

EXHIBIT LIST for CUP 2021-006
John Dicknite and Kelly Nite - Accessory Dwelling Unit
June 18, 2021

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|--|----------|---|---------------|
| | HEM 1.1 | Staff Memo | June 15, 2021 |
| | HEM 1.2 | Vicinity map created by Benton County Planning Division | |
| | HEM 1.3 | Application Materials | May 10, 2021 |
| | HEM 1.4 | Written Determination of Completeness | May 11, 2021 |
| | HEM 1.5 | Agency review request | May 12, 2021 |
| | HEM 1.6 | Comment from Benton-Franklin Health District | May 12, 2021 |
| | HEM 1.7 | Email from Benton County Public Works (no comment) | May 12, 2021 |
| | HEM 1.8 | Comment from Benton County Fire Marshal | May 12, 2021 |
| | HEM 1.9 | Notice of Open Record Hearing | May 28, 2021 |
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| | HEM 1.16 | | |
| HEH: Materials provided to the Hearings Examiner during the hearing | | | |
| | HEH 1.1 | | |
| | HEH 1.2 | | |
| | HEH 1.3 | | |
| | HEH 1.4 | | |
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| | HEH 1.10 | | |

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.co.benton.wa.us



Planning Division

(509) 786-5612
P.O. Box 910, Prosser, WA 99350
planning.department@co.benton.wa.us

**STAFF REPORT TO THE
BENTON COUNTY HEARINGS EXAMINER
John Dicknite & Kelly Nite
Detached Accessory Dwelling Unit**

HEM 1.1

FILE NO: CUP 2021-006

HEARING DATE: June 18, 2021

APPLICANTS / OWNERS: John Dicknite & Kelly Nite, 109105 E 245 PR SE, Kennewick, WA 99338-1241

LOCATION: General Location: The property is located approximately 1 mile south of Interstate 82 along S Clodfelter Rd, in Kennewick, Washington.
Address: 109105 E 245 PR SE, Kennewick, WA 99338
Legal: Short Plat # 1902, Lot 3
Parcel Number: 1-1488-401-1902-003

PROPERTY SIZE: Approximately 2.00 acres

AREA TO BE USED: Not to exceed 800 square feet

LAND USE: Residential

ZONING: Rural Lands Five-Acre District (RL-5)

COMPREHENSIVE PLAN DESIGNATION: Rural Remote

RECOMMENDATION:

The Planning Division recommends approval of the application request, subject to the suggested twenty-two (22) Findings of Fact and five (5) Conditions of Approval as outlined in this staff report.

APPLICATION DESCRIPTION:

The applicant is requesting a Conditional Use Permit to convert an existing 800 sq. ft. dwelling unit in an existing 1,620 sq. ft. accessory building into a detached Accessory Dwelling Unit in order to build a 2,822 sq. ft. single-family dwelling at 109105 E 245 PR SE, Kennewick, WA 99338.

The property is approximately 2.00 acres in size and is zoned Rural Lands 5 Acre District (RL-5).

The site currently consists of a 1,620 sq. ft. accessory building (30 x 54, detached garage) with an 800 sq. ft., one-bedroom dwelling unit currently occupied by the applicant. The applicant is proposing the construction of a 2,822 sq. ft. single family dwelling north of the existing accessory building on the parcel.

The application for CUP 2021-006 was submitted to the Benton County Planning Division on May 10, 2021.

The application was declared complete for processing on May 11, 2021.

The application documents were distributed to reviewing agencies on May 12, 2021.

The Benton County Hearings Examiner Notice of Open Record Hearing for application CUP 2021-006 was published on June 2, 2021 in the Prosser Record Bulletin.

The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on June 2, 2021.

The Open Record Hearing is scheduled for June 18, 2021.

APPLICABLE STANDARDS/ORDINANCES:

1. *Revised Code of Washington*
RCW 36.70A.400, GROWTH MANAGEMENT—PLANNING BY SELECTED COUNTIES AND CITIES
Accessory Apartments
Any local government, as defined in RCW 43.63A.215, that is planning under this chapter shall comply with RCW 43.63A.215(3).

RCW 43.63A.215(3) Accessory apartments—Development and placement—Local governments
Unless provided otherwise by the legislature, by December 31, 1994, local governments shall incorporate in their development regulations, zoning regulations, or official controls the recommendations contained in subsection (1) of this section. The accessory apartment provisions shall be part of the local government's development regulation, zoning regulation, or official control. To allow local flexibility, the recommendations shall be subject to such regulations, conditions, procedures, and limitations as determined by the local legislative authority.

2. *Benton County Comprehensive Plan*
3.3.2.3 Rural Land Use Designations
Rural Remote is the predominant rural land use in the County. This land is located mostly between the agricultural lands (GMA Agriculture), Rural Transition, and the UGAs. Rural Remote land use is intended to enhance and preserve the County's rural character, which includes: rural open space, low densities, wildlife habitat, public open space for outdoor recreational activities, and rural home sites on which a limited range of agricultural activities may be conducted. Allowable density in Rural Remote land use is 1Du/5acres.

Benton County Comprehensive Plan
Section 2.7 Housing

HE Goal 1: Provide for a variety of residential uses and densities consistent with the rural character and lifestyles and a choice of housing types for people of all income levels.

Policy 7: Consider accessory dwelling units as an affordable housing option and look for flexible and innovative ways of integrating accessory dwelling units into single family residential zones.

Section 6.4.2 Housing Types

Accessory Dwelling Units. The zoning code permits the establishment of additional living quarters within single family residences to permit persons who, due to a disability or an infirmity, require the assistance of friends, relatives, or a professional nurse to remain in their home and for persons related to the occupant. These units help meet the needs of the disabled, infirm, or elderly in need of assisted care and are currently allowed by ordinance in all residential zones and the agricultural zoning district of Benton County.

3. *Benton County Code*, Chapter 11.03 Definitions.

11.03.010 DEFINITIONS.

- (2) "Accessory Dwelling Unit" an additional room or set of rooms located within a single family structure and designed, arranged, occupied or intended to be occupied by not more than one (1) household as living accommodations independent from any other household and not exceeding 800 square feet in area.

4. *Benton County Code*, Chapter 11.42 General Use Regulations

11.42.020 ACCESSORY DWELLING UNITS (ADU). An accessory dwelling unit shall be allowed on any real property located within unincorporated Benton County that is zoned for single family residences, except for those properties with an Industrial or Commercial zoning designation, thereby meeting the requirements of the Washington State Housing Policy Act of 1993 to incorporate provisions for accessory apartments in the County's zoning ordinance (Title 11 BCC).

- (a) All accessory dwelling units authorized herein shall meet the following minimum criteria:
- (1) One (1) accessory dwelling unit is allowed per parcel/lot.
 - (2) A single-family dwelling must be located on the parcel/lot where the accessory dwelling unit is to be located.
 - (3) The accessory dwelling unit shall not exceed 40% of the total square footage of the single-family home or 800 square feet in size, whichever is smallest.
 - (4) The accessory dwelling unit shall consist of no more than one (1) bedroom.
 - (5) The accessory dwelling unit shall provide two (2) off-street parking spots.
 - (6) An accessory dwelling unit shall be constructed on the site and permanently affixed to the ground by footings and foundation. A recreational vehicle (RV), mobile home, manufactured home, or factory assembled structure is not to be permitted as an accessory dwelling unit.
 - (7) The accessory dwelling unit is not allowed on a lot/parcel that has a duplex, multi-family dwelling, a temporary dwelling permit (see BCC 11.42.110), a multiple detached dwelling permit (see BCC 11.42.080) or two (2) or more single-family dwellings.
 - (8) The accessory dwelling unit is not allowed to be used in the operation of a home occupation.
 - (9) The accessory dwelling unit shall both meet and comply with Benton Franklin Health District standards.
 - (10) The accessory dwelling unit shall meet and comply with Benton County Fire Marshal requirements for access.
 - (11) The accessory dwelling unit may be permitted as either a ground floor or 2nd floor unit.
 - (12) Either the accessory dwelling unit or the single-family dwelling shall be occupied by a landowner(s) as his/her primary residence. The landowner shall maintain residency at least six (6) months out of the year and at no time receive rent for, or otherwise allow to occupy the landowner(s) unit when absent the rest of the year.
 - (13) If the accessory dwelling unit is connected to the single-family dwelling through a breezeway or similar means, the accessory dwelling unit shall be considered detached and compliance with subsection (c) below is required.
 - (14) The accessory dwelling unit shall comply with the applicable building, fire, critical area, shoreline, and zoning requirements of Title 3, 11, and 15 of Benton County Code.
 - (15) The accessory unit shall not be considered as a dwelling unit when calculating density.

- (c) An accessory dwelling unit detached from the single-family dwelling shall comply with the following:
 - (1) All detached accessory dwelling units require approval of a conditional use permit (see Chapter 11.50 BCC).
 - (2) A detached accessory dwelling unit shall comply with the following minimum design standards.
 - (i) The detached accessory dwelling unit may be constructed within an existing outbuilding or be a stand alone structure, where the dwelling unit does not share a common wall with the primary single-family dwelling. If the accessory dwelling unit is connected to the single-family dwelling through a breezeway or similar means, the accessory dwelling unit shall be considered detached. 11.42.030 11-180 (BCC 12/20/18)
 - (ii) An outside entrance to the accessory dwelling unit is required and be placed at the side or rear of the building, when possible, to maintain appearance and character of an accessory use.

5. *Benton County Code*, Chapter 11.50.040 Conditional Use.

11.50.040 (a) 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 that 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 11.50.050.

Certain uses are classified as conditional 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 Chapter 11.51 BCC.

11.50.040 (d) CONDITIONAL USE PERMIT- PERMIT GRANTED OR DENIED. 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 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; and
- (5) Would not hinder or discourage the development of permitted uses on neighboring

properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district.

It is the applicant's burden to present sufficient evidence to allow the above conclusions to be made. If such evidence is not presented or all necessary reasonable conditions are not identified by the applicant so as to allow the Hearings Examiner to make the conclusions required above, the conditional use application shall be denied.

