

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 2022-010

RECEIVED

JUN 22 2022

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Name of Applicant/Agent: HORSE HEAVEN Supply
Mailing Address: 118305 S. SR. 221 City: PROSSER State: WA ZIP: 99350
Phone #1: 509-786-1013 Phone #2: 509-786-7592
Email Address(es): howard@sunheavenfarms.com
Signature: [Signature] Date: MAY 20, 2022

Benton Co. Planning Dept.

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: SUNHEAVEN Farms LLC
Officer name: Ryan L Munn Title: Manager / Partner
Signature: [Signature] Date: 5/20/2022

THE ABOVE SIGNED OFFICER OF (name of entity) SUNHEAVEN Farms LLC WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO PERMIT (name of applicant) HORSE HEAVEN Supply 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: 118305 S. SR 221 Prosser, Wa. 99350

5. Parcel #(s): 1-0566-201-3461-003 - - - - -

6. Acreage: 20.03

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: Self (owned system)

9. Current use(s) on property: Agricultural Purposes - Supply/Parts Store

10. What are you proposing to do that requires a Conditional Use Permit? HAVE BUSINESS
sell to the public - Sell products and goods - both agricultural
and non that promote the continuation of the agricultural use of the
parcel.

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)

Application Complete: Y N

Critical Areas: N Y: _____

Zoning: _____

Reviewed by: _____

Date: _____

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CONDITIONAL USE PERMIT APPLICATION ADDENDUM BUSINESS ACTIVITIES/USE

File No. _____ Applicant Name: HORSE HEAVEN Supply

1. Type of business you wish to operate on the property: GENERAL / Agricultural Supply / PRODUCT STORE / BUSINESS

2. Is there a single-family dwelling currently on the property? Yes No
If yes, please list the names of those living in the home. _____

3. Who are the proprietors of the business? _____

4. Where on the property will the business be conducted? _____

5. Square footage of the accessory building where the business will be conducted SEE ATTACHMENT

6. Does the landowner currently have any other land use permits? _____

7. Size and type of signage to be used: SEE ATTACHMENT (PICTURE OF SIGNAGE)

8. Estimated number of visitors to the property on a daily & weekly basis: _____

9. Number of employees who do not live on site: _____

10. Number of off-street parking spaces available: 30+

11. Hours of operation for the business: 7am - 5pm

12. Do you plan to have outdoor lighting, site screening or fencing? Yes No

If yes, please describe where it will be, what kind, etc. SEE ATTACHMENT - shows building, lighting, and fencing.

Additional Information:

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.
Where parking will be for the main home and the business

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Conditional Use Permit Application Addendum

Business Activities/Use

11.17.070 (n):

Commercial establishments for the storage, sale and off-site

Application of agricultural chemicals, including but not limited to herbicides, fertilizers, insecticides, and pesticides.

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

11.17.070 (z)

Commercial agricultural establishments that primarily provide storage, repair, or sale of irrigation, mechanical, and excavation service activities for use off premise.

A: Applicant Name: Horse Heaven Supply

Address: 118305 S. SR 221

Prosser, WA

#1: Type of Business: General/Agricultural Supply Store

#5: Square footage of the accessory building: See attachment

#7: Size and type of signage: See attachment

#10: Parking spaces available: 30+

#11: Hours of operation: 7am – 5pm

#12: Outdoor lighting, sign, and fencing: See attachment

Additional Information:

Scope/Size of Business – Future growth may include adding different lines of products, expanding or partnering with another business. Current inventory includes agricultural items such as chemicals (different varieties), and fertilizers. Parts for all aspects of farming, etc. Irrigation, equipment parts and supplies. Potential growth in offering some food, and beverage products (water, pop, etc.). Clothing catered towards Agricultural lines. Footwear, coats, pants, household, and car products, etc. Possibility of being an outlet for another business such as Ranch and Home, or Ace Hardware.



