



## NOTICE OF PUBLIC HEARING

NOTICE OF HEARING BEFORE THE BENTON COUNTY PLANNING COMMISSION in the matter of county planning at a regular meeting on April 9, 2024, at 6:00 p.m., via in person and virtual meeting format in the Meeting Room on the first floor of the Courthouse, 620 Market Street, Prosser WA. The entry to the meeting room is located off Main Street on the East side of the Courthouse. To find information on virtual attendance options, including streaming video, WebEx video conferencing and telephone, please visit [www.tinyurl.com/BCPublicNotice](http://www.tinyurl.com/BCPublicNotice).

NOTICE IS HEREBY GIVEN that public comment will be taken on the following proposed application before the Planning Commission at this meeting:

**ZC 2024-001** - A proposal by Courtney Raeder, requesting a change in the zoning designation from Light Industrial to Urban Growth Area Residential on fourteen parcels located within the City of Kennewick Urban Growth Area. The project is located west of the intersection of S. Oak St. and 3rd Avenue in Kennewick in unincorporated Benton County, in the Northwest Quarter of Section 5, Township 8 North, Range 30 East, W.M. on parcel #'s: 105803010158002, 105802020009002, 105802020009004, 10580202000900, 105802020010003, 105802010280001, 105802020009001, 105802010280003, 105802020009003, 105802020009005, 105802020010001, 105802020010004, 105802010280002, and 105802020010002.

NOTICE IS FURTHER GIVEN that the proposed zone change application has been reviewed under the requirements of the State Environmental Policy Act and Determinations of Non-Significance (DNS) was issued on March 11, 2024. Accordingly, an Environmental Impact Statement was not required for this proposal. Any comments regarding the determination and the environmental impacts of the proposal can be made at the Planning Commission Hearing or in writing to the Benton County Planning Division by 3 p.m. on Monday, April 8, 2024.

At this hearing, the Planning Commission may recommend approval or disapproval of the proposal to the Benton County Board of Commissioners. All parties concerned may present any support or objections for the application. Information concerning the application can be obtained at the Benton County Planning Division, by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser) or by visiting [www.tinyurl.com/BCPublicNotice](http://www.tinyurl.com/BCPublicNotice).

Dated this 20th day of March 2024.

Martin Sheeran, Chairman  
Benton County Planning Commission

Michelle Mercer, Manager  
Planning Division

PUBLISH: March 27, 2024

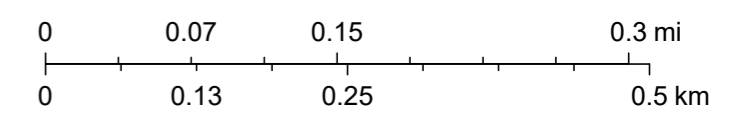
# ZC 2024-001 Current Zoning Designation



3/21/2024, 11:12:17 AM

1:9,028

- - - - - Access Easement
- Private County Road
- Private City Road
- Road Centerline
- State Route
- City Limits
- Paved County Road
- City Road
- Kennewick



Geophex Surveys Ltd., Maxar

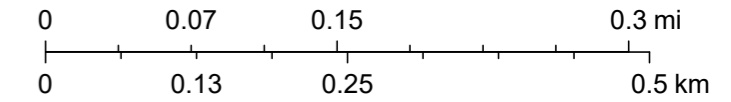
# ZC 2024-001 Proposed Zoning Designation



3/21/2024, 11:20:16 AM

1:9,028

- |        |                         |                           |                         |
|--------|-------------------------|---------------------------|-------------------------|
| Zoning | ----- Access Easement   | ----- Private County Road | ----- Private City Road |
| RL-5   | ----- Road Centerline   | ----- State Route         | ----- City Limits       |
| UGAR   | ----- Paved County Road | ----- City Road           | ----- Kennewick         |



Geophex Surveys Ltd., Maxar