PUBLIC NOTICE:

The Public Notice Requirements for this application as per BCC 11.50.050(b) are as follows:

1. The Planning Department shall provide written notification for an open record hearing, subject to the rules and regulations set forth in RCW 36.70. Written notice shall be mailed at least twelve (12) days in advance of the open record hearing to the applicant and the owner of the parcel(s) to which the proposed variance or conditional use permit would apply, and to all owners of real property, as shown in the records of the Benton County Assessor, located within a distance of three hundred (300) feet of any portion of the applicable parcel, provided that if the owner of the parcel for which the proposed variance or conditional use permit is requested owns another parcel or parcels adjacent the parcel at issue, notification shall be mailed to owners of real property located within three hundred (300) feet of any portion of such adjacent parcels as well. Failure to receive the notice shall not invalidate any proceedings or decision in connection with the proposed variance or conditional use permit. Notices addressed to the last known owner of record as shown on the County Assessor's records shall be deemed proper notice to the owner of such property; and,
2. By publication of a legal notice in a newspaper of general circulation in the County at least ten (10) days prior to the open record hearing date.

AGENCY COMMENTS:

1. The application documents were distributed to the following reviewing agencies on May 12, 2021.
 - a. Benton County Public Works Department
 - b. Benton-Franklin Health District
 - c. Benton County Fire District 1
 - d. Benton County Building Division
 - e. Benton County Fire Marshal
 - f. Benton County Code Enforcement
 - g. Benton PUD
2. The following comments were received from the Benton Franklin Health Department:
 - a. The shop/ADU and the proposed single-family dwelling (at the address 109105 E 245 PR SE, Kennewick) septic system was approved on April 12, 2021.
 - b. The property owner applied for a tank repair and installation of a new/alteration system for a new single family home to be built on the property.
 - c. The new tank has been installed for the existing structure that is to be used as the ADU once the new home is built.
 - d. The existing tank in conjunction with the new system meets the BFHD's requirements and a permit has been issued for the installation of the new system for the new single family residence to be built.

3. Benton County Planning Division

The following are general comments and discussion points from the Planning Division:

- a. The lot is zoned Rural Lands Five Acre (RL-5) District.
- b. The lot is designated Rural Remote by the Benton County Comprehensive Plan.
- c. Surrounding land uses: The adjoining properties on three sides of the subject property have single-family homes with residential accessory uses. The property to the south is a 67.81-acre undeveloped parcel.
- d. SEPA: A proposal for a single ADU is exempt from a State Environmental Policy Act checklist and review.
- e. Upon completion of a review of BCC Title 15 and the Benton County Critical Area Maps, no designated critical areas have been identified. A critical area report is not required for the processing of a conditional use permit for the proposed activity at this location.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

The following Findings of Fact and Conditions of Approval are based on comments received up to the date of this staff memo. Any comments received after the completion of this staff memo or submitted during the advertised public hearing for CUP 2021-006 will need to be considered by the Hearings Examiner and may be added to the suggested Findings of Fact and Conditions of Approval as set forth below. The Hearings Examiner may decide to adopt these as their own or amend/add to these Findings of Fact and Conditions of Approval after holding the open public hearing.

Based on the information received to date, Planning staff recommends approval of the applicant's request with the following suggested findings of fact and conditions of approval:

SUGGESTED FINDINGS OF FACT

The County makes the following Findings of Fact:

1. The applicant has requested a Conditional Use Permit to convert an existing 800 sq. ft. dwelling unit in an existing 1,620 sq. ft. accessory building into a detached Accessory Dwelling Unit in order to build a 2,822 sq. ft. single-family dwelling at 109105 E 245 PR SE, Kennewick, WA 99338.
2. The applicants are John Dicknite & Kelly Nite, 109105 E 245 PR SE, Kennewick, WA 99338.
3. The owner of the property is Kelly Nite, 109105 E 245 PR SE, Kennewick, Washington.
4. The property is located approximately 1 mile south of Interstate 82 along S Clodfelter Rd, in Kennewick, Washington. (Parcel Number 1-1488-401-1902-003).
5. The property is approximately 2.00 acres in size and is zoned Rural Lands Five-Acre (RL-5) District.
6. The proposed detached ADU will be accessory to a 2,822 sq. ft. owner-occupied single-family dwelling.
7. The site currently consists of a 1,620 sq. ft. accessory building (30 x 54, detached garage) of which, 800 sq. ft. is a permitted dwelling unit.
8. Public notice and application requirements have been met per BCC 11.50 Variance and Conditional Use.

9. The proposed detached ADU is allowable by Conditional Use Permit if approved by the Benton County Hearings Examiner.
10. The detached ADU complies with Benton County Building Division standards and requirements.
11. The application for CUP 2021-006 is consistent with the Growth Management Act, RCW 36.70A, including RCW 36.70A.390.
12. The application for CUP 2021-006 is consistent with RCW 43.63A.215 (3) *Accessory apartments*.
13. The application for CUP 2021-006 is consistent with the goals and policies of the Benton County Comprehensive Plan.
14. The application for CUP 2021-006 is consistent with the requirements of the Benton County Zoning Code.
15. The application for CUP 2021-006 is consistent with the requirements of BCC 11.42.020 (a) Accessory Dwelling Units (ADU):
 - a. One (1) detached ADU is proposed for the subject property.
 - b. A single-family dwelling is located on the parcel/lot where the detached ADU is to be located.
 - c. The proposed single-family dwelling will be approximately 2,822 square feet. Forty percent 40% of 2,822 square feet is 1,129 square feet. The applicant is proposing approximately 800 square feet in the application.
 - d. The detached ADU will have one (1) bedroom.
 - e. The applicant is proposing two (2) parking spots to serve the detached ADU.
 - f. The proposal is to construct a single-family dwelling on the site with an existing 800 sq. ft. dwelling unit (ADU) in an accessory building (1,620 sq. ft detached garage).
 - g. The lot/parcel is to be improved with a proposed single-family dwelling and an existing detached accessory building.
 - h. No additional dwelling or housing units exist or are proposed.
 - i. A home occupation is not planned nor proposed to be operated in the detached ADU.
 - j. The detached ADU must comply with BFHD standards as per the Conditions of Approval.
 - k. The detached ADU and proposed single family dwelling comply with Fire Marshal standards.
 - l. The detached ADU will be a ground floor unit.
 - m. At the time of application, family member(s) of the owner plan to reside in the ADU and the owner will reside in the proposed single-family dwelling.
 - n. The detached ADU complies with Building Division requirements and Fire Marshal requirements.
 - o. The detached ADU complies with the Benton County critical area ordinance, Shoreline Master Program, and zoning regulations.
16. The application for CUP 2021-006 is consistent with requirements in BCC 11.42.020 (c)(2)(i) as the ADU will be in a detached accessory building.

17. The application for CUP 2021-006 is consistent with requirements in BCC 11.42.020(c)(2)(ii):
 - a. The detached ADU is south of the proposed single-family dwelling. The distance from E 245 PR SE as well as the orientation of the home will make the accessory building difficult to see from the access easement.
 - b. The door layout of the structure is adequate for its location and situation, subject to compliance with the Findings of Fact and Conditions of Approval.
18. The proposed detached ADU is compatible with other uses in the surrounding area and is no more incompatible than are any other outright permitted uses in the applicable zoning district.
19. The proposed detached ADU 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.
20. The pedestrian and vehicular traffic caused by the proposed detached ADU will not 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.
21. The proposed detached ADU will be supported by adequate service facilities and would not adversely affect public services to the surrounding area.
22. The proposed detached ADU will 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.

SUGGESTED CONDITIONS OF APPROVAL

1. The activities on the site shall comply with the submitted site plan and materials submitted for this application.
2. Either the detached ADU or the single-family dwelling shall be occupied by a landowner(s) as his/her primary residence. The landowner shall maintain residency at least six (6) months out of the year and at no time receive rent for, or otherwise allow others to occupy the landowner(s) unit when absent the rest of the year.
3. The County will provide an ADU agreement to the applicant. The applicant shall sign the agreement before a Notary Public and record the document with the Benton County Auditor's Office prior to the Conditional Use Permit being issued. The recording fee shall be paid by the applicant. The document will include a statement that the Accessory Dwelling Unit may not be sold as a separate residence until such time as the accessory dwelling is located as the sole residence on a legally subdivided parcel.
4. All required development permits shall be obtained prior to occupancy of the single-family dwelling. This includes approval of permits required by the following, as applicable:
 - a. Benton County Building Division; for building permits.
 - b. Benton County Fire Marshal; for fire and safety regulations.
5. The Benton Franklin Health District requires all necessary development permits be obtained and associated improvements completed prior to occupancy of the single-family dwelling. Please contact Justin Gerber with BFHD at 509-460-4330 for more information.

Time to Complete Conditions of Approval:

The applicant shall have one year to meet all of the Conditions of Approval.

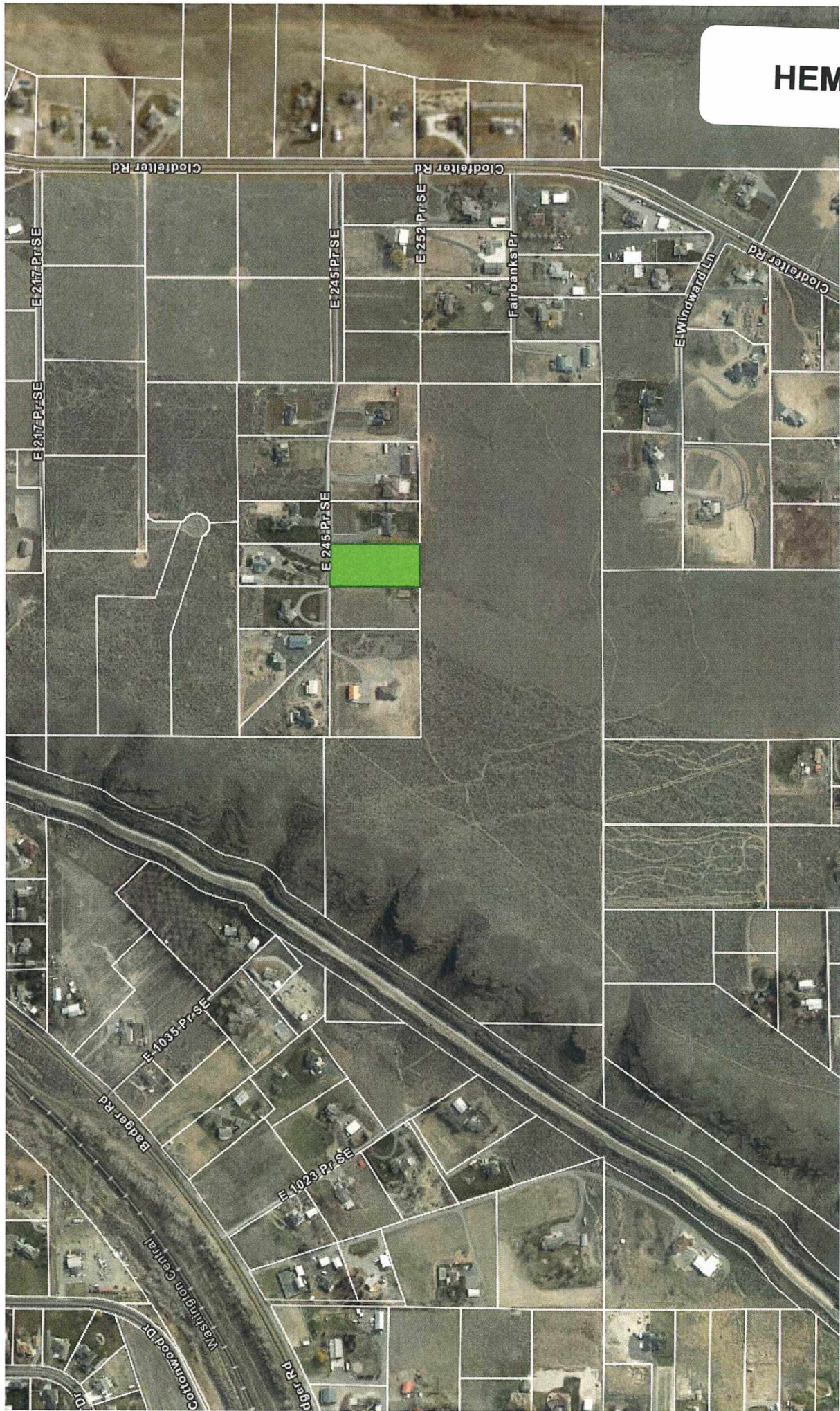
If all conditions of approval have not been met and the Planning Division does not issue the Conditional Use Permit within one (1) year from the time the Hearings Examiner has conditionally approved the Conditional Use Permit, the Hearings Examiner may declare its approval null and void at a regular 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.

Violations of Conditions of Approval:

The Applicant shall continue to meet all conditions of this Conditional Use Permit while CUP 2021-006 is in effect.

Any violation of the conditions of approval will be processed in accordance with BCC Title 11, Chapter 11.43 Administration and Disposition of Infractions. If the Conditional Use Permit has been issued and violations exist, the Hearings Examiner may revoke the permit after an open record hearing with notice as set forth in BCC 11.50.050(b), as amended. This condition does not foreclose the County's use of other enforcement mechanisms.

Vicinity map for CUP 2021-006
Dicknite Accessory Dwelling Unit
Created by Benton County Planning



Planning Department
(509) 786-5612
P.O. Box 910
Prosser, WA 99350



planning.department@co.benton.wa.us
Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wisner Parkway

CONDITIONAL USE PERMIT APPLICATION

File No. CUP 2021-006

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MAY 10 2021

Benton Co. Planning Dept.

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Name of Applicant/Agent: John Dicknite

Mailing Address: 109105 E 245 PR SE City: Kennewick State: WA ZIP: 99338

Phone #1: 509-366-4622 Phone #2: _____

Email Address(es): jsd_associates@frontier.com

Signature: [Signature] Date: 5.10.2021

Name of Property Owner(s) (if different): Kelly Nite

Mailing Address: same City: _____ State: _____ ZIP: _____

Phone #1: 509-947-9881 Phone #2: _____

Email Address(es): knite@frontier.com

Signature: _____ Date: _____

Signature: _____ Date: _____

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

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

ENTITY SIGNATURE BLOCK

Applicant/Legal Owner name: _____

Officer name: _____ Title: _____

Signature: _____ Date: _____

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

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.

Planning Department
(509) 786-5612
P.O. Box 910
Prosser, WA 99350



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Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway

CONDITIONAL USE PERMIT APPLICATION

File No. CUP 2021-006 signature page

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Name of Applicant/Agent: John Dicknite
Mailing Address: 109105 E 245 PR SE City: Kennewick State: WA ZIP: 99338
Phone #1: 509-366-4622 Phone #2: _____
Email Address(es): jsd_associates@frontier.com
Signature: [Signature] Date: 5.10.2021

Name of Property Owner(s) (if different): Kelly Nite
Mailing Address: same City: _____ State: _____ ZIP: _____
Phone #1: 509-947-9881 Phone #2: _____
Email Address(es): knite@frontier.com
Signature: [Signature] Date: 5/10/2021
Signature: _____ Date: _____

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

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

ENTITY SIGNATURE BLOCK

Applicant/Legal Owner name: _____
Officer name: _____ Title: _____
Signature: _____ Date: _____

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

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.

PARCEL INFORMATION

4. Subject property address including city: 109105 E 245 PR SE, Kennewick, WA 99338

5. Parcel #(s): 1 - 1488 - 401 - 1902 - 003

6. Acreage: 2 ac.

7. Access: [] County Road [] State Road/Highway [X] Private Road

8. Utilities:

Power: [X] Benton PUD [] Benton REA [] Other:

Sewer: [X] Septic Tank [] City Sewer [] Other:

Water: [X] Individual well(s) [] One well serving 2-4 lots [] One well serving 5+ lots

[] City System Provider:

[] Private System Provider name and address:

Gas: [X] No [] Yes Provider name:

Irrigation: [X] No [] Yes Provider name:

9. Current use(s) on property: Residence

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

Build new single family residence, Convert Existing Residence to Mother in Laws Guest House

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

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

11. Additional comments or information:

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

(FOR STAFF USE ONLY)

Critical Areas: N Y: steep slopes

Reviewed by: B. M. M. J.

Application Complete: Y N

Zoning: RL-5

Date: 5/10/2021



CONDITIONAL USE PERMIT APPLICATION ADDENDUM DETACHED ACCESSORY DWELLING UNIT

File No. CUP 2021-006

Applicant Name: John Dicknite / Kelly Nite

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Benton Co. Planning Dept

- Number of Accessory Dwelling Units currently on the property: 1
- Is there a single family dwelling currently on the property? Yes No
- What is the square footage of the main home? 2822 S.F. (New Residence)
- What is the square footage of the proposed accessory dwelling unit? 800 S.F. (Existing)
- How many bedrooms will be in the Accessory Dwelling Unit? 1
- Does the landowner currently have any other land use permits? No

Please describe the purpose and reason for the Accessory Dwelling Unit:

Existing 800 square foot, (1) bedroom residence to become Mother In Laws Residence to care for my Elderly Mother.

Proposed new 2822 square foot residence on the same property, see attached Site Plan.

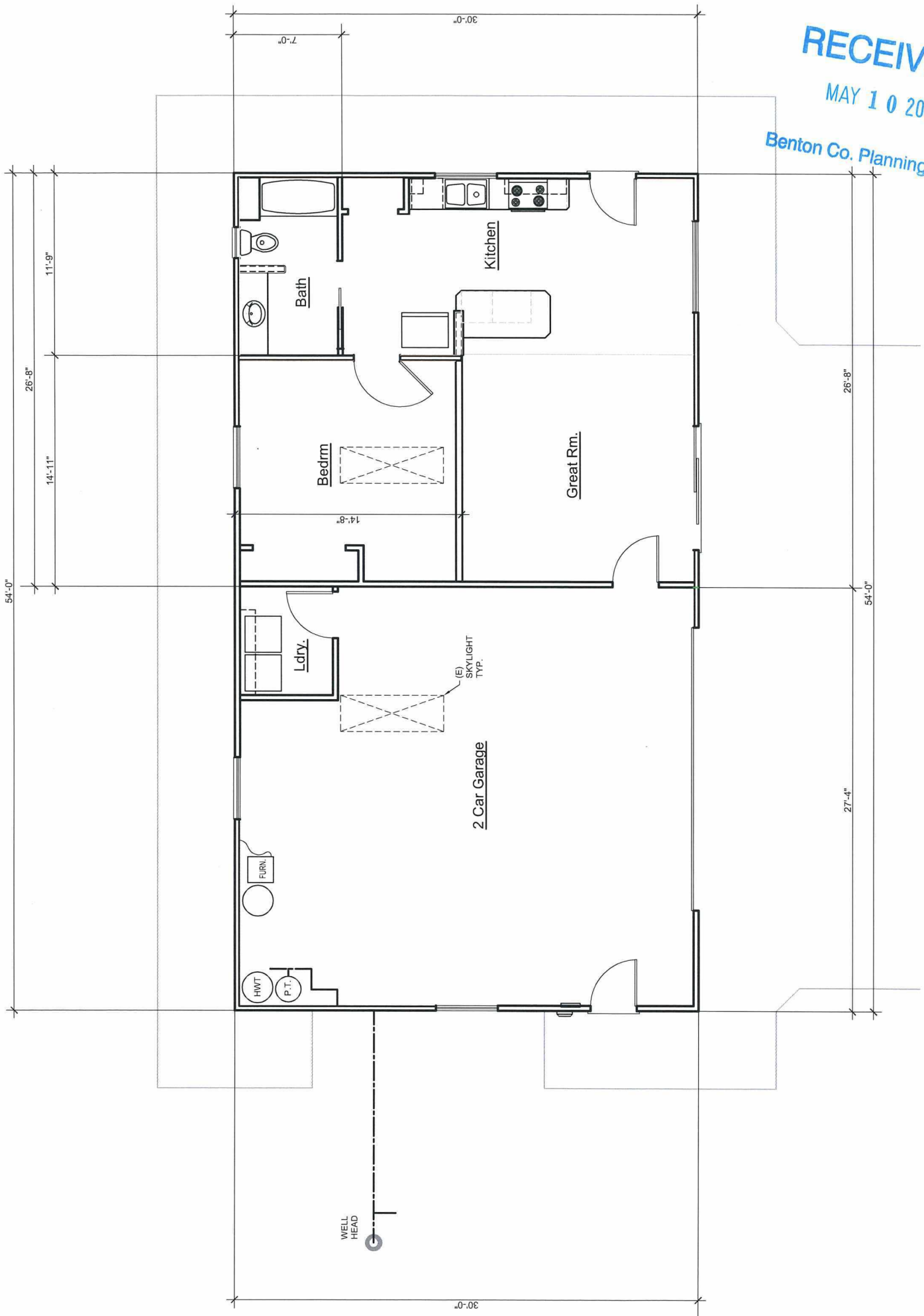
Please provide a site plan that includes the following:

- Outer boundaries and dimensions of the property including access points
- All existing and planned improvements (including accessory buildings, septics, wells, drainfields, etc)
- Location of roads, easements, etc.
- Distance (in feet) from the ADU to the edges of the parcel and to the main house
- Where parking will be for the main home and the ADU
- All entries/exits for the ADU
- Dimensions and use of each room in the ADU

RECEIVED

MAY 10 2021

Benton Co. Planning Dept.



EXISTING
MAIN FLOOR PLAN



800 S.F.

SCALE: 1/4" = 1'-0"



RECEIVED

MAY 10 2021

Benton Co. Planning Dept.



BENTON-FRANKLIN HEALTH DISTRICT
 7102 W OKANOGAN PLACE
 KENNEWICK, WA 99336

Sewage Disposal System Construction
Permit

Owner: Kelly Nite/John Dicknite
 109105 E PR SE
 Kennewick, WA
 99338

Permit Number: 25738
Date Permit Issued: April 12, 2021
Date Permit Expires: April 12, 2022
County: Benton

Location Information

| | | | |
|-------------------------|---------------------|---------------------------|----------|
| Property Address | 109105 E PR SE | Subdivision/Legal: | SP #1902 |
| City: | Kennewick | Block: | |
| Parcel Number: | 1-1488-401-1905-003 | Lot: | 3 |

This system shall be installed by a licensed installer and be inspected and approved by the Benton-Franklin Health District before being covered. This permit shall expire one year from the date of issuance.

This permit has been issued based upon presently known site conditions and the information contained on the permit application. Any construction taking place on said property must be as indicated on the permit or revocation of this permit may result. This permit is subject to all applicable zoning laws and it is the permittee's responsibility to comply with said laws prior to system installation. All construction taking place shall be in compliance with Benton-Franklin Health District Rules and Regulations No. 2.

General Information

| | | | |
|---------------------------|----------------------|----------------------------|-----|
| Type of Structure: | Single Family | Number of Bedrooms: | 4 |
| Designed by: | Homeowner | Average Daily Flow: | 360 |
| Type of System: | Conventional Gravity | Maximum Daily Flow: | 480 |
| Treatment Level: | E | | |

Pretreatment Information

Septic Tank Size: 1000 gal
Depth of Burial: 0-6 inches
Outlet Baffle Filter: Yes
Pump Chamber Size: 1000 gal.
Dose Volume: 236 gal.
Reserve Volume: 300 gal.

Drainfield Information

Drainfield size: 400 sq/ft
Drainlines length: 67 feet
Drainlines number: 2
Maximum trench depth: 36 inches
Aggregate depth: 12 inches
Distribution: Distribution Box

Conditions

- Follow approved plot plan, maintain all setbacks.
- Maintain 50' minimum from septic tank to all wells.
- At such time as a failure to the system occurs, all sewage generating activities must cease until such time as appropriate repairs can be made (i.e. additional site modifications and/or installation of the replacement area.)
- Prior to approval of this system the existing septic tank shall be decommissioned in accordance with Benton-Franklin District Board of Health Rules and Regulations No. 2.
- Maintain 100' minimum from subsurface sewage disposal system to all wells.
- Maintain positive drainage away from the drainfield.
- Drainfield lines may be shifted slightly to follow the contours of the slope.
- All components of the sewage system must be installed in accordance with the engineers plans stamped approved by the Benton-Franklin Health District.
- The Design Engineer is responsible for drafting an Operations and Maintenance Manual for the system. This office must receive and approve a copy of the manual prior to final approval.
- The pump chamber must conform to Benton-Franklin District Health Department "Standards for Construction and Design". The property owner/permittee, contractor and/or installer are responsible for contacting Labor and Industries for all electrical /safety code requirements and inspections within their jurisdiction.
- The sewage disposal system must be installed by a septic installer licensed within the Benton-Franklin Health District.

This permit to install an on-site sewage system is granted in accordance with Benton-Franklin District Board of Health Rules and Regulations No. 2.



Justin Gerber
Environmental Health Specialist

Amy Person M.D.
District Health Officer



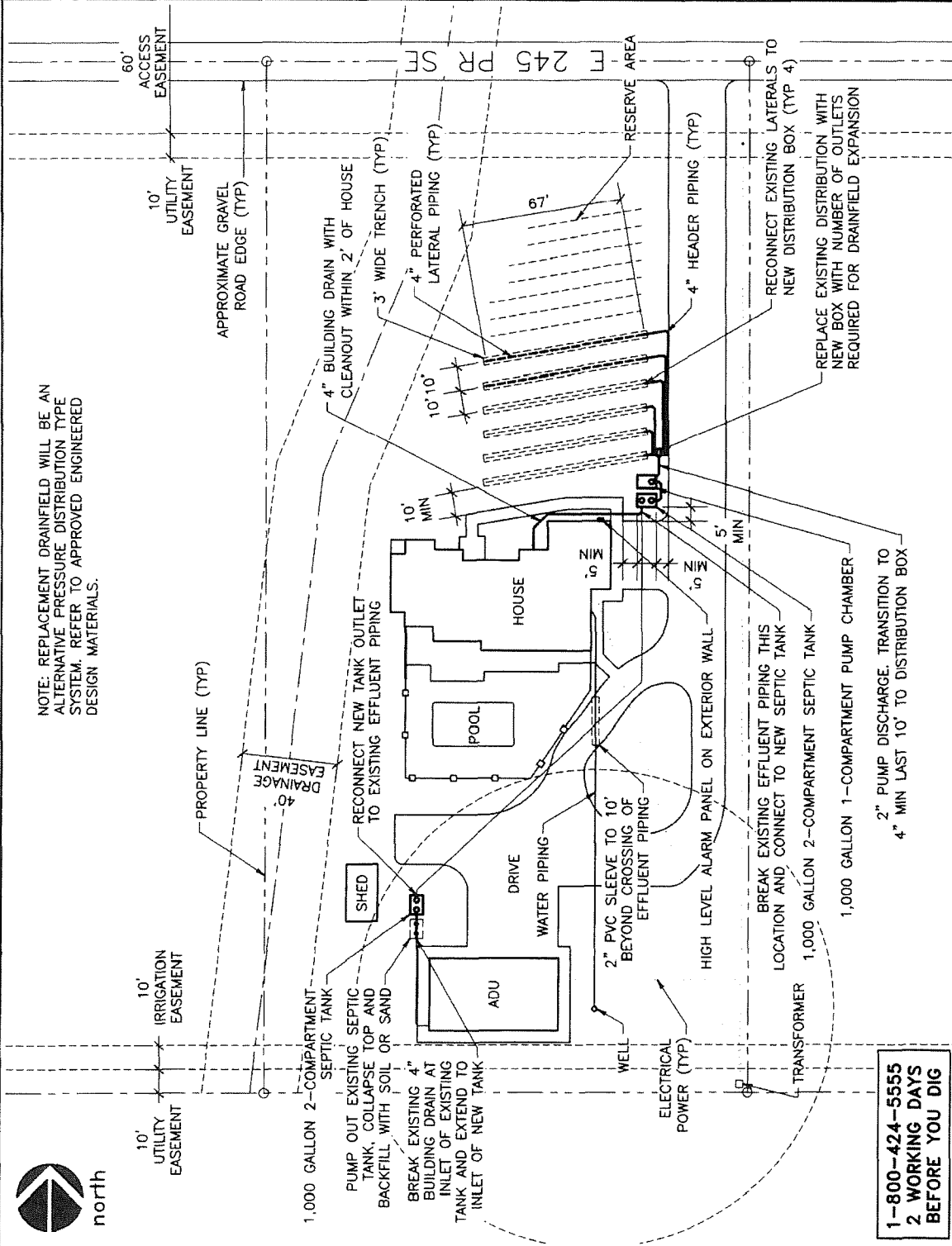
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DICKNITE RESIDENCE
 Kennewick, Washington
ONSITE SEWAGE SYSTEM

DATE: 4/21/21
 DRAWN: RDR
 SCALE: SHOWN
 PROJECT NO: 2244
 SHEET: M1

ROUTE CONSULTING ENGINEERS, INC.
 P.O. Box 3187
 Pasco, WA 99302
 509-547-8262
 509-542-0630 FAX

CADFILE: 2244M01A



SCALE: 1"=40'

PARCEL NO. 1-1488-401-1902-003

SITE PLAN

**1-800-424-5555
 2 WORKING DAYS
 BEFORE YOU DIG**



| NO. | REVISIONS | DATE |
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DICKNITE RESIDENCE
 Kennewick, Washington
ONSITE SEWAGE SYSTEM

DATE: 4/21/21
 DRAWN: RDR
 SCALE: SHOWN
 PROJECT NO: 2244
 SHEET:

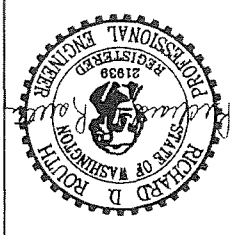
M2

CADFILE: 2244M01B

Routh Consulting Engineers, Inc.
 P.O. Box 3182
 Pasco, WA 99302
 509-547-8262
 509-512-0650 FAX

- SYSTEM DESIGN INFORMATION:**
1. DESIGN DAILY FLOWRATE: 480 GPD (3 BEDROOMS PLUS ADU)
 2. SEPTIC TANK CAPACITY: 1,000 GAL
 3. SOIL TYPE: 0'-0" - BELOW 5. SILT
 4. REQUIRED TREATMENT LEVEL: E
 5. MAXIMUM APPLICATION RATE: 0.4 GPD/SF
 6. REQUIRED DRAINFIELD AREA: 1,200 SF
 7. PERMITTING AUTHORITY: BENTON-FRANKLIN HEALTH DISTRICT
8. INSTALL ON-SITE SEWAGE SYSTEM COMPONENTS AND EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND THE REQUIREMENTS OF THE PERMITTING AUTHORITY AND OBTAIN REQUIRED INSPECTIONS.
 9. SEPTIC TANK SHALL BE A TWO-COMPARTMENT POLYPROPYLENE TANK HAVING A MINIMUM CAPACITY AS INDICATED. THE INLET COMPARTMENT SHALL BE APPROXIMATELY 2/3 OF THE TOTAL TANK CAPACITY. PROVIDE TWO 20-INCH DIAMETER ACCESS OPENINGS, ONE FOR EACH TANK COMPARTMENT. ONE ACCESS OPENING SHALL BE LOCATED ABOVE THE TANK INLET BAFFLE AND THE OTHER ACCESS OPENING SHALL BE LOCATED ABOVE THE TANK OUTLET BAFFLE. PROVIDE WITH 24-INCH DIAMETER RISERS TO GRADE WITH GASKETED LIDS. SEPTIC TANK MODEL SHALL BE ON THE APPROVED LIST OF MANUFACTURERS ALLOWED BY THE PERMITTING AUTHORITY.
 10. DISTRIBUTION BOX SHALL BE SINGLE CHAMBER POLYPROPYLENE HDPE OR POLYPROPYLENE BOX AND COVER WITH RESILIENT CONNECTORS OF SIZES REQUIRED FOR PIPING FITTED INTO INLET AND OUTLET OPENINGS. AND INLET BAFFLE. PROVIDE WATERTIGHT PLUGS FOR UNUSED OUTLETS.
 11. NON-PRESSURE PIPING SHALL BE ASTM D3034 PVC WITH ASTM A2466 FITTINGS ASSEMBLED WITH ASTM D2564 SOLVENT CEMENT. DRAINFIELD PIPING SHALL BE ASTM D2729 PERFORATED PVC WITH 1/2-INCH PERFORATIONS AT MIN. 5-INCH SPACING CONFIGURED IN 2 ROWS, ORIENTED DOWNWARD AT 60° ON EITHER SIDE OF PIPE CENTERLINE.
 12. DRAINAGE ROCK SHALL BE WASHED STONE OR GRAVEL OF UNIFORM SIZE BETWEEN 3/4 INCHES AND 1-1/2 INCHES. CRUSHED STONE SHALL NOT BE USED.
 13. GEOTEXTILE FABRIC SHALL BE NON-WOVEN SPUNBONDED POLYESTER OR POLYPROPYLENE FABRIC. MAXIMUM UNIT WEIGHT 3 OUNCES PER SQUARE YARD.
8. PUMP CHAMBER SHALL BE SINGLE-COMPARTMENT POLYPROPYLENE TANK HAVING A MINIMUM CAPACITY SUFFICIENT TO PROVIDE THE DESIGN DAILY FLOWRATE, A DEADSPACE BELOW THE PUMP INLET FOR SLUDGE ACCUMULATION, SUFFICIENT DEPTH TO PROVIDE FULL TIME PUMP SUBMERGENCE AND EMERGENCY STORAGE VOLUME OF AT LEAST 75% OF THE DESIGN DAILY FLOWRATE. PROVIDE 24-INCH DIAMETER ACCESS RISER TO GRADE WITH GASKETED LID. PUMP CHAMBER MODEL SHALL BE ON THE APPROVED LIST OF MANUFACTURERS ALLOWED BY THE PERMITTING AUTHORITY.
 9. EFFLUENT PUMP SHALL BE CAST IRON SUBMERSIBLE TYPE WITH STAINLESS STEEL LIFTING HANDLE, NON-CLOGGING IMPELLER DESIGN CAPABLE OF PASSING 3/4" SOLIDS, 3450 RPM OIL-FILLED HERMETICALLY SEALED MOTOR WITH AUTOMATIC RESET THERMAL OVERLOAD PROTECTION, UL LISTED POWER CORD, 1/3 HP, 115 VAC, 1 PH, AND PIGGY-BACK FLOAT SWITCH. COULDS MODEL PE31M OR EQUIVALENT.
 10. HIGH LEVEL ALARM SHALL BE ORENCO MODEL AMLAHW LIQUID LEVEL ALARM, OR EQUIVALENT, WITH AUDIBLE AND VISUAL ALARM, MANUAL RESET, MERCURY FLOAT SWITCH, 115 VAC, 1 PH.

GENERAL NOTES



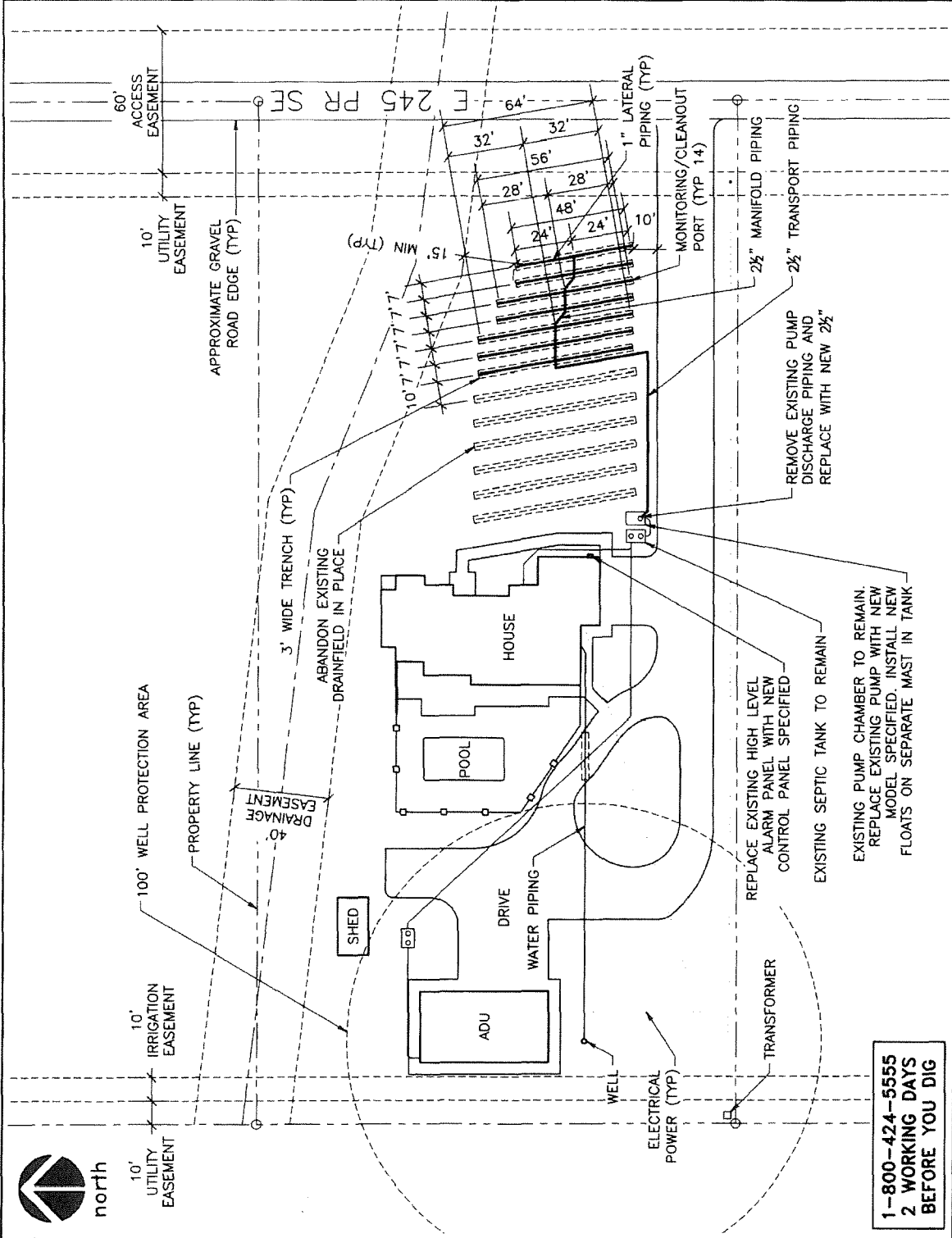
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DICKNITE RESIDENCE
 Kennewick, Washington
ONSITE SEWAGE SYSTEM

DATE: 4/21/21
 DRAWN: RDR
 SCALE: SHOWN
 PROJECT NO: 2244
 SHEET: M1

M1

CADFILE: 2244M02A



SCALE: 1"=40'

PARCEL NO. 1-1488-401-1902-003

SITE PLAN

1-800-424-5555
 2 WORKING DAYS
 BEFORE YOU DIG

REMOVE EXISTING PUMP DISCHARGE PIPING AND REPLACE WITH NEW 2 1/2"

REPLACE EXISTING HIGH LEVEL ALARM PANEL WITH NEW CONTROL PANEL SPECIFIED

EXISTING SEPTIC TANK TO REMAIN

EXISTING PUMP CHAMBER TO REMAIN. REPLACE EXISTING PUMP WITH NEW MODEL SPECIFIED. INSTALL NEW FLOATS ON SEPARATE MAST IN TANK



| NO. | REVISIONS | DATE |
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Routh Consulting Engineers, Inc.
 P.O. Box 3187
 Pasco, WA 99302
 509-547-8262
 509-542-0650 FAX

DICKNITE RESIDENCE
 Kennwick, Washington

ONSITE SEWAGE SYSTEM

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|--------------|---------|
| DATE: | 4/21/21 |
| DRAWN: | RDR |
| SCALE: | SHOWN |
| PROJECT NO.: | 2244 |
| SHEET: | |

M2

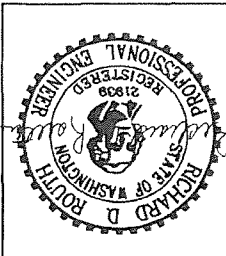
CAUFIL: 2244M02B

6. NON-PRESSURE PIPING SHALL BE ASTM D3034 PVC WITH ASTM A2466 FITTINGS ASSEMBLED WITH ASTM D2564 SOLVENT CEMENT. PRESSURE PIPING SHALL BE ASTM D1785 SCHEDULE 40 PVC WITH ASTM D2466 FITTINGS ASSEMBLED WITH ASTM D2564 SOLVENT CEMENT. ORIFICE HOLES IN LATERAL PIPING SHALL BE TRUE, ROUND AND FREE OF BURRS. ORIENT ORIFICE HOLES TO 12 O'CLOCK POSITION. PROVIDE ORIFICE SHIELD AT EACH ORIFICE HOLE. ORENCO OS SERIES OR EQUIVALENT.
7. DRAINAGE ROCK SHALL BE WASHED STONE OR GRAVEL OF UNIFORM SIZE BETWEEN 3/4 INCHES AND 1-1/2 INCHES. CRUSHED STONE SHALL NOT BE USED.
8. GEOTEXTILE FABRIC SHALL BE NON-WOVEN SPUNBONDED POLYESTER OR POLYPROPYLENE FABRIC, MAXIMUM UNIT WEIGHT 3 OUNCES PER SQUARE YARD.

1. SYSTEM DESIGN INFORMATION:
 - A. DESIGN DAILY FLOWRATE: 480 GPD (3 BEDROOMS PLUS 1 ADU)
 - B. SEPTIC TANK CAPACITY: 1,000 GAL (EXISTING)
 - C. SOIL TYPE: 0'-0" - BELOW 5. SILT
 - D. REQUIRED TREATMENT LEVEL: B
 - E. MAXIMUM APPLICATION RATE: 0.4 GPD/SF
 - F. REQUIRED DRAINFIELD AREA: 1,200 SF
 - G. MINIMUM DOSE FREQUENCY: 2/DAY
 - H. DOSE VOLUME: 240 GAL
 - I. LATERAL SIZE: 1"
 - J. ORIFICE SIZE/SPACING: 3/8" HOLES AT 4 FT INTERVALS
 - K. PUMP FLOWRATE: 59 GPM AT 14 FT
 - L. RESIDUAL PRESSURE: 2 FT
 - M. PERMITTING AUTHORITY: BENTON-FRANKLIN HEALTH DISTRICT

2. INSTALL ON-SITE SEWAGE SYSTEM COMPONENTS AND EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND THE REQUIREMENTS OF THE PERMITTING AUTHORITY AND OBTAIN REQUIRED INSPECTIONS. PERFORM SQUIRT TEST OF DOSING SYSTEM. SQUIRT HEIGHT DIFFERENCE SHALL NOT EXCEED 21% (10% FLOW DIFFERENCE) BETWEEN ORIFICES ON ANY ONE LATERAL AND SHALL NOT EXCEED 32% (15% FLOW DIFFERENCE) OVER ENTIRE SYSTEM. OPERATE PUMP THROUGH COMPLETE CYCLE, INCLUDING LOW WATER PUMP OFF. ADJUST FLOAT SWITCHES SO PUMP OPERATING CYCLE PROVIDES REQUIRED DOSE VOLUME. VERIFY ALARMS ARE FUNCTIONING PROPERLY.
3. EFFLUENT FILTER SHALL BE SUITABLE FOR INSTALLATION IN SEPTIC TANK OUTLET BAFFLE, REMOVABLE, WITH 1/16-INCH MESH SCREEN. EFFLUENT FILTER SHALL BE CONFIGURED TO DRAW LIQUID FROM CLEAR ZONE OF SEPTIC TANK. POLYLOK A1800 SERIES OR EQUIVALENT.
4. EFFLUENT PUMP SHALL BE CAST IRON SUBMERSIBLE TYPE WITH STAINLESS STEEL LIFTING HANDLE, NON-CLOGGING IMPELLER DESIGN CAPABLE OF PASSING 3/4" SOLIDS. 3450 RPM OIL-FILLED HERMETICALLY SEALED MOTOR WITH AUTOMATIC RESET THERMAL OVERLOAD PROTECTION, UL LISTED POWER CORD, 3/4 HP, 115 VAC, 1 PH, LIBERTY MODEL 290 OR EQUIVALENT.
5. EFFLUENT PUMP CONTROLLER SHALL BE A SIMPLEX PUMP CONTROL IN A NEMA TYPE 4X ENCLOSURE WITH CIRCUIT BREAKERS, MOTOR CONTACTOR, HOA TOGGLE SWITCH, FLOAT SWITCHES, REDUNDANT OFF RELAY, ELAPSED TIME METER, DOSE COUNTER, ALARM LIGHT AND HORN AND ALARM SILENCE SWITCH, 115 VAC, 1 PH, ORENCO MODEL S1-RO-ETM-CT WITH SB SPLICE BOX, OR EQUIVALENT. PROVIDE 20A CIRCUIT TO PUMP AND SEPARATE 20A CIRCUIT TO CONTROLS FROM MAIN PANELBOARD. IDENTIFY CIRCUITS ON CIRCUIT DIRECTORY. ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE.

GENERAL NOTES



| NO. | REVISIONS | DATE |
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DICKNITE RESIDENCE
 Kennewick, Washington
ONSITE SEWAGE SYSTEM

DATE: 4/21/21
 DRAWN: RDR
 SCALE: SHOWN
 PROJECT NO: 2244
 SHEET:

M3

CADFILE: 2244M02C

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|---|---|
| <p>1. ORIFICE FLOWRATE: $2 \times \frac{1}{2} \times (2 \text{ FT})$ $11.79 \times (3/16 \text{ IN}) \times (2 \text{ FT})$</p> <p>2. ORIFICES PER LATERAL: 48 FT/4 FT SPACING x 2 LATERALS 56 FT/4 FT SPACING x 2 LATERALS 64 FT/4 FT SPACING x 3 LATERALS TOTAL</p> <p>3. TOTAL PUMP FLOWRATE: 0.59 GPM x 100 ORIFICES</p> <p>4. LATERAL FRICTION LOSS: STRAIGHT PIPING, 1" TEE THRU BRANCH, 1", 1 AT 6 FT EA TOTAL</p> <p>5. MANIFOLD FRICTION LOSS: 38 FT x ((0.59 GPM x 8 ORIFICES)/47.8)^{1.85} STRAIGHT PIPING, 2½" TEE THRU RUN, 2½", 6 AT 5.1 FT EA 45° ELBOW, 2½", 6 AT 3 FT EA 90° ELBOWS, 2½", 1 AT 8 FT EA TOTAL</p> <p>6. TRANSPORT FRICTION LOSS: 77 FT x (59 GPM/454.1)^{1.85} STRAIGHT PIPING, 2½" 90° ELBOWS, 2½", 3 AT 8 FT EA 45° ELBOWS, 2½", 1 AT 3 EA GATE VALVE, 2½", 1 AT 1.4 FT EA CHECK VALVE, 2½", 1 AT 17 FT EA TOTAL</p> <p>7. EFFLUENT PUMP HEAD: LATERAL FRICTION LOSS = 1 FT MANIFOLD FRICTION LOSS = 2 FT TRANSPORT FRICTION LOSS = 4 FT ELEVATION HEAD = 5 FT RESIDUAL PRESSURE HEAD = 2 FT TOTAL = 14 FT</p> <p>8. VOLUME OF PIPING DRAINING BETWEEN DOSES: LATERAL 400 FT x 0.045 GAL/FT = 18.0 GAL</p> <p>9. MINIMUM DOSE VOLUME: 7 x 18.0 GAL = 126 GAL OK</p> | <p>7. EFFLUENT PUMP HEAD:</p> <p>8. VOLUME OF PIPING DRAINING BETWEEN DOSES:</p> <p>9. MINIMUM DOSE VOLUME:</p> |
|---|---|

SYSTEM CALCULATIONS



| NO. | REVISIONS | DATE |
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DICKNITE RESIDENCE
 Kennewick, Washington
ONSITE SEWAGE SYSTEM

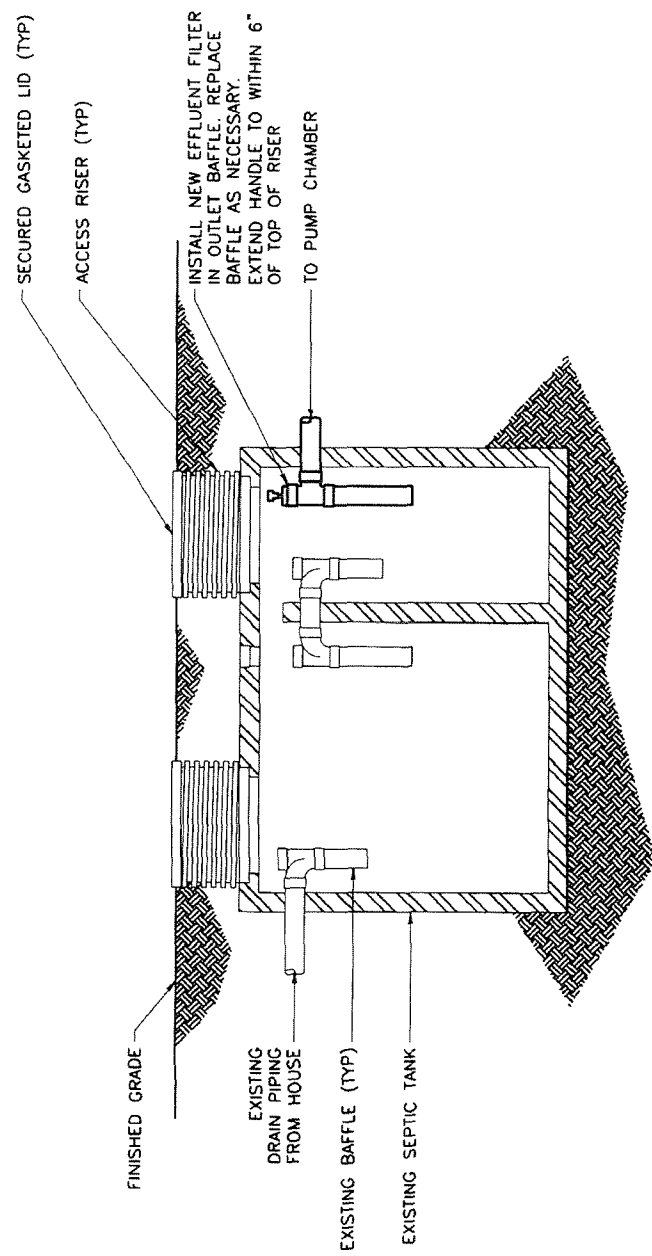


Routh Consulting Engineers, Inc.
 P.O. Box 3187, Pasco, WA 99302
 509-547-9262, 509-542-0650 FAX

DATE: 4/21/21
 DRAWN: RDR
 SCALE: SHOWN
 PROJECT NO: 2244
 SHEET:

M4

CADFILE: 2244M02D



NO. SCALE

SEPTIC TANK DETAIL



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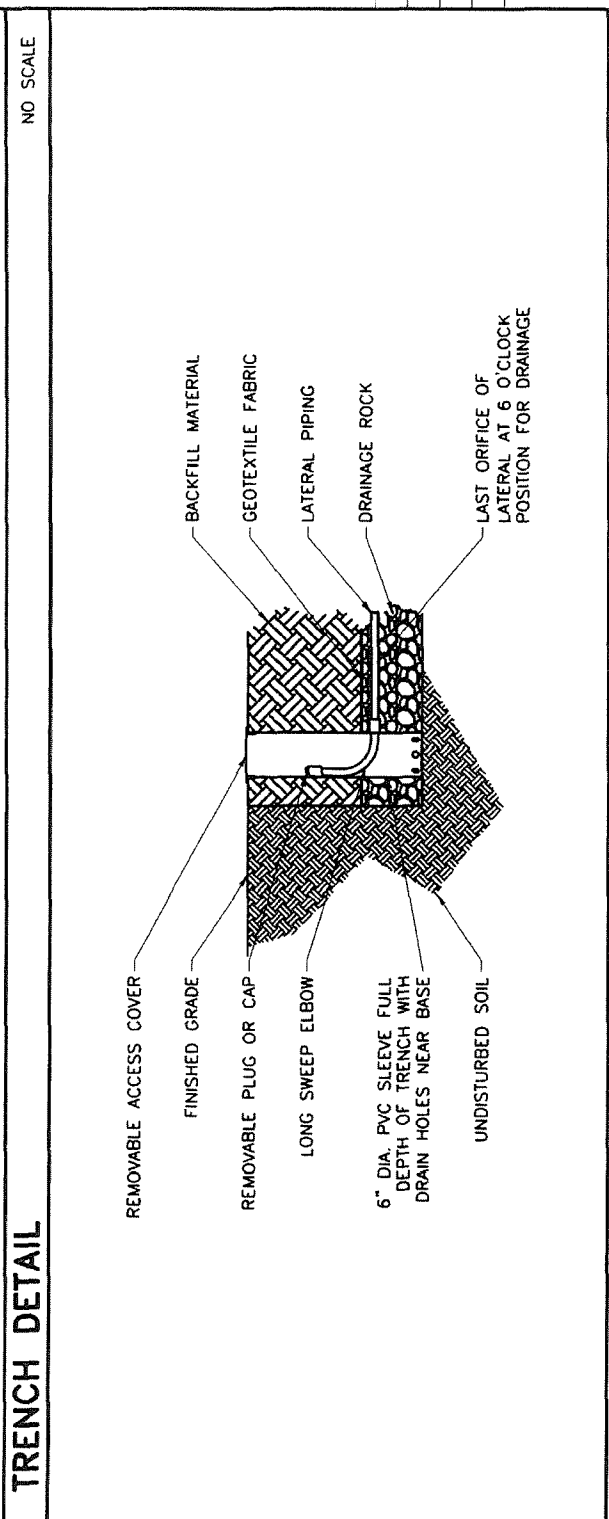
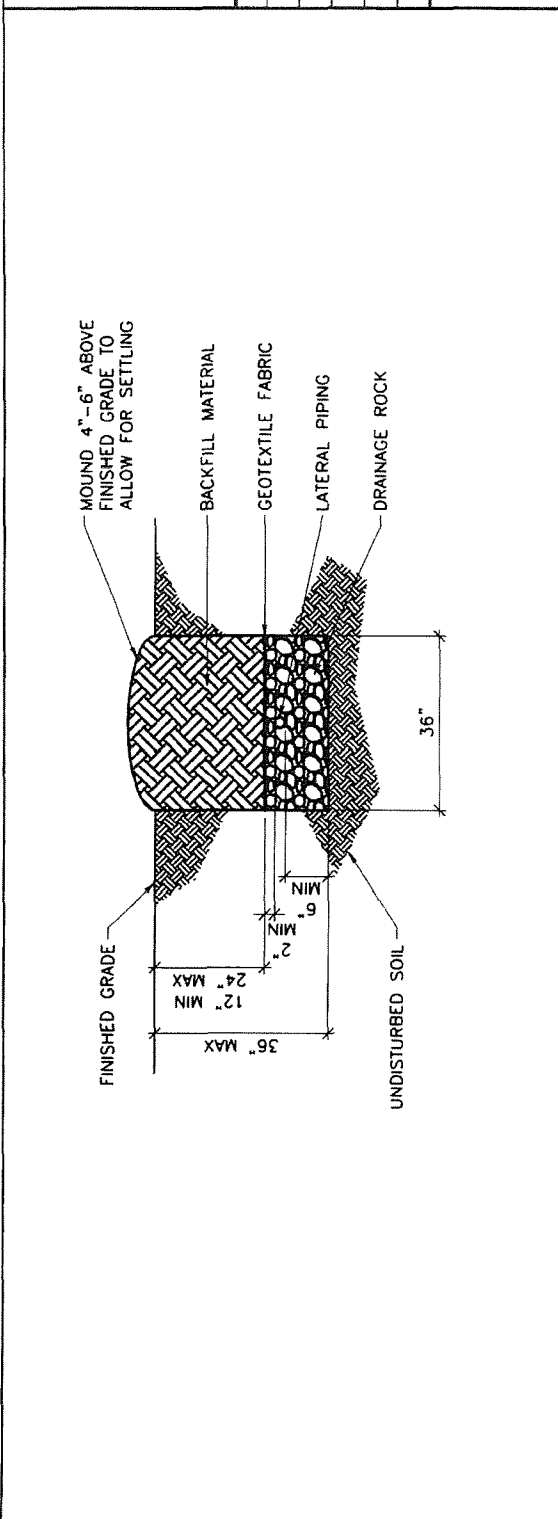
Routh Consulting Engineers, Inc.
 P.O. Box 3187 Pasco, WA 99302
 509-542-8262 509-542-0650 FAX

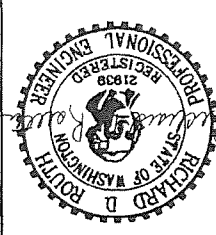
DICKNITE RESIDENCE
 Kennewick, Washington

ONSITE SEWAGE SYSTEM

DATE: 4/21/21
 DRAWN: RDR
 SCALE: SHOWN
 PROJECT NO: 2244
 SHEET:

M6
 CADFILE: 2244M02F





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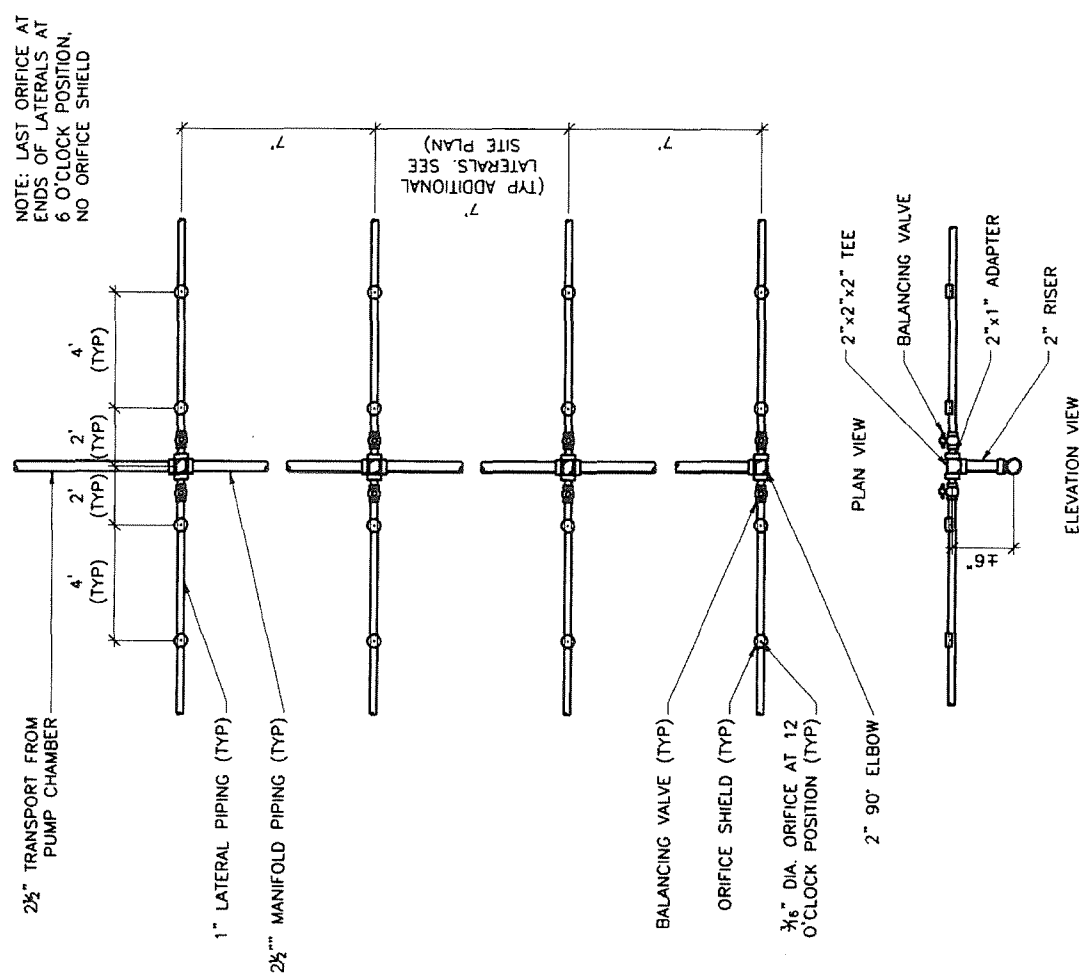
DICKNITE RESIDENCE
Kennebrew, Washington

ONSITE SEWAGE SYSTEM

DATE: 4/21/21
DRAWN: RDR
SCALE: SHOWN
PROJECT NO: 2244
SHEET:

M7

CADFILE: 2244M02G



NO SCALE

LATERAL DETAIL

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.co.benton.wa.us



HEM 1.4

n
1000, 900 9912
P.O. Box 910, Prosser, WA 99350
planning.department@co.benton.wa.us

May 11, 2021

John Dicknite and Kelly Nite
109105 E 245 PR SE
Kennewick, WA 99338-1241

Via email to: knite@frontier.com

RE: Written Determination of Completeness
File Number: CUP 2021-006

Dear Applicant,

This office is in receipt of your project permit application for a Conditional Use Permit to allow you to change an existing dwelling into a detached Accessory Dwelling Unit at 109105 E 245 PR SE in Kennewick. The Planning Division has determined that the required materials have been submitted and the application is complete. A file number has been assigned (CUP 2021-006) and the review process will now begin.

