

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 East Wisser Parkway, Kennewick, WA 99338

Notice of Application (Optional DNS Process)

Benton County has received a Preliminary Plat Application and Environmental Checklist for the following project:

The Preliminary Plat of Cottonwood Run - a subdivision of 19.78 acres into 12 lots with an average lot size of 1.43.

Project Location:

The project is in the Kennewick area of unincorporated Benton County, directly east of Kash Loop and south of Abigail Place. The parcel is legally described as Section 14, Township 08 North, Range 28 East, W.M., Lot 24 of Cottonwood Estate. Parcel number 1-1488-202-0000-025.

Agency Contact:

Michelle Mercer, Planning Manager, Benton County Planning Division
Planning.Department@co.benton.wa.us
Phone Number: (509) 786-5612

Project Applicant:

Ira Hickman
72609 E. Sundown PR SE
Kennewick, WA 99338

Agency File Number:

EA 2025-007/ SUB 2025-001

Date of permit application:

April 24, 2025

Date of determination of completeness:

April 24, 2025

Date of Notice of Application:

April 28, 2025

Notice of Application Publication Date:

May 7, 2025

Comment due date:

May 21, 2025

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 require an open record hearing before the Benton County Planning Commission. 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 Building Division Grading Permit, other forms, reports, or approvals as necessary.

Required Studies:

Preliminary hydrology report.

Dated this 28th day of April, 2025, at Kennewick, Washington.




Michelle Mercer – Planning Manager
Benton County Community Development Department