

**EXHIBIT LIST FOR CUP 13-11
COLUMBIA RIVER STEEL/CONSTRUCTION, INC. - APPLICANT
PROSSER COMMUNITY CHURCH - OWNER**

BOARD OF ADJUSTMENT STAFF MEMO EXHIBIT LISTING			
BOAM 1 INCLUDES	EXHIBIT #	DOCUMENT NAME	DATE
	BOAM 1.1	Staff Memo	October 23, 2013
	BOAM 1.2	Notice of Application	September 24, 2013
	BOAM 1.3	Notice of Open Record Hearing	October 16, 2013
	BOAM 1.4	Determination of NonSignificance	October 11, 2013
	BOAM 1.5	Benton County Fire Marshal comments	September 26, 2013
	BOAM 1.6	Benton County Bld Dept. comments	September 27, 2013
	BOAM 1.7	Benton Co. Public Works comments	September 30, 2013
	BOAM 1.8	Benton PUD comments	September 30, 2013
	BOAM 1.9	Sunnyside Vly Irrigation Dist. comments	September 30, 2013
	BOAM 1.10	Benton Franklin Health Dist. comments	October 2, 2013
	BOAM 1.11	Bruce Etzel comments	October 9, 2013
	BOAM 1.12	Benton County Bld. Dept. comments	October 14, 2013
	BOAM 1.13	Site Map	September 19, 2013
	BOAM 1.14	Aerial of the site	
	BOAM 1.15	Picture of the site	October 24, 2013
	BOAM 1.16	Pictures of the site (2)	October 24, 2013
	BOAM 1.17	Pictures of the site (2)	October 24, 2013
BOARD OF ADJUSTMENT – APPLICATION EXHIBIT LISTING			
BOAR 1 INCLUDES	EXHIBIT #	DOCUMENT NAME	DATE
	BOAR 1.1	Conditional Use Application	September 18, 2013
	BOAR 1.2	Environmental Checklist	September 18, 2013
	BOAR 1.3	Plot Plan of the site	July 2, 2013
	BOAR 1.4	Aerial of the site – applicant	
	BOAR 1.5	Plot Plan of the site	
BOARD OF ADJUSTMENT EXHIBIT HEARING – NOVEMBER 7, 2013			
BOAH 1 INCLUDES	EXHIBIT #	DOCUMENT NAME	DATE
	BOAH 1.1		
	BOAH 1.2		

EXHIBIT SHEET – E-1 – Exhibit listing
BOAR – Board of Adjustment Record Exhibits
BOAM – Board of Adjustment Memo Exhibits
BOAH 1 - Documents submitted during the hearing

Benton County Planning Department

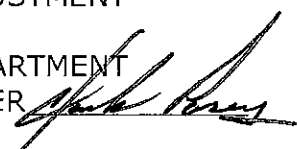
Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

BOAM 1.1

MEMO DATE: OCTOBER 23, 2013

MEETING DATE: NOVEMBER 7 2013

TO: BENTON COUNTY BOARD OF ADJUSTMENT

FROM: BENTON COUNTY PLANNING DEPARTMENT
CLARK A. POSEY, SENIOR PLANNER 

RE: CONDITIONAL USE PERMIT APPLICATION – CUP 13-11

APPLICANT: COLUMBIA RIVER STEEL/CONSTRUCTION, INC.
ATTN: JOHN FLODIN
813 WALLACE WAY
GRANDVIEW, WA 98930

PROPERTY OWNER: PROSSER COMMUNITY CHURCH
5305 HICKS ROAD
GRANDVIEW, WA 98930

SPECIFIC REQUEST

The applicant is requesting approval of a Conditional Use Permit for the operation of a church with the addition of a 10,000 square foot pre-engineered metal building to be used as a multi-purpose room.

This is a pre-existing Special Use Permit which was originally approved for a nursing home facility. The original applicant and owner have released all interest of the property as a nursing home and the property has been vacant for some time. The new owner submitted a new conditional use permit application to use the property as a Church facility and construct a new multi-purpose building of 10,000 sq. ft. This property was the old Walnut Grove Nursing Home.

BACKGROUND

Site Location: 5305 Hicks Rd Grandview, WA 98930 in the Southwest Quarter of the Northeast Quarter of Section 31, Township 9 North, Range 24 East, W.M. on Lot 1 of Short Plat 1522.

Land Use: The site is currently developed with a single-family dwelling and an accessory building with the surrounding areas being a mixture of residential dwellings and agricultural uses.

Zoning: The site and surrounding properties are zoned Rural Lands 5.

Comprehensive Plan: The Benton County Comprehensive Plan designation for the site and surrounding areas is "Rural Lands 5".

Washington State Environmental Policy Act: This project is categorically exempt from SEPA requirements.

11.16A.030 ALLOWABLE USES: The following use may be permitted on a single parcel of record within the Rural Lands Five Acre District (RL-5) if a conditional use permit is issued by the Board of Adjustment after notice and public hearing as provided by BCC 11.52.090.

(s) Church, provided structures used as part of the operation of the church collectively shall not exceed three thousand five hundred (3,500) square feet in size.

11.16A.050 USES REQUIRING A CONDITIONAL USE PERMIT.

The Benton County Code Section 11.16A.06 (In the Rural Lands 5 District) states that: "Any use not authorized or approved pursuant to BCC 11.16A.030, .040, and .050 is prohibited by laws of Benton County or the State of Washington,

(v) Church, if not otherwise allowed under BCC 11.16A.030. (over 3500 sq. ft.) requires a Conditional Use Permit.

11.16A.050 USES REQUIRING A CONDITIONAL USE PERMIT.

1. The following uses may be permitted on a single parcel of record within the Rural Lands Five Acre District (RL-5) if a conditional use permit is issued by the Board of Adjustment after notice and public hearing as provided by BCC 11.52.090.

2. Benton County Code Section 11.52.090(a) states:

"Conditional Use/Special Permit General Standards. The conditional use/special permit application process allows the Board of Adjustment to review the location and design of certain proposed uses, the configuration of improvements, and the potential impacts on the surrounding area. The application process also allows the Board of Adjustment to ensure development in each zoning district protects the integrity of that district. The notice, hearing, decision and enforcement procedures are as set forth herein and in BCC 11.52.089.

Certain uses are classified as conditional uses/special uses because of their unusual nature, infrequent occurrence, special requirements, or potentially significant impacts to the environment, public infrastructure or adjacent properties, and/or possible safety hazards and other similar reasons.

3. Benton County Code Section 11.52.090(d) states:

"Conditional Use/Special Permit—Permit Granted or Denied. A conditional use/special permit shall be granted only if the Board of Adjustment can make findings of fact based on the evidence presented sufficient to allow the Board of Adjustment to conclude that, as conditioned, the proposed use:

(1) Is compatible with other uses in the surrounding area or is no more incompatible than are 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;

(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; and

If reasonable conditions cannot be imposed so as to allow the Board of Adjustment to make the conclusions required above, the conditional use/special permit application shall be denied."

FINDINGS OF FACT

Based on the application and information received the planning staff makes the following findings.

1. The applicant is Columbia River Steel/Construction, Inc. ATTN: John Flodin – 813 Wallace Way – Grandview, WA 98930 with the property owner being the Prosser Community Church. The site is located at 5305 Hicks Rd Grandview, WA 98930 in the Southwest Quarter of the Northeast Quarter of Section 31, Township 9 North, Range 24 East, W.M. on Lot 1 of Short Plat 1522.

2. The applicant is requesting approval of a Conditional Use Permit for the operation of a Church and multi-purpose building on 5.25 acres.

3. The application for CUP 13-11 was submitted to Benton County on September 18, 2013 and was deemed complete for processing on September 19, 2013.

4. The notice for the Benton County Board of Adjustment Open Record Hearing for application CUP 13-11 was published on September 22, 2013 in the Tri-City Herald and mailed to property owners of record within 300 feet of the outer boundaries of the parcel. The Open Record Hearing is scheduled for November 7, 2013.

5. A Determination of Non-Significance (DNS) was determined and issued for EA 13-23 on October 11, 2013.

6. The site is currently developed with two (2) single-family residential buildings on the property.

7. The Benton County Comprehensive Plan designates the site and surrounding areas as "Rural Lands 5".

8. The surrounding areas are developed with residential structures and agricultural uses so the proposed use as shown in the application would not hinder or discourage the development of permitted uses on neighboring properties in the Rural Lands 5 Zone.

9. The Benton-Franklin Health District comments are noted below and are attached to this memo:

(1) In accordance with the Existing Septic System evaluation that was approved by this office for this property, the proposed multipurpose building shall not have its own individual on-site septic system. The users of this building must utilize the bathrooms located in the existing building directly east of the purposed multipurpose building. The existing building has its own on-site septic system that was approved to service the congregation utilizing the proposed new building.

(2) The maximum number of individuals/attendees that can utilize the on-site septic system, which serves the existing building (Under Permit #1740), is 275 persons per day. This number includes any and all church attendees, individuals participating in bible study, etc.

10. The Benton County Building Department comment that building permits will be required.

11. The existing building is currently vacant. The facility was a nursing home with a fully operable sprinkler and fire detection system, prior to the building being vacated.

