

**EXHIBIT LIST FOR VAR 2018-001
Ira Hickman/APC Services**

			DATE
Hearing Examiner Application Exhibit List			
HER 1	HER 1.1	Application and supporting documents	April 16, 2018
Includes:	HER 1.2		
	HER 1.3		
	HER 1.4		
Hearings Examiner Staff Memo Exhibit List - May 21, 2018			
HEM 1	HEM 1.1	Staff Memo	May 14, 2018
Includes:	HEM 1.2	Site Maps	April 30, 2018
	HEM 1.3	Comments from Benton County Fire Marshal	May 1, 2018
	HEM 1.4	Comments from Benton Franklin Health District	May 4, 2018
	HEM 1.5	Notice of Open Record Hearings	May 9, 2018
	HEM 1.6		
	HEM 1.7		
	HEM 1.8		
	HEM 1.9		
	HEM 1.10		
Hearings Examiner Staff Hearing Exhibit List - May 21, 2018			
HEH 1	HEH 1.1		
Includes:	HEH 1.2		
	HEH 1.3		
Hearings Examiner Staff Continued Hearing Memo Exhibit List - May 21, 2018			
HECH 2	HECH 2.1		
Includes:	HECH 2.2		
	HECH 2.3		
	HECH 2.4		
	HECH 2.5		

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**



HEM 1.1

MEMO DATE: May 14, 2018

HEARING DATE: MAY 21, 2018

TO: BENTON COUNTY HEARINGS EXAMINER

FROM: CLARK A. POSEY,
ASSISTANT PLANNING MANAGER _____
BENTON COUNTY PLANNING DEPT.

RE: VARIANCE APPLICATION – VAR 2018-001

APPLICANT: APC SERVICES/IRA HICKMAN
PROPERTY OWNERS: LANCE & BRITTANY GLEDHILL
600 S. PITTSBURGH STREET
KENNEWICK, WA 99336

SPECIFIC REQUEST

The applicants/owners are requesting a variance to BCC 11.16A.080(2), which is a setback of twenty-five (25) feet from the Drainfield Access Easement, which would make the setback sixty (60) feet from the property line. The property is encumbered by drainfield areas from adjoining lots limiting usable area for this lot. The lot is also limited in depth by steep slopes. Therefore, a variance is needed for the construction of a single-family residence on this parcel. The attached garage will be the closest to the access easement. The remainder of the house has the required 25 ft. setback.

BACKGROUND

Site Location: The site is located at 72513 Grande Bluff Loop, Kennewick, WA 99338 on Lot 21 in the Ridge at Reata West, Phase # 4 Subdivision in Section 5, Township 8 North, Range 28 East, W.M. the parcel size is 4.13 Acres.

Land Use: The surrounding land uses are developed as Rural Lands 5. Residential single-family dwellings on large lots and small agricultural acreages are the main activities within this area.

Zoning & Comprehensive Plan Designation: Site and surrounding areas: Rural Lands 5.

APPLICABLE DEVELOPMENT REGULATIONS

1. The Revised Code of Washington RCW 36.70.810, requires that the following findings be made prior to the granting of the variance and the applicant should be prepared to demonstrate before the Hearings Examiner that such findings exist.
 - a. Variances granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations on the other properties in the vicinity and the zone in which the property is situated.

- b. That strict application of the Zoning Ordinance is found to deprive subject property of rights and privileges enjoyed by other properties in the vicinity and under identical zoning classification because of special circumstances applicable to subject property including size, shape, topography, location or surroundings
- c. That the granting of the variance will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity and zone in which the subject property is situated.

2. **Benton County Code Section 11.52.088(b) states:**

"Variance-General Standards. The variance application process allows the Hearings Examiner in specific cases, as provided in RCW 36.70.810, to grant a variance to the provisions of this title when it can be demonstrated that such variance is in harmony with the general purpose and intent of this title and is accordance with the requirements of this section. However, the Hearings Examiner shall not grant variances to land uses or density requirements."

3. **Benton County Code Section 11.52.088(e) provides:**

"Variance—Permit Granted. (1) A variance shall be granted only if the Hearings Examiner concludes that based on its findings and the conditions imposed, if any, that:

- (i) granting of the proposed variance will not permit a use that is not classified as an allowable or conditional use in the zoning district wherein the use would be located;
- (ii) special circumstances such as lot size, slope, topography or necessary size or shape of the building prevent compliance with the applicable property development standards;
- (iii) due to special circumstances applicable to the subject property, strict application of the zoning district property development standards would deprive the subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning district classification;
- (iv) the problem sought to be addressed by the variance is related to the physical features of the particular property or building and would exist regardless of the
- (v) the problem sought to be addressed is not common for other properties in the surrounding area;
- (vi) the variance would not be materially detrimental to public welfare or injurious to the property or improvements in the vicinity under the same zoning classification;
- (vii) the variance will not adversely affect the health or safety of persons residing or working in the neighborhood in which the variance is being requested; and,
- (viii) the variance would not deny the preservation and enjoyment of substantial property rights of those owning property in the vicinity.

4. The Hearings Examiner may grant a variance subject to specified conditions designed to ensure that the purpose and intent of this title and the Comprehensive Plan will not be violated; provided, the specified conditions are needed to make the conclusions required by subsection (e)(1) above.

