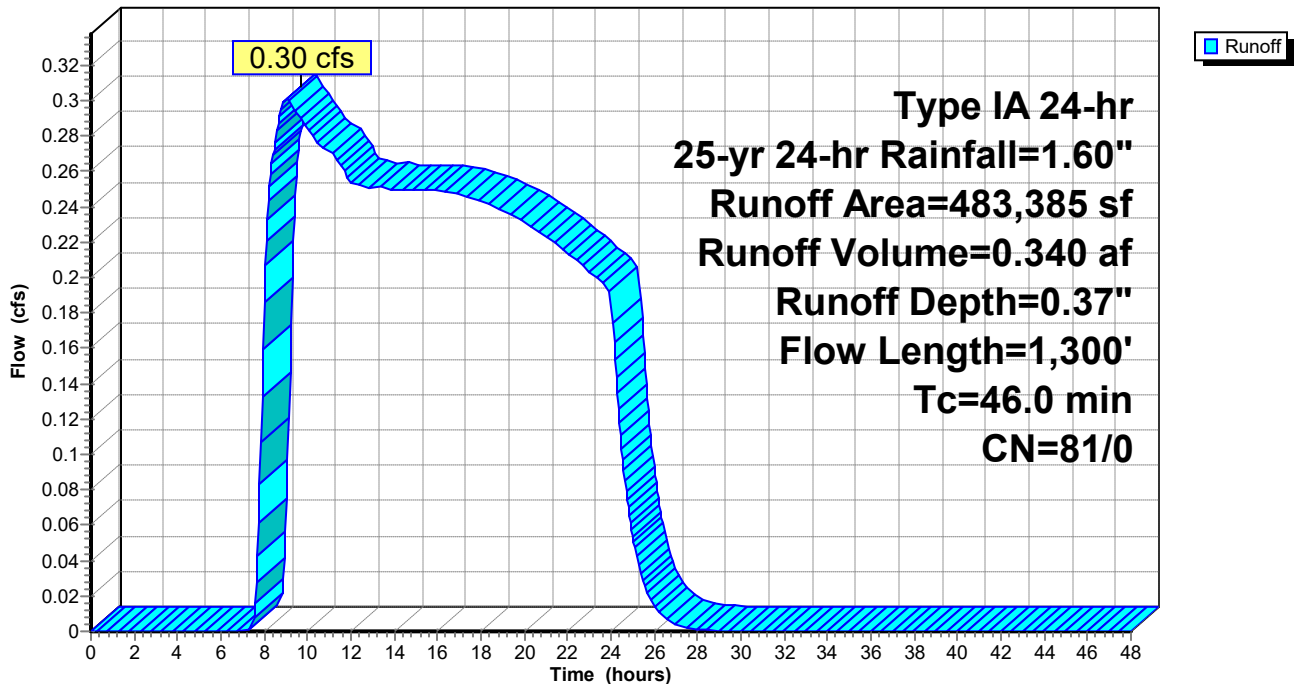
Area (sf)	CN	Description
483,385	81	Legumes, straight row, Good, HSG C
483,385	81	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
41.7	300	0.0272	0.12		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 0.80"
4.3	1,000	0.0294	3.87	61.99	<b>Channel Flow, V-Ditch</b> Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041
46.0	1,300	Total			

## Subcatchment 1S: Off-site Basin #1

Hydrograph



# Cottonwood Canyon SBUH

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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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## Summary for Subcatchment 2S: Off-site Basin #2

Runoff = 0.11 cfs @ 9.00 hrs, Volume= 0.123 af, Depth= 0.37"  
 Routed to Pond 10P : Basin 10 Ditches with Berms

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

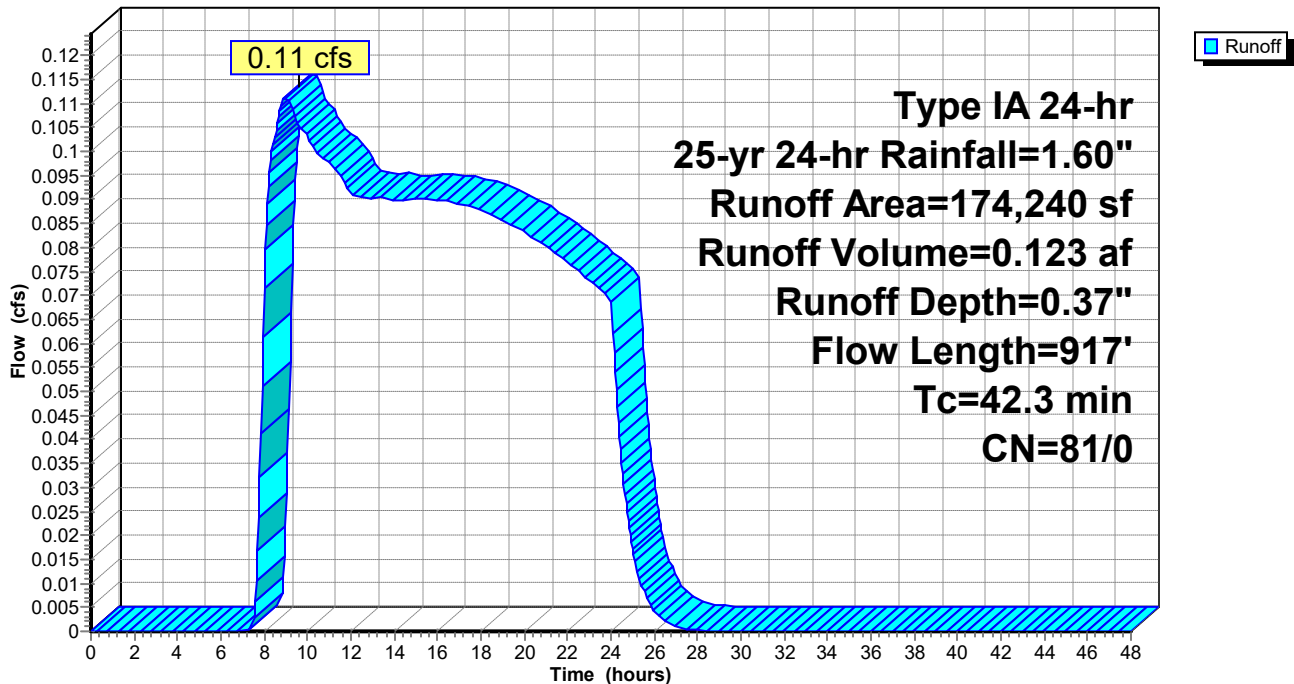
Area (sf)	CN	Description
174,240	81	Legumes, straight row, Good, HSG C
174,240	81	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
39.9	300	0.0305	0.13		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 0.80"
2.4	617	0.0362	4.30	68.79	<b>Channel Flow, V-Ditch</b> Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041
42.3	917	Total			

## Subcatchment 2S: Off-site Basin #2

Hydrograph



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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Subcatchment 3S: Off-site Basin #3**

Runoff = 0.03 cfs @ 9.19 hrs, Volume= 0.032 af, Depth= 0.37"  
 Routed to Pond 11P : Basin 11 Ditches with Berms

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

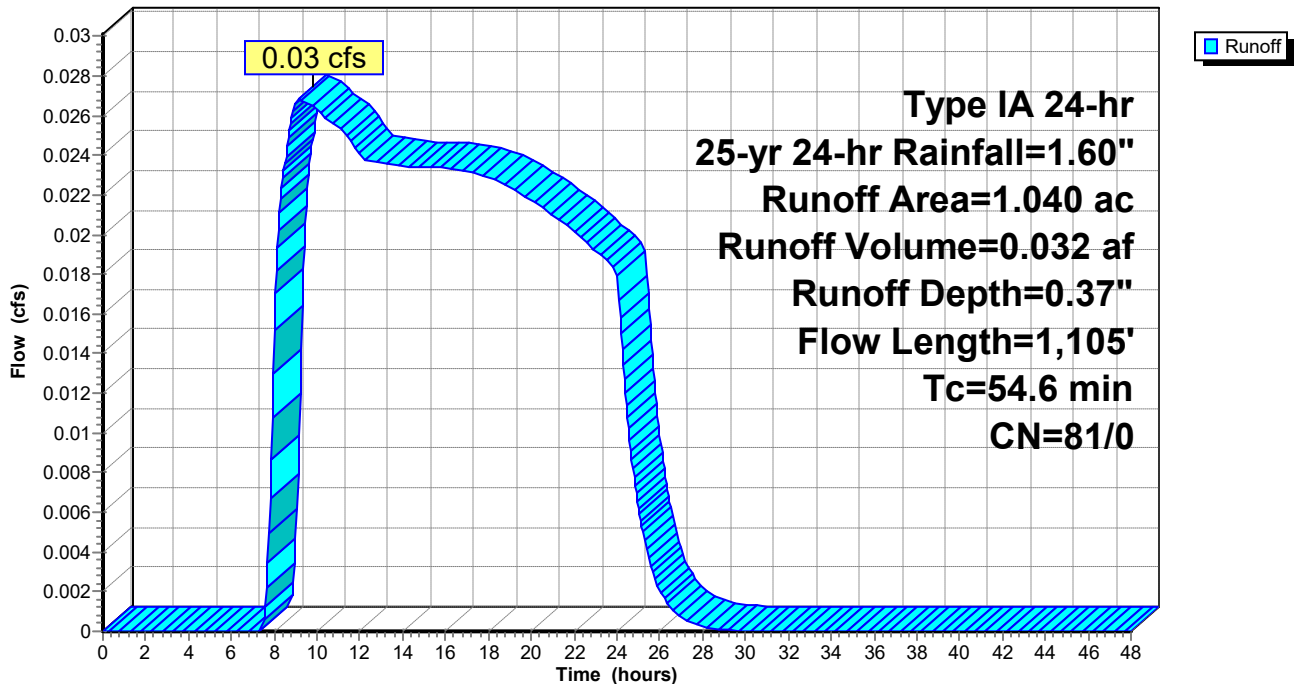
Area (ac)	CN	Description
1.040	81	Legumes, straight row, Good, HSG C
1.040	81	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
47.8	265	0.0151	0.09		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 0.80"
6.8	840	0.0082	2.05	32.74	<b>Channel Flow, V-Ditch</b> Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041
54.6	1,105	Total			

**Subcatchment 3S: Off-site Basin #3**

Hydrograph



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Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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## Summary for Subcatchment 4S: Off-site Basin #4

Runoff = 0.00 cfs @ 8.83 hrs, Volume= 0.002 af, Depth= 0.37"  
 Routed to Pond 11P : Basin 11 Ditches with Berms

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

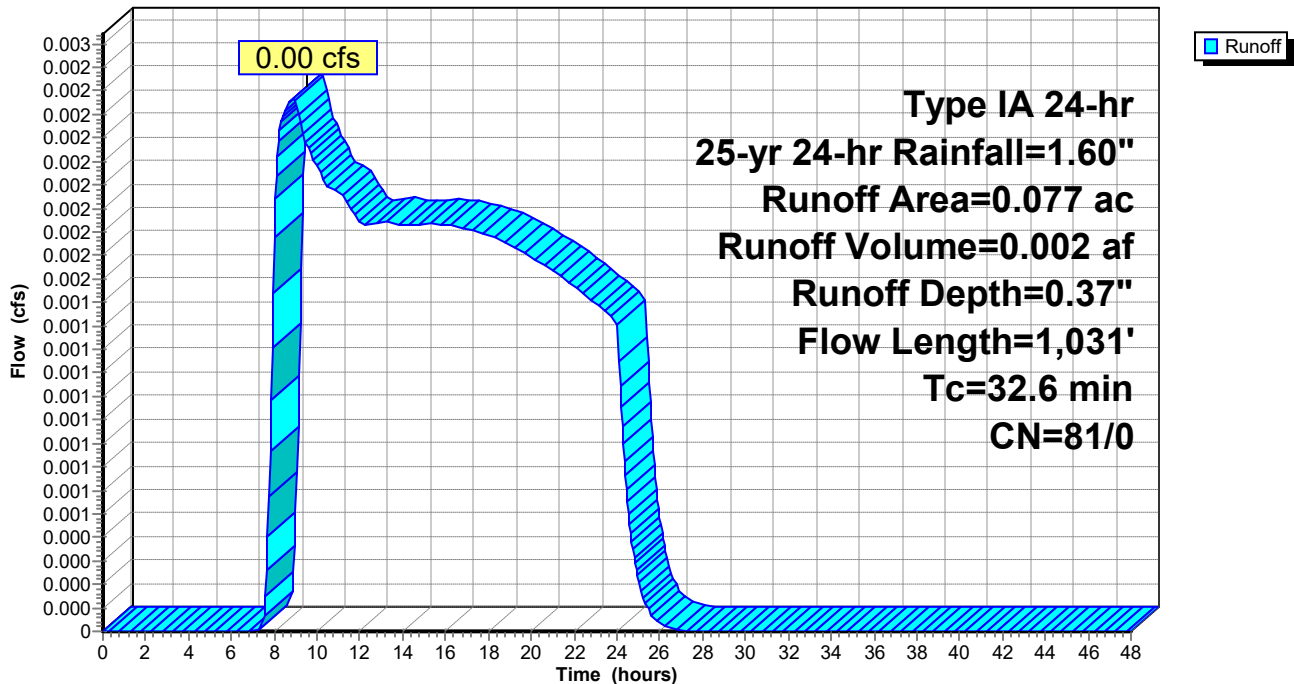
Area (ac)	CN	Description
0.077	81	Legumes, straight row, Good, HSG C
0.077	81	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.8	191	0.0367	0.12		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 0.80"
6.8	840	0.0082	2.05	32.74	<b>Channel Flow, V-Ditch</b> Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041
32.6	1,031	Total			

## Subcatchment 4S: Off-site Basin #4

Hydrograph



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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Subcatchment 5S: Off-site Basin #5**

Runoff = 0.04 cfs @ 19.64 hrs, Volume= 0.040 af, Depth= 0.13"  
 Routed to Pond 9P : Basin 9 Ditches with Berms

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

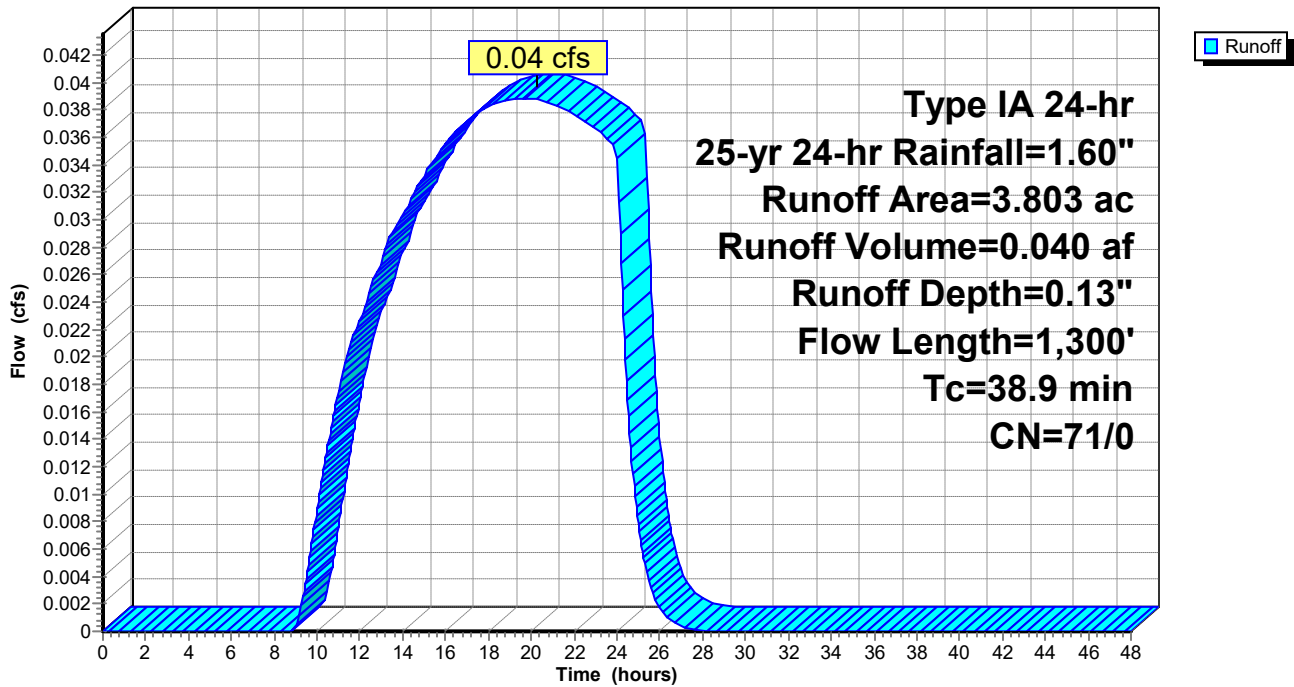
Area (ac)	CN	Description
3.803	71	Herbaceous range, Fair, HSG B
3.803	71	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
34.6	300	0.0326	0.14		Sheet Flow, Range n= 0.130 P2= 0.80"
4.3	1,000	0.0294	3.87	61.99	Channel Flow, V-Ditch Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041
38.9	1,300	Total			

**Subcatchment 5S: Off-site Basin #5**

Hydrograph



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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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## Summary for Subcatchment 6S: Off-site Basin #6

Runoff = 0.64 cfs @ 8.27 hrs, Volume= 0.495 af, Depth= 0.52"  
 Routed to Pond 12P : Basin 12 Ditches with Berms

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

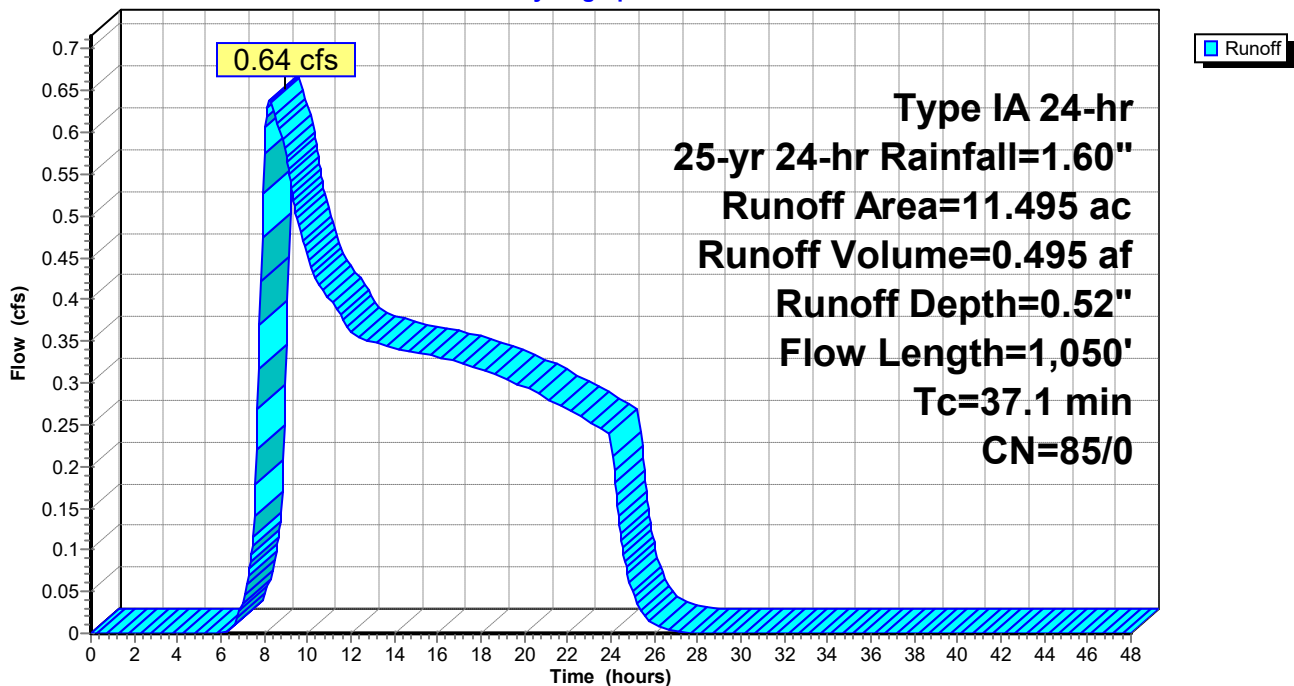
Area (ac)	CN	Description
11.495	85	Row crops, straight row, Good, HSG C
11.495	85	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
33.8	300	0.0346	0.15		Sheet Flow, Range n= 0.130 P2= 0.80"
3.3	750	0.0289	3.84	61.47	Channel Flow, V-Ditch Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041
37.1	1,050	Total			

## Subcatchment 6S: Off-site Basin #6

Hydrograph



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Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Subcatchment 7S: Off-site Basin #7**

Runoff = 0.99 cfs @ 8.69 hrs, Volume= 0.872 af, Depth= 0.52"  
 Routed to Pond 14P : Basin 14 Ditches with Berms

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

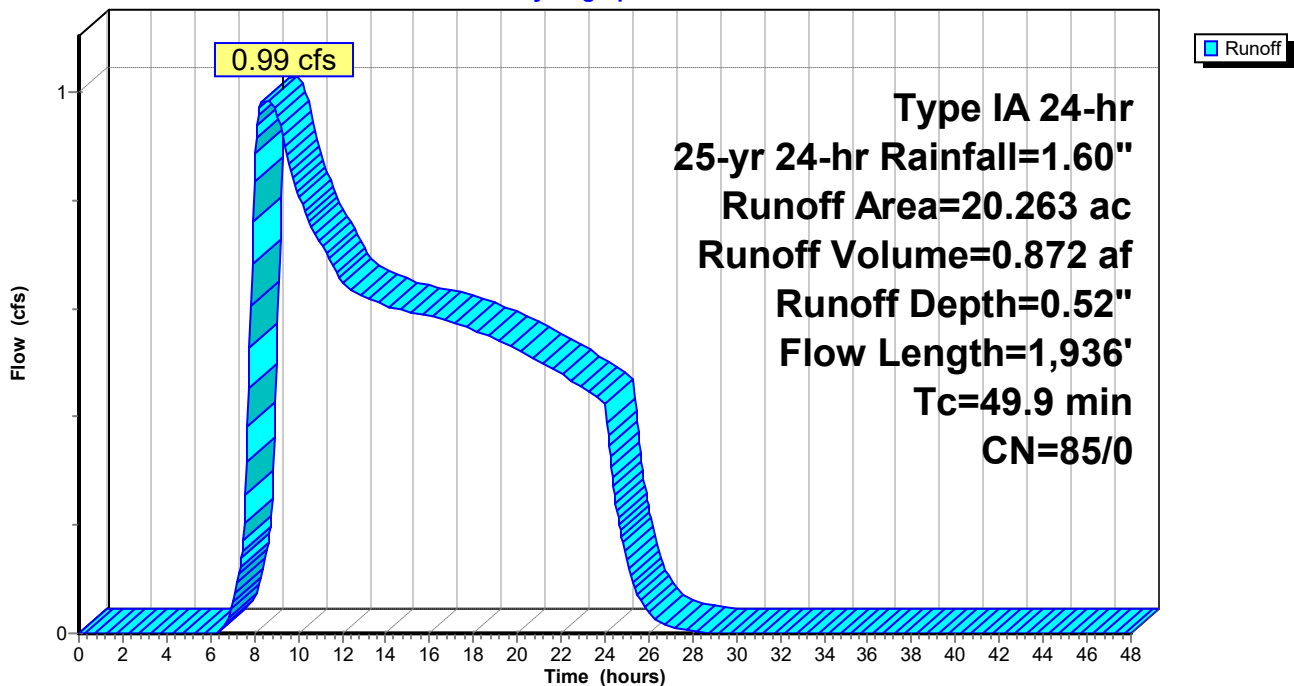
Area (ac)	CN	Description
20.263	85	Row crops, straight row, Good, HSG C
20.263	85	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
42.3	300	0.0197	0.12		<b>Sheet Flow,</b> Range n= 0.130 P2= 0.80"
7.6	1,636	0.0250	3.57	57.17	<b>Channel Flow, V-Ditch</b> Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041
49.9	1,936	Total			

**Subcatchment 7S: Off-site Basin #7**

Hydrograph



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Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Subcatchment 8S: Off-site Basin #8**

Runoff = 1.01 cfs @ 9.10 hrs, Volume= 1.161 af, Depth= 0.37"  
 Routed to Pond 15P : Basin 15 Ditches with Berms

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

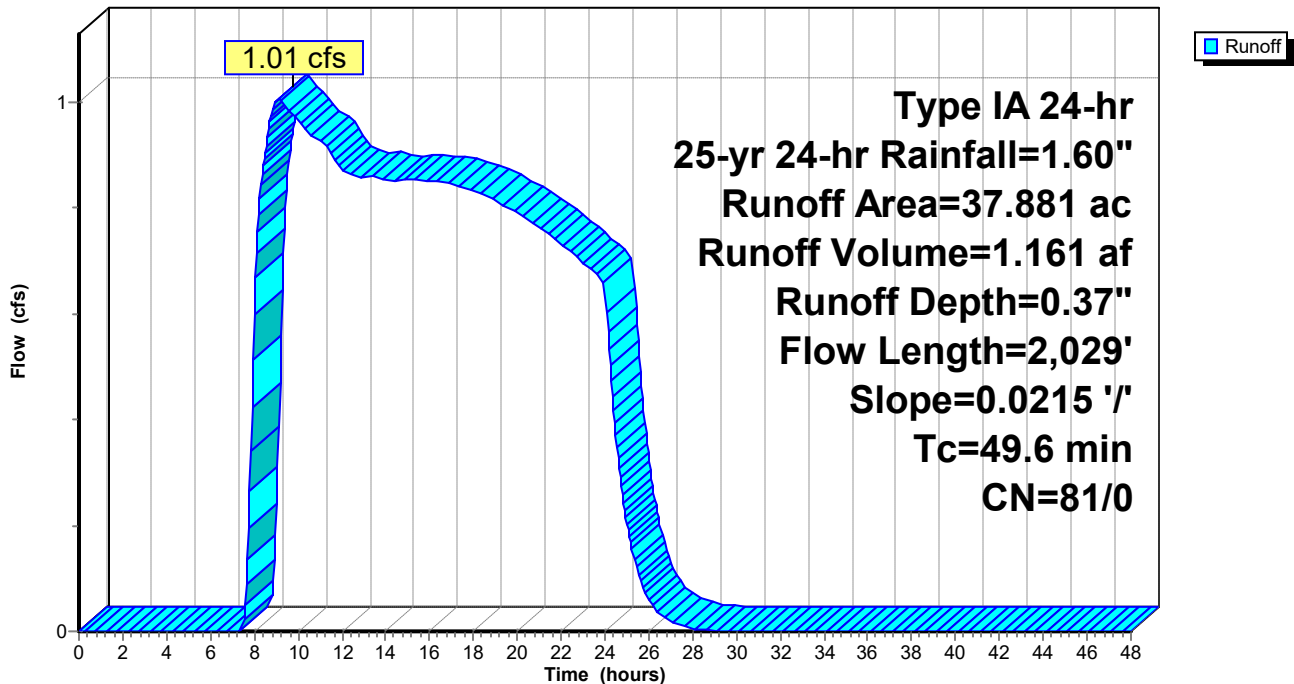
Area (ac)	CN	Description
37.881	81	Herbaceous range, Fair, HSG C
37.881	81	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
40.9	300	0.0215	0.12		<b>Sheet Flow,</b> Range n= 0.130 P2= 0.80"
8.7	1,729	0.0215	3.31	53.01	<b>Channel Flow, V-Ditch</b> Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041
49.6	2,029	Total			

**Subcatchment 8S: Off-site Basin #8**

Hydrograph



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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Subcatchment 9S: On-site Basin #9**

Runoff = 0.47 cfs @ 8.06 hrs, Volume= 0.230 af, Depth= 0.22"  
 Routed to Pond 9P : Basin 9 Ditches with Berms

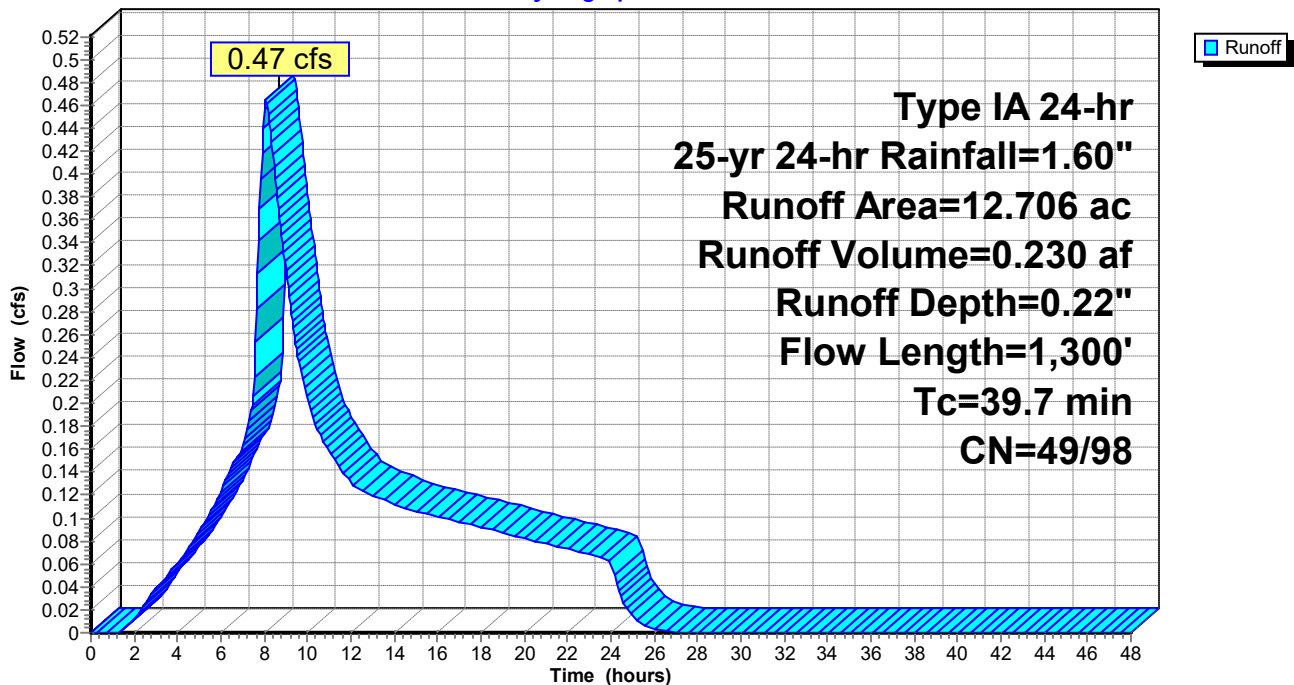
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

Area (ac)	CN	Description
* 0.690	98	Driveway & 1/2 roof of 10 lots
* 1.315	98	2046' of paved roadway
10.701	49	50-75% Grass cover, Fair, HSG A
12.706	57	Weighted Average
10.701	49	84.22% Pervious Area
2.005	98	15.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
35.4	300	0.0409	0.14		<b>Sheet Flow, Grass</b> Grass: Short n= 0.150 P2= 0.80"
4.3	1,000	0.0294	3.87	61.99	<b>Channel Flow, V-Ditch</b> Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041 Riprap, 2-inch
39.7	1,300	Total			

**Subcatchment 9S: On-site Basin #9**

Hydrograph



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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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## Summary for Subcatchment 10S: On-site Basin #10

Runoff = 0.20 cfs @ 8.07 hrs, Volume= 0.217 af, Depth= 0.31"  
 Routed to Pond 10P : Basin 10 Ditches with Berms

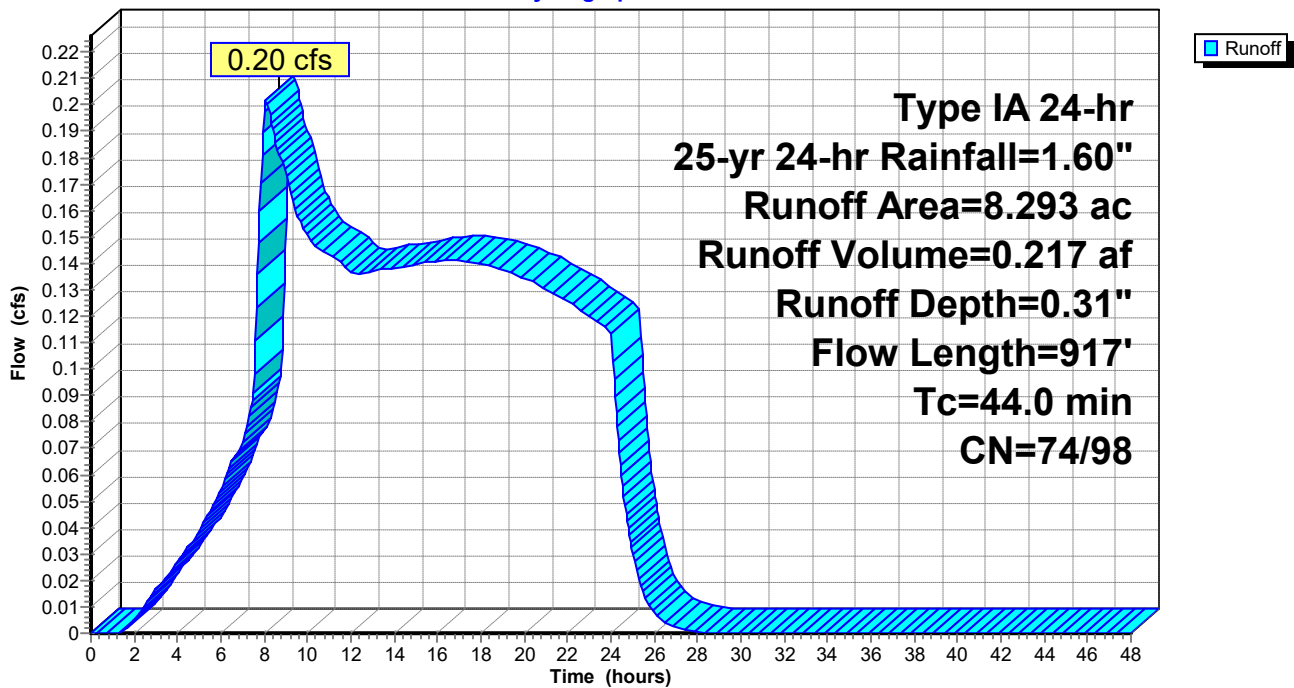
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