DISPOSITION OF THE APPLICANT'S REQUEST

A conditional use/special permit shall be granted only if the Board of Adjustment can make findings of fact based on the evidence presented sufficient to allow the Board of Adjustment to conclude that, as conditioned, the proposed use:

(1) is compatible with other uses in the surrounding area or is no more incompatible than are 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;

(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; and

CONDITIONS OF APPROVAL

If the Board of Adjustment decides to approve Conditional Use Permit Application CUP 13-11, based on the information presented at the public hearing and after making such findings that support that decision, the Planning Department recommends that the following conditions be included:

1. The applicant shall not conduct any of the activities within the scope of Conditional Use Permit CUP 13-11 until the applicant is in compliance with the following conditions. The applicant shall notify the Benton County Planning Department in writing when the conditions set forth herein have been completed. The Planning Department shall not issue the conditional use permit until those conditions have been met. The conditional use permit shall not become effective until issued by the Planning Department.

2. If the conditions of approval have not been met and the Planning Department does not issue the conditional use permit within one (1) year from the time the Board of Adjustment conditionally approved the conditional use permit then the Board of Adjustment may declare its approval null and void at a regular Board of Adjustment meeting. Prior to doing so, the applicant shall be notified in writing at the applicant's last known address at least twelve (12) days in advance of the upcoming Board of Adjustment meeting.

3. The Benton County Fire Marshal has the following requirements:

- a. The new addition will be required to be fully sprinkled, and the existing fire protection systems and hydrants will need to be tested by personnel certified by the State Fire Marshal's Office.

- b. The new sprinkler system is to be designed and installed by personnel certified by the State Fire Marshal's Office. A letter from the installing company shall be sent to the County Fire Marshal stating the system was installed in accordance to the National Fire Protection Association 13.

- c. The system shall have its own inspectors test valve located at the remote end of the system.

d. The County Fire Marshal shall witness the hydrostatic test and main drain test for the new system.

e. Fire extinguishers will be located by the County Fire Marshal prior to the final inspection.

4. For zoning restrictions, all of the activities must be contained to the areas located within the site plan submitted with the application of Conditional Use Permit CUP 13-11.

5. That the applicant continues to comply with the Benton Franklin Health District codes and regulations and any changes or modifications to the original submitted plan must be approved by the Health District and verification provided to the Benton County Planning Department.

PLEASE NOTE:

In accordance with the existing Septic System Evaluation that was approved by the Health District for this property, the proposed multipurpose building shall not have its own individual on-site system. The users of this building must utilize the bathrooms located in the existing building directly east of the multipurpose building. The existing building has its own on-site septic system that was approved to service the congregation utilizing the proposed building.

The maximum number of individuals or attendees allowed to utilize the on-site septic system that serves the existing building (under permit# 1740), is 275 persons per day. This number includes any and all church attendees or individuals participating in bible study, etc. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 13-11 is in effect. The maximum occupancy for the facility is 275.

6. No parking within any part of the road right of way will be allowed. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 13-11 is in effect.

7. That any proposed outdoor lighting associated with this conditional use permit is deflected downward to avoid unnecessary glare on neighboring parcels. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 13-11 is in effect.

8. That the property owner and the proprietor(s) of the business shall comply with all the requirements of the Benton County Building Department, the Benton County Fire Marshal, the Benton-Franklin District Health Department, and all other local, state and federal regulations pertinent to the conditional use permit pursued. The requirements of or permission granted by the Board of Adjustment shall not be construed as an exemption from such regulations.

9. The Benton County Planning Department, Benton County Building Department, the Benton County Fire Marshal and the Benton-Franklin District Health

District must approve any changes or modifications to the original submitted application. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 13-11 is in effect.

10. Any and all approaches onto Hicks Road must be paved to meet County Standard Plan 96-05 for Multi-Use and Commercial access.

Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

BOAM 1.2

NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN that there has been proposed to the Benton County Planning Department the following application:

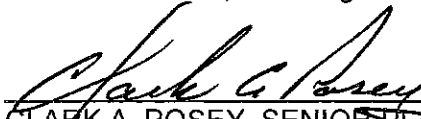
EA 13-23/CUP 13-11 dated June 28, 2013, received by the Planning Department on September 18, 2013 and deemed complete for processing on September 19, 2013. The applicant is proposing to operate a church in an existing structure with the addition of a 10,000 square foot pre-engineered metal building to be used as a multi-purpose room. Location: 5305 Hicks Road – Grandview on Lot 1 of Short Plat 1522 in Section 31, Township 9 North, Range 24 East, W.M.: Applicant: Columbia River Steel/Construction, Inc.

NOTICE IS GIVEN that said proposal will be reviewed under the requirements of the State Environmental Policy Act. The Benton County Planning Department expects to issue a Determination of Non-Significance (DNS) with respect to this proposal and its environmental impacts utilizing the optional DNS process set forth in WAC 197-11-355. A copy of the subsequent threshold determination for this proposal may be obtained from the Benton County Planning Department.

NOTICE IS GIVEN that all concerned persons will have fourteen (14) days from the date of publication of this notice to comment in writing on this action. This comment period may be the only opportunity to comment on the environmental impacts of this proposal. Comments should be submitted to the Benton County Planning Department, P.O. Box 910, Prosser, WA 99350 or emailed to planning.department@co.benton.wa.us. 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.

Further information on this action can be obtained by contacting Clark A. Posey, Senior Planner – Benton County Planning Department at P O Box 910 – Prosser, WA 99350 or by calling Prosser at 509-786-5612 or 736-3086 – Tri-Cities.

Dated at Prosser, Washington on this 24th day of September, 2013.



CLARK A. POSEY, SENIOR PLANNER
BENTON COUNTY PLANNING DEPARTMENT

PUBLISH ON: Friday, September 27, 2013

Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086 Fax: (509) 786-5620

NOTICE OF OPEN RECORD HEARING

BOAM 1.3

NOTICE IS HEREBY GIVEN that the following application(s) have been proposed to the Benton County Board of Adjustment, Benton County, Washington.

CONDITIONAL USE PERMIT – CUP 13-11/EA 13-23: The applicant is requesting a conditional use permit to operate a church in an existing structure with the addition of a 10,000 square foot pre-engineered metal building to be used as a multi-purpose room. The application was submitted on September 18, 2013 and the written date of completion on this action was September 23, 2013. The site is located at 5305 Hicks Road – Grandview on Lot 1 of Short Plat 1522 in Section 31, Township 9 North, Range 24 East, W.M. Applicant: Columbia River Steel/Construction, Inc.

NOTICE IS GIVEN that said application(s) will be considered by the Board of Adjustment of Benton County, Washington at the public hearing(s) on **Thursday, November 7, 2013 beginning at the hour of 7 p.m. in the Planning Annex – 1002 Dudley Avenue – Prosser, WA 99350.** All concerned persons may appear and present any support for or objections to the applications or provide written testimony to the Board of Adjustment in care of the Planning Department on or before the date of the hearings. More information concerning these actions can be obtained by contacting Clark A. Posey, Senior Planner at the Benton County Planning Department, 1002 Dudley Avenue, P O Box 910, Prosser, WA 99350 or by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser).

NOTICE IS FURTHER GIVEN that said application EA 13-23 has been reviewed under the requirements of the State Environmental Policy Act. A Determination of Non-Significance for EA 13-23 was reviewed under the requirements of the State Environmental Policy Act. A Determination of Non-Significance was issued on October 11, 2013. Accordingly, an Environmental Impact Statement is not required.

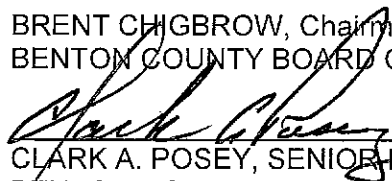
NOTE: ANY INFORMATION SUBMITTED TO BENTON COUNTY IS SUBJECT TO THE PUBLIC RECORDS DISCLOSURE LAW FOR THE STATE OF WASHINGTON (RCW CHAPTER 42.17) AND ALL OTHER APPLICABLE LAW THAT MAY REQUIRE THE RELEASE OF THE DOCUMENTS TO THE PUBLIC

It is Benton County's policy that no qualified individual with a disability shall, by reason of such disability be excluded from participation in or be denied the benefits of its services, programs, or activities or be subjected to discrimination. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please download and submit the Accommodation Request Form 48 hours prior to the date of the meeting. The form is located on the Benton County website which is www.co.benton.wa.us under the Personnel Department or contact the Benton County Planning Department at the numbers noted above for assistance.

It is suggested that if you plan on attending the hearing that you call the Benton County Planning Department the afternoon of the hearing by 4 p.m. to confirm that the hearing will be conducted as scheduled.

Dated at Prosser, Washington on this 16th day of October, 2013.

BRENT CHIGBROW, Chairman
BENTON COUNTY BOARD OF ADJUSTMENT


CLARK A. POSEY, SENIOR PLANNER
BENTON COUNTY PLANNING DEPARTMENT

PUBLISH: Tuesday, October 22, 2013

DETERMINATION OF NONSIGNIFICANCE

BOAM 1.4

Description of proposal: The applicant is proposing to operate a church in an existing structure with the addition of a 10,000 square foot pre-engineered metal building to be used as a multi-purpose room.

Proponent Columbia River Steel/Construction, Inc.
ATTN: John Flodin
813 Wallace Way
Grandview, WA 98930

File No. EA 13-23

Location of proposal: The site is located at 5305 Hicks Road Grandview on Lot 1 of Short Plat 1522 in Section 31, Township 9 North, Range 24 East, W.M.