5. BCC 11.16A.080 – Property Development Standards –Setback Requirements. All lands, structures, and uses in the Rural Lands Five Acre District (RL-5) shall meet the following setback requirements, and if applicable, the setback requirements set forth in Title 15 BCC (Protection of Critical Areas and Resources).

(a) Setback Requirements. The following minimum setbacks shall apply:

- (1) Each dwelling unit, accessory building, and accessory use on a parcel shall have a setback of fifty-five (55) feet from the centerline of any public road right-of-way or twenty-five (25) feet from the property line bordering any public road right-of-

way, whichever is greater; and a setback of twenty-five (25) feet from the closest edge of any legally-established boundary line of a private access easement.

- (2) Each dwelling unit shall have a setback of twenty-five (25) feet from the rear parcel lines.
 - (3) Each accessory building and accessory use shall have a setback of ten (10) feet from all alleys and the rear parcel lines.
 - (4) Each dwelling unit, accessory building, and accessory use on a parcel shall have a setback of ten (10) feet from the side parcel lines.
 - (5) All shelters, coops, or other structures used for the habitation of livestock shall have a setback of at least thirty (30) feet from every property line of the parcel on which it is located, unless a greater setback is otherwise required under Benton County Code.
 - (6) All dwelling units and swimming pools shall have a setback of one hundred fifty (150) feet from any parcel located partially or wholly within the Growth Management Agricultural Act District (GMA-AD) and from any adjacent orchard, hop field or vineyard (or combination thereof) of ten (10) acres or more on one parcel or on contiguous parcels under common ownership.
 - (7) Cornices, eaves, belt courses, sills, fireplace chimneys, and open, unenclosed stairways or balconies not covered by a roof or canopy may extend or project from a building three (3) feet into any required setback area; provided, none of these architectural features may be located within any easements.
 - (8) Ground floor uncovered, unenclosed porches, platforms, or landings may extend or project from a building six (6) feet into the setback area but no closer than five (5) feet to any parcel line; provided, none of these architectural features may be located within any easements.
- (b) Any additional setbacks required pursuant to Chapter 3.18 BCC shall apply.

DISPOSITION OF THE APPLICANT'S REQUEST

A variance shall be granted only if the Hearings Examiner concludes that based on its findings and the conditions imposed, if any, that:

- (i) **granting of the proposed variance will not permit a use that is not classified as an allowable or conditional use in the zoning district wherein the use would be located;**
- (ii) **special circumstances such as lot size, slope, topography or necessary size or shape of the building prevent compliance with the applicable property development standards;**
- (iii) **due to special circumstances applicable to the subject property, strict application of the zoning district property development standards would deprive the subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning district classification;**
- (iv) **the problem sought to be addressed by the variance is related to the physical features of the particular property or building and would exist regardless of the identity of the owner;**
- (v) **the problem sought to be addressed is not common for other properties in the surrounding area;**
- (vi) **the variance would not be materially detrimental to public welfare or injurious to the property or improvements in the vicinity under the same zoning classification;**
- (vii) **the variance will not adversely affect the health or safety of persons residing or working in the neighborhood in which the variance is being requested; and,**
- (viii) **the variance would not deny the preservation and enjoyment of substantial**

property rights of those owning property in the vicinity.

FINDINGS OF FACT

The following findings of fact and comments were received as of the date of this memo. Any comments received after the completion of this staff memo or obtained during the advertised public hearing of VAR 2018-001 may be addressed by the Hearings Examiner and added or deleted from this list of conditions. The Hearings Examiner may decide to adopt these findings as their own or amend these Findings of Fact and listed conditions after the comment period of the open public hearing.

1. The property owners are Lance & Brittany Gledhill, 600 S. Pittsburgh Street. Kennewick, WA 99336.
2. The applicant, Ira Hickman (contractor) is requesting approval for a variance to BCC 11.16A.080(2) The applicants/owners are requesting a variance to BCC 11.16A.080(2), which is a setback of twenty-five (25) feet from the Drainfield Access Easement, which would make the setback sixty (60) feet from the property line. The property is encumbered by drainfield areas from adjoining lots limiting usable area for this lot. The lot is limited in depth by steep slopes. Therefore, a variance is needed. The attached garage will be the closest to the access easement. The remainder of the house has the required 25 ft. setback.
3. The site is located at 72513 Grande Bluff Loop. Kennewick, WA 99338 on Lot 21 in the Ridge at Reata West, Phase # 4 Subdivision in Section 5, Township 8 North, Range 28 East, W.M. The parcel size is 4.13 Acres.
4. The application for VAR 2018-001 was submitted to the Benton County Planning Department on April 16, 2018 and was determined a complete application for processing on April 30, 2018.
5. The proposed variance application did not require that a Notice of Application be published.
6. The notice for the Benton County Hearings Examiner Open Record Hearing for application VAR 2018-001 was published on May 9, 2018, 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 May 21, 2018.
7. Benton PUD had no comments or concerns regarding this request.
8. Benton County Public Works did not have any comments on this variance request.
9. Benton County Fire Marshal commented that they must meet IBC requirements.
10. Benton Franklin Health District had no concerns or objections regarding this request.
11. Special circumstances such as lot size, slope, topography or necessary size or shape of the building are preventing compliance with the applicable property development standards in the Rural Lands 5 Zoning District.
12. The strict application of the zoning district property development standards would not deprive the subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning district classification.
13. The problem sought to be addressed by the variance is not related to the physical features of this particular property or building and would exist regardless of the identity of the owner;

14. It must be shown that a material hardship unwarranted within the intent of this Code will exist if the variance is not granted, and that the hardship cannot be remedied by other means. The hardship demonstrated must not be self-created and must relate to the land itself and not to problems personal to the applicants. The variance permitted shall be the minimum variance which will mitigate the hardship.