Area (ac)	CN	Description
* 0.483	98	Driveway & 1/2 roof of 7 lots
* 0.424	98	659' of paved roadway
* 7.386	74	>75% Grass cover, Good, HSG C
8.293	77	Weighted Average
7.386	74	89.06% Pervious Area
0.907	98	10.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
41.6	300	0.0274	0.12		<b>Sheet Flow, Grass</b> Grass: Short n= 0.150 P2= 0.80"
2.4	617	0.0362	4.30	68.79	<b>Channel Flow, V-Ditch</b> Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041
44.0	917	Total			

## Subcatchment 10S: On-site Basin #10

Hydrograph



# Cottonwood Canyon SBUH

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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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## Summary for Subcatchment 11S: On-site Basin #11

Runoff = 0.28 cfs @ 8.07 hrs, Volume= 0.310 af, Depth= 0.31"  
 Routed to Pond 11P : Basin 11 Ditches with Berms

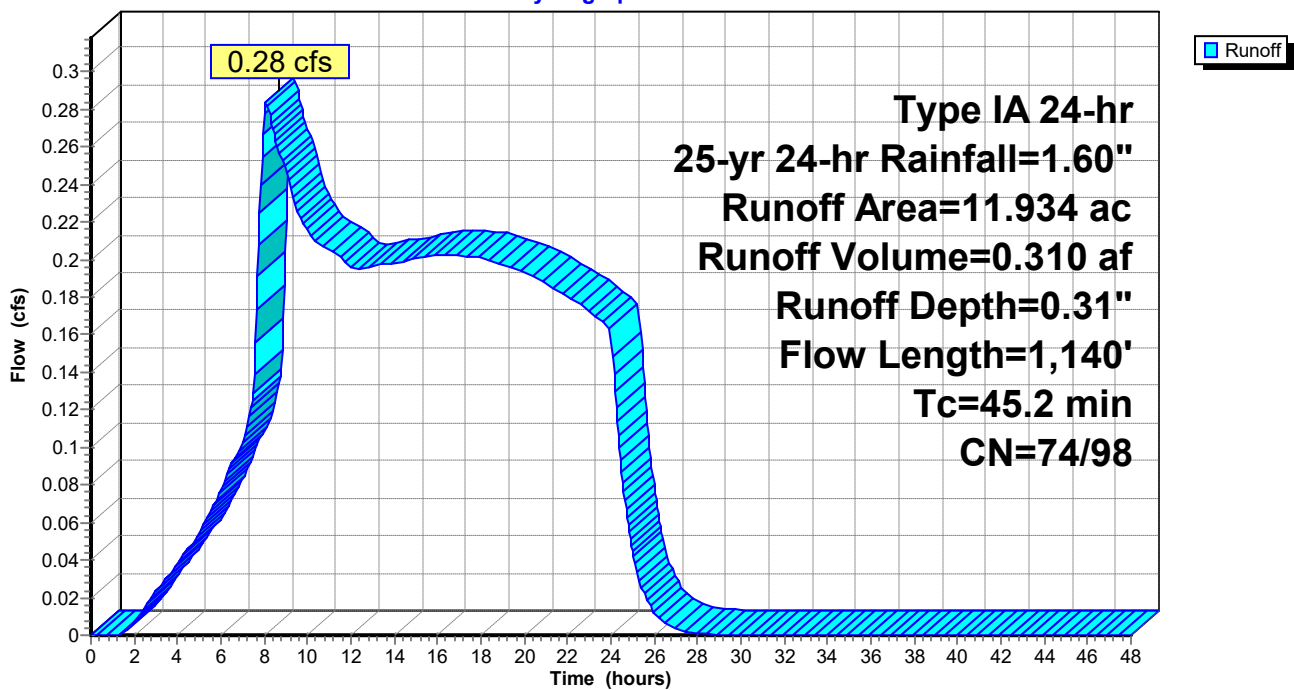
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

Area (ac)	CN	Description
* 0.690	98	Driveway & 1/2 roof of 10 lots
* 0.600	98	933' of paved roadway
* 10.644	74	>75% Grass cover, Good, HSG C
11.934	77	Weighted Average
10.644	74	89.19% Pervious Area
1.290	98	10.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.4	300	0.0334	0.13		<b>Sheet Flow, Grass</b> Grass: Short n= 0.150 P2= 0.80"
6.8	840	0.0082	2.05	32.74	<b>Channel Flow, V-Ditch</b> Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041
45.2	1,140	Total			

## Subcatchment 11S: On-site Basin #11

Hydrograph



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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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## Summary for Subcatchment 12S: On-site Basin #12

Runoff = 0.77 cfs @ 8.05 hrs, Volume= 0.669 af, Depth= 0.34"  
 Routed to Pond 12P : Basin 12 Ditches with Berms

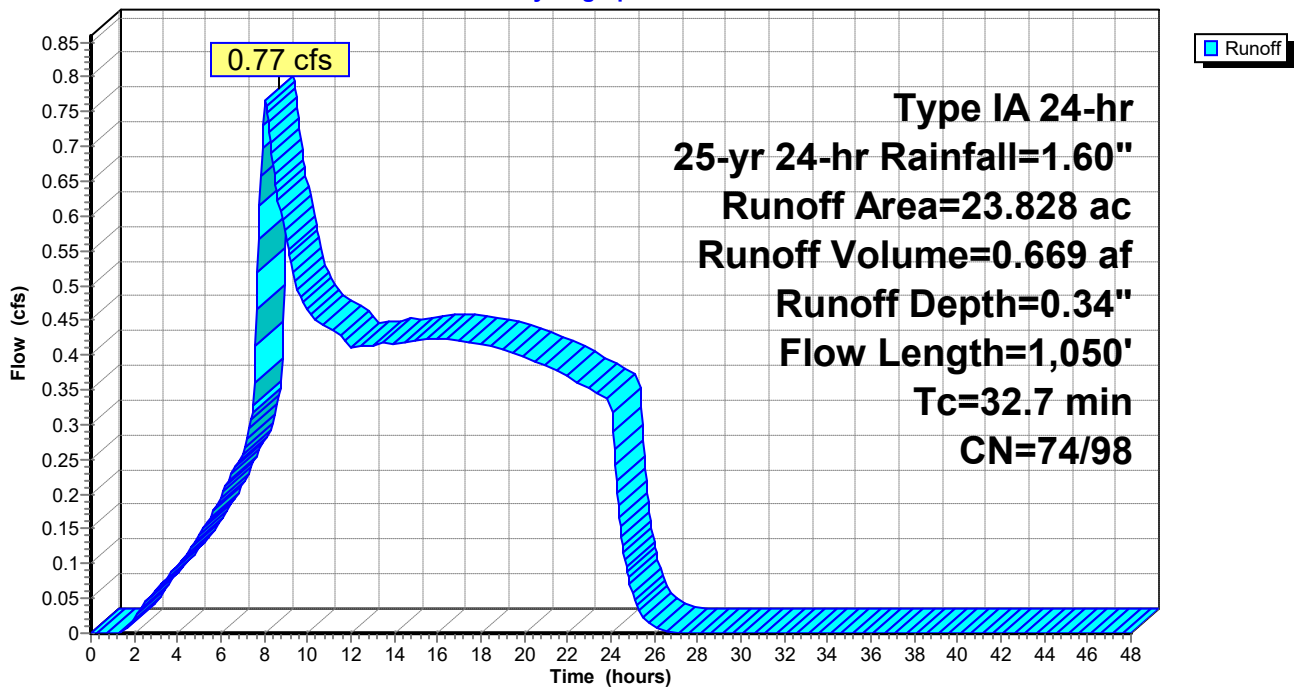
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

Area (ac)	CN	Description
* 1.311	98	Driveway & 1/2 roof of 19 lots
* 1.761	98	2046' of paved roadway
* 20.756	74	>75% Grass cover, Good, HSG C
23.828	77	Weighted Average
20.756	74	87.11% Pervious Area
3.072	98	12.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
29.4	300	0.0655	0.17		<b>Sheet Flow, Grass</b> Grass: Short n= 0.150 P2= 0.80"
3.3	750	0.0289	3.84	61.47	<b>Channel Flow, V-Ditch</b> Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041
32.7	1,050	Total			

## Subcatchment 12S: On-site Basin #12

Hydrograph



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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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## Summary for Subcatchment 13S: On-site Basin #13

Runoff = 0.30 cfs @ 8.07 hrs, Volume= 0.313 af, Depth= 0.31"  
 Routed to Pond 13P : Basin 13 Ditches with Berms

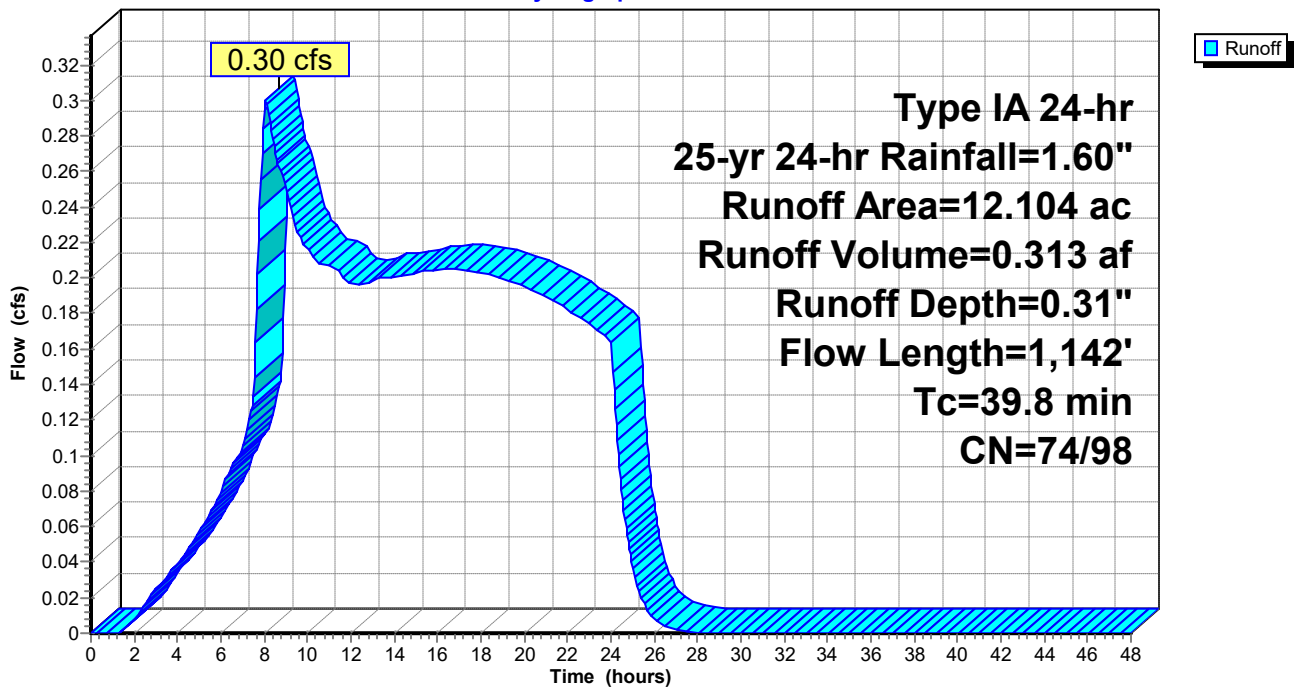
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

Area (ac)	CN	Description
* 0.690	98	Driveway & 1/2 roof of 10 lots
* 0.606	98	942' of paved roadway
* 10.808	74	>75% Grass cover, Good, HSG C
12.104	77	Weighted Average
10.808	74	89.29% Pervious Area
1.296	98	10.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
36.3	300	0.0385	0.14		<b>Sheet Flow, Grass</b> Grass: Short n= 0.150 P2= 0.80"
3.5	842	0.0324	4.07	65.08	<b>Channel Flow, V-Ditch</b> Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041
39.8	1,142	Total			

## Subcatchment 13S: On-site Basin #13

Hydrograph



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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Subcatchment 14S: On-site Basin #14**

Runoff = 1.06 cfs @ 8.05 hrs, Volume= 0.934 af, Depth= 0.33"  
 Routed to Pond 14P : Basin 14 Ditches with Berms

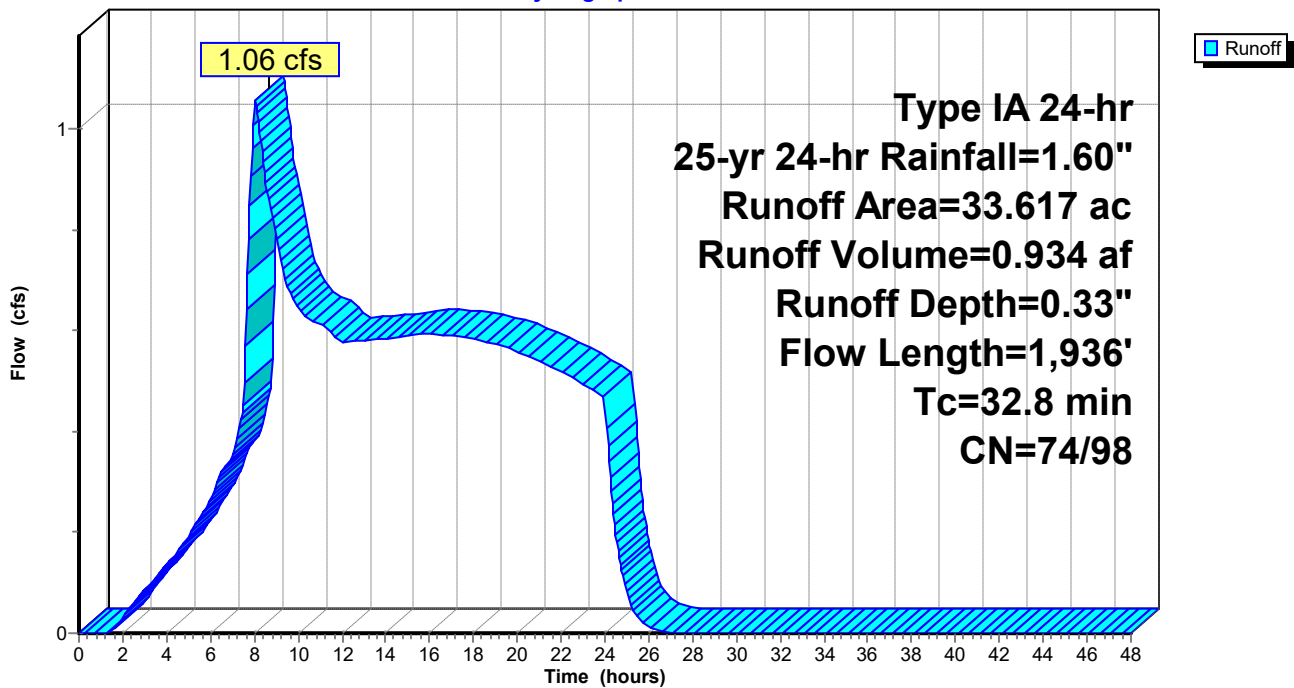
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

Area (ac)	CN	Description
* 1.794	98	Driveway & 1/2 roof of 26 lots
* 2.450	98	3811' of paved roadway
* 29.373	74	>75% Grass cover, Good, HSG C
33.617	77	Weighted Average
29.373	74	87.38% Pervious Area
4.244	98	12.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.2	300	0.0957	0.20		<b>Sheet Flow, Grass</b> Grass: Short n= 0.150 P2= 0.80"
7.6	1,636	0.0250	3.57	57.17	<b>Channel Flow, V-Ditch</b> Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041
32.8	1,936	Total			

**Subcatchment 14S: On-site Basin #14**

Hydrograph



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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Subcatchment 15S: On-site Basin #15**

Runoff = 0.93 cfs @ 8.06 hrs, Volume= 0.896 af, Depth= 0.33"  
 Routed to Pond 15P : Basin 15 Ditches with Berms

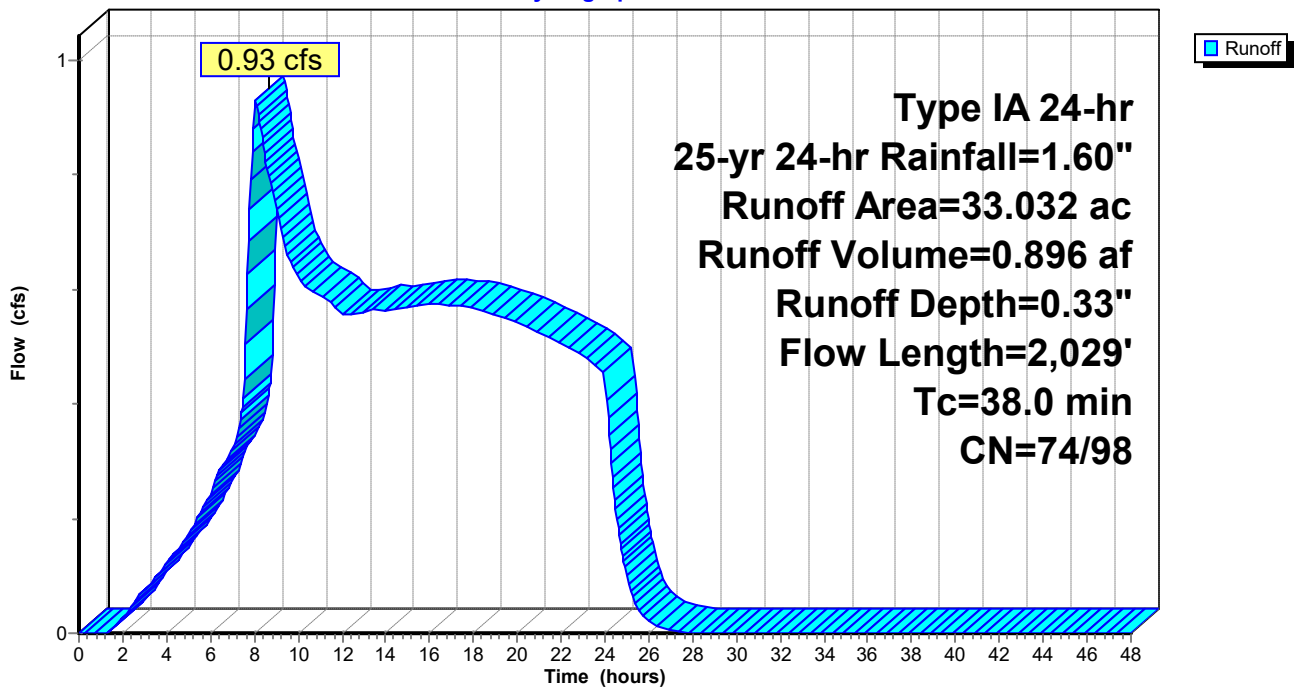
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

Area (ac)	CN	Description
* 1.863	98	Driveway & 1/2 roof of 27 lots
* 2.088	98	3249' of paved roadway
* 29.081	74	>75% Grass cover, Good, HSG C
33.032	77	Weighted Average
29.081	74	88.04% Pervious Area
3.951	98	11.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
29.3	300	0.0661	0.17		<b>Sheet Flow, Grass</b> Grass: Short n= 0.150 P2= 0.80"
8.7	1,729	0.0215	3.31	53.01	<b>Channel Flow, V-Ditch</b> Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041
38.0	2,029	Total			

**Subcatchment 15S: On-site Basin #15**

Hydrograph



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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Pond 9P: Basin 9 Ditches with Berms**

Inflow Area = 27.606 ac, 7.26% Impervious, Inflow Depth = 0.27" for 25-yr 24-hr event  
 Inflow = 0.70 cfs @ 8.25 hrs, Volume= 0.610 af  
 Outflow = 0.35 cfs @ 20.03 hrs, Volume= 0.605 af, Atten= 49%, Lag= 707.3 min  
 Discarded = 0.35 cfs @ 20.03 hrs, Volume= 0.605 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 645.27' @ 20.03 hrs Surf.Area= 12,151 sf Storage= 8,101 cf

Plug-Flow detention time= 374.6 min calculated for 0.605 af (99% of inflow)  
 Center-of-Mass det. time= 369.9 min ( 1,244.4 - 874.5 )

Volume	Invert	Avail.Storage	Storage Description
#1	644.00'	12,745 cf	<b>Custom Stage Data (Pyramidal)</b> Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
644.00	0	0	0	0
646.00	19,117	12,745	12,745	19,125

Device	Routing	Invert	Outlet Devices
#1	Discarded	644.00'	<b>1.200 in/hr Exfiltration over Surface area</b> Conductivity to Groundwater Elevation = 630.00'

**Discarded OutFlow** Max=0.35 cfs @ 20.03 hrs HW=645.27' (Free Discharge)

↑1=Exfiltration ( Controls 0.35 cfs)

**Cottonwood Canyon SBUH**

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Cottonwood Canyon

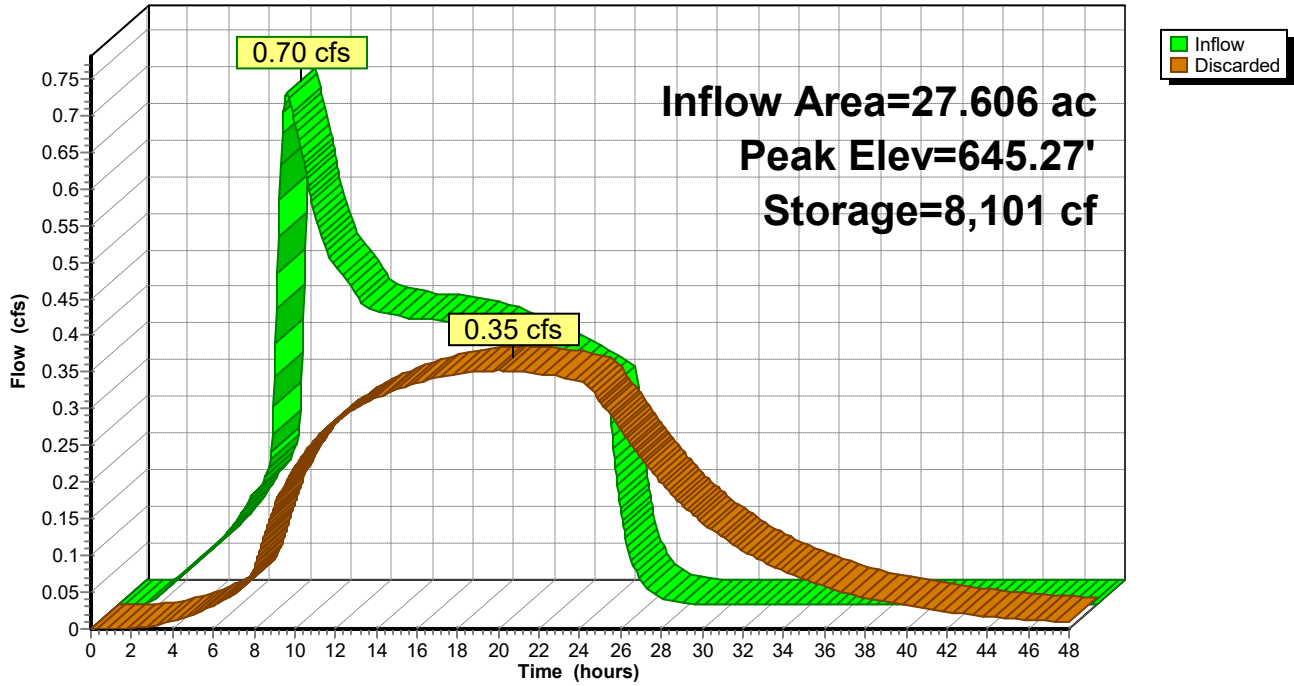
Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Pond 9P: Basin 9 Ditches with Berms**

Hydrograph



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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Pond 10P: Basin 10 Ditches with Berms**

Inflow Area = 12.293 ac, 7.38% Impervious, Inflow Depth = 0.33" for 25-yr 24-hr event  
 Inflow = 0.29 cfs @ 8.31 hrs, Volume= 0.339 af  
 Outflow = 0.20 cfs @ 22.23 hrs, Volume= 0.339 af, Atten= 32%, Lag= 835.1 min  
 Discarded = 0.20 cfs @ 22.23 hrs, Volume= 0.339 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 646.81' @ 22.23 hrs Surf.Area= 6,957 sf Storage= 4,209 cf

Plug-Flow detention time= 303.0 min calculated for 0.339 af (100% of inflow)  
 Center-of-Mass det. time= 303.5 min ( 1,214.9 - 911.4 )

Volume	Invert	Avail.Storage	Storage Description
#1	645.00'	5,632 cf	<b>Custom Stage Data (Pyramidal)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
645.00	0	0	0	0
647.00	8,448	5,632	5,632	8,456

Device	Routing	Invert	Outlet Devices
#1	Discarded	645.00'	<b>1.200 in/hr Exfiltration over Surface area</b> Conductivity to Groundwater Elevation = 630.00'

**Discarded OutFlow** Max=0.20 cfs @ 22.23 hrs HW=646.81' (Free Discharge)  
 ↑1=Exfiltration ( Controls 0.20 cfs)

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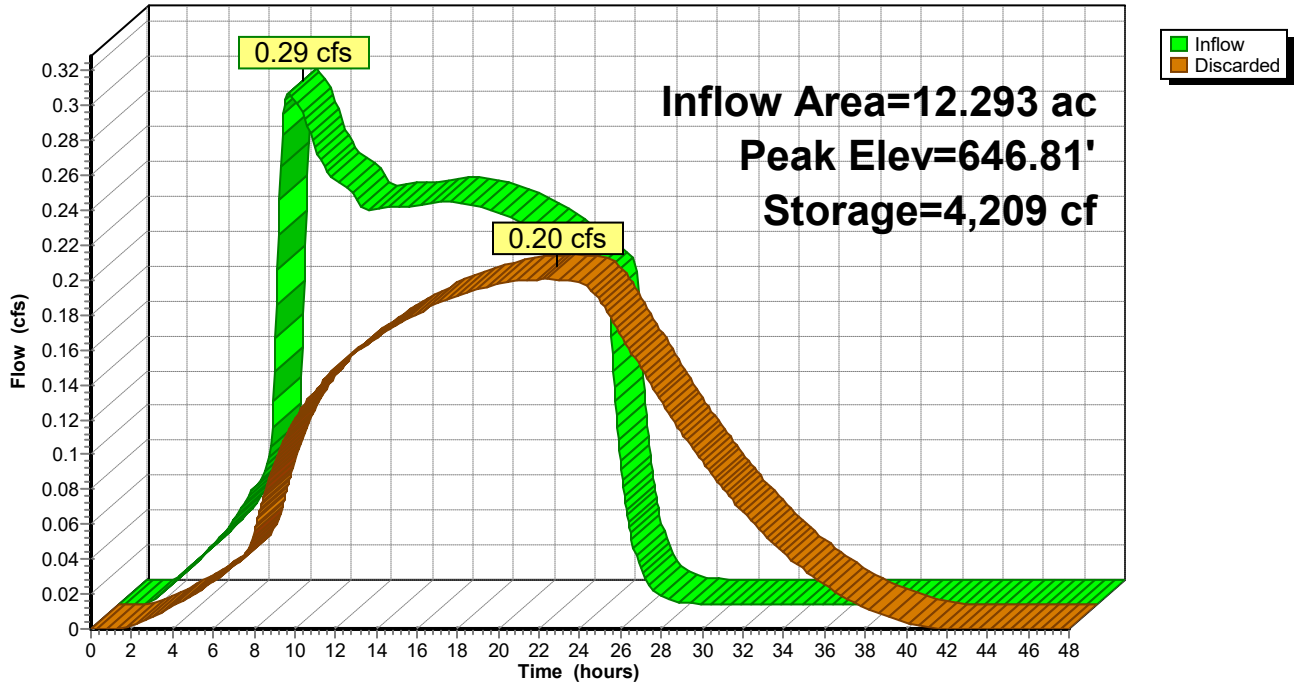
Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Pond 10P: Basin 10 Ditches with Berms**

Hydrograph



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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Pond 11P: Basin 11 Ditches with Berms**

Inflow Area = 13.051 ac, 9.88% Impervious, Inflow Depth = 0.32" for 25-yr 24-hr event  
 Inflow = 0.30 cfs @ 8.12 hrs, Volume= 0.344 af  
 Outflow = 0.21 cfs @ 20.48 hrs, Volume= 0.344 af, Atten= 30%, Lag= 741.3 min  
 Discarded = 0.21 cfs @ 20.48 hrs, Volume= 0.344 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 654.16' @ 20.48 hrs Surf.Area= 7,564 sf Storage= 2,934 cf

Plug-Flow detention time= 203.5 min calculated for 0.344 af (100% of inflow)  
 Center-of-Mass det. time= 203.8 min ( 1,103.5 - 899.7 )

Volume	Invert	Avail.Storage	Storage Description
#1	653.00'	14,893 cf	<b>Custom Stage Data (Pyramidal)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
653.00	0	0	0	0
655.00	22,340	14,893	14,893	22,348

Device	Routing	Invert	Outlet Devices
#1	Discarded	653.00'	<b>1.200 in/hr Exfiltration over Surface area</b> Conductivity to Groundwater Elevation = 630.00'

**Discarded OutFlow** Max=0.21 cfs @ 20.48 hrs HW=654.16' (Free Discharge)  
 ↑1=Exfiltration ( Controls 0.21 cfs)

**Cottonwood Canyon SBUH**

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Cottonwood Canyon

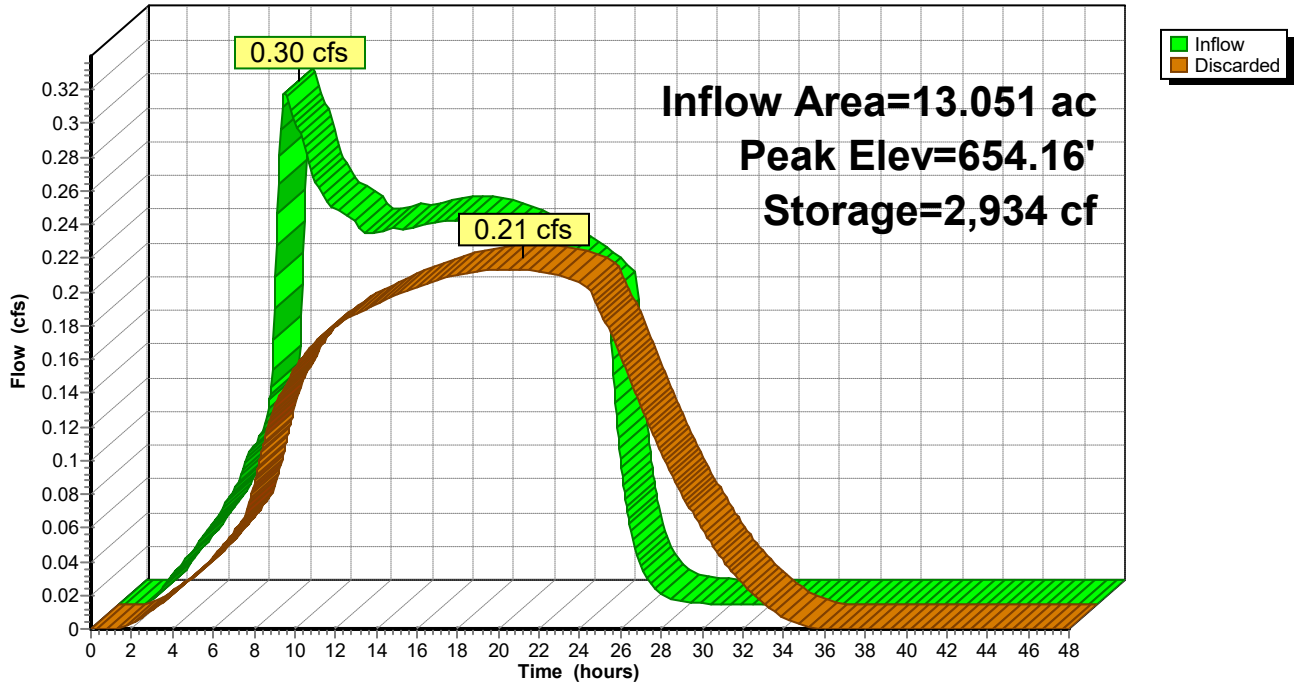
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**Pond 11P: Basin 11 Ditches with Berms**

Hydrograph



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Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Pond 12P: Basin 12 Ditches with Berms**

Inflow Area = 35.323 ac, 8.70% Impervious, Inflow Depth = 0.40" for 25-yr 24-hr event  
 Inflow = 1.38 cfs @ 8.12 hrs, Volume= 1.163 af  
 Outflow = 0.67 cfs @ 20.92 hrs, Volume= 1.163 af, Atten= 51%, Lag= 768.5 min  
 Discarded = 0.67 cfs @ 20.92 hrs, Volume= 1.163 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 619.80' @ 20.92 hrs Surf.Area= 23,598 sf Storage= 14,181 cf

Plug-Flow detention time= 309.5 min calculated for 1.162 af (100% of inflow)  
 Center-of-Mass det. time= 310.0 min ( 1,188.8 - 878.8 )

Volume	Invert	Avail.Storage	Storage Description
#1	618.00'	19,362 cf	<b>Custom Stage Data (Pyramidal)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
618.00	0	0	0	0
620.00	29,043	19,362	19,362	29,051

Device	Routing	Invert	Outlet Devices
#1	Discarded	618.00'	<b>1.200 in/hr Exfiltration over Surface area</b> Conductivity to Groundwater Elevation = 590.00'

**Discarded OutFlow** Max=0.67 cfs @ 20.92 hrs HW=619.80' (Free Discharge)

↑1=Exfiltration ( Controls 0.67 cfs)

