

EXHIBIT LIST FOR CUP 2022-005

Victory Baptist Church

Hearings Examiner Staff Memo Exhibit List - May 20, 2022 hearing		
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Exhibits Submitted During Hearing or while record remained open		
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**STAFF REPORT TO THE
BENTON COUNTY HEARINGS EXAMINER
Lloyd Plumlee dba Victory Baptist Church
Church**

HEM 1.1

FILE NO: CUP 2022-005

HEARING DATE: May 20, 2022

**APPLICANT/
OWNER:** Lloyd Plumlee dba Victory Baptist Church
29911 E Jacobs Rd, Benton City, WA 99320

LOCATION: General Location: The property is located South of the Interstate-82 on Jacobs Road, Benton City, approximately 2.15 miles east of the intersection of Jacobs and Webber Canyon Roads in an unincorporated area of Benton County.

Situs Address: 29911 E Jacobs Rd, Benton City, WA 99320

Legal: All that portion of the south half of the Southwest quarter, Section 15, Township 9 North, Range 27 E, W.M. lying Westerly of the following described line; Commence at the Southwest corner of said Section 15; thence North 81 degrees 20'00" East along the Southerly boundary of said Section 15 a distance of 512.9 feet to the true point of beginning of the above described line; thence Northerly parallel with the Westerly boundary line of said Section 15 a distance of 907.1 feet, more or less to a point on the Southerly right-of-way line of Highway 12 and the end of said line description. Except that portion on described deed to the State of Washington recorded under AF#830653. Subject to easements and restrictions of record.

Parcel Number: 1-1597-300-0002-000

PROPERTY SIZE: 6.01 acres

AREA TO BE USED: An existing 4,080 square foot agriculture / utility building with approximately 1,400 square feet of finished area. The proposed remodel and completion of the building includes a foyer, main hall (gathering place), 5 classrooms, and 2 ½ baths. The proposed off-street parking area will be located in an existing graveled area west of the existing building and will contain 38 parking stalls, including 2 ADA parking stalls with concrete paving, and 36 gravel paved parking stalls.

LAND USE: Residential

ZONING: Rural Lands Five Acre District

**COMPREHENSIVE
PLAN DESIGNATION:** Rural Remote

RECOMMENDATION:

The Planning Division recommends approval of the application request, subject to the suggested fourteen (14) Findings of Fact and nine (9) Conditions of Approval as outlined in this Staff Report.

APPLICATION DESCRIPTION:

The applicants are requesting a Conditional Use Permit to conduct church services and related activities for an 85-member congregation on a year-round basis. Church services will be held primarily from 10:00 AM to 12:00 PM and 7:00 PM to 9:00 PM on Sundays, and Wednesday evenings from 7:00 PM – 9:00 PM, with a couple of special meetings to be held throughout the year. There will be a "Victory Baptist Church" sign, 4'x8', attached to the gate that crosses the driveway.

This activity would occur on a 6.01-acre residential parcel in the Rural Lands Five Acre (RL-5) zoning district located east of Benton City limits on E Jacobs Road in unincorporated Benton County.

The application for CUP 2022-005 was submitted to the Benton County Planning Division on March 31, 2022.

The application for CUP 2022-005 was declared complete for processing on April 5, 2022.

The application documents for CUP 2022-005 were distributed to reviewing agencies on April 6, 2022.

A SEPA checklist was not required for this application.

The Benton County Hearings Examiner Notice of Open Record Hearing was published on May 4, 2022, in the Prosser Record Bulletin.

The Notice of Hearing was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on May 4, 2022.

The Open Record Hearing is scheduled for May 20, 2022.

APPLICABLE STANDARDS/ORDINANCES:

1. *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.
2. *Benton County Code (BCC)*
Title 11 Zoning
Chapter 11.03 Definitions
Section 11.03.010 (38): Church
"Church" means a structure, or group of structures, which by design and construction are primarily used for religious services and instruction.
3. *Benton County Code (BCC)*
Title 11 Zoning
Chapter 11.11 Rural Lands Five Acre District (RL-5)

Section 11.11.060 Uses Requiring a Conditional Use Permit

(t) Church, if not otherwise allowed under BCC 11.11.030.

4. *Benton County Code (BCC)*

Title 11 Zoning

Chapter 11.50 Variance and Conditional Use

Section 11.50.040 Conditional Use - 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.

Section 11.50.040(d) Conditional Use – 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.

In addition to considering the impacts of the proposed use, the Hearings Examiner must also consider any evidence presented regarding any similar impacts of uses allowed outright in this zone, and if such evidence is received, compare those impacts to those of the proposed use.

If negative impacts are identified, the Hearings Examiner must try to identify reasonable conditions that would mitigate those impacts sufficiently to allow the Hearings Examiner to make the findings necessary to grant the permit. The applicants may be asked to identify reasonable conditions, but the Hearings Examiner may independently identify conditions. Further, an applicants' disagreement with a particular condition should not dissuade the Hearings Examiner from granting the permit with such condition(s), as opposed to outright denial, if the Hearings Examiner is able to conclude that the condition(s) is/are reasonable in their judgment.

