

**EXHIBIT LIST FOR CUP 2021-009
RAYMOND - DETACHED ACCESSORY DWELLING UNIT**

Hearings Examiner Staff Memo Exhibit List - September 17, 2021			
HEM	HEM 1.1	Staff Memo	
	HEM 1.2	Vicinity map created by Benton County Planning Division	
	HEM 1.3	Application Materials	July 14, 2021
	HEM 1.4	Written Determination of Completeness	July 15, 2021
	HEM 1.5	Agency review request	July 15, 2021
	HEM 1.6	Comment from Benton County Public Works Department	July 16, 2021
	HEM 1.7	Comment from Benton County Fire Marshal	July 16, 2021
	HEM 1.8	Comment from Benton County Code Enforcement	July 19, 2021
	HEM 1.9	Comment from Columbia Irrigation District	July 20, 2021
	HEM 1.10	Comment from Benton PUD	July 28, 2021
	HEM 1.11	Notice of Open Record Hearing	August 30, 2021
	HEM 1.12	Affidavit of Publication	September 1, 2021
	HEM 1.13		
	HEM 1.14		
	HEM 1.15		
Exhibits Submitted During Hearing or while record remained open			
HEH	HEH 1.1		
	HEH 1.2		
	HEH 1.3		
	HEH 1.4		
	HEH 1.5		
	HEH 1.6		
	HEH 1.7		
	HEH 1.8		
	HEH 1.9		
	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
Raymond: Detached Accessory Dwelling Unit**

FILE NO: CUP 2021-009

HEARING DATE: September 17, 2021

APPLICANTS/OWNERS: Bruce & Kathleen Raymond, 204105 E. 10th Avenue, Kennewick, WA 99337.

LOCATION: General Location: The property is located approximately ¼ mile northeast of the intersection of E. Finley Rd. and State Route 397 on 10th Avenue in Kennewick.
Address: 204105 E. 10th Avenue, Kennewick, WA 99337
Parcel Number: 1-0980-200-0007-000

PROPERTY SIZE: Approximately 5.0 acres

AREA TO BE USED: Not to exceed 800 square feet

LAND USE: Residential

ZONING: Rural Land 5 Acre

COMPREHENSIVE PLAN DESIGNATION: Rural Remote

RECOMMENDATION:

The Planning Division recommends approval of the application request, subject to the suggested twenty-one (21) Findings of Fact and eight (8) Conditions of Approval outlined in this Staff Report.

APPLICATION DESCRIPTION:

The applicant is requesting a Conditional Use Permit to construct a detached 800 sq. ft. accessory dwelling unit (ADU), proposed as a second-level dwelling above a 2400 sq. ft. shop, on a lot with an existing single-family dwelling at 204105 E 10th Ave. Kennewick, WA 99336.

The property is approximately 5.00 acres in size and is zoned Rural Lands 5 District.

The proposed detached ADU will be accessory to an owner-occupied single-family home, will be limited to 800 sq. ft. in size based on the size of the main home, and will contain no more than one (1) bedroom as directed in Benton County Code 11.42.020 (a).

The site currently consists of a 2,255 sq. ft. single-family home and two (2) accessory buildings – a pole barn and a detached garage. An FAS has been placed on the parcel, with a Temporary Dwelling (TD) permit issued. The FAS will be removed, upon completion and issuance of the certificate of occupancy for the ADU. The applicant proposes to construct a 40' x 60' shop on the eastern half of the parcel, with the proposed 25' x 32' Accessory Dwelling Unit to be located internally on the second level. The location of the proposed ADU will provide the appearance of an accessory structure.

The application for CUP 2021-009 was submitted to the Benton County Planning Division on July 14, 2021.

The application was declared complete for processing on July 15, 2021.

The application documents were distributed to reviewing agencies on July 15, 2021.

The Benton County Hearings Examiner Notice of Open Record Hearing for application CUP 2021-009 was published on September 1, 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 September 1, 2021.

The Open Record Hearing is scheduled for September 17, 2021.

APPLICABLE STANDARDS/ORDINANCES:

1. *Revised Code of Washington*
RCW 36.70A.400, 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 along 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 July 15, 2021.
 - a. Benton PUD
 - b. Benton-Franklin Health District
 - c. Benton County Building Division
 - d. Benton County GIS
 - e. Benton County Fire District #1
 - f. Benton County Fire Marshal
 - g. Benton County Code Enforcement
 - h. Benton County Public Works Department
 - i. Columbia Irrigation District
2. The following comments were received from the Benton County Public Works Department on July 16, 2021:
 - a. Applicant shall apply for a Road Approach Permit and complete the necessary improvements in accordance with the Benton County Road Approach Policy. All approaches to this property shall be paved within the County right of way.
 - b. For more information, please contact Cristina Woods with the Benton County Public Works Department at (509) 786-5611 or Cristina.woods@co.benton.wa.us.

3. Benton County Code Enforcement commented the following on July 19, 2021:
 - a. No code enforcement issues or complaints regarding this property. No objections from Code Enforcement Division.
 - b. Contact Dale Wilson at (509) 222-2301 for more information.

4. In their Sewage Disposal System Construction Permit dated July 12, 2021 Benton-Franklin Health District included the following conditions of approval:
 - a. Follow approved plot plan, maintain all setbacks.
 - b. If grade cannot be maintained from the tank to the existing drainfield, a pump and pump chamber may be needed. Please contact this office immediately to discuss at 509-460-4355.
 - c. Maintain 100' minimum from subsurface sewage disposal system to all wells.
 - d. Maintain 50' minimum from septic tank to all wells.
 - e. Approval of the system plans, requirements for site modification, and permit issuance is not to be construed as permission by this department to trespass or alter neighboring properties.
 - f. 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 modification and/or installation of the replacement area.)
 - g. 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.
 - h. Please contact Rebecca Warrington/BFHD at (509) 460-4335 for more information.