CONDITIONS

The Hearings Examiner may grant a variance subject to specified conditions designed to ensure that the purpose and intent of this title and the Comprehensive Plan will not be violated; provided, the specified conditions are needed to make the conclusions required by the subsection above.

If the Hearings Examiner decides to approve Variance Request VAR 2018-001 then the following are suggested conditions recommended by the Planning Department:

1. Any conditions imposed by the Hearings Examiner shall be completed prior to the Planning Department issuing the variance. 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 variance until those conditions have been met. The variance 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 variance within one (1) year from the time the Hearings Examiner conditionally approved the variance, 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. The applicants will need to submit a copy of the approved building permit from the Benton County Building Department for the addition to the existing residential structure.
4. The applicants for Variance VAR 2018-001 must have a Washington State Licensed Surveyor mark the property line adjacent to the location of the proposed building prior to the inspection by the Building Department.
5. If the variance is approved, the variance would be 25' (feet) leaving a 35' (foot) setback to the property line including this 25' Drain field and 10' Utility Easement.
6. If the variance application is denied the building must be constructed to conform to BCC 11.16A.080(a) and meet the required setback of 25' (feet).
7. If approved, the applicant would not be allowed to use the drainfield access easement for vehicle parking or any vehicle storage or RV parking and will be required to leave this area unencumbered and free of debris. The applicant shall continue to meet all such requirements while Conditional Use Permit - VAR 2018-001 is in effect.
8. Applicant will need to verify that there will not be any encroachment onto the drainfield easements located on lot 21.

BENTON COUNTY PLANNING DEPARTMENT
VARIANCE APPLICATION

FILE NO. VAR 2018-001



1. Name and address of applicant: APC Services / Ira Hickman
72609 E Sundown PRSE K 99336
Phone number: Home: (509) 430-6288 Work: _____

If you wish to be contacted via email please list your email address: apcconstruction@msn.com

2. Legal owners name and address: Lance + Brittany Gledhill
600 S. Pittsburgh St. Kennewick WA 99336
Phone number: Home (509) 987-2531 Work _____

3. Legal description or Parcel Number of property for which permit is for: _____
1-0588-204-0000-021

4. Section of the zoning ordinance under which it is claimed that a variance should be granted. (To be completed by the Planning Department). _____

5. A variance is being requested for the purpose of Fitting house on
buildable area of the lot

6. What is the minimum variance that will alleviate hardship? 25'

7. Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building which prevent compliance with the zoning ordinance? If so, explain:
Triangular hillside lot with long flag stem. Existing
septic reserve fields for neighboring lots.
Requested variance would not affect access to drainfields

8. Does strict application of the zoning ordinance deprive subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning classification? If so, explain:
Yes this lot is already overly burdened with
restrictions that benefit adjoining properties and has
a very small buildable area for a 4 acre lot.
Granting of variance would have no negative impact
on adjoining properties.

9. The property will be served by:

WATER: Well Private System X City System

SEWER: Septic Tank X City Sewer

POWER: PUD X REA

PHONE: Yes No Name of Utility

GAS: Yes No Name of Utility

CABLE: Yes No Name of Utility

IRRIGATION: Yes X No Name of Utility Summit View Water Works

PRIVATE IRR. Yes No

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

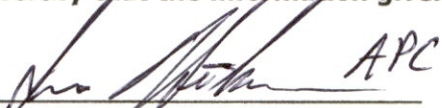
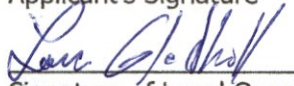
11. Zoning classification of property involved:

12. Total acreage - lot size involved:

COMMENTS OR PERTINENT INFORMATION:

Signature Block for individuals only.

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

<u></u>	<u>Ira Hickman</u>	<u>4/14/18</u>
Applicant's Signature	Print Name	Date
<u></u>	<u>Lance Gledhill</u>	<u>4/14/18</u>
Signature of Legal Owners	Print Name	Date
<u> </u>	<u> </u>	<u> </u>
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 there is more than one corporation/partnership/LLC signature is required.

 Applicant's or Legal Owner's Name Print Name & Title Date

Applicant's or Legal Owners Signature: _____
(Signature) (Title)

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

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 VARIANCE REQUEST FEE OF \$630.00 MUST BE SUBMITTED WITH THE APPLICATION. THIS FEE IS NON-REFUNDABLE. PLEASE MAKE THE 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 Step Slupers on 4/26/2018
Application approved for processing by Chuck Perry on 4/26/2018
Zoning RLS Comp Plan designation _____

APR 09 2018

GLEDHILL

STRUCTURE TYPE - SFD
APPLICATION # - 32219
PARCEL # - 1-0588-204-0000-021
ZONE -
REQUIRED SETBACKS
FRONT - <i>WPL-55</i>
SIDE - <i>10'</i>
SIDE -
REAR - <i>ERL-25</i>
OTHER -
OTHER -
PLEASE CALL 735-3500 IF QUESTIONS

