

EXHIBIT LIST FOR VAR 2022-001
 Knutzen Engineering - Quake Overhang Variance

Hearings Examiner Staff Memo Exhibit List - May 20, 2022 hearing		
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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

**STAFF REPORT TO THE
BENTON COUNTY HEARINGS EXAMINER
Knutzen Engineering: Variance**

HEM 1.1

- FILE NO:** VAR 2022-001
- HEARING DATE:** May 20, 2022
- APPLICANT:** Knutzen Engineering, Gavin Gervais, 5401 Ridgeline Dr, Suite 160
Kennewick, WA 99338
- OWNER:** 5D Development at Cottonwood I, LLC, Mike Detrick, 410 Fanning Rd
Pasco, WA 99301
- LOCATION:** **Address:** 107010 E Detrick PR SE, Kennewick, WA 99338
General Location: The northwest corner of Wiser Parkway and Detrick PR SE, 1/4th mile east of the Badger Road and I-82 interchange in unincorporated Benton County.
Plat: Short Plat 3669, Lots 1 & 2
Parcel Number: 1-1188-101-3669-001 and 1-1188-101-3669-002
- PROPERTY SIZE:** 2.48 acres
- AREA TO BE USED:** If approved, the roof overhang (east wall) of the proposed building would encroach 10-feet within the required 25-foot setback from the 40-foot access easement (E Detrick PR SE). The applicant is seeking a 10-foot variance from the 25-foot setback requirement from the 40-foot access easement.
- LAND USE:** Commercial Recreational Facility
- COMPREHENSIVE PLAN:** Rural Commercial
- ZONING:** Interchange Commercial District

RECOMMENDATION:

Planning Division recommends approval of the application request, subject to the fifteen (15) Findings of Fact and three (3) Conditions of Approval as outlined in this staff report.

APPLICATION DESCRIPTION:

The variance request, under BCC 11.50.030, is a request to deviate from the property development setback standard in BCC 11.31.080. This variance request is for relief from the setback requirement from a private access easement for the siting of a new building.

To site the new building, the applicant is requesting a variance to BCC 11.31.080 "(b,2) Each building must be at least twenty-five (25) feet from the property line bordering any public road right-of way and at least twenty-five (25) feet from the closest edge of any legally established boundary line of a private

access easement” in the Interchange Commercial District (IC). The applicant is requesting to encroach the new building’s overhang into the setback as follows:

Ten (10) feet into the twenty-five (25) foot required setback from the private access easement, leaving a fifteen (15) foot setback from boundary line of the private access easement.

The 33,750 square foot Commercial Recreational Facility proposed includes a 10-foot overhang around the perimeter of the building. According to Short Plat 3669, an access easement forty (40) feet in width, adjacent to the eastern parcel boundary. The variance from the twenty-five (25) foot setback to the edge of this easement allows the applicant to site a Commercial Recreational Facility on the parcel, while meeting other required setbacks of the Interchange Commercial (IC) zoning district.

A Commercial Recreational Facility requires a Conditional Use Permit in the Interchange Commercial (IC) zoning district. The applicants were granted a Conditional Use Permit CUP 2021-011 for a Commercial Recreational Facility located the subject property on December 28, 2021.

PUBLIC NOTICE:

1. The application for VAR 2022-001 was submitted to the Benton County Planning Division on April 11, 2022.
2. The application was declared complete for processing on April 12, 2022.
3. The application documents were distributed to reviewing agencies April 12, 2022.
4. The Benton County Hearings Examiner Notice of Open Record Hearing for application VAR 2022-001 was published on May 4, 2022 in the Prosser Record Bulletin.
5. The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on May 4, 2022.
6. The Open Record Hearing is scheduled for May 20, 2022.

APPLICABLE STANDARDS/ORDINANCES:

1. Benton County Code, Chapter 11.31, INTERCHANGE COMMERCIAL DISTRICT (IC)

11.31.010 PURPOSE. The Interchange Commercial District (IC) is designed to provide for development of commercial services that are easily accessible from limited access highways and that primarily rely on the automobile as the principal source of customer access.

11.31.060 USES REQUIRING A CONDITIONAL USE PERMIT. The following uses may be permitted on a single parcel of record within Interchange Commercial (IC) if a conditional use permit is issued by the Hearing Examiner after notice and public hearing as provided by BCC 11.50.040.
(h) Commercial Recreation Facility.

11.31.080 PROPERTY DEVELOPMENT STANDARDS – GENERAL STANDARDS. All lands, structures and uses in the Interchange Commercial District (IC) shall conform to the following standards, and if applicable, the setback requirements set forth in Chapter 15.02 BCC, Chapter

15.04 BCC, Chapter 15.06 BCC, Chapter 15.08 BCC, Chapter 15.12 BCC, and Chapter 15.14 BCC:

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

- (2) Each building must be at least twenty-five (25) feet from the property line bordering any public road right-of-way and at least twenty-five (25) feet from the closest edge of any legally established boundary line of a private access easement.

2. Benton County Code, Chapter 11.03, DEFINITIONS

11.03.010 DEFINITIONS. Whenever the following words and phrases appear in this title, they shall be given the meaning attributed to them by this section. When not inconsistent with the context, words used in the present tense shall include the future; the singular shall include the plural, and the plural the singular; the word "shall" is always mandatory, and the words "should" and "may" indicate a use of discretion in making a decision. Words used in this title which are not defined in this section shall (when necessary) be defined as to the meaning used in a college level dictionary; or (where required or necessary) as defined in state law under the appropriate RCW, WAC regulations, or County ordinances. The terms "agricultural," "agriculture," "agriculturally," "horticulture," "agronomy," "viticulture," "aquaculture," "floriculture," "food processing," and "farming," shall not be construed to include or relate to marijuana, useable marijuana, or marijuana-infused products.

