

EXHIBIT LIST FOR CUP 2017-002 (Alexandria Nicole - Winery)

DATED

Hearing Examiner Application Exhibit List			
HER 1	HER 1.1	Application with supporting documentation	March 2, 2017
Includes:	HER 1.2		
	HER 1.3		
	HER 1.4		
Hearings			
HEM 1	HEM 1.1	Staff Memo	April 10, 2017
Includes:	HEM 1.2	Site Maps	March 14, 2017
	HEM 1.3	Notice of Open Record Hearings	March 31, 2017
	HEM 1.4	Comment from Benton County Fire Marshal	March 23, 2017
	HEM 1.5	Comment from Benton Franklin Health District	March 30, 2017
	HEM 1.6		
	HEM 1.7		
	HEM 1.8		
	HEM 1.9		
	HEM 1.10		

The Exhibit Numbers are found in the Top Right Hand Corner of each document.

- HER = Hearings Examiner Record Exhibits**
- HEM = Hearings Examiner Memo Exhibits**
- HEH = Exhibits submitted during Hearing**
- HECH = Exhibits submitted during a continued 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

MEMO DATE: APRIL 10, 2017
MEETING DATE: APRIL 17, 2017
TO: BENTON COUNTY HEARINGS EXAMINER
FROM: BENTON COUNTY PLANNING DEPARTMENT
RE: CONDITIONAL USE PERMIT – CUP 2017-002
**APPLICANT/
PROPERTY OWNER:** JARROD & ALEXANDRIA BOYLE
ALEXANDRIA NICOLE CELLARS LLC.
2880 LEE ROAD, SUITE C
PROSSER, WA 99350

HEM 1.1

SPECIFIC REQUEST: The applicant is applying for the added privilege of an Event Center in conjunction with an established winery and tasting room. The added privilege would allow the applicant to hold wine-club release parties and associated marketing events in addition to wedding rehearsals and weddings at the facilities of Alexandria Nicole Cellars on existing and adjoining parcels of (A) 1-3254-101-2772-015, (B) 1-3254-100-0000-002, (C) 1-2954-400-0001-001, & (D) 1-2854-300-0001-001. Located in Sections 28, 29 and 32, Township 5 North, Range 24 East, W.M.

BACKGROUND:

Site Location: The site is located at 158422 W. Sonova Road, Patterson, WA 99345 in Sections 28, 29 and 32 in Township 5 North, Range 24 East, W.M.

Land Use: Surrounding properties are developed for residential and agricultural purposes including mainly vineyards and irrigated crop circle farming. Closest neighbor is 2 miles away. Parcel 1-2854-300-0001-001 has 2 buildings of 3000 sq. ft. that are used for wine production, barrel storage, dry storage, on-site tasting room and associated business offices which are all uses permitted outright in the GMA-AG Zoning District.

The property is 327 acres with 265 + acres planted in wine grapes.

Zoning: The site and surrounding properties are zoned GMA Agriculture.

Comprehensive Plan Designation: Site and surrounding areas are designated "Agriculture".

State Environmental Policy Act: This application is categorically exempt from the requirements of the Washington State Environmental Policy Act, under WAC 197-11-800(13).

APPLICABLE DEVELOPMENT REGULATIONS:

11.18.070 USES REQUIRING PERMITS--CONDITIONAL USE PERMIT REQUIRED. Upon issuance of a conditional use permit by the Hearings Examiner, the following uses shall be

permitted within the GMA Agricultural District; provided that they are located in a manner that minimizes adverse impacts to agricultural productivity on adjacent lands:

Benton County Code 11.18.070 (21)

(21) Non-agricultural accessory uses that promote or sustain the continuation of the agricultural uses of a parcel if the accessory uses meet the following criteria as well as any other conditions required by the Hearings Examiner:

- (a) The non-agricultural accessory use shall be located, designed, and operated so as to not interfere with, and to support the continuation of, the overall agricultural use of the parcel;
- (b) The non-agricultural accessory use must be consistent with the size, scale, and intensity of the existing agricultural use of the parcel and the existing buildings thereon;
- (c) The parcel on which the non-agricultural accessory use is located meets one of the following:

- (i) the parcel is no less than twenty (20) acres in size with eighty (80) percent of the acreage primarily committed to agricultural use and has produced gross income equivalent to two hundred (200) dollars or more per acre each year for three (3) of the five (5) calendar years preceding the date of application;

- (ii) the parcel is currently enrolled in the County's Agricultural Open Space program pursuant to Chapter 84.34 RCW; or

- (iii) the parcel is not less than one hundred (100) contiguous acres that has been in agricultural use for three (3) of the last five (5) years.

- (d) The non-agricultural accessory use, including any new buildings, parking or supportive uses associated therewith, shall be located within one thousand (1000) feet of the nearest existing buildings or residential structures and shall not otherwise convert more than one (1) acre of agricultural land to non-agricultural uses;
- (e) The non-agricultural accessory uses, including any storage space associated therewith, shall not collectively occupy more than fifteen thousand (15,000) square feet of building space;
- (f) No more than three (3) vehicles marked to identify the non-agricultural accessory use(s) may be on the parcel at any time. No other on-site outside storage of vehicles, equipment and/or supplies is allowed in connection with the non-agricultural accessory use;
- (g) No person may possess more than one valid permit at a time under this section and all non-agricultural accessory use permits issued under this section for any given parcel must be authorized in one permit;
- (h) No more than two (2) signs of a size determined by the Hearings Examiner shall be permitted in connection with the non-agricultural accessory use. Illumination of a sign shall be only by hooded directional lighting so that only the sign surface is illuminated. The posting of such sign is limited to the parcel on which the non-agricultural accessory use is located. On-street (inside the road right-of-way) sign posting is prohibited, and no sign outside of a road right-of-way may interfere with the line of sight for road intersection;
- (i) The parcel and non-agricultural accessory use owner shall comply with all requirements of the Benton County Building Department, the Benton County Fire Marshal, the Benton-

Franklin Health District, and all other local, state, and federal regulations pertinent to the non-agricultural accessory use being pursued. The requirements of or the permission granted by the Hearings Examiner shall not be construed as an exemption from such regulations;

- (j) Adequate off road parking, as determined by the Hearings Examiner, must be provided;
- (k) Any waste created as a result of the non-agricultural accessory use must be disposed of off-site in compliance with all local, state, and/or federal regulations; and,
- (l) The days and hours of operation shall be determined by the Hearings Examiner with the granting of a Conditional Use Permit.

11.52.090 CONDITIONAL USE PERMITS.

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

“Conditional Use Permit-General Standards. The conditional use permit application process allows the Hearings Examiner 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 Hearings Examiner 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 Section 2.

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.

Once granted, a conditional use permit may be transferred by a holder thereof after written notice to the Hearings Examiner; provided the use and location must remain the same and the transferee must continue to comply with the conditions of the permit and, if applicable, the requirements set forth in BCC 11.52.070.