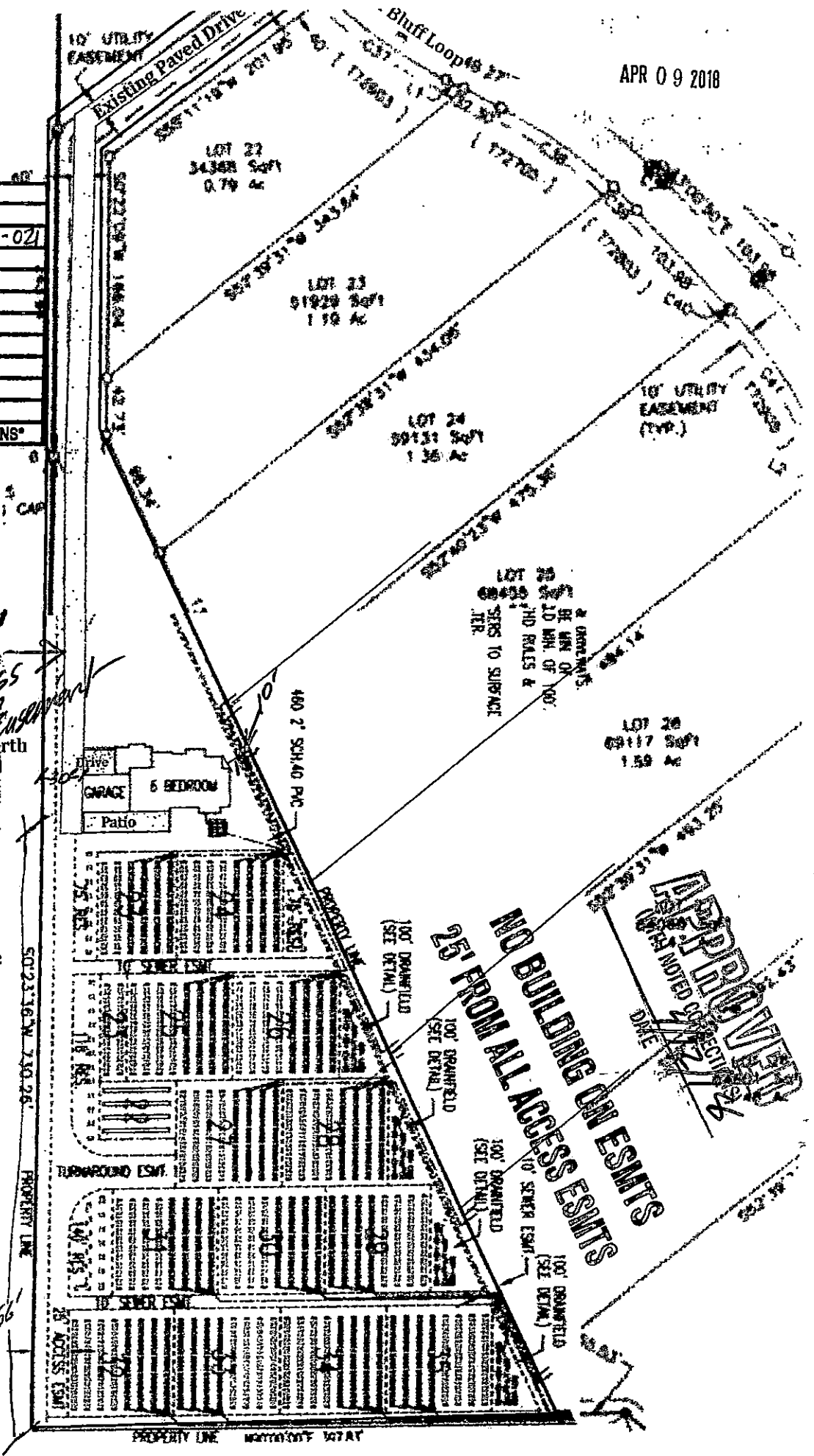
25' Access Easement
 North

Lot 21 Ridge At Reata West
 Phase 4
 TP # 1-0588-204-0000-021
 Address T.B.D. Grand Bluff Loop
 Kennewick, WA 99338
 4.133 Acres
 Owner: GLEDHILL LANCE &
 BRITTANY

*Ridge @ Reata West
 Ph. 4 Lt. 21*

Scale 1"=100'

