

Community Development Department
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Planning Division
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NOTICE OF PUBLIC HEARING

NOTICE OF HEARING BEFORE THE BENTON COUNTY PLANNING COMMISSION in the matter of county planning at a regular hearing on May 13, 2025, at 6:00 p.m., via in person and virtual meeting format in the Meeting Room on the first floor of the Courthouse, 620 Market Street, Prosser WA. To find information on virtual attendance options, including streaming video, WebEx video conferencing and telephone, please visit www.tinyurl.com/BCPublicNotice.

Public comment will be taken on the following proposed amendments to the Benton County Comprehensive Plan before the Benton County Planning Commission at this meeting:

CPA 2025-001 - A proposal 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 from 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 Light Industrial to the Interchange Commercial Zoning District has been included in the SEPA application review.

NOTICE IS FURTHER GIVEN that the proposed Comprehensive Plan Amendments have been reviewed under the requirements of the State Environmental Policy Act and Determinations of Non-Significance (DNS) were issued on March 5, 2025. Accordingly, an Environmental Impact Statement was not required for this proposal. Written comments regarding this application and the environmental impacts of the proposal can be made at the Planning Commission Hearing or in writing to the Benton County Planning Division by 3 p.m. on Monday, May 5, 2025. No individual with a disability shall be denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at a public meeting, please contact the Benton County Planning Division at least ten days prior to the meeting date to make arrangements for special needs.

At this hearing, the Planning Commission may recommend approval or disapproval of the amendments to the Benton County Board of Commissioners. Information concerning the applications can be obtained at the Benton County Planning Division, by calling 509-786-5612.

Dated this 17th day of April 2025.

Martin Sheeran, Chairman
Benton County Planning Commission

Michelle Mercer, Manager
Planning Division

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