5. Benton PUD commented the following on July 28, 2021:
 - a. Contact Benton PUD with power needs.
 - b. Primary line extension may be required if new service will be over the distance requirements from the existing transformer.
 - c. Primary line extension is at the cost of the customer.
 - d. For more information, contact Chad Brooks/Benton PUD at brooksc@bentonpud.org or (509) 582-1233

6. The Benton County Building Division, Benton County GIS, and Benton County Fire District #1 did not comment. Benton County Fire Marshal and Columbia Irrigation District sent "no comment" emails.

7. 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: Similar in nature to the applicant's property, the adjoining properties involve single-family homes with residential accessory and agricultural uses.
 - 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 2021-009 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 construct a detached 800 sq. ft. accessory dwelling unit (ADU) within a detached 2400 sq. ft. shop on a lot with an existing single-family dwelling.
2. The applicants, and owners of the property, are Bruce & Kathleen Raymond, whose mailing address is P.O. Box 7343, Kennewick, WA 99337.
3. The property is located approximately ¼ mile northeast of the intersection of E. Finley Rd. and State Route 397 on 10th Avenue in Kennewick, Washington. (Parcel Number 1-0980-200-0007-000).
4. The property is approximately 5.0 acres in size and is zoned Rural Lands 5 (RL-5) District.
5. The proposed detached ADU will be accessory to an owner-occupied single-family home.
6. The site currently consists of a 2,255 sq. ft. single-family home and two (2) accessory buildings – a pole barn and a detached garage. An FAS has been placed on the parcel, with a Temporary Dwelling (TD) permit issued. The FAS will be removed, upon completion of the ADU and issuance of the certificate of occupancy. The applicant proposes to construct a 40' x 60' shop on the eastern half of the parcel, with the proposed 25' x 32' Accessory Dwelling Unit to be located internally and in the second level. The location of the proposed ADU will provide the appearance of an accessory structure.
7. Public notice and application requirements have been met per BCC 11.50 Variance and Conditional Use.
8. The proposed detached ADU is allowable by Conditional Use Permit if approved by the Benton County Hearings Examiner.
9. The detached ADU shall comply with Benton County Building Division standards and requirements, as per the Conditions of Approval.
10. The application for CUP 2021-009 is consistent with the Growth Management Act, RCW 36.70A, including RCW 36.70A.390.
11. The application for CUP 2021-009 is consistent with RCW 43.63A.215 (3) *Accessory apartments*.
12. The application for CUP 2021-009 is consistent with the goals and policies of the Benton County Comprehensive Plan.
13. The application for CUP 2021-009 is consistent with the requirements included in the Benton County Zoning Code.
14. The application for CUP 2021-009 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 single-family home is approximately 2,255 square feet. Forty percent (40%) of 2,255 square feet is 902. This allows the applicants up to 800 square feet for the ADU.
 - 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 40' x 60' accessory shop with an 800 square foot ADU on the second floor.
 - g. The lot/parcel is improved with a home and a detached accessory building. A second shop/accessory building with the ADU inside, will be added.
 - h. At this time, there is a Temporary Dwelling/FAS on site. The occupants of that home will be moving into the ADU. The FAS will then be removed. No additional dwelling or housing units will exist or are proposed during the life of the ADU.
 - 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 second-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.
15. The application for CUP 2021-009 is consistent with requirements in BCC 11.42.020 (c)(2)(i) as the ADU will be in a detached accessory building.
16. The application for CUP 2021-009 is consistent with requirements in BCC 11.42.020(c)(2)(ii):
- a. The detached ADU is proposed to be placed west of the single-family home, within the second level of an accessory structure. The distance from E 10th Avenue as well as the orientation of the entry will make the accessory building difficult to discern from an accessory garage.
 - b. The County believes the proposed door layout of the structure is adequate for its location and situation, subject to compliance with the Findings of Fact and Conditions of Approval.
17. 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.
18. 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.
19. 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.
20. The proposed detached ADU will be supported by adequate service facilities and would not adversely affect public services to the surrounding area.
21. 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. All required development permits shall be obtained prior to occupancy of the single-family dwelling.
3. All requirements from the Benton County Public Works Department shall be met:
 - a. Applicant shall apply for a Road Approach Permit and complete the necessary improvements in accordance with the Benton County Road Approach Policy. All approaches to this property shall be paved within the County right of way.
 - b. For more information, please contact Cristina Woods with the Benton County Public Works Department at (509) 786-5611 or Cristina.woods@co.benton.wa.us.
4. All requirements from the Benton-Franklin Health District shall be met:
 - a. Follow approved plot plan, maintain all setbacks.
 - b. If grade cannot be maintained from the tank to the existing drainfield, a pump and pump chamber may be needed. Please contact this office immediately to discuss at 509-460-4355.
 - c. Maintain 100' minimum from subsurface sewage disposal system to all wells.
 - d. Maintain 50' minimum from septic tank to all wells.
 - e. Approval of the system plans, requirements for site modification, and permit issuance is not to be construed as permission by this department to trespass or alter neighboring properties.
 - f. 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 modification and/or installation of the replacement area.)
 - g. 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.
 - h. Please contact Rebecca Warrington/BFHD at (509) 460-4335 for more information.
5. All requirements from the Benton PUD shall be met:
 - a. Contact Benton PUD with power needs.
 - b. Primary line extension may be required if new service will be over the distance requirements from the existing transformer.
 - c. Primary line extension is at the cost of the customer.
 - d. For more information, contact Chad Brooks/Benton PUD at brooksc@bentonpud.org or (509) 582-1233
6. 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.
7. 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.

