

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:

A proposal to amend Short Plat 3854 of which was recorded on October 7, 2025. Short Plat 3854 resulted in two lots off of N River Road in the Benton City Area of unincorporated Benton County within the Urban Growth Area Residential District (UGAR). The applicant is requesting to amend Lot 2 of the short plat to create two additional lots resulting in four lots total for the project.

Project Location:

The project is located at 42407 N River Road in Benton City. The parcel being amended is legally described as Short Plat #3854, Lot 2. Parcel number 1-0797-401-3854-002.

Agency Contact:

Andrea Watts, Senior Planner, Benton County Planning Division

Planning.Department@co.benton.wa.us

Phone Number: (509) 786-5612

Project Applicant:

Paul Ilin
1207 13th Street
Benton City, WA 99320

Agency File Number:

EA 2026-001

Date of permit application:

January 9, 2026

Date of determination of completeness:

January 9, 2026

Date of Notice of Application:

January 9, 2026

Notice of Application Publication Date:

January 14, 2026

Comment due date:

January 28, 2026

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 Short Plat Application. Other forms, reports, or approvals as necessary.

Required Studies:

Unknown at this time

Dated at Kennewick, Washington on this 9th day of January, 2026.



Damien Hooper, Planning Manager
Benton County Planning Division