

**Community Development Department**

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**Planning Division**

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102206 E Wiser Parkway, Kennewick, WA 99338

**Determination of Non-Significance**

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

**File No.** EA 2025-001

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

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

**Jurisdiction:** Benton County, Washington

**Lead Agency:** Benton County Planning Division

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

This DNS is issued under WAC 197-11-340(2) the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by March 19, 2025.

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

**SEPA Responsible Official:** Michelle Mercer

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

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

**Date:** March 5, 2025

A handwritten signature in blue ink that reads "Michelle Mercer".

Michelle Mercer, Planning Manager  
Benton County Community Development Department