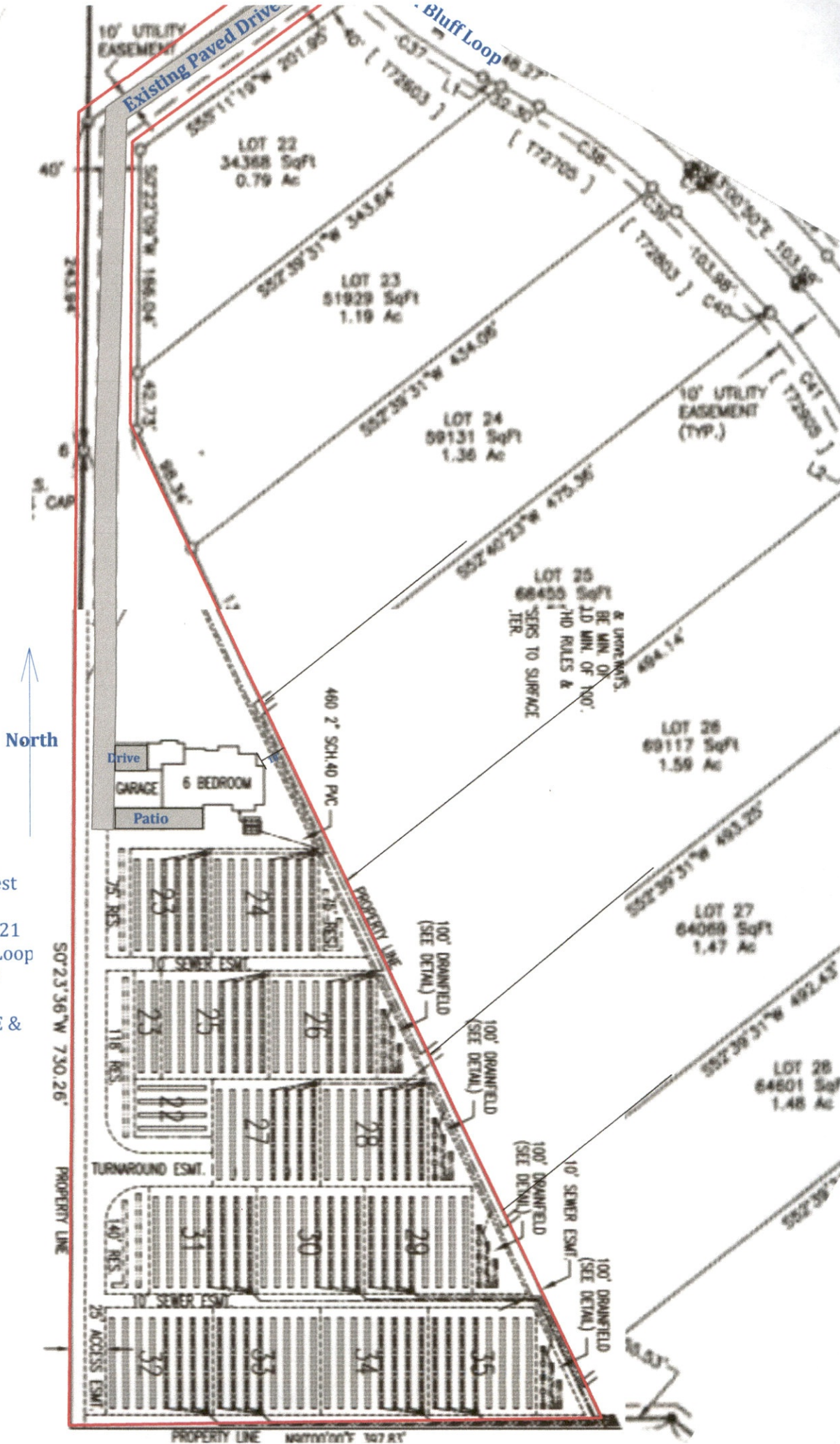
*APC Services
 Van Nuth
 4/9/18*



APPROVED
 (NOT NOTED SUBJECT)
 DATE

**NO BUILDING ON ESMTS
 25' FROM ALL ACCESS ESMTS**

PROPERTY LINE

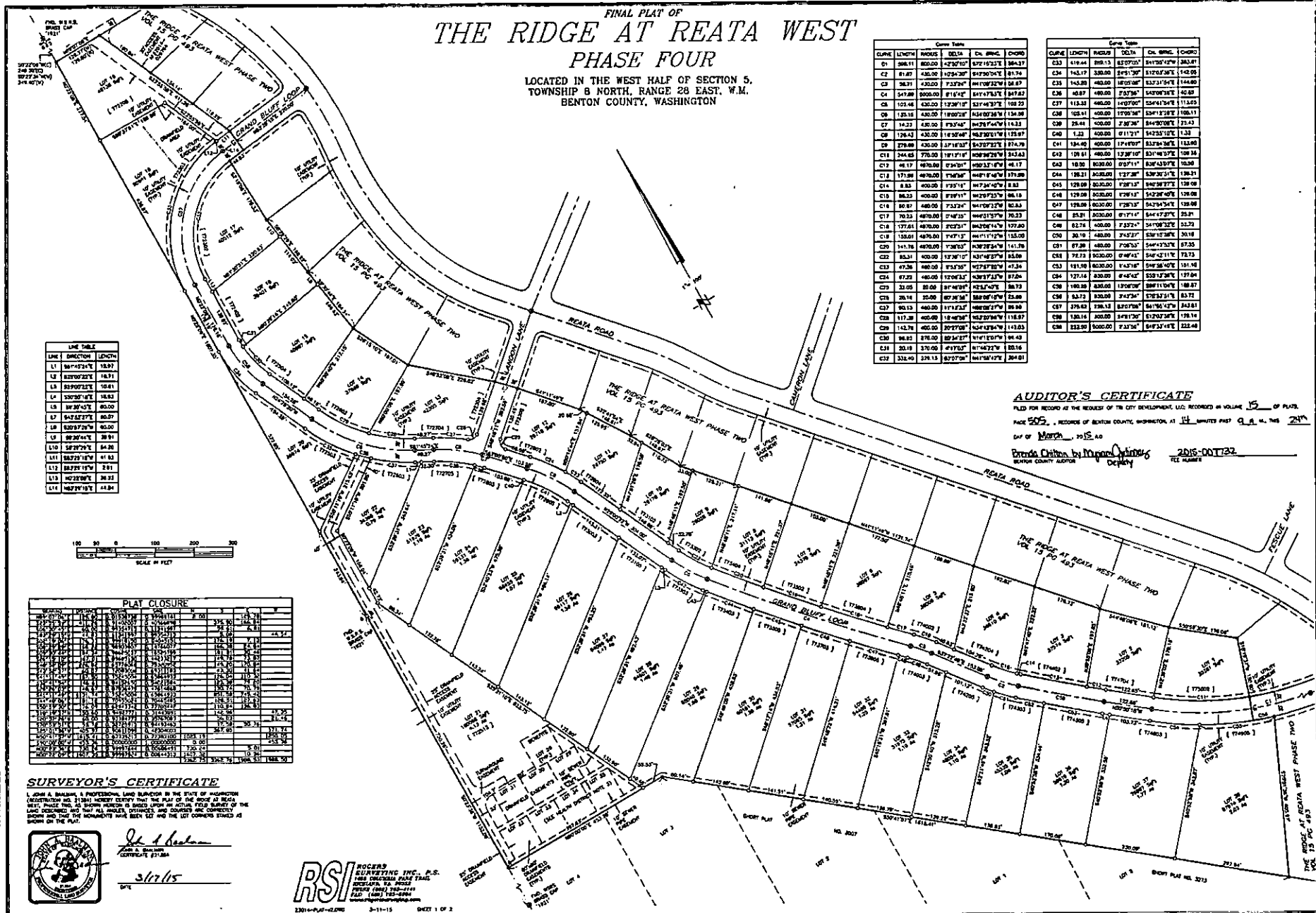


Lot 21 Ridge At Reata West
 Phase 4
 TP # 1-0588-204-0000-021
 Address T.B.D. Grand Bluff Loop
 Kennewick, WA 99338
 4.133 Acres
 Owner: GLEDHILL LANCE &
 BRITTANY

Scale 1"=100'

FINAL PLAT OF THE RIDGE AT REATA WEST PHASE FOUR

LOCATED IN THE WEST HALF OF SECTION 5,
TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M.
BENTON COUNTY, WASHINGTON



LINE TABLE

LINE	DIRECTION	LENGTH
L1	S81°42'24"E	18.97
L2	S27°00'22"E	18.91
L3	S27°00'12"E	18.81
L4	S52°30'47"E	18.83
L5	S81°42'24"E	60.20
L7	S42°12'27"E	60.27
L8	S27°00'22"E	60.20
L9	S27°00'12"E	38.91
L10	S27°00'12"E	64.26
L11	S27°00'12"E	41.63
L12	S27°00'12"E	2.81
L13	N27°00'12"E	38.23
L14	N27°00'12"E	43.84



PLAT CLOSURE

SECTION	AREA	PERCENT	REMARKS
1	1.23	0.01	
2	1.23	0.01	
3	1.23	0.01	
4	1.23	0.01	
5	1.23	0.01	
6	1.23	0.01	
7	1.23	0.01	
8	1.23	0.01	
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96	1.23	0.01	
97	1.23	0.01	
98	1.23	0.01	
99	1.23	0.01	
100	1.23	0.01	

Curve Table

CURVE	LENGTH	POB	DELTA	Ch. BRNG.	CHORD
C1	286.11	802.00	42°30'00"	S72°10'23"E	384.37
C2	61.87	435.00	14°26'30"	S47°50'04"E	51.74