11.03.010 (45) "Commercial Recreational Facility" means a parcel of land or structures used to generate revenue in return for access to recreational facilities such as: battling cages, billiard parlors; bowling alleys, fishing and fly-casting ponds, golf driving ranges, golf pitch and putt courses, lawn and court games, miniature golf courses, skating rinks, tennis courts, swim parks, sports fields, gymnasiums, and other similar recreational uses.

3. 9.03.130 AMENDING A RECORDED SHORT PLAT.

(a) Once a short plat has been recorded with the Benton County Auditor, no further division shall be made of any portion of said property for a period of five (5) years from the date of recording the short plat, unless the division has been granted an exemption under this title.

(b) A recorded short plat shall be amended only by recording an amended short plat in accordance with the following provisions:

- (1) The amended short plat must meet all requirements of this title; except, that if the amendment does not alter the sizes of the lots, the requirements of the zoning ordinance and intent of the comprehensive plan in effect at the time of submittal of the short plat being amended shall be satisfied, rather than the zoning ordinance and comprehensive plan in effect at the time of the amendment.
- (2) The title of the amended short plat shall be: "Short Plat No. _____ Amending Short Plat No. _____"
- (3) The amended short plat shall show all of the parcels shown in the original short plat and shall bear notarized signatures of all parties with an ownership interest in any of the lots in the original short plat.
- (4) An amended short plat may increase the number of lots to a total of four (4) lots if the original short plat contained less than four (4) lots.
- (5) The required five-year period before re-subdivision shall run from the recording date of the short plat being amended rather than the recording date of the amended short plat if no new lots are created.

(6) An amended short plat may not be recorded until real property taxes and assessments on all lots changed or affected.

4. Benton County Code, Chapter 11.50.030, Variances.

(a) Variance—General Standards. The variance application process allows the Hearings Examiner in specific cases, as provided in RCW 36.70.970, to grant a variance to the provisions of this title when it can be demonstrated that such variance is in harmony with the general purposes and intent of this title and is in accordance with the requirements of this section. No variance shall be granted to allow the use of property for purposes not authorized in the district in which the proposed use would be located, create lots with less than the minimum size required by the district, increase densities above that established for the district, or reduce/eliminate standards of other BCC Titles.

(d) Variance—Permit Granted.

(1) A variance shall be granted only if the Hearings Examiner concludes that based on his or her findings and the conditions imposed, if any, that:

(i) Granting of the proposed variance will not permit a use that is not classified as an allowable, accessory, or conditional use in the zoning district wherein the use would be located;

(ii) Special circumstances such as lot size, slope, topography or necessary size or shape of the building prevent compliance with the applicable property development standards;

(iii) Due to special circumstances applicable to the subject property, strict application of the zoning district property development standards would deprive the subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning district classification;

(iv) The problem sought to be addressed by the variance is related to the physical features of the particular property or building and would exist regardless of the identity of the owner;

(v) The problem sought to be addressed is not common for other property in the surrounding area;

(vi) The variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity under the same zoning classifications;

(vii) The variance will not adversely affect the health or safety of persons residing or working in the neighborhood in which the variance is being requested; and,

(viii) The variance would not deny the preservation and enjoyment of substantial property rights of those owning property in the vicinity.

(2) The Hearings Examiner may grant a variance subject to specified conditions designed to ensure that the purpose and intent of this title and the Comprehensive

Plan will not be violated; provided, the specified conditions are needed to make the conclusions required by BCC 11.50.030(d)(1).

AGENCY COMMENTS:

1. The application documents were distributed to the following reviewing agencies on April 12, 2022:
 - a. Benton County Public Works Department
 - b. Benton County Building Division
 - c. Benton-Franklin Health District
 - d. Benton County Fire District #4
 - e. Benton County Fire Marshal
 - f. Kennewick Irrigation District
 - g. Benton PUD
2. Kennewick Irrigation District (KID), through a 4/19/22 email, replied “KID has no comments” on this variance request.
3. Benton Public Utility District, through a 4/13/2022 email, replied “no comments” on this variance request.
4. Benton County Public Works, through a 4/16/2022 email, replied “Public Works has no comments” on this variance request.
5. The following are general comments and discussion points provided by the Benton County Planning Division for this application.
 - a. The proposed Commercial Recreational Facility requires a Conditional Use Permit on the parcel.
 - b. Conditional Use Permit CUP 2021-001 for a Commercial Recreational Facility on the subject property was granted on December 28, 2021.
 - c. The proposed variance will not affect property size or increase densities in the zoning district.
 - d. The 40-foot private access easement, Detrick PR NE, together with the building’s size and required parking in comparison to the parcel’s size, provide insufficient space for siting of the building meeting the Interchange Commercial (IC) District setback requirements.
 - e. A variance to the required 25-foot setback from the access easement, provides the applicant the ability to site the building including overhang, in a location adequate to provide for access and parking, while maintaining the required setbacks to the remaining parcel boundaries.
 - f. Short Plat 3669, recorded on 9/18/2020 (AF# 2009-035862), will require amendment under Benton County Code 9.03.130 to vacate the following.
 1. Vacate Lot 1 and 2 property lot line as indicated on the application.
 2. Vacate the 50’x100’ access and utility easement adjacent to the eastern boundary of the short plat.
 - g. The Planning Division finds the granting of the variance is consistent with the general purpose and intent of the County Zoning Regulations.