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Cottonwood Canyon

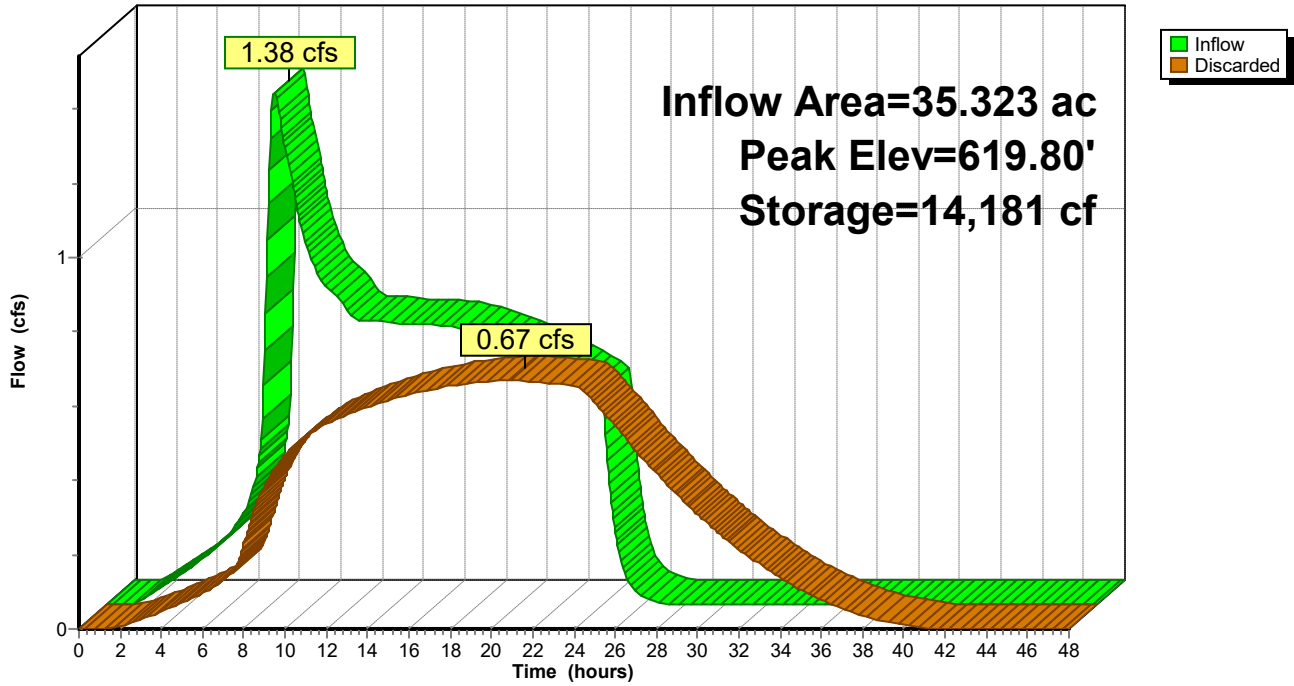
Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Pond 12P: Basin 12 Ditches with Berms**

Hydrograph



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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Pond 13P: Basin 13 Ditches with Berms**

Inflow Area = 12.104 ac, 10.71% Impervious, Inflow Depth = 0.31" for 25-yr 24-hr event  
 Inflow = 0.30 cfs @ 8.07 hrs, Volume= 0.313 af  
 Outflow = 0.18 cfs @ 21.65 hrs, Volume= 0.313 af, Atten= 38%, Lag= 815.4 min  
 Discarded = 0.18 cfs @ 21.65 hrs, Volume= 0.313 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 627.55' @ 21.65 hrs Surf.Area= 6,559 sf Storage= 3,388 cf

Plug-Flow detention time= 266.8 min calculated for 0.313 af (100% of inflow)  
 Center-of-Mass det. time= 267.2 min ( 1,155.9 - 888.7 )

Volume	Invert	Avail.Storage	Storage Description
#1	626.00'	7,283 cf	<b>Custom Stage Data (Pyramidal)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
626.00	0	0	0	0
628.00	10,925	7,283	7,283	10,933

Device	Routing	Invert	Outlet Devices
#1	Discarded	626.00'	<b>1.200 in/hr Exfiltration over Surface area</b> Conductivity to Groundwater Elevation = 590.00'

**Discarded OutFlow** Max=0.18 cfs @ 21.65 hrs HW=627.55' (Free Discharge)

↑1=Exfiltration ( Controls 0.18 cfs)

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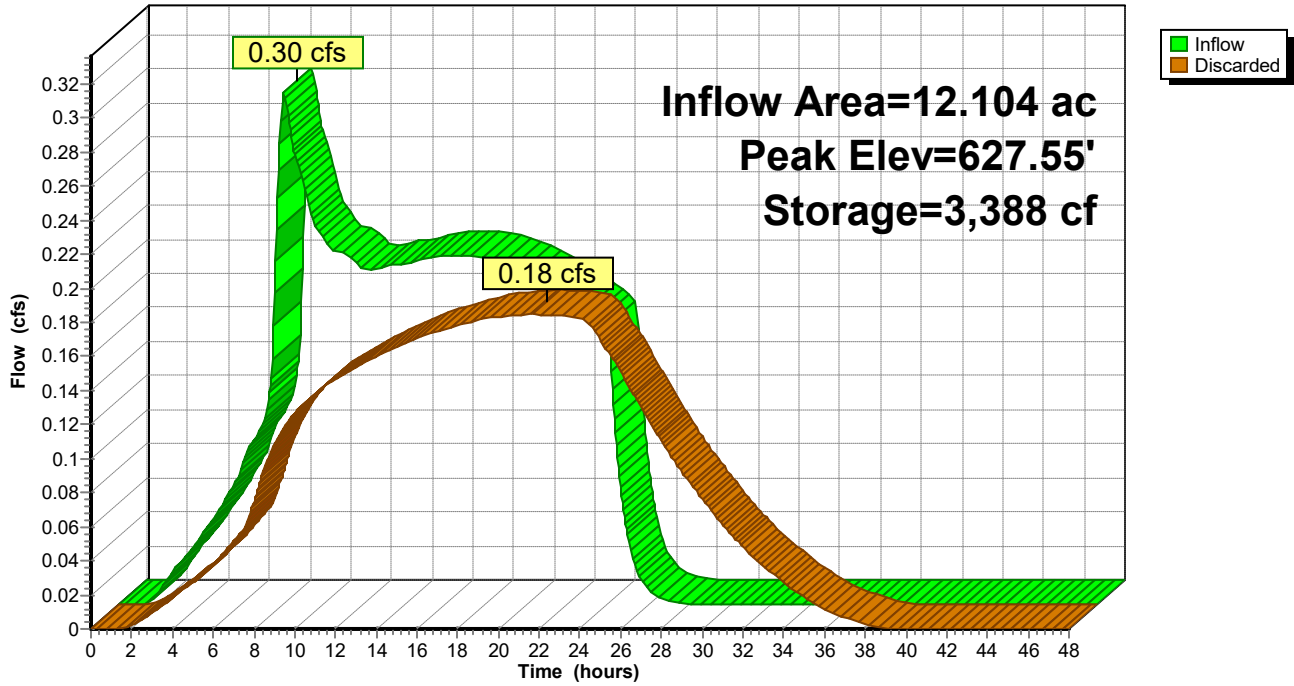
Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Pond 13P: Basin 13 Ditches with Berms**

Hydrograph



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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Pond 14P: Basin 14 Ditches with Berms**

Inflow Area = 53.880 ac, 7.88% Impervious, Inflow Depth = 0.40" for 25-yr 24-hr event  
 Inflow = 1.97 cfs @ 8.18 hrs, Volume= 1.806 af  
 Outflow = 1.03 cfs @ 21.28 hrs, Volume= 1.806 af, Atten= 48%, Lag= 786.1 min  
 Discarded = 1.03 cfs @ 21.28 hrs, Volume= 1.806 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 615.91' @ 21.28 hrs Surf.Area= 36,184 sf Storage= 23,004 cf

Plug-Flow detention time= 324.7 min calculated for 1.804 af (100% of inflow)  
 Center-of-Mass det. time= 325.2 min ( 1,213.0 - 887.8 )

Volume	Invert	Avail.Storage	Storage Description		
#1	614.00'	26,526 cf	<b>Custom Stage Data (Pyramidal)</b> Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
614.00	0	0	0	0	
616.00	39,789	26,526	26,526	39,797	

Device	Routing	Invert	Outlet Devices
#1	Discarded	614.00'	<b>1.200 in/hr Exfiltration over Surface area</b> Conductivity to Groundwater Elevation = 590.00'

**Discarded OutFlow** Max=1.03 cfs @ 21.28 hrs HW=615.91' (Free Discharge)  
 ↑1=Exfiltration ( Controls 1.03 cfs)

**Cottonwood Canyon SBUH**

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Cottonwood Canyon

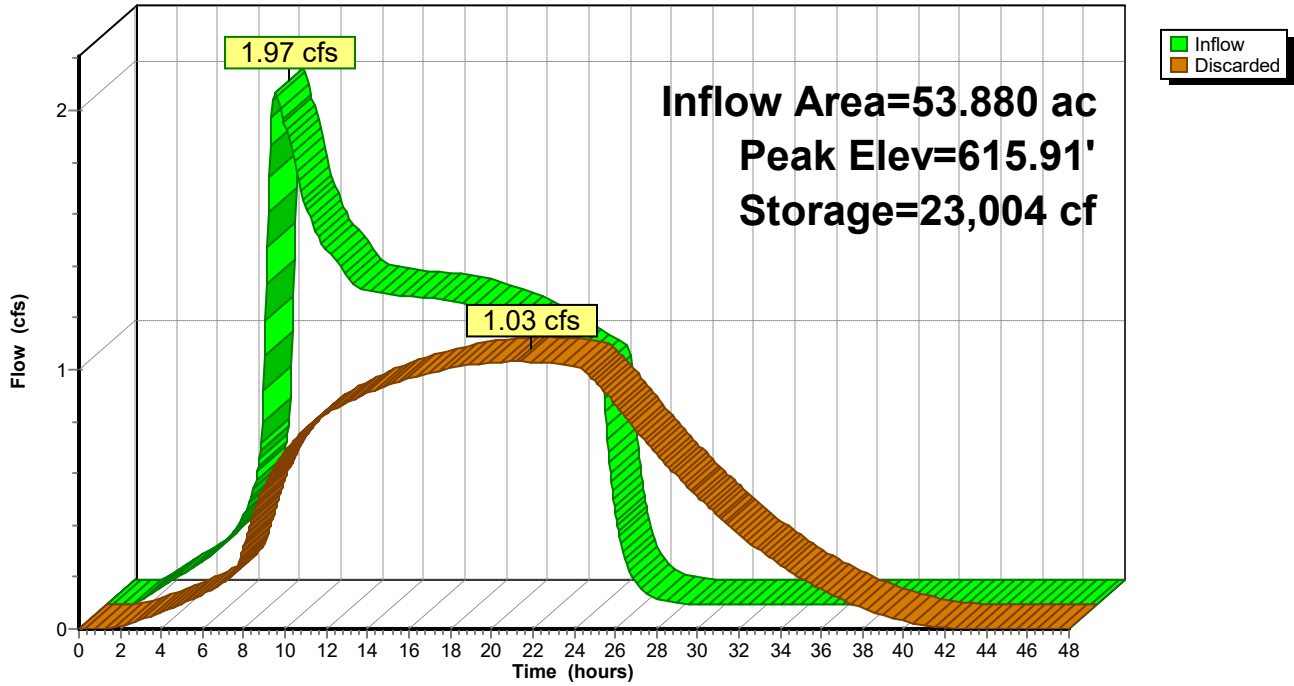
Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Pond 14P: Basin 14 Ditches with Berms**

Hydrograph



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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Pond 15P: Basin 15 Ditches with Berms**

Inflow Area = 70.913 ac, 5.57% Impervious, Inflow Depth = 0.35" for 25-yr 24-hr event  
 Inflow = 1.76 cfs @ 8.84 hrs, Volume= 2.058 af  
 Outflow = 1.11 cfs @ 24.00 hrs, Volume= 2.058 af, Atten= 37%, Lag= 909.5 min  
 Discarded = 1.11 cfs @ 24.00 hrs, Volume= 2.058 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 605.45' @ 24.00 hrs Surf.Area= 38,725 sf Storage= 33,150 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)  
 Center-of-Mass det. time= 402.0 min ( 1,322.9 - 920.9 )

Volume	Invert	Avail.Storage	Storage Description
#1	604.00'	55,200 cf	<b>Custom Stage Data (Prismatic)</b> Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
604.00	5,000	0	0
605.00	25,000	15,000	15,000
606.00	55,400	40,200	55,200

Device	Routing	Invert	Outlet Devices
#1	Discarded	604.00'	<b>1.200 in/hr Exfiltration over Surface area</b> Conductivity to Groundwater Elevation = 580.00'

**Discarded OutFlow** Max=1.11 cfs @ 24.00 hrs HW=605.45' (Free Discharge)  
 ↑1=Exfiltration ( Controls 1.11 cfs)

**Cottonwood Canyon SBUH**

Prepared by MacKay & Sposito, Inc

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Cottonwood Canyon

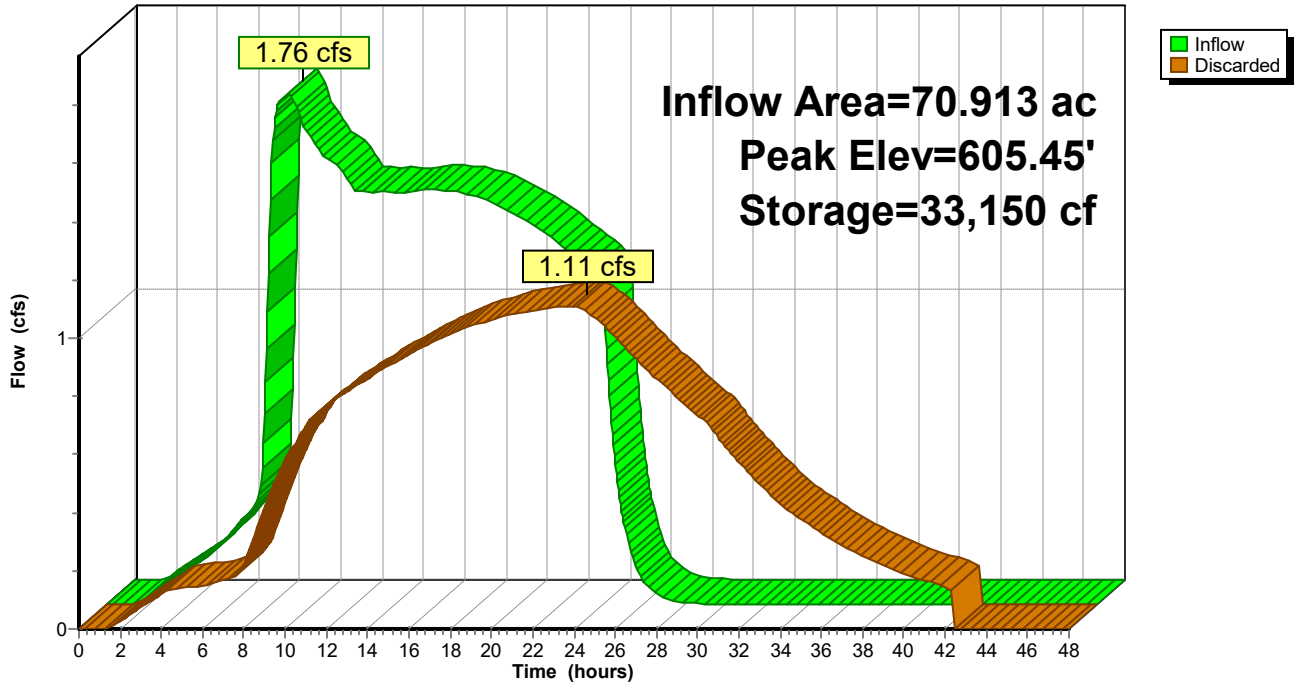
Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

Printed 8/15/2025

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**Pond 15P: Basin 15 Ditches with Berms**

Hydrograph



# Cottonwood Canyon SBUH

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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

Printed 8/15/2025

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## Summary for Subcatchment 11S: On-site Basin #11

Runoff = 0.28 cfs @ 8.07 hrs, Volume= 0.310 af, Depth= 0.31"  
 Routed to Pond 11P : Basin 11 Ditches with Berms

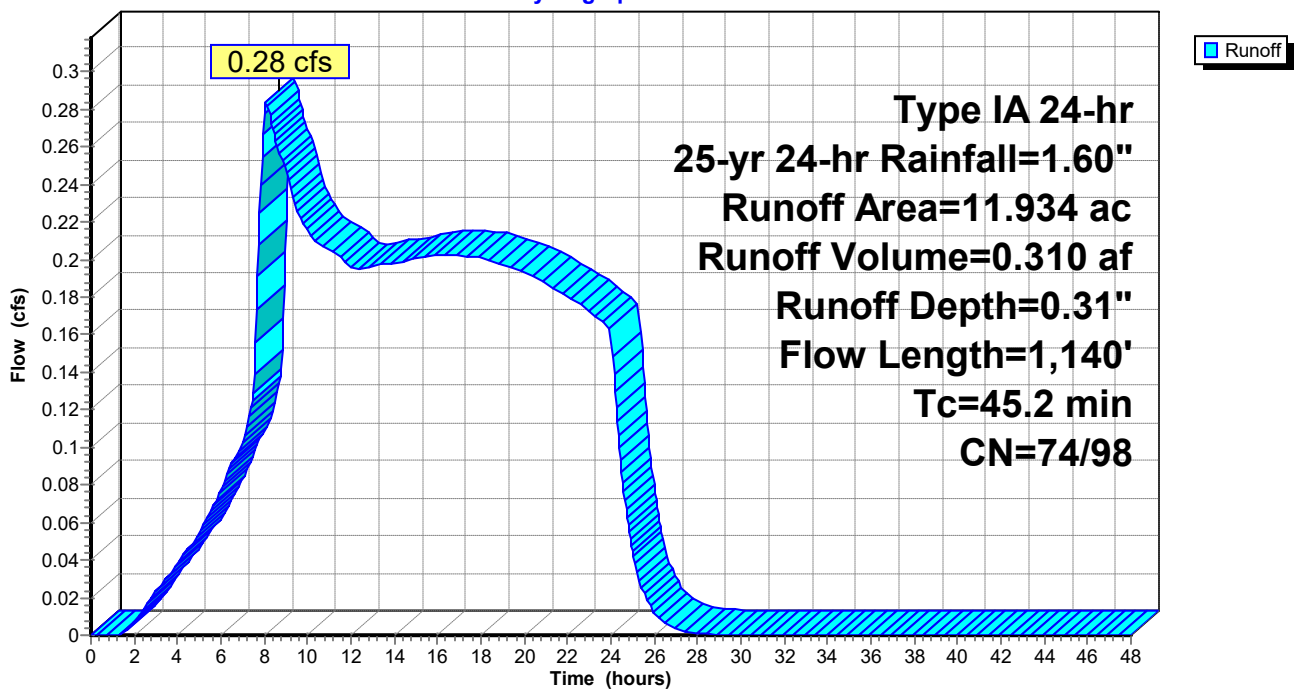
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

Area (ac)	CN	Description
* 0.690	98	Driveway & 1/2 roof of 10 lots
* 0.600	98	933' of paved roadway
* 10.644	74	>75% Grass cover, Good, HSG C
11.934	77	Weighted Average
10.644	74	89.19% Pervious Area
1.290	98	10.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.4	300	0.0334	0.13		<b>Sheet Flow, Grass</b> Grass: Short n= 0.150 P2= 0.80"
6.8	840	0.0082	2.05	32.74	<b>Channel Flow, V-Ditch</b> Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041
45.2	1,140	Total			

## Subcatchment 11S: On-site Basin #11

Hydrograph



**Cottonwood Canyon SBUH**

Prepared by MacKay & Sposito, Inc

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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

Printed 8/15/2025

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**Summary for Subcatchment 12S: On-site Basin #12**

Runoff = 0.77 cfs @ 8.05 hrs, Volume= 0.669 af, Depth= 0.34"  
 Routed to Pond 12P : Basin 12 Ditches with Berms

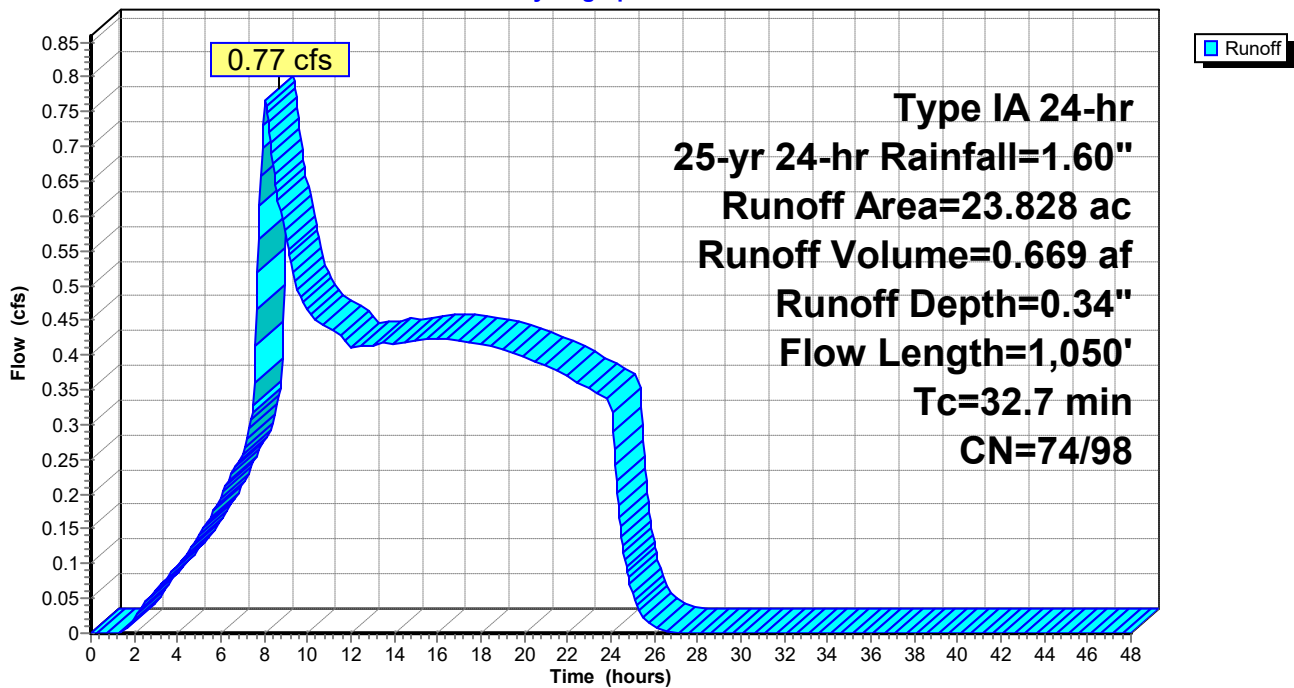
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

Area (ac)	CN	Description
* 1.311	98	Driveway & 1/2 roof of 19 lots
* 1.761	98	2046' of paved roadway
* 20.756	74	>75% Grass cover, Good, HSG C
23.828	77	Weighted Average
20.756	74	87.11% Pervious Area
3.072	98	12.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
29.4	300	0.0655	0.17		<b>Sheet Flow, Grass</b> Grass: Short n= 0.150 P2= 0.80"
3.3	750	0.0289	3.84	61.47	<b>Channel Flow, V-Ditch</b> Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041
32.7	1,050	Total			

**Subcatchment 12S: On-site Basin #12**

Hydrograph



**Cottonwood Canyon SBUH**

Prepared by MacKay & Sposito, Inc

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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Subcatchment 15S: On-site Basin #15**

Runoff = 0.93 cfs @ 8.06 hrs, Volume= 0.896 af, Depth= 0.33"  
 Routed to Pond 15P : Basin 15 Ditches with Berms

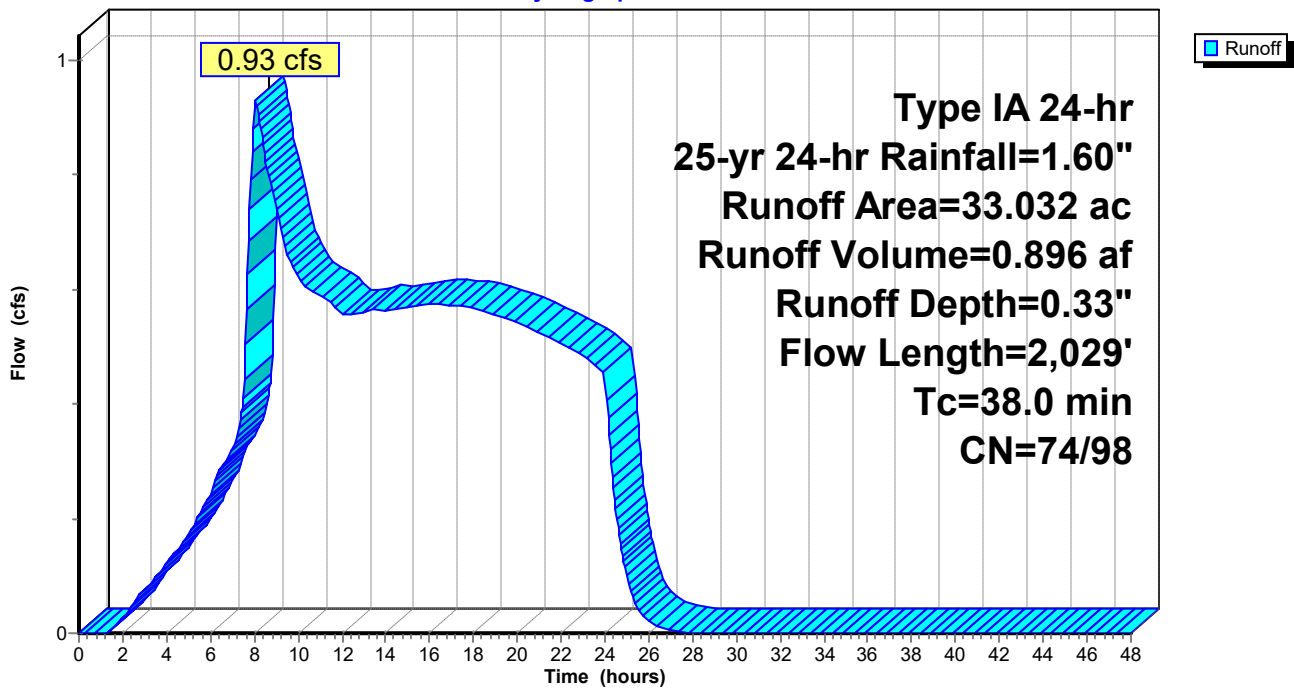
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

Area (ac)	CN	Description
* 1.863	98	Driveway & 1/2 roof of 27 lots
* 2.088	98	3249' of paved roadway
* 29.081	74	>75% Grass cover, Good, HSG C
33.032	77	Weighted Average
29.081	74	88.04% Pervious Area
3.951	98	11.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
29.3	300	0.0661	0.17		<b>Sheet Flow, Grass</b> Grass: Short n= 0.150 P2= 0.80"
8.7	1,729	0.0215	3.31	53.01	<b>Channel Flow, V-Ditch</b> Area= 16.0 sf Perim= 32.5' r= 0.49' n= 0.041
38.0	2,029	Total			

**Subcatchment 15S: On-site Basin #15**

Hydrograph



**Cottonwood Canyon SBUH**

Prepared by MacKay & Sposito, Inc

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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Pond 9P: Basin 9 Ditches with Berms**

Inflow Area = 27.606 ac, 7.26% Impervious, Inflow Depth = 0.27" for 25-yr 24-hr event  
 Inflow = 0.70 cfs @ 8.25 hrs, Volume= 0.610 af  
 Outflow = 0.35 cfs @ 20.03 hrs, Volume= 0.605 af, Atten= 49%, Lag= 707.3 min  
 Discarded = 0.35 cfs @ 20.03 hrs, Volume= 0.605 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 645.27' @ 20.03 hrs Surf.Area= 12,151 sf Storage= 8,101 cf

Plug-Flow detention time= 374.6 min calculated for 0.605 af (99% of inflow)  
 Center-of-Mass det. time= 369.9 min ( 1,244.4 - 874.5 )

Volume	Invert	Avail.Storage	Storage Description
#1	644.00'	12,745 cf	<b>Custom Stage Data (Pyramidal)</b> Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
644.00	0	0	0	0
646.00	19,117	12,745	12,745	19,125

Device	Routing	Invert	Outlet Devices
#1	Discarded	644.00'	<b>1.200 in/hr Exfiltration over Surface area</b> Conductivity to Groundwater Elevation = 630.00'

**Discarded OutFlow** Max=0.35 cfs @ 20.03 hrs HW=645.27' (Free Discharge)

↑1=Exfiltration ( Controls 0.35 cfs)

**Cottonwood Canyon SBUH**

Prepared by MacKay & Sposito, Inc

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Cottonwood Canyon

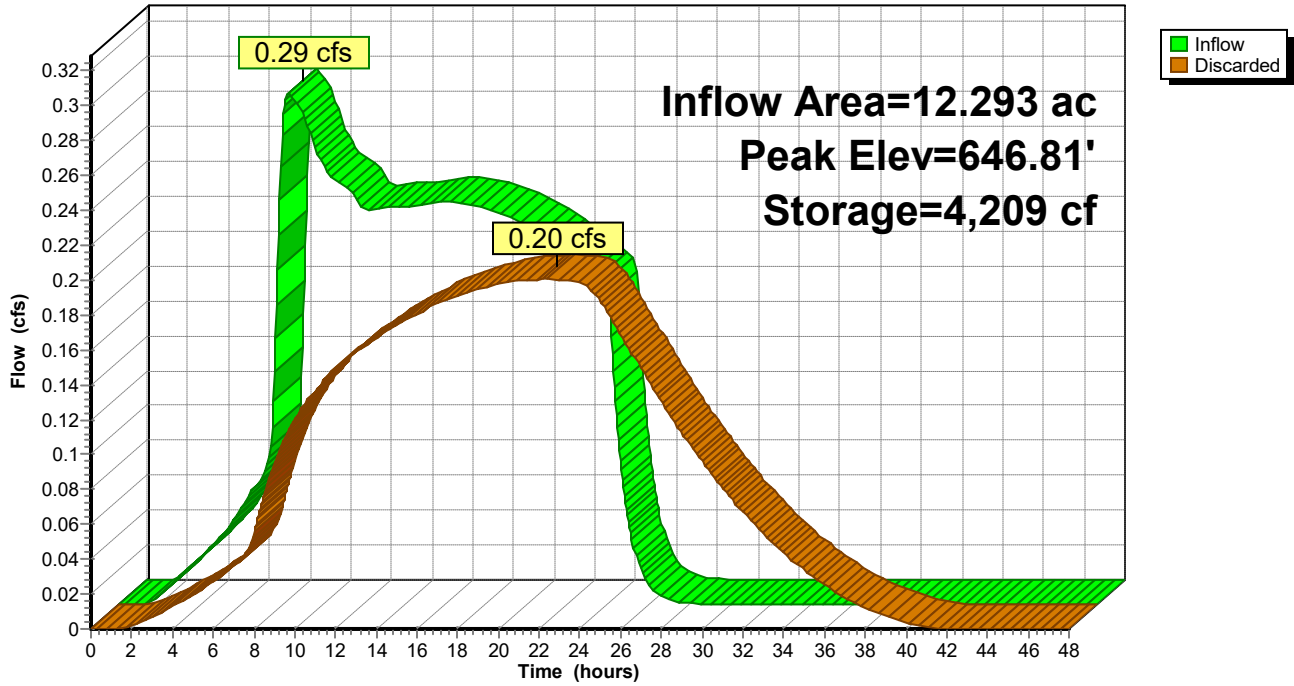
Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Pond 10P: Basin 10 Ditches with Berms**

Hydrograph



**Cottonwood Canyon SBUH**

Prepared by MacKay & Sposito, Inc

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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Pond 11P: Basin 11 Ditches with Berms**

Inflow Area = 13.051 ac, 9.88% Impervious, Inflow Depth = 0.32" for 25-yr 24-hr event  
 Inflow = 0.30 cfs @ 8.12 hrs, Volume= 0.344 af  
 Outflow = 0.21 cfs @ 20.48 hrs, Volume= 0.344 af, Atten= 30%, Lag= 741.3 min  
 Discarded = 0.21 cfs @ 20.48 hrs, Volume= 0.344 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 654.16' @ 20.48 hrs Surf.Area= 7,564 sf Storage= 2,934 cf

Plug-Flow detention time= 203.5 min calculated for 0.344 af (100% of inflow)  
 Center-of-Mass det. time= 203.8 min ( 1,103.5 - 899.7 )

Volume	Invert	Avail.Storage	Storage Description
#1	653.00'	14,893 cf	<b>Custom Stage Data (Pyramidal)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
653.00	0	0	0	0
655.00	22,340	14,893	14,893	22,348

Device	Routing	Invert	Outlet Devices
#1	Discarded	653.00'	<b>1.200 in/hr Exfiltration over Surface area</b> Conductivity to Groundwater Elevation = 630.00'

**Discarded OutFlow** Max=0.21 cfs @ 20.48 hrs HW=654.16' (Free Discharge)

↑1=Exfiltration ( Controls 0.21 cfs)

**Cottonwood Canyon SBUH**

Prepared by MacKay & Sposito, Inc

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Cottonwood Canyon

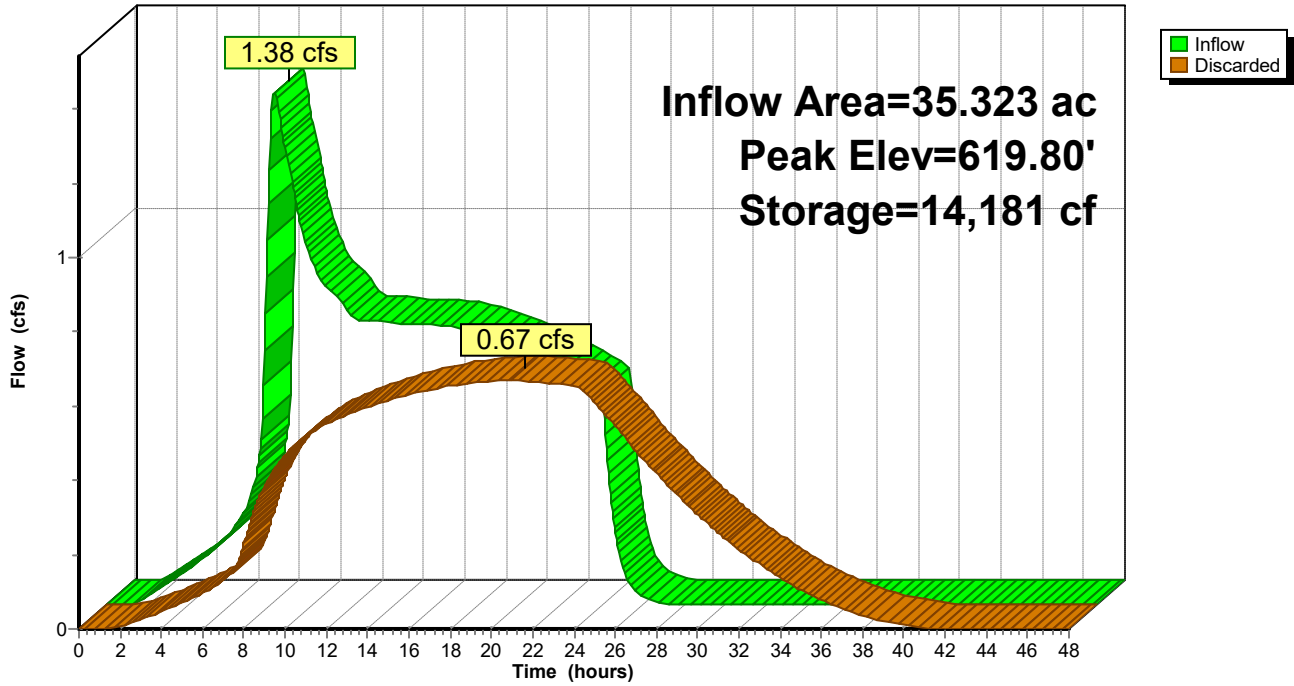
Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Pond 12P: Basin 12 Ditches with Berms**