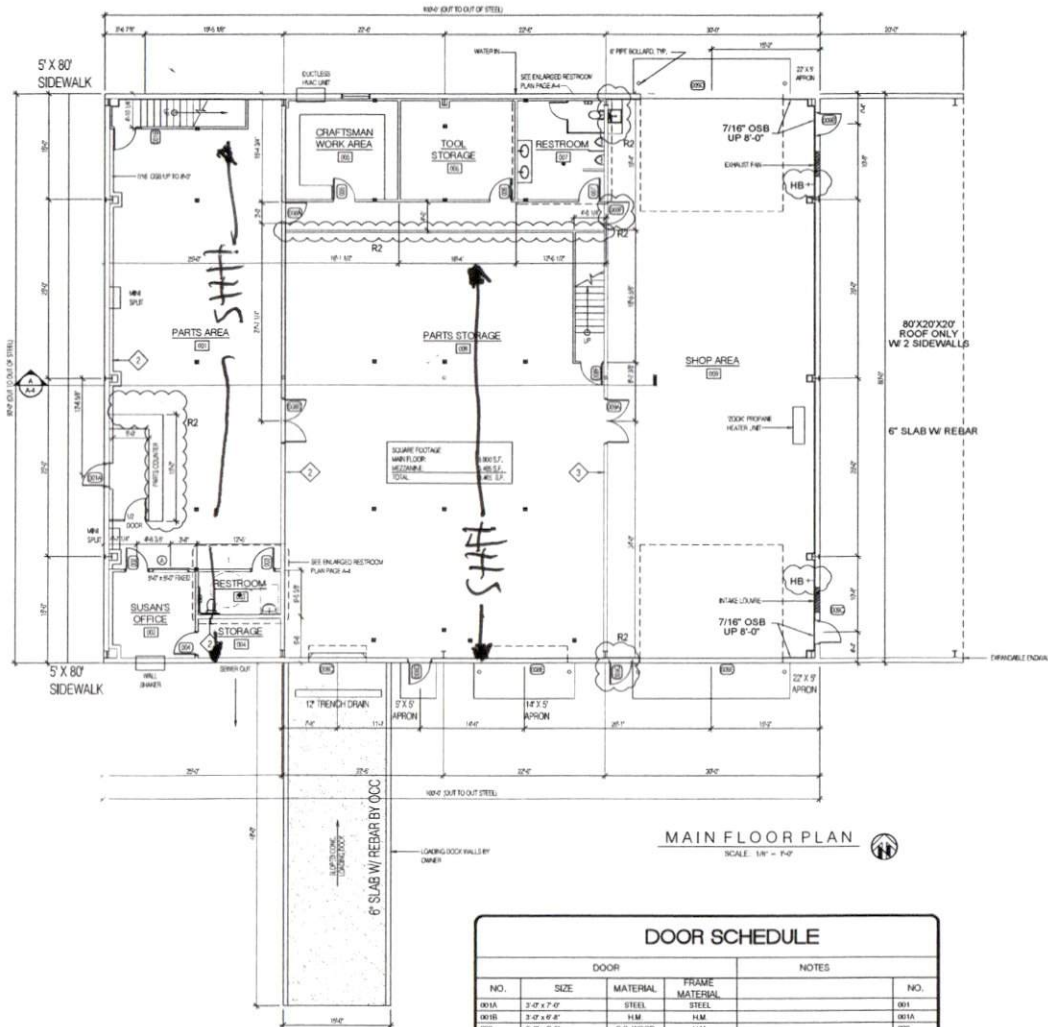
HORSE HEAVEN SUPPLY
YOUR LOCAL RETAIL SUPPLY STORE

Packaged
ICE





WALL LEGEND	
1	3/4" WOOD STUD @ 16" O.C. + 1/2" TOP & BOTTOM BRICKS + SOUND MITIGATION + WALL HEIGHT 7'-10"
2	3/4" WOOD STUD @ 16" O.C. + 1/2" BRICK @ 8" SP. @ EACH SIDE + SOUND MITIGATION
3	3/4" WOOD STUD @ 16" O.C. + 1/2" BRICK @ 8" SP. @ EACH SIDE + SOUND MITIGATION + FULL HEIGHT TO BOTTOM OF ROOF STRUCTURE
ALL NEW INTERIOR WALLS ARE TYPE 1 UNLESS OTHERWISE NOTED	
NOTE: ALL DOOR AND WINDOW HEADERS ARE 3-1/2" x 11" SILLAR BEAMS	
NOTE: FOUNDATION PLAN BY OTHERS	



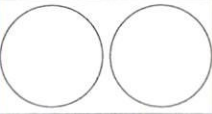
MAIN FLOOR PLAN

DOOR SCHEDULE					
DOOR				NOTES	
NO.	SIZE	MATERIAL	FRAME MATERIAL		NO.
001A	3'-0" x 7'-0"	STEEL	STEEL		001A
001B	3'-0" x 6'-6"	H.M.	H.M.		001A
002	3'-0" x 6'-6"	S.C. WOOD	H.M.		002
003	3'-0" x 6'-6"	S.C. WOOD	H.M.		003
004	3'-0" x 6'-6"	S.C. WOOD	H.M.		004
005	3'-0" x 6'-6"	H.M.	H.M.		005
006	3'-0" x 6'-6"	H.M.	H.M.		006
007	3'-0" x 6'-6"	H.M.	H.M.		007
008	3'-0" x 6'-6"	H.M.	H.M.		008A
009B	(2) 3'-0" x 4'-6"	H.M.	H.M.		009B
009C	4'-0" x 8'-0" METICAL LP1	METAL	METAL		009C
009D	3'-0" x 7'-0"	STEEL	STEEL		009D
009E	12'-0" x 17'-0" METICAL LP1	METAL	METAL		009E
009F	3'-0" x 6'-6"	H.M.	H.M.		009F
009A	(2) 3'-0" x 4'-6"	PRE-H.M.	H.M.	3 HOUR FIRE RATING	009A
009B	3'-0" x 7'-0"	STEEL	STEEL		009B
009C	3'-0" x 7'-0"	STEEL	STEEL		009C
009D	20'-0" x 16'-0" D.H.	METAL	METAL		009D
009E	20'-0" x 16'-0" D.H.	METAL	METAL		009E
009F	3'-0" x 7'-0"	STEEL	STEEL		009F
009G	3'-0" x 7'-0"	STEEL	STEEL		009G

DOOR SCHEDULE NOTES:
 1. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED SIGNAGE AS ALLOWED PER RC SECTION 1004.1.3 & EXCEPTION 1.2.
 2. RESTROOM DOORS TO HAVE SELF-CLOSURES AND SIGNAGE AS REQUIRED.

O'Brien
 Construction Company, Inc.
 501 N. QUAY ST., BLDG. C-101
 Kennewick, WA 99336
 Office: (509) 582-5525
 Fax: (509) 736-2359
 Oregon License #: 34140
 Washington License #: OBRIECC935JJ

CONSULTANTS



SUNHEAVEN
 FARMS

30103 W. GWINN RD.
 PROSSER, WA 99350

MARK	DATE	DESCRIPTION
R2	8-6-14	OWNER CHANGES
R1	7-17-14	CHANGED WALL SCHEDULE

PROJECT NO: 14-114
 MODEL FILE:
 DRAWN BY: JEFF FLOWERS
 CHKD BY:
 COPYRIGHT:

SHEET TITLE
 MAIN FLOOR PLAN
 DOOR SCHEDULE

5-28-2014

A-1