Although this office has determined that your application is complete, more clarification or information may be needed from you during the review process. If additional information is required, it will need to be submitted to our office before the item can be heard at the hearing before the Hearings Examiner. Prior to any hearing on your project, you will receive a public hearing notice and a staff memo.

Additional information and/or permits may be required from other agencies including, but not limited to, the Benton County Building Department, the Benton-Franklin Health District, the Benton County Public Works Department, or the Washington State Department of Health.

If you have any questions regarding this matter, do not hesitate to contact this office.

Sincerely,

Peter McEnderfer, Associate Planner
Benton County Community Development Dept.
Planning Division

Planning Department
P.O. Box 910
1002 Dudley Avenue
Prosser, WA 99360



Phone (509) 786-5612
Fax (509) 786-5620
planning.department@co.benton.wa.us
co.benton.wa.us

Permit #: 1424

Address: 109105 E 245 PRSE

City: KENNEWICK

State: WA

Zip: 99338

Receipt #: 1206186

Date: 05/12/2021

Paid By: John Dicknite

Description: CUP 2021-006 paid by applicant

Payment Type:

Payment Type Description: Check # 2061

Accepted By: April L. Brown

Fees Paid

| Fee Name | Description | Factor | Total Fee Amount | Amount Paid |
|------------------------|-------------|--------|------------------|-----------------|
| Conditional Use Permit | CUP | 0.00 | 700.00 | 700.00 |
| | | | Total: | \$700.00 |

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.co.benton.wa.us



HEM 1.5

P.O. Box 910, Prosser, WA 99350
planning.department@co.benton.wa.us

May 12, 2021

Benton County Public Works Department
Benton Franklin Health District
Benton County Fire District 1
Benton County Building Division
Benton County Fire Marshal
Benton County Code Enforcement
Benton PUD

RE: Agency review of Conditional Use Permit application
File #: CUP 2021-006

Attached is a Conditional Use Permit application from John Dicknite & Kelly Nite for your agency's review. The applicant is requesting to change an existing dwelling into a detached Accessory Dwelling Unit at 109105 E 245 PR SE in Kennewick.

PLEASE SUBMIT YOUR COMMENTS to planning.department@co.benton.wa.us by May 26, 2021. Please reference file number **CUP 2021-006** in all correspondence.

If you have any questions or need more time to review the application, please contact the Planning Division at (509)786-5612 or to the email above.

Thank you!
Benton County Planning Division

April Brown

From: Justin Gerber <justing@bfhd.wa.gov>
Sent: Wednesday, May 12, 2021 11:20 AM
To: Planning Department
Subject: [EXTERNAL] 109105 E 245 PRSE

EXTERNAL EMAIL WARNING!!!: This email originated from outside of Benton County. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

109105 E 245 PRSE applied for a tank repair and install of a new/alteration system for a new single family home to be built on the property. The new tank has been installed for the existing structure that is to be used as the ADU once the new home is built. The existing tank in conjunction with the new system meets our requirements and a permit has been issued for the installation of the system for the new home to be built. Let me know if you have any further questions or concerns regarding the ADU. Thank you.

Justin Gerber

Environmental Health Specialist II

Benton-Franklin Health District

7102 W. Okanogan Place,

Kennewick, WA 99336

p: 509.460.4330

www.bfhd.wa.gov JustinG@bfhd.wa.gov



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IMPORTANT: Email coming & going from our agency is not protected, thus client information can not be shared in this format. Please use voicemail or fax for client communication. The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email in error, please notify the system manager or the sender immediately and do not disclose the contents to anyone or make copies thereof.

April Brown

From: Cristina Woods
Sent: Wednesday, May 12, 2021 11:17 AM
To: Planning Department
Subject: RE: Agency review request for Conditional Use Permit CUP 2021-006

Good morning

Public Works has no comments

Thank you



Cristina Woods, MS • *Engineering Tech III*
Benton County Public Works
102206 Wiser Parkway , WA, 99338
cristina.woods@co.benton.wa.us
(509) 786-5611

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, May 12, 2021 10:13 AM
To: Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Clark Posey <Clark.Posey@co.benton.wa.us>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Jessica Harris <Jessica.Harris@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Jordyn Reimer <Jordyn.Reimer@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Douglas D'Hondt <Douglas.DHondt@co.benton.wa.us>; lonnie@bentonone.org; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Billie <billie@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Benton PUD - Brenda Webb <webbb@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Shanna Everson <eversons@bentonpud.org>; Benton PUD - Tina Glines <glinest@bentonpud.org> <glinest@bentonpud.org>; Benton PUD Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD-Mike Irving <irvingm@bentonpud.org>
Subject: Agency review request for Conditional Use Permit CUP 2021-006

Please see the attached Agency review letter and CUP application materials to change an existing home into an Accessory Dwelling Unit in anticipation of building a new home. The location is 109105 E 24 PR SE in Kennewick.

Please have comments back to our office by May 26, 2021.

Thank you!

April L. Brown
Permit Technician, Planning Division
Benton County Community Development Department
(509) 786-5612
Website: co.benton.wa.us
Kennewick Office: 102206 East Wiser Parkway
Prosser Office: 620 Market Street (Prosser Courthouse, 1st Floor)

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April Brown

From: Clark Posey
Sent: Wednesday, May 12, 2021 4:39 PM
To: Planning Department
Subject: RE: Agency review request for Conditional Use Permit CUP 2021-006

Kelly Night
109105 E 245 PR SE
CUP 2021-006

Parcel # 1-1488-401-1902-2003

Fire Marshal Comments for CUP 2021-006

Applicant must meet BCC 3.18.045 For Private Roads and Driveways.

Thank you,

Clark

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, May 12, 2021 10:13 AM
To: Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Clark Posey <Clark.Posey@co.benton.wa.us>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Jessica Harris <Jessica.Harris@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Jordyn Reimer <Jordyn.Reimer@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Douglas D'Hondt <Douglas.DHondt@co.benton.wa.us>; Lonnie@bentonone.org; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Billie <billie@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Benton PUD - Brenda Webb <webbb@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Shanna Everson <eversons@bentonpud.org>; Benton PUD - Tina Glines (glinest@bentonpud.org) <glinest@bentonpud.org>; Benton PUD Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD-Mike Irving <irvingm@bentonpud.org>
Subject: Agency review request for Conditional Use Permit CUP 2021-006

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Thank you!

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Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.co.benton.wa.us



Planning Division

(509) 786-5612
P.O. Box 910, Prosser, WA 99350
planning.department@co.benton.wa.us

NOTICE OF OPEN RECORD HEARINGS

HEM 1.9

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

CUP 2021-005 Applicants: Oscar and Kellie Garcia

The applicants are requesting a Conditional Use Permit to operate a commercial kennel and dog breeding business with a fourteen (14) dog capacity on approximately 1.24 acres in the Rural Lands 5 (RL-5) Zoning District at 27804 S 887 PR SE, Kennewick, WA.

CUP 2021-006 Applicant: John Dicknite

The applicant is requesting to change an existing dwelling into a detached Accessory Dwelling Unit at 109105 E 245 PR SE in Kennewick, WA.

NOTICE IS GIVEN that the Benton County Hearings Examiner will hold an open record public hearing for the above stated applications on Friday June 18, 2021 at 10:00 am.

Due to the ongoing and unprecedented COVID-19 emergency, participation in this meeting will only be offered virtually. All concerned persons may virtually appear and present any support for or objection to an application or provide written testimony to the Hearings Examiner in care of the Planning Division on or before the date of the hearings. Written testimony may be submitted to: Benton County Community Development Department, Planning Division PO Box 910 Prosser, WA 99350. Any information submitted to Benton County is subject to the public records disclosure laws for the State of Washington (RCW Chapter 42.17) and all other laws that may require the release of the documents to the public.

To find information on virtual attendance options, including streaming video, Webex video conferencing and telephone, please visit www.tinyurl.com/BCPublicNotice

If you wish to provide comments on any of the actions before the Hearings Examiner, we ask that you please fill out our online form (found at <https://tinyurl.com/testifyform>) and submit your request to our office. **You must submit a request form to participate for each hearing that you wish to attend.** If you prefer to make the request by phone, please call our office at (509) 786-5612 and we can add you to the list for providing testimony. At the meeting the names of those wishing to testify will be called out and at that time you will be able to present your comments/concerns regarding the specific agenda item. We do ask that participants please limit background noise or mute their line to prevent any unnecessary interruption to the meeting.

If you have questions regarding any of the land use proposals listed or have questions about submitting comments or attending a virtual hearing, please contact the Planning Division at 509-786-5612 or visit our offices. In Kennewick, we are located at 102206 E. Wiser Parkway. In Prosser,

Dated this 28th day of May 2021

SUSAN E. DRUMMOND
Benton County Hearings Examiner

GREG J. WENDT, Director
Benton County Community Development Department
Planning Division

PUBLICATION DATE: June 2, 2021