

## Community Development Department

Prosser Office: 620 Market Street, 1<sup>st</sup> Floor  
Kennewick Office: 102206 East Wisser 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 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 Eagle Butte Estates - a subdivision of 66.36 acres into 55 lots with an average lot size of 1.02.

#### **Project Location:**

The project is in the Kennewick area of unincorporated Benton County, south of Sagebrush Road, West of Clearview Lane and North of Wallowa Road in Section 9, Township 08 North, Range 28 East, W.M., Parcel number 1-0988-200-0001-001.

#### **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:**

Tri City Development Corporation  
C/O Geoff Clark  
PO Box 1307  
Gig Harbor, WA 98355

#### **Agency File Number:**

EA 2025-014/ SUB 2025-003

Date of permit application:

June 20, 2025

Date of determination of completeness:

June 23, 2025

Date of Notice of Application:

June 23, 2025

Notice of Application Publication Date:

July 2, 2025

Comment due date:

July 16, 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 Permit, other forms, reports, or approvals as necessary.

**Required Studies:**

Preliminary hydrology report (see attached)

Dated this 23rd day of June, 2025, at Kennewick, Washington.



  
Michelle Mercer – Planning Manager  
Benton County Community Development Department