Hydrograph



**Cottonwood Canyon SBUH**

Prepared by MacKay & Sposito, Inc

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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

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**Summary for Pond 13P: Basin 13 Ditches with Berms**

Inflow Area = 12.104 ac, 10.71% Impervious, Inflow Depth = 0.31" for 25-yr 24-hr event  
 Inflow = 0.30 cfs @ 8.07 hrs, Volume= 0.313 af  
 Outflow = 0.18 cfs @ 21.65 hrs, Volume= 0.313 af, Atten= 38%, Lag= 815.4 min  
 Discarded = 0.18 cfs @ 21.65 hrs, Volume= 0.313 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 627.55' @ 21.65 hrs Surf.Area= 6,559 sf Storage= 3,388 cf

Plug-Flow detention time= 266.8 min calculated for 0.313 af (100% of inflow)  
 Center-of-Mass det. time= 267.2 min ( 1,155.9 - 888.7 )

Volume	Invert	Avail.Storage	Storage Description
#1	626.00'	7,283 cf	<b>Custom Stage Data (Pyramidal)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
626.00	0	0	0	0
628.00	10,925	7,283	7,283	10,933

Device	Routing	Invert	Outlet Devices
#1	Discarded	626.00'	<b>1.200 in/hr Exfiltration over Surface area</b> Conductivity to Groundwater Elevation = 590.00'

**Discarded OutFlow** Max=0.18 cfs @ 21.65 hrs HW=627.55' (Free Discharge)

↑1=Exfiltration ( Controls 0.18 cfs)

**Cottonwood Canyon SBUH**

Prepared by MacKay & Sposito, Inc

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Cottonwood Canyon

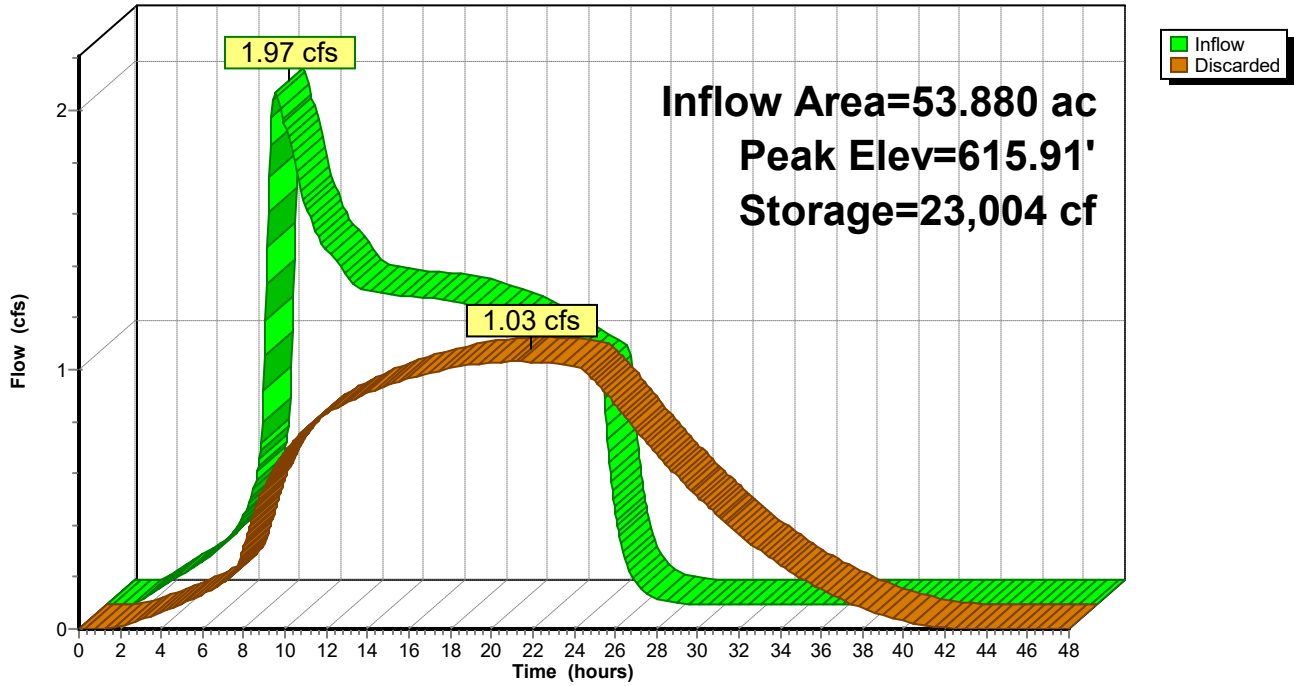
Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

Printed 8/15/2025

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**Pond 14P: Basin 14 Ditches with Berms**

Hydrograph



**Cottonwood Canyon SBUH**

Prepared by MacKay & Sposito, Inc

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Cottonwood Canyon

Type IA 24-hr 25-yr 24-hr Rainfall=1.60"

Printed 8/15/2025

Page 35

**Summary for Pond 15P: Basin 15 Ditches with Berms**

Inflow Area = 70.913 ac, 5.57% Impervious, Inflow Depth = 0.35" for 25-yr 24-hr event  
 Inflow = 1.76 cfs @ 8.84 hrs, Volume= 2.058 af  
 Outflow = 1.11 cfs @ 24.00 hrs, Volume= 2.058 af, Atten= 37%, Lag= 909.5 min  
 Discarded = 1.11 cfs @ 24.00 hrs, Volume= 2.058 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Peak Elev= 605.45' @ 24.00 hrs Surf.Area= 38,725 sf Storage= 33,150 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)  
 Center-of-Mass det. time= 402.0 min ( 1,322.9 - 920.9 )

Volume	Invert	Avail.Storage	Storage Description
#1	604.00'	55,200 cf	<b>Custom Stage Data (Prismatic)</b> Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
604.00	5,000	0	0
605.00	25,000	15,000	15,000
606.00	55,400	40,200	55,200

Device	Routing	Invert	Outlet Devices
#1	Discarded	604.00'	<b>1.200 in/hr Exfiltration over Surface area</b> Conductivity to Groundwater Elevation = 580.00'

**Discarded OutFlow** Max=1.11 cfs @ 24.00 hrs HW=605.45' (Free Discharge)  
 ↑1=Exfiltration ( Controls 1.11 cfs)

RECEIVED

AUG 20 2025

Benton Co. Planning Division

June 13, 2025

Benton County  
Planning Division  
102206 E. Wiser Parkway  
Kennewick, WA 99338

To whom it concerns

BC Water will be supplying the water to Cottonwood Canyon, Phases 1 - 7. It is in our service area and has always been included in future expansion.

Sincerely,



BC Water Co LLC

22307 S Cottonwood Dr

Kennewick, WA 99338

Clayne Wiser

509-521-2282

RECEIVED

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report



WATER WELL REPORT

Original & 1st copy - Ecology, 2nd copy - owner, 3rd copy - driller

Construction/Decommission ("x" in circle)

- Construction
Decommission ORIGINAL INSTALLATION Notice of Intent Number

CURRENT

Notice of Intent No. WE23796
Unique Ecology Well ID Tag No. BAR722
Water Right Permit No. G4=23101C
Property Owner Name BC WATER CO LLC
Well Street Address BRANDON DRIVE

JAN 17 2017

Dept of Ecology
Central Regional Office

City KENNEWICK County BENTON
Location NW 1/4-1/4 SE 1/4 Sec 15 Twn 8N R28E
Tax Parcel No. 11588102000001

PROPOSED USE: Domestic, Industrial, Municipal, DeWater, Irrigation, Test Well, Other
TYPE OF WORK: New well, Reconditioned, Deepened
DIMENSIONS: Diameter of well 12 inches, drilled 981 ft.

CONSTRUCTION DETAILS
Casing: Welded 16" Diam. from 0 ft. to 310 ft.
Installed: Liner installed 12" Diam. from -2 ft. to 625 ft.

Perforations: Yes, No
Type of perforator used
SIZE of perfs in. by in. and no. of perfs from ft. to ft.
Screens: Yes, No, K-Pac Location
Manufacturer's Name
Type, Diam., Slot size, Model No.

Gravel/Filter packed: Yes, No
Surface Seal: Yes, No To what depth? 625 ft.
Material used in seal neat cement grout
Did any strata contain unusable water? Yes, No
Type of water? high nitrates Depth of strata 120 to 305

PUMP: Manufacturer's Name
Type: H.P.

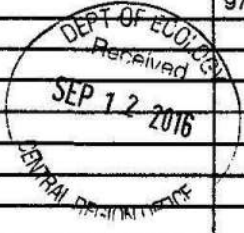
WATER LEVELS: Land-surface elevation above mean sea level 650 ft.
Static level 252.5 ft. below top of well Date 06/14/16
Artesian pressure lbs. per square inch Date
Artesian water is controlled by (cap, valve, etc.)

WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? Yes, No
Yield: gal./min. with ft. drawdown after hrs.
Recovery data (time taken as zero when pump turned off)
Time Water Level Time Water Level Time Water Level
Date of test
Bailer test gal./min. with ft. drawdown after hrs.
Airstest 1500 gal./min. with stem set at 840 ft. for 2 hrs.
Artesian flow g.p.m. Date
Temperature of water Was a chemical analysis made? Yes, No

CONSTRUCTION OR DECOMMISSION PROCEDURE

Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information. (USE ADDITIONAL SHEETS IF NECESSARY.)

Table with columns: MATERIAL, FROM, TO. Rows include: Brown loess (0-76), Gravel, cobbles, and boulders (76-289), Basalt (289-310), Blue clay (310-311), Weathered vesicular basalt (s) (311-334), Blue claystone (334-339), Dense basalt (h) (345-347), Vesicular Basalt (347-378), Dense Basalt (378-382), Vesicular Basalt (382-412), Dense Basalt (412-570), Green silty clay (570-599), Vesicular Basalt (599-630), Dense Basalt (630-700), Vesicular Basalt (700-710), Brown siltstone with wood (710-715), Vesicular Basalt (715-745), Dense Basalt (745-767), Vesicular Basalt (767-800), Dense Basalt (800-821), Vesicular Basalt (821-850), Dense Basalt (850-961), Vesicular Basalt (961-978), Dense Basalt (978-981).



Start Date April 27, 2016 Completed Date June 14, 2016

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Driller/Engineer/Trainee Name (Print) Dwayne Person
Driller/Engineer/Trainee Signature
Driller or trainee License No. 2705
If TRAINEE, Driller's Licensed No.
Driller's Signature

Drilling Company Person Pump & Well Drilling
Address 1015 E Broadway Ave
City, State, Zip Goldendale, WA 98620
Contractor's Registration No. PERSOPW940PQ
Date

**Community Development Department**102206 E Wiser Parkway  
Kennewick, WA 99338**Planning Division**

(509) 786-5612

Planning.department@co.benton.wa.us

August 22, 2025

Via email: [jerritt@thewiserteam.com](mailto:jerritt@thewiserteam.com)Wiser Farms LLC  
C/O Jerritt Wiser  
101609 E. 109 PR SE  
Kennewick, WA 99338RE: Determination of Complete Application  
File Numbers: SUB 2025-004 & EA 2025-016

Dear Mr. Wiser,

The office is in receipt of your project permit application for the preliminary plat of Cottonwood Canyon and associated Environmental Checklist and has determined that the required materials have been submitted and the application is complete. The review process will now begin on your application. Prior to the open record hearing on your project, you will receive a public hearing notice and staff memo.

Although this office has determined that your application is complete, more clarification or information may be needed. If additional information is required, it will need to be submitted to our office before the item can be heard at the open record hearing before the Planning Commission.

Additional information and/or permits may be required from other agencies including, but not limited to, the Benton County Building Division, the Benton-Franklin Health District, WSDOT and the Washington State Department of Health.

If you have any questions regarding this matter, do not hesitate to contact this office.

Sincerely,

  
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

September 24, 2025

Wiser Farms LLC  
C/O Jerritt Wiser  
101609 E. 109 PR SE  
Kennewick, WA 99338

Via Email: [jerritt@thewiserteam.com](mailto:jerritt@thewiserteam.com)

RE: Written Notification of Application Hold for Additional Processing Time  
EA 2025-016 and SUB 2025-004 – Preliminary Plat of Cottonwood Canyon

Dear Mr. Wiser,

During the review of your applications (EA 2025-016 and SUB 2025-004) for a preliminary plat of 262.41 acres you notified our office that the incorrect plat map was submitted for review and that you would like to make changes to the preliminary plat map.

To provide you with time to have your surveyor amend and resubmit the plat map, the Planning Division will place your above-mentioned applications on hold for thirty (30) days from the date of this letter. This will give you the necessary time to provide us with a new plat map. Once the amended plat map has been received, our office will send it out for another two (2) week agency review period prior to an environmental determination of file EA 2025-016 being made on your project application.

If you have any questions regarding this matter, please do not hesitate to contact the Planning Division at 509-786-5612 or [Planning.department@co.benton.wa.us](mailto:Planning.department@co.benton.wa.us).

Sincerely,

---

Michelle Mercer, Planning Manager  
Benton County Planning Division

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



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

RECEIVED

AUG 20 2025

### SEPA ENVIRONMENTAL CHECKLIST

Application No. 2025-014-FA

Benton Co. Planning Division

#### APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

**Applicant/Agent:** Wisner Farms LLC, Attn. Jerritt Wisner  
 Mailing Address: 101609 E 190 PRSE City: Kennewick  
 State: WA ZIP: 99338 Phone: 509-539-6396 Work: 509-627-7164  
 Email Address: jerritt@thewiserteam.com; claynewiser@gmail.com  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Property Owner(s)** (if different): Wisner Farms LLC  
 Mailing Address: 22307 S. Cottonwood Drive City: Kennewick  
 State: WA ZIP: 99338 Phone: \_\_\_\_\_ Work: 509-627-7164  
 Email Address: jerritt@thewiserteam.com; claynewiser@gmail.com  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

#### ENTITY SIGNATURE BLOCK

**Applicant/Legal Owner:** Wisner Farms  
 Officer name: Jerritt Wisner  
 Title: Member  
 Signature: [Signature] Date: 7-10-25

THE ABOVE SIGNED OFFICER OF Wisner farms LLC (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: Cottonwood Canyon

2. Parcel Number: 1 - 1 5 8 8 - 1 0 2 - 0 0 0 0 - 0 0 1

3. Date checklist prepared: June 28, 2025

4. Agency requesting checklist: Benton County

5. Proposed timing or schedule (including phasing, if applicable): Phase 1 Construction, 2025; Phase 2 and subsequent phases after sufficient lots sales in Phase 1, Phase 2 and 3 proposed for 2026

6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes, the southern half of Parcel 1-1589-102-0000-001 will be platted into additional 1-acre lots after the lots covered in the this first preliminary plat are completed and platted.  
This area will continue to be farmed in its current state until that time.

7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Septic system investigation has been completed to satisfy the Dept of Health requirements.

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.

9. List any government approvals or permits that will be needed for your proposal, if known.:  
Benton County Public Works, Benton County Preliminary Plat approval, SEPA

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.  
Subdivide approximately 142 acres of the parcel into 109 lots , the average lot size will be approximately 1.05 acre (45,900 sq-ft)

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.

The site is located north of E Badger Road and north of the railroad, and west of the Cottonwood Springs development in Benton County. It is located in the West 1/2 of Section 15, Township 8 North, Range 28 East, Willamette Meridian, Benton County.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

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

Flat     Rolling     Hilly     Steep Slopes     Mountainous

Other : The site is generally rolling

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

The steepest slope on the site is approximately 11%

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.

NCRS Soil: Loamy fine sand and sandy loam

Soil will not be removed from the project.

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

There are no surface indications or history of unstable soils in the immediate vicinity

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. Portions of the site will be graded

to create roadways, roadside ditches, utility easements, and house foundation and yards. Approximately 30,000 CY of cut and

fill are proposed total. Fill will be from on-site excavation to balance the earthwork.

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

Yes, as with any project that involves earthwork or clearing, erosion could occur during construction. However, appropriate

erosion and sedimentation control measures will be implemented during all construction activities.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? After the homes are built, approximately 19% of the site will be impervious

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

A county approved erosion control plan will be implemented prior to and during all construction activities

Likely erosion control measure will include silt fencing, a gravel construction entrance, dust control watering.

**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. During construction, emissions from construction equipment and vehicles will be generated. After completion, emissions from resident automobiles can be anticipated.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Automobile emissions from nearby streets and neighborhoods could affect this site but are not anticipated to have a substantial impact.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: All construction equipment/vehicle will meet applicable state emission standards. Dust abatement measures will be in place during all construction activities.

**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 Badger drain is about 2000 feet south of the project. This is a seasonal drain that receives rainwater runoff in the winter during large rain events and irrigation return flows in the the summer. The Badger drain discharges to the Amon Wasteway.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None

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

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

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. 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. Yes, the water system that supplies the development, BC Water Co., uses well water as the water source. Water withdrawals for the project will be about 253 gallons per lot for domestic water, or about 28,000 gal/day for the 109 lots. Additionally, irrigation water will also supply the lots from a well irrigation source. No water will be discharged to groundwater.

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. Domestic sewer will be discharged into the ground through single lots single family septic drainfields. Each system would infiltrate the domestic water use, or about 250 gallons per lot per day. There will be 109 septic tanks and 109 drainfields serving the proposed 109 homes. Expected number of occupants is 305 persons total in 109 homes (estimated density of 2.8 persons per home).

**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. Stormwater runoff will be from roads, driveways, roofs, and patios. Stormwater from this project is proposed to be infiltrated on-site in the roadside ditches.

2) Could waste materials enter ground or surface waters? If so, generally describe. No, Standard erosion control measures will be in place during construction and will prevent waste materials from leaving the site; additionally the site topography will help to limit the potential for runoff to leave the site during construction.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. The existing runoff patterns will remain. There do not appear to be regional drainages in the project area. In very large rain on snow events the offsite property to the west discharges runoff to the site. The proposed roadside ditches will collect and infiltrate the runoff from this offsite basin. This should reduce the existing stormwater flows to Kase Blvd.

4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Installation of roadside conveyance systems, installation of berms with overflows to store and infiltration runoff.

**4. Plants**

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

- |   |  |
|---|--|
| <input type="checkbox"/> Deciduous tree ( <i>alder, maple, aspen, other</i> ) | <input checked="" 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 checked="" type="checkbox"/> Pasture                                   | <input type="checkbox"/> Other types of vegetation   |

b. What kind and amount of vegetation will be removed or altered? All existing vegetation will be cleared in preparation for development.

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

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d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Street trees will be planted and landscaping will be planted on individual lots by the homeowners.

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e. List all noxious weeds and invasive species known to be on or near the site. Russian olive, along the Badger Drain about 2000 ft south of the southern edge of plat.

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**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. Townsend's Ground Squirrel - townsendii

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

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c. Is the site part of a migration route? If so, explain. The entire region is part of the Pacific Flyway.

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d. Proposed measures to preserve or enhance wildlife, if any: New professional landscaping will occur on the proposed lots and will preserve wildlife that has adapted to the developed environment.

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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. Electricity will be used for power and either electricity or natural gas will be used for heating.  
\_\_\_\_\_

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. 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: No special conservation features are proposed.  
\_\_\_\_\_  
\_\_\_\_\_

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

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.

Construction vehicle diesel fuel will be stored in the vehicle gas tanks. Chlorine near the existing water reservoirs in the northwest corner of plat may be stored

4) Describe special emergency services that might be required.

No special emergency services are anticipated, other than those normally associated with residential development of this type and scale.

5) Proposed measures to reduce or control environmental health hazards, if any: \_\_\_  
None proposed as no hazards are anticipated.

**b. Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Noise from nearby streets and residence may affect this site.

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. In the short-term, normal construction noise will be generated during daylight hours. In the long-term, normal residential neighborhood noise will be generated, such as vehicle noise.

3) Proposed measures to reduce or control noise impacts, if any: None proposed.  
Noise control will be governed by the application stipulations of the Benton County Municipal Code. Work during approved construction hours.

**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 is currently unoccupied and is used for agriculture. Undeveloped land is located to the north and west, railroad to the south and single home residents to the east.

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

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: Pesticide use, if used on farm to the south and west, may affect the proposed residential properties until these farms are also developed. Equipment access to the existing farms will be retained.

c. Describe any structures on the site. Water storage reservoir, pump house building

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

e. What is the current zoning classification of the site? RL-1

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

g. If applicable, what is the current shoreline master program designation of the site? Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. Yes, portions of the project are in a wellhead protection zone, The northwest corner of the site is included on the County layer "Combined Erosion Hazard and Steep Slope 15%". This erosion hazard area is outside of the proposed area to be platted into residential lots.

i. Approximately how many people would reside or work in the completed project? \_\_\_\_\_  
Assuming 2.8 people per household, the project will provide housing for 305 people,  $2.8 \times 109 = 305.2$

j. Approximately how many people would the completed project displace? \_\_\_\_\_  
No people will be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any: \_\_\_\_\_  
None needed as no people will be displaced.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: This project will comply with the zoning ordinance and applicable zoning standards.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: None are proposed.

**9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing. 109 middle to high-income housing units will be provided

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing. No units will be eliminated.

c. Proposed measures to reduce or control housing impacts, if any: None proposed.

**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? The future homes will be governed by the development standards within the zoning code, which sets a maximum height of 35 ft.

b. What views in the immediate vicinity would be altered or obstructed? No views will be altered or obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any: The project will meet the height and landscape requirements of the Benton County Municipal Code.

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**11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Residential lighting and resident vehicle headlights will be produced after dark. No street lights are proposed.

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b. Could light or glare from the finished project be a safety hazard or interfere with views? No.

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c. What existing off-site sources of light or glare may affect your proposal? Lights from adjacent residence will be visible but are not expected to be detrimental to the project.

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d. Proposed measures to reduce or control light and glare impacts, if any: No street lights are proposed.

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**12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? Cottonwood Elementary School is located 1.5 miles east of the site. The Amon Greenway and trail system is located about 3 miles from the site.

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

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

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**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 on-site studies have been performed on this parcel, however cultural field studies were performed  
\_\_\_\_\_  
in the Cottonwood Creek Phase 3 plat, an area of 51 acres. This area is located about 0.5 miles from this proposed plat, and it was farmed in a similar area as this plat area.  
\_\_\_\_\_  
No cultural effects were found during the field investigation that was performed on the Cottonwood Creek Phase 3 property (2019), T8-0N R28-0E S11  
\_\_\_\_\_

**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.

County GIS data reviewed, DAHP WISAARD Site reviewed. The site is hatched with "Moderate Risk"  
\_\_\_\_\_  
of Archaeological Risk Assessment Model  
\_\_\_\_\_  
\_\_\_\_\_

**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.

If any archaeological artifacts are discovered during site development, the appropriate agencies  
\_\_\_\_\_  
will be notified per the Inadvertent Discovery Plan.  
\_\_\_\_\_

**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.

Cottonwood Drive, E Kase, Lilliann Drive and E Brandon Drive will provide access to the site  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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).

7 new public roads will provide access to the lots within subdivision and will connect to existing county roads.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.

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?

ITE Manual, 9th Edition was used to estimate trips at: 10 trips per single family home, one trip per home in peak pm hour. Therefore 1,090 daily trips, 109 peak hour pm trips.

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

No.

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

Construction of on-site roads to serve the neighborhood.

## 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.

Yes. The completed project will require all of the public services listed above.

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

All required impact fees will be paid. New residents will pay taxes that will help fund many of the above listed services

## 16. Utilities

a. Circle utilities currently available at the site:

electricity    natural gas    gas water    refuse service  
 telephone    sanitary sewer system    other : septic system, irrigation

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.  
Water: Badger Water, Power: Benton PUD, Telephone: Zply, Sewer: on site, Gas: CNG

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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: \_\_\_\_\_

Name of Signee \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

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

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

Signature: Jerritt Wisen

Name of Signee Wisen Farms LLC Jerritt Wisen

Position and Agency/Organization Member

Date Submitted: 7-10-25

**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?

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a. Proposed measures to avoid or reduce such increases are: \_\_\_\_\_

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

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

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

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

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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?

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

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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?

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

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

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

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

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**Community Development Department**

102206 E Wiser parkway  
Kennewick, WA 99338

**Planning Division**

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

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

**Benton County has received a Preliminary Plat Application and Environmental Checklist for the following project:**

The Preliminary Plat of Cottonwood Canyon - a subdivision of 142 acres into 108 lots with an average lot size of 1.05 acres.

**Project Location:**

The project is in the Kennewick area of unincorporated Benton County, north of Badger Road and West of Cottonwood Springs Blvd located in Section 15, Township 8 North, Range 28 East, W.M parcel number 11588102000001.

**Agency Contact:**

Michelle Mercer, Planning Manager, Benton County Planning Division

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

Phone Number: (509) 786-5612

**Project Applicant:**

Wiser Farms LLC  
C/O Jerritt Wiser  
101609 E. 190 PR SE  
Kennewick, WA 99338

**Agency File Number:**

EA 2025-016/SUB 2025-004

Date of permit application:

August 20, 2025

Date of determination of completeness:

August 22, 2025

Date of Notice of Application:

August 22, 2025

Notice of Application Publication Date:

September 3, 2025

Comment due date:

September 17, 2025

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

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the due date noted above (14 days from date of publication) to the Benton County Planning Division, 102206 E Wiser Parkway, Kennewick, WA 99338. Any information submitted to Benton County is subject to the public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

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

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

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

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

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

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

**Required Permits:**

Benton County Building Permit, other forms, reports, or approvals as necessary.

**Required Studies:**

Preliminary hydrology report (see attached)

Dated this 27th day of August 2025, at Kennewick, Washington.

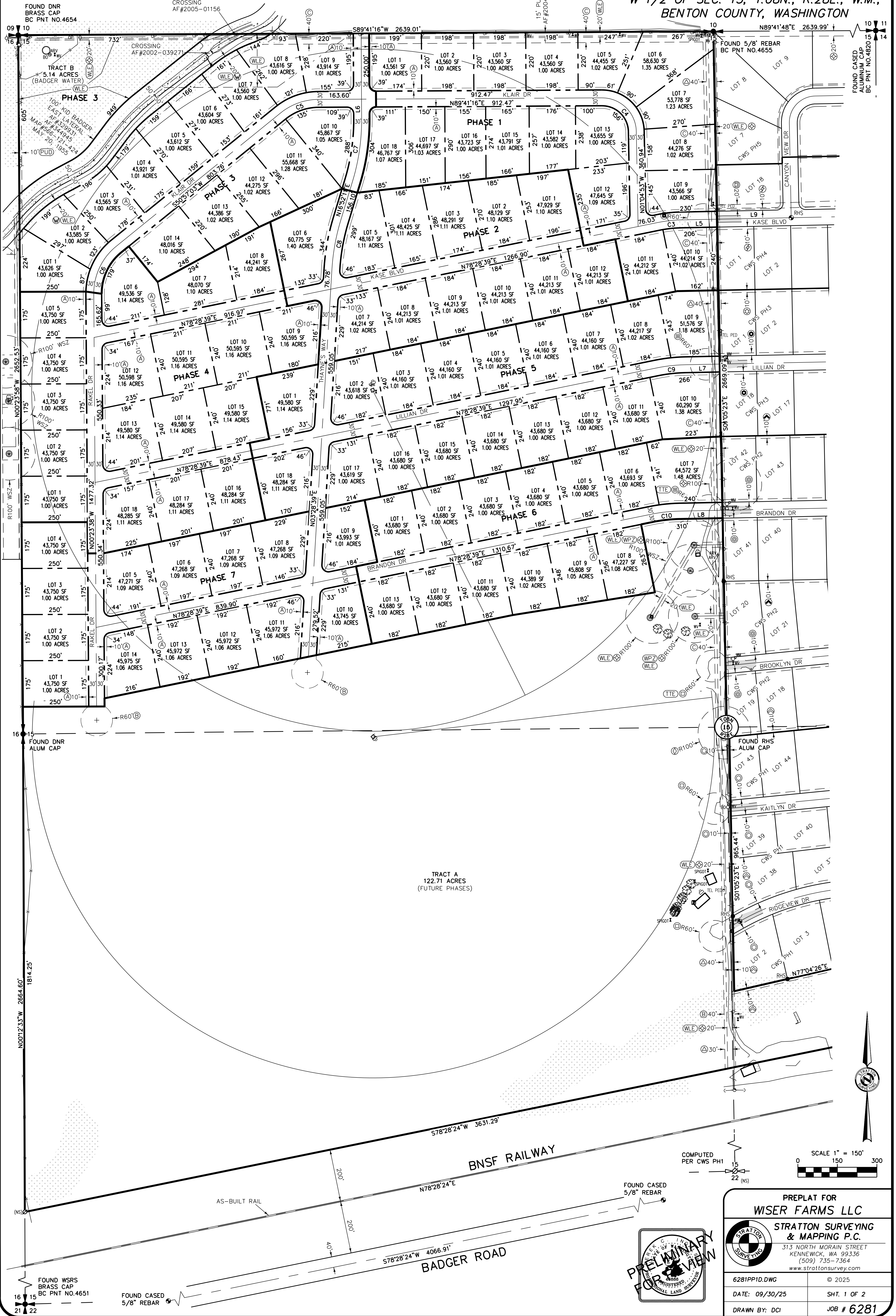


  
Michelle Mercer – Planning Manager  
Benton County Community Development Department

# Cultural Resource Report- Not available to the public

# Amended Map

PRELIMINARY PLAT  
COTTONWOOD CANYON  
W 1/2 OF SEC. 15, T.08N., R.28E., W.M.,  
BENTON COUNTY, WASHINGTON



TRACT A  
122.71 ACRES  
(FUTURE PHASES)



COMPUTED PER CWS PH1

FOUND CASED 5/8" REBAR

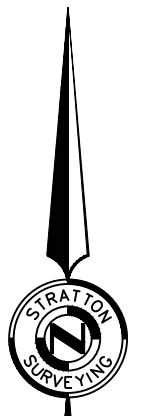
PRELIMINARY FOR REVIEW

PREPLAT FOR  
**WISER FARMS LLC**  
**STRATTON SURVEYING & MAPPING P.C.**  
313 NORTH MORAIN STREET  
KENNEWICK, WA 99336  
(509) 735-7364  
www.strattonsurvey.com