PUBLIC NOTICE:

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

1. The Planning Division 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 Conditional Use Permit application and associated documents were distributed to the following reviewing agencies on April 6, 2022:
 - a. Benton County Building Division
 - b. Benton County Code Enforcement
 - c. Benton County Fire District #4
 - d. Benton County Fire Marshal
 - e. Benton County Public Works Department
 - f. Benton-Franklin Health District
 - g. Benton PUD
 - h. Kennewick Irrigation District
 - i. City of Benton City
 - j. Washington State Department of Health / Drinking Water
 - k. Benton County Rural Water Supply Mitigation Program
 - l. Washington State Department of Transportation
 - m. Washington State Department of Natural Resources

2. The following comments were received from Benton Franklin Health District:
 - a. The existing on-site sewage disposal system is designed and approved for 80 people.
 - i. Any future alteration or expansion of the on-site sewage system must be reviewed and approved by the Benton Franklin Health District.
 - b. The existing domestic well will need to be approved as a public water supply by the Washington State Department of Health – Office of Drinking Water.
 - c. Please contact Jodee Peyton at 509-460-4318 or Jodeer@bfhd.wa.gov with any questions.
3. The following comments were received from the Benton County Fire Marshal:
 - a. Illuminated exit access signs and fire extinguishers will need to be installed where required.
 - i. This will be required when a building permit is applied for and issued.
 - ii. This must be completed prior to occupancy.
 - b. For additional information contact Benton County Fire Marshal Clark Posey at 509-786-5626 or Clark.Posey@co.benton.wa.us.
4. The following comments were received from Benton County Public Works Department:
 - a. Public Works will require a road approach permit for the access onto E Jacobs Road.
 - b. For more information, please contact Cristina Woods at 509-786-5611 or Cristina.Woods@co.benton.wa.us.
5. The following comments were received from Benton Public Utility District (PUD):
 - a. A representative of the church will need to contact Benton PUD to discuss electrical needs prior to construction.
 - b. For more information, please contact Tina Glines at 509-582-1241 or glinest@bentonpub.org.
6. The following comments were received from the Washington State Department of Transportation:
 - a. The subject property is adjacent to Interstate 82 (I-82), a fully controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to the interstate. Access to I-82 is available via E Jacobs Road and the Exit 96 interchange at Benton City.
 - b. The proponent should be aware, I-82 is an existing facility, and this is an area with existing traffic noise. They should also expect traffic noise to continue to grow into the future. It is the proponent's responsibility to dampen or deflect any traffic noise for this proposal.
 - c. Any proposed lighting must be directed down towards the site and away from I-82.
 - d. Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. Please contact Trevor McCain of the WSDOT Headquarters Traffic Office for specifics. He can be reached at 360-705-7282.
 - e. For more information, please contact Jacob Prilucik at 509-577-1635 or PrilucJ@wsdot.wa.gov.
7. The following comments were received from the Kennewick Irrigation District (KID):
 - a. This parcel is located within the Kennewick Irrigation District (KID) boundaries, but is not considered irrigable lands; therefore, the Kennewick Irrigation District does not assess them.

- b. Please note that permanent structures are not allowed within irrigation easements.
 - c. Please protect all existing irrigation facilities.
 - d. For more information, please contact Chris Sittman at 509-586-9111.
8. The following are general comments and discussion points from the Planning Division:
- a. Prior to issuance of any development permits, the applicant must obtain any required permits from the Benton Franklin Health District.
 - b. Upon completion of a review of BCC Title 15 and the Benton County Critical Area Maps, no designated critical areas have been identified on this property. 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 suggested 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 public hearing for this application will need to be considered by the Hearings Examiner and may be added to the Findings of Fact and Conditions of Approval. 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, the Planning Staff recommends approval with the following Findings of Fact and Conditions of Approval:

SUGGESTED FINDINGS OF FACT:

1. The applicant is Lloyd Parish Plumlee, dba Victory Baptist Church, 29911 E Jacobs Rd, Benton City, WA 99320.
2. The property is located South of the Interstate-82 on Jacobs Rd East of Benton City in unincorporated Benton County.
3. The property is zoned Rural Lands Five Acre District (RL-5).
4. The property is currently developed with an agricultural utility building with a portion having interior finish.
5. The application for CUP 2022-005 meets the intent and standards of the Benton County Comprehensive Plan.
6. The application for CUP 2022-005 meets the definition, requirements and standards of the Benton County Code, Title 11.
7. Surrounding land uses also zoned Rural Lands Five Acre District are compatible in nature to the applicant's property with residential uses in nearby proximity.
8. A SEPA checklist was not required for this application.
9. There are no designated critical areas on the property. A critical area report is not necessary for the use or proposed building.

10. The Benton County Hearings Examiner Notice of Open Record Hearing for application CUP 2022-005 was published on May 4, 2022 in the Prosser Record Bulletin.
11. The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on May 4, 2022.
12. Agency comments were received from:
 - a. Benton Franklin Health District
 - b. Benton County Public Works Department
 - c. Benton County Fire Marshal
 - d. Benton PUD
 - e. Washington State Department of Transportation
 - f. Kennewick Irrigation District
13. The applicants are requesting Conditional Use Permit to conduct church services and related activities for an 85-member congregation on a year-round basis on a 6.01-acre parcel in the Rural Lands Five Acre District (RL-5). Church services will be held primarily Sunday morning and evenings, and Wednesday evenings, with a couple of special meetings throughout the year.
14. The Benton Franklin Health District has reviewed the applicant's proposal and have the following requirements:
 - a. The existing domestic well will need to be approved as a public water supply by the Washington State Department of Health-Office of Drinking Water.
 - b. Any future alteration or expansion of the on-site sewage system must be reviewed and approved by the Benton Franklin Health District.