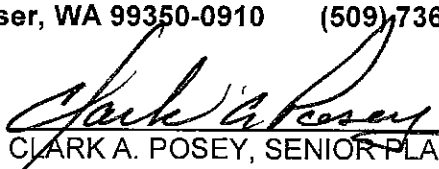
Lead agency BENTON COUNTY

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

THERE IS NO COMMENT PERIOD FOR THIS DNS DETERMINATION

Responsible Official MICHAEL E. SHUTTLEWORTH, PLANNING MANAGER
Benton County Planning Dept.
Post Office Box 910 PHONE: (509) 786-5612
Prosser, WA 99350-0910 (509) 736-3086

Date October 11, 2013


CLARK A. POSEY, SENIOR PLANNER

[X] There is no agency appeal.

DISTRIBUTION:

Benton County Building Office
Department of Natural Resources
Benton Clean Air Authority*
Benton-Franklin Dist. Health Department
Department of Transportation
Washington State Department of Health
Department of Ecology - Olympia* Yakima
Fire District No. 3 and 5
Benton County Fire Marshal
Dept. of Fish and Wildlife
Dept. of Reclamation
Dept. of Archeological/Historic Preservation
Bureau of Land Management
Futurewise
Benton County Engineer
Corps of Engineers
Natural Resources Conservation District
Department of Agriculture

Benton County Fire Marshal's Comments
Planning Department's Referral Forms

BOAM 1.5

TO: Clark Posey

EA 13-23 & CUP 13-11

Date Received 9-26-13

Date Returned 10-11-13

Applicant's Comments: John Flodin, Columbia Bldg River Steel & Construction, 813 Wallace Way Grandview, WA. 98944, 882-4680, proposes operate a church in an existing structure with the addition of 10,000 sq.ft building which is pre-engineered and will be used as a multi-purpose occupancy.

Fire Marshal's Comments: The existing building is currently vacant. Before its vacancy, it was a nursing home with fully operable sprinkler and fire detection system.

Requirements:

- The new addition will be required to be fully sprinklered, and the existing fire protection systems and hydrants will need to be tested by personnel certified by the State Fire Marshal's Office.
- The new sprinkler system is to designed and installed by personnel certified by the State Fire Marshal's Office. A letter from the installing company shall be sent to the County Fire Marshal stating the system was installed in accordance to National Fire Protection Association 13.
- The system shall have its own inspectors test valve located at the remote end of the system.
- The County Fire Marshal shall witness the hydrostatic test and main drain test for the new system.
- Fire extinguishers will be located by the County Fire Marshal prior to the final inspection.

RECEIVED

OCT 11 2013

Benton County
Planning Department

Donna Hutchinson

From: Steve Brown
Sent: Friday, September 27, 2013 7:28 AM
To: Planning Department
Subject: RE: Utility Review letter for CUP 13-11 - Columbia River Steel/Construction, Inc.

Permit req. – Steve Brown, Building Dept. Manager

From: Planning Department
Sent: Thursday, September 26, 2013 2:15 PM
To: Steve Becken; Benton-Franklin Dist. Health Dept.; Wash. St. Dept. of Health; Wash. St. Dept. of Health; Washington State Department of Health; Washington State Dept. of Health (mark.slotman@doh.wa.gov); BENTON PUD; Sunnyside Valley Irrigation District; Sunnyside Valley Irrigation District; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Benton PUD - Sunford; Benton PUD - Vosahlo; BENTON, PUD - Smith
Subject: Utility Review letter for CUP 13-11 - Columbia River Steel/Construction, Inc.

Attached to this email is the Utility Review Letter for CUP 13-11 – Columbia River Steel/Construction, Inc. please return any comments within the seven day period. If additional comment time is needed please let the Planning Department know. Thank you.

Benton County Planning Department
P O Box 910
Prosser, WA 99350
Tel: 509-786-5612 – Prosser
Tel: 736-3086 – Tri-Cities
Fax: 509-786-5629

RECEIVED

SEP 27 2013

**Benton County
Planning Department**

Carel Hiatt

From: Steve Becken
Sent: Monday, September 30, 2013 10:18 AM
To: Planning Department
Subject: RE: Notice of Application for EA 13-23 Columbia River Steel/Construction, Inc.

The approaches are to be constructed to meet the requirements of 96-05.

Steven W. Becken

Public Works Manager
509-786-5611 (Prosser)
509-786-3084 (TriCities)

RECEIVED

SEP 30 2013

Benton County
Planning Department

From: Planning Department
Sent: Thursday, September 26, 2013 2:38 PM
To: Department of Natural Resources (audieHuber@ctuir.org); Dept. of Natural Resources; Dept. of Natural Resources; Dept. of Natural Resources; tyler.thompson@bentoncleanair.org; Benton Clean Air Authority (robin.priddy@bentoncleanair.org); rob.rodger@bentoncleanair.org; Benton-Franklin Dist. Health Dept.; Dept. of Transportation, TDM Coordinator Planning Supervisor; Dept. of Transportation Paul Gonseth; Wash. St. Dept. of Health; Wash. St. Dept. of Health; Washington State Dept. of Health (mark.slotman@doh.wa.gov); Department of Ecology; Department of Ecology - SEPA Unit; US Corps of Engineers (tim.r.erkel@usace.army.mil); US Corps of Engineers (cenww-re@usace.army.mil); Department of Fish/Wildlife Hayes; Dept. of Fish and Wildlife, Michael W. Ritter; Bureau of Land Management; Futurewise - Roberta Lewandowski; Futurewise; Futurewise - K. Klitzke; Department of Agriculture; Natural Resources Conservation Service; Steve Becken; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Dept. of Ecology, Donna Bunten; BUREAU, RECLAMATION; [cgarner \(cgarner@usbr.gov\)](mailto:cgarner@usbr.gov); [chelberg \(chelberg@usbr.gov\)](mailto:chelberg@usbr.gov); [tmccoy \(tmccoy@usbr.gov\)](mailto:tmccoy@usbr.gov); Dept Historic/Archeology; Dept. of Archaeology and Historic Preservation
Subject: Notice of Application for EA 13-23 Columbia River Steel/Construction, Inc.

Attached to this email is the Notice of Application for EA 13-23 – Columbia River Steel/Construction, Inc. in which the applicant is proposing to operate a church in an existing structure with the addition of a 10,000 square foot pre-engineered metal building to be used as a multi-purpose room.

The Notice of Application will be published in the Tri-City Herald on Friday, September 27, 2013.

If you have any questions with regards to this matter, please do not hesitate to contact the Benton County Planning Department.

Benton County Planning Department
P O Box 910
Prosser, WA 99350
Tel: 509-786-5612 – Prosser
Tel: 736-3086 – Tri-Cities
Fax: 509-786-5629

Carel Hiatt

From: Ken Klander <klanderk@bentonpud.org>
Sent: Monday, September 30, 2013 8:13 AM
To: Planning Department
Subject: RE: Utility Review letter for CUP 13-11 - Columbia River Steel/Construction, Inc.

No comment.

Ken Klander
Distribution Design Tech 1
Benton PUD
509-582-1241
P.O. Box 6270
Kennewick WA 99336-0270

From: Planning Department [<mailto:Planning.Department@co.benton.wa.us>]
Sent: Thursday, September 26, 2013 2:15 PM
To: Steve Becken; Benton-Franklin Dist. Health Dept.; Wash. St. Dept. of Health; Wash. St. Dept. of Health; Washington State Department of Health; Washington State Dept. of Health (mark.slotman@doh.wa.gov); Ken Klander; Sunnyside Valley Irrigation District; Sunnyside Valley Irrigation District; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Rick Sunford; Jeff Vosahlo; David Smith
Subject: Utility Review letter for CUP 13-11 - Columbia River Steel/Construction, Inc.

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Benton County Planning Department
P O Box 910
Prosser, WA 99350
Tel: 509-786-5612 – Prosser
Tel: 736-3086 – Tri-Cities
Fax: 509-786-5629

Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a public entity may be disclosable to third party requesters under the Public Records Act.

Carel Hiatt

From: Kouyian, Tinker <kouyant@svid.org>
Sent: Monday, September 30, 2013 8:43 AM
To: Planning Department
Subject: RE: Utility Review letter for CUP 13-11 - Columbia River Steel/Construction, Inc.
Attachments: 20130930084230211.pdf

Greetings:

Please see attached.

Call or email if you have any questions.

RECEIVED

Thank you.

Tinker Kouyian

Sunnyside Valley Irrigation District

P.O. Box 239

Sunnyside, WA 98944

(509) 837-6980

kouyant@SVID.org

(509) 837-2088

SEP 30 2013

**Benton County
Planning Department**

From: Planning Department [<mailto:Planning.Department@co.benton.wa.us>]

Sent: Thursday, September 26, 2013 2:15 PM

To: Steve Becken; Benton-Franklin Dist. Health Dept.; Wash. St. Dept. of Health; Wash. St. Dept. of Health; Washington State Department of Health; Washington State Dept. of Health (mark.slotman@doh.wa.gov); BENTON PUD; Kouyian, Tinker; Cowin, Ron; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Benton PUD - Sunford; Benton PUD - Vosahlo; BENTON, PUD - Smith

Subject: Utility Review letter for CUP 13-11 - Columbia River Steel/Construction, Inc.

Attached to this email is the Utility Review Letter for CUP 13-11 – Columbia River Steel/Construction, Inc. please return any comments within the seven day period. If additional comment time is needed please let the Planning Department know. Thank you.