C3	36.71	235.00	7°23'00"	N47°00'00"E	23.87
C4	571.89	600.00	67°15'00"	N17°45'31"E	517.63
C5	103.46	435.00	17°38'15"	S17°45'31"E	103.23
C6	125.16	435.00	19°02'00"	N17°02'00"E	124.88
C7	19.22	435.00	7°32'00"	N47°30'00"E	19.33
C8	126.42	435.00	18°50'00"	N47°30'00"E	125.87
C9	278.89	435.00	37°18'00"	S47°30'00"E	274.79
C10	244.63	770.00	18°11'00"	N47°30'00"E	243.63
C11	46.17	4676.00	0°34'00"	N00°31'47"E	46.17
C12	171.89	4676.00	7°30'00"	N47°18'47"E	173.89
C13	8.83	400.00	1°22'15"	N47°34'40"E	8.83
C14	36.23	400.00	8°39'15"	N47°30'00"E	36.13
C15	30.87	400.00	7°32'00"	N47°00'00"E	30.83
C16	70.33	4676.00	7°46'23"	N47°00'00"E	70.33
C17	177.61	4676.00	20°22'15"	N47°00'00"E	177.60
C18	132.01	4676.00	14°11'15"	N47°00'00"E	132.00
C19	141.78	4676.00	13°30'15"	N47°00'00"E	141.78
C20	83.31	400.00	12°36'15"	N47°00'00"E	83.06
C21	47.36	400.00	6°37'30"	N47°00'00"E	47.34
C22	67.23	465.00	12°08'15"	N47°00'00"E	67.04
C23	31.05	80.00	8°14'00"	N47°00'00"E	30.73
C24	26.16	35.00	6°32'00"	N47°00'00"E	25.88
C25	30.13	400.00	11°12'15"	N47°00'00"E	29.89
C26	117.18	400.00	18°48'00"	N47°00'00"E	116.87
C27	143.76	400.00	20°37'00"	N47°00'00"E	143.63
C28	36.81	275.00	22°34'15"	N47°00'00"E	36.43
C29	20.18	370.00	4°17'00"	N47°00'00"E	20.16
C30	332.40	370.00	67°07'00"	N47°00'00"E	304.81