SUGGESTED CONDITIONS OF APPROVAL:

1. The ongoing activities on the site shall comply with the submitted site plan and materials submitted for this application, including:
 - a. Primary days of use are Sunday morning and evenings, and Wednesday evenings, with a couple of special meetings throughout the year.
 - b. Church services will be held primarily 10:00 AM to 12:00 PM on Sunday and 7:00 PM to 9:00 PM and Wednesday evenings 7:00 PM- 9:00 PM, with additional special meetings to be held throughout the year.
 - c. A "Victory Baptist Church" sign, 4'x8', will be attached to the gate that crosses the driveway.
2. All required development permits/approvals shall be obtained prior to issuance of the Conditional Use Permit. This includes approval of permits required by the following agencies, as applicable:
 - a. Benton County Building Division
 - b. Benton County Public Works
 - c. Benton County Planning Division
 - d. Benton Franklin Health District
 - e. Washington State Department of Health – Office of Drinking Water
3. Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria and be approved by the Washington State Department of Transportation.
4. Approval of the domestic well as a public water supply system is required by the Washington State Department of Health.

5. Prior to occupancy, illuminated exit access signs and fire extinguishers will need to be installed where required.
6. Any proposed outdoor lighting associated with this conditional use permit is required to be deflected downward to avoid unnecessary glare on neighboring parcels and traffic on Interstate-82.
7. All vehicle parking associated with the activities on the property shall be accommodated on the site only. No vehicle parking is allowed in the County right of way.
8. The use shall comply with *Benton County Code Title 11* for the life of the conditional use.
9. Future construction or activities associated with this conditional use require review under the Benton County Zoning Ordinance. Applicants shall contact the Planning Division prior to any construction or changes in activities on site.

Time to Complete Conditions of Approval:

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

If the conditions of approval have not been met and the Planning Division does not issue the Conditional Use Permit within one (1) year from the date of this decision, the Hearings Examiner may declare it null and void. 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.

Transferability

This Conditional Use Permit is transferrable by a holder. If a new property owner wishes to operate a church, the new owner must update the Conditional Use Permit application, accept the Conditions of Approval in writing, and be approved by the Planning Manager prior to transfer of the permit being allowed.

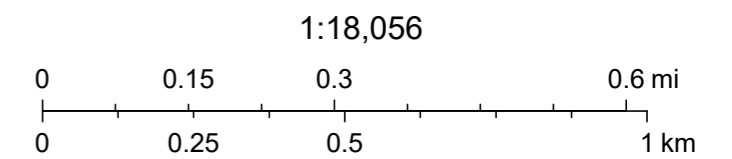
Violations of Conditions of Approval:

The Applicant shall continue to meet all conditions of this Conditional Use Permit while CUP 2022-005 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.



4/11/2022, 4:46:01 PM



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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

HEM 1.3 CONDITIONAL USE PERMIT APPLICATION

File No. CUP2022-005

RECEIVED

MAR 31 2022

Benton Co. Planning Dept.

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Name of Applicant/Agent: Victory Baptist Church ; ~~Rev~~ Lloyd Plumlee, Pastor

Mailing Address: 29911 E JACOB'S Rd City: Benton City State: WA ZIP: 99320

Phone #1: 509-961-5555 Phone #2: _____

Email Address(es): PREACHERMAN5555@gmail.com

Signature: Lloyd Plumlee Date: 3-21-22

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

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: Victory Baptist Church

Officer name: Lloyd Plumlee Title: Pastor

Signature: Lloyd Plumlee Date: 3-21-22

THE ABOVE SIGNED OFFICER OF (name of entity) Victory Baptist Church WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO PERMIT (name of applicant) Lloyd Plumlee 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: 29911 E JACOB'S RD Benton City, WA 99320

5. Parcel #(s): 1-1597-300-0002-000 - - - - -

6. Acreage: 6.37

7. Access: County Road State Road/Highway Private Road

8. Utilities:
 Power: Benton PUD Benton REA Other: _____

Sewer: Septic Tank City Sewer Other: _____

Water: Individual well(s) One well serving 2-4 lots One well serving 5+ lots
 City System Provider: _____
 Private System Provider name and address: _____

Gas: No Yes
 Provider name: _____

Irrigation: No Yes
 Provider name: _____

9. Current use(s) on property: AG Building /w offices

10. What are you proposing to do that requires a Conditional Use Permit? USE AS church for services

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: WE ARE A small congregation of 85 members; WE will be using the land AND Building for our weekly services on Sundays AND Wednesday evening with a couple special meetings (Revival) A yr. with no full time staff at church during the regular work week.
 If further explanation is needed for any of the questions above, please attach additional pages.

(FOR STAFF USE ONLY)
 Application Complete: Y N
 Critical Areas: N Y: None Noted Zoning: RL-5
 Reviewed by: _____ Date: _____



VICTORY BAPTIST CHURCH

29911 E Jacobs Rd, Benton City WA 99320 | 5099615555 |
pastor@victoryinkennewick.org

3/21/2022

Benton County Planning department

Attn: April Brown,

On behalf of the Members of Victory Baptist Church, I am writing to inform you of our intent to use the 6.3 acres and existing 4,000 sq ft building located at 29911 E Jacobs Rd. Benton City, WA 99320 for our church services. We are a congregation with 85 members in total, our services will be held on Sunday with Sunday school beginning at 10:00 am and worship service at 11:00, Sunday evening and Wednesday evening services at 7:00 pm with a couple special meetings threw out the yr. During the week days there will only be one person at the church during weekly hrs. We do not have any close neighbors. The property sets at the foot of a very large orchard and there is a large winery down the road. To the east, the property is fenced well and the building fits the theme of the surrounding area. Our Church will not hinder the health, safety or welfare of the surrounding community as we will be there to serve and be a help to those who need it. Our church is located on a county road with little traffic and no shared use drive ways so it will not cause any pedestrian or vehicular traffic problem. The only public utilities supplied to the property is electricity and will not hinder the public services. The building and property fits the rural look and feel of the surrounding area and looks good and will be nice and up kept, as to not hinder or discourage the development of any present or future neighbors. We plan to put a small lawn area for fellowship during the warmer weather months for children to play before and after services while their parents visit. We very much look forward to being a blessing to our neighbors and the surrounding community.

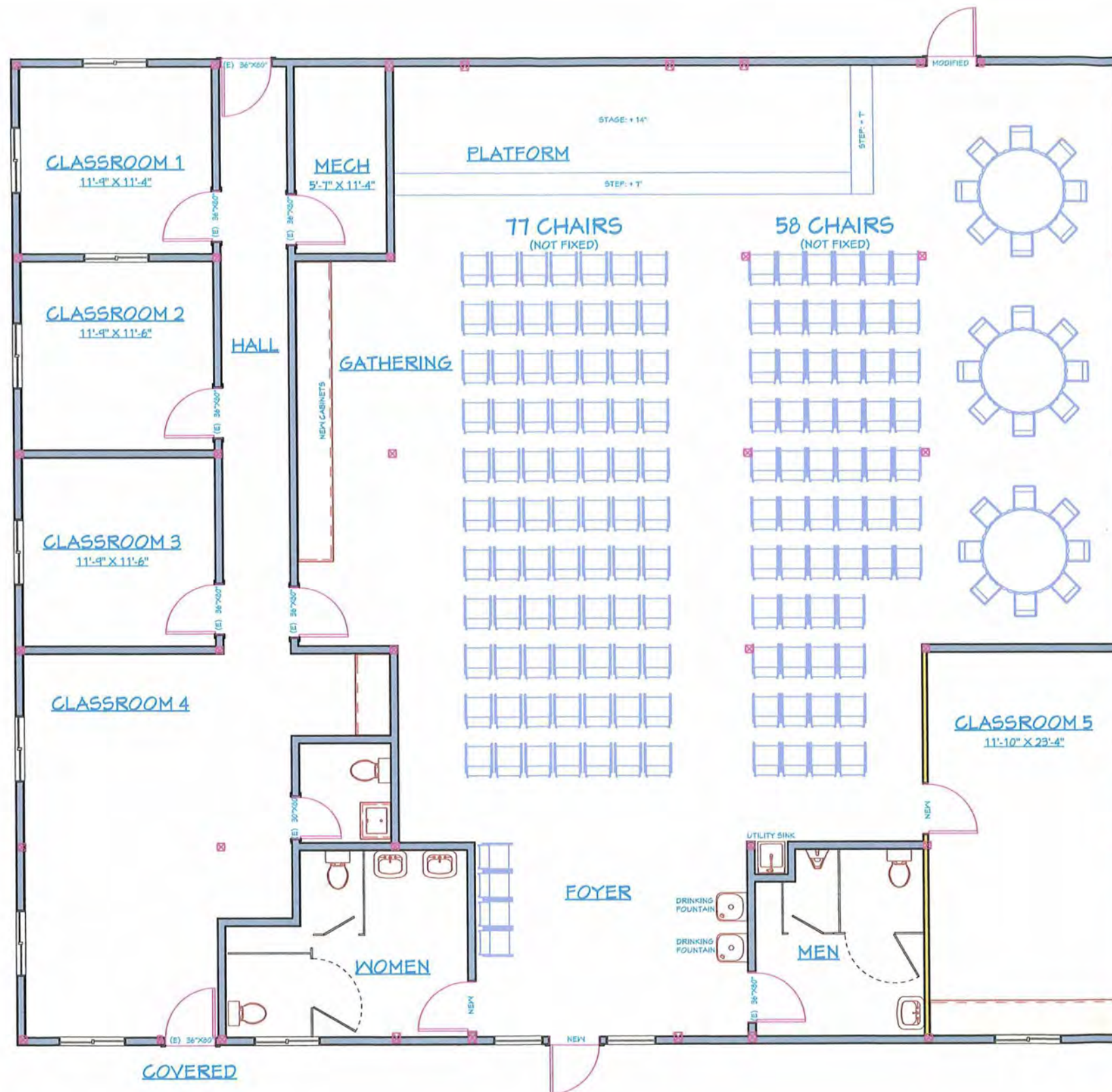
Sincerely,

L. Parish Plumlee, Pastor

RECEIVED

MAR 31 2022

Benton Co. Planning Dept.



 **DreamView**
DESIGN
509.438.4820
office@DreamView.us

PROPOSED FLOOR PLAN

SCALE: 1/8" = 1' 0"

VICTORY BAPTIST CHURCH
SHEET: 1
3/30/2022



KEYED NOTES: SITE PLAN

- 1 PRIMARY ACCESS
- 2 EXISTING SHOPI/OFFICE
- 3 ENTIRE PROPERTY HAS 3 RAIL LUMBER & RAILROAD TIE FENCE
- 4 EXISTING GATE/ACCESS
- 5 ELECTRIC METER AND HEAT PUMPS
- 6 SEWER CLEANOUT
- 7 LIGHT POLE
- 8 APPROX DRAIN FIELD PER AS BUILT (BCHD PERMIT # 23813)
- 9 EXISTING WELL
- 10 APPROX TANK PER AS BUILT (BCHD PERMIT # 23813)
- 11 WELL PROTECTION RADIUS (100')
- 12 APPROX RESERVE AREA
- 13 (2) PROPOSED ADA PARKING STALLS (CONCRETE)
- 14 (38) PROPOSED PARKING STALLS (EXISTING GRAVEL)
- 15 EXISTING GRAVEL DRIVE

SATELLITE IMAGERY IS VERY APPROXIMATE
(SOURCE: BENTON COUNTY GIS)

LIMITATIONS

A SITE SURVEY HAS NOT BEEN PROVIDED. DREAMVIEW DESIGN TAKES NO RESPONSIBILITY/LIABILITY FOR THE ACCURACY OF THIS SITE PLAN. ANY EXISTING CONDITIONS HAVE BEEN APPROXIMATED BASED ON A VARIETY OF SOURCES. CONTRACTOR TO VERIFY THE LOCATION OF VARIOUS ITEMS ON SITE AND MAINTAIN REQUIRED CLEARANCES AND SETBACKS. OTHER EASEMENTS MAY EXIST ON THIS PARCEL. SEPTIC SYSTEM TYPE AND SIZE IS DETERMINED BY THE HEALTH DEPARTMENT. ANY DEPICTION IS FOR SPACE PLANNING AND SETBACK PURPOSES



DreamView
DESIGN
509.438.4820
office@DreamView.us

29911 E JACOBS RD
BENTON COUNTY, WASHINGTON
PARCEL # 1-1597-300-0002-000
CONTAINS 6.37 +/- ACRES

SITE PLAN
SCALE: 1" = 70'

VICTORY BAPTIST CHURCH
SHEET: 2 3/30/2022

April Brown

From: JoDee Peyton <Jodeer@bfhd.wa.gov>
Sent: Thursday, March 31, 2022 3:27 PM
To: April Brown
Subject: [EXTERNAL] RE: 29911 E Jacobs Road

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.

Yes, he has applied. I have not figured anything out yet, but it seems like it could work. It will also need a public water supply. I have not received any paperwork on that yet.

Please feel free to contact me with any concerns or questions.

JoDee A. Peyton, EHS II, Lead
Environmental Health Specialist
Land Use, Sewage and Water Section

Benton-Franklin Health District
7102 W. Okanogan Place
Kennewick, WA 99336
p: 509.460.4318
www.bfhd.wa.gov jodeer@bfhd.wa.gov



Follow us on   

From: April Brown <April.Brown@co.benton.wa.us>
Sent: Thursday, March 31, 2022 9:30 AM
To: JoDee Peyton <Jodeer@bfhd.wa.gov>
Subject: 29911 E Jacobs Road

Good morning

I received an application this morning from Victory Baptist Church to operate a 4000 sq ft church with 85 regular members at 29911 E Jacobs. Mr. Plumlee said that he has turned in an application for review of their project with BFHD; do you have confirmation that he has applied with your office?

Based on the information you have on hand, are you able to assess whether they would be able to operate an 85 member church at that location? Even if the answer is "yes, but they're going to have to put in a new, larger system" that would be helpful. We just need to know if they *could be* approved.

If you will need more information and time to evaluate before you could make that call, can you tell me a rough estimate of how long it will be before you can get them/us an answer?

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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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

April 5, 2022

Via email to: preacherman5555@gmail.com

Lloyd Parish Plumlee
Victory Baptist Church
29911 E Jacobs Rd
Benton City, WA 99320

HEM 1.5

RE: Written Determination of Completeness
File Numbers: CUP 2022-005

Dear Applicant,

This office is in receipt of your project permit application for a Conditional Use Permit for a church at 29911 E Jacobs Rd, Benton City, Washington 99320. The Planning Division has determined that the required materials have been submitted and the application is complete. A file number has been assigned (CUP 2022-005) and the review process will now begin. **While we anticipate that your hearing date will be May 20, 2022, this is not confirmed until all agencies have had an opportunity to review the project and submit comments.**

During the review and comment period, more clarification or information may be needed from you. If additional information is required, it will need to be submitted to our office before the item can be heard by the Hearings Examiner and could cause a delay in your hearing.

You will receive a copy of the Notice of Hearing approximately 2 weeks before the hearing and a staff memo about 1 week before the hearing. The Hearings Examiner will base their decision on the criteria of approval in the Benton County code as well as the information in the staff report and documentation you've submitted. The Hearings Examiner will make their decision within 10 business days of the close of the hearing. We strongly encourage all of our Conditional Use Permit applicants to attend their hearing(s), either by phone, Webex or in person. Not having an applicant at a hearing can extend the time needed to issue a decision.

If you have any questions regarding this matter, please feel free to reach out.

Sincerely,

A handwritten signature in blue ink that reads "Peter J McEnderfer".

Peter J McEnderfer, Associate Planner
Benton County Planning Division

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

April 6, 2022

HEM 1.6

Benton County Building Division
Benton County Code Enforcement
Benton County Fire District #4
Benton County Fire Marshal
Benton County Public Works Department
Benton-Franklin Health District
Benton PUD
Kennewick Irrigation District
Benton County Rural Water Supply Mitigation Program
City of Benton City
Washington State Department of Health / Drinking Water

RE: Agency review of Conditional Use Permit application
File #: CUP 2022-005
Parcel #: 1-1597-300-0002-000
Applicant: Victory Baptist Church: Lloyd Parish Plumlee

Attached is a Conditional Use Permit application for your agency's review.

The applicant has applied for a Conditional Use Permit to operate a church at 29911 E Jacobs Rd, Benton City, WA 99320.

PLEASE SUBMIT YOUR COMMENTS regarding the Conditional Use Permit by email to planning.department@co.benton.wa.us by April 20, 2022.

Please reference file number **CUP 2022-005** 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: Tina Glines <glinest@bentonpud.org>
Sent: Wednesday, April 6, 2022 10:49 AM
To: Planning Department
Subject: [EXTERNAL] RE: [E] Conditional Use Permit Agency review (CUP 2022-005)

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Hi April,

A representative of the church needs to contact Benton PUD to discuss electrical needs prior to construction.

Thank you,

Tina Glines

Distribution Design Technician
(509) 582-1241



From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, April 6, 2022 10:14 AM
To: Dale Wilson <Dale.Wilson@co.benton.wa.us>; Fire District #4 - Slita Bradley (sbradley@bcfd4.org) <sbradley@bcfd4.org>; Fire District #4 - Chief Paul Carlyle (pcarlyle@bcfd4.org) <pcarlyle@bcfd4.org>; Clark Posey <Clark.Posey@co.benton.wa.us>; Peter McEnderfer <Peter.McEnderfer@co.benton.wa.us>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; Benton City Clerk - Jeni Zuniga <jzuniga@ci.benton-city.wa.us>; City of Benton City - Mayor Linda Lehman (llehman@ci.benton-city.wa.us) <llehman@ci.benton-city.wa.us>; WA Dept of Health - Kelly Cooper <kelly.cooper@doh.wa.gov>; SEPA Review - Washington Dept of Health <SEPA.reviewteam@doh.wa.gov>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Daniel Gonzalez <Daniel.Gonzalez@co.benton.wa.us>; Elizabeth Koerner <Elizabeth.Koerner@co.benton.wa.us>; Jessica Harris <Jessica.Harris@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@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>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; Brenda Webb <webbbb@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Nancy Lang <langn@bentonpud.org>; Rick Dunn <dunnr@bentonpud.org>; Rick Sunford <sunfordr@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; Jeff Vosahlo <vosahloj@bentonpud.org>
Subject: [E] Conditional Use Permit Agency review (CUP 2022-005)

[EXTERNAL EMAIL]

Attached please find materials for CUP 2022-005 (Victory Baptist Church).

The applicants wish to operate a church in excess of 3,000 sq feet in the Rural Lands 5 zone at 29911 East Jacobs Road.

Please have any comments back to our office by April 20, 2022.

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

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April Brown

From: Cristina Woods
Sent: Wednesday, April 6, 2022 10:32 AM
To: Planning Department
Subject: RE: Conditional Use Permit Agency review (CUP 2022-005)

Good morning

Public Works will require a road approach permit for the access onto Jacobs.

Thank you



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

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, April 6, 2022 10:14 AM
To: Dale Wilson <Dale.Wilson@co.benton.wa.us>; Fire District #4 - Slita Bradley (sbradley@bcfd4.org) <sbradley@bcfd4.org>; Fire District #4 - Chief Paul Carlyle (pcarlyle@bcfd4.org) <pcarlyle@bcfd4.org>; Clark Posey <Clark.Posey@co.benton.wa.us>; Peter McEnderfer <Peter.McEnderfer@co.benton.wa.us>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; Benton City Clerk - Jeni Zuniga <jzuniga@ci.benton-city.wa.us>; City of Benton City - Mayor Linda Lehman (llehman@ci.benton-city.wa.us) <llehman@ci.benton-city.wa.us>; WA Dept of Health - Kelly Cooper <kelly.cooper@doh.wa.gov>; SEPA Review - Washington Dept of Health <SEPA.reviewteam@doh.wa.gov>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Daniel Gonzalez <Daniel.Gonzalez@co.benton.wa.us>; Elizabeth Koerner <Elizabeth.Koerner@co.benton.wa.us>; Jessica Harris <Jessica.Harris@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@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>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; Benton PUD - Brenda Webb <webbbb@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Nancy Lang <langn@bentonpud.org>; Benton PUD - R Dunn <dunnr@bentonpud.org>; Benton PUD - Rick Sunford <sunfordr@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>
Subject: Conditional Use Permit Agency review (CUP 2022-005)

Attached please find materials for CUP 2022-005 (Victory Baptist Church).

The applicants wish to operate a church in excess of 3,000 sq feet in the Rural Lands 5 zone at 29911 East Jacobs Road.

Please have any comments back to our office by April 20, 2022.

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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Peter McEnderfer

From: Clark Posey
Sent: Monday, April 11, 2022 4:02 PM
To: Planning Department
Subject: RE: Conditional Use Permit Agency review (CUP 2022-005)

Fire Marshal Comments for CUP 2022-005

Lighted Exit Access Signs will need to be installed and Fire Extinguishers added where required. This will be enforced when a building permit is applied for and issued.
This must be completed prior to occupancy.