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

“Conditional Use Permit—Permit Granted or Denied. A conditional use/special permit shall be granted only if the Hearings Examiner can make findings of fact based on the evidence presented sufficient to allow the Hearings Examiner 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 Hearings Examiner 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/property owners are Alexandria Nicole Cellars, LLC. 2880 Lee Road, Suite C, Prosser, WA. 99350. The site address of the project is 158422 Sonova Road. Paterson, WA 99345.
2. The applicant is requesting approval of a Conditional Use Permit in conjunction with the existing winery and tasting room for wine-club release parties, marketing events associated with wedding rehearsals and weddings at the facilities of Alexandria Nicole Cellars and adjoining parcels of 1-3254-101-2772-0135, 1-3254-100-0000-002, 1-2954-400-0001-001, & 1-2854-300-0001-001. Located in Sections 28, 29 and 32, Township 5 North, Range 24 East, W.M.
3. The application was submitted to Benton County on March 2, 2017, and declared complete for processing on March 14, 2017.
4. Conditional Use Permit # 2017-002 did not require that a Notice of Application be published.
5. The notice for the Benton County Hearings Examiner Public Hearing was published on April 5, 2017, 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 April 17, 2017.
6. Conditional Use Permit Application # 2017-002 is categorically exempt from the requirements of the State Environmental Policy Act, under WAC 197-11-800(13).
7. The site is currently developed with an outbuilding used for wine production. The surrounding properties are in agricultural uses, wineries, and some single-family residences.

8. The site is zoned GMA Agriculture and is surrounded by a grape vineyard.
9. The Benton County Comprehensive Plan designates the site and surrounding areas as "GMA Agriculture".
10. This application was routed to the following agencies: Benton County Fire District #1, Benton Clean Air Authority, Washington State Department of Health, Benton County Code Enforcement Officer, Washington State Department of Ecology, Benton PUD, Verizon and no comments were received.
11. The Benton County Fire Marshal's comments are attached to this memo.
12. The Benton-Franklin Health District had comments for on-site sewage disposal, approving a public water supply and for possible food service and is attached to this memo.
13. The existing apron onto Sonova Road has already been paved. The Public Works Department had no additional comments.
14. The Hearings Examiner has approved conditional use permit applications for compatible businesses in this zoning district. This zone is for agricultural and residential uses. Per Benton County Code this use can be allowed by conditional use permit.
15. The proposed use should 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 GMA Agricultural Zoning District.
17. The proposed use as shown in the application 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 GMA Agricultural Zoning District. The applicant states that rental busses will be used for transport of patrons to the site, minimizing vehicle trips generated by functions to and from the venue.
18. The proposed use as shown in the application would be supported by adequate service facilities, if the conditions as requested by the Planning Staff were required. The proposed use would not adversely affect public services to the surrounding area.

DISPOSITION OF THE APPLICANT'S REQUEST:

A conditional use permit shall be granted only if the Hearings Examiner 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 Hearings Examiner decides to approve conditional use permit application 2017-002, 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. Applicant shall not conduct any of the activities within the scope of Conditional Use Permit 2017-002 until they are in compliance with all the conditions set forth herein. The applicant shall notify the Benton County Planning Department in writing when the conditions 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 Hearings Examiner conditionally approved the conditional use permit, the Hearings Examiner may declare its approval null and void at a regular Hearings Examiner 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 Hearings Examiner meeting.
3. All requirements of the Benton-Franklin Health District regarding on-site sewage disposal and a public water supply must be approved prior to using the facility and must stay in compliance while CUP # 2017-002 is in effect.
4. Any improvements to existing buildings and any new construction on the properties must be permitted and approved by the Benton County Building Department.
5. Days of operation as requested shall be Thursday through Sunday 8:00 a.m. to 10:00 p.m. The applicant shall continue to meet all such requirements while Conditional Use permit 2017-002 is in effect.

6. All food associated with the event center shall be catered unless an approved kitchen facility is licensed, inspected, and approved by the Benton Franklin Health District. The applicant shall continue to meet all such requirements while Conditional Use Permit 2017-002 is in effect.
7. No more than three vehicles marked to identify the non-agricultural accessory use may be on the parcel at any time. The applicant shall continue to meet all such requirements while Conditional Use Permit 2017-002 is in effect.
8. The parcel and non-agricultural accessory use owner shall comply with all requirements of the Benton County Building Department, the Benton County Fire Marshal, the Benton-Franklin Health District, and all other local, state and federal regulations pertinent to the activity pursued. The requirements of or the permission granted by the Hearings Examiner shall not be construed as an exemption from any local, state, or federal regulations. The applicant shall continue to meet all such requirements while Conditional Use Permit 2017-002 is in effect.
9. That any waste created in association with the business as a result of this conditional use permit must be disposed of off-site in a timely manner and in compliance with all local, state and/or federal regulations. The applicant shall continue to meet all such requirements while Conditional Use Permit 2017-002 is in effect.
10. The wine production facility is an outright permitted use on this parcel. This parcel was approved for "Glamping" parcel under Special Permit SP # 2011-03 The applicant was approved for the operation of overnight accommodations for rent called "Glamping". This consisted of 3 - 18X20 foot permanent tents that have now been replaced with "Tiny Houses" equipped with modern amenities.
11. Conditional Use Permit 2017-002 if approved and existing Special Permit 2011-03 for "Glamping" on these contiguous parcels is transferrable.
12. **The activity allowed on the parcel 1-3254-101-2772-015 "The Estate at Destiny Ridge" associated with this permit is not transferrable. If this parcel is sold separate from the other contiguous parcels associated with Alexandra Nicole Cellars Winery, a new conditional use permit would need to be applied for and approved by the Hearings Examiner and must meet the current zoning requirements for that parcel. Current permits associated with the other contiguous parcels under the ownership of Alexandra Nicole Cellars would not be affected.**

**BENTON COUNTY PLANNING DEPARTMENT
CONDITIONAL USE PERMIT APPLICATION**



FILE NO. CUP 2017-002
winery location

1. Applicant's Name Alexandria Nicole Cellars LLC
Address 2880 Lee Road Suite C. Prosser WA 99350
Phone Number (509) 786-3497

HER 1.1

2. Owners Name Jarrold & Alexandria Boyle
Address P.O. Box 100 Paterson WA 99345
Phone Number (509) 832-3497

3. Parcel Number or Legal description of property for which permit is for:
12854³000001001

4. If you are amending a previous conditional use/special use permit - please list the file number(s): N/A

5. The Conditional Use Permit is requested to conduct the following use:(Please be as specific and detailed as possible. Use additional paper if necessary.)

See Attachment

6. The property will be served by:

Water One well to serve 2 to 4 lots Sewer Septic Tank

Power Klickitat PUD Natural Gas No

Telephone 509-773-5891 Irrigation Private Carma Irrigation

7. Total Acres of property 327 Zoning Classification _____

Comprehensive Plan Designation _____

8. Describe existing structures and/or uses currently existing on your property such as well, septic, residential dwelling, garage, etc:

See Attachment

9. Describe existing structures and present land uses in the surrounding area of your property.

See Attachment

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. 0

e. What is the total square footage of the detached building to be used for the business? ~ ~~43560~~ sq ft + ~~2400~~ Grass Area by winery

f. What is the total square footage that will be used for the business activity?

1 AC 43560 sq ft

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. N/A

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. _____

k. What County Road does the site access off of? Sonova Rd

L. List the preferred office hours for the presence of customer/clients and non-resident employees.

Hours of Operation 8am - 10pm 10.P.M.

Days of the week Thur - Sun


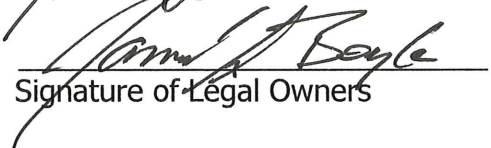
11. The applicant shall attach a site plan of the property, drawn to a scale of one inch equals fifty feet (1"=50') or one inch equal 100 feet (1"=100') unless otherwise specifically approved by the Planning Department, showing the following information:

- 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.