6281PP1D.DWG © 2025  
DATE: 09/30/25 SH. 1 OF 2  
DRAWN BY: DCI JOB # 6281

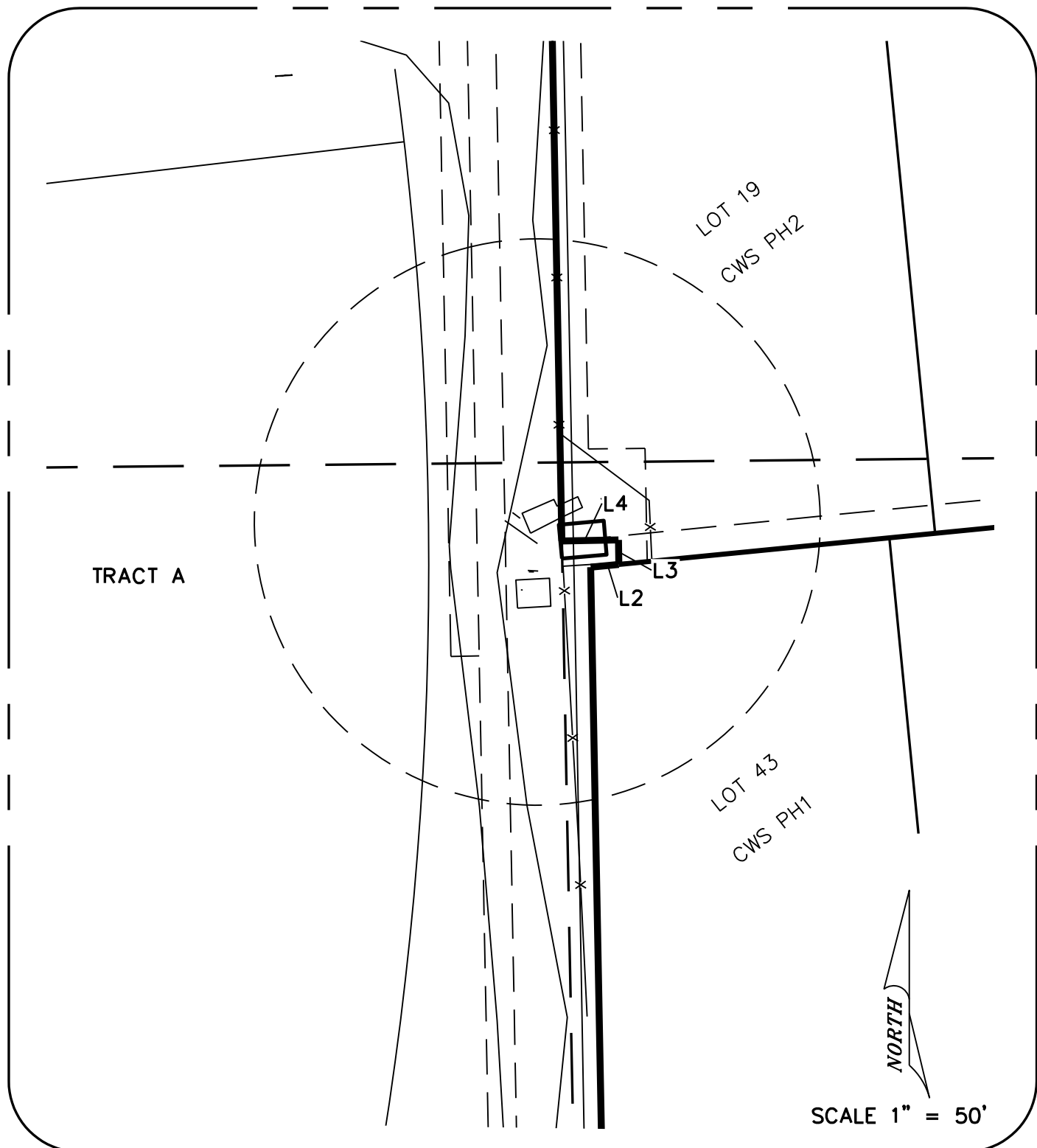
FOUND WRSR BRASS CAP BC PNT NO.4651

FOUND CASED 5/8" REBAR



# Amended Map

PRELIMINARY PLAT  
COTTONWOOD CANYON  
W 1/2 OF SEC. 15, T.08N., R.28E., W.M.,  
BENTON COUNTY, WASHINGTON

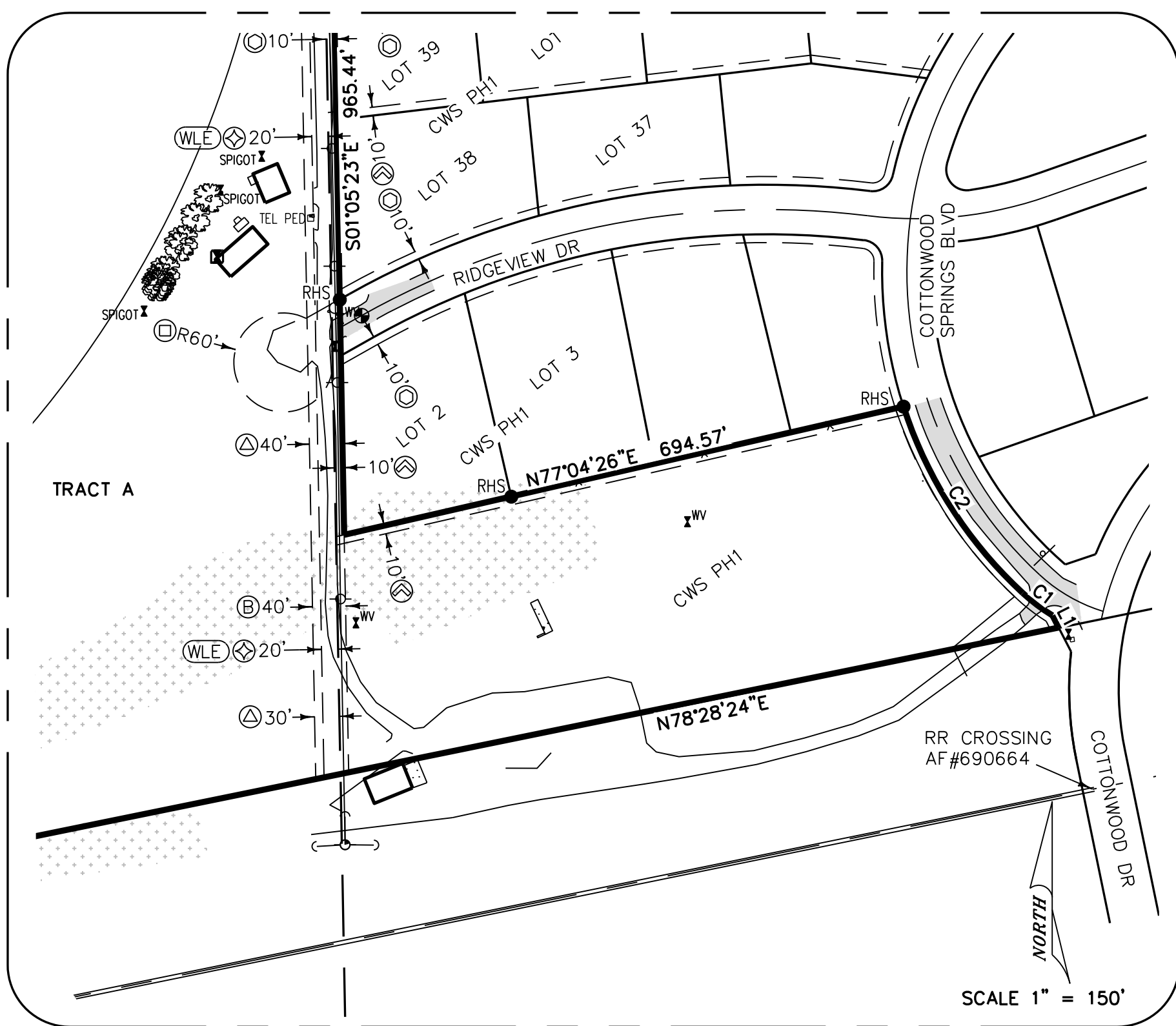


## NOTES

**LOTS**  
NUMBER OF LOTS: 107 LOTS; 2 TRACTS  
NUMBER OF PHASES: 7  
  
LOT SIZE SMALLEST: LOTS 2, 3 & 4 PHASE 1; 43,560 SF  
LOT 7 PHASE 2; 43560 SF  
  
LOT SIZE LARGEST: LOT 6 PHASE 2; 60,775 SF  
  
LOT SIZE AVERAGE: 46,083 SF  
  
TOTAL PLAT ACREAGE: 262.41 ACRES  
TOTAL PLAT ACREAGE DEVELOPED AREA: 132.06 ACRES  
DEVELOPED LOT TOTAL ACREAGE: 113.20 ACRES  
  
**ROADS**  
ROAD LINEAR FEET: 13,999'  
ROAD AREA: 18.87 ACRES  
  
**UTILITIES**  
WATER: BC WATER LLC  
POWER: BENTON PUD  
TELEPHONE: SPECTRUM  
SEWER: ONSITE  
GAS: CNG

**DEVELOPER & OWNERS**  
WISER FARMS LLC  
WISER FARMS, 22307 COTTONWOOD DRIVE  
KENNEWICK, WA 99338  
PHONE: (509) 627-7163

**ENGINEER**  
MACKAY SPOSITO  
PAUL HARMSEN  
1110 OSPREY POINTE AVE #105  
PASCO, WA 99301  
PHONE: 509-374-4248



LINE	LENGTH	DIRECTION
L1	16.47	S27°07'56"E
L2	10.01	N84°22'43"E
L3	8.68	S00°57'01"E
L4	20.00	N88°51'31"E
L5	134.81	S88°51'31"W
L6	75.14	N00°18'44"W
L7	130.76	N88°51'31"E
L8	162.78	S88°51'31"W
L9	282.19	N88°51'31"E

CURVE	LENGTH	RADIUS	Δ	CH DIR.	CHORD
C1	45.32	230.00	11°17'21"	S52°52'47"E	45.24
C2	270.86	530.00	29°16'54"	S32°35'39"E	267.92
C3	90.59	499.79	10°23'08"	S83°40'05"W	90.47
C4	202.44	130.00	89°13'20"	N45°42'04"W	182.60
C5	155.50	230.00	38°44'14"	S70°19'10"W	152.56
C6	206.13	230.00	51°21'00"	S25°16'32"W	199.30
C7	239.90	800.00	17°10'55"	N08°16'44"E	239.01
C8	186.99	800.00	13°23'32"	S10°10'25"W	186.57
C9	108.71	600.00	10°22'52"	S83°40'05"W	108.56
C10	108.71	600.00	10°22'52"	S83°40'05"W	108.56

## LEGEND

- = FOUND AS INDICATED
- (NS) ∅ = NOT FOUND OR SET
- RHS ● = FOUND 5/8" REBAR W/YELLOW PLASTIC CAP MARKED "STRATTON 14120"
- RHS ⊙ = FOUND 5/8" REBAR W/YELLOW PLASTIC CAP MARKED "STRATTON 14120"
- ⊙ = FOUND MONUMENT AS INDICATED
- B.O.B. = BASIS OF BEARING
- WSZ = WELL SANITATION ZONE
- ⊠ = IRRIGATION CONTROL VALVE
- I = IRRIGATION VALVE
- ⊕ = POWER METER
- ⊕ = POWER POLE W/ GUY WIRE
- ⊕ = POWER TRANSFORMER
- ⊕ = SIGN
- TEL PEDO = TELEPHONE PEDESTAL
- BOO = WATER BLOW-OFF
- ⊕ = WATER FIRE HYDRANT
- ⊕ = WATER METER
- ⊕ = WATER WELL
- SPGOTT = WATER SPIGOT
- ARV = WATER AIR RELEASE VALVE
- WV = WATER VALVE
- ⊕ = TREE
- ⊕ = FENCE
- ⊕ = EASEMENT
- ⊕ = PROPERTY BOUNDARY
- ⊕ = CENTERLINE
- ⊕ = POWER LINE OVERHEAD
- ⊕ = CONCEPTUAL LOT LINE
- ⊕ = CONCRETE
- ⊕ = ASPHALT
- ⊕ = SLOPES OVER 15%

## DESCRIPTION

LOT 1 OF THE PLAT OF COTTONWOOD SPRINGS PHASE 1, RECORDED IN VOLUME 15 OF PLATS AT PAGE 221, RECORDS OF BENTON COUNTY, WASHINGTON.

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

**HORIZONTAL CONTROL**  
WASHINGTON STATE SOUTH ZONE, US SURVEY FEET, NAD 83(2011), PER THE CITY OF RICHLAND GPS CONTROL MAP, GPS TIES WERE MADE TO 4654, 4820 AND 4655 CONTROL POINTS AND PROJECTED TO GROUND AT POINT 4654.

GROUND DISTANCES ARE SHOWN HEREON.  
<https://richlandwa.maps.arcgis.com/>

**BASIS OF BEARINGS**  
WA STATE GRID NAD83(11)  
4654-4820 N89°41'32"E 5279.12'

**BASIS OF ELEVATIONS**  
BENTON COUNTY GIS POINT 4820  
N.E. SECTION CORNER OF SECTION 15  
NAVD 88 ELEVATION = 594.08

**EQUIPMENT USED**  
A THREE-SECOND TOTAL STATION  
SPECTRA PRECISION RTK GPS

## NOTES

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATIONS OF SAID UTILITIES WERE DERIVED FROM FIELD AS-BUILT OBSERVATIONS.
- THE CONTOURS SHOWN WERE DERIVED FROM DIRECT FIELD OBSERVATIONS. ACCURACY OF SHOWN CONTOURS MEET OR EXCEED THE US NATIONAL MAP ACCURACY STANDARDS, OF ONE-HALF THE CONTOUR INTERVAL.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY STRATTON SURVEYING AND MAPPING PC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD SEE TITLE SEARCH REPORT PREPARED BY TICOR TITLE COMPANY, ORDER NUMBER 472530338, DATED 03/11/25, OF WHICH WAS RELIED UPON TO PLOT SAID ITEMS.
- THIS IS A TOPOGRAPHIC MAP. THIS IS NOT A BOUNDARY SURVEY AND IS ONLY INTENDED TO DEPICT THOSE TOPOGRAPHIC FEATURES OR IMPROVEMENTS SHOWN HEREON. THE PROPERTY LINES SHOWN ARE RECORD LINES AND ARE ONLY SHOWN FOR GRAPHICAL REFERENCE.
- THE PURPOSE OF THIS TOPOGRAPHIC SURVEY IS FOR THE USE AND AID IN THE DESIGN OF A PHASED RESIDENTIAL SUBDIVISION.
- FIELD WORK COMPLETED 02/04/25.

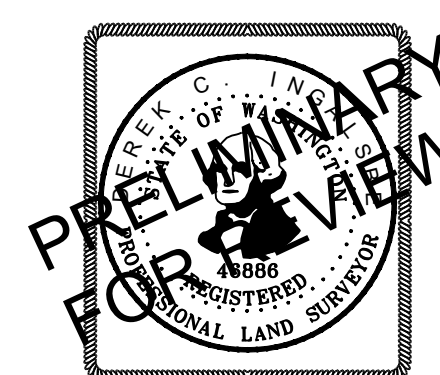
## EXISTING EASEMENT NOTES

- ⊕ = TEMPORARY EMERGENCY TURN AROUND ESMT, COTTONWOOD SPRINGS PH 1
- ⊕ = UTILITY ESMT FOR BC WATER CO., COTTONWOOD SPRINGS PH 1
- ⊕ = TEMPORARY EMERGENCY ACCESS ESMT, COTTONWOOD SPRINGS PH 1
- ⊕ = WELL SETBACK AND UTIL ESMT, COTTONWOOD SPRINGS PH 1
- ⊕ = UTILITY ESMT, COTTONWOOD SPRINGS PH 1
- ⊕ = IRRIGATION ESMT, COTTONWOOD SPRINGS PH 1
- ⊕ = DRAINAGE ESMT, COTTONWOOD SPRINGS PH 1
- ⊕ = BENTON COUNTY WATER ESMT, COTTONWOOD SPRINGS PH 1
- ⊕ = TEMPORARY EMERGENCY TURN AROUND ESMT, COTTONWOOD SPRINGS PH 2
- ⊕ = UTILITY ESMT, COTTONWOOD SPRINGS PH 2
- ⊕ = IRRIGATION ESMT, COTTONWOOD SPRINGS PH 2
- ⊕ = UTILITY ESMT, COTTONWOOD SPRINGS PH 3
- ⊕ = IRRIGATION ESMT, COTTONWOOD SPRINGS PH 3
- ⊕ = UTILITY ESMT, COTTONWOOD SPRINGS PH 4
- ⊕ = TEMPORARY EMERGENCY TURN AROUND ESMT, COTTONWOOD SPRINGS PH 2
- ⊕ = WELL PROTECTION ZONE AF#2007-003777
- ⊕ = WATER LINE EASEMENT AF#2003-016245, 2003-026848
- ⊕ = TEMPORARY TURNAROUND ESMT, AF#2004-003909
- ⊕ = PUD ESMT AF#2018-020529

WELL PROTECTION COVENANT AF#2003-008293, AFFECTS THE NW 1/4 OF SECTION 15, T08N, R28E, W.M.,

## PROPOSED EASEMENT NOTES

- ⊕ = 10' UTILITY EASEMENT PROPOSED
- ⊕ = TEMPORARY EMERGENCY TURN AROUND ESMT PROPOSED
- ⊕ = BC WATER CO., WATER AND ACCESS ESMT PROPOSED



PREPLAT FOR  
**WISER FARMS LLC**

**STRATTON SURVEYING & MAPPING P.C.**  
313 NORTH MORAIN STREET  
KENNEWICK, WA 99336  
(509) 735-7364  
[www.strattonsurvey.com](http://www.strattonsurvey.com)

6281PP1D.DWG	© 2025
DATE: 09/30/25	SHT. 2 OF 2
DRAWN BY: DCI	JOB # 6281

**Community Development Department**

102206 E Wiser parkway  
 Kennewick, WA 99338

**Planning Division**

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

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

**Benton County has received a Preliminary Plat Application and Environmental Checklist for the following project:**

The Preliminary Plat of Cottonwood Canyon - a subdivision of 132.06 acres into 107 lots with an average lot size of 1.05 acres.

**Project Location:**

The project is in the Kennewick area of unincorporated Benton County, north of Badger Road and West of Cottonwood Springs Blvd located in Section 15, Township 8 North, Range 28 East, W.M parcel number 11588102000001.

**Agency Contact:**

Michelle Mercer, Planning Manager, Benton County Planning Division  
[Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us)  
 Phone Number: (509) 786-5612

**Project Applicant:**

Wiser Farms LLC  
 C/O Jerritt Wiser  
 101609 E. 190 PR SE  
 Kennewick, WA 99338

**Agency File Number:**

EA 2025-016/SUB 2025-004

Date of permit application:

August 20, 2025

Date of determination of completeness:

August 22, 2025

Date of Notice of Application:

August 22, 2025

Notice of Application Publication Date:

September 3, 2025

Comment due date:

October 15, 2025

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

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the due date noted above (14 days from date of publication) to the Benton County Planning Division, 102206 E Wiser Parkway, Kennewick, WA 99338. Any information submitted to Benton County is subject to the public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

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

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

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

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

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

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

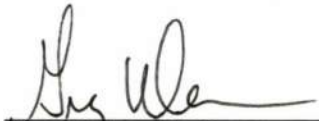
**Required Permits:**

Benton County Building Permit, other forms, reports, or approvals as necessary.

**Required Studies:**

Preliminary hydrology report (see attached)

Dated this 15<sup>th</sup> day of October 2025, at Kennewick, Washington.



Greg Wendt- Community Development Director  
Benton County Community Development Department

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



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

RECEIVED

SEPA ENVIRONMENTAL CHECKLIST

Application No. 2025-014-EA Revised-10-15-25 **AUG 20 2025**

Benton Co. Planning Division

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

**Applicant/Agent:** Wiser Farms LLC, Attn. Jerritt Wiser  
Mailing Address: 101609 E 190 PRSE City: Kennewick  
State: WA ZIP: 99338 Phone: 509-539-6396 Work: 509-627-7164  
Email Address: jerritt@thewiserteam.com; claynewiser@gmail.com  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Property Owner(s)** (if different): Wiser Farms LLC  
Mailing Address: 22307 S. Cottonwood Drive City: Kennewick  
State: WA ZIP: 99338 Phone: \_\_\_\_\_ Work: 509-627-7164  
Email Address: jerritt@thewiserteam.com; claynewiser@gmail.com  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

ENTITY SIGNATURE BLOCK

**Applicant/Legal Owner:** Wiser Farms  
Officer name: Jerritt Wiser  
Title: Member  
Signature: [Signature] Date: 7-10-25

THE ABOVE SIGNED OFFICER OF Wiser farms LLC (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: Cottonwood Canyon

2. Parcel Number: 1 - 1 5 8 8 - 1 0 2 - 0 0 0 0 - 0 0 1

3. Date checklist prepared: June 28, 2025

4. Agency requesting checklist: Benton County

5. Proposed timing or schedule (including phasing, if applicable): Phase 1 Construction, 2025; Phase 2 and subsequent phases after sufficient lots sales in Phase 1, Phase 2 and 3 proposed for 2026

6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes, the southern half of Parcel 1-1589-102-0000-001 will be platted into additional 1-acre lots after the lots covered in the this first preliminary plat are completed and platted.  
This area will continue to be farmed in its current state until that time.

7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Septic system investigation has been completed to satisfy the Dept of Health requirements.

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.

9. List any government approvals or permits that will be needed for your proposal, if known.:  
Benton County Public Works, Benton County Preliminary Plat approval, SEPA

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. 132.06 ACRES  
Subdivide approximately 142 acres of the parcel into 109 lots, the average lot size 107 LOTS  
will be approximately 1.05 acre (45,900 sq-ft)

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

*Please see changes  
Hulew  
10/15/25*

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.

The site is located north of E Badger Road and north of the railroad, and west of the Cottonwood Springs development in Benton County. It is located in the West 1/2 of Section 15, Township 8 North, Range 28 East, Willamette Meridian, Benton County.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

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

Flat

Rolling

Hilly

Steep Slopes

Mountainous

Other : The site is generally rolling

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

The steepest slope on the site is approximately 11%

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.

NCRS Soil: Loamy fine sand and sandy loam

Soil will not be removed from the project.

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

There are no surface indications or history of unstable soils in the immediate vicinity

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. Portions of the site will be graded

to create roadways, roadside ditches, utility easements, and house foundation and yards. Approximately 30,000 CY of cut and

fill are proposed total. Fill will be from on-site excavation to balance the earthwork.

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

Yes, as with any project that involves earthwork or clearing, erosion could occur during construction. However, appropriate

erosion and sedimentation control measures will be implemented during all construction activities.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? After the homes are built, approximately 19% of the site will be impervious

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

A county approved erosion control plan will be implemented prior to and during all construction activities

Likely erosion control measure will include silt fencing, a gravel construction entrance, dust control watering.

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. During construction, emissions from construction equipment and vehicles will be generated. After completion, emissions from resident automobiles can be anticipated.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Automobile emissions from nearby streets and neighborhoods could affect this site but are not anticipated to have a substantial impact.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: All construction equipment/vehicle will meet applicable state emission standards. Dust abatement measures will be in place during all construction activities.

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 Badger drain is about 2000 feet south of the project. This is a seasonal drain that receives rainwater runoff in the winter during large rain events and irrigation return flows in the the summer. The Badger drain discharges to the Amon Wasteway.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None

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

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

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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. No.

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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. Yes, the water system that supplies the development, BC Water Co., uses well water as the water source. Water withdrawals for the project will be about 253 gallons per lot for domestic water, or about 28,000 gal/day for the 109 lots. Additionally, irrigation water will also supply the lots from a well irrigation source. No water will be discharged to groundwater.

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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. Domestic sewer will be discharged into the ground through single lots single family septic drainfields. Each system would infiltrate the domestic water use, or about 250 gallons per lot per day. There will be 109 septic tanks and 109 drainfields serving the proposed 109 homes. Expected number of occupants is 305 persons total in 109 homes (estimated density of 2.8 persons per home).

**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. Stormwater runoff will be from roads, driveways, roofs, and patios. Stormwater from this project is proposed to be infiltrated on-site in the roadside ditches.

2) Could waste materials enter ground or surface waters? If so, generally describe. No, Standard erosion control measures will be in place during construction and will prevent waste materials from leaving the site; additionally the site topography will help to limit the potential for runoff to leave the site during construction.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. The existing runoff patterns will remain. There do not appear to be regional drainages in the project area. In very large rain on snow events the offsite property to the west discharges runoff to the site. The proposed roadside ditches will collect and infiltrate the runoff from this offsite basin. This should reduce the existing stormwater flows to Kase Blvd.

4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Installation of roadside conveyance systems, installation of berms with overflows to store and infiltration runoff.

**4. Plants**

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

- |   |  |
|---|--|
| <input type="checkbox"/> Deciduous tree ( <i>alder, maple, aspen, other</i> ) | <input checked="" 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 checked="" type="checkbox"/> Pasture                                   | <input type="checkbox"/> Other types of vegetation   |

b. What kind and amount of vegetation will be removed or altered? All existing vegetation will be cleared in preparation for development.

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

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d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Street trees will be planted and landscaping will be planted on individual lots by the homeowners.

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e. List all noxious weeds and invasive species known to be on or near the site. Russian olive, along the Badger Drain about 2000 ft south of the southern edge of plat.

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**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. Townsend's Ground Squirrel - townsendii

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

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c. Is the site part of a migration route? If so, explain. The entire region is part of the Pacific Flyway.

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d. Proposed measures to preserve or enhance wildlife, if any: New professional landscaping will occur on the proposed lots and will preserve wildlife that has adapted to the developed environment.

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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. Electricity will be used for power and either electricity or natural gas will be used for heating.  
\_\_\_\_\_

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. 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: No special conservation features are proposed.  
\_\_\_\_\_  
\_\_\_\_\_

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

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.

Construction vehicle diesel fuel will be stored in the vehicle gas tanks. Chlorine near the existing water reservoirs in the northwest corner of plat may be stored

4) Describe special emergency services that might be required.

No special emergency services are anticipated, other than those normally associated with residential development of this type and scale.

5) Proposed measures to reduce or control environmental health hazards, if any: \_\_\_  
None proposed as no hazards are anticipated.

**b. Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Noise from nearby streets and residence may affect this site.

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. In the short-term, normal construction noise will be generated during daylight hours. In the long-term, normal residential neighborhood noise will be generated, such as vehicle noise.

3) Proposed measures to reduce or control noise impacts, if any: None proposed.  
Noise control will be governed by the application stipulations of the Benton County Municipal Code. Work during approved construction hours.

**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 is currently unoccupied and is used for agriculture. Undeveloped land is located to the north and west, railroad to the south and single home residents to the east.

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

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: Pesticide use, if used on farm to the south and west, may affect the proposed residential properties until these farms are also developed. Equipment access to the existing farms will be retained.

c. Describe any structures on the site. Water storage reservoir, pump house building

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

e. What is the current zoning classification of the site? RL-1

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

g. If applicable, what is the current shoreline master program designation of the site? Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. Yes, portions of the project are in a wellhead protection zone, The northwest corner of the site is included on the County layer "Combined Erosion Hazard and Steep Slope 15%". This erosion hazard area is outside of the proposed area to be platted into residential lots.

i. Approximately how many people would reside or work in the completed project? \_\_\_\_\_  
Assuming 2.8 people per household, the project will provide housing for 305 people,  $2.8 \times 109 = 305.2$

j. Approximately how many people would the completed project displace? \_\_\_\_\_  
No people will be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any: \_\_\_\_\_  
None needed as no people will be displaced.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: \_\_\_\_\_  
This project will comply with the zoning ordinance and applicable zoning standards.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: \_\_\_\_\_  
None are proposed.

**9. Housing**

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

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing. \_\_\_\_\_  
No units will be eliminated.

c. Proposed measures to reduce or control housing impacts, if any: \_\_\_\_\_  
None proposed.

**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? \_\_\_\_\_  
The future homes will be governed by the development standards within the zoning code, which sets a maximum height of 35 ft.

b. What views in the immediate vicinity would be altered or obstructed? \_\_\_\_\_  
No views will be altered or obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any: The project will meet the height and landscape requirements of the Benton County Municipal Code.

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**11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Residential lighting and resident vehicle headlights will be produced after dark. No street lights are proposed.

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b. Could light or glare from the finished project be a safety hazard or interfere with views? No.

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c. What existing off-site sources of light or glare may affect your proposal? Lights from adjacent residence will be visible but are not expected to be detrimental to the project.

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d. Proposed measures to reduce or control light and glare impacts, if any: No street lights are proposed.

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**12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? Cottonwood Elementary School is located 1.5 miles east of the site. The Amon Greenway and trail system is located about 3 miles from the site.

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

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

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**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.

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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 on-site studies have been performed on this parcel, however cultural field studies were performed

in the Cottonwood Creek Phase 3 plat, an area of 51 acres. This area is located about 0.5 miles from this proposed plat, and it was farmed in a similar area as this plat area.

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No cultural effects were found during the field investigation that was performed on the Cottonwood Creek Phase 3 property (2019), T8-0N R28-0E S11

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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.

County GIS data reviewed, DAHP WISAARD Site reviewed. The site is hatched with "Moderate Risk"

of Archaeological Risk Assessment Model

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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.

If any archaeological artifacts are discovered during site development, the appropriate agencies

will be notified per the Inadvertent Discovery Plan.

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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.

Cottonwood Drive, E Kase, Lilliann Drive and E Brandon Drive will provide access to the site

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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?

No.

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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).

7 new public roads will provide access to the lots within subdivision and will connect to existing county roads.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.

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?

ITE Manual, 9th Edition was used to estimate trips at: 10 trips per single family home, one trip per home in peak pm hour. Therefore 1,090 daily trips, 109 peak hour pm trips.

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

No.

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

Construction of on-site roads to serve the neighborhood.

## 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.

Yes. The completed project will require all of the public services listed above.

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

All required impact fees will be paid. New residents will pay taxes that will help fund many of the above listed services

## 16. Utilities

a. Circle utilities currently available at the site:

electricity

natural

gas water

refuse service

telephone

sanitary sewer system

other : septic system, irrigation

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.  
Water: Badger Water, Power: Benton PUD, Telephone: Ziplly, Sewer: on site, Gas: CNG

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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**

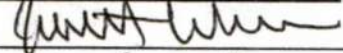
Signature: \_\_\_\_\_

Name of Signee \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

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

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

Signature: 

Name of Signee Wiser Farms LLC Jerritt Wisen

Position and Agency/Organization Member

Date Submitted: 7-10-25

**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?

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a. Proposed measures to avoid or reduce such increases are: \_\_\_\_\_

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

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

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

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

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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?

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

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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?

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

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

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

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

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PCM 1.19

## MITIGATED DETERMINATION OF NON-SIGNIFICANCE

**File No.:** EA 2025-016

**Proponent:** Wiser Farms, LLC  
c/o Jerritt Wiser  
101609 E. 190 PR SE  
Kennewick, WA 99338

**Benton County has received a permit application for the following project:**

The Preliminary Plat of Cottonwood Canyon - a subdivision of 132.06 acres into 107 lots with an average lot size of 1.05 acres.

**Project Location:**

The project is in the Kennewick area of unincorporated Benton County, north of Badger Road and West of Cottonwood Springs Blvd located in Section 15, Township 8 North, Range 28 East, W.M parcel number 115881020000001.

**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), provided that the following measures are taken to mitigate potential adverse impacts. Substantive authority to require mitigation is derived from WAC 197-11-660 and Benton County Code, Chapter 6.35.120. The decision was made after review of a completed environmental checklist; comments received from various agencies and other information on file with the lead agency. This information is available to the public on request.

**Conditions/Mitigating Measures:** See attached conditions. Benton County has received timely comments and determined that such conditions are necessary to mitigate specific adverse impacts.

**Appeals:** You may appeal this determination to the Benton County Planning Division at 102206 E Wiser Parkway, Kennewick, WA 99338, no later than **November 13, 2025**, by written notice. The fee for a threshold determination appeal is \$800.00. An appeal of the determination must be made in writing to the Benton County Planning Division and a public hearing will be scheduled and the appellant will be notified of the date, time, and place. You should be prepared to make specific factual objections. Contact the Planning Division to read or ask about the procedures for SEPA appeals.

**SEPA Responsible Official:** Greg J Wendt

**Position/Title:** Community Development Director

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

Date: October 30, 2025

  
\_\_\_\_\_  
Greg J Wendt, Community Development Director  
Benton County Community Development Department



## MDNS CONDITIONS AND MITIGATION MEASURES

**FILE NO.:** EA 2025-016 - Preliminary Plat of Cottonwood Canyon

**APPLICANT:** Wiser Farms, LLC  
c/o Jerritt Wiser  
101609 E. 190 PR SE  
Kennewick, WA 99338

The environment threshold determination and conditions are based on an analysis of information contained in the file and the following documents.

1. Benton County, BCC Title 6.35 Environmental Policy (SEPA);
2. Benton County, BCC Title 11, Zoning;
3. Benton County Comprehensive Plan;
4. Benton County, BCC Title 15 Critical Area Ordinance;
5. Benton County, BCC Title 3 Building Code, Fire Code, and Road Standards; and
6. Regulations of the Washington State Department of Fish and Wildlife, Department of Ecology, Department of Natural Resources, and Department of Archaeology and Historic Preservation.

### FINDINGS:

1. **Location:**  
The project is in the Kennewick area of unincorporated Benton County, north of Badger Road and West of Cottonwood Springs Blvd located in Section 15, Township 8 North, Range 28 East, W.M parcel number 115881020000001.
2. **Scope of work:**
  - a. 107 residential lots: The development is approximately 132.06 acres in size. The average lot size is 1.05 acres, with the largest lot in the development being 1.39 acres and the smallest lot being 1.00 acres. The lots are proposed to be served by new public roads, potable water from a Group A water system known as Summit View Water Works, and individual on-site septic systems.
  - b. Tract A: Approximately 122.71 acres in size and will be developed through future phased development and additional SEPA review process(s) as required in the future.
  - c. Tract B: Owned by BC Water Co. LLC to serve the development.
3. The applicant submitted the following materials for the SEPA review process:
  - a. SEPA Environmental Checklist dated August 20, 2025.
  - b. Preliminary Storm Report dated August 20, 2025.
  - c. CRS for the TWT Real Estate Cottonwood Canyon Project, Kennewick, Benton County, WA (Hodges and Landrea, 2025).
4. Benton County, BCC Title 11, Zoning:
  - a. The zoning designation for the project area is Rural Lands One Acre (RL-1). This zoning district has a minimum lot size of one acre; and

- b. Subdivisions with a minimum lot size of one acre are an allowed use in the RL-1 Zoning District.
5. Benton County Comprehensive Plan:
  - a. The project area is designated Rural Transition in the Benton County Comprehensive Plan.
6. Benton County, BCC Title 15, Critical Area Ordinance:
  - a. Upon completion of a review of BCC Title 15 and the Benton County Critical Area Maps, the project site contains the following critical areas:
  - b. Wetlands: None identified.
  - c. Critical Aquifer Recharge Area: None identified.
  - d. Fish and Wildlife Habitat Conservation Area: Non identified.
  - e. Frequently Flooded Areas: None identified.
  - f. Geologically Hazardous Areas: Non identified.
7. The following comments were submitted by the WA State Department of Fish and Wildlife on September 18, 2025.
  - a. The Washington Department of Fish and Wildlife (WDFW) has reviewed relevant maps and documents for the proposed plat application to subdivide 142 acres into 108 lots on parcel 115881020000001. The initial phase of the project is in disturbed farmlands and as such is not shrubsteppe habitat. The project plans are unclear on if the large trees on the southeastern corner of the initial project will be disturbed. WDFW would like to remind the project proponent that many birds local to our area as well as active nests are listed as “protected wildlife” under RCW 77.12.020(3). To avoid impacts to protected songbird species, WDFW recommends that any impacts to the trees occur outside of the February 1 - July 31 nesting window.
  - b. The Preliminary Storm Report notes that future development is planned in this area and notes that “Off-site basins 5 and 8 are currently undeveloped sagebrush” These areas of shrubsteppe habitat are adjacent to a proposed land conservation area and is within a Ferruginous Hawk Core Area Disturbance Buffer. The areas also have potential for numerous PHS species, including Burrowing Owls and black-tailed jackrabbits. WDFW recommends avoidance of the areas outside of currently disturbed farmlands to the extent possible. If complete avoidance of shrubsteppe habitat is not possible, WDFW recommends that the applicant prepare a habitat management plan that details the mitigation sequencing and proposed mitigation measures for future development on the parcel. Other measures such as restoration or rehabilitation of offsite degraded shrubsteppe areas are potential mitigation solutions and we recommend that the applicant work with WDFW to determine appropriate mitigation options. Please contact Troy Maikis at 509-312-8117 or email at [Troy.Maikis@dfw.wa.gov](mailto:Troy.Maikis@dfw.wa.gov).
8. The following comments were submitted by the WA State Department of Ecology on September 15, 2025 and October 29, 2025:
  - a. While reviewing the SEPA information it was found that the proposal will require a water right for the use of groundwater for municipal supply purposes and irrigation. It looks like changes have been made to water right CG4-23101C@3 to support this use of water. The Department of Health (DOH) will make the determination of how many connections this water right can support. If you have any questions or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907-1752 or email at [nathan.longoria@ecy.wa.gov](mailto:nathan.longoria@ecy.wa.gov).

