

Community Development Department

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



Planning Division

(509) 786-5612
Planning.department@co.benton.wa.us
102206 East Wiser Parkway, Kennewick, WA 99338

Notice of Application (Optional DNS Process)

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

The grading of approximately 2,500 cubic yards and the construction of a pipeline approximately 24,373 feet in length, booster stations, and a 60,000 gallon reservoir to connect an existing water line and install a dedicated industrial water line to the Plymouth Industrial Park.

Project Location:

The project is in the Plymouth area of unincorporated Benton County over several parcels. The parcels are in Sections 1, 2, 3, 10, 11, and 12, Township 05 North, Range 27 East, W. M., parcel numbers 110573000002000, 110573000000000, 109571000000000, 110571000002001, 104571000001000, 104574000000000, 103571000000000, and 102571000003000.

Agency Contact:

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

Project Applicant:

Farmland Reserve
CO: Jens Rasmussen
6716 W Rio Grande Avenue
Kennewick, WA 99336

Agency File Number:

EA 2025-009

Date of permit application:

April 25, 2025

Date of determination of completeness:

April 25, 2025

Date of Notice of Application:

April 25, 2025

Notice of Application Publication Date:

April 30, 2025

Comment due date:

May 14, 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 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 and Special Flood Hazard Development Permit. Other forms, reports, or approvals as necessary.

Required Studies:

Unknown.

Dated at Kennewick, Washington on this 25th day of April, 2025.




Michelle Mercer – Planning Manager
Benton County Community Development Department