<u></u>	<u>JARROD L. BOYLE</u>	<u>2-23-17</u>
Applicant's Signature	Print Name	Date
<u></u>	<u>Jarrod L. Boyle</u>	<u>2-23-17</u>
Signature of Legal Owners	Print Name	Date
_____ Signature of Person with additional ownership interest	_____ Print Name	_____ Date

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.

If the applicant or legal owner is a corporation/partnership/LLC etc. please use the following signature block. Please copy this page if more than one corporation/partnership/LLC signature is required.

Applicant or Legal Owner: Alexandria Nicole Cellars LLC

By: Jarrod L. Boyle, CEO/owner
(print name) (Title)

Signature: [Handwritten Signature], CEO/owner
(Signature) (Title)

The above signed officer of Alexandria Nicole Cellars warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit Jarrod L. Boyle 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 PERMIT APPLICATION FEE OF \$630.00 and THE \$300.00 APPLICATION 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.

FOR OFFICIAL USE ONLY:

Critical Area Review Completed by [Handwritten Signature] on 3/13/2017

Application approved for processing by [Handwritten Signature] on 3/13/2017

Zoning GMA-AG Comp Plan Designation _____

Benton County Planning Department

Conditional Use Permit Application Questions: Lower Tasting/Room grounds

5. The Conditional Use Permit is requested to conduct the following use:

Alexandria Nicole Cellars would like permission to host small to mid-size events such as Wedding, receptions, and wine related functions. These will be seasonal events April-Nov and held outdoors in close proximity to our winery tasting room. We wish to provide seating area around our tasting room to use the grounds for our customers and club members to enjoy while visiting. Majority of our clients are from the Seattle area and visit Eastern Washington to enjoy the 300 days of sunshine in Eastern Washington.

We currently have a tasting room inside our winery which is approximately 1500 sq. ft. It is only open April-Nov each year. We focus on wine sales out of the facility and have little seating. The building is a fully permitted commercial winery. From time to time we would like permission to host small winemaker's dinner inside the facility.

We anticipate occasionally hosting marketing events ranging from 10 to 100 people that will help promote our business and attract tourism to Benton County. Our entire 327 property is bonded and allows us to produce/sell and consume on our grounds. Parcel D below is the area we are applying for permitting.

We have 3 locations that we operate from, a tasting room in Woodinville, North of Seattle and another in the City of Prosser. The location in which we are applying for the Special use permit is uniquely located in Benton County with an address of 158422 Sonova Rd Prosser. However, we are physically located 40 miles from the City of Prosser in a rural area over-looking Crow-Butte Park and the beautiful Columbia River. This is our main operation which includes growing, production and retail sales.

8. Describe existing structures and/or present uses in the surrounding area of your property.

Our property is made up of four (4) parcels (See attached Assessors Map), three (3) large parcels made up of mostly farm ground and one (1) small, contiguous parcel that we purchased in late 2014 which our Estate is located.

On the Map:

Parcel A 132541012772013 ~2.5 ac is where our Estate is located and has a shared well commercial septic

Parcel B 132541000000002 ~197 ac small farm shop, irrigation building and double wide manufactured home for vineyard foreman to live, with own septic and well.

Parcel C 1295440000001001 ~ 82.47 ac entirely of wine grapes, bordered by Sonova Rd.

Parcel D 1284530000001001 ~47.94 ac 2 building ea. 6000 sq. Building A is production and building B is bbl and dry good storage and houses offices up-stairs and our tasting room down stairs each 1500 sq. ft. On site we have electric, 1 well and 2 separate septic system. 1 services building A. production and the other services building B. Dry Good Storage, tasting room and tiny houses.

9. Describe existing structures and present land uses in the surrounding are of your property.

Of the 327 total acres in all parcels 265 acres are planted to wine grapes. The closest house off property is owned by former partner Mercer Ranch and has not had a permanent resident for past 12 years, it is used their summer home. Our house is located on the lot contiguous to both the vineyard and Mercers summer home. The next closes neighbor is over 2 miles away followed by Crow Butte Park which is directly across State Hwy 14 and is used for R.V. Overnight and day camping.



Google Earth



- The Grass areas outlined above are the locations in which we would like to apply for additional special use permit.
- The Far left is area of Tiny Houses and are under SP 2011-003



128543000001000

A portion of those tracts of land in Sections 28, 29 and 32, T 5 N, R 24 E, W.M. as described in deeds recorded under auditor's file number 2004-020325 and 2004-020324, records of Benton County, said portion described as follows:

A parcel of land in Sections 28, 29 and 32 all in T 5 N, R 24 E, W.M., Benton County, Washington described as follows:

Beginning at the SW corner of said Section 28; thence N27°31'27"E 933.88'; thence N12°41'54"E 737.01'; thence N30°21'47"E 484.95'; thence N51°00'53"W 196.85'; thence N82°49'40"W 549.16'; thence S76°24'04"W 418.57'; thence S37°55'41"E 167.35'; thence S52°17'16"W 806.67'; thence S36°07'08"E 620.22'; thence S52°02'59"W 83.58'; thence S30°19'07"W 247.49'; thence S13°36'09"E 148.81'; thence S80°51'06"E 150.99'; thence S23°26'52"E 156.48'; thence S24°58'42"W 182.84'; thence S52°24'43"W 213.53' more or less to a point in the centerline of Sonova Road, said point lying N84°32'19"W 629.48' from said SW corner of section 28; thence easterly along said centerline to a point lying S36°43'13"W 331.27' from said southwest corner of section 28; thence N36°43'13"E 331.27' to the point of beginning.

Except any portion lying within Sonova Road Right of Way.

417.94 AC

2 production buildings

- Tasting Room

5 sites under special use SP 2011-003

Road Approach
FILED

Return Address:

Alexandria Nicole Cellars

2880 Lee Rd, Ste C

Prosser, WA 99350

EASEMENT

Tax Parcel No: 128543000001001 / 129544000001001

For a valuable consideration, receipt of which is hereby acknowledged, the Grantor(s),

Alexandria Nicole Cellars

Hereby grants and conveys to the Grantee(s) Alexandria Nicole Cellars
their successors and assigns, a 16.00' wide easement for ingress and egress over
that portion of Section 29, T 5 N, R 24 E, W.M., Benton County, Washington as described in that
deed recorded January 17, 2014, under Auditor's file number 2014-001483,
for the benefit of
that portion of Sections 28, 29 and 32 all in T 5 N, R 24 E, W.M., Benton County, Washington as
described in that deed recorded January 17, 2014, under Auditor's file number 2014-001484,
located in Benton County, State of Washington, to-wit:

A 16.00' wide strip of land, being 8.00' on either side of the following described Centerline:
Commencing at the Southeast corner of said section 29; thence N86°44'04"W 1183.78' more or
less to the point of intersection of Sonova Road and a private road heading in a northeasterly
direction, said point being the True Point of Beginning; thence N52°18'47"E 745.95' along said
centerline of private road to the Westerly line of said tract of land as described in that deed
recorded January 17, 2014, under Auditor's file number 2014-001484 and the terminus of this
described centerline.

The grantor(s) shall make no use of the land occupied by said easement except for the purpose
of ingress, egress within said land.

In exercising the rights herein granted, the Grantee(s), their successors and assigns, may pass
and repass over said right of way and may cut and remove brush, trees and other obstructions
which in the opinion of the Grantee(s) interfere(s) with said roads.