- b. If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days. The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Lloyd Stevens Jr. at the Dept. of Ecology, (509) 571-3866, with questions about this permit.

9. The following comment was received by the WA Department of Natural Resources: The Washington State Department of Natural Resources would like to comment on the proposed Cottonwood Canyon development. As a neighboring landowner, DNR generally approves of the proposal; however, we hope that the Benton County assesses a few important elements.
  - a. Access: The neighboring DNR Common School Trust property is landlocked. This property is held in trust to benefit K-12 across the state. An access road within this new development would cure the current lack of access and solve one of the county's existing access issues while providing enhanced benefits for K-12 in Benton County and across the state.
  - b. Emergency Services: A lack of formal access to the neighboring DNR property restricts emergency service access and creates a potential gap in both DNRs emergency service coverage and the county's coverage. An access road within this new development would cure the current lack of access and solve one of the county's existing access issues.
10. The following comment was received by the City of Kennewick on September 2, 2025:
  - a. We would like them to perform a traffic analysis on the intersection of W Clearwater Ave and Ridgeline Dr.
11. The following comment was received by the Kennewick Irrigation District on September 10, 2025:
  - a. 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.
  - b. A water allotment is not assigned to this property. Water for a new allotment is unavailable at this location.
  - c. Please note that permanent structures are not allowed within irrigation easements.
  - d. Please protect all KID infrastructure.
12. The following comment was submitted by the Benton County Public Works Department on September 16, 2025:
  - a. The Badger Canyon area has seen substantial growth over the past several years and has potential for a significant number of new homes to be added. With each new home comes additional traffic on roads serving the area. Roads seeing the most impact in this area are Dallas

Road, Badger Road, Sagebrush Road, Cottonwood Drive, Wiser Parkway, Bermuda Road and Reata Road. Certain intersections, such as Wiser Parkway and Badger Road are already seeing levels of service below County minimums during peak traffic times.

- b. The Benton County Road Department has defined a geographic area bounded by Dallas Road on the west, the Kennewick Irrigation District main canal on the south and east and the City limits of Kennewick and Richland on the north as an area likely to contribute significant vehicles trips to impacted roads. This area will be defined on the Benton County GIS mapping system maintained for the Road Department. Within this area there is potential for over 800 new lots to be created based on estimated amounts of undeveloped land and current zoning. With an average daily trip generation of 9.57 for each single-family home there is potential to have an additional 7656 vehicle trips added to impacted roadways on full build out. The impacted roads in this area will be unable to accommodate this additional traffic without significant upgrades to the existing transportation system.
- c. Within this area the County has identified multiple projects that will be needed in order to accommodate future traffic volumes. Projects range from simple shoulder and lane widening to the addition of dedicated turn lanes to the installation of roundabouts or traffic signals and construction of new collector roadways. The approximate cost of making the necessary improvements is estimated to be in excess of \$3,000,000.
- d. Without additional funding sources it is impossible for the County to make the necessary improvements. It is also unreasonable for the public to fund improvements driven by private development. Therefore, developers in this area must pay for the cost of the improvements demanded by their development. Since no single development in the area will be the sole contributor of traffic volumes that would create a nexus to require any one improvement on its own it is most equitable to distribute the cost across all potential developments. Based on the anticipated number of lots potentially able to be created and the total cost of the necessary improvements a mitigation fee of three thousand five hundred dollars (\$3,500) per lot created by any subdivision must be paid by the developer. The developer shall have the option of paying this fee up front as a condition of plat approval or adding a note to the final plat that indicates this fee will be due prior to the issuance of any building permit for lots within the subdivision.
- e. The County shall use all mitigation fees collected for traffic capacity improvements that directly benefit the defined area only. Collected fees may be used to fund a project in its entirety or to leverage additional state or federal grant funds for the necessary improvements. The fees will not expire, and the County may bank fees in order to fund necessary projects.

13. The following comment was received by the Benton Clean Air Agency on August 27, 2025

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

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

14. The following comment was received by the Washington State Department of Transportation on October 29, 2025:

In order to mitigate this project's impacts to I-182, we recommend the county require the proponent contribute towards their planned improvements to the Exit 109 interchange in proportion to their impact.

15. The following comment was received by the Washington State Department of Archeology and Historic Preservation on October 14, 2025:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above-referenced project. In response, we concur with the results and recommendations made in the report entitled "CRS for the TWT Real Estate Cottonwood Canyon Project, Kennewick, Benton County, WA," (Hodges & Landreau 2025). Specifically, as no cultural resources were found during the survey we do not recommend further direct archaeological supervision of the project. However, we do recommend that a standard Inadvertent Discovery Plan is followed during all ground disturbing activities.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving copies of any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to Washington State law. Please note that should the project scope of work and/or location change significantly, please contact DAHP for further review.

Thank you for the opportunity to review and comment. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is attached to any future communications about this project. Should you have any questions, please feel free to contact James MacNaughton at 360-280-7563 or by email at [Jame.MacNaughton@dahp.wa.gov](mailto:Jame.MacNaughton@dahp.wa.gov).

16. The following comment was received by the Planning Division on October 29, 2025:

- a. The Washington State Department of Natural Resources requests that access be granted through the applicant's property to a landlocked property to the west of the proposed project. The Planning Division is requesting that this access be evaluated and discussed during the platting and development of proposed Tract A in the future.
- b. The Washington State Department of Transportation and the City of Kennewick submitted comments about traffic studies and mitigation. A traffic mitigation per lot fee is required by the County Public Works Department to address these comments and impacts to roads.

#### **CONDITIONS:**

The applicant is responsible for providing the Planning Division with verification and approval of any listed conditions. The applicant shall meet and comply with the following mitigating conditions for this Mitigated Determination of Non-Significance (MDNS).

1. Meet and comply with the Benton County Planning Division requirement of compliance with all critical area requirements of the Benton County Planning and Building Divisions for all associated building permits.
  - a. The plat includes 107 residential lots within a total land acreage of 132.06 acres. Additionally, Tract A is approximately 122.71 acres in size and may be developed into residential lots through future phased development and SEPA review process(s). Tract B, which be owned by Badger Water, will be used to serve the current development.

- b. Any future land divisions of property in Tract A will require a new SEPA checklist and review process(s).
2. Meet and comply with the requirements of the Washington State Department Fish and Wildlife:
    - a. The initial phase of the project is in disturbed farmlands and as such is not shrubsteppe habitat. The project plans are unclear on if the large trees on the southeastern corner of the initial project will be disturbed. WDFW would like to remind the project proponent that many birds local to our area as well as active nests are listed as “protected wildlife” under RCW 77.12.020(3). To avoid impacts to protected songbird species, WDFW recommends that any impacts to the trees occur outside of the February 1 - July 31 nesting window.
    - b. The Preliminary Storm Report notes that future development is planned in this area and notes that “Off-site basins 5 and 8 are currently undeveloped sagebrush”. These areas of shrubsteppe habitat are adjacent to a proposed land conservation area and is within a Ferruginous Hawk Core Area Disturbance Buffer. The areas also have potential for numerous PHS species, including Burrowing Owls and black-tailed jackrabbits. WDFW recommends avoidance of the areas outside of currently disturbed farmlands to the extent possible. If complete avoidance of shrubsteppe habitat is not possible, WDFW recommends that the applicant prepare a habitat management plan that details the mitigation sequencing and proposed mitigation measures for future development on the parcel. Other measures such as restoration or rehabilitation of offsite degraded shrubsteppe areas are potential mitigation solutions and we recommend that the applicant work with WDFW to determine appropriate mitigation options.
  3. Meet and comply with the requirements of the Department of Archeology and Historic Preservation (DAHP):
    - a. DAHP requests that a standard Inadvertent Discovery Plan is followed during all ground disturbing activities.
  4. Meet and comply with the requirements of the Department Ecology:
    - a. While reviewing the SEPA information it was found that the proposal will require a water right for the use of groundwater for municipal supply purposes and irrigation. It looks like changes have been made to water right CG4-23101C@3 to support this use of water. The Department of Health (DOH) will make the determination of how many connections this water right can support. If you have any questions or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907-1752 or email at [nathan.longoria@ecy.wa.gov](mailto:nathan.longoria@ecy.wa.gov).
    - b. If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days. The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Lloyd Stevens Jr. at the Dept. of Ecology, (509) 571-3866, with questions about this permit.
  5. Meet and comply with the Benton County Public Works Department's requirement of providing a mitigation fee of three thousand five hundred dollars (\$3,500) per lot which must either be paid up front

by the developer as a condition of plat approval or adding a note to the final plat that indicates this fee will be due prior to the issuance of any building permit for lots within the subdivision.

6 Meet and comply with the Benton Clean Air Agency (BCAA) requirements:

- a. The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place
- b. A written dust control plan must be developed and maintained for all soil destabilization projects and must be readily available upon request by the BCAA.



## BENTON CLEAN AIR AGENCY

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August 27, 2025

Re: EA 2025-016 and SUB 2025-004

Michelle Mercer  
Planning Manager  
102206 E Wiser Pkwy  
Kennewick, WA 99338

**Applicant/Proponent:** Wiser Farms LLC  
Attn: Jerritt Wiser  
101609 E 190 PR SE  
Kennewick, WA 99338

Dear Ms. Mercer:

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

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

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

Sincerely,

*Deon Steichen*

Deon Steichen  
Inspector

## Brittany Merrill

---

**From:** Troy Taylor  
**Sent:** Tuesday, September 2, 2025 1:31 PM  
**To:** Brittany Merrill  
**Subject:** RE: Agency review for SEPA 2025-016 and SUB 2025-004

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

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

---

**From:** Brittany Merrill <Brittany.Merrill@co.benton.wa.us>  
**Sent:** Thursday, August 28, 2025 3:55 PM  
**To:** Troy Taylor <Troy.Taylor@co.benton.wa.us>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>  
**Subject:** FW: Agency review for SEPA 2025-016 and SUB 2025-004



*Brittany Merrill*

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

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**From:** Planning Department  
**Sent:** Wednesday, August 27, 2025 2:02 PM  
**To:** [scott@bentonone.org](mailto:scott@bentonone.org); [jerritt@thewiserteam.com](mailto:jerritt@thewiserteam.com); [clayne@bcwaterco.com](mailto:clayne@bcwaterco.com); [ENGSERVICE@BENTONPUD.ORG](mailto:ENGSERVICE@BENTONPUD.ORG); Benton Clean Air - Steichen <[deon.steichen@bentoncleanair.org](mailto:deon.steichen@bentoncleanair.org)>; [john.lyle@bentoncleanair.org](mailto:john.lyle@bentoncleanair.org); BFHD - JoDee Peyton ([jodeer@bfhd.wa.gov](mailto:jodeer@bfhd.wa.gov)) <[jodeer@bfhd.wa.gov](mailto:jodeer@bfhd.wa.gov)>; [Jack.howard@bfhd.wa.gov](mailto:Jack.howard@bfhd.wa.gov); ASSESSOR <[Assessor@co.benton.wa.us](mailto:Assessor@co.benton.wa.us)>; 'WA Dept of Transportation - SEPA Review - TDM Coordinator' <[scplanning@wsdot.wa.gov](mailto:scplanning@wsdot.wa.gov)>; WA Dept of Natural Resources - MAIN <[southeast.region@dnr.wa.gov](mailto:southeast.region@dnr.wa.gov)>; [sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov); [James.Macrae@dahp.wa.gov](mailto:James.Macrae@dahp.wa.gov); 'kyle.mccauley@cngc.com' <[kyle.mccauley@cngc.com](mailto:kyle.mccauley@cngc.com)>; Kim Lettrick <[k.lettrick@bces.wa.gov](mailto:k.lettrick@bces.wa.gov)>; 'Susan.M.Adsitt@usps.gov' <[Susan.M.Adsitt@usps.gov](mailto:Susan.M.Adsitt@usps.gov)>; 'troy.maikis@dfw.wa.gov' <[troy.maikis@dfw.wa.gov](mailto:troy.maikis@dfw.wa.gov)>; 'elizabeth.torrey@dfw.wa.gov' <[elizabeth.torrey@dfw.wa.gov](mailto:elizabeth.torrey@dfw.wa.gov)>; Dept. of Fish and Wildlife - Reviews ([R3Planning@dfw.wa.gov](mailto:R3Planning@dfw.wa.gov)) <[R3Planning@dfw.wa.gov](mailto:R3Planning@dfw.wa.gov)>; [Sepa.reviewteam@doh.wa.gov](mailto:Sepa.reviewteam@doh.wa.gov); PUBLICWORKS <[PublicWorks@co.benton.wa.us](mailto:PublicWorks@co.benton.wa.us)>; Cristina Woods <[Cristina.Woods@co.benton.wa.us](mailto:Cristina.Woods@co.benton.wa.us)>; Matt Mahoney

<Matt.Mahoney@co.benton.wa.us>; Shane Elledge <Richard.Elledge@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Building Department <Building.Department@co.benton.wa.us>; SEPAregister@ecy.wa.gov; Yakama Indian Nation Environmental Review - Thalia Sachtleber <enviroreview@yakama.com>; Kim Lettrick <k.lettrick@bces.wa.gov>; Futurewise - Tim Trohimovich <tim@futurewise.org>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; Envreview@gmail.com; 'Sepa@dahp.wa.gov' <Sepa@dahp.wa.gov>; sepacenter@dnr.wa.gov; Kristin.stowe@ci.kennewick.wa.us; steve.donovan@ci.kennewick.wa.us <anthony.muai@ci.kennewick.wa.us>  
**Subject:** Agency review for SEPA 2025-016 and SUB 2025-004

Good afternoon,

The Benton County Planning Department has prepared a Notice of Application in accordance with the State Environmental Policy Act Regulation. This NOA is for Project **EA 2025-016** and **SUB 2025-004** for Cottonwood Canyon, who is proposing to subdivide 142 acres into 108 lots with an average lot size of 1.05 acres. The project is in the Kennewick area of unincorporated Benton County, north of Badger Road and West of Cottonwood Springs Blvd located in Section 15, Township 8 North, Range 28 East, W.M parcel number 115881020000001.

It is being circulated for review by all agencies with jurisdiction. We appreciate your review of the proposals and return comments regarding SEPA 2025-016 and SUB 2025-004 no later than **September 17, 2025**. This proposal will not be acted on or before that time.

All necessary documents regarding the proposed Subdivision can be accessed with the attachments to this email.

All necessary documents regarding the proposed SEPA project can be found utilizing the link below:

<https://apps.ecology.wa.gov/separ/Main/SEPA/Record.aspx?SEPANumber=202503591>

If you have any questions, please feel free to reach out to the Benton County Planning Department at 509-786-5612

Thank you,



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

**NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this email account may be a public record. Accordingly,**

## Nikki Relyea

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**From:** Kevin Biersner <Kevin.Biersner@ci.kennewick.wa.us>  
**Sent:** Tuesday, September 2, 2025 3:01 PM  
**To:** Planning Department  
**Subject:** [EXTERNAL] FW: Agency review for SEPA 2025-016 and SUB 2025-004  
**Attachments:** SUB 2025-004 Cottonwood Canyon Pre Plat Application .pdf

Afternoon,

We would like them to perform a traffic analysis on the intersection of W Clearwater Ave and Ridgeline Dr.

Thanks,



**Kevin Biersner, P.E.**  
 City of Kennewick  
 Assistant Traffic Engineer  
 O: 509.585.4524 | C: 509.975.6286  
[Kevin.biersner@ci.kennewick.wa.us](mailto:Kevin.biersner@ci.kennewick.wa.us)

---

**From:** Kristin Stowe <Kristin.Stowe@ci.kennewick.wa.us>  
**Sent:** Friday, August 29, 2025 11:00 AM  
**To:** Kevin Biersner <Kevin.Biersner@ci.kennewick.wa.us>  
**Subject:** FW: Agency review for SEPA 2025-016 and SUB 2025-004

Hi Kevin,

Forwarding the correspondence below to you for any traffic requirements. I won't have any utility comments since this is outside of the City's UGA, but John asked me to send this to you to verify whether any traffic analysis is needed. If so, please respond directly to the Benton County Planning Department.

**Kristin Stowe | Development Review Supervisor | (509) 585-4349 | 1010 E Chemical Drive | Kennewick, WA 99336 | [kristin.stowe@ci.kennewick.wa.us](mailto:kristin.stowe@ci.kennewick.wa.us)**

Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a public entity may be disclosable to third party requesters under the Public Records Act.

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**From:** Planning Department <[Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us)>  
**Sent:** Wednesday, August 27, 2025 2:02 PM  
**To:** Scott LoParco <[scott@bentonone.org](mailto:scott@bentonone.org)>; [jerritt@thewiserteam.com](mailto:jerritt@thewiserteam.com); [clayne@bcwaterco.com](mailto:clayne@bcwaterco.com); [ENGSERVICE@BENTONPUD.ORG](mailto:ENGSERVICE@BENTONPUD.ORG); Benton Clean Air - Steichen <[deon.steichen@bentoncleanair.org](mailto:deon.steichen@bentoncleanair.org)>; [john.lyle@bentoncleanair.org](mailto:john.lyle@bentoncleanair.org); BFHD - JoDee Peyton ([jodeer@bfhd.wa.gov](mailto:jodeer@bfhd.wa.gov)) <[jodeer@bfhd.wa.gov](mailto:jodeer@bfhd.wa.gov)>; [Jack.howard@bfhd.wa.gov](mailto:Jack.howard@bfhd.wa.gov); ASSESSOR <[Assessor@co.benton.wa.us](mailto:Assessor@co.benton.wa.us)>; 'WA Dept of Transportation - SEPA Review - TDM Coordinator' <[scplanning@wsdot.wa.gov](mailto:scplanning@wsdot.wa.gov)>; WA Dept of Natural Resources - MAIN <[southeast.region@dnr.wa.gov](mailto:southeast.region@dnr.wa.gov)>; [sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov); [James.Macrae@dahp.wa.gov](mailto:James.Macrae@dahp.wa.gov); [kyle.mccauley@cngc.com](mailto:kyle.mccauley@cngc.com); Kim Lettrick <[k.lettrick@bces.wa.gov](mailto:k.lettrick@bces.wa.gov)>; [Susan.M.Adsitt@usps.gov](mailto:Susan.M.Adsitt@usps.gov); [troy.maikis@dfw.wa.gov](mailto:troy.maikis@dfw.wa.gov); [elizabeth.torrey@dfw.wa.gov](mailto:elizabeth.torrey@dfw.wa.gov); Dept. of Fish and Wildlife - Reviews ([R3Planning@dfw.wa.gov](mailto:R3Planning@dfw.wa.gov)) <[R3Planning@dfw.wa.gov](mailto:R3Planning@dfw.wa.gov)>; [Sepa.reviewteam@doh.wa.gov](mailto:Sepa.reviewteam@doh.wa.gov); PUBLICWORKS <[PublicWorks@co.benton.wa.us](mailto:PublicWorks@co.benton.wa.us)>; [Cristina.Woods@co.benton.wa.us](mailto:Cristina.Woods@co.benton.wa.us)>; Matt Mahoney

**Michelle Mercer**

---

**From:** Planning Department  
**Sent:** Monday, September 8, 2025 9:41 AM  
**To:** Brittany Merrill  
**Cc:** Michelle Mercer  
**Subject:** FW: Subject: Cottonwood Canyon Preliminary Plat (EA 2025-016 / SUB 2025-004) — Request for Maps, Documents & Process Details

Please see the email below.

**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:** Greg Erkins <gregerkins@hotmail.com>  
**Sent:** Sunday, September 7, 2025 2:03 PM  
**To:** Planning Department <Planning.Department@co.benton.wa.us>  
**Subject:** [EXTERNAL] Subject: Cottonwood Canyon Preliminary Plat (EA 2025-016 / SUB 2025-004) — Request for Maps, Documents & Process Details

Dear Ms. Mercer,

I'm writing regarding the Preliminary Plat of Cottonwood Canyon (subdivision of 142 acres into 108 lots, average lot size ~1.05 acres) in Section 15, T8N, R28E, W.M. (Parcel 115881020000001), as noticed on September 3, 2025, with comments due September 17, 2025.

From the County GIS, the parent parcel shows ~262.42 acres, so it appears the plat covers only a portion of the parcel and leaves a remainder of roughly 120 acres. To understand what is included and to provide informed comments, could you please provide (or point me to) the items below?

**Mapping / Acreage**

- A map of the preliminary plat area (full-size PDF preferred) showing the 142-acre boundary, proposed lot layout, rights-of-way, open space/tracts, stormwater facilities, and any proposed phasing or remainder tract(s).
- If available, a GIS shapefile/feature class or web-map link of the preliminary plat boundary.
- Clarification of the acreage discrepancy (262.42-acre parcel vs. 142-acre plat):
  - Is a boundary line adjustment or separate remainder parcel proposed now, or is a future phase anticipated?
  - Will the remainder stay as a single agricultural tract, and will it be included in any subsequent SEPA or plat actions?

### **SEPA / Environmental Review (Optional DNS — WAC 197-11-355)**

- A copy of the SEPA Environmental Checklist and any available draft DNS/MDNS conditions.
- The referenced preliminary hydrology report (and appendices) and any agency review comments received to date.
- Confirmation that use of the optional DNS process may be the only environmental comment period before a threshold determination is issued; if not, please note any additional opportunities to comment and expected timelines.

### **Concurrency / Infrastructure & Health**

- Any available memos/letters addressing:
  - Road access and circulation (access points to Badger Rd/Cottonwood Springs Blvd; compliance with BCC Title 3 road standards; fire apparatus access/turnarounds).
  - Water and wastewater provisions (public system vs. individual wells/septic; Benton-Franklin Health District review status).
  - Stormwater approach and facilities (how the hydrology report translates to on-site facilities and downstream protections).
  - Comments/requirements from WDFW, Ecology, DNR, the Health District, the fire authority, and County Public Works.
  - Whether any traffic analysis, geotechnical information, or other studies are required or have been waived at the preliminary stage.
  - **Identification of any mapped critical areas** (e.g., wetlands, floodplain, habitat) and how **BCC Title 15 (Critical Areas Ordinance)** will be applied.

### **Zoning / Consistency Findings**

- The underlying zoning and Comprehensive Plan designation for the plat area and confirmation that the lot count and average lot size meet BCC Title 11 requirements.
- Whether any variances, deviations, or waivers are requested.

### **Hearing & Public Participation**

- The anticipated schedule for the open-record Planning Commission hearing, including: when the staff report will be available; how to submit written testimony/exhibits; submittal deadlines; and whether remote participation is allowed.
- After the Planning Commission hearing, the next steps for action on the preliminary plat and SEPA threshold determination (decision maker, appeal body, and appeal windows under BCC Title 6.35 and Title 11, as applicable).

### **Records / Notifications**

- Please add me as a party of record for EA 2025-016 / SUB 2025-004 and send all future notices, determinations, staff reports, and decisions to this email address.
- If there is an online case file or records portal where I can retrieve documents, please share the link.
- If there are reasonable fees for copies, I'm happy to pay them. Electronic PDFs are preferred, though I can pick up hard copies if needed.

Thank you for your assistance and for any additional context that will help the public understand the scope, documents, and process for this preliminary plat and its subsequent steps.

Sincerely,

Greg Erkins

[gregerkins@hotmail.com](mailto:gregerkins@hotmail.com)

(907) 562-3382

(Please reply to this email for all notices.)



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

September 10, 2025

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

Subject: SEPA-2025-016 – Cottonwood Canyon (DRY)

Dear Ms. Merrill:

The Kennewick Irrigation District has received a Notice of Application in accordance with the State Environmental Policy Act Regulation from the Benton County Planning Department. This NOA is for Project EA 2025-016 for Cottonwood Canyon, who is proposing to subdivide 142 acres into 108 lots with an average size of 1.05 acres. The project is in the Kennewick area of unincorporated Benton County, north of Badger Road and West of Cottonwood Springs Blvd located in Section 15, Township 8 North, Range 28 East, W.M parcel number #115881020000001.

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.

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: 15-08-28

Applicant via mail – Wisner Farms LLC, Attn: Jerritt Wisner, 101609 E 190 PR SE, Kennewick, WA 99338

RECEIVED

SEP 12 2025

Benton Co. Planning Division

DEPARTMENT OF  
NATURAL RESOURCES

Asset Management Division

1111 WASHINGTON ST SE  
MAIL STOP 47014  
OLYMPIA, WA 98504-7014360-902-1600  
WWW.DNR.WA.GOV

Benton County Planning and Development:

In re: Cottonwood Canyon, SEPA #202503591

The Washington State Department of Natural Resources would like to comment on the proposed Cottonwood Canyon development. As a neighboring landowner, DNR generally approves of the proposal; however, we hope that the Benton County assesses a few important elements.

- 1) **Access:** The neighboring DNR Common School Trust property is landlocked. This property is held in trust to benefit K-12 across the state. An access road within this new development would cure the current lack of access and solve one of the county's existing access issues while providing enhanced benefits for K-12 in Benton County and across the state.
- 2) **Emergency Services:** A lack of formal access to the neighboring DNR property restricts emergency service access and creates a potential gap in both DNRs emergency service coverage and the county's coverage. An access road within this new development would cure the current lack of access and solve one of the county's existing access issues.

We look forward to the opportunity to discuss our concerns with county staff and work together to find mutually beneficial solutions to responsibly foster growth in your community.

Regards,



**Matthew V. Matulovich**  
Transition Lands Manager  
Asset Management Division – Transition Lands  
Washington State Department of Natural Resources  
Cell: (564) 669.0897  
matthew.matulovich@dnr.wa.gov  
[www.dnr.wa.gov](http://www.dnr.wa.gov)

**Nikki Relyea**

---

**From:** ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>  
**Sent:** Monday, September 15, 2025 4:39 PM  
**To:** Planning Department  
**Subject:** [EXTERNAL] SEPA 202503591 Comments for EA 2025-016  
**Attachments:** SEPA 202503591 ECY Comments.pdf

Greetings,

Attached is the Department of Ecology comment letter for the Cottonwood Canyon Plat.

Please share these comments with the applicant.

Thank you,

**Amber Johnson** (she/her)

SEPA/ERTS Coordinator

**Department of Ecology, Central Region Office**

Ph. 509-723-5677



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

September 15, 2025

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

**RE: SEPA 202503591; EA 2025-016**

Dear Michelle Mercer:

Thank you for the opportunity to comment during the Optional Determination of Nonsignificance process for the Cottonwood Canyon Plat. We have reviewed the documents and have the following comments.

**Water Resources Program**

While reviewing the SEPA information it was found that the proposal will require a water right for the use of groundwater for municipal supply purposes and irrigation. It looks like changes have been made to water right CG4-23101C@3 to support this use of water. The Department of Health (DOH) will make the determination of how many connections this water right can support. If you have any questions or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907-1752 or email at [nathan.longoria@ecy.wa.gov](mailto:nathan.longoria@ecy.wa.gov).

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Sincerely,

Benton County Planning Division

September 15, 2025

Page 2 of 2

Amber Johnson

SEPA Coordinator, Central Region Office

509-723-5677

[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)

**Nikki Relyea**

---

**From:** Ben Tatro <btatro74@gmail.com>  
**Sent:** Tuesday, September 16, 2025 8:56 PM  
**To:** Planning Department  
**Subject:** [EXTERNAL] Cottonwood Canyon proposed plat -

Hi there,

My name is Benjamin Tatro. I am a homeowner at 21004 Cottonwood Springs Blvd, Kennewick, WA 99338. I wanted to provide feedback regarding the proposed plat referred to as Cottonwood Canyon - located just to the west of my home.

First, although it may have not been legally required, due to the size of this project and its effect on nearby property owners, the notice should have been mailed to many more property owners. I am just a few houses away and did not receive a notice in the mail and luckily I found out about this project before the comment expiration date. I think it appropriate for Benton County to extend the comment expiration date by at least another 15 days to allow more comments. Additionally, it would be great if a written notice was sent out to all property owners located within 2500 feet of the newly proposed plat.

With neighboring Cottonwood Springs plat having 188 lots, Cottonwood Estates plat with 24 estimated lots, and Cottonwood Creek with 104 estimated lots, these additional 108 lots will increase the number of similar sized residential lots by 33% in what is currently a non-urban area. Allowing this many similar residential lots to be added into such a small area is not in the best interest of the neighboring property owners. This is not an urban area and by allowing the developer to add this many lots for single family homes, it takes away from the rural nature of the area. I think a more appropriate parcel size for development of this area is around the 5 acre parcel size that is much more common in the Badger Canyon area as it maintains a standard that Benton County has mostly stuck to in Badger Canyon other than the aforementioned plats. Continuing to allow developers to create plats of this nature in the Badger Canyon area is not in the interest of affected stakeholders....including Benton County. I will contend, that just because Benton County has approved similar plats in the area, that does not mean it is in the best interest of the community....and does not force Benton County to approve this proposed plat just because similar plats have been approved many years ago.

Additionally, I have concerns about the drainage plan and design. As a resident of Cottonwood Springs, I have witnessed the failure of the drainage plan that was allowed in the area during significant weather events and from what I see in the plat, it does not appear the Cottonwood Canyon plat has done anything to allow for the plat to be self-sufficient for drainage. I have heard, but not verified, that Benton County was subject to litigation for approving the inadequate drainage plan for neighboring Cottonwood Springs. Cottonwood Canyon does not appear to me to have an adequate drainage plan to protect the new lot owners as well as the neighboring Cottonwood Springs plat at the lower elevations. I ask that Benton County be extra vigilant in ensuring the drainage plan is adequate and does not affect neighboring and nearby property owners.

I also have concerns about the impact to local traffic to the neighboring community. I am no expert, but this will more than triple the traffic on Kase Blvd, Liliann Dr, and Brandon Dr. It will also have a significant impact on sub-arterials of Cottonwood Dr and Wiser Parkway. The developer appears to be choosing to

divert traffic into the neighboring residential streets rather than provide a direct connection to the major arterial in the area - Badger Rd. The developer could easily have designed the project with a road that connects the new plat directly to Cottonwood Dr, just 1 block north of Badger Rd near the railroad crossing by using some of the land from their lot to the South of the proposed plat..

I appreciate the chance to provide this feedback.

Respectfully,  
Benjamin Tatro

**Nikki Relyea**

---

**From:** Maikis, Troy (DFW) <Troy.Maikis@dfw.wa.gov>  
**Sent:** Thursday, September 18, 2025 10:13 AM  
**To:** Planning Department  
**Cc:** Michelle Mercer; Brittany Merrill; Gillin, Cody (DFW); Downes, Scott G (DFW)  
**Subject:** [EXTERNAL] RE: Agency review for SEPA 2025-016 and SUB 2025-004  
**Attachments:** Cottonwood Canyon Comments WDFW.pdf

Michelle and Brittany,

Please accept these comments from WDFW on the proposed Cottonwood Canyon plat application. I appear to have forgotten to hit "send" on my email and apologize for being a bit behind.

WDFW is supportive of the initial phase of the project to build in disturbed areas. However, we would like to have a further conversation prior to the beginning of future phases of this project.

Thank you,

**Troy Maikis**

Area Habitat Biologist; Benton and Franklin Counties  
 Washington Department of Fish & Wildlife  
 2620 Commercial Ave  
 Pasco, WA 99301  
 (509) 312-8117

---

**From:** Planning Department <Planning.Department@co.benton.wa.us>  
**Sent:** Wednesday, August 27, 2025 2:02 PM  
**To:** scott@bentonone.org; jerritt@thewiserteam.com; clayne@bcwaterco.com; ENGSERVICE@BENTONPUD.ORG; Benton Clean Air - Steichen <deon.steichen@bentoncleanair.org>; john.lyle@bentoncleanair.org; JoDee Peyton <jodeer@bfhd.wa.gov>; Jack.howard@bfhd.wa.gov; ASSESSOR <Assessor@co.benton.wa.us>; 'WA Dept of Transportation - SEPA Review - TDM Coordinator' <scplanning@wsdot.wa.gov>; DNR RE SOUTHEAST REGION <southeast.region@dnr.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; Macrae, James (DAHP) <James.Macrae@dahp.wa.gov>; kyle.mccauley@cngc.com; Lettrick, Kim <k.lettrick@bces.wa.gov>; Susan.M.Adsitt@usps.gov; Maikis, Troy (DFW) <Troy.Maikis@dfw.wa.gov>; elizabeth.torrey@dfw.wa.gov; DFW R3planning <R3planning@dfw.wa.gov>; DOH EPH SEPA <SEPA.reviewteam@doh.wa.gov>; PUBLICWORKS <PublicWorks@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; Shane Elledge <Richard.Elledge@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Building Department <Building.Department@co.benton.wa.us>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Yakama Indian Nation Environmental Review - Thalia Sachtleber <enviroreview@yakama.com>; Lettrick, Kim <k.lettrick@bces.wa.gov>; Futurewise - Tim Trohimovich <tim@futurewise.org>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; Envreview@gmail.com; DAHP SEPA <sepa@dahp.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; Kristin.stowe@ci.kennewick.wa.us; steve.donovan@ci.kennewick.wa.us <anthony.muai@ci.kennewick.wa.us>  
**Subject:** Agency review for SEPA 2025-016 and SUB 2025-004



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

September 16, 2025

Michelle Mercer  
Planning Manager  
Benton County Community Development Department - Planning Division  
102206 E. Wisner Parkway  
Kennewick WA 99338

Re: WDFW Comments-SEPA 2025-016 and SUB 2025-004 (Cottonwood Canyon)

The Washington Department of Fish and Wildlife (WDFW) has reviewed relevant maps and documents for the proposed plat application to subdivide 142 acres into 108 lots on parcel 115881020000001. The initial phase of the project is in disturbed farmlands and as such is not shrubsteppe habitat. The project plans are unclear on if the large trees on the southeastern corner of the initial project will be disturbed. WDFW would like to remind the project proponent that many birds local to our area as well as active nests are listed as “protected wildlife” under RCW 77.12.020(3). To avoid impacts to protected songbird species, WDFW recommends that any impacts to the trees occur outside of the February 1 – July 31 nesting window.