Thank you,

Clark

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, April 6, 2022 10:14 AM
To: Dale Wilson <Dale.Wilson@co.benton.wa.us>; Fire District #4 - Slita Bradley (sbradley@bcfd4.org) <sbradley@bcfd4.org>; Fire District #4 - Chief Paul Carlyle (pcarlyle@bcfd4.org) <pcarlyle@bcfd4.org>; Clark Posey <Clark.Posey@co.benton.wa.us>; Peter McEnderfer <Peter.McEnderfer@co.benton.wa.us>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; Benton City Clerk - Jeni Zuniga <jzuniga@ci.benton-city.wa.us>; City of Benton City - Mayor Linda Lehman (llehman@ci.benton-city.wa.us) <llehman@ci.benton-city.wa.us>; WA Dept of Health - Kelly Cooper <kelly.cooper@doh.wa.gov>; SEPA Review - Washington Dept of Health <SEPA.reviewteam@doh.wa.gov>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Daniel Gonzalez <Daniel.Gonzalez@co.benton.wa.us>; Elizabeth Koerner <Elizabeth.Koerner@co.benton.wa.us>; Jessica Harris <Jessica.Harris@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@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>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; Benton PUD - Brenda Webb <webbbb@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Nancy Lang <langn@bentonpud.org>; Benton PUD - R Dunn <dunnr@bentonpud.org>; Benton PUD - Rick Sunford <sunfordr@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>
Subject: Conditional Use Permit Agency review (CUP 2022-005)

Attached please find materials for CUP 2022-005 (Victory Baptist Church).

The applicants wish to operate a church in excess of 3,000 sq feet in the Rural Lands 5 zone at 29911 East Jacobs Road.

Please have any comments back to our office by April 20, 2022.

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 13, 2022

Benton County Community Development Department
102206 E. Wisner Parkway
Kennewick, WA 99338

Attn: Peter J. McEnderfer, Associate Planner

RE: CUP2022-005 – Victory Baptist Church
I-82 milepost 98.7 Rt.

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to Interstate 82 (I-82), a fully-controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to the interstate. Access to I-82 is available via E Jacobs Road and the Exit 96 interchange at Benton City.
- The proponent should be aware, I-82 is an existing facility and this is an area with existing traffic noise. They should also expect traffic noise to continue to grow into the future. It is the proponent's responsibility to dampen or deflect any traffic noise for this proposal.
- Any proposed lighting must directed down towards the site and away from I-82.
- Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. Please contact Trevor McCain of the WSDOT Headquarters Traffic Office for specifics. He can be reached at (360) 705-7282.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Paul Gonseth, P.E.
Region Planning Engineer

PG: jjp

cc: SR 82, File #2022_010



2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

April 13, 2022

April Brown, Permit Technician – Planning Division
Benton County Community Development Department
620 Market Street (Prosser Courthouse, 1st Floor)
Prosser, WA 99350

Subject: Review Comments for CUP 2022-005, Victory Baptist Church

Dear Ms. Brown:

The Kennewick Irrigation District has received your Conditional Use Permit Application submitted by Victory Baptist Church, Lloyd Plumlee, Pastor, 29911 E Jacobs Rd, Benton City, WA 99320, to utilize existing land and building for weekly church services on Sundays and Wednesdays. This site is generally located at 29911 E. Jacobs Rd., Benton City, WA 99320.

1. This parcel is within the Kennewick Irrigation District (KID) boundaries, but is not considered irrigable lands; therefore, the Kennewick Irrigation District does not assess them.
2. Please note that permanent structures are not allowed within irrigation easements.
3. Please protect all existing irrigation facilities.

If you have any questions regarding these comments, please contact me at the address/phone number listed above.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris D. Sittman".

Chris D. Sittman
Engineering Department/CAD Specialist

cc: LB\correspondence\File 15-9-27
Applicant via mail – Victory Baptist Church, Lloyd Plumlee, Pastor, 29911 E. Jacobs Rd., Benton City, WA 99320

April Brown

From: JoDee Peyton <Jodeer@bfhd.wa.gov>
Sent: Thursday, April 21, 2022 10:10 AM
To: Planning Department
Subject: [EXTERNAL] RE: Conditional Use Permit Agency review (CUP 2022-005)

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I have not finished the paperwork on this. They are good for septic for up to 80 people and they need to have the well approved as a public water supply, which I do not see any problem with, but they have not applied for it.

Please feel free to contact me with any concerns or questions.

JoDee A. Peyton, EHS II, Lead
Environmental Health Specialist
Land Use, Sewage and Water Section

Benton-Franklin Health District
7102 W. Okanogan Place
Kennewick, WA 99336
p: 509.460.4318
www.bfhd.wa.gov jodeer@bfhd.wa.gov

HEM 1.12



Follow us on   

*NEW! I would appreciate your feedback on my service today. Please complete a [brief survey](#).
Thank you!*

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Thursday, April 21, 2022 9:48 AM
To: JoDee Peyton <Jodeer@bfhd.wa.gov>
Subject: FW: Conditional Use Permit Agency review (CUP 2022-005)

Jodee:

Just following up on the attached Agency Review Request. Wanted to make sure I did not miss your response.