The covenants herein contained shall run with the land and are binding upon all subsequent
owners thereof.

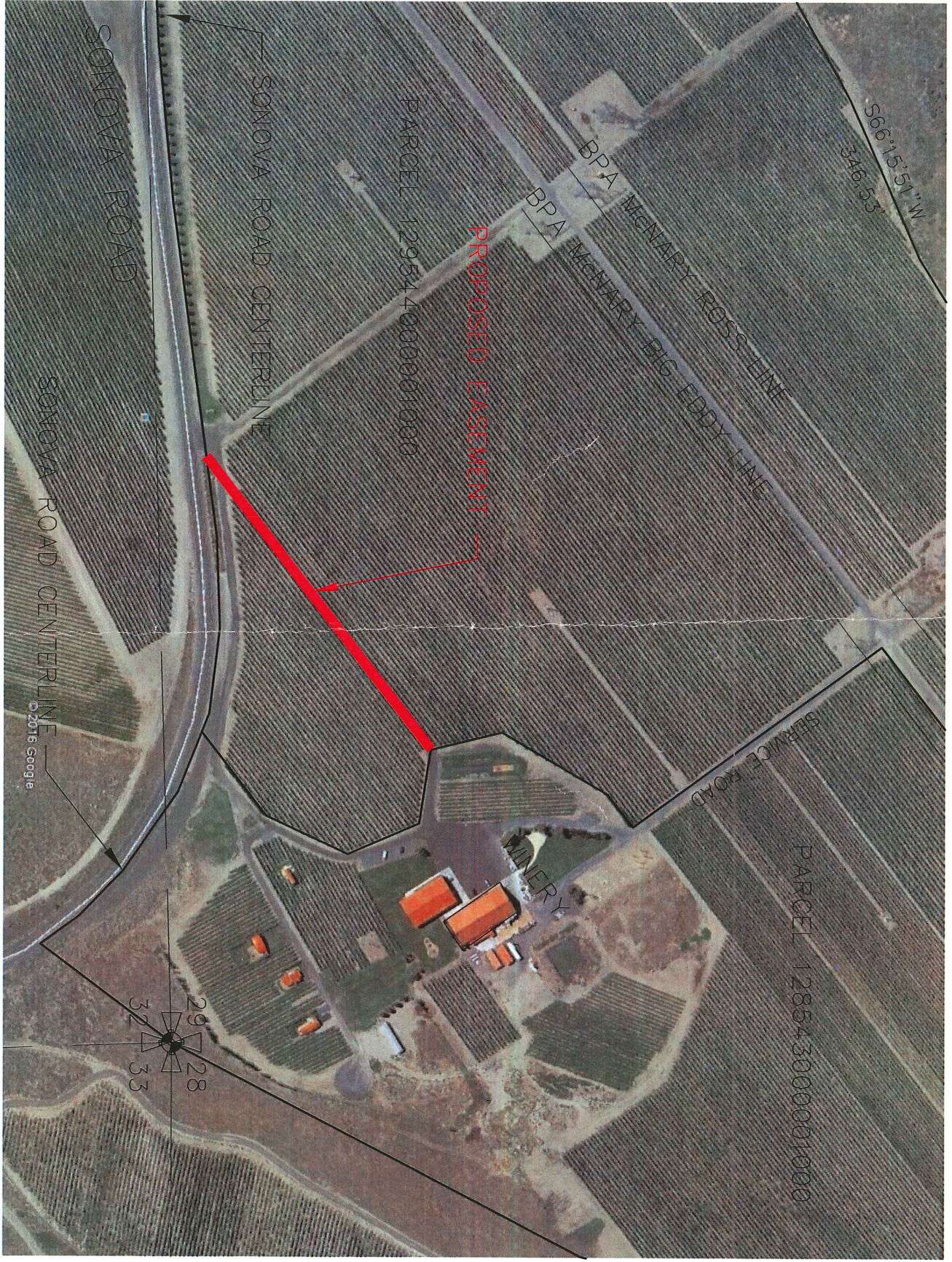
In Witness Whereof, and said Grantor(s) h__ executed this instrument this _____ day of
_____, 20__.

STATE OF WASHINGTON }

COUNTY OF BENTON }

Ss

(Individual Acknowledgment)



SONOVIA ROAD

SONOVIA ROAD CENTERLINE

PARCEL 1295440000001000

PROPOSED EASEMENT

BPA McNARY-ROSS LINE
BPA McNARY-BIG EDDY LINE

S66°15'51"W
346.53'

SONOVIA ROAD CENTERLINE

© 2016 Google

SERVICE ROAD

MINERY

PARCEL 1285430000001000

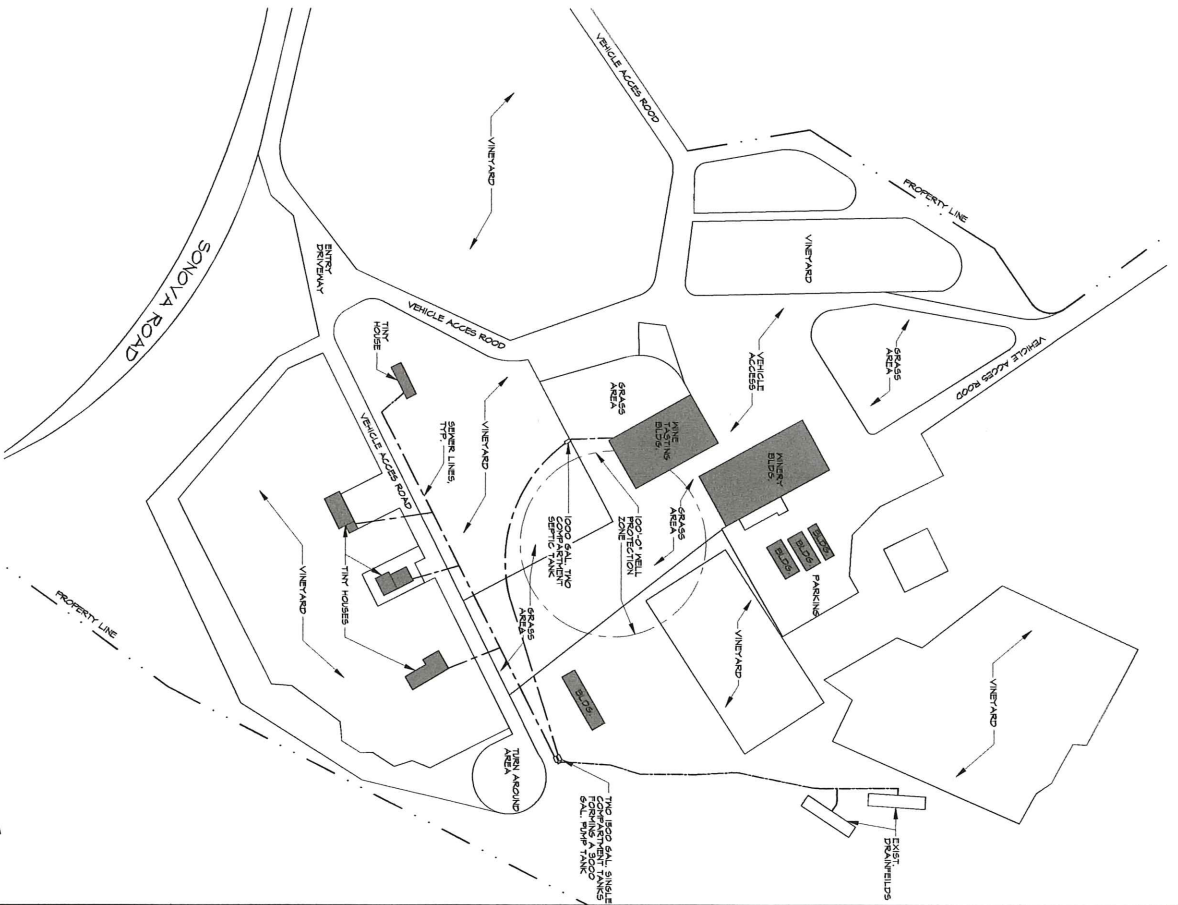
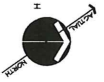
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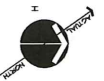
1 SITE PLAN