The Preliminary Storm Report notes that future development is planned in this area and notes that “Off-site basins 5 and 8 are currently undeveloped sagebrush” These areas of shrubsteppe habitat are adjacent to a proposed land conservation area and is within a Ferruginous Hawk Core Area Disturbance Buffer. The areas also have potential for numerous PHS species, including Burrowing Owls and black-tailed jackrabbits. WDFW recommends avoidance of the areas outside of currently disturbed farmlands to the extent possible. If complete avoidance of shrubsteppe habitat is not possible, WDFW recommends that the applicant prepare a habitat management plan that details the mitigation sequencing and proposed mitigation measures for future development on the parcel. Other measures such as restoration or rehabilitation of offsite degraded shrubsteppe areas are potential mitigation solutions and we recommend that the applicant work with WDFW to determine appropriate mitigation options.



**TO: PLANNING DEPARTMENT**

**FROM: SHANE ELLEDGE**

**CC: CRISTINA WOODS**

**DATE: SEPTEMBER 16, 2025**

**SUBJECT: COMMENTS – SEPA, EA 2025-016 COTTONWOOD CANYON**

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The Badger Canyon area has seen substantial growth over the past several years and has potential for a significant number of new homes to be added. With each new home comes additional traffic on roads serving the area. Roads seeing the most impact in this area are Dallas Road, Badger Road, Sagebrush Road, Cottonwood Drive, Wisner Parkway, Bermuda Road and Reata Road. Certain intersections, such as Wisner Parkway and Badger Road are already seeing levels of service below County minimums during peak traffic times.

The Benton County Road Department has defined a geographic area bounded by Dallas Road on the west, the Kennewick Irrigation District main canal on the south and east and the City limits of Kennewick and Richland on the north as an area likely to contribute significant vehicles trips to impacted roads. This area will be defined on the Benton County GIS mapping system maintained for the Road Department. Within this area there is potential for over 800 new lots to be created based on estimated amounts of undeveloped land and current zoning. With an average daily trip generation of 9.57 for each single-family home there is potential to have an additional 7656 vehicle trips added to impacted roadways on full build out. The impacted roads in this area will be unable to accommodate this additional traffic without significant upgrades to the existing transportation system.

Within this area the County has identified multiple projects that will be needed in order to accommodate future traffic volumes. Projects range from simple shoulder and lane widening to the addition of dedicated turn lanes to the installation of roundabouts or traffic signals and construction of new collector roadways. The approximate cost of making the necessary improvements is estimated to be in excess of \$3,000,000.

Without additional funding sources it is impossible for the County to make the necessary improvements. It is also unreasonable for the public to fund improvements driven by private development. Therefore, developers in this area must pay for the cost of the improvements demanded by their development. Since no single development in the area will be the sole contributor of traffic volumes that would create a nexus to require any

one improvement on its own it is most equitable to distribute the cost across all potential developments. Based on the anticipated number of lots potentially able to be created and the total cost of the necessary improvements a mitigation fee of three thousand five hundred dollars (\$3,500) per lot created by any subdivision must be paid by the developer. The developer shall have the option of paying this fee up front as a condition of plat approval or adding a note to the final plat that indicates this fee will be due prior to the issuance of any building permit for lots within the subdivision.

The County shall use all mitigation fees collected for traffic capacity improvements that directly benefit the defined area only. Collected fees may be used to fund a project in its entirety or to leverage additional state or federal grant funds for the necessary improvements. The fees will not expire, and the County may bank fees in order to fund necessary projects.

**Nikki Relyea**

---

**From:** DaJuan Recknagle <dajuanrealty@gmail.com>  
**Sent:** Wednesday, September 17, 2025 4:30 PM  
**To:** Planning Department  
**Subject:** [EXTERNAL] Agency file number: EA 2025-016/SUB 2025-004  
**Attachments:** img-c21dc4a1-2f11-4d1d-a84c-294a9363b017; IMG\_2071.JPG

Planning Dept of Benton County,

Concerning the preliminary Plat of Cottonwood Canyon, where is the holding area for when the BC Water's well breaks again and floods the area? Is there a better drainage plan in place than what this group of individuals did for Cottonwood Springs?

What is the dust control plan for this project? As seen in the attached photo Wisser Farms does not have a good history of dust control (1 of many instances).

What does Wisser Farms plan to do with the motorcycle/ATV traffic that currently runs on the planned property?

Please don't rubber stamp this project without proper planning for water flow and dust control as the county does not want to get sued again for allowing the Wisers to flood the Cottonwood Springs neighborhood, like they did on December 27, 2022.

Thank you,

DaJuan Recknagle



## Nikki Relyea

---

**From:** Chad Brooks <brooksc@bentonpud.org>  
**Sent:** Wednesday, September 17, 2025 4:06 PM  
**To:** Planning Department  
**Subject:** [EXTERNAL] Agency review for SEPA 2025-016 and SUB 2025-004  
**Attachments:** BPUD Power Map Cottonwood Canyon.pdf; 2017-035462.pdf; 2018-020529.pdf

See attached BPUD map of area with comments. See attached easements.

Developer needs to provide AutoCAD file for lot layout.  
 Developer needs to contact Benton PUD to request power layout. Will need to discuss phasing, possible additional easements to loop power, schedule, etc.

Thank you

Chad Brooks  
 Distribution Design Tech II  
 Benton PUD  
 Email: [brooksc@bentonpud.org](mailto:brooksc@bentonpud.org)  
 Main # (509)582-2175  
 Direct # (509)582-1233  
 My Hours Mon-Thur 6:30am-5pm  
 Benton PUD offices closed on Fridays




---

**From:** Jazlynn McCullough <mcculloj@bentonpud.org> **On Behalf Of** EngService  
**Sent:** Wednesday, August 27, 2025 2:47 PM  
**To:** Chad Brooks <brooksc@bentonpud.org>  
**Subject:** FW: [E] Agency review for SEPA 2025-016 and SUB 2025-004

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**From:** Planning Department <[Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us)>  
**Sent:** Wednesday, August 27, 2025 2:02 PM  
**To:** [scott@bentonone.org](mailto:scott@bentonone.org); [jerritt@thewiserteam.com](mailto:jerritt@thewiserteam.com); [clayne@bcwaterco.com](mailto:clayne@bcwaterco.com); EngService <[engservice@bentonpud.org](mailto:engservice@bentonpud.org)>; Benton Clean Air - Steichen <[deon.steichen@bentoncleanair.org](mailto:deon.steichen@bentoncleanair.org)>; [john.lyle@bentoncleanair.org](mailto:john.lyle@bentoncleanair.org); BFHD - JoDee Peyton ([jodeer@bfhd.wa.gov](mailto:jodeer@bfhd.wa.gov)) <[jodeer@bfhd.wa.gov](mailto:jodeer@bfhd.wa.gov)>; [Jack.howard@bfhd.wa.gov](mailto:Jack.howard@bfhd.wa.gov); ASSESSOR <[Assessor@co.benton.wa.us](mailto:Assessor@co.benton.wa.us)>; 'WA Dept of Transportation - SEPA Review - TDM Coordinator' <[scplanning@wsdot.wa.gov](mailto:scplanning@wsdot.wa.gov)>; WA Dept of Natural Resources - MAIN <[southeast.region@dnr.wa.gov](mailto:southeast.region@dnr.wa.gov)>; [sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov); [James.Macrae@dahp.wa.gov](mailto:James.Macrae@dahp.wa.gov); [kyle.mccauley@cngc.com](mailto:kyle.mccauley@cngc.com); Kim Lettrick <[k.lettrick@bces.wa.gov](mailto:k.lettrick@bces.wa.gov)>; [Susan.M.Adsitt@usps.gov](mailto:Susan.M.Adsitt@usps.gov); [troy.maikis@dfw.wa.gov](mailto:troy.maikis@dfw.wa.gov); [elizabeth.torrey@dfw.wa.gov](mailto:elizabeth.torrey@dfw.wa.gov); Dept. of Fish and Wildlife - Reviews ([R3Planning@dfw.wa.gov](mailto:R3Planning@dfw.wa.gov)) <[R3Planning@dfw.wa.gov](mailto:R3Planning@dfw.wa.gov)>; [Sepa.reviewteam@doh.wa.gov](mailto:Sepa.reviewteam@doh.wa.gov); PUBLICWORKS <[PublicWorks@co.benton.wa.us](mailto:PublicWorks@co.benton.wa.us)>; Cristina Woods <[Cristina.Woods@co.benton.wa.us](mailto:Cristina.Woods@co.benton.wa.us)>; Matt Mahoney <[Matt.Mahoney@co.benton.wa.us](mailto:Matt.Mahoney@co.benton.wa.us)>; Shane Elledge <[Richard.Elledge@co.benton.wa.us](mailto:Richard.Elledge@co.benton.wa.us)>; Gary Tiplady

Return To: Benton PUD  
P.O. Box 6270  
Kennewick, WA 99336

EXCISE TAX NOT REQUIRED  
BENTON COUNTY EXCISE TAX DIVISION  
BY Kim Jacobs DEPUTY  
7-13-18 Easement

### RIGHT OF WAY EASEMENT

THE GRANTOR(S) Wiser Farms LLC

of Benton County, State of Washington, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant(s) to PUBLIC UTILITY DISTRICT NO. 1 of BENTON COUNTY (Grantee), a municipal corporation in the State of Washington, and to its successors and sub-lessee or assigns, and its permittees and licensees, (hereinafter all included in any reference to "Grantee") a perpetual right of way easement described below.

Assessor's Property Tax Parcel Acct. # 1-1588-102-000-0001

#### DESCRIPTION:

COMMENCING at the Northwest corner of Section 15, Township 8 North, Range 28 East also the TRUE POINT OF BEGINNING: thence South 00°28'31" West along the West line of said section 848.47 feet to a point on the South row line of the Kennewick Irrigation District Badger East Canal, thence North 39°03'38" East along the South row line for 16.03 feet. Leaving said South row line thence north 00°28'31" East a distance of 835.92 feet; thence North 89°26'15" West for 10.00 feet back to the TRUE POINT OF BEGINNING. Area containing approximately 0.19 acres,

all situated in the County of Benton, State of Washington,

This easement includes the right, privilege and authority of ingress and egress to install, construct, erect, alter, repair, improve, extend, maintain, operate, change, remove, reconstruct, renew and test, electric distribution, transmission and communications facilities and appurtenances in, on, over, under and across said easement. These facilities may consist of poles, wires, cables, underground facilities, vaults, conduits, anchors, braces, guys, cross-arms, insulators, transformers, structures, signal wires, and other electrical and communications equipment, devices and structures necessary for the transmission of such services. These

facilities shall also include devices that are not now used for transmitting said services but may be used in the future. The Grantor(s) agree(s) that all cables, wires and other facilities installed upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee.

Grantee shall have the right to enter and travel along said easement, from time to time, for patrolling purposes and the Grantee shall have the right of ingress and egress over the adjacent lands of the Grantor(s) for the purpose of exercising all rights hereby granted.

Grantee shall also have the right to use this easement to extend electrical and communication services to present and future customers whether or not their property is adjacent to the easement.

Grantee shall have the right to cut, slash, trim and otherwise remove any and all brush, debris, trees, and other growth standing or growing upon the lands of Grantor which, in the opinion of Grantee, constitute a menace or danger to said electrical and communication facilities, or to persons or property by reason of their proximity to said facilities. Title to any such material removed shall be vested in Grantee in consideration of any damages incurred as a result of said growth and the cost of removal of same.

Grantor may grant to a third party, upon such terms as it chooses, any or all of the rights reserved by it herein provided, however, that such use shall not unreasonably interfere with the rights granted to the Grantee.

Grantor covenants not to deposit land or other fill upon land within the easement such that it will reduce clearance between the land and any electrical and communication services below the minimum clearance required by law. Grantor also covenants not to build, place or allow to be built or placed any structure of any kind on the easement without the written approval of Grantee.

Grantor covenants to have the right and power to convey this easement and right of way. Grantor is lawfully seized and possessed of land, free of encumbrances, and will forever warrant and defend title. This easement runs with the land and is binding upon Grantor, its agents, successors, heirs and assigns.

**TITLE:**

The presence and use of said electric and communications facilities on this easement shall give no title in said land to Grantee.

**RECORDING COSTS:**

The Grantee may pay all costs incidental to the preparation of this instrument and for the procurement of such title evidence as may be required.

Dated this May 16 day of May, 2018.

Kay M. Wiser  
Grantor's Signature

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Signature

ACKNOWLEDGMENT – Corporate

STATE of Washington  
County of Benton

On this 16<sup>th</sup> day of May 2018, before me, the undersigned Notary Public, personally appeared Kay Wiser and \_\_\_\_\_  
Owner (Title) and \_\_\_\_\_ (Title)  
respectively, of Wiser Farms LLC the corporation that signed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 16<sup>th</sup> day of May, 2018



NOTARY SEAL-Recordable Document-Please follow RCW65.04

[Signature]  
Notary's Signature

My Appointment Expires 2/16/19

L1426A  
Closed

L943A  
Closed

BERMUDA RD.  
BADGER  
EAST LAT

CANYON VIEW DR

E KASE BLVD

LILLIANN DR

BRANDON DR

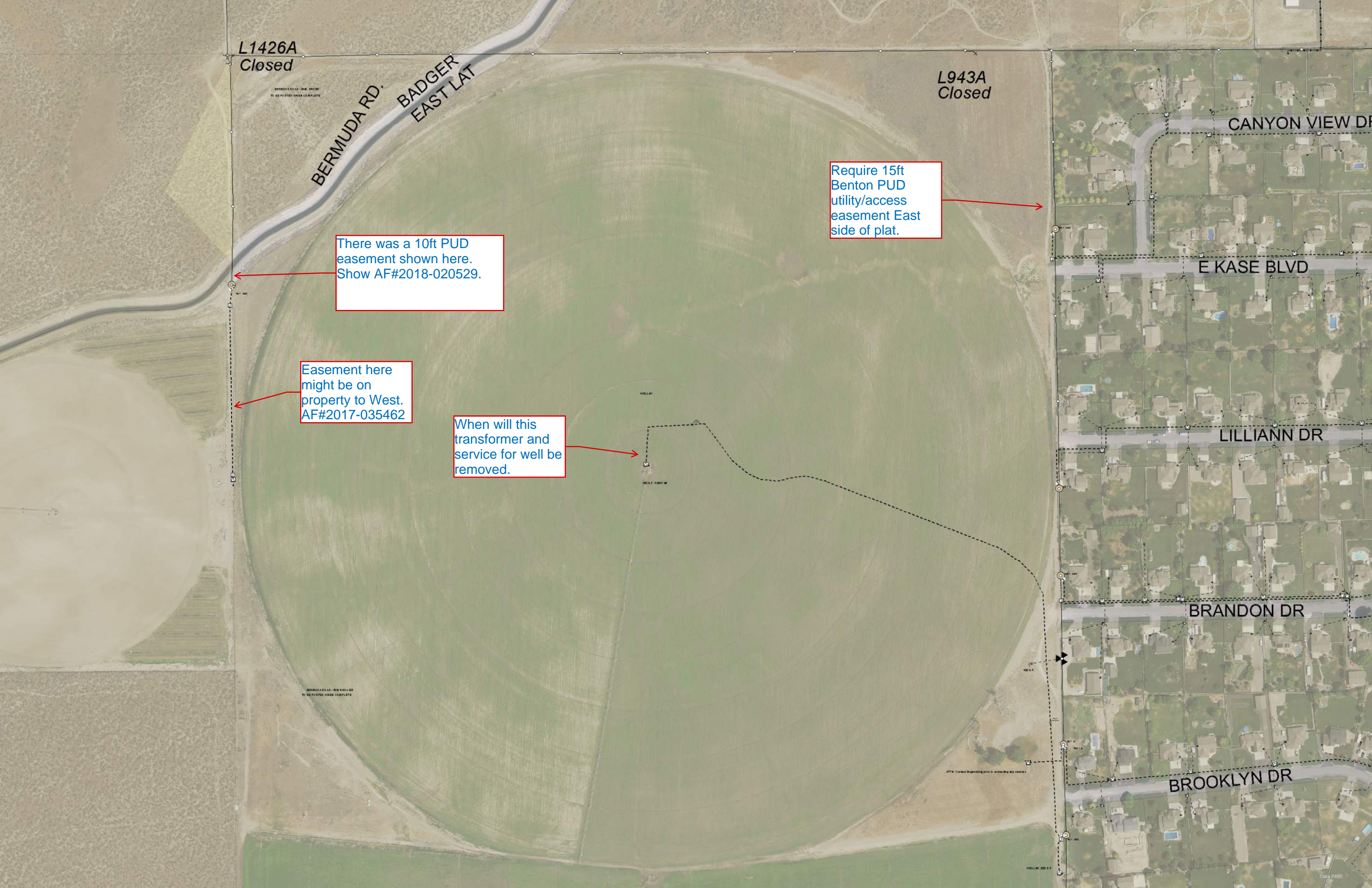
BROOKLYN DR

There was a 10ft PUD  
easement shown here.  
Show AF#2018-020529.

Require 15ft  
Benton PUD  
utility/access  
easement East  
side of plat.

Easement here  
might be on  
property to West.  
AF#2017-035462

When will this  
transformer and  
service for well be  
removed.



Return To: Benton PUD  
P.O. Box 6270  
Kennewick, WA 99336

2017-035462 EAS  
12/04/2017 02:30:35 PM Pages: 5 Fee: \$78.00  
Kid Engineering Department  
Benton County Auditor's Office



EXCISE TAX NOT REQUIRED  
BENTON COUNTY EXCISE TAX DIVISION  
BY C. [Signature] 12/9/17  
DEPUTY

Right of way easement

## RIGHT OF WAY EASEMENT

THE GRANTOR(S) Hambrook Trustee Thomas N. and Lanay

of BENTON County, State of Washington, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant(s) to PUBLIC UTILITY DISTRICT NO. 1 of BENTON COUNTY (Grantee), a municipal corporation in the State of Washington, and to its successors and sub-lessee or assigns, and its permittees and licensees, (hereinafter all included in any reference to "Grantee") a perpetual right of way easement described below.

Assessor's Property Tax Parcel Acct. # 1-1688-102-0001-001

### DESCRIPTION:

COMMENCING at the Northeast corner of Section 16, Township 8 North, Range 28 East; thence South 00°31'26" West along the East line of said Section 675.36 feet to a point on the centerline of the Kennewick Irrigation District Badger East Canal, also the TRUE POINT OF BEGINNING; thence South 00°31'26" West along the East line for 1313.76 feet. Leaving said East boundary line thence North 89°22'08" West along the South boundary line of said parcel a distance of 10.00 feet; thence North 00°31'26" East for 1302.64 feet; thence North 42°33'04" East a distance of 14.94 feet back to the TRUE POINT OF BEGINNING area containing approximately 0.30 Acres.

State Plat of Section 16, Township 8 North, Range 28, Tract 1: Less that portion defined as follows: commencing at the Northeast corner of said Section 16; thence South 00°31'26" West along the East line of said Section for 1989.12 feet to the Southeast corner of said Tract 1; thence North 89°22'08" West along the South line of said Tract for 1,120.18 feet to the TRUE POINT OF BEGINNING; thence North 00° 37'52" East for 631.98 feet to a point on the Southeasterly right-of-way line of the Badger East Lateral Irrigation Canal; thence North 49°49' 56" West for 50.00 feet to a point on the Northwesterly line of said Tract 1; thence South 40°10'04" West along said Northwesterly line for 694.30 feet; thence South 49°49'56" East for 50.00 feet to a

point on said Southeasterly right-of-way line of said canal; thence South 00°37'52" West for 146.52 feet to a point on the South line of said Tract 1; thence South 89°22'08" East along said South line for 441.97 feet to the TRUE POINT OF BEGINNING, subject to easement and restrictions of record 11/16/65, right-of-way easement 4/28/80,

all situated in the County of Benton, State of Washington,

This easement includes the right, privilege and authority of ingress and egress to install, construct, erect, alter, repair, improve, extend, maintain, operate, change, remove, reconstruct, renew and test, electric distribution, transmission and communications facilities and appurtenances in, on, over, under and across said easement. These facilities may consist of poles, wires, cables, underground facilities, vaults, conduits, anchors, braces, guys, cross-arms, insulators, transformers, structures, signal wires, and other electrical and communications equipment, devices and structures necessary for the transmission of such services. These facilities shall also include devices that are not now used for transmitting said services but may be used in the future. The Grantor(s) agree(s) that all cables, wires and other facilities installed upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee.

Grantee shall have the right to enter and travel along said easement, from time to time, for patrolling purposes and the Grantee shall have the right of ingress and egress over the adjacent lands of the Grantor(s) for the purpose of exercising all rights hereby granted.

Grantee shall also have the right to use this easement to extend electrical and communication services to present and future customers whether or not their property is adjacent to the easement.

Grantee shall have the right to cut, slash, trim and otherwise remove any and all brush, debris, trees, and other growth standing or growing upon the lands of Grantor which, in the opinion of Grantee, constitute a menace or danger to said electrical and communication facilities, or to persons or property by reason of their proximity to said facilities. Title to any such material removed shall be vested in Grantee in consideration of any damages incurred as a result of said growth and the cost of removal of same.

Grantor may grant to a third party, upon such terms as it chooses, any or all of the rights reserved by it herein provided, however, that such use shall not unreasonably interfere with the rights granted to the Grantee.

Grantor covenants not to deposit land or other fill upon land within the easement such that it will reduce clearance between the land and any electrical and communication services below the minimum clearance required by law. Grantor also covenants not to build, place or allow to be built or placed any structure of any kind on the easement without the written approval of Grantee.

Grantor covenants to have the right and power to convey this easement and right of way. Grantor is lawfully seized and possessed of land, free of encumbrances, and will forever warrant and defend title. This easement runs with the land and is binding upon Grantor, its agents, successors, heirs and assigns.

**TITLE:**

The presence and use of said electric and communications facilities on this easement shall give no title in said land to Grantee.

**RECORDING COSTS:**

The Grantee may pay all costs incidental to the preparation of this instrument and for the procurement of such title evidence as may be required.

Dated this 15<sup>th</sup> day of August, 2017.

Tom Hambrook  
Grantor's Signature

\_\_\_\_\_  
Grantor's Signature

Lanay Hambrook  
Grantor's Signature

\_\_\_\_\_  
Grantor's Signature

**ACKNOWLEDGMENT – Individual**

STATE of Washington  
County of Benton

On this day personally appeared before me Thomas Hambrook  
and Lanay Hambrook to me known to be the individual(s)  
described in and who executed the within and foregoing instrument, and acknowledged that he/she/they  
signed this instrument as his/her/their free and voluntary act for the uses and purposes mentioned in the  
instrument.

GIVEN under my hand and official seal this 15<sup>th</sup> day of August,  
2017



NOTARY SEAL-Recordable Document. Please follow RCW65.04

[Signature]  
Notary's Signature

My Appointment Expires 2/16/19

Residing at  
Kennedick WA

BENTON PUD ROW EASEMENT

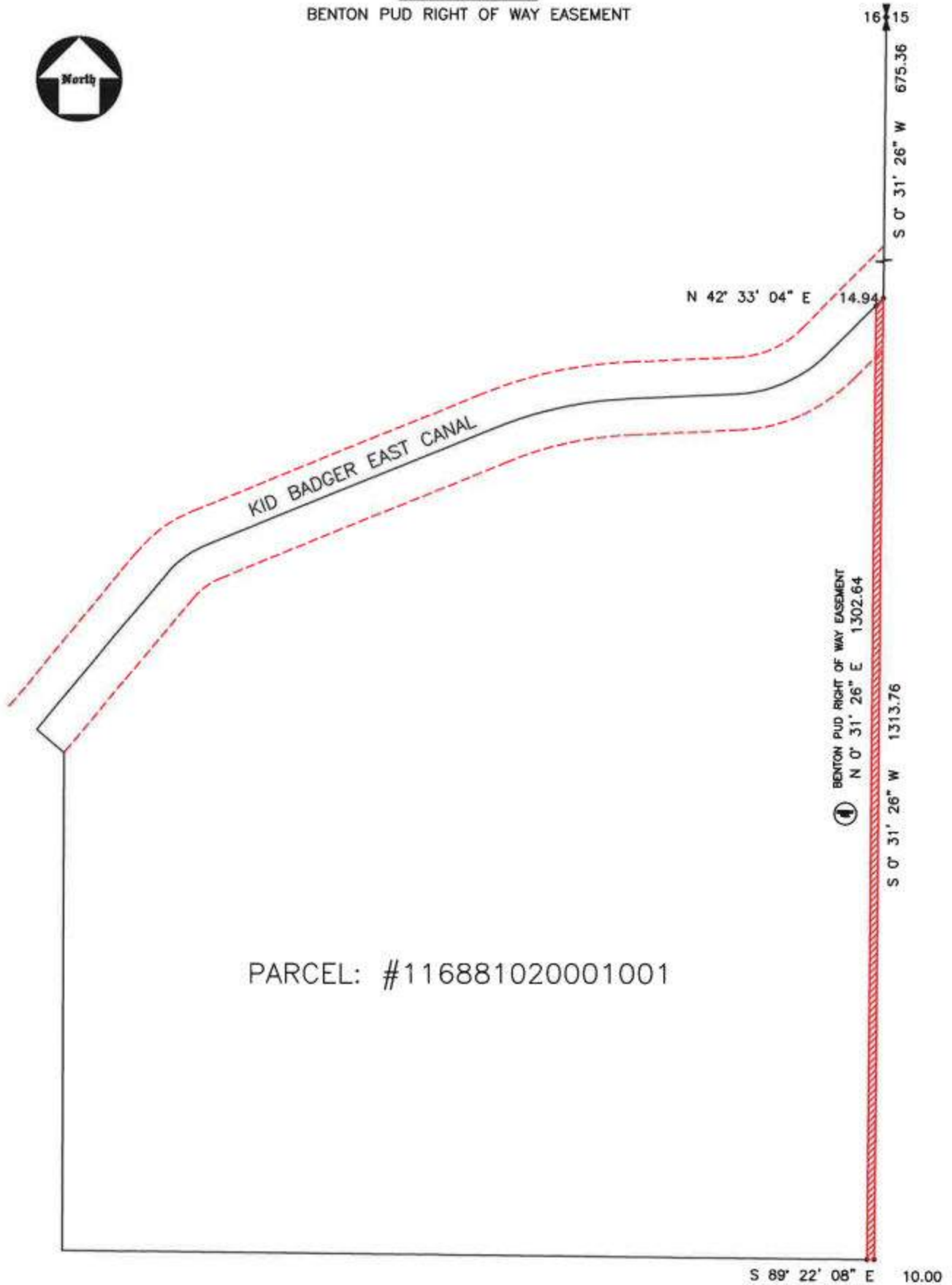
PARCEL: #116881020001001

COMMENCING AT THE NORTH-EAST CORNER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 28 EAST. THENCE SOUTH 00 DEGREES 31 MINUTES 26 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 675.36 FEET TO A POINT ON THE CENTERLINE OF THE KENNEWICK IRRIGATION DISTRICT BADGER EAST CANAL, ALSO THE TRUE POINT OF BEGINNING: THENCE SOUTH 00 DEGREES 31 MINUTES 26 SECONDS WEST ALONG THE EAST LINE FOR 1313.76 FEET. LEAVING SAID EAST BOUNDARY LINE THENCE NORTH 89 DEGREES 22 MINUTES 08 SECONDS WEST ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL A DISTANCE OF 10.00 FEET. THENCE NORTH 00 DEGREES 31 MINUTES 26 SECONDS EAST FOR 1302.64 FEET. THENCE NORTH 42 DEGREES 33 MINUTES 04 SECONDS EAST A DISTANCE OF 14.94 FEET BACK TO THE TRUE POINT OF BEGINNING. AREA CONTAINING APPROXIMATELY 0.30 ACRES.

SEE EXHIBIT C

# EXHIBIT C

## BENTON PUD RIGHT OF WAY EASEMENT



September 16, 2025  
Benton County Planning Department  
Michelle Mercer  
Page 2

Thank you for the opportunity to review the proposal and we look forward to working with the city and the applicant. If you have questions and to schedule a site visit, please contact me at (509) 312-8117 or Troy.Maikis@dfw.wa.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'Troy Maikis', written over a light blue horizontal line.

**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  
Cody Gillin, WDFW Assistant Habitat Program Manager, Region 3  
Brittany Merrill, Office Assistant II, Benton County Community Development Dept -  
Planning Division, Kennewick



2015 South Ely Street  
 Kennewick, WA 99337  
 Customer Service 509-586-9111  
 Business 509-586-6012  
 FAX 509-586-7663  
[www.kid.org](http://www.kid.org)

October 10, 2025

Brittany Merrill, Office Assistant II  
**Benton County Community Development Department - Planning Division**  
 102206 E. Wiser Parkway  
 Kennewick WA 99338

Subject: Amended Review Comments for Preliminary Plat of Cottonwood Canyon (SUB 2025-004)

Dear Ms. Merrill:

This letter provides Kennewick Irrigation District (KID) **amended** review comments for the Preliminary Plat of Cottonwood Canyon (Benton County Application #SUB 2025-004) submitted by Wisner Farms LLC (“Applicant”)<sup>1</sup> to divide a 262.42-acre parent parcel into 107 lots on 132.06-acres. The applicant has resubmitted a revised version of the preliminary plat for review. The property is located at 96708 East Ridgeview Drive, Kennewick, in the West Haf of Section 15, Township 8 North, Range 28 East, W.M. The parent parcel(s) are listed as follows:

- Parcel #: 115881020000001 (262.42 **non-irrigable** acres)

The property identified on the proposed Preliminary plat is located within the boundaries of KID. The property within this Preliminary plat is not classified as irrigable land. Accordingly, KID provides the following comments to be included as required conditions of approval by the legislative authority under RCW 58.17.310(2):

- 1) *The plat shall include the following irrigation easements consistent with KID requirements:*
  - a. *On all lots within the plat, dedicate to KID an irrigation easement 10 feet in width, or five (5) feet in width if adjacent to a utility easement, located along the road frontage or access easements of each lot. An irrigation easement may be included within the ‘sidewalk and utility’ easement if one is proposed, denoting the easement as a “Sidewalk, Utility, and Irrigation Easement.”*

In addition, pursuant to RCW 58.17.310 (1), KID would like to inform the County of the following information regarding the effect of the proposed preliminary plat upon the structural integrity (including lateral support) of KID’s facilities, other risk exposures, and the safety of the public and irrigation district, and related conditions of approval that KID deems to be necessary as a result:

- 2) *There exists KID Right-of-Way (ROW) across the northwest corner of the development. The Applicant must show this ROW on the preliminary plat. A copy of the ROW maps are available upon request. The proximity of the proposed residential development to the*

<sup>1</sup> Reference to the “Applicant” throughout this comment letter shall refer to the property owner and/or developer of the proposed plat.

*KID ROW increases the risk of harm to KID facilities and exposes residents to risk of injury. To mitigate these risks, KID requires the following:*

- a. *At the time of final plat, Applicant shall either: (1) deed to KID a tract of land that fully contains the KID ROW, subject to the Applicant and KID entering a license agreement under which the Applicant agrees to construct and maintain fencing, or, (2) place the KID ROW into separate tracts, convey such tracts to a homeowner's association or similar entity responsible for constructing and maintaining fencing and landscaping, subject to an easement benefitting KID with terms acceptable to KID.*
  - b. *Dedicate to KID a 20-foot wide access easement from a nearby public roadway to the KID ROW.*
  - c. *No permanent structures within the KID ROW.*
  - d. *A note on the face of the plat that states: "No grading may be performed or any permanent structure built within Kennewick Irrigation District (KID) right-of-way without an approved permit from KID, when applicable."*
  - e. *For each phase of the project, include a note on the face of the Final Plat stating as follows: "This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to [www.kid.org](http://www.kid.org) for further information."*
  - f. *KID ROW signage to be installed by the Applicant along the ROW that has been approved by KID prior to final plat approval of each phase abutting the ROW.*
- 3) *A portion of the plat lies below a lined earthen canal section (Badger East Lateral). Should a canal embankment breach occur near this development, there is additional potential for public safety to be at risk. To mitigate these risks, KID will require:*
- a. *Stormwater systems for the project shall be designed to retain, at minimum, a 100-year storm event above the Badger East Lateral and East Badger Drain, and minimize the introduction of water into the soils up-gradient of the canal and drain. KID review and approval of all stormwater plans is required prior to final plat approval.*
  - b. *Rights-of-way shown on the plat that shall include all reasonably necessary features to allow KID to operate, maintain and replace the canal and KID facilities, including the irrigation system.*
  - c. *As an alternative to conditions 3.a. and b., pursuant to KID Policy 4.3, the Applicant may enter into a written agreement with KID to provide other acceptable means of protecting persons and property. This may include the re-lining or piping of canals where appropriate and increasing the canal embankment height along the canal. In instances where KID agrees that canals may be re-lined or piped as an alternate to providing drainage, the KID Board of Directors may negotiate a cost share or contribution to the expense of the re-lining.*
- 4) *For each phase of the project, KID review and approval of grading and construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the County's review and Preliminary Plat approval process.*

- 5) *The Applicant shall include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include “[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser.”*
- 6) *The Applicant shall post signs in appropriate areas with KID’s easements and ROW’s identifying KID’s facilities (with locations and design approved by KID).*
- 7) *The Applicant shall provide fencing for the protection of KID facilities, which shall include but not be limited to adjacent KID ROW, with fencing locations and design approved by KID.*
- 8) *There is an existing recorded permit (AF#2002-039271) issued by KID for the Badger East Lateral canal culvert crossing. This permit does not allow use of the canal maintenance roads which parallel the open channel canal. Please note that no access easement to the crossing is shown on the preliminary plat.*
- 9) *Any proposed improvements related to the Badger East Lateral canal culvert crossing will be required to bring the crossing up to current KID standards and specifications.*
  - a. *Use of zero head-loss structures (e.g., clear span bridges) for the canal crossing is required. The structure must span the entire width of the canal without any supports or obstructions within the canal waterway to ensure that water flow is not impeded and to prevent any potential damage to the canal infrastructure.*
  - b. *The crossing must be designed and constructed according to Washington Department of Transportation standards and specifications along with KID approval.*
  - c. *KID requires clarification regarding ownership of the crossing improvements, and whether the crossings will be public or private. The owner will be required to enter into a license agreement with KID related to regular maintenance and inspection of the crossings to ensure their safety, structural integrity and functionality.*
- 10) *An existing “20’ WLE” referencing the Plat of Cottonwood Springs Phase 1 is shown along the northerly line of Tract ‘A’, however, it appears the intent was that the easement terminate at the easterly line of the KID Badger East Lateral canal ROW.*
- 11) *The Crossing Permit referenced as “AF#2005-01156” at the intersection of the north line of the property and the KID Badger East Lateral ROW contains a typographical error and should be shown as “AF#2005-011556.”*
- 12) *A new 10-foot Benton PUD electric easement is proposed along the west line of the subject property, which crosses over the KID Badger East Lateral canal ROW. Permits issued by KID for construction and ownership of improvements will be required for all crossings of the KID ROW. This includes but is not limited to street, driveway, and utility crossings of the KID ROW.*

- 13) *KID operates wells adjacent to the subject property. With regards to these wells:*
- a. *Clarify the plat label – Revise “WSZ” on the plat to be “WPZ” and denote as “KID Well Protection Zone (Non-Potable)” with a 100-ft radius.*
  - b. *Storage/handling/disposal of fuels, oils, chemicals, or hazardous materials within a WPZ is prohibited unless secondary containment and spill-prevention are provided and approved by the authority having jurisdiction.*
  - c. *Place the following note on subsequent final plat phases which include any lots affected by well protection zones:*
    - i. *KID WELL PROTECTION ZONES (WPZ—NON-POTABLE)*  
*The circles labeled “WPZ” depict 100-foot radius protection areas around KID-owned, non-potable wells. For any lot encumbered by a WPZ, the lot owner shall comply with the following restrictions and conditions:*
      1. *On-site sewage (OSS): Design, siting, horizontal separations (including reserve area), and any requested setback reductions shall comply with WAC 246-272A-0210 (Table IV), as amended, and the Benton-Franklin Health District Board of Health Rules & Regulations No. 2 – On-Site Sewage Disposal Systems: Standards for Design and Construction, as amended. Where standards differ, the more protective standard shall govern. Any reduction under WAC 246-272A-0210(4) requires written approval from the Local Health Officer.*
      2. *Grading and drainage: Site grading, paving, or other work shall not direct runoff toward the well or compromise the well’s surface seal, cap, or upper terminal.*
      3. *Storage/handling/disposal of fuels, oils, chemicals, or hazardous materials within a WPZ is prohibited unless secondary containment and spill-prevention are provided and approved by the authority having jurisdiction.*

Finally, KID requests the following additional conditions of Preliminary plat approval:

- 14) *The following fees for review must be paid prior to KID signature on the Final Plat:*
- a. *A Preliminary Plat review fee (at the time of application, fee is \$175.00).*
  - b. *Fees are subject to change and depend on the date the Final Plat is submitted for final approval.*
- 15) *Please include the following irrigation title block on future final plat phases related to the proposed preliminary plat:*
- a. *I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT BUT THAT THIS PROPERTY IS NOT CLASSIFIED AS IRRIGABLE LAND AND IS NOT*

*ENTITLED TO IRRIGATION WATER UNDER THE EXISTING OPERATING RULES AND REGULATIONS OF THIS DISTRICT. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS FINAL PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310.*

*16) All subdivisions of land are required to be approved by the KID Board of Directors during a KID Board Meeting. KID Board Meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of one week prior to a regularly scheduled Board Meeting to be considered at that meeting.*

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'B Woodard', with a stylized flourish at the end.

