

**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](mailto:Planning.department@co.benton.wa.us)  
 102206 East Wiser Parkway, Kennewick, WA 99338

## Notice of Application (Optional DNS Process)

**Benton County has received a permit application for the following project:**

A proposal to change the zoning designation of fourteen (14) parcels within the City of Kennewick's Urban Growth Area from Light Industrial to the Urban Growth Residential District (UGAR).

**Project Location:**

The project proposal is located in the Kennewick area of unincorporated Benton County, west of the intersection of S Oak St and 3<sup>rd</sup> Ave and includes the parcels listed in the table below.

**Proposed Zoning Change: Light Industrial (LI) to Urban Growth Residential District (UGAR)**

Parcel Number	Address	Parcel Number	Address
105803010158002	331 S Oak St, Kennewick, 99337	105802010280003	205 S Oak St, Kennewick, 99337
105802020009002	1511 E 3 <sup>rd</sup> Ave, Kennewick, 99337	105802020009003	1411 E 3 <sup>rd</sup> Ave, Kennewick, 99336
105802020009004	1531 E 3 <sup>rd</sup> Ave, Kennewick, 99337	105802020009005	1543 E 3 <sup>rd</sup> Ave, Kennewick, 99337
105802020009006	1601 E 3 <sup>rd</sup> Ave, Kennewick, 99337	105802020010001	102 S Quince Pl, Kennewick, 99336
105802020010003	203 S Quince Pl, Kennewick, 99337	105802020010004	207 S Quince Pl, Kennewick, 99337
105802010280001	201 S Oak St, Kennewick, 99337	105802010280002	203 S Oak St, Kennewick, 99337
105802020009001	211 S Oak St, Kennewick, 99336	105802020010002	1619 E 3 <sup>rd</sup> Ave, Kennewick, 99337

**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:**

Courtney Raeder  
 66511 S Meals Rd  
 Kennewick, WA 99337

**Agency File Number:**

EA 2024-005

<u>Date of permit application:</u>	February 8, 2024
<u>Date of determination of completeness:</u>	February 15, 2024
<u>Date of Notice of Application:</u>	February 15, 2024
<u>Notice of Application Publication Date:</u>	February 21, 2024
<u>Comment due date:</u>	Two weeks after date of publication

**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 a public hearing. A copy of the subsequent threshold determination and any other information concerning this action may be obtained by contacting the Benton County Planning Division, 102206 E Wiser Parkway, Kennewick, WA 99338.

**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:**

Zone Change Permit

**Required Studies:**

Unknown at this time.

This project does require a public hearing. A copy of the subsequent threshold determination and any other information concerning this action may be obtained by contacting the Benton County Planning Division, 102206 E Wiser Parkway, Kennewick, WA 99338, (509) 786-5612.

Dated at Kennewick, Washington on this 15<sup>th</sup> day of February 2024.



*Michelle Mercer*  
Michelle Mercer – Planning Manager  
Benton County Community Development Department