Curve Table

CURVE	LENGTH	POB	DELTA	Ch. BRNG.	CHORD
C31	619.44	800.00	62°07'00"	S47°00'00"E	383.81
C32	143.17	330.00	24°15'00"	S17°00'00"E	142.28
C33	143.00	400.00	18°05'00"	S17°00'00"E	142.80
C34	42.87	400.00	7°27'00"	S47°00'00"E	42.83
C35	113.33	460.00	14°07'00"	S47°00'00"E	113.03
C36	103.41	400.00	17°00'00"	S47°00'00"E	103.11
C37	28.44	400.00	7°38'30"	S47°00'00"E	28.43
C38	1.23	400.00	0°11'21"	N43°35'12"E	1.23
C39	134.40	400.00	17°45'00"	S47°00'00"E	133.80
C40	126.81	480.00	12°20'15"	S47°00'00"E	126.34
C41	18.30	800.00	0°07'11"	S07°43'07"E	18.30
C42	180.21	800.00	12°27'30"	S07°30'00"E	180.21
C43	129.08	800.00	7°08'15"	S42°30'00"E	128.19
C44	128.28	800.00	7°28'15"	S42°30'00"E	128.68
C45	25.21	800.00	6°17'15"	S47°00'00"E	25.81
C46	82.74	400.00	7°32'15"	S47°00'00"E	82.72
C47	30.19	480.00	7°45'15"	S37°12'30"E	30.18
C48	87.28	480.00	7°08'15"	S47°00'00"E	87.25
C49	78.73	800.00	0°46'15"	S47°42'11"E	78.73
C50	191.10	800.00	7°45'00"	S47°30'00"E	191.16
C51	127.16	800.00	6°48'45"	S37°12'30"E	127.04
C52	160.20	800.00	13°07'00"	S07°11'00"E	160.27
C53	83.73	800.00	7°27'00"	S47°00'00"E	83.72
C54	126.16	800.00	7°47'00"	S47°00'00"E	126.14
C55	222.00	800.00	7°37'00"	S47°00'00"E	222.46

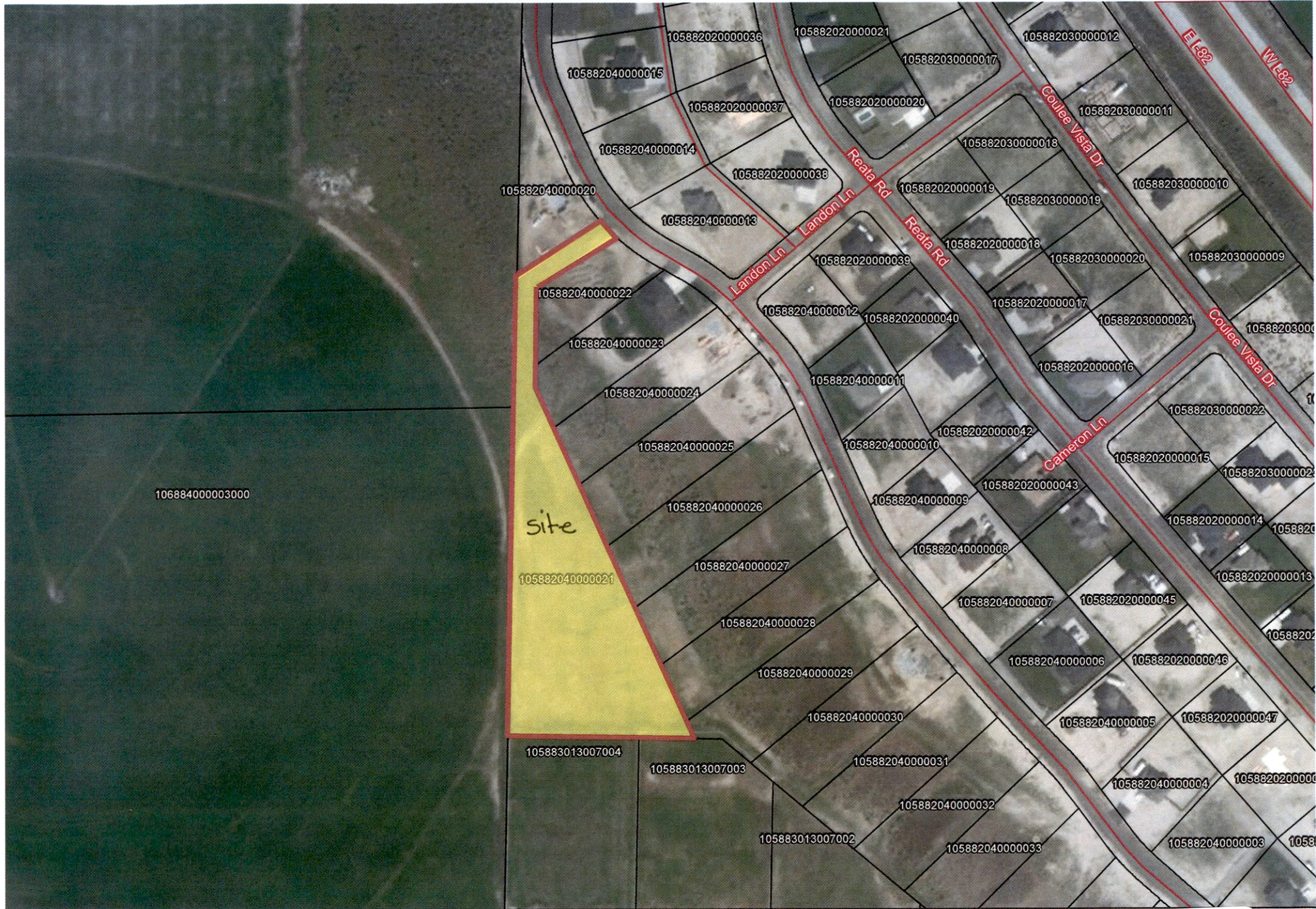
AUDITOR'S CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF THE CITY DEVELOPMENT, LLC, RECORDED IN VOLUME 15 OF PLATS
 PAGE 502, RECORDS OF BENTON COUNTY, WASHINGTON, AT 11:44 AM, FIRST PAST 9 A.M., THIS 24TH
 DAY OF March, 2015, A.D.
 Brenda Chilton, by Margaret O'Connell, 2015-001132
 BENTON COUNTY CLERK DEPUTY REC. NUMBER