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 VAR 2022-001 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.

The Hearings Examiner may grant a variance subject to specified conditions designed to ensure that the purpose and intent of this title and the Comprehensive Plan will not be violated; provided, the specified conditions are needed to make the conclusions required by BCC 11.50.030 (d)(1).

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 Finds the following:

1. Public notice and application requirements have been completed for the variance request:
 - a. The application for VAR 2022-001 was submitted to the Benton County Planning Division on April 11, 2022.
 - b. The application was declared complete for processing on April 12, 2022.
 - c. The application documents were distributed to reviewing agencies April 12, 2022.
 - d. The Benton County Hearings Examiner Notice of Open Record Hearing for application VAR 2022-001 was published on May 4, 2022 in the Prosser Record Bulletin.
 - e. The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on May 4, 2022.
 - f. The Open Record Hearing is scheduled for May 20, 2022.
2. The applicant is Knutzen Engineering (Gavin Gervais), 5401 Ridgeline Dr, Suite 160, Kennewick WA 99338.
3. The property owner is 5D Development at Cottonwood LLC (Mike Detrick), 410 Fanning Rd, Pasco, WA 99301.
4. The property address is 107010 E Detrick PR SE, in Kennewick, Washington.
5. The property is located between Wiser Parkway and Interstate 82 (I-82) approximately 1/4th mile east of the Badger Road and I-82 interchange. in unincorporated Benton County. (Parcel Numbers 1-1188-101-3669-001 and 1-1188-101-3669-002).
6. The parcels are approximately 2.48 acres in size.
7. The Comprehensive Plan designation for the property is Rural Commercial. This also applies to the properties located to the southeast across Wiser Parkway. The adjacent properties Comprehensive Plan designations are Rural Industrial.

8. The zoning designation for the property is Interchange Commercial (IC). This also applies to the properties located to the southeast across Wisner Parkway. The adjacent properties zoning designations are Light Industrial.
9. A Commercial Recreational Facility can be a permitted with a Conditional Use Permit in the Interchange Commercial (IC) District.
10. The proposed variance will not affect property size or increase densities in the zoning district.
11. The sited building will consist of a Commercial Recreational Facility proposed to be 33,750 square feet in size.
12. Approval of the variance request will not adversely affect the health or safety of persons in the area.
13. Approval of the variance request is consistent with the general purpose and intent of the County Zoning Regulations.
14. A SEPA Checklist was not required for the application request.
15. Short Plat 3669 will require amendment to vacate the Lot 1 and 2 property lot line and the 50'x100' access and utility easement adjacent to the eastern boundary of the short plat.
16. Benton County Code, Chapter 11.50.030 Variances (a)(d), states the following:
 - (a) Variance—General Standards. The variance application process allows the Hearings Examiner in specific cases, as provided in RCW 36.70.970, to grant a variance to the provisions of this title when it can be demonstrated that such variance is in harmony with the general purposes and intent of this title and is in accordance with the requirements of this section. No variance shall be granted to allow the use of property for purposes not authorized in the district in which the proposed use would be located, create lots with less than the minimum size required by the district, increase densities above that established for the district, or reduce/eliminate standards of other BCC Titles.
 - (d) Variance—Permit Granted.
 - (1) A variance shall be granted only if the Hearings Examiner concludes that based on his or her findings and the conditions imposed, if any, that:
 - (i) Granting of the proposed variance will not permit a use that is not classified as an allowable, accessory or conditional use in the zoning district wherein the use would be located;
 - (ii) Special circumstances such as lot size, slope, topography or necessary size or shape of the building prevent compliance with the applicable property development standards;
 - (iii) Due to special circumstances applicable to the subject property, strict application of the zoning district property development standards would deprive the subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning district classification;

- (iv) The problem sought to be addressed by the variance is related to the physical features of the particular property or building and would exist regardless of the identity of the owner;
 - (v) The problem sought to be addressed is not common for other property in the surrounding area;
 - (vi) The variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity under the same zoning classifications;
 - (vii) The variance will not adversely affect the health or safety of persons residing or working in the neighborhood in which the variance is being requested; and,
 - (viii) The variance would not deny the preservation and enjoyment of substantial property rights of those owning property in the vicinity.
- (2) The Hearings Examiner may grant a variance subject to specified conditions designed to ensure that the purpose and intent of this title and the Comprehensive Plan will not be violated; provided, the specified conditions are needed to make the conclusions required by BCC 11.50.030(d)(1).

CONDITIONS OF APPROVAL:

Any conditions imposed by the Hearings Examiner shall be completed prior to the Planning Division issuing the variance. The applicant shall notify the Benton County Planning Division in writing when the conditions set forth herein have been completed. The Planning Division shall not issue the variance until those conditions have been met. The variance shall not become effective until issued by the Planning Division.

If the conditions of approval have not been met and the Planning Division does not issue the variance within one (1) year from the time the Hearings Examiner conditionally approved the variance, the Hearings Examiner may declare its approval null and void at a regular Hearings Examiner meeting. Prior to doing so, the applicant shall be notified in writing at the applicant's last known address at least twelve (12) days in advance of the upcoming Hearings Examiner meeting.