1" = 500' NORTH



1 SITE PLAN

1" = 500' NORTH



T
TERENCE L. THORNHILL ARCHITECT
 7510 W. DESERTS PLACE
 SUITE 210
 KENNESAW, WA 98335
 509-547-8854
 FAX 509-547-8912
 tll@tllarch.com



MEMBER
 AMERICAN INSTITUTE OF ARCHITECTS

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DRAWN BY: [Name]
 CHECKED BY: [Name]
 PHASE: [Phase]
 REVISION NO. SD
 DATE: [Date]

REGISTERED ARCHITECT
 TERENCE L. THORNHILL
 ALEXANDRIA NICOLE WINERY
 PATTERSON, WA

1.0
 SITE PLAN
 215-004
 FEBRUARY 10, 2017
 1504-SITE02



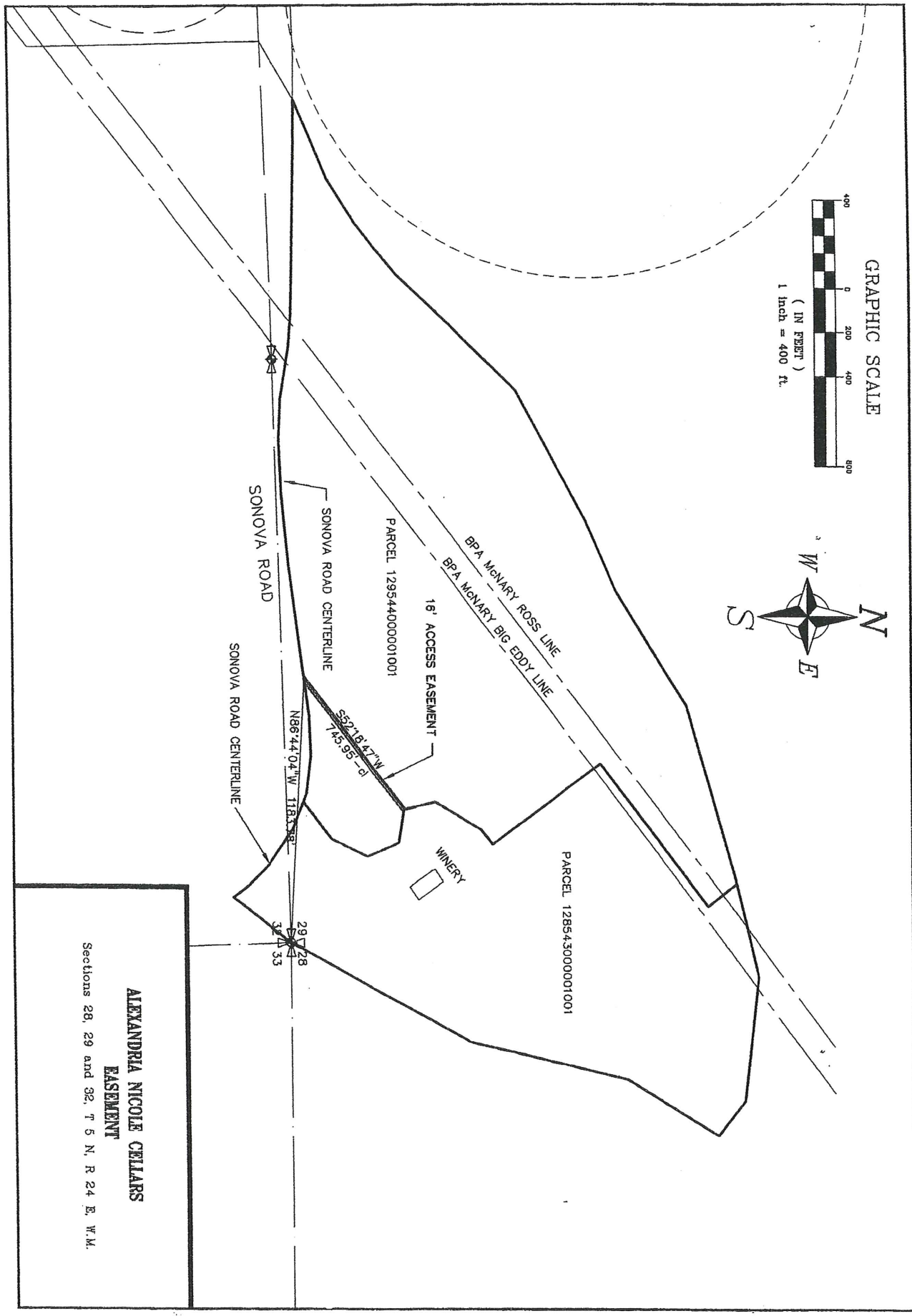
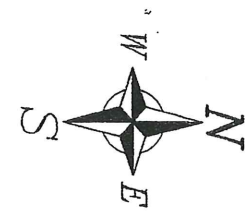
Alexandria Nicole Cellars Production Building

