

Community Development Department

102206 East Wiser Parkway
Kennewick, WA 99338



Planning Division

509-786-5612

Planning.department@co.benton.wa.us

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

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

Construction of a 52,322 sq. ft. indoor pickleball facility with a 131-stall parking lot in the Interchange Commercial Zoning District.

Project Location:

The project is located in unincorporated Benton County at 107855 E Detrick PR SE in Kennewick. The parcel is legally described as Lot 4 of Short Plat 3744 in Section 11, Township 08 North, Range 28 East, W. M. Parcel number 1-1188-101-3744-005.

Agency Contact:

Andrea Watts, Senior Planner, Benton County Planning Division

Planning.Department@co.benton.wa.us

Phone Number: (509) 786-5612

Project Applicant:

Knutzen Engineering
C/O: Paul Knutzen
5401 Ridgeline Drive Suite 160
Kennewick, WA 99338

Agency File Number:

EA 2025-020

Date of permit application:

October 10, 2025

Date of determination of completeness:

October 10, 2025

Date of Notice of Application:

October 10, 2025

Notice of Application Publication Date:

October 15, 2025

Comment due date:

October 29, 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 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 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. Benton County Grading Permit. Other forms, reports, or approvals as necessary.

Required Studies:

Geotechnical Engineering study provided. Traffic Analysis study provided. Critical Area Assessment provided.

Dated at Kennewick, Washington on this 10th day of October, 2025.




Michelle Mercer – Planning Manager
Benton County Community Development Department