Benton County Planning Department

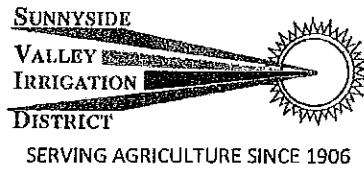
P O Box 910

Prosser, WA 99350

Tel: 509-786-5612 – Prosser

Tel: 736-3086 – Tri-Cities

Fax: 509-786-5629



September 26, 2013

Clark A. Posey, Senior Planner
Benton County Planning/Building Department
Planning Annex
P.O. Box 910
Prosser, WA 99350

Re: File No. **CUP 13-11**
Parcel: **1-3194-101-1522-001**
Landowner: **Prosser Community Church**

Dear Mr. Clark:

This office has reviewed the proposed project. Sunnyside Valley Irrigation District (SVID) has the following comments:

1. SVID does not have any facilities within the parcel for development.

Thank you for the opportunity to comment on this proposed project. If you have any questions, please feel free to contact Tinker Kouyian at (509) 837-6980 or Kouyiant@SVID.org.

Sincerely,

Ron C. Cowin, P.E.
Assistant Manager -- Engineering

Clark Posey

From: Shawn Brown <shawnb@bfhd.wa.gov>
Sent: Wednesday, October 02, 2013 10:38 AM
To: Clark Posey
Subject: Utility Review letter for CUP 13-11 - Columbia River Steel/Construction, Inc.

Mr. Posey:

After reviewing this proposal from Columbia River Construction regarding the property at 5305 Hicks Road (Owned by Prosser Community Church) this office has the following comments:

- In accordance with the Existing Septic System evaluation that was approved by this office for this property, the proposed Multipurpose building shall not have its own individual on-site septic system. The users of this building must utilize the bathrooms located in the existing building directly East of the proposed Multipurpose building. The existing building has its own on-site septic system that was approved to service the congregation utilizing the proposed new building.
- The maximum number of individuals/attendees that can utilize the on-site septic system, which serves the existing building (Under Permit # 1740), is 275 persons per day. This number includes any and all church attendees, individuals participating in bible study, etc.

Shawn Brown
Environmental Health Specialist II
(509)460-4320
Benton-Franklin Health Department
7102 W. Okanogan Place Kennewick, WA

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OCT 2 - 2013

Benton County
Planning Department

From: Clark Posey [mailto:Clark.Posey@co.benton.wa.us]
Sent: Monday, September 30, 2013 10:59 AM
To: Shawn Brown
Subject: RE: Utility Review letter for CUP 13-11 - Columbia River Steel/Construction, Inc.

You're right, It is Monday.....

Morning Shawn,

We have 60 VEHICLE maximum obviously, no more than 4 persons per car that would give a total of 240 people. Applicant states, Multipurpose building. Application states that parking area will decrease 50 spaces.

Maybe the Building Department has a user number. They would need it to determine the number of exits that would be required for an Assembly structure.

Clark

From: Shawn Brown [<mailto:shawnb@bfhd.wa.gov>]
Sent: Monday, September 30, 2013 9:06 AM
To: Clark Posey
Subject: Utility Review letter for CUP 13-11 - Columbia River Steel/Construction, Inc.

Clark:

Hey Happy Monday right!!!nope never mind. Can't pull that off on a Monday. Hope you had a good weekend. I have a quick question for you regarding this proposal. I hadn't expected that they were going to propose to build so quickly on that property, from my discussions with the owner he sounded like they wouldn't be actually constructing the 10,000 sqft building for a few years. Anyways to get to my point, that 10,000 sq ft building they are proposing, has Randy Fox discussed the maximum number of church users that building will hold on its busiest day? I didn't see those numbers in the application page. With the max # of users per day being 275 total for the on-site septic system serving the church we need to make sure that this proposed 10,000 building and the original building combined don't exceed 275 users per day, as opposed to just the original structure utilizing that entire design flow (1,100 GPD for 275 users @ 4 GPD) as was originally proposed. Please shoot me over that info when ya get a moment if you have it. As always thanks Clark.

Shawn Brown
Environmental Health Specialist II
(509)460-4320
Benton-Franklin Health Department
7102 W. Okanogan Place Kennewick, WA

From: Rick Dawson
Sent: Friday, September 27, 2013 9:12 AM
To: Shawn Brown
Subject: FW: Utility Review letter for CUP 13-11 - Columbia River Steel/Construction, Inc.

James R. (Rick) Dawson
Supervisor
Land Use, Sewage and Water Section
Benton-Franklin Health District
7102 W. Okanogan Place
Kennewick, WA 99336
509-460-4313

From: Planning Department [<mailto:Planning.Department@co.benton.wa.us>]
Sent: Thursday, September 26, 2013 2:15 PM
To: Steve Becken; Rick Dawson; Wash. St. Dept. of Health; Wash. St. Dept. of Health; Washington State Department of Health; Washington State Dept. of Health (mark.slotman@doh.wa.gov); BENTON PUD; Sunnyside Valley Irrigation District; Sunnyside Valley Irrigation District; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Benton PUD - Sunford; Benton PUD - Vosahlo; BENTON, PUD - Smith
Subject: Utility Review letter for CUP 13-11 - Columbia River Steel/Construction, Inc.

Attached to this email is the Utility Review Letter for CUP 13-11 – Columbia River Steel/Construction, Inc. please return any comments within the seven day period. If additional comment time is needed please let the Planning Department know. Thank you.

Benton County Planning Department

P O Box 910
Prosser, WA 99350
Tel: 509-786-5612 – Prosser
Tel: 736-3086 – Tri-Cities
Fax: 509-786-5629

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Clark Posey

From: Etzel <etzel@bentonrea.com>
Sent: Wednesday, October 09, 2013 9:05 PM
To: Clark Posey
Subject: EA 13-23/CUP 13-11 The Prosser Community Church Project

We are happy to see that the Prosser Community Church is going to build and renovate the old nursing home. The building has been idle for a long time and making it useful again would be great. We hope the County will work with them to understand all their options to maximize the facilities' potential.

We live directly across the street from the site and have no problem with the application. In fact, we are thrilled that it will be useful again.

Bruce & Diane Etzel

RECEIVED

OCT 10 2013

**Benton County
Planning Department**

Carel Hiatt

From: Steve Brown
Sent: Monday, October 14, 2013 10:03 AM
To: Planning Department
Subject: RE: DNS for EA 13-23

Permit req. -Steve Brown, Building Dept. Manager

From: Planning Department
Sent: Friday, October 11, 2013 5:00 PM
To: Benton Clean Air Authority-Priddy (robin.priddy@bentoncleanair.org); Benton Clean Air Authority-Rodger (rob.rodger@bentoncleanair.org); tyler.thompson@bentoncleanair.org; Benton-Franklin Dist. Health Dept.; Bureau of Land Management Mark Hatchel; Dept. of Archaeology & Historic Preservation - Stephenie Kramer; Dept. of Archaeology and Historic Preservation - Kaehler; Dept. of Ecology; Dept. of Ecology ; Dept. of Fish and Wildlife - Paul LaRiviere; Dept. of Fish and Wildlife-Mark Teske; Dept. of Fish and Wildlife, Eric Bartrand; Dept. of Fish and Wildlife, Michael W. Ritter; Dept. of Natural Resources; Dept. of Natural Resources; Dept. of Transportation, TDM Coordinator Planning Supervisor; Dept. of Transportation- Paul G; Fire District #3 Doug Merritt; Futurewise; Futurewise - Roberta Lewandowski; Futurewise - K. Klitzke; Wash. St. Dept. of Health; US Corps of Engineers (cenww-re@usace.army.mil); Natural Resources Conservation Service; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Bureau of Reclamation - C. Garner (cgarner@usbr.gov); Bureau of Reclamation - McCoy (tmccoy@usbr.gov); Bureau of Reclamation - Vjarro (dvjarro@usbr.gov); Bureau of Reclamation (chelberg@usbr.gov); Bureau of Reclamation -McKinley (cmckinley@usbr.gov)
Subject: DNS for EA 13-23

Attached for your records please find a copy of the DNS for EA 13-23.