Mainline irrigation

Septic Line

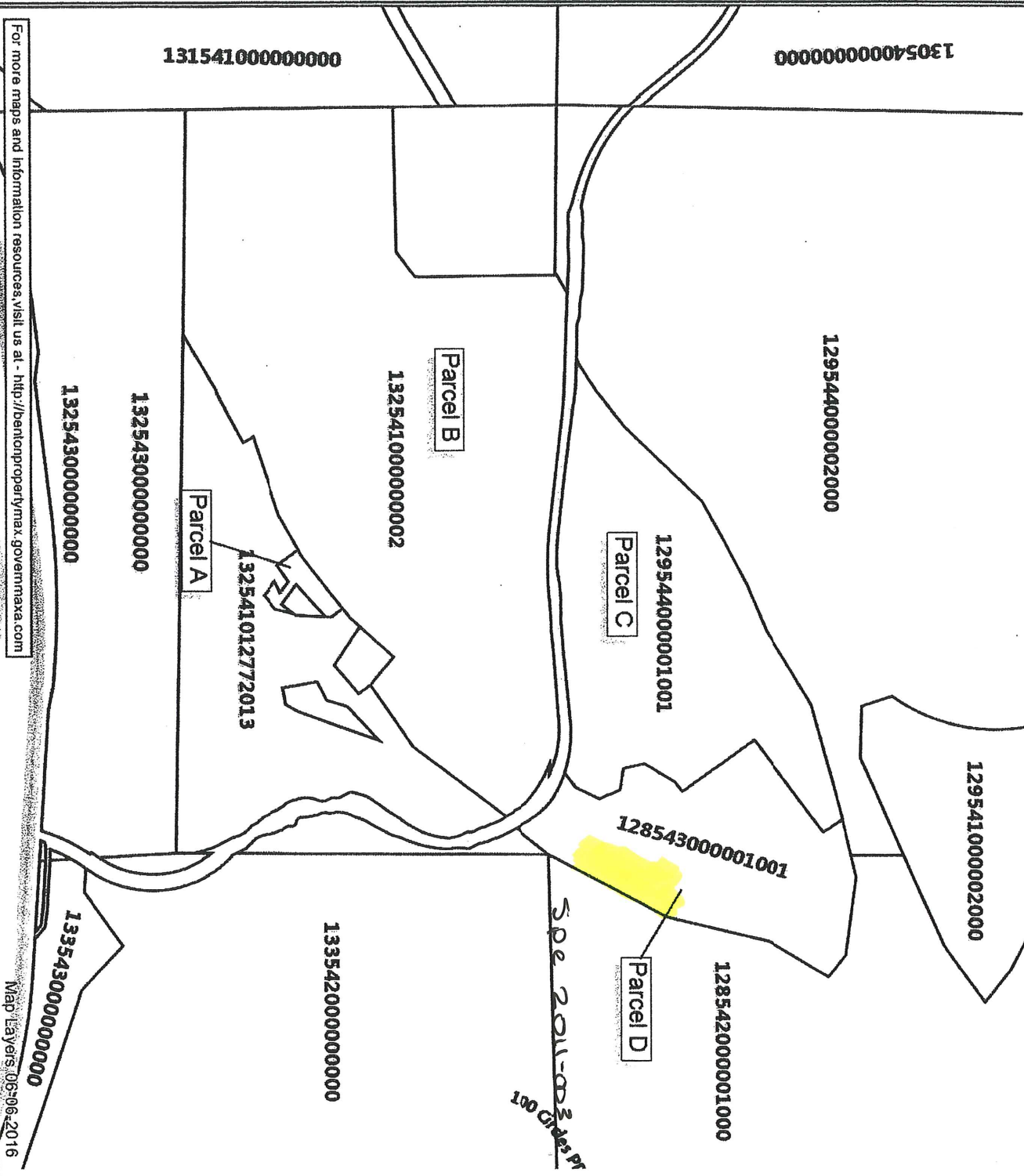
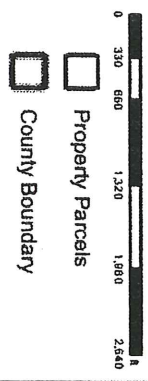
Alexandria Nicole Cellars Tasting Room

Road Easement 2017



**ALEXANDRIA NICOLE CELLARS
EASEMENT**
Sections 28, 29 and 32, T 5 N, R 24 E, W.M.

Map Export



6/30/2016

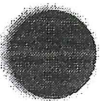

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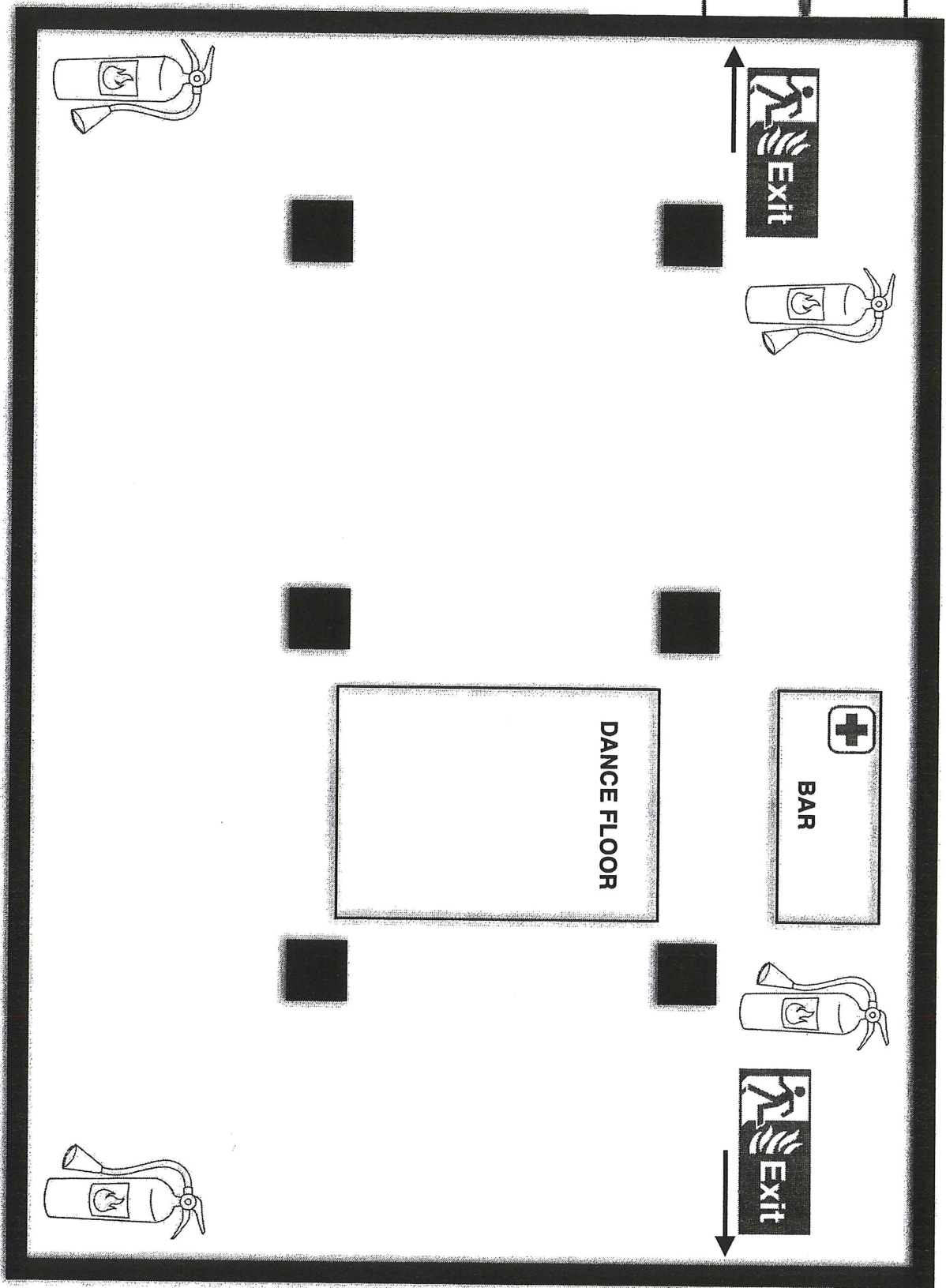
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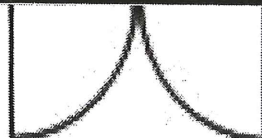
YOU ARE HERE



