



Determination of Non-Significance

File Number: EA 2024-018

Proponent: Daniel Spanner
dba Mid-Columbia Management, LLC
9401 W Richardson Rd.
Pasco, WA 99301

Project Description: A proposal to change the zoning designation of parcel 107802000070001 located within unincorporated Benton County and within the City of Kennewick's Urban Growth Area from the current zoning of Urban Growth Area Residential (UGAR) Zoning District to the General Commercial Zoning District.

Project Location: The project is located approximately 0.10 miles east of the intersection of S Washington Street and E 17th Ave in the Kennewick area of unincorporated Benton County. The parcel is legally described as east 180 feet of the west 730 feet of the north 767.75 feet of Government Lot 2, Section 7, Township 8 north, Range 30 east, W.M.; parcel number 107802000070001; address 117 E 17th Ave, Kennewick, WA 99337.

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 October 29, 2024.

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

SEPA Responsible Official: Michelle L. Mercer
Position/Title: Planning Manager
Address: 102206 E Wiser Parkway, Kennewick, WA 99338

Dated at Kennewick Washington on this 8th day of October 2024.

Michelle L. Mercer, Planning Manager
Benton County Community Development Department

Distribution List:

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Benton County Building Division	WA State Department of Ecology
Benton County Fire Marshal	WA State Department of Fish and Wildlife
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Benton-Franklin Health District	WA State Department of Natural Resources
Futurewise	WA State Department of Transportation
Bureau of Land Management	City of Kennewick
Bureau of Reclamation	Columbia Irrigation District
Fire District #1	
Tom Price, Environmental Review Inc.	
Applicant	