Suggested Conditions of Approval

1. The approval grants the applicant the ability to deviate from the property development setback standard in BCC 11.31.080 as follows:
 - The building overhang may be sited no greater than Ten (10) feet into the twenty-five (25) foot required setback from the private access easement, leaving a fifteen (15) foot setback from boundary line of the private access easement adjacent to the eastern property boundary. The encroachment of the building overhang is specified on the submitted site plan.
2. The applicant will amend Short Plat 3669 vacating the Lot 1 and 2 property lot line and the 50'x100' access and utility easement adjacent to the eastern boundary of the short plat.
3. The applicant is required to obtain a Benton County Building Permit for the new building.

VAR 2022-001 Knutzen / 5D Development Vicinity Map

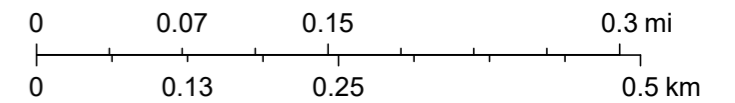
HEM 1.2



4/15/2022, 9:24:23 AM

Parcels_and_Assess

1:9,028



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

HEM 1.3

**BENTON COUNTY PLANNING DEPARTMENT
VARIANCE APPLICATION**

FILE NO. VAR 2022-001



1. Name and address of applicant: Knutzen Engineering, Gavin Gervais
5401 Ridgeline Dr, Suite 160, Kennewick WA 99338
- Phone number: Home: _____ Work: (509) 222-0959

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

2. Legal owners name and address: 5D Development at Cottonwood I LLC (Mike Detrick)
410 Fanning Rd, Pasco, WA 99301
- Phone number: Home _____ Work (509) 545-3390

3. Legal description or Parcel Number of property for which permit is for: _____
111881013669001 and 111881013669002

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

5. A variance is being requested for the purpose of The overhang of the proposed building
extends into the 25-ft setback from the 40-ft access easement (E Detrick PR SE).

6. What is the minimum variance that will alleviate hardship? The overhang is proposed
to extend approximately 10-ft into the 25-ft setback.

7. Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building which prevent compliance with the zoning ordinance? If so, explain:
The overhang is 11'8" above the ground surface and does not violate the intent of the 25-ft setback
from access easements as outlined in BCC 11.31.080.

8. Does strict application of the zoning ordinance deprive subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning classification? If so, explain:
The strict application of the zoning ordinance would require the overhang to be removed which
would take away shelter from rain for those being dropped off at the bus loop area. The overhang
is beneficial for patrons such as school groups using the recreational facility.

9. The property will be served by:
 WATER: Well Private System City System
 SEWER: Septic Tank City Sewer
 POWER: PUD REA
 PHONE: Yes No Name of Utility Ziply/Charter Spectrum
 GAS: Yes No Name of Utility Cascade Natural Gas
 CABLE: Yes No Name of Utility Charter Spectrum
 IRRIGATION: Yes No Name of Utility Domestic water
 PRIVATE IRR. Yes No

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


11. Zoning classification of property involved: Interchange Commercial

12. Total acreage - lot size involved: 2.57 acres

COMMENTS OR PERTINENT INFORMATION:

Signature Block for individuals only.

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

	Gavin Gervais	04/06/22
Applicant's Signature	Print Name	Date
<hr/>	<hr/>	<hr/>
Signature of Legal Owners	Print Name	Date
<hr/>	<hr/>	<hr/>
Signature of Person with additional ownership interest	Print Name	Date

ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.

If the applicant or legal owner is a corporation/partnership/LLC etc. please use the following signature block. Please copy this page if there is more than one corporation/partnership/LLC signature is required.