Thanks for your assistance,

Peter J. McEnderfer, Associate Planner
Benton County Community Development Department
Planning Division
102206 E Wiser Parkway, Kennewick, WA 99338-1013
509-786-5612

Peter.McEnderfer@Co.Benton.WA.US



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

Sent: Wednesday, April 6, 2022 10:14 AM

To: Dale Wilson <Dale.Wilson@co.benton.wa.us>; Fire District #4 - Slita Bradley (sbradley@bcfd4.org) <sbradley@bcfd4.org>; Fire District #4 - Chief Paul Carlyle (pcarlyle@bcfd4.org) <pcarlyle@bcfd4.org>; Clark Posey <Clark.Posey@co.benton.wa.us>; Peter McEnderfer <Peter.McEnderfer@co.benton.wa.us>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; Benton City Clerk - Jeni Zuniga <jzuniga@ci.benton-city.wa.us>; City of Benton City - Mayor Linda Lehman (llehman@ci.benton-city.wa.us) <llehman@ci.benton-city.wa.us>; WA Dept of Health - Kelly Cooper <kelly.cooper@doh.wa.gov>; SEPA Review - Washington Dept of Health <SEPA.reviewteam@doh.wa.gov>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Daniel Gonzalez <Daniel.Gonzalez@co.benton.wa.us>; Elizabeth Koerner <Elizabeth.Koerner@co.benton.wa.us>; Jessica Harris <Jessica.Harris@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@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>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; Benton PUD - Brenda Webb <webbbb@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Nancy Lang <langn@bentonpud.org>; Benton PUD - R Dunn <dunnr@bentonpud.org>; Benton PUD - Rick Sunford <sunfordr@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>

Subject: Conditional Use Permit Agency review (CUP 2022-005)

Attached please find materials for CUP 2022-005 (Victory Baptist Church).

The applicants wish to operate a church in excess of 3,000 sq feet in the Rural Lands 5 zone at 29911 East Jacobs Road.

Please have any comments back to our office by April 20, 2022.

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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Community Development Department

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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 1.13**

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 2022-004, APPLICANT: DONALD CARTER

The applicant is requesting to build a 725 square foot detached Accessory Dwelling Unit at 32103 Alamos Way PR NE Benton City, WA 99320. The existing 2,970 square foot single family dwelling will remain.

CONDITIONAL USE PERMIT -- CUP 2022-005, APPLICANT: VICTORY BAPTIST CHURCH

The applicant is requesting a Conditional Use Permit to conduct church services and related activities for an 85-member congregation on a year-round basis at 29911 E Jacobs Rd, Benton City, WA 99320. Church services will be held primarily 10:00 AM to 12:00 PM and 7:00 PM to 9:00 PM on Sundays, and Wednesday evenings 7:00 PM – 9:00 PM, with a couple of special meetings throughout the year.

CONDITIONAL USE PERMIT -- CUP 2022-006, APPLICANT: ROSABEL CHAVEZ

The applicant is requesting to remodel an existing two-story single-family dwelling at 218104 E 528 PR SE, Kennewick, WA 99337 to create a 728 square foot detached Accessory Dwelling Unit on the second floor and a separate 1,296 square foot storage area on the first. The existing 1,820 square foot single family dwelling that is also on the property will remain.

VARIANCE – VAR 2022-001, APPLICANT: KNUTZEN ENGINEERING

The applicant plans to build a Commercial Recreation Facility on East Detrick PR in Kennewick (Parcels 111881013669001 and 111881013369002). The overhang of the proposed building extends 10' (10 feet) into the 25' (25-foot) setback from an access easement (aka East Detrick PR SE). The applicant is requesting a 10' (10-foot) variance from the 25' (25-foot) access easement setback for the overhang only.

NOTICE IS GIVEN that the Benton County Hearings Examiner will hold an open record public hearing for each of the above stated applications. The hearings will be held in-person and virtually/telephonically.

DATE OF HEARING:

Friday, May 20, 2022 at 10:00 am

LOCATION OF HEARING:

Planning Hearing Room, Benton County Courthouse, 1st Floor,
620 Market Street, Prosser, WA 99350

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 <https://tinyurl.com/BCpublicnotice>

Anyone may participate in the hearings 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 or 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 a 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, P.O. Box 910 Prosser, WA 99350, 102206 E. Wiser Parkway, Kennewick, WA 99338 or 620 Market Street, First Floor, Prosser, WA 99350.

Dated this 2nd day of May 2022

PUBLICATION DATE: May 4, 2022

SUSAN E. DRUMMOND
Benton County Hearings Examiner

MICHELLE L. COOKE, Planning Manager
Community Development Department

Notice

NOTICE OF OPENING RECORD HEARINGS NOTICE IS HEREBY GIVEN that the following applications have been proposed to the Benton County Hearings Examiner for Department of Community Development, 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 a 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, P.O. Box 910 Prosser, WA 99350, 102206 E. Wisner Parkway, Kennewick, WA 99338 or 620 Market Street, First Floor, Prosser, WA 99350.

Dated this 2nd day of May 2022 PUBLICATION DATE: May 4, 2022 SUSAN E. DRUMMOND, Benton County Hearings Examiner MICHELLE L. COOKE, Planning Manager Community Development Department Published: Prosser Record-Bulletin Published: May 4, 2022

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON } ss.
County of Benton

Rebecca D. Fink

being first duly sworn on oath, deposes and says that he is the

Production Manager

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

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2022-004 / CUP 2022-0051

CUP 2022-006 VAR 2022-001

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commencing May 4, 2022

ending May 4, 2022

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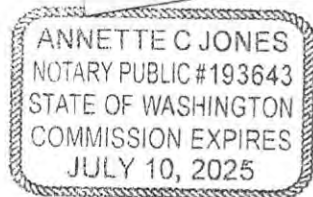
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