Benton County Planning Department
P.O. Box 910
1002 Dudley Avenue
Prosser WA 99350
509-786-5612/509-736-3086
Fax: 509-786-5629

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OCT 15 2013

Benton County
Planning Department

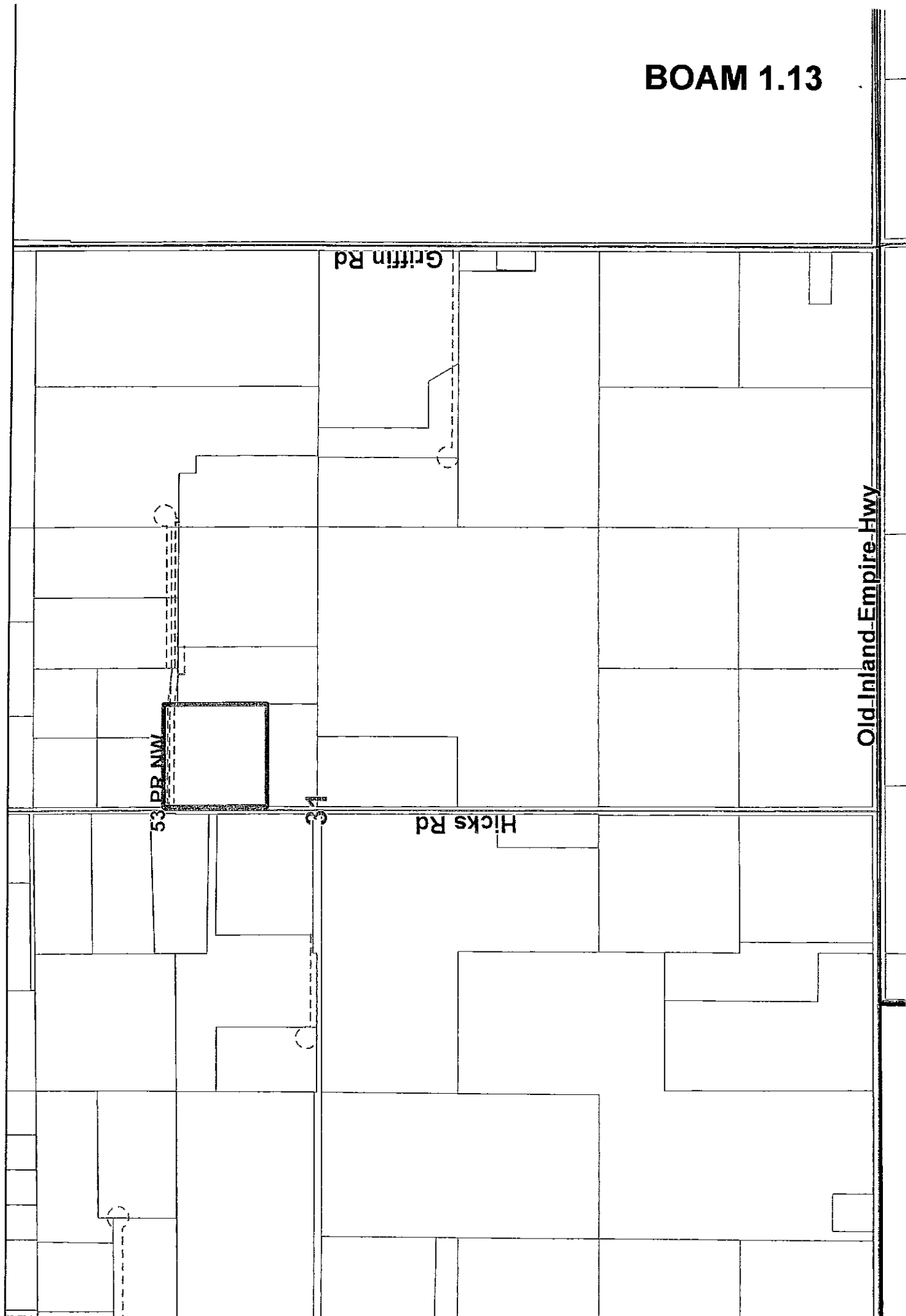


BENTON COUNTY
PLANNING
DEPARTMENT

SECTION 37, TOWNSHIP 9 N, RANGE 24 E, AS 1, W.M.
CONDITIONAL USE PERMIT # 13-23
PROSSER COMMUNITY CHURCH 1-1394-101-1522-001
MAP PRINTED SEPTEMBER 19, 2013

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accept liability for accuracy of the information shown
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Geographic Information Systems and is prepared
for presentation purposes only.

BOAM 1.13

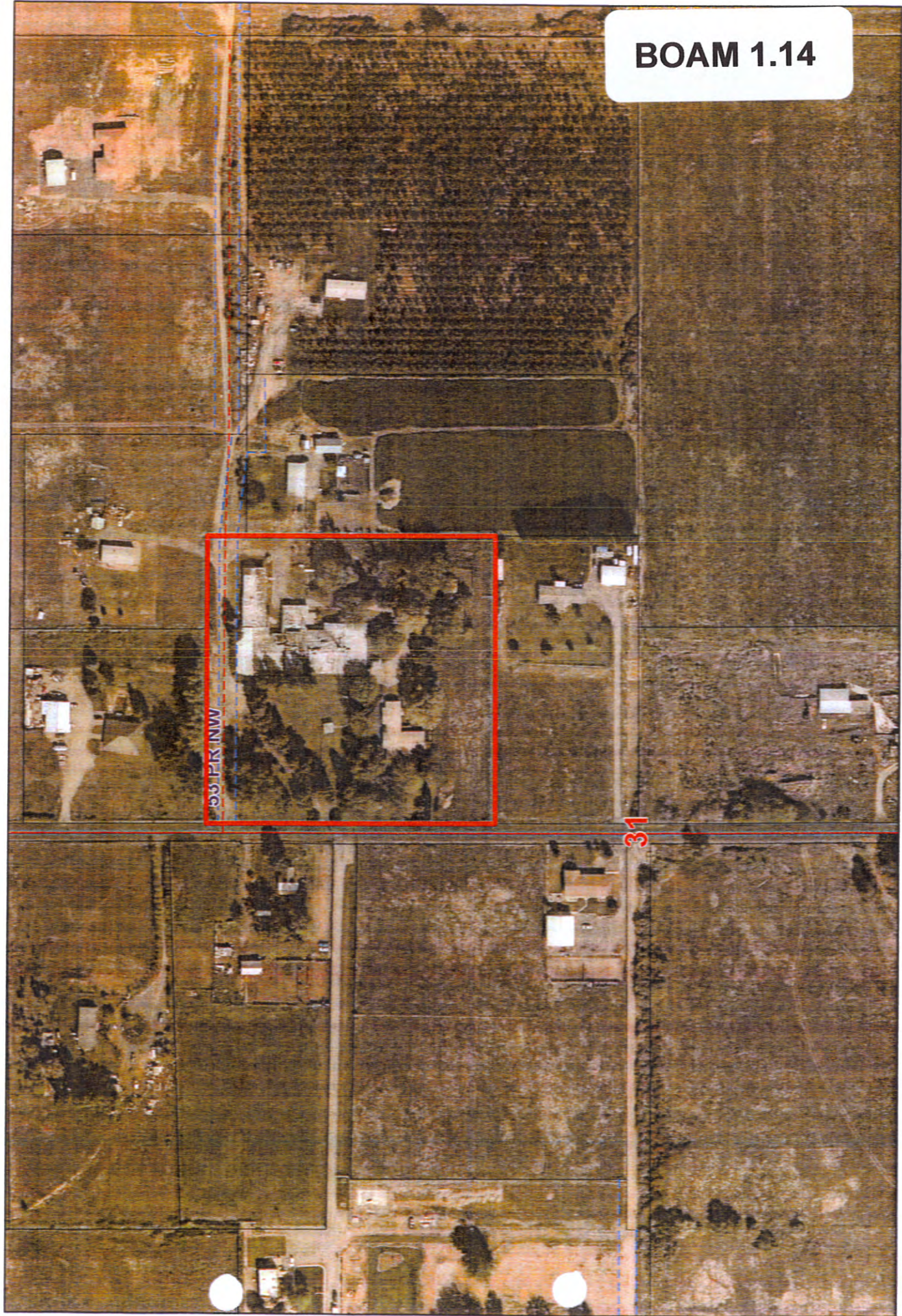




BENTON COUNTY
PLANNING
DEPARTMENT

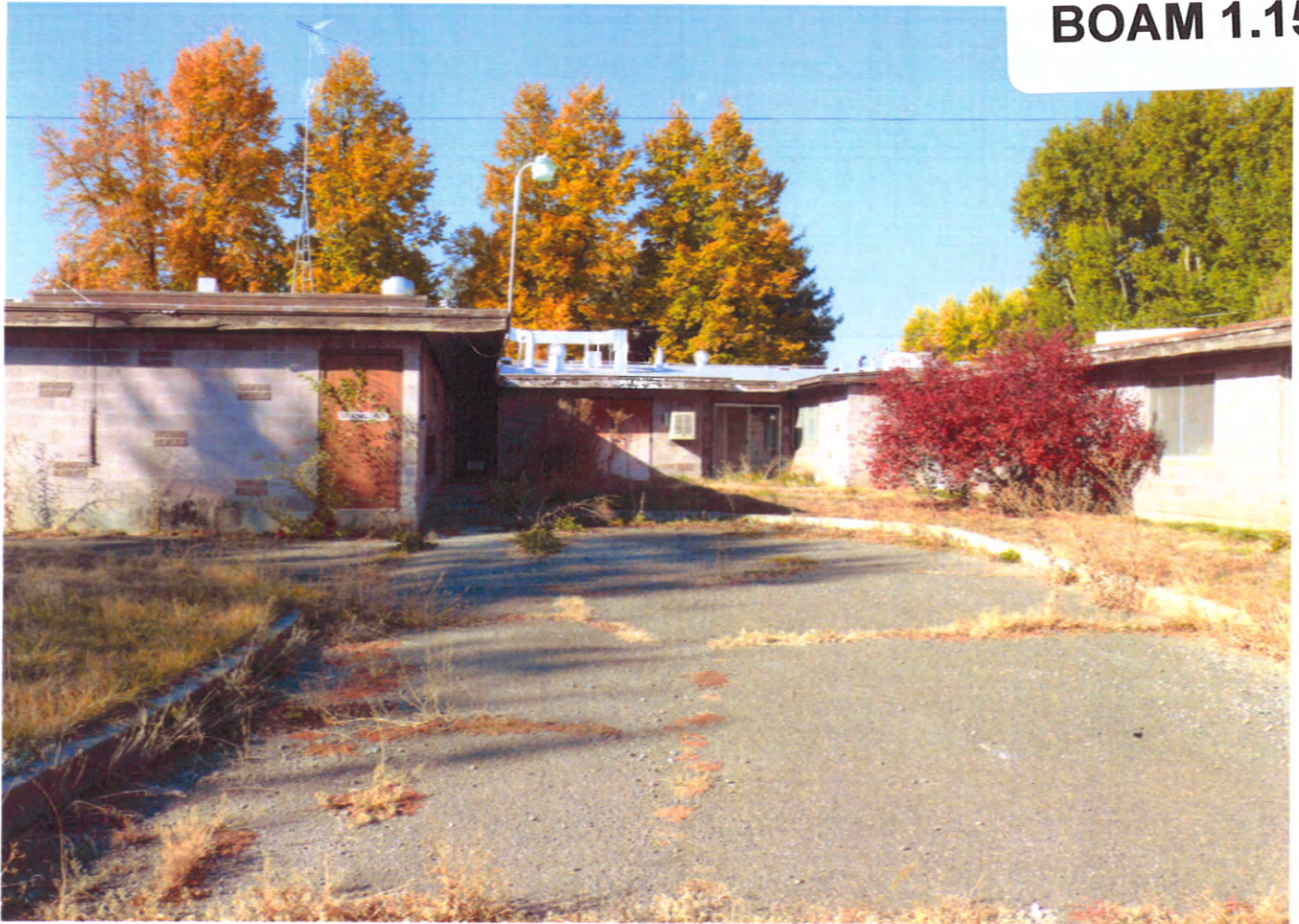
SECTION 31, TOWNSHIP 9 NORTH, RANGE 24 EAST, W.M.
CONDITIONAL USE PERMIT **MAP** # 13-23
PROSSER COMMUNITY CHURCH 1-1394-101-1522-001
MAP PRINTED SEPTEMBER 19, 2013

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BOAM 1.14

BOAM 1.15



October 24, 2013



October 24, 2013





October 24, 2013



BENTON COUNTY PLANNING DEPARTMENT
CONDITIONAL USE/SPECIAL PERMIT APPLICATION
FILE NO. 27865

RECEIVED BOAR 1.1

SEP 18 2013

Benton County
Planning Department

1. Applicant Name COLUMBIA River Steel & Const. INC.
Applicant Address: 813 WALLACE WAY
GRANDVIEW, WA 98944
Telephone number: Home _____ Work 509-882-4680
2. Legal owners name: PROSSER COMMUNITY CHURCH
Legal Owners address: 5305 HICKS RD.
GRANDVIEW, WA 98930
Telephone number: Home _____ Work 509-832-2739
3. Parcel Number or Legal description of property for which permit is for: 1-3194-101-1522-001
4. If you are amending a previous conditional use/special use permit - please list the file number(s):
NO
5. The Conditional Use/Special Permit is requested to conduct the following use: **Please be as specific and detailed as possible. Use additional paper if necessary.**
ADD A NEW 10,000 S.F. MULTI-PURPOSE BLD. TO
SITE. PROPERTY TO BE USED TO RELOCATE
PROSSER COMMUNITY CHURCH
6. The property will be served by:
WATER: Well ☒ Private System _____ City System _____
SEWER: Septic Tank ☒ City Sewer _____
POWER: PUD ☒ REA _____
PHONE: Yes ☒ No _____ Name of Utility CENTURY LINK
GAS: Yes ☐ No ☒ Name of Utility _____
CABLE: Yes ☐ No ☒ Name of Utility _____
IRRIGATION: Yes ☒ No _____ Name of Utility BUILD
PRIVATE IRR. Yes ☒ No _____
7. Total acres of property: 5.25 Zoning Classification of Property: INSTITUTIONAL LODGING
Comprehensive Plan Designation CHURCH FELLOWSHIP, CLASS ROOMS,
8. Describe existing structures and/or uses currently existing on your property, such as well, septic residential dwelling, garage, etc.: PROPERTY IS VACANT BUT WAS
USED AS A NURSING HOME FOR THE ELDERLY AND ILL. SITE
HAS EXISTING WELL, SEPTIC & UTILITIES
9. Describe existing structures and present land uses in the surrounding area of your property:
RESIDENTIAL, PASTURE LAND & SOME ACTIVE FARMING
IN SURROUNDING AREA

10. Please answer the following questions. **PLEASE BE SPECIFIC - USE ADDITIONAL PAPER IF NECESSARY.**

- a. Is there a residence on site? Yes ☒ No ☐
- b. Does at least one of the proprietors of the business own or lease the property where the business and the residence are located? Yes ☒ No ☐
- c. Does at least one of the proprietors live in said residence? Yes ☐ No ☒
- d. List the number of non-resident employees. 2
- e. What is the **total** square footage of the detached building to be used for the business? 10,000 SF
- f. What is the **total** square footage that will be used for the business activity? 34,740 SF
- g. Is only one detached building to be used for the business activity? Yes ☐ No ☒
- h. Are any signs going to be used with the business activity? Yes ☒ No ☐
If Yes, give the number, height and sizes of the sign(s) include a drawing of the sign to be used. ONE 8'0" x 4'0" SIGN
- i. State the number of vehicles marked to identify the business to be stored on site. 0
- j. List the number of off street parking spots 60
- k. What County Road does the site access off of? HICKS ROAD
- L. List the preferred office hours for the presence of customer/clients and non-resident employees. Days of the week TUE & WED 6pm - 8pm
Hours of Operation Sunday 8 AM - 1 pm

11. Applicant shall attach a site plan of the property, drawn to a scale of one inch equals fifty feet (1"=50') or one inch equal 100 feet (1"=100') unless otherwise specifically approved by the Planning Department, showing the following information.

- A. Dimensions of the property.
- B. Location and size of the proposed use, number of parking spaces, etc., complete with distances between buildings and all property lines.
- C. Location and size of existing structures, complete with distances, buildings and all property lines.
- D. All streets, roads, easements, and rights-of-way located on or adjacent to this property. (Label structures and roadways)
- E. Label and Show a floor plan for the structure to be used for the Business Activity.

COMMENTS OR PERTINENT INFORMATION:

I certify that the information given above is true and complete.

Signature Block for individuals only.

Bruce Matsumura
Applicant's Signature

John B. Flood
Bruce Matsumura
Print Name

6/27/13
6-27-13
Date

Bruce Matsumura
Signature of Legal Owners

Bruce Matsumura
Print Name

6-27-13
Date

Signature of Person with additional
ownership interest

Print Name

Date

If the applicant is a corporation / partnership / LLC etc. please use the following signature block.

Applicant: _____

By: _____
(print name) (Title)

Signature: _____
(Signature) (Title)

The above signed officer of _____ warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit _____ (name of entity) to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

(ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.)

Any information submitted to the Benton County Planning Department 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.

Note: The Conditional Use / Special Permit Application fee of \$250.00 and the \$100.00 applicant fee for the SEPA checklist, if required, must be submitted with the application. These fees are non-refundable. Please make your check payable to the Benton County Treasurer. There are no guarantees that your application will be approved.

5/23/11

FOR OFFICIAL USE ONLY:

Critical Area Review Completed by Clark Perry on 9/19/13

Application approved for processing by Clark Perry on 9/15/13

Zoning Rural lands 5 Comp Plan Designation _____

ENVIRONMENTAL CHECKLIST

RECEIVED

EA/3-23

SEP 18 2013

A. BACKGROUND

Benton County
Planning Department

1. Name of proposed project, if applicable:
PROSSER COMMUNITY CHURCH - MULTI PURPOSE BLDG
2. Name of applicant:
COLUMBIA RIVER STEEL & CONST. INC
JOHN B. FLODIN
3. Address and phone number of applicant and contact person:
813 WALLACE WAY, GRANDVIEW, WA 98944
509-882-4680 JOHN B. FLODIN
4. Date checklist prepared:
6/28/13
5. Agency requesting checklist:
BENTON CO. PLANNING DEPT.
6. Proposed timing or schedule (including phasing, if applicable):
START AUGUST 2013 FINISH FEBRUARY 2014
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?
NO
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
NONE
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
NO
10. List any government approvals or permits that will be needed for your proposal, if known.
BUILDING PERMIT

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

SITE IS 5.25 ACRES - PROPOSE A NEW 10,000 S.F.
PRE-ENGINEERED METAL BLDG. WHICH IS TO BE USED
AS A MULT-PURPOSE BLDG.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

5305 HICKS ROAD, GRANDVIEW, WA 98930
BUILDING USE TO BE WALNUT GROVE NURSING HOME

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat rolling hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

1-2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

CLAY & SAND

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

3/4" & 1 1/4" STRUCTURAL FILL UNDER BLDG SLAB ONLY.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

NO

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

11,000 S.F.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

NONE

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if know.

DURING CONSTRUCTION - DUST AFTER - NONE

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

WATER TRUCK TO KEEP DUST DOWN

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

NO

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

NO

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water, or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE

4) Will the proposal require surface water withdrawals or diversions? Give

NO

general description, purpose, and approximate quantities if know.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground:

1) Will ground water be withdrawn, or will water be discharge to ground water? Give general description, purpose, and approximate quantities if know.

NO

2) Describe waster material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage, industrial, containing the following chemicals. . . , agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

EXISTING SEPTIC SYSTEM DRAIN FIELD - NO NEW SYSTEMS
PROPOSED

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

STORM WATER WILL FLOW NATURALLY TO SWELL.
WILL NOT FLOW TO OTHER WATER SYSTEMS

2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

SHOULD BE NO WATER IMPACT

4. Plants

a. Circle types of vegetation found on the site: deciduous tree: alder, maple, aspen, other; evergreen tree: fir, cedar, pine, other; shrubs; grass; pasture' crop or grain; wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other; water plants: water lily, eelgrass, milfoil, other; other types of vegetation.

ORNAMENTAL NON-NATIVE TREES, SHRUBS & GRASS

- b. What kind and amount of vegetation will be removed or altered?

11. 11,000 S.F. LAWN GRASS

- c. List threatened or endangered species known to be on or near the site.

NONE IDENTIFIED

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

PLANT GRASS AROUND BUILD.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: NONE

fish: bass, salmon, trout, herring, shellfish, other: NONE

- b. List any threatened or endangered species known to be on or near the site.

NONE IDENTIFIED

- c. Is the site part of a migration route? If so, explain.

NONE IDENTIFIED

- d. Proposed measures to preserve or enhance wildlife, if any:

NONE

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

ELECTRIC

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO

- c. What kinds of energy conservation feature are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

COMPLY WITH WA. STATE ENERGY CODE
USE HIGH EFFICIENCY LIGHTING

7. **Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

NONE IDENTIFIED

- 1) Describe special emergency services that might be required.

NO SPECIAL NEEDS

- 2) Proposed measures to reduce or control environmental health hazards, if any:

NONE

b. **Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

NONE, TYPICAL FOR RURAL, BENTON CO.

- 2) What types and levels of noise would be created by or associate with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

TRAFFIC, CONSTRUCTION & EQUIPMENT
& FUTITIVE NOISE DURING BLDG USE

- 3) Proposed measures to reduce or control noise impacts, if any:

INSULATED WALLS & ROOF

8. **Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?

SITE WAS WALNUT GROVE NURSING HOME - NOW IS A CHURCH -
ADJACENT PROPERTIES - FARM & AGRICULTURE

- b. Has the site been used for agriculture? If so, describe.

UNKNOWN, HAS NOT BEEN INVOLVED
IN AGRICULTURE FOR 30 YRS

c. Describe any structures on the site.

WOOD FRAMED, SINGLE STORY BLDGS
PREVIOUS USE WAS A NURSING HOME

d. Will any structures be demolished? If so, what?

APPROX 100 S.E. GAZEBO

e. What is the current zoning classification of the site?

RURAL LANDS 5

f. What is the current comprehensive plan designation for the site?

g. If applicable, what is the current shoreline master program designation of the site?

NA

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

NO

i. Approximately how many people would reside or work in the completed project?

4

j. Approximately how many people would the completed project displace?

NONE

k. Proposed measures to avoid or reduce displacement impacts, if any:

NONE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

COUNTY PLANNING RULES & REGULATIONS
WILL BE FOLLOWED FOR LAND USE

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

NONE

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NONE

- c. Proposed measures to reduce or control housing impacts, if any:

NONE

10. **Aesthetics**

- a. What is the tallest height of any proposed structures(s) not including antennas; what is the principal exterior building material(s) proposed?

32'-8

- b. What views in the immediate vicinity would be altered or obstructed?

NONE

- c. Proposed measures to reduce or control aesthetic impacts, if any:

NONE

11. **Lights and Glare**

- a. What type of light or glare will be the proposal produce? What time of day would it mainly occur?

TRUSS PASS LIGHTING

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

NO

- c. What existing off-site sources of light or glare may affect your proposal?

NONE

- d. Proposed measures to reduce or control light and glare impacts, if any:

NONE

12. **Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

FARMING & ACTIVE AGRICULTURE

- b. Would the proposed project displace any existing recreational uses? If so, describe.

NO

- c. Proposed measures to reduce or control impacts or recreation, including recreation opportunities to be provided by the project or applicant, if any:

NONE

13. **Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NONE IDENTIFIED

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

NONE IDENTIFIED

- c. Proposed measures to reduce or control impacts, if any:

NONE

14. **Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plan, if any.

HICKS ROAD, JOHNSON ROAD, WINE COUNTRY ROAD

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NO, APPROX. 7 MILES

- c. How many parking spaces would the completed project have? How many would the project eliminate? 50

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NO

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

f. How many vehicular trips per day would be generated by the completed project? If know, indicate when peak volumes would occur.

PROJECT IS A CHURCH - HIGH TRAFFIC OF UP TO OR NEAR 100
TRIPS DURING CHURCH SERVICES (Wed. & Sunday)

g. Proposed measures to reduce or control transportation impacts, if any:

NONE

15. **Public Services**

a. Would the project result in an increased need for public services (for example, fire protection, police protection, health care, schools, etc.)? If so, generally describe.

NO ADDITIONAL SERVICES REQ'D

b. Proposed measures to reduce or control direct impacts on public services, if any.

NONE

16. **Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

WATER IS AVAILABLE FROM PRIVATE WELL

ELECTRICITY IS FROM BENDON REA

EXISTING SEPTIC TANK & DRAIN FIELD

GROUP
B

Health
Public Well
will be Required

ESA LISTED SALMONIDS CHECKLIST

The Listed Salmonids Checklist is provided in order that the county may initially identify a project's potential impacts (if any) on salmonids that have been listed as "threatened" or "endangered" under the Federal Endangered Species Act (ESA). A salmonid is any fish species that spends part of its life cycle in the ocean and returns to fresh water. Potential project impacts that may result in a "taking" of listed salmonids must be avoided, or mitigated to insignificant levels. Generally, under ESA, a "taking" is broadly defined as any action that causes the death of, or harm to, the listed species. Such actions include those that affect the environmental in ways that interfere with or reduce the level of reproduction of the species.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listing will impact your project. The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide information for the following two questions. Please contact the Dept. of Fish and Wildlife at 1701 S. 24th, Yakima WA 98902-5720, Phone No. 509-575-2740.

1. Are ESA listed salmonids currently present in the watershed in which your project will be? YES ___ NO X
Please Describe.

2. Has there ever been an ESA listed salmonid stock present in this watershed? YES ___ NO X
Please Describe.

If you answered "yes" to either of the above questions, you should complete the remainder of this checklist.

PROJECT SPECIFIC: The questions in this section are specific to the project and vicinity.

A1. Name of watershed _____

A2. Name of nearest waterbody _____

A3. What is the distance from this project to the nearest body of water? _____

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.

A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.)

A5. Is the project above a:

Natural permanent barrier (waterfall)	YES _____	NO _____
Natural temporary barrier (beaver pond)	YES _____	NO _____
Man-made barrier (culvert, dam)	YES _____	NO _____
Other (explain)		

A6. If yes, are there any resident salmonid populations above the blockage? YES _____
 NO _____ Don't Know _____

A7. What percentage of the project will be impervious surface (including pavement & roof area)?

FISH MIGRATION: The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of

a. Surface water? Yes _____ No _____
 Amount _____
 Name of surface water body _____

b. Ground water? Yes _____ No _____
 Amount _____
 From Where _____
 Depth of well _____

B2. Will any water be rerouted? YES _____ NO _____
 If yes, will this require a channel change?

B3. Will there be retention ponds? YES _____ NO _____
 If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

If to a surface water discharge, please give the name of the waterbody.

B4. Will this project require the building of new roads? Increased road mileage may affect the timing of water reaching a stream and may, thus, impact fish habitat.

B5. Are culverts proposed as part of this project?

C4. Will turbidity be increased because of construction of the project or during operation of the project? In-water or near water work will often increase turbidity.

YES____ NO____

C5. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?

YES____ NO____

Please Describe.

Vegetation: The following questions are designed to determine if the project will affect riparian vegetation, thereby, adversely impacting salmon.

D1. Will the project involve the removal of any vegetation from the stream banks?

YES____ NO____

If yes, please describe the existing conditions and the amount and type of vegetation to be removed.

D2. If any vegetation is removed, do you plan to re-plant? YES____ NO____

If yes, what types of plants will you use?

SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Print Name- John B Floden

Date Submitted: 6/29/13

Yes_____ No_____

B6. Will topography changes affect the duration/direction of runoff flows?

Yes_____ No_____

If yes describe the changes.

B7. Will the project involve any reduction of the floodway or floodplain by filling or other partial blockage of flows? Yes_____ No_____

If yes, how will the loss of flood storage be mitigated by your project?

WATER QUALITY: The following questions will help determine if this project could adversely impact water quality. Such impacts can cause problems for listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

C1. Do you know of any problems with water quality in any of the streams within this watershed? YES_____ NO_____

If yes please describe.

C2. Will your project either reduce or increase shade along or over a waterbody?

YES_____ NO_____ Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.

C3. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?

YES_____ NO_____

C. SUPPLEMENTAL SHEET FOR NON PROJECT ACTIONS
(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish or marine life?

Proposed measures to protect or conserve plants, animals, fish or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or

areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demands(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment

FOR OFFICIAL USE ONLY:

CRITICAL AREA REVIEW COMPLETED

BY Chuck Pacey ON 9/19/13

APPLICATION APPROVED FOR PROCESSING

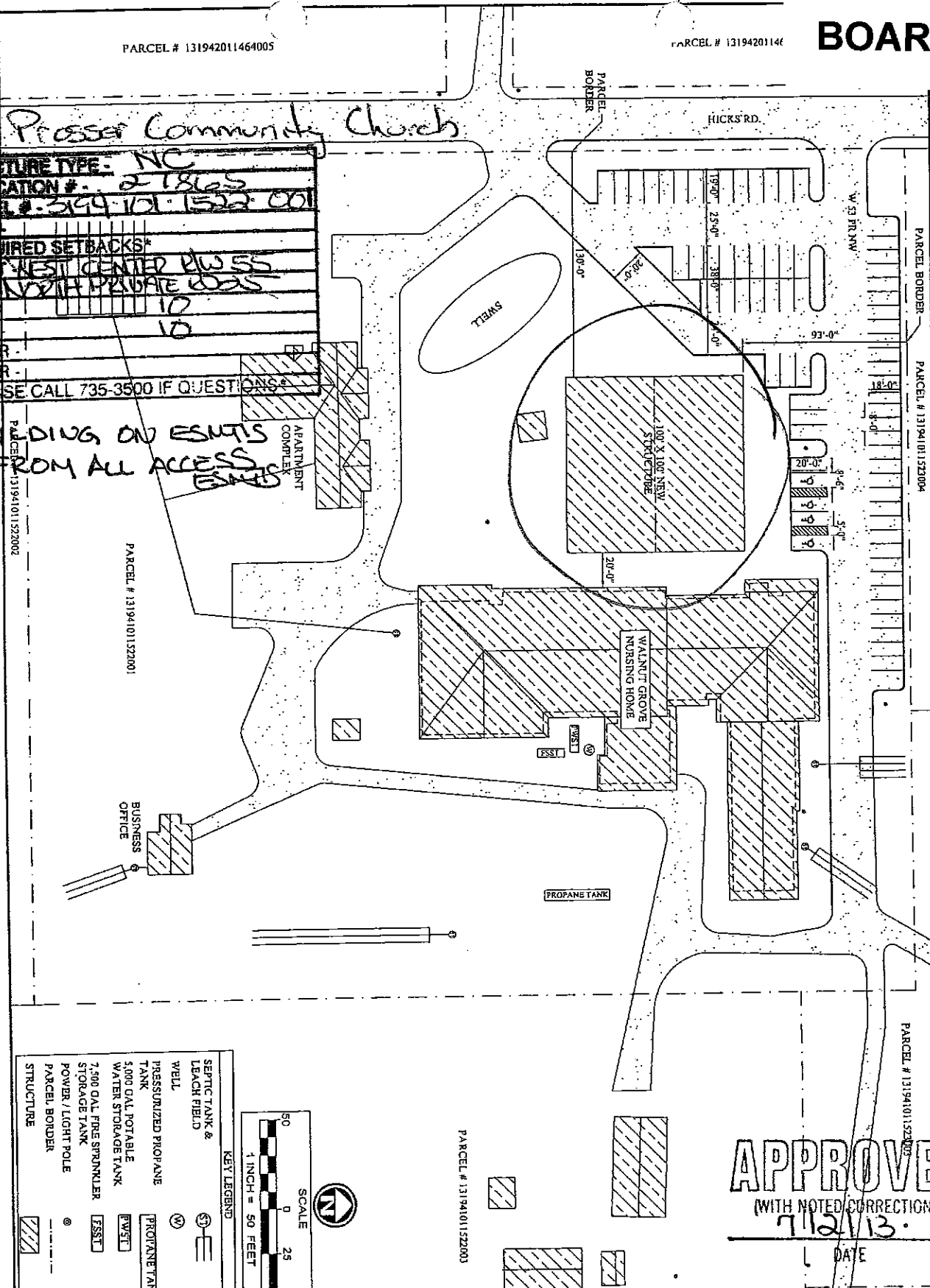
BY Chuck Pacey ON 9/19/13

Rural Lands 5

Prosser Community Church

STRUCTURE TYPE - NC
APPLICATION # - 21865
PARCEL # - 349-101-1532-001
ZONE -
REQUIRED SETBACKS
FRONT - WEST CENTER PLW 55
SIDE - NORTH PRIVATE ROAD
SIDE - 10
REAR - 10
OTHER -
OTHER -
PLEASE CALL 735-3500 IF QUESTIONS

NO BUILDING ON ESNTS
25' FROM ALL ACCESS



APPROVED

(WITH NOTED CORRECTIONS)

712/13.

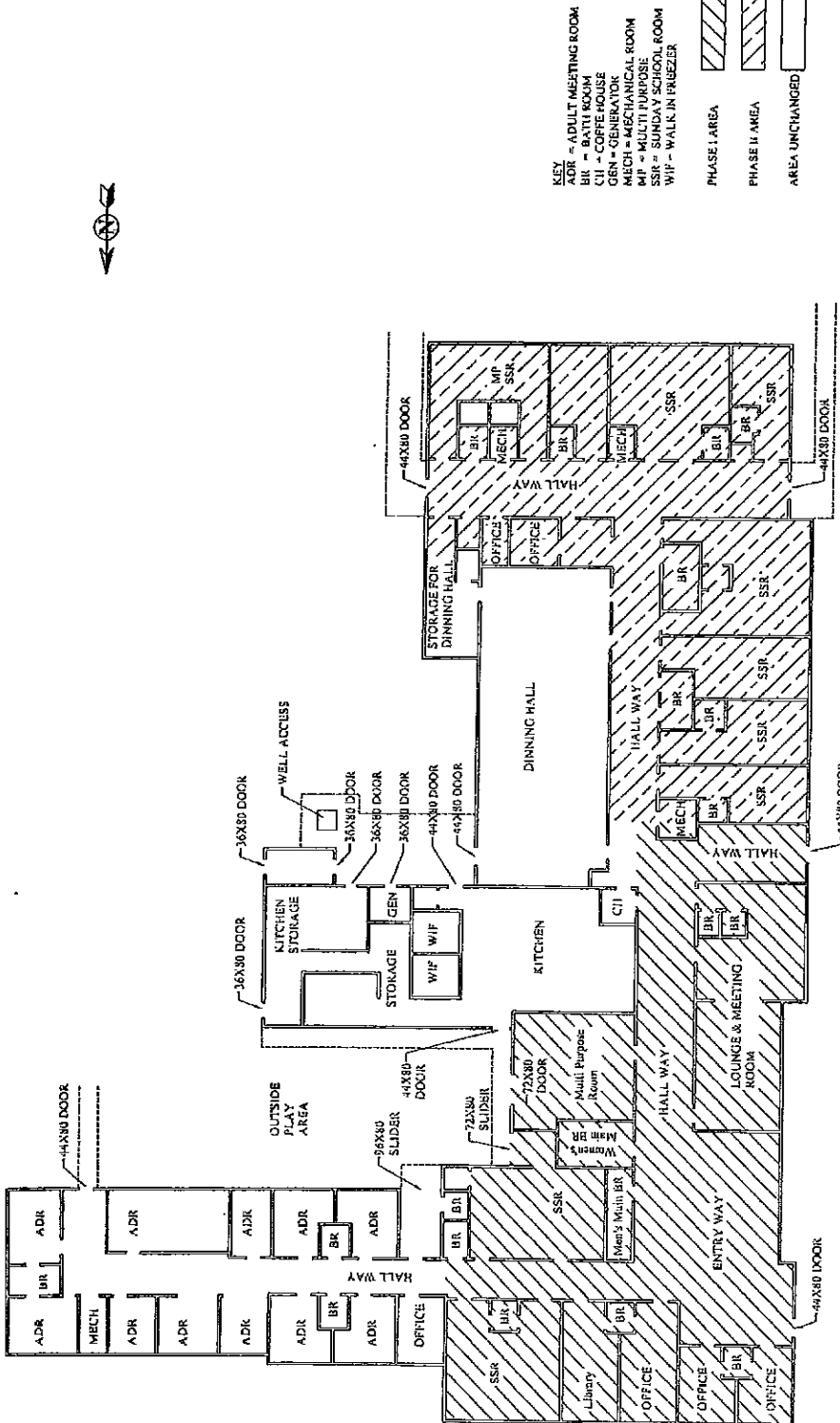
DATE _____

NET LEGEND

SEPTIC TANK & LEACH FIELD	⑤	PROFANE TANK	⑥
WELL	⑦	FWET	⑧
PRESSURIZED PNEUMATIC TANK		FWET	⑨
5,000 GAL POTABLE WATER STORAGE TANK		FWET	⑩
7,500 GAL FIRE SPRINKLER STORAGE TANK		FWET	⑪
POWER / LIGHT POLE		FWET	⑫
PARCEL BINDER		FWET	⑬
STRUCTURE		FWET	⑭

DATE	NO.	REVISIONS	BY	CHK.	DRAWING TITLE		 COLUMBIA RIVER STEEL & CONSTRUCTION, INC. 813 WALLAGE WAY GRANDVIEW, WA 98930 P: 509-882-4680 F: 509-882-5650
XXXXXX	A	FOR APPROVAL			SITE PLAN: PARCEL #1-3194-101-1522-001 SHORT PLAT #1522, LOT 1		
					DATE	DRAWN BY	DWG. NO.
					06/26/13	WF	01
					FILE NAME	CHECKED BY	JOB NO.
					CR1335	WF	CR1335
					LOCATION: 5305 HICKS RD., GRANDVIEW, WA		
					BUILDER: COLUMBIA RIVER STEEL & CONST		SHEET ____ OF ____



[illegible]