<hr/>	<hr/>	<hr/>
Applicant's or Legal Owner's Name	Print Name & Title	Date

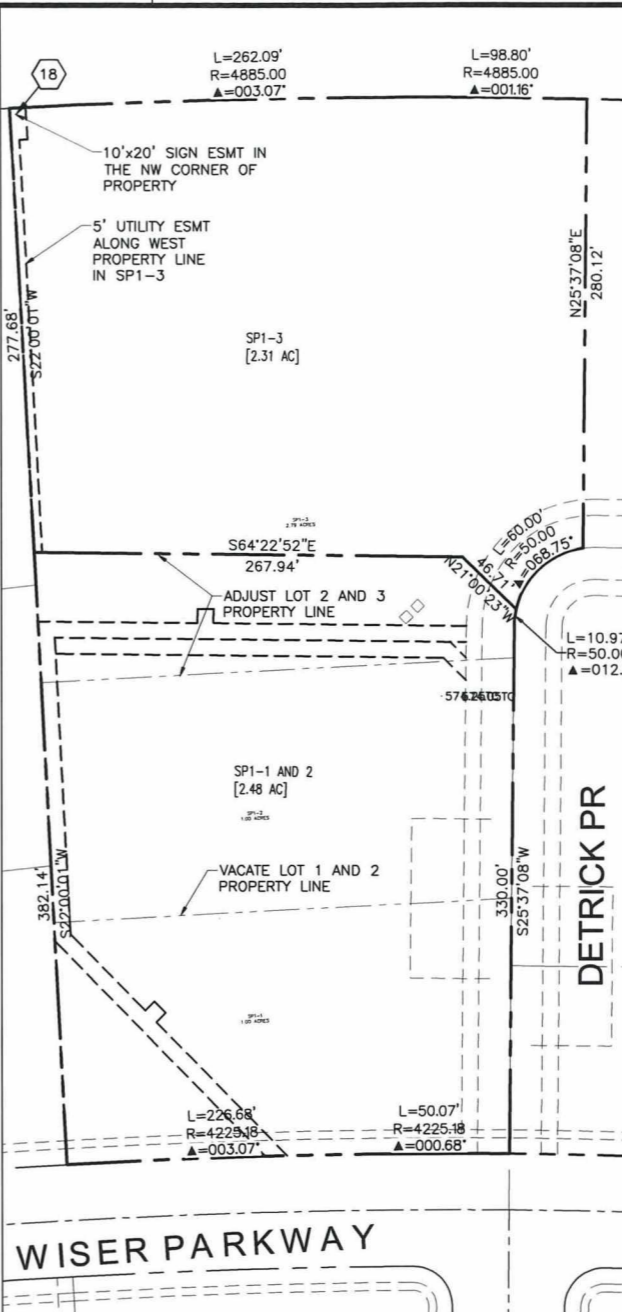
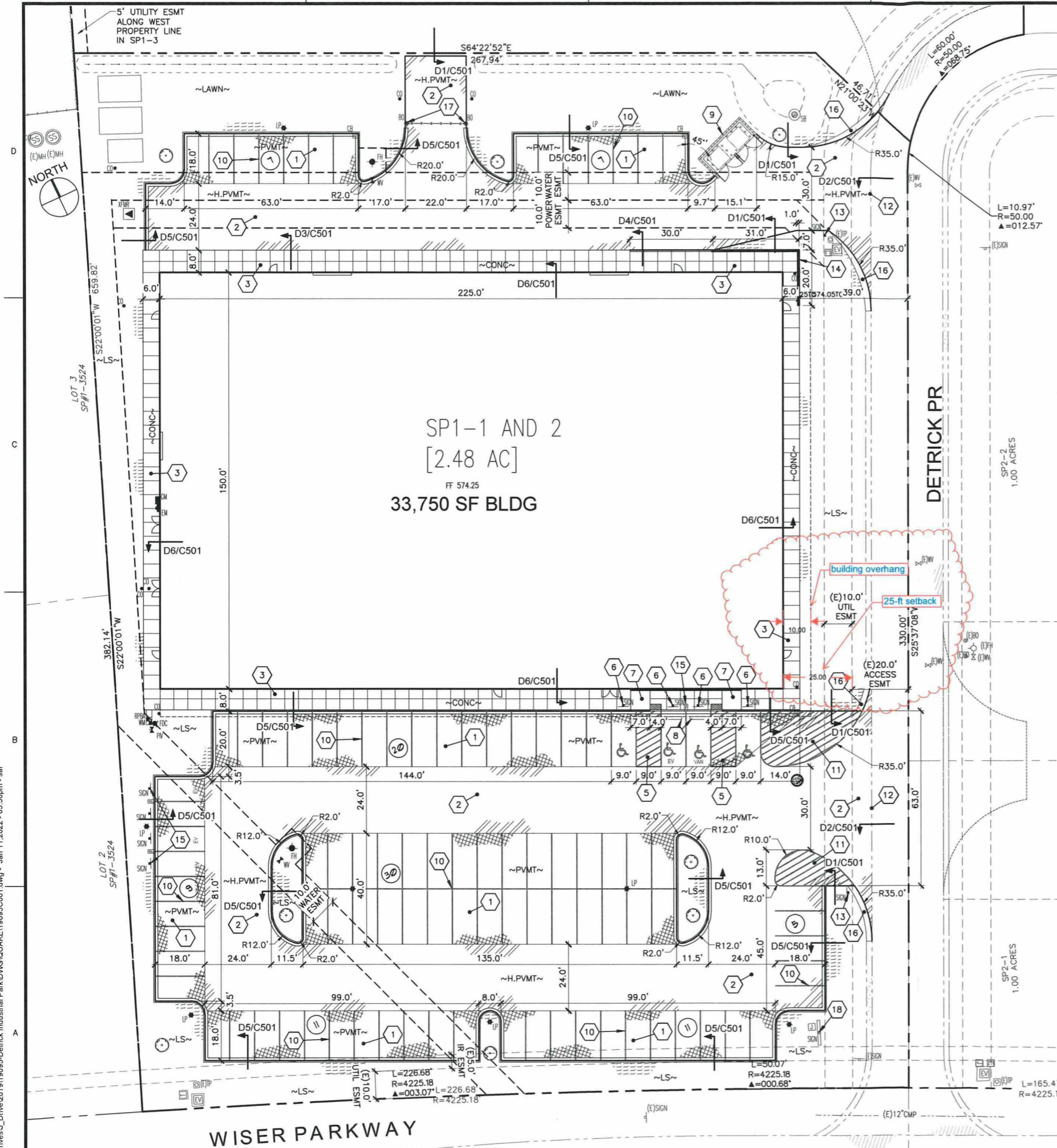
Applicant's or Legal Owners Signature: , President
(Signature) (Title)

The above signed officer of 5D Development at Cottonwood I LLC (name of entity) warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit Knutzen Engineering to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

NOTE: THE VARIANCE REQUEST FEE OF \$700.00 MUST BE SUBMITTED WITH THE APPLICATION. THIS FEE IS NON-REFUNDABLE. PLEASE MAKE THE CHECK PAYABLE TO THE BENTON COUNTY TREASURER. THERE ARE NO GUARANTEES THAT YOUR APPLICATION WILL BE APPROVED.

