

**Community Development Department**

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[www.co.benton.wa.us](http://www.co.benton.wa.us)

**Planning Division**

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**Determination of Non-Significance**

**Proponent:** Jerritt Wisner  
102609 E 180 PR SE  
Kennewick, WA 99338

**File No.** EA 2021-030

**Project Description:** A Comprehensive Plan Amendment (CPA 2022-003) to amend the Benton County Comprehensive Plan land use map (*Figure 5 - 2017 Periodic Update Land Use Designations Map*). The amendment proposes to change the land use designation from Rural Commercial to Rural Industrial for seven (7) contiguous parcels. The amendment further revises the tables and text in the Plan that may refer to the current use or designation of the properties. Additionally, the subsequent rezone of the properties from the Interchange Commercial (IC) zoning designation to a Light Industrial (LI) zoning designation has been included in this SEPA application review.

**Project Location:** The proposed amendment applies to seven (7) parcels, identified as Lots 7-13 of Cottonwood Commercial Plaza. The parcels are located approximately 1/4 mile west of the intersection of Wisner Parkway and E. Badger Road.

**Jurisdiction:** Benton County, Washington

**Lead Agency:** Benton County Planning Division

**Threshold Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist, comments received from various agencies and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2) the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by February 10, 2022.

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

**SEPA Responsible Official:** Michelle Cooke

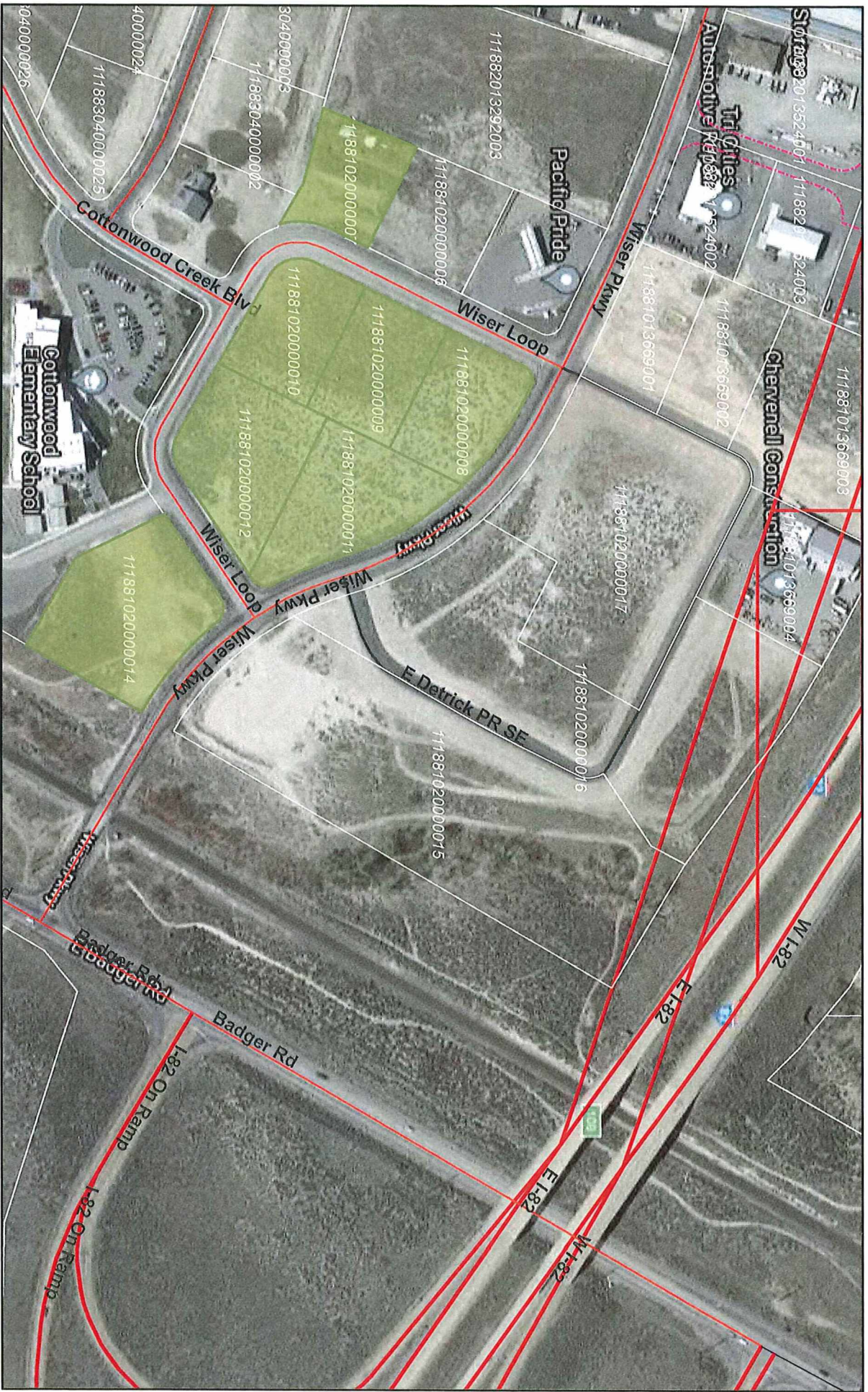
**Position/Title:** Planning Manager – Benton County Planning Division

**Address:** P.O. Box 910, Prosser WA 99350

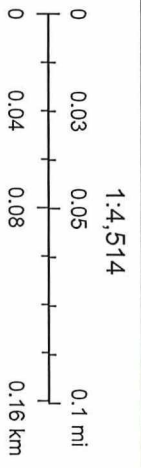
**Date:** January 27, 2022

  
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Michelle Cooke, Planning Manager  
Benton County Community Development Department

# Wiser CPA - Rural Commercial to Rural Industrial



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