8. Applicant shall withdraw in writing Temporary Dwelling Permit 2019-004 to the Planning Division, prior to issuance of CUP permit.

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.

Planning Department

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



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

CONDITIONAL USE PERMIT APPLICATION

File No. CUP 2021-009

RECEIVED

JUL 14 2021

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Benton Co. Planning Dept.

Name of Applicant/Agent: Bruce & Kathleen Raymond

Mailing Address: 204105 E. 10th Ave City: Kennewick State: WA ZIP: 99337

Phone #1: (509) 539-6864 Phone #2: _____

Email Address(es): bk42raymond@gmail.com

Signature: [Handwritten Signatures] Date: 7/13/2021

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

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

Phone #1: _____ Phone #2: _____

Email Address(es): _____

Signature: _____ Date: _____

Signature: _____ Date: _____

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

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

ENTITY SIGNATURE BLOCK

Applicant/Legal Owner name: _____

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: 204105 E. 10th Ave. Kennewick, WA 99337

5. Parcel #(s): 109802000007000

6. Acreage: 5.0

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

8. Utilities: Power: [X] Benton PUD [] Benton REA [] Other: _____

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

Water: [X] Individual well(s) [X] 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: Single Family Home

10. What are you proposing to do that requires a Conditional Use Permit? Add shop with ADU

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: _____

Reviewed by: [Signature]

Application Complete: (Y) N TD08-04

Zoning: RL-5 / Rural Remote CDD FD #1

Date: 7/15/21

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.

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Prosser Office: 620 Market Street, 1st Floor

Kennewick Office: 102206 East Wisner Parkway

CONDITIONAL USE PERMIT APPLICATION ADDENDUM DETACHED ACCESSORY DWELLING UNIT

File No. CUP 2021-009

Applicant Name: Bruce & Kathleen Raymond

1. Number of Accessory Dwelling Units currently on the property: 0
2. Is there a single family dwelling currently on the property? Yes No
3. What is the square footage of the main home? 2255.6
4. What is the square footage of the proposed accessory dwelling unit? 800
5. How many bedrooms will be in the Accessory Dwelling Unit? 1
6. Does the landowner currently have any other land use permits? TPD (will be removed when ADU completed)

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

Long term needs will be met with a long term solution with a permanent ADU.

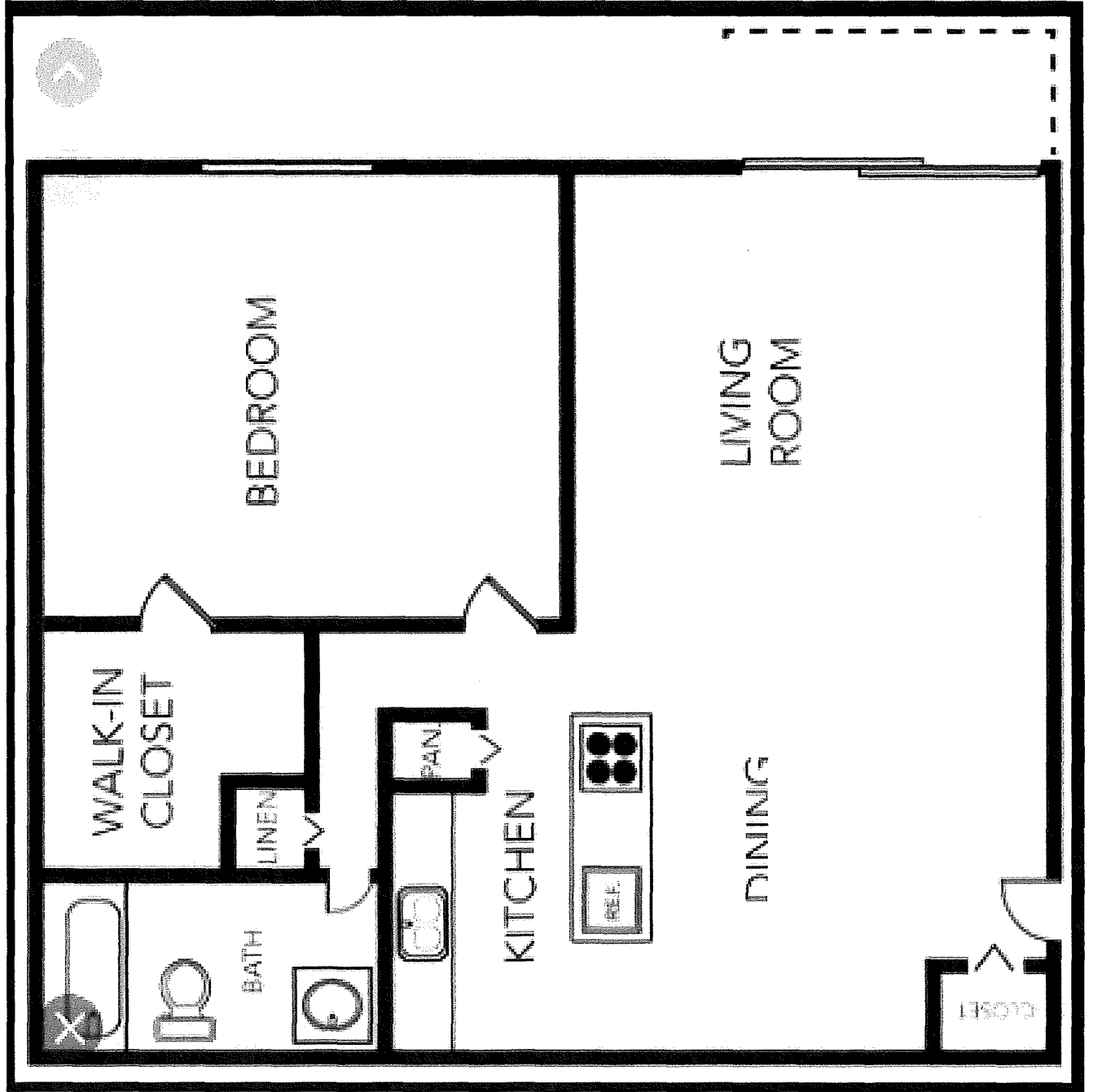
Please provide a site plan that includes the following:

- Outer boundaries and dimensions of the property including access points
- All existing and planned improvements (including accessory buildings, septic, 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

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.

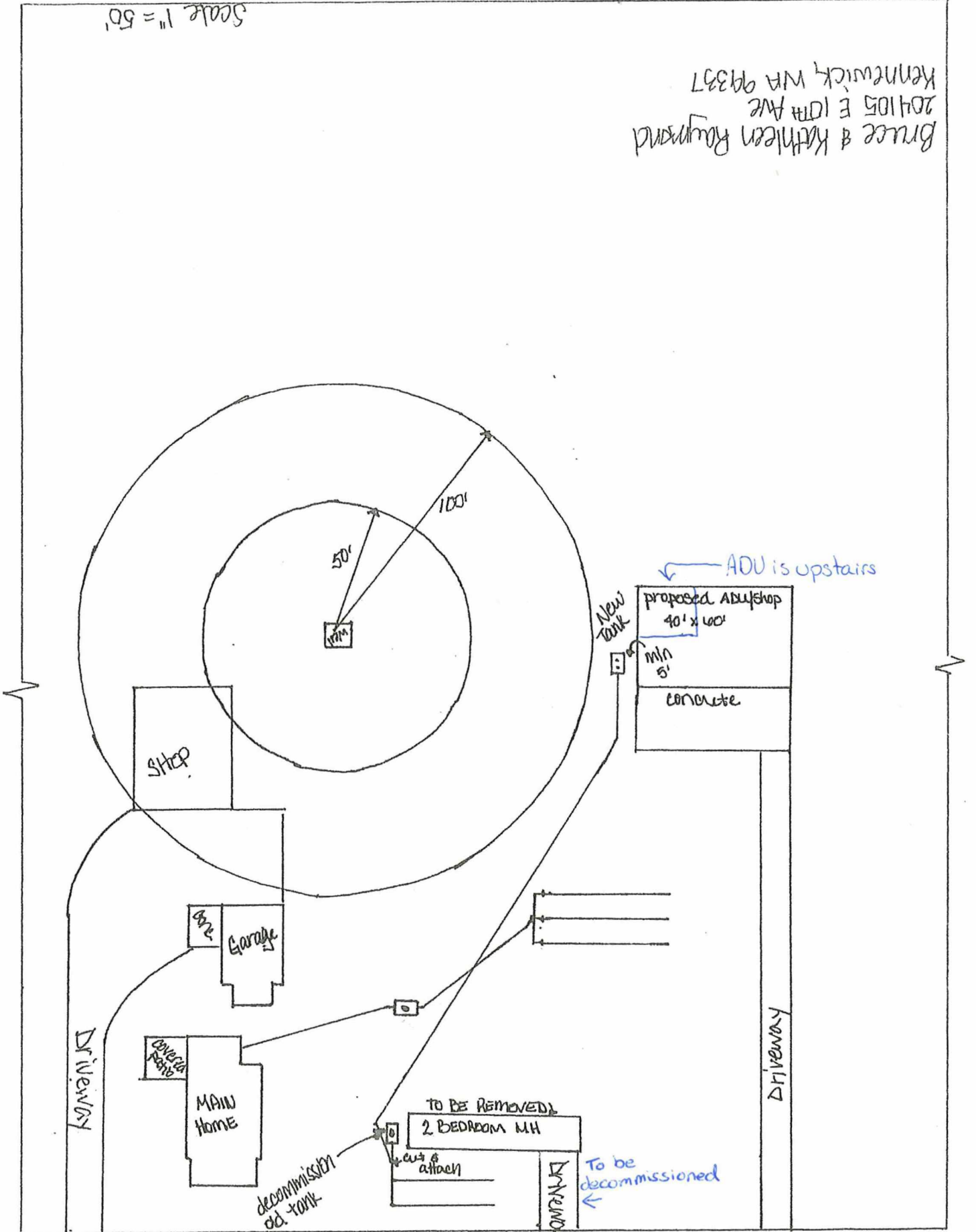
25'

32'



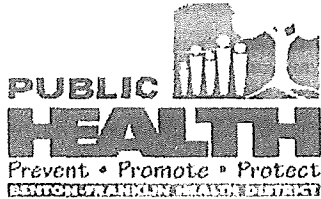
Bruce & Kathleen Raymond
204105 E 10th Ave
Kenneth WA 99337

Scale 1" = 50'



E 10th Ave

N ↑



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

Sewage Disposal System Construction
Permit

Owner: Raymond, Bruce & Kathleen
 204105 E 10th Ave
 Kennewick, WA
 99337

Permit Number: 25889
 Date Permit Issued: July 12, 2021
 Date Permit Expires: July 12, 2022
 County: Benton

Location Information

Property Address 204105 E 10th Ave
 City: Kennewick
 Parcel Number: 1-0980-200-0007-000

Subdivision/Legal: S9 TS8 N R30
 Block:
 Lot:

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:	2
Designed by:	Homeowner	Average Daily Flow:	180
Type of System:	Conventional Gravity	Maximum Daily Flow:	240
Treatment Level:	E		

Pretreatment Information		Drainfield Information	
Septic Tank Size:	1000 gal.	Drainfield size:	Existing 330 sq ft
Depth of Burial:	0-6 inches	Drainlines length:	N/A
Outlet Baffle Filter:	No	Drainlines number:	N/A
Pump Chamber Size:	gal.	Maximum trench depth:	N/A
Dose Volume:	gal.	Aggregate depth:	N/A
Reserve Volume:	gal.	Distribution:	N/A

Conditions

- Follow approved plot plan, maintain all setbacks.
- If grade can not be maintained from the tank to the existing drainfield , a pump and pump chamber may be needed. Please contact this office immediately to discuss at 509-460-4355.
- Maintain 100' minimum from subsurface sewage disposal system to all wells.
- Maintain 50' minimum from septic tank to all wells.
- Approval of the system plans, requirements for site modification , and permit issuance is not to be construed as permission by this department to trespass or alter neighboring properties.
- 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.

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.

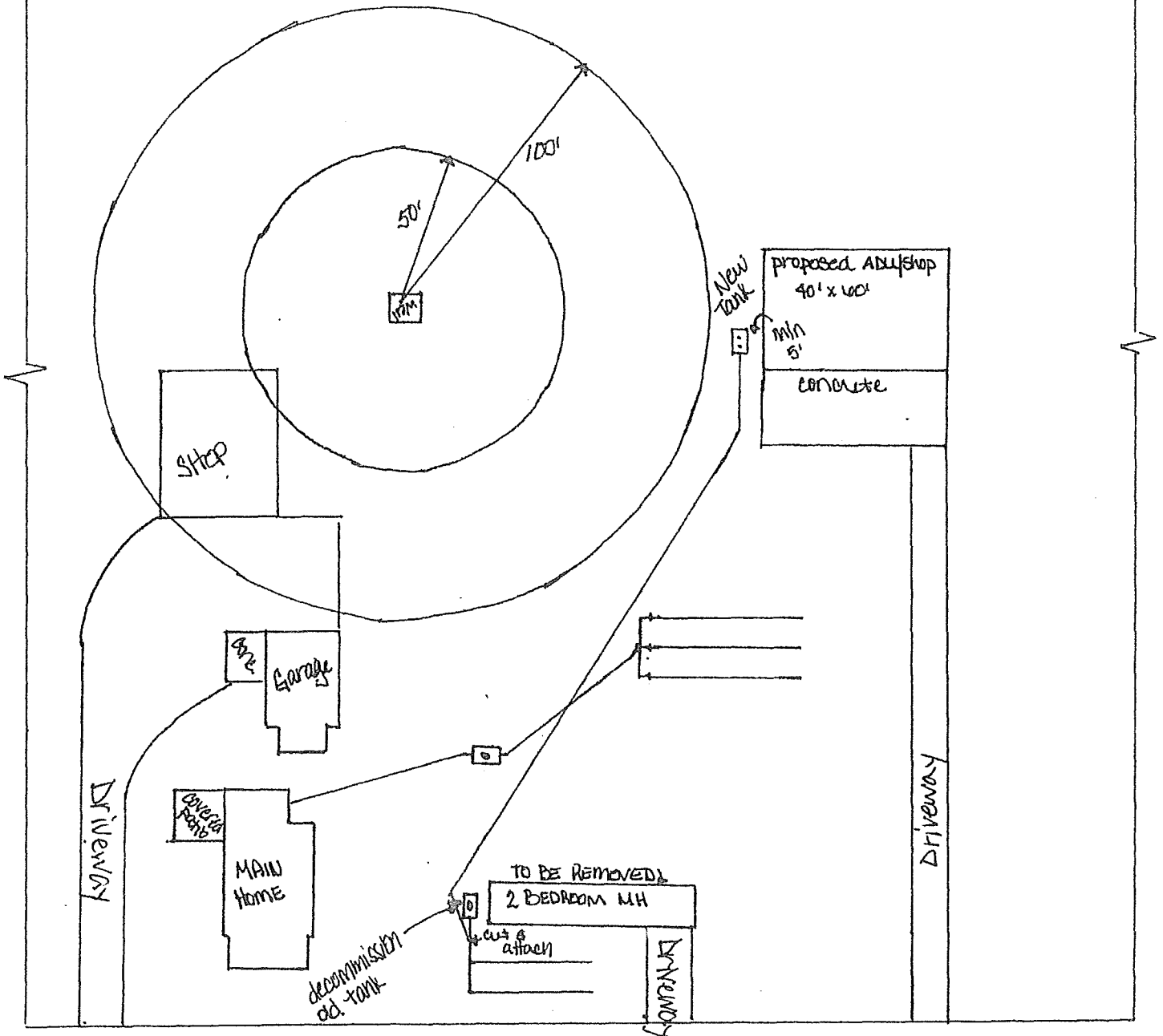


Rebecca Warrington
Environmental Health Specialist

Amy Person M.D.
District Health Officer

Bruce & Kathleen Raymond
204105 E 10th Ave
Kennewick WA 99337

Scale 1" = 50'



E 10th Ave

N ↑

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

July 15, 2021

Bruce & Kathleen Raymond
204105 E. 10th Avenue
Kennewick, WA 99337

Via Email: bk42raymond@gmail.com

RE: Written Determination of Completeness
File Number: CUP 2021-009

Dear Applicant,

This office is in receipt of your project permit application for a Conditional Use Permit to allow you to build a detached Accessory Dwelling Unit at 204105 E. 10th Avenue in Benton County. The Planning Division has determined that the required materials have been submitted and the application is complete. A file number has been assigned (CUP 2021-009) 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 Division, 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,

A handwritten signature in black ink that reads "Brian Malley". The signature is written in a cursive style and is positioned above a horizontal line.

Brian Malley, Senior Planner
Benton County Planning Department

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

July 15, 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
Columbia Irrigation District
Benton County GIS

RE: Agency review of Conditional Use Permit application
File #: CUP 2021-009

Attached is a Conditional Use Permit application from Bruce & Kathy Raymond for your agency's review. The applicant is requesting to build a detached Accessory Dwelling Unit within the second level of a shop proposed on their property at 204105 E. 10th Avenue, in Benton County.

This Accessory Dwelling Unit will replace the Manufactured Home (permitted by Temporary Dwelling, File #TD 2019-004) addressed as 203507 East 10th Avenue.

PLEASE SUBMIT YOUR COMMENTS to planning.department@co.benton.wa.us by July 29, 2021. Please reference file number **CUP 2021-009** 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: Cristina Woods
Sent: Friday, July 16, 2021 8:33 AM
To: Planning Department
Cc: Jordyn Reimer
Subject: RE: Agency review request (Raymond, CUP 2021-009) 109802000007000

Good morning

Public Works has the same requirements for the CUP 2021-009 as it did for TD 2019-004. The requirements for TD 2019-004 were never met.

Public Works has the following requirements:

- 1) Applicant shall apply for a Road Approach Permit and complete the necessary improvements in accordance with the Benton County Road Approach Policy. All approaches to this property shall be paved within the County right of way.

The applicant has not applied for a road approach permit.

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: Thursday, July 15, 2021 3:15 PM
To: GIS <GIS@co.benton.wa.us>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jordyn Reimer <Jordyn.Reimer@co.benton.wa.us>; Douglas D'Hondt <Douglas.DHondt@co.benton.wa.us>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Columbia Irrigation District <CID@columbiairrigation.com>; 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>; 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>; lonnie@bentonone.org; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Billie <billie@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>
Subject: Agency review request (Raymond, CUP 2021-009)

April Brown

From: Clark Posey
Sent: Friday, July 16, 2021 1:36 PM
To: Planning Department
Subject: RE: Agency review request (Raymond, CUP 2021-009)

File #: CUP 2021-009
Parcel # 1-0980-200-0007-000

Bruce and Kathleen Raymond
203507 East 10th Avenue
Kennewick, WA 99337

Fire Marshal has no Comments on this ADU Application. CUP # 2021-009

Thank you,

Clark

Please see the attached materials for your review of Conditional Use Permit 2021-009 for an Accessory Dwelling Unit inside a new accessory building (to replace the Temporary Dwelling at 203507 East 10th Avenue).

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)



NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this email account may be a public record. Accordingly, this email, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

April Brown

From: Dale Wilson
Sent: Monday, July 19, 2021 7:29 AM
To: Planning Department
Subject: RE: Agency review request (Raymond, CUP 2021-009)

No code enforcement issues or complaints regarding this property. No objections from Code Enforcement Division.



Dale Wilson, Code Enforcement Officer
Benton County Washington
(509) 222-2301

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Thursday, July 15, 2021 3:15 PM
To: GIS <GIS@co.benton.wa.us>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jordyn Reimer <Jordyn.Reimer@co.benton.wa.us>; Douglas D'Hondt <Douglas.DHondt@co.benton.wa.us>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Columbia Irrigation District <CID@columbiairrigation.com>; 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>; 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>; lonnie@bentonone.org; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Billie <billie@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>
Subject: Agency review request (Raymond, CUP 2021-009)

Please see the attached materials for your review of Conditional Use Permit 2021-009 for an Accessory Dwelling Unit inside a new accessory building (to replace the Temporary Dwelling at 203507 East 10th Avenue).

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)

April Brown

From: CID <cid@columbiairrigation.com>
Sent: Tuesday, July 20, 2021 7:51 AM
To: Planning Department
Subject: [EXTERNAL] RE: Agency review request (Raymond, CUP 2021-009)

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.

CID has no comments.

Lila Freshment

Office Manager
Columbia Irrigation District
10 E Kennewick Avenue
Kennewick, WA 99336
Phone: (509) 586-6118
Fax: (509) 586-0485
lfreshment@columbiairrigation.com

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Thursday, July 15, 2021 3:15 PM
To: GIS <GIS@co.benton.wa.us>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jordyn Reimer <Jordyn.Reimer@co.benton.wa.us>; Douglas D'Hondt <Douglas.DHondt@co.benton.wa.us>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; CID <cid@columbiairrigation.com>; 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>; Benton PUD - Brenda Webb <webbbb@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>; lonnie@bentonone.org; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Billie <billie@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>
Subject: Agency review request (Raymond, CUP 2021-009)

Please see the attached materials for your review of Conditional Use Permit 2021-009 for an Accessory Dwelling Unit inside a new accessory building (to replace the Temporary Dwelling at 203507 East 10th Avenue).

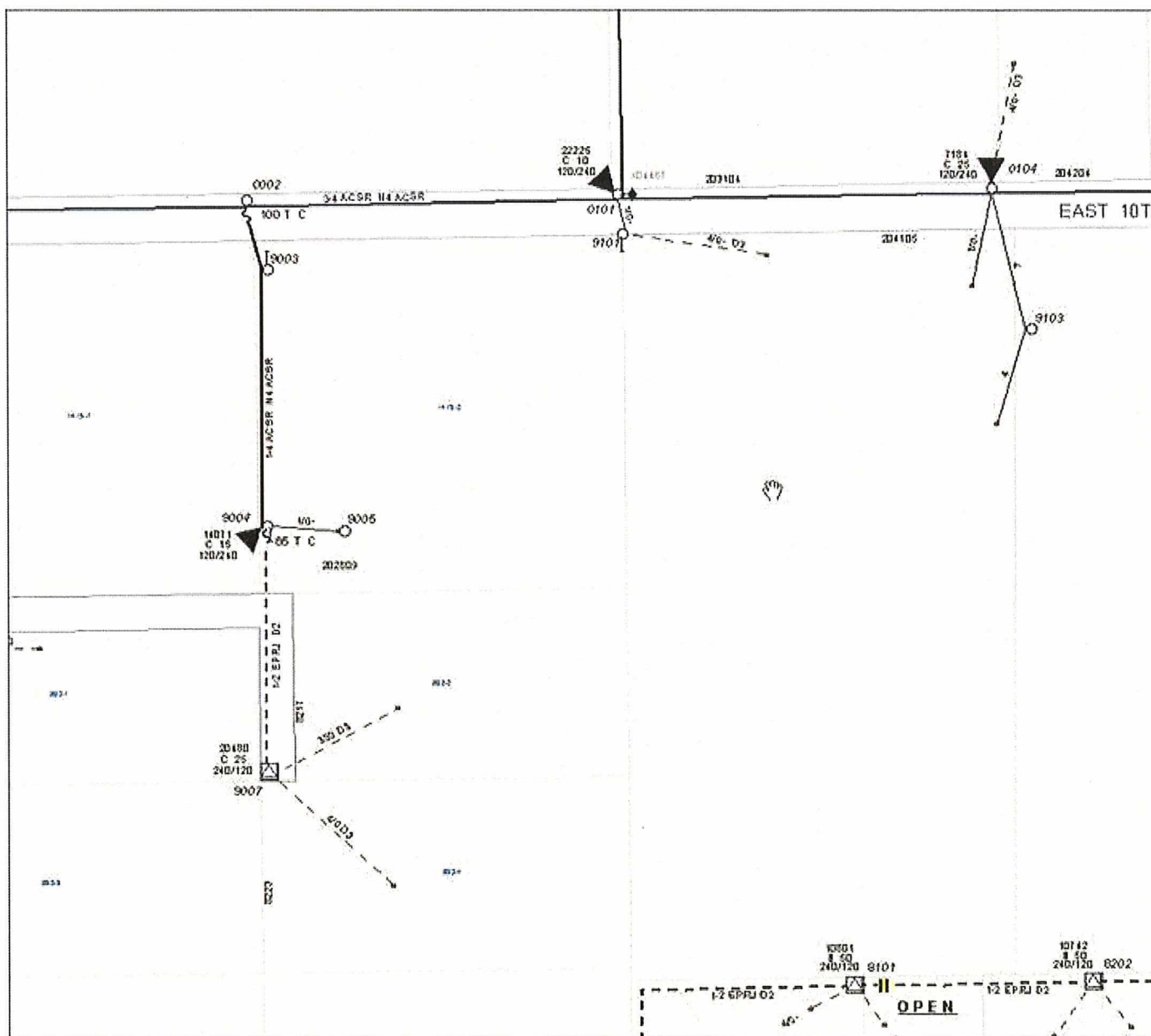
Thank you

Brian Malley

From: Chad Brooks <brooksc@bentonpud.org>
Sent: Wednesday, July 28, 2021 7:26 AM
To: Planning Department
Subject: [EXTERNAL] RE: [E] Agency review request (Raymond, CUP 2021-009)

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.

Contact Benton PUD with power needs. Primary line extension may be required if new service will be over the distance requirements from existing transformer. Primary line extension is at cost of the customer.



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

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

CONDITIONAL USE PERMIT # CUP 2021-009 APPLICANTS: BRUCE & KATHLEEN RAYMOND

The applicant is requesting a Conditional Use Permit for a detached Accessory Dwelling Unit at 204105 East 10th Avenue, Kennewick, WA 99337.

NOTICE IS GIVEN that the Benton County Hearings Examiner will hold an open record public hearing for the above stated application. **This hearing will be held in-person and virtually/telephonically.**

DATE OF HEARING: Friday, September 17, 2021 at 10:00 am
LOCATION OF HEARING: Planning Hearing Room, Benton County Courthouse, First Floor, 620 Market Street, Prosser, WA. The Planning Hearing Room can only be accessed via the Main Street (east) side of the building.

To find information on attendance & testimony options, directions to the meeting room and to review documentation for the application, please visit www.tinyurl.com/BCPublicNotice.