SURVEYOR'S CERTIFICATE
 I, JOHN A. BALDWIN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON
 (REGISTRATION NO. 31941) HEREBY CERTIFY THAT THE PLAT OF THE RIDGE AT REATA WEST,
 WEST HALF, PHASE FOUR, OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY,
 WASHINGTON, IS CORRECTLY AND ACCURATELY DRAWN FROM THE SURVEY OF THE
 SAME AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED AS
 SHOWN ON THE PLAT.



John A. Baldwin
 JOHN A. BALDWIN
 SURVEYOR
 3/17/15

RSI ROYCE SURVEYING INC., P.S.
 1800 OLYMPIA PLACE TRAIL
 BENTONVILLE, WA 99004
 PHONE (509) 253-2441
 FAX (509) 253-2440
 www.roycesurveying.com



J

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

HEM 1.3

RECEIVED

MAY 1 2018

Benton Co. Planning Dept.

TO: Clark Posey

Variance Request 18-001

Date Received 4-30-18 Date Returned 5-1-18

Applicants Comments: The applicant is requesting a variance of 25 feet to the required 25' setback from the Drainfield access easement on the west boundary line of lot 21, The Ridge at Reata West, allowing a structure to be built abutting the easement.

Fire Marshal's Comments: Must meet IBC requirements

April Brown

From: Deana Chiodo <deanac@bfhd.wa.gov>
Sent: Friday, May 04, 2018 10:29 AM
To: Planning Department
Cc: Clark Posey
Subject: VAR 2018-001

We have no objections with the applicants variance request for a building setback from the drianfield access easement provided there is no encroaching onto the drainfield easements located on Lot 21.

Deana Chiodo
Environmental Health Specialist II

Benton-Franklin Health District
7102 W. Okanogan Place,
Kennewick, WA 99336
p: 509.460.4316
www.bfhd.wa.gov Deanac@bfhd.wa.gov



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Benton County Planning Department

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

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NOTICE OF OPEN RECORD HEARINGS

HEM 1.5

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

CUP 2018-001 Applicant Matthew Mahany is proposing a business to service, install & deliver water softeners at 11108 Cottonwood Drive Kennewick in Section 10, Township 08 North, Range 28 East, W.M. The date of the written determination of completeness on this action is March 22, 2018.

CUP 2018-002 Applicants Lauriano Garcia & Jose Ramirez are proposing to run an event center for weddings, receptions and other special events with a small farm animal petting zoo area at 41807 S. Finley Road in Kennewick in Section 26, Township 08 North, Range 30 East, W.M. The date of the written determination of completeness on this action is April 11, 2018.

CUP 2018-003 (EA 2018-008) Applicant Central Washington Asphalt is proposing to run a commercial gravel pit/mining operation and a portable asphalt batch plant in the Northeast ¼ of Section 35, Township 8, Range 28 East, W.M. The date of the written determination of completeness on this action is April 11, 2018.

CUP 2018-004 (EA 2018-010) Applicant JMAC Resources, Inc. is proposing to run a top soil and basalt quarry for commercial mineral extraction at 39505 S Amon Road in Section 30, Township 8 North, Range 29 East, W.M. The date of the written determination of completeness on this action is March 16, 2018.

VAR 2018-001 The applicant, APC Services/Ira Hickman, is requesting a variance of 25' to the required 25' setback from the drainfield access easement on the west boundary line of lot 21, allowing a structure to be built abutting the easement. The date of the written determination of completeness on this action is April 30, 2018. The site is located in Section 5, Township 8 North, Range 28 East, W.M. and is legally described as The Ridge at Reata West Phase 4, Lot 21.

NOTICE IS GIVEN that said applications will be considered by the Benton County Hearings Examiner at the public hearings on Monday, May 21, 2018 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 applications or provide written testimony to the Hearings Examiner 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, Assistant Planning Manager at the Benton County Planning Department, 1002 Dudley Avenue, P.O. Box 910, Prosser, WA 99350 or by calling (509) 786-5612. 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 Request for Reasonable Accommodation Form 48 hours prior to the date of the meeting. The form is located on the Benton County website (<https://tinyurl.com/RRAform>) or you may contact the Benton County Planning Department for assistance.

Dated this May 4, 2018

SUSAN E. DRUMMOND
Benton County Hearings Examiner

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



PUBLISH: May 9, 2018