

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wisser Parkway
www.bentoncountywa.gov



Planning Division

(509) 786-5612
planning.department@co.benton.wa.us
102206 E Wisser Parkway, Kennewick, WA 99338

**Notice of Application
(Optional DNS Process)**

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

Construction of a 3,500 sq. ft. store and gas station to serve 8 vehicles at a time in the Interchange Commercial District. The proposal will involve the demolition of an existing store/café and removal of four (4) existing buried 10,000-gallon fuel tanks.

Project Location:

The project is located approximately .06 miles southwest of the I-82 On and Off Ramp on Yakitat Road in the Prosser area of unincorporated Benton County. The parcel is legally described as Section 25, Township 09 North, Range 25 East, W.M., parcel number 1-2595-200-0001-000.

Agency Contact:

Andrea Watts, Senior Planner, Benton County Planning Division
Planning.Department@co.benton.wa.us
Phone Number: (509) 786-5612

Project Applicant:

Bestebreuer Brothers Construction
C/O: Franklin Bestebreuer
PO Box 612
Grandview, WA 98930

Agency File Number:

EA 2024-020

Date of permit application:

October 29, 2024

Date of determination of completeness:

October 31, 2024

Date of Notice of Application:

October 31, 2024

Notice of Application Publication Date:

November 6, 2024

Comment due date:

November 20, 2024

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 Wisser 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 not 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 at 102206 E Wiser Parkway, Kennewick, WA or (509) 786-5612.

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:

Benton County Grading Permit, Benton County Building Permit. Other forms, reports, or approvals as necessary.

Dated at Kennewick, Washington on this 31st day of October 2024



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