Anyone may participate in the hearing and present testimony or comments on an application. Persons may appear in person or virtually/telephonically during the hearing or provide written testimony to the Hearings Examiner (care of the Planning Division) on or before the date of the hearing. Written comments can be emailed to planning.department@co.benton.wa.us, dropped off at one of the Planning Division offices or mailed to: Benton County Community Development Department- Planning Division, ATTN: Hearings Examiner, P.O. 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.

If you wish to provide testimony during the hearing (in person or virtually), we ask that you inform the Planning Division before the meeting. You can do that by filling out our online Request to Testify form at <https://tinyurl.com/testifyform> or by contacting our office to be added to the list. **You must submit a request for each hearing in which you wish to participate.** We ask that participants who will be attending virtually please limit background noise and/or mute their line to prevent interruptions of the meeting.

If you have questions regarding any of the actions before the Hearings Examiner or the hearing process, please contact the Planning Division at (509) 786-5612, planning.department@co.benton.wa.us or at one of our offices. In Kennewick, we are located at 102206 E. Wiser Parkway. In Prosser, we are located on the first floor of the Prosser Courthouse at 620 Market Street.

Dated this 30th day of August 2021

SUSAN E. DRUMMOND
Benton County Hearings Examiner

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

PUBLICATION DATE: September 1, 2021

Notice

NOTICE OF OPEN RECORD HEARING
 NOTICE IS HEREBY GIVEN that the following application has been proposed to the Benton County Hearings Examiner for Benton County, Washington.
CONDITIONAL USE PERMIT # CUP 2021-009 APPLICANTS: BRUCE & KATHLEEN RAYMOND
 The applicants are requesting a Conditional Use Permit for a detached Accessory Dwelling Unit at 204105
 You can do that by filling out our online Request to Testify form at <https://tinyurl.com/testifyform> or by contacting our office to be added to the list. **You must submit a request for each hearing in which you wish to participate.** We ask that participants who will be attending virtually please limit background noise and/or mute their line to prevent interruptions of the meeting.
 If you have questions regarding any of the actions before the Hearings Examiner or the hearing process, please contact the Planning Division at (509) 786-5612, planning.department@co.benton.wa.us or at one of our offices. In Kennewick, we are located at 102206 E. Wisner Parkway. In Prosser, we are located on the first floor of the Prosser Courthouse at 620 Market Street.
 Dated this 30th day of August 2021
 SUSAN E. DRUMMOND, Benton County Hearings Examiner
 GREG WENDT, Benton County Community Development Department
 Published: The Prosser Record-Bulletin
 Published: September 1, 2021

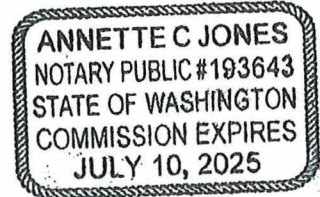
AFFIDAVIT OF PUBLICATION
 STATE OF WASHINGTON } ss.
 County of Benton

Jacob Hatch, being first duly sworn on oath, deposes and says that he is the Production Designer of the PROSSER RECORD-BULLETIN, weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Prosser, Benton County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper. That

annexed is a true copy of Conditional Use Permit 2021-009 Raymond

as it was published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive weeks commencing September 1, 20 21 ending September 1, 20 21 both dates inclusive and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$ 240.75, which amount has been paid in full.

Jacob Hatch
 Subscribed and sworn to before me this 1st day of September, 20 21
Annette C Jones
 Notary Public in and for the State of Washington, residing at Prosser, Washington



Notice

NOTICE OF OPENING RECORD HEARING

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

CONDITIONAL USE PERMIT # CUP 2021-009
APPLICANTS: BRUCE & KATHLEEN RAYMOND

The applicants are requesting a Conditional Use Permit for a detached Accessory Dwelling Unit at 204105

East 10th Avenue, Kennewick, WA 99337.

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Persons may appear in person or virtually/telephonically during the hearing or provide written testimony to the Hearings

Examiner (care of the Planning Division) on or before the date of the hearing. Written

comments can be emailed to planning.department@co.benton.wa.us, dropped off at one of

the Planning Division offices or

mailed to: Benton County Community Development Department- Planning

Division, ATTN: Hearings Examiner, P.O. 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.

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Planning Division before the meeting. You can do that by filling out our online Request to Testify form at

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please limit background noise and/or mute their line to prevent interruptions of the meeting.

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please contact the Planning Division at (509) 786-5612, planning.department@co.benton.wa.us or at one

of our offices. In Kennewick, we are located at 102206 E. Wiser Parkway. In Prosser, we are located on

the first floor of the Prosser Courthouse at 620 Market Street.

Dated this 30th day of August 2021 Dated this 29th day of July 2021.

SUSAN E. DRUMMOND, Benton County Hearings Examiner

Greg Wendt, Director Community Development Department

Published: Prosser Record-Bulletin

Published: September 1, 2021



Valley Publishing Co.
 P.O. Box 750
 Prosser, WA 99350
 (509)786-1711

Invoice

Date	Invoice #
9/10/2021	5574BC

Bill To
 Benton County Planning Dept.
 P.O. Box 910
 Prosser, WA., 99350

P.O. Number

Publishers Of
 Prosser Record-Bulletin / The Grandview Herald
 office@recordbulletin.com

Quantity	Item Code	Description	Price Each	Amount
	Prosser Legals	Notice of Open Record Hearing, CUP 2021-009, Raymond, Published September 1, 2021. NET	240.75	240.75

Thank you for choosing your hometown newspaper!	Total	\$240.75
	Balance Due	\$240.75