GO



YOU ARE HERE



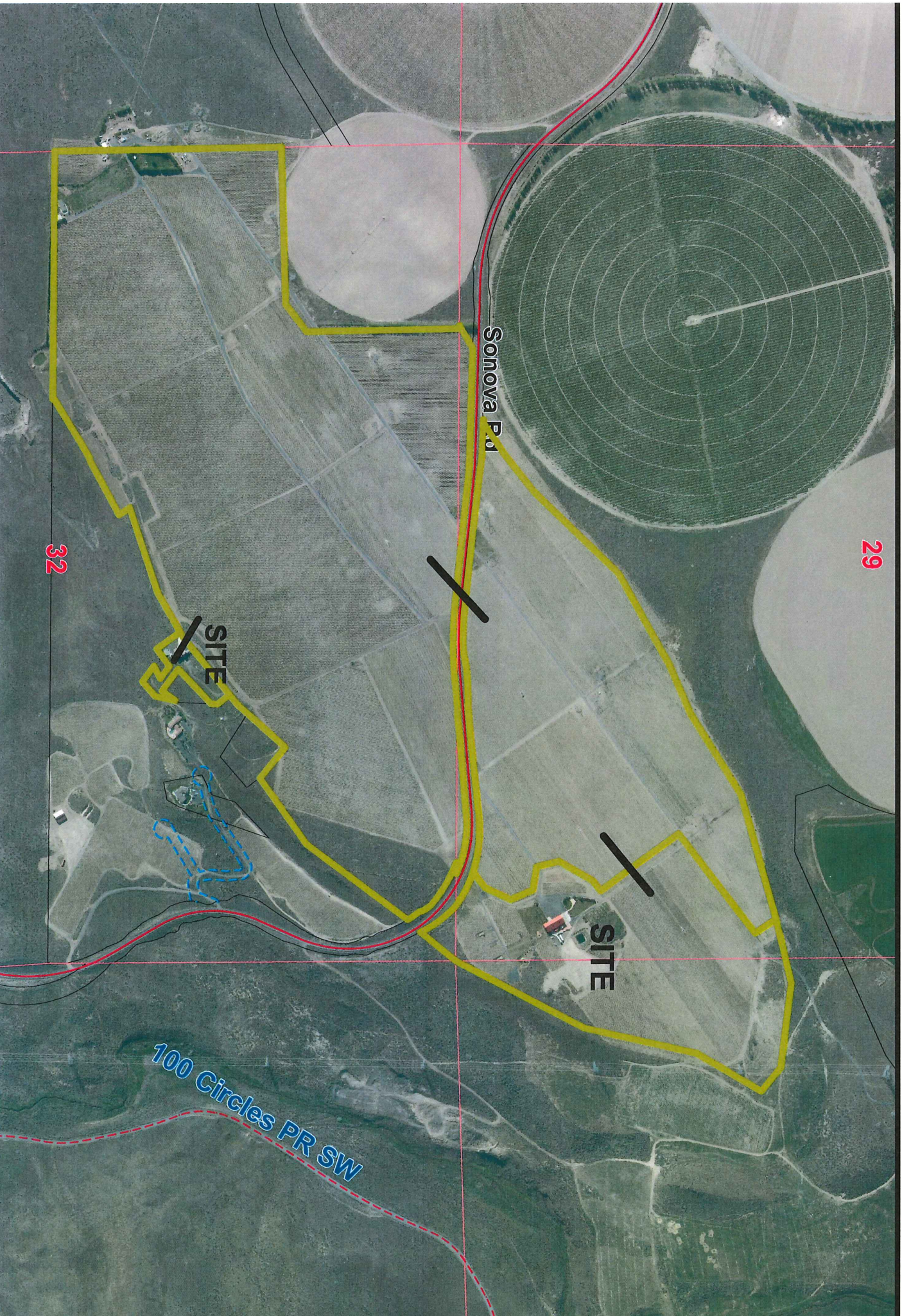
TENT

← 100 →

SECTION 28, 29, & 32, TOWNSHIP 5 NORTH, RANGE 24 E.W.M
 PARCEL # 1-3254-101-2772-015 1-3254-100-0000-002
 1-2954-440-0001-001 & 1-2854-300-0001-001
 OWNER: ALEXANDRA NICOLE CELLARS CUP # 2017-001 & 002
 ZONING: GMA-AG MAP PRINTED: MARCH 14, 2017

HEM 1.2

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SECTION 28, 29, & 32, TOWNSHIP 5 NORTH, RANGE 24 E.W.M
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1-2954-440-0001-001 & 1-2854-300-0001-001
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29

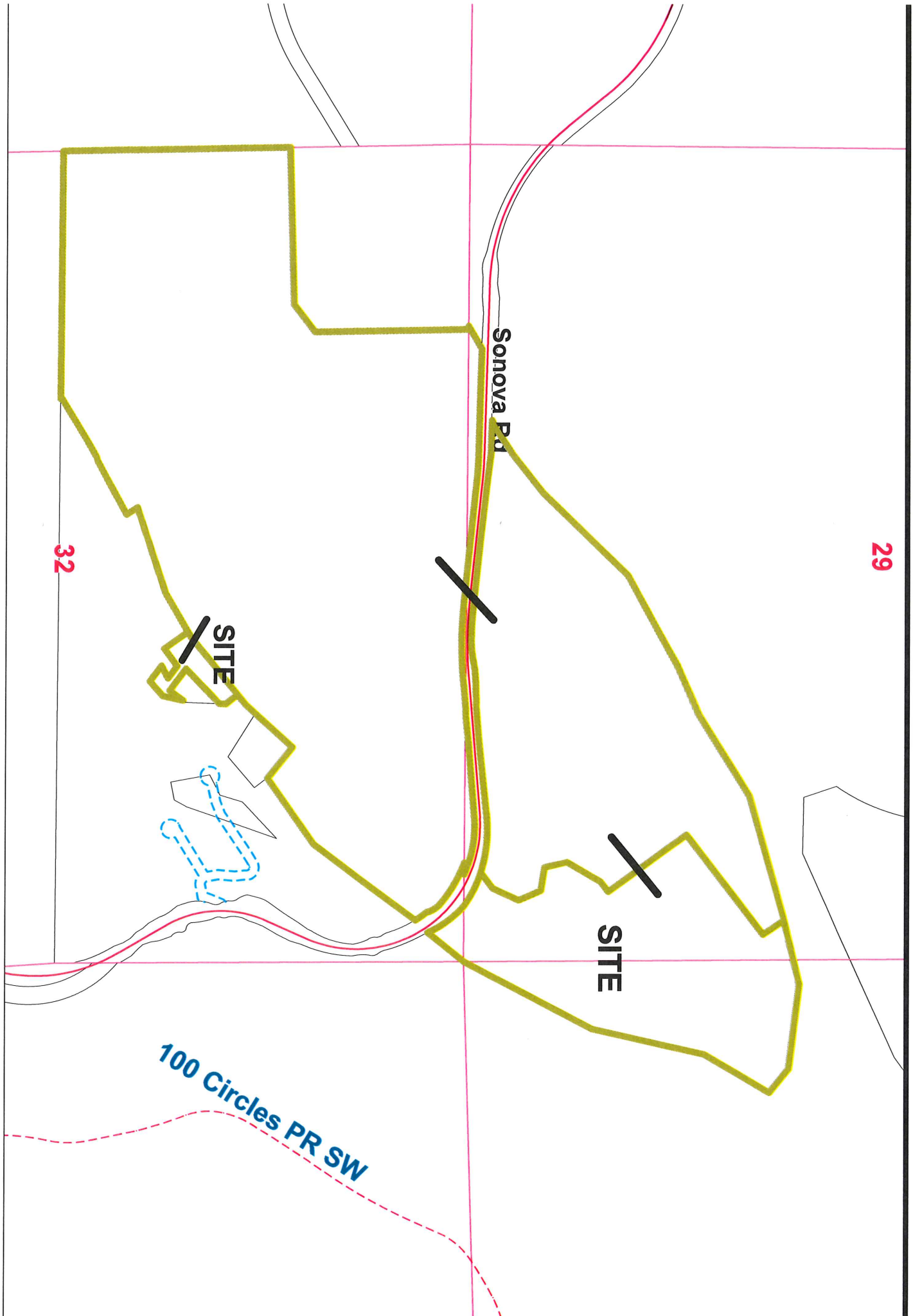
32

Sonova Rd

100 Circles PR SW

SITE

SITE



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

NOTICE OF OPEN RECORD HEARINGS

HEM 1.3

NOTICE IS HEREBY GIVEN that the following applications have been proposed to the Benton County Hearings Examiner, Benton County, Washington.

CUP 2017-001 – The applicants are proposing to host small and large scale weddings, wedding rehearsals, wine-club release parties and marketing events ranging from 10 to 300 people. The date of the written determination of completeness on this action is March 14, 2017. The site, also known as The Estate at Destiny Ridge, is located at 160481 Sonova Road in Section 32, Township 05 North, Range 24 East, W.M. Applicant: Alexandria Nicole Cellars, LLC

CUP 2017-002 – The applicants are proposing to host small to mid-size events such as weddings, receptions and wine related functions at 158422 Sonova Road. The date of the written determination of completeness on this action is March 14, 2017. The site is located North of Sonova Road in Section 28, Township 05 North, Range 24 East, W.M. Applicant: Alexandria Nicole Cellars, LLC

NOTICE IS GIVEN that said applications will be considered by the Benton County Hearings Examiner at the public hearing(s) on Monday, April 17, 2017 at 10:00 a.m. in the Planning Annex Hearing Room, 1002 Dudley Avenue, Prosser WA 99350. All concerned persons may appear and present any support for or objections to the application(s) or provide written testimony to the Hearings Examiner in care of the Planning Department on or before the date of the hearing(s). More information concerning these actions can be obtained by contacting Clark A. Posey, Assistant Planning Manager 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). 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 suggested that if you plan on attending the hearing that you call the Benton County Planning Department by 8:30 a.m. the morning of the hearing to confirm that the hearing will be conducted as scheduled.

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.

Dated this 31st day of March, 2017

SUSAN E. DRUMMOND
Benton County Hearings Examiner

CLARK A. POSEY, Assistant Planning Manager 
Benton County Planning Department

PUBLISH: April 5, 2017

**Benton County Fire Marshal's
Review of Proposed Planning Applications**

TO: BC Planning Department

CUP 17-001

Date Received 3-17-17 **Date Returned** 3-21-17

Comments: Jarrod & Alexandria Boyle, owners of Alexandria Nicole Cellars LLC, proposes an Event Center at "the Estate at Destiny Ridge" an 8,400 sq.ft existing building on parcel 1-3254-101-2772-015. Some activities that will be occurring are weddings, wedding rehearsals, win-club release parties and marketing events ranging from 10 to 300 people. Their own wine will be served and food will be catered. Additionally, on a large lawn a 6,000 sq.ft tent can be erected and taken down as needed.



Fire Marshal's Comments: The above picture is only representative of the site.

1. Changing the use of the building to an event center will not affect the required 21,750 gallon fire flow. But, most likely, the Building Code occupancy classification will change to an A-2 or an A-3. The Building Department determines the occupancy classification. Please contact Building Department Plans Examiner Rod Worthington for the occupancy classification.

2. Should the building be classified as an A-2 or an A-3 occupancy, a fire sprinkler system will, in all likelihood, be required. The installation of the sprinkler system must conform to the requirements of the fire code section 903.2.1.
3. Unless a fire sprinkler system is installed, a manual fire alarm system complying with fire code section 907.2.1 will be required.
4. Mounted fire extinguisher will be required. Each floor will be required to have an at least a 5 lb. (10 lbs. is recommended). The **travel** distance to an extinguisher is 75'. This isn't a radius. It is the actual path a person must walk to get to an extinguisher. Extinguishers may either be mounted on the wall, or placed in recessed cabinets.
5. "Do Not Block Fire hydrant" signs will be required at the drafting site. The location of the signs will be approved by Fire District 6 Fire Chief Rollie Watt.

2

Clark Posey

RECEIVED

HEM 1.5

From: Shawn Brown <shawnb@bfhd.wa.gov>
Sent: Thursday, March 30, 2017 9:18 AM
To: Clark Posey
Subject: FW: CUP 2017-002 158422 Sonova Road - Alexandria Nicole Cellars

Benton County
Planning Department

Dear Mr. Posey:

This office has searched its database for information regarding this property and has determined the following. The property contains a Wine Production Facility that is served by an on-site sewage disposal system that was permitted by this office. The on-site septic system was sized for 300 GPD and serves the restroom located inside the Production Facility. It was also determined that the property is served by the Alexandria Nicole Cellars Group B well. This parcel also contains a building used for wine tasting, and 5 "Tiny Homes" that are rented out to individuals. The Wine Tasting Building and 5 "Tiny Homes" are served by an on-site sewage disposal system also permitted and inspected by this office. An Existing Septic System Evaluation was recently completed for this on-site sewage disposal system. The approval letter has been attached to this email. During the ESE process it was determined that use of the on-site septic was appropriate to service the Wine Tasting Building and the 5 "Tiny Homes". The on-site septic system was sized for 595 GPD and serves a maximum of 3 Employees, 50 Patrons each day and 10 residents inside the 5 "Tiny Homes". After reviewing the proposal that Alexandria Nicole Cellars has put forth, this office has the following comments/requirements:

Land Use:

1. The event center must be served by an on-site sewage disposal system that has been permitted, inspected and approved by this office. After considering what is being proposed and the specifics of the site, this office suggests the following: The applicant could apply for and receive a permit for the construction of a restroom building. This building would be constructed to deal with the waste water generated by these large events. The building could be served by a holding tank that has been permitted, inspected and approved by this office. The holding tank would be required to be pumped on a scheduled basis. It will also need to be designed by a Professional Engineer or Licensed Septic Designer, and must be installed by a licensed septic installer in Benton/Franklin counties. The applicant would need to submit a copy of the signed contract, between themselves and the septic pumper of their choice, to this office which specifies the pumping schedule for the holding tank.
2. As mentioned above, the well serving this property is the Alexandria Nicole Cellars Group B well. The water system ID # for this well is AA797F. With the addition of these proposed events, the well will need to go through the approval process of being upgraded to a Group A public water supply. Please contact the State D.O.H. Drinking Water Spokane Office to discuss the process of upgrading the well to a Group A. The phone number for this office is 509-329-2100. The Group B well will need to receive approval as a Group A prior to final septic approval being granted.

Food:



1. This location had a wine tasting room approved last year by this department. In order to operate the food service, the water and septic requirements must first be met. The food service however is also dependent primarily on the kitchen facility. The facility has a restricted menu approved due to the limited equipment and preparation space. The limited equipment and space would factor into approving the kitchen for events. Expansion of the kitchen equipment and space would be required in order to expand the menu and service. For events, there are options that the operator could explore. Hiring licensed caterers for the events

would be one option. Hiring licensed mobile food service vendors would be another option. These operators would be able to come and provide the food service under their own Benton-Franklin Health District permit and would not be hindered by the limited kitchen onsite. I would be more than willing to discuss at greater length the options and how the space could potentially be used as this project moves forward. Please contact me (Justin Gerber) at 509-460-4330 with any questions.



Shawn Brown RS
Environmental Health Specialist II

Benton-Franklin Health District
7102 W. Okanogan Place,
Kennewick, WA 99336
p: 509.460.4320
www.bfhd.wa.gov ShawnB@bfhd.wa.gov

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