



CONDITIONAL USE PERMIT INFORMATION

WHAT IS A CONDITIONAL USE?

A conditional use is a land use requiring special review to ensure its compatibility with existing uses in the same zone. There are two types of uses on a parcel of land; permitted uses which are appropriate uses to the location and are allowed outright on a parcel, and conditional uses which can be appropriate in the right locations but must be reviewed and approved with conditions of operation by a quasi-judicial Hearings Examiner. The Hearings Examiner will review the location and design of certain proposed uses, the configuration of improvements, and the potential impacts on the surrounding area to ensure that development within each zoning district protects the integrity of that district.

THE PROCESS

A Conditional Use Permit normally involves having a pre-application meeting with County Planning Staff to discuss the application, answer questions, and resolve any issues at the front end of the process. Next, a completed Conditional Use Permit application is submitted to the Planning Division, which will be sent out for review to local and State agencies, as well as neighboring property owners within 300 feet of the subject property.

A notice of application will then be published in the local newspaper and a public hearing will be conducted at which time the application will be heard by the Benton County Hearings Examiner and the public will have the opportunity to comment on the proposal. The Hearings Examiner will review all the information submitted during the review process and shall either approve, approve with conditions, or deny the conditional use permit.

CRITERIA FOR APPROVAL

A conditional use permit shall be granted only if it can be concluded that, as conditioned, the proposed use:

1. Is compatible with other uses in the surrounding area or is no more incompatible than any other outright permitted uses in the applicable zoning district;
2. Will not materially endanger the health, safety, and welfare of the surrounding community to an extent greater than that associated with any other permitted uses in the applicable zoning district;
3. Would not cause the pedestrian and vehicular traffic associated with the use to conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with any other permitted uses in the applicable zoning district;
4. Will be supported by adequate service facilities and would not adversely affect public services to the surrounding area; and
5. Would not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district.

APPEALS

There are no administrative appeals on applications for Conditional Use Permits. Judicial appeals of the Hearings Examiner's decision may be made in accordance with state law.

EXPIRATION

The Conditional Use Permit will be valid as long as the conditions set forth by the Hearings Examiner are met.



CONDITIONAL USE PERMIT CHECKLIST

Applicant Staff

- Completed Conditional Use Permit Application** – must include signatures of all parties with ownership interest. Incomplete applications will not be accepted.

- Site Plan Map** – A detailed map drawn to scale showing the dimensions of the property, location and size of all existing and proposed structures, access to the site, adjacent roads, well, septic system, easements, and parking areas. *No site plans larger than 11" x 17" and only maps drawn in **black ink** will be accepted.*

- \$800.00 Conditional Use Permit Fee** – The fee must be paid at the time of application submittal, cash or checks accepted. Checks made payable to the **Benton County Treasurer**. All application fees are non-refundable.

- \$500.00 Environmental Checklist Fee** *(if required)* – Environmental Checklist application must be submitted concurrently with the Conditional Use Permit Application. Please contact the Planning Department for assistance in determining if your proposal requires an Environmental Checklist.

Applications may be submitted between the hours of 8am-12pm and 1pm-5pm Monday through Friday to the Planning Division office or mailed to us at 102206 E Wiser Parkway, Kennewick, WA 99338.

Please contact the following departments/agencies to ensure your proposal will be in compliance with their regulations for the proposed use of the property:

- Benton-Franklin Health District**
7102 W. Okanogan Place, Kennewick, WA 99336
Phone: 460-4205
 - **Benton County Road Department**
620 Market Street, Prosser, WA 99350 -or-
102206 East Wiser Parkway, Kennewick, WA 99338
(509) 786-5611
 - **Benton County Building Division/ Fire Marshal**
102206 East Wiser Parkway, Kennewick, WA 99338
(509) 735-3500

Any information submitted to the Benton County Planning Division is subject to 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.



CONDITIONAL USE PERMIT APPLICATION

File No. _____

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Name of Applicant/Agent: _____

Mailing Address (with City, State & zip): _____

Phone #1: _____ Phone #2: _____

Email Address(es): _____

Signature: _____ Date: _____

Name of Property Owner(s) (if different): _____

Mailing Address (with City, State & zip): _____

Phone #1: _____ Phone #2: _____

Email Address(es): _____

Signature: _____ Date: _____

Signature: _____ Date: _____

**If there are additional owners please copy this section, sign, and attach to the application*

If the property is owned by a corporation, trust, partnership or LLC please complete the entity signature block below showing that the person signing has the authority to sign on behalf of the company.

ENTITY SIGNATURE BLOCK

Applicant/Legal Owner name: _____

Applicant/Legal Owner Contact Information: _____

Officer name: _____ Title: _____

Signature: _____ Date: _____

THE ABOVE SIGNED OFFICER OF (name of entity) _____ WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO PERMIT (name of applicant) _____ TO SUBMIT THIS APPLICATION AND THAT THE ABOVE SIGNED OFFICER HAS BEEN DULY AUTHORIZED AND INSTRUCTED TO EXECUTE THIS APPLICATION.

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PARCEL INFORMATION

1. Subject property address (including city): _____

2. Parcel number(s): _____

3. Total Acreage: _____

4. Access: County Road State Road/Highway Private Road

5. Utilities:

Power: Benton PUD Benton REA Other: _____

Sewer: Septic Tank City Sewer Other: _____

Water: Individual well(s) One well serving 2-4 lots One well serving 5+ lots
 City System Provider: _____
 Private System Provider name and address: _____

Gas: No **PRIVATE SYSTEM: ATTACH APPROVAL DOCUMENTATION**
 Yes Provider name: _____

Irrigation: No
 Yes Provider name: _____

6. Current use(s) on property: _____

7. What are you proposing to do that requires a Conditional Use Permit? _____

For the following proposed uses, please attach the appropriate addendum form:

Business Use, Detached Accessory Dwelling Unit, Child Care Facility (Type B), Bed & Breakfast, Mineral Extraction (Commercial Sand & Gravel), Commercial Kennel, Winery.

8. Additional comments or information: _____

If further explanation is needed for any of the questions above, please attach additional pages.

(FOR STAFF USE ONLY) Access: Y N Application Complete: Y N
Critical Areas: N Y: _____ Zoning: _____
Reviewed by: _____ Date: _____

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