Ben Woodard, P.E.  
Engineering & Operations Manager



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

October 14, 2025

Michelle Mercer  
Planning Manager  
Benton County

In future correspondence please refer to:  
Project Tracking Code: 2025-09-05833  
Property: Benton County - EA 2025-016 - SUB 2025-004 - Cottonwood Canyon Development  
Re: Concur with Survey; Follow Inadvertent Discovery Plan

Dear Michelle Mercer:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above-referenced project. In response, we concur with the results and recommendations made in the report entitled "CRS for the TWT Real Estate Cottonwood Canyon Project, Kennewick, Benton County, WA," (Hodges & Landreau 2025). Specifically, as no cultural resources were found during the survey we do not recommend further direct archaeological supervision of the project. However, we do recommend that a standard Inadvertent Discovery Plan is followed during all ground disturbing activities.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving copies of any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to Washington State law. Please note that should the project scope of work and/or location change significantly, please contact DAHP for further review.

Thank you for the opportunity to review and comment. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is attached to any future communications about this project. Should you have any questions, please feel free to contact me.

Sincerely,

James MacNaughton, M.S.  
Local Government Archaeologist  
(360) 280-7563  
James.MacNaughton@dahp.wa.gov





## Fire Marshal Review and Comment for the Preliminary Plat of Cottonwood Canyon SUB 2025-004

The development will include underground utilities, paved streets, and development-wide stormwater management and disposal. Typical residences will consist of single-or two-story, wood frame structures with concrete slab-on grade or crawl space foundations.

The following Benton County Codes shall apply:

**3.18.030 PROCEDURE FOR COMPLIANCE.** The following shall be required for all subdivisions, short plat subdivisions, Manufactured Home/FAS parks, recreational vehicle parks, and commercial and industrial areas not exempt under the provisions of BCC 3.18.025:

**(a) Subdivisions:**

(1) Prior to preliminary plat approval, the applicant shall submit to the Benton County Fire Marshal a letter from the water purveyor addressing its willingness and ability to satisfy the requirements of this chapter.

(2) Prior to final plat approval, the following shall be required:

- (i) Water system plans and specifications which comply with these regulations must be designed and stamped by a registered, professional engineer licensed in the State of Washington. Said plans shall be signed by the purveyor and shall be filed with the Benton County Fire Marshal and the Department of Health.
- (ii) Water system plans shall be approved in writing by the Benton County Fire Marshal.
- (iii) The approved water system shall be installed prior to final plat approval or a statement shall be placed on the plat indicating no building or Manufactured Home/FAS installation permit will be issued until the water system is installed, operating, and approved.
- (iv) Two (2) copies of the "as built" drawings must be filed with the Benton County Fire Marshal.

(3) When the distribution system is installed, said installation must be under the direction of a registered, professional engineer licensed in the State of Washington who shall certify the construction of the system is in accordance with the approved design.

(4) Written approval from the Benton County Fire Marshal that the system is operating to specifications shall be submitted.

**3.18.036 WATER SYSTEM REQUIREMENTS--FIRE HYDRANTS--GENERAL STANDARDS.**  
 Fire hydrants shall meet the following standards.

**RECEIVED**

OCT 15 2025

(a) Fire hydrants shall conform to current A.W.W.A. Specifications for traffic model fire hydrants, 150 psi working pressure, 300 pounds hydrostatic test, 1 - 5 1/4" main valve opening, 1 - 4 • " NST pumper port that is fitted, when required by the respective Fire District, with a Storz adapter that complies with the Fire District requirements, two (2) - 2 • " NST hose port, and one (1)- • " pentagon operating nut - open left. Compression type opens against pressure main valve and will remain closed should the hydrant be broken off by a traffic accident. Hydrant shoe or inlet may be flanged, AC pipe or mechanical joint. Hydrant to be furnished with two (2) drain ports to insure rapid and complete drainage of hydrant barrel to eliminate all danger to damage by freezing.

(b) There shall be an auxiliary gate valve installed to permit the repair and replacement of the hydrants without disruption of water service. Gate valves shall be in conformance with the latest specifications of A.W.W.A. and be iron body, bronze mounted with two (2) inch square operating nuts that open left. End styles shall be flanged, mechanical joint or ring tight. Valve boxes shall be sliding type with pick type lids.

(c) Hydrants shall stand plumb and be set to the finished grade. The bottom of the lowest outlet of the hydrant shall be no less than twenty-four (24) inches above the grade. There shall be thirty-six (36) inches of clear area about the hydrant for operation of a hydrant wrench on the outlets and on the control valve. The pumper port shall face the street. Where the street cannot be clearly defined or recognized, the port shall face the most likely route of approach and the location of the fire truck while pumping, as determined by the Benton County Fire Marshal.

(d) Hydrants shall not be obstructed by any structure or vegetation, or have the visibility impaired for fifty (50) feet in the direction of vehicular approach to the hydrant.

(e) Hydrants are to be accessible for fire department pumpers.

(f) Fire hydrants subject to vehicle damage (i.e., those located in parking lots) shall be adequately protected.

(g) All hydrants shall be subject to testing and inspection by the Benton County Fire Marshal, subject to reasonable notice and scheduling with the purveyor.

**3.18.037 WATER SYSTEM REQUIREMENTS--FIRE HYDRANTS--LOCATION AND SPACING.** (a) Location of hydrants shall be determined by the Benton County Fire Marshal. (b) The location of all water mains, fire hydrants, and valves to be installed shall be properly and accurately marked on identifiable plans or drawings. Two (2) copies of all plans or drawings shall be furnished to the Benton County Fire Marshal.

(c) Fire hydrant spacing. The table below specifies the maximum permissible spacing between hydrants:

<b>Type of Development</b>	<b>Hydrant Spacing**</b>
Subdivisions, short plat subdivisions limited to one (1) family dwellings	600 Feet
Multiple family dwellings Eight (8) or less units per acre	600 Feet
Manufactured Home/FAS parks and recreational vehicle parks	600 Feet
Multiple family dwellings –	

Nine (9) or more units per acre,  
commercial, industrial, hospitals, schools

300 Feet

\*\*Spacing shall be measured along the pathway which a fire department would have to route a fire hose. This pathway shall be as determined by the Benton County Fire Marshal.

**3.18.038 WATER SYSTEM REQUIREMENTS--FIRE HYDRANTS-- MAINTENANCE.**

- (a) The Fire Marshal may, after notifying purveyor, test hydrants for flow capability.
- (b) Purveyor will maintain working parts of hydrants above ground, including keeping brush and other physical obstructions from blocking access to, or operation of, hydrants.
- (c) The Fire Marshal may check operation of hydrants and notify purveyor of any malfunction or leaking which will require correction.
- (d) Purveyor will notify the Fire Marshal of any hydrant installation. Said notification will state whether or not they have minimum fire flow.
- (e) Purveyor will respond as expeditiously as possible when notified of a malfunction of a hydrant and will affect repair in a workmanlike manner.

**WATER SYSTEM REQUIREMENTS--MINIMUM FIRE FLOW REQUIREMENTS.**

- (a) The minimum fire flow requirements for single family residences shall be five hundred (500) gallons per minute for 30 minutes at 20 psi residual pressure at all hydrants.
- (b) The minimum fire flow for duplexes, multiple family residences, commercial, industrial, schools, hospitals, etc. will be determined by the Benton County Fire Marshal or designee. The Fire Marshal or designee may refer to NFPA 1142 Standard on Water Supplies for Suburban and Rural Fire Fighting and other pertinent information in making such determination.

**PURVEYOR REQUIREMENTS.** All purveyors shall continuously supply water at or above the minimum flow requirements specified herein; provided that the purveyor need not comply with these requirements in the event of vandalism, acts of God, loss of power and temporary shutdown for repairs and/or replacement. The Benton County Fire Marshal shall be notified by the purveyor at least twenty-four (24) hours prior to any shutdown for repairs and/or replacement.

Gary Tiplady  
Benton County Fire Marshal

**PUBLIC WORKS DEPARTMENT****TO: PLANNING DEPARTMENT****FROM: SHANE ELLEDGE****DATE: 10/20/2025****SUBJECT: PRELIMINARY PLAT – SUB 2025-016 COTTONWOOD CANYON**

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Please add the following as conditions of final approval for the above reference plat:

1. The developer shall provide a complete set of engineered construction drawings for review and approval by the County and associated utilities. The drawings shall contain all appropriate information listed on the attached Minimum Plan Requirements. Grading plan will include grading to shape any drainage easements to route and fully contain all runoff based upon the 100-year storm within the easement limits. All plans and associated reports shall be prepared by a Professional Engineer licensed to practice in the State of Washington
2. All construction shall be in accordance with the most current WSDOT Standard Specifications for Road, Bridge and Municipal Construction, WSDOT Construction Manual, WSDOT Materials Manual, applicable Benton County Standard Plans, and the requirements of the County Engineer
3. All roads within this plat shall be paved using Benton County standard plans R-2 roadway section-urban local access with one foot gravel shoulder. Roadways shall be designed for a minimum 35 mile per hour design speed.
4. The pavement return radius at all intersections shall be a minimum of 35 feet.
5. All stormwater from the roadways shall be contained on the plat and shall utilize surface infiltration (ditches, swales, ponds) for detention. The developer shall have an infiltration test performed at each proposed detention area. Tests shall be done with an infiltrometer using the falling head or constant head method. Other methods of infiltration rate determination shall be approved by the County.
6. All signage including but not limited to stop signs, speed limit signs and street name signs shall be installed by the developer in accordance with Benton County Standard Plans
7. All new power, telephone, cable TV and irrigation shall be installed outside of the County right of way in the appropriate easements. Domestic water piping may be installed within the County right of way in accordance with a valid franchise agreement.
8. Survey monuments, with cases and covers per Benton County Standard R-14B, shall be placed at all road intersections, points of curvature, points of tangency, centers of cul-de-sacs, section corners and quarter corners. All monuments shall be set by a Professional Land Surveyor licensed to practice in the state of Washington
9. Show monuments, and distances between monuments on face of plat.

10. Ensure that all intersections comply with Benton County standard plan R12 and have minimum of 75-degree angles.
11. Pursuant to Benton County Code 9.09.030(l) sight distance calculations shall be done utilizing the WSDOT Design Manual for all intersections and driveways within the project. Dedication of additional right of way may be required to encompass clear vision triangles.
12. Dedicate 60' of right of way to Benton County for road purposes. (The plan shows 30 feet each side of centerline with no description of what the 30 feet is for)
13. Provide mailbox locations approved by USPS, or a centralized mailbox location. A paved mailbox pullout may be required if a centralized mailbox(es) will be placed in the road right-of-way.
14. The emergency vehicle turnaround past lot 10 and 11 of phase 7 is not required.
15. Access easements crossing County right of way shall be removed from the right of way. At each easement crossing road approaches shall be constructed per Benton County –Standard R-3. Easement © crosses Brandon Dr, Lilian Dr and Kase BLVD and paved road approaches must be constructed at the time of road construction.
16. With the completion of each phase of Cottonwood Run the temporary emergency turn around easements created during the construction of Cottonwood Springs PH 2, 3, 4, and 5, shall be removed from the face of the plat as they are no longer required.
17. Change the name of Thayne's Way to Bermuda Rd.
18. Install type 3 barricade at north end of "Thayne's Way" after construction of road and prior to recording Phase 3.
19. At the completion of each phase of Cottonwood Canyon each road terminus within that phase must terminate in a temporary emergency vehicle turn around.
20. After final approval of the road construction for each phase, one full size Mylar of the record drawings shall be provided to Public Works.

**Add the following notes to the face of the final plat**

1. Benton County is not responsible for the maintenance or upkeep of any stormwater retention facility or drainage easements. All such maintenance and upkeep are the responsibility of the underlying property owner.
2. Prior to the construction of any driveway or the issuance of any building permit for any lot within this subdivision the property owner shall obtain a Road Approach Permit from the Benton County Public Works Department and install the required temporary construction access.
3. No trees, shrubs, weeds, fencing or other obstructions more than 24 inches in height are permitted within Benton County right of way.

Preliminary Plat – Cottonwood Canyon

October 20, 2025

Page 3

4. Property owners that install grass, curbing, rock mulch or other landscaping within the County right of way do so at their own risk. The County will not repair or replace damaged landscaping due to construction or maintenance operations.
5. All lots within this subdivision are subject to a three thousand five hundred (\$3,500) traffic mitigation fee. Such fee shall be due and payable prior to issuance of any Building Permit or Road Approach Permit.
6. All lots within this subdivision shall not have direct access to “Thayne’s Way”

## Brittany Merrill

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**From:** Shane Elledge  
**Sent:** Tuesday, October 21, 2025 3:53 PM  
**To:** Greg Wendt  
**Cc:** Brittany Merrill  
**Subject:** Cottonwood Canyon pre plat comments 2025-004

Good afternoon,

We would like to add this to the conditions,

The current preliminary plat does not show areas for on-site retention of storm water runoff. Pending the final hydrology report additional areas for on-site retention may be required to be added to the final plat.

Thank you.



**R. Shane Elledge** • *Engineering Associate*  
**Benton County Public Works**  
102206 Wiser Parkway , Kennewick WA, 99338  
(509) 786-5611 Ext: 5531

## Brittany Merrill

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**From:** Segregations  
**Sent:** Tuesday, October 21, 2025 4:21 PM  
**To:** Brittany Merrill  
**Subject:** RE: Agency review for SEPA 2025-016 and SUB 2025-004

Thank you Brittany!

This looks good on our end.

Thank you,



**Kimberly Schultz**  
 Office Assistant II  
 Benton County Assessor's Office  
 Kennewick: (509) 735-2394 (ext. 2518)  
[kimberly.schultz@co.benton.wa.us](mailto:kimberly.schultz@co.benton.wa.us)

---

**From:** Brittany Merrill <Brittany.Merrill@co.benton.wa.us>  
**Sent:** Tuesday, October 21, 2025 4:10 PM  
**To:** Segregations <segregations@co.benton.wa.us>  
**Subject:** RE: Agency review for SEPA 2025-016 and SUB 2025-004

Hi there. I have attached the old map and the new Amended map the applicant submitted. Below you will see what has been updated on the new map. No other information has been changed at this time. But with the new map being submitted we had to send it back out for another round of agency review. If your previous comment stands, please state that so we can use that comment in our determination for the SEPA. If you have any other questions, please let me know. You may still use the link that was sent out from the original comment period which you will find at the beginning of this email thread.

The applicants have modified the following items:

- The plat will now be 107 lots; originally 108 lots were proposed
- Various minor alterations to lot sizes throughout the plat
- Renumbering of lots within Phase 1 in the updated plat
- An additional lot added to Phase 2 in the updated plat
- Lots 6 and 7 of Phase 2 in the original plat have been consolidated
- Lot 8 of Phase 2 in the original plat has been removed and reconfigured into adjacent lots
- Lillian Drive has been reconfigured to remain within the plat boundaries
- The labels for Tract A and B have switched
- Tract B will now be part of Phase 3, not Phase 1 as originally proposed



Brittany Merrill

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

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**From:** Segregations <[segregations@co.benton.wa.us](mailto:segregations@co.benton.wa.us)>  
**Sent:** Tuesday, October 21, 2025 4:03 PM  
**To:** Brittany Merrill <[Brittany.Merrill@co.benton.wa.us](mailto:Brittany.Merrill@co.benton.wa.us)>  
**Subject:** FW: Agency review for SEPA 2025-016 and SUB 2025-004

Hi Brittany,  
Could you resend the attachments that you sent on 10/01/25 for this? For some reason, our supervisor couldn't find them.

Thank you,



**Kimberly Schultz**  
Office Assistant II  
Benton County Assessor's Office  
Kennewick: (509) 735-2394 (ext. 2518)  
[kimberly.schultz@co.benton.wa.us](mailto:kimberly.schultz@co.benton.wa.us)

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**From:** ASSESSOR <[Assessor@co.benton.wa.us](mailto:Assessor@co.benton.wa.us)>  
**Sent:** Wednesday, October 15, 2025 4:07 PM  
**To:** Segregations <[segregations@co.benton.wa.us](mailto:segregations@co.benton.wa.us)>  
**Subject:** RE: Agency review for SEPA 2025-016 and SUB 2025-004

I'm not sure, you can message Brittany to double check.

Danielle

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**From:** Segregations <[segregations@co.benton.wa.us](mailto:segregations@co.benton.wa.us)>  
**Sent:** Wednesday, October 15, 2025 4:00 PM  
**To:** ASSESSOR <[Assessor@co.benton.wa.us](mailto:Assessor@co.benton.wa.us)>  
**Subject:** RE: Agency review for SEPA 2025-016 and SUB 2025-004

I misunderstood this part (below).

**Brittany Merrill**

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**From:** Planning Department  
**Sent:** Tuesday, October 21, 2025 3:04 PM  
**To:** Brittany Merrill  
**Subject:** FW: Agency review for SEPA 2025-016 and SUB 2025-004  
**Attachments:** Cottonwood Canyon Addresses.xlsx



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

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**From:** GIS <[GIS@co.benton.wa.us](mailto:GIS@co.benton.wa.us)>  
**Sent:** Tuesday, October 21, 2025 3:02 PM  
**To:** Planning Department <[Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us)>  
**Subject:** RE: Agency review for SEPA 2025-016 and SUB 2025-004

Good afternoon,

We recommend renaming "Thayne's Way" to "Thayne Way" to align with our standard naming conventions, which exclude the use of apostrophes in road names.

Additionally, we suggest combining Klair Dr and Rakel Dr into a single road designation to minimize confusion about where one ends and the other begins. Both names remain available, and if the road will continue through future phases, it may be appropriate to designate it as a loop.

An Excel sheet listing all assigned temporary addresses is attached. Please note that the addresses along Klair Dr and Rakel Dr have been assigned a provisional road name pending final confirmation of the updated naming.

Please let us know if you have any questions or comments.

Kind regards,



**Jesus Godines**  
 GIS Analyst  
 Benton County Information Technology  
 Office: (509) 786-5485

**From:** Planning Department <Planning.Department@co.benton.wa.us>  
**Sent:** Wednesday, October 15, 2025 3:12 PM  
**To:** Planning Department <Planning.Department@co.benton.wa.us>; Planning Department <Planning.Department@co.benton.wa.us>; scott@bentonone.org; jerritt@thewiserteam.com; clayne@bcwaterco.com; ENGSERVICE@BENTONPUD.ORG; Benton Clean Air - Steichen <deon.steichen@bentoncleanair.org>; john.lyle@bentoncleanair.org; BFHD - JoDee Peyton (jodeer@bfhd.wa.gov) <jodeer@bfhd.wa.gov>; Jack.howard@bfhd.wa.gov; ASSESSOR <Assessor@co.benton.wa.us>; 'WA Dept of Transportation - SEPA Review - TDM Coordinator' <scplanning@wsdot.wa.gov>; WA Dept of Natural Resources - MAIN <southeast.region@dnr.wa.gov>; sepacenter@dnr.wa.gov; James.Macrae@dahp.wa.gov; kyle.mccauley@cngc.com; Kim Lettrick <k.lettrick@bces.wa.gov>; Susan.M.Adsitt@usps.gov; troy.maikis@dfw.wa.gov; elizabeth.torrey@dfw.wa.gov; Dept. of Fish and Wildlife - Reviews (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Sepa.reviewteam@doh.wa.gov; PUBLICWORKS <PublicWorks@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; Shane Elledge <Richard.Elledge@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Building Department <Building.Department@co.benton.wa.us>; SEPAregister@ecy.wa.gov; Yakama Indian Nation Environmental Review - Thalia Sachtleber <enviroreview@yakama.com>; Kim Lettrick <k.lettrick@bces.wa.gov>; Futurewise - Tim Trohimovich <tim@futurewise.org>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; Envreview@gmail.com; Sepa@dahp.wa.gov; sepacenter@dnr.wa.gov; Kristin.stowe@ci.kennewick.wa.us; steve.donovan@ci.kennewick.wa.us <anthony.muai@ci.kennewick.wa.us>; GIS <GIS@co.benton.wa.us>  
**Subject:** RE: Agency review for SEPA 2025-016 and SUB 2025-004

Please be advised this comment period has been extended by an additional **2 weeks**. Revised comments are due to the Planning Department no later than **October 29, 2025**. If you have any questions, please feel free to reach out to our department.

Thank you,



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

**NOTICE OF PUBLIC DISCLOSURE:** This e-mail account is public domain. Any correspondence from or to this email account may be a public record. Accordingly,

Lot #	Address	
1	T107526 E Temp Name ST, Kennewick, WA 99338	PHASE 1
2	T107828 E Temp Name ST, Kennewick, WA 99338	
3	T108130 E Temp Name ST, Kennewick, WA 99338	
4	T108432 E Temp Name ST, Kennewick, WA 99338	
5	T108734 E Temp Name ST, Kennewick, WA 99338	
6	T109036 E Temp Name ST, Kennewick, WA 99338	
7	T109338 E Temp Name ST, Kennewick, WA 99338	
8	T109640 E Temp Name ST, Kennewick, WA 99338	
9	T96600 E KASE BLVD, Kennewick, WA 99338	
10	T96499 E KASE BLVD, Kennewick, WA 99338	
11	T96197 E KASE BLVD, Kennewick, WA 99338	
12	T96298 E KASE BLVD, Kennewick, WA 99338	
13	T109535 E Temp Name ST, Kennewick, WA 99338	
14	T109233 E Temp Name ST, Kennewick, WA 99338	
15	T108931 E Temp Name ST, Kennewick, WA 99338	
16	T108629 E Temp Name ST, Kennewick, WA 99338	
17	T108327 E Temp Name ST, Kennewick, WA 99338	
18	T108025 E Temp Name ST, Kennewick, WA 99338	
1	T95996 E KASE BLVD, Kennewick, WA 99338	Phase 2
2	T95694 E KASE BLVD, Kennewick, WA 99338	
3	T95392 E KASE BLVD, Kennewick, WA 99338	
4	T95090 E KASE BLVD, Kennewick, WA 99338	
5	T94788 E KASE BLVD, Kennewick, WA 99338	
6	T94486 E KASE BLVD, Kennewick, WA 99338	
7	T94385 E KASE BLVD, Kennewick, WA 99338	
8	T94687 E KASE BLVD, Kennewick, WA 99338	
9	T94989 E KASE BLVD, Kennewick, WA 99338	
10	T95291 E KASE BLVD, Kennewick, WA 99338	
11	T95593 E KASE BLVD, Kennewick, WA 99338	
12	T95895 E KASE BLVD, Kennewick, WA 99338	
1	T104808 E Temp Name ST, Kennewick, WA 99338	Phase
2	T105110 E Temp Name ST, Kennewick, WA 99338	
3	T105412 E Temp Name ST, Kennewick, WA 99338	
4	T105714 E Temp Name ST, Kennewick, WA 99338	
5	T106016 E Temp Name ST, Kennewick, WA 99338	
6	T106318 E Temp Name ST, Kennewick, WA 99338	
7	T106620 E Temp Name ST, Kennewick, WA 99338	
8	T106922 E Temp Name ST, Kennewick, WA 99338	

9	T107224 E Temp Name ST, Kennewick, WA 99338
10	T107723 E Temp Name ST, Kennewick, WA 99338
11	T107421 E Temp Name ST, Kennewick, WA 99338
12	T107119 E Temp Name ST, Kennewick, WA 99338
13	T106817 E Temp Name ST, Kennewick, WA 99338
14	T106515 E Temp Name ST, Kennewick, WA 99338
Tract B	T106624 E Temp Name ST, Kennewick, WA 99338

3

1	T103298 E Temp Name ST, Kennewick, WA 99338
2	T103600 E Temp Name ST, Kennewick, WA 99338
3	T103902 E Temp Name ST, Kennewick, WA 99338
4	T104204 E Temp Name ST, Kennewick, WA 99338
5	T104506 E Temp Name ST, Kennewick, WA 99338
6	T93580 E KASE BLVD, Kennewick, WA 99338
7	T93882 E KASE BLVD, Kennewick, WA 99338
8	T94184 E KASE BLVD, Kennewick, WA 99338
9	T94083 E KASE BLVD, Kennewick, WA 99338
10	T93781 E KASE BLVD, Kennewick, WA 99338
11	T93479 E KASE BLVD, Kennewick, WA 99338
12	T93177 E KASE BLVD, Kennewick, WA 99338
13	T94578 E LILLIANN DR, Kennewick, WA 99338
14	T94780 E LILLIANN DR, Kennewick, WA 99338
15	T94982 E LILLIANN DR, Kennewick, WA 99338
16	T94781 E LILLIANN DR, Kennewick, WA 99338
17	T94579 E LILLIANN DR, Kennewick, WA 99338
18	T94377 E LILLIANN DR, Kennewick, WA 99338

Phase 4

1	T95184 E LILLIANN DR, Kennewick, WA 99338
2	T95386 E LILLIANN DR, Kennewick, WA 99338
3	T95588 E LILLIANN DR, Kennewick, WA 99338
4	T95790 E LILLIANN DR, Kennewick, WA 99338
5	T95992 E LILLIANN DR, Kennewick, WA 99338
6	T96194 E LILLIANN DR, Kennewick, WA 99338
7	T96396 E LILLIANN DR, Kennewick, WA 99338
8	T96598 E LILLIANN DR, Kennewick, WA 99338
9	T96800 E LILLIANN DR, Kennewick, WA 99338
10	T96599 E LILLIANN DR, Kennewick, WA 99338
11	T96397 E LILLIANN DR, Kennewick, WA 99338
12	T96195 E LILLIANN DR, Kennewick, WA 99338
13	T95993 E LILLIANN DR, Kennewick, WA 99338
14	T95791 E LILLIANN DR, Kennewick, WA 99338

Phase 5

15	T95589 E LILLIANN DR, Kennewick, WA 99338	
16	T95387 E LILLIANN DR, Kennewick, WA 99338	
17	T95185 E LILLIANN DR, Kennewick, WA 99338	
18	T94983 E LILLIANN DR, Kennewick, WA 99338	
1	T94796 E BRANDON DR, Kennewick, WA 99338	Phase 6
2	T95098 E BRANDON DR, Kennewick, WA 99338	
3	T95400 E BRANDON DR, Kennewick, WA 99338	
4	T95702 E BRANDON DR, Kennewick, WA 99338	
5	T96004 E BRANDON DR, Kennewick, WA 99338	
6	T96306 E BRANDON DR, Kennewick, WA 99338	
7	T96608 E BRANDON DR, Kennewick, WA 99338	
8	T96197 E BRANDON DR, Kennewick, WA 99338	
9	T95895 E BRANDON DR, Kennewick, WA 99338	
10	T95593 E BRANDON DR, Kennewick, WA 99338	
11	T95291 E BRANDON DR, Kennewick, WA 99338	
12	T94989 E BRANDON DR, Kennewick, WA 99338	
13	T94687 E BRANDON DR, Kennewick, WA 99338	
1	T102090 E Temp Name ST, Kennewick, WA 99338	Phase 7
2	T102392 E Temp Name ST, Kennewick, WA 99338	
3	T102694 E Temp Name ST, Kennewick, WA 99338	
4	T102996 E Temp Name ST, Kennewick, WA 99338	
5	T93286 E BRANDON DR, Kennewick, WA 99338	
6	T93588 E BRANDON DR, Kennewick, WA 99338	
7	T93890 E BRANDON DR, Kennewick, WA 99338	
8	T94192 E BRANDON DR, Kennewick, WA 99338	
9	T94494 E BRANDON DR, Kennewick, WA 99338	
10	T94385 E BRANDON DR, Kennewick, WA 99338	
11	T94083 E BRANDON DR, Kennewick, WA 99338	
12	T93781 E BRANDON DR, Kennewick, WA 99338	
13	T93479 E BRANDON DR, Kennewick, WA 99338	
14	T93177 E BRANDON DR, Kennewick, WA 99338	

TRACT A

T96499 E BRANDON DR, Kennewick, WA 99338



South Central Region  
2809 Rudkin Road  
Union Gap, WA 98903-1648  
509-577-1600 / FAX: 509-577-1603  
TTY: 1-800-833-6388  
[www.wsdot.wa.gov](http://www.wsdot.wa.gov)

October 29, 2025

Benton County Planning Division  
P.O. Box 910  
Prosser, WA 99350

Attn: Michelle Mercer, Planning Manager

RE: EA 2025-016/SUB 2025-004 - Cottonwood Canyon Preliminary Plat  
I-82 Exit 109 (Badger Rd) vicinity

We have reviewed the proposed project and have the following comment.

The subject property is in the vicinity of Interstate 82 (I-82) and the Badger Road (Exit 109) interchange. Exit 109 serves as the primary point of access to I-82 and surrounding communities. As such, WSDOT anticipates the majority of vehicle trips generated by this proposal will utilize the interchange. In order to mitigate this project's impacts to I-82, we recommend the county require the proponent to contribute towards their planned improvements to the Exit 109 interchange, in proportion to their impact.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Stephen P. (Phil) Nugent  
Region Planning Manager

SPN: jjp/akh

cc: SR 82, File #2025\_082\_017



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office  
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

October 29, 2025

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

**RE: SEPA 202504336; EA 2025-016**

Dear Michelle Mercer:

Thank you for the opportunity to comment during the Revised Optional Determination of Nonsignificance process for the Cottonwood Canyon proposal. We have reviewed the documents and have the following comments.

**Water Resources Program**

While reviewing the SEPA information it was found that the proposal will require a water right for the use of groundwater for municipal supply purposes and irrigation. It looks like changes have been made to water right CG4-23101C@3 to support this use of water. The Department of Health (DOH) will make the determination of how many connections this water right can support. If you have any questions or would like to respond to these Water Resources comments, please contact Nathan Longoria at (509) 907-1752 or email at [nathan.longoria@ecy.wa.gov](mailto:nathan.longoria@ecy.wa.gov).

**Water Quality Program**

**Project with Potential to Discharge Off-Site**

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Lloyd Stevens Jr.** at the Dept. of Ecology, (509) 571-3866, with questions about this permit.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Sincerely,



Amber Johnson  
SEPA Coordinator, Central Region Office  
509-723-5677  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)



PCM  
1.40

October 1, 2025

To whom it may concern,

On September 8, 2025, the applicants of the Preliminary Plat of Cottonwood Canyon notified the Planning Division that the incorrect plat map had been inadvertently submitted as part of their application file (SUB 2025-004). An amended preliminary plat map (dated 9/30/2025) is included for your re-review and comments. You can find a summary of the changes to the map below and a copy of the original plat map has also been attached to this email for your convenience.

The applicants have modified the following items:

- The plat will now be 107 lots; originally 108 lots were proposed
- Various minor alterations to lot sizes throughout the plat
- Renumbering of lots within Phase 1 in the updated plat
- An additional lot added to Phase 2 in the updated plat
- Lots 6 and 7 of Phase 2 in the original plat have been consolidated
- Lot 8 of Phase 2 in the original plat has been removed and reconfigured into adjacent lots
- Lillian Drive has been reconfigured to remain within the plat boundaries
- The labels for Tract A and B have switched
- Tract B will now be part of Phase 3, not Phase 1 as originally proposed

Comments must be submitted by **October 15<sup>th</sup>, 2025**, to the Benton County Planning Division, 102206 E Wiser Parkway, Kennewick, WA 99338 or you may send in your comment by email to [Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us). Any information submitted to Benton County is subject to the public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

If you have any questions regarding this matter, do not hesitate to contact this office.

Benton County Planning Division  
[Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us)  
509-786-5612