FOR OFFICIAL USE ONLY:
Critical Area Review Completed by _____ on _____
Application approved for processing by _____ on _____
Zoning _____ Comp Plan designation _____



- ### KEY NOTES
- STANDARD ASPHALT SECTION - 3" THICK ASPHALT OVER 6" TOP COURSE PER WSDOT 9-03.9(3)
 - HEAVY ASPHALT SECTION - 5" THICK ASPHALT OVER 6" TOP COURSE PER WSDOT 9-03.9(3)
 - STANDARD CONCRETE SECTION - 4" THICK CONCRETE SIDEWALK OVER 4" TOP COURSE PER WSDOT 9-03.9(3). TROWEL CONTROL JOINTS AT 5' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C.
 - HEAVY CONCRETE SECTION - 6" THICK CONCRETE OVER 6" TOP COURSE PER WSDOT 9-03.9(3). TROWEL CONTROL JOINTS AT 10' O.C. AND INSTALL EXPANSION JOINTS AT 30' O.C.. SEE WSDOT STD PLAN A-40.10-04 FOR REINFORCEMENT BAR SPACING AND JOINTS
 - PAINT WHITE 4" WIDE PARKING STRIPING, LETTERING, AND ACCESSIBLE PARKING SYMBOLS PER ADA REQUIREMENTS AS SHOWN ON PLAN. SEE DETAIL C4/C501
 - ACCESSIBLE PARKING SIGN, SEE DETAIL C1/C501
 - ACCESSIBLE RAMP, SEE DETAIL C5/C501
 - WHEEL STOP, SEE DETAIL C2/C501
 - DOUBLE TRASH ENCLOSURE, SEE DETAIL B4/C501
 - PAINT 4" WHITE PARKING STRIPE, TYP
 - PAINT 4" WHITE STRIPE WITH 36" SPACING NO PARKING STRIPED AREA
 - DRIVE ENTRANCE WITH 12" CMP, PER COUNTY STD DETAIL R-4
 - "STOP" SIGN, PER MUTCD R2-1, PER COUNTY STD DETAIL R-16
 - 42" MAX. TALL WALL AT EDGE OF SIDEWALK
 - EV STALL INFRASTRUCTURE AND STRIPING
 - REPAIR GRAVEL SHOULDER
 - BOLLARDS WITH CHAIN AND KNOX LOCK, SEE DETAIL C3/C501
 - SITE SIGN

B4 PROPERTY PLAN
SCALE: 1" = 60'-0"

KENNEWICK SIGNATURE BLOCK

OWNER	APPROVED	DATE
CITY OF KENNEWICK PUBLIC WORKS		

- ### NOTES
- SEE SHEET C001 FOR GENERAL NOTES AND LEGEND.
 - CURB RETURN RADII ARE 5.0' RADIUS UNLESS NOTED OTHERWISE.
 - DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE. FIELD VERIFY ALL MEASUREMENTS AND INVERTS PRIOR TO START OF WORK.
 - A SEALED EXPANSION JOINT MATERIAL SHALL BE USED AT JOINTS WHERE NEW CONCRETE ABUTS EXISTING CONCRETE (TYP), SEE WSDOT STD PLAN A-40.10-04 FOR REINFORCEMENT BAR SPACING AND JOINTS.
 - REFER TO LANDSCAPE FOR FENCING, GATES AND/OR MOW STRIP.
 - PARKING:
90 STALLS REQUIRED
100 STALLS PROVIDED INCLUDING 2 ADA, 1 VAN ADA, 1 EV ADA, AND 4 EV STALLS.
 - AREA:
84,472 SF IMPERVIOUS AREA, 23,524 SF PERVIOUS AREA (22%), 107,996 SF TOTAL PROPERTY AREA.
 - COMBINE LOT 1 (1.00 AC) AND LOT 2 (1.00 AC) AND REDUCE LOT 3 BY 0.47 AC FOR A TOTAL AREA OF 2.48 AC.

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

NO.	REVISIONS	DATE	DESIGN	CHKD	APPD

No. _____

10/07/21

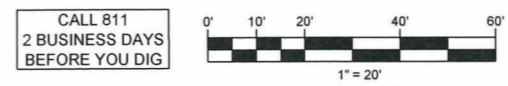
NOT FOR CONSTRUCTION

SITE PLAN
MIKE DETRICK
QUAKE

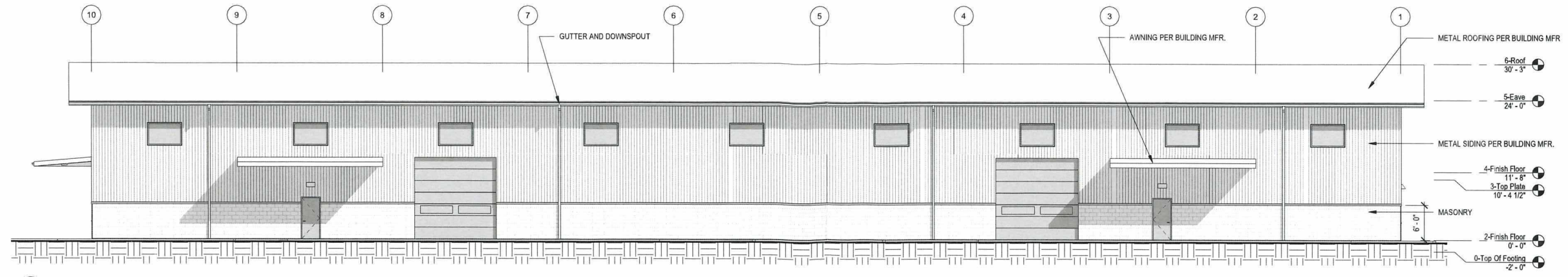
WISER PARKWAY AND DETRICK PR, BENTON COUNTY WA

APPROVAL		
DESIGN	SJT	10/04/21
CHECKED	PTK	10/04/21
APPROVED	PTK	10/04/21
SCALE: AS NOTED		
CADFILE: 19095C001		
JOB No.	REV.	
19095-03		
DWG. No.		
C101		

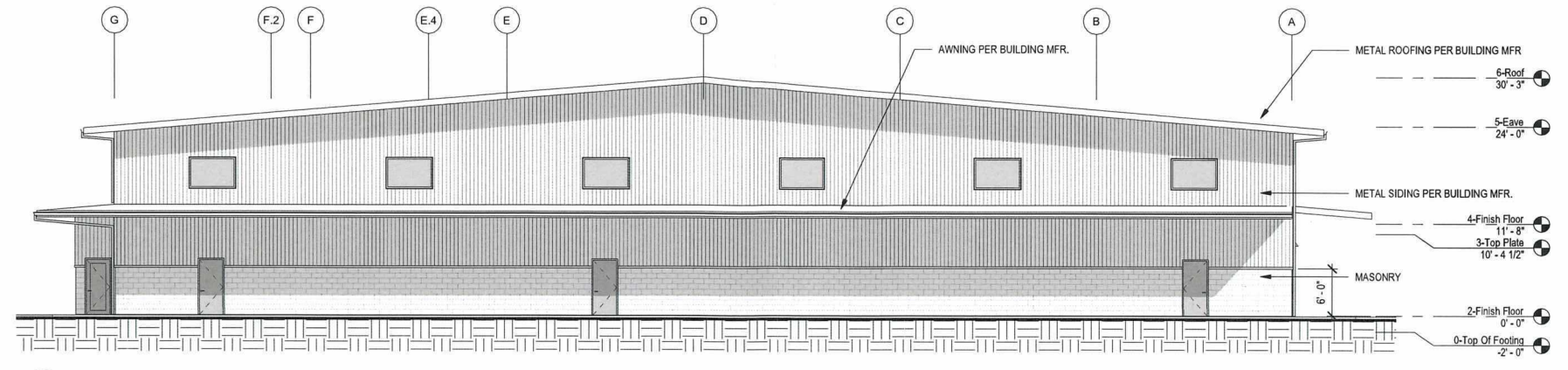
A1 SITE PLAN
SCALE: 1" = 20'-0"



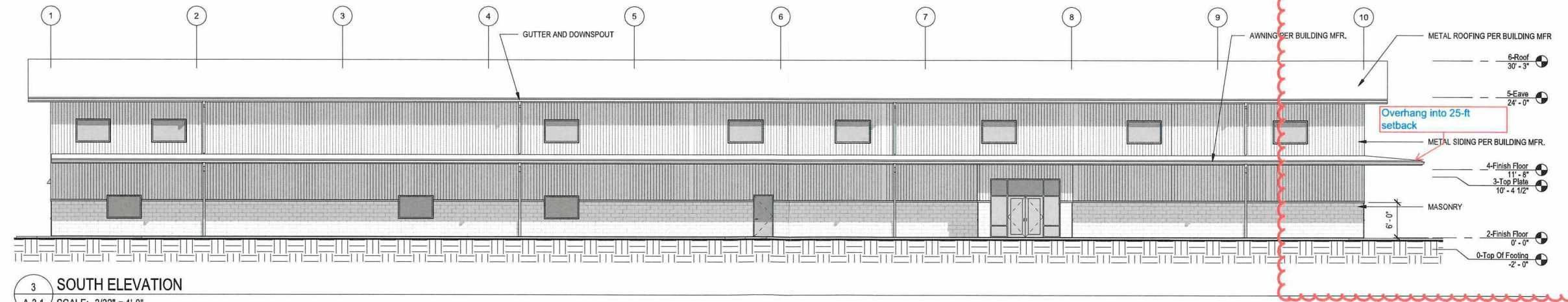
K:\local\drives\J_Drive\2019\19095-Deitrick Industrial Park\DWG\QUAKE\19095C001.dwg - Jan 11, 2022 - 05:50pm - sar



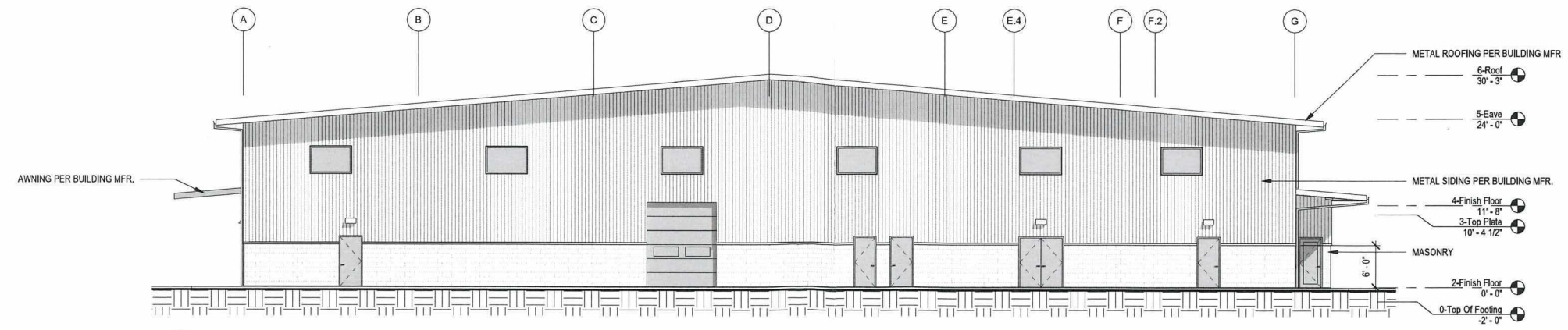
1 NORTH ELEVATION
A-3.1 SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
A-3.1 SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
A-3.1 SCALE: 3/32" = 1'-0"

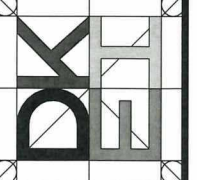


4 WEST ELEVATION
A-3.1 SCALE: 3/32" = 1'-0"

MARK	DATE	DESCRIPTION	BY

PRELIMINARY
NOT FOR
CONSTRUCTION

DKEI
Architectural
Services
1830 LUCCA LN
RICHLAND, WA 99352
(509) 338-9716
DKEI.P.L.L.C@GMAIL.COM
WWW.DKEI.P.L.L.C.COM



CLIENT: MIKE DETRICK
PROJ. LOC.: TBD WISER PARKWAY KENNEWICK, WA
QUAKE TRAMPOLINE PARK
ELEVATIONS

PROJECT NUMBER:
20210624
ISSUE DATE:
XXXX/XXXX

A-3.1
Sheet of
Bar Measures 1 Inch

Copyright: DKEI.P.L.L.C

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 12, 2022

HEM 1.4

Knutzen Engineering
ATTN: Gavin Gervais
5401 Ridgeline Drive Suite 160
Kennewick, WA 99338

Via Email to gavin@knutzenengineering.com

RE: Written Determination of Completeness
File Number: VAR 2022-001

Dear Applicant,

This office is in receipt of your project permit application for a 10' variance from the 25' access easement setback on parcels 1-1188-101-3669-001 and 1-1188-101-3669-002. The Planning Division has determined that the required materials have been submitted and the application is complete. A file number has been assigned (VAR 2022-001) 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.

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,

April L. Brown, Permit Technician
Benton County Planning Department

Community Development Department

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



Planning Division

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

HEM 1.5

DATE: April 12, 2022

TO: Benton County Public Works Department
Benton County Building Division
Benton-Franklin Health District
Benton County Fire District #1
Benton County Fire Marshal
Kennewick Irrigation District
Benton PUD

FROM: Benton County Community Development Department
Planning Division

RE: Variance Request
File # VAR 2022-001
Applicants: Knutzen Engineering
Parcel #s: 111881013669001 and 111881013369002

VARIANCE REQUEST:

The applicant is requesting a 10' variance from the 25' access easement setback in the Rural Lands 5 Acre District:

BCC 11.31.080 "(2) Each building must be at least twenty-five (25) feet from the property line bordering any public road right-of way and at least twenty-five (25) feet from the closest edge of any legally established boundary line of a private access easement."

The applicants plan for a Commercial Recreation Facility on the above parcels and the overhang of the proposed building extends 10 feet into the 25-foot setback from the 40 ft access easement (aka East Detrick PR SE).

They are seeking a Variance to the access easement setback for the overhang only.

Attached please find the application materials submitted for your review.

Please submit your comments to planning.department@co.benton.wa.us by April 26, 2022.

THANK YOU.

April Brown

HEM 1.6

From: Tina Glines <glinest@bentonpud.org>
Sent: Wednesday, April 13, 2022 6:36 AM
To: Planning Department
Subject: [EXTERNAL] RE: [E] Variance review request (VAR 2022-001, Knutzen)

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.

No comments

Thank you,

Tina Glines

Distribution Design Technician
(509) 582-1241



From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Tuesday, April 12, 2022 4:45 PM
To: Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Clark Posey <Clark.Posey@co.benton.wa.us>; Kennewick Irrigation District - Seth Defoe <sdefoe@kid.org>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; 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>; 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>; lonnie@bentonone.org; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Billie <billie@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Brenda Webb <webbb@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] Variance review request (VAR 2022-001, Knutzen)

[EXTERNAL EMAIL]

Attached are materials for a Variance being sought by Knutzen Engineering in Kennewick near the corner of Wisner Parkway and Detrick PR SE.

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

Please have any comments back to our office by April 26, 2022.

HEM 1.7

Peter McEnderfer

From: Cristina Woods
Sent: Tuesday, April 19, 2022 11:24 AM
To: Planning Department
Subject: RE: Variance review request (VAR 2022-001, Knutzen)

Good morning

Public Works has no comments.

Thank you



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

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Tuesday, April 12, 2022 4:45 PM
To: Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Clark Posey <Clark.Posey@co.benton.wa.us>; Kennewick Irrigation District - Seth Defoe <sdefoe@kid.org>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; 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>; 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>; lonnie@bentonone.org; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Billie <billie@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Benton PUD - Brenda Webb <webbb@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - 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: Variance review request (VAR 2022-001, Knutzen)

Attached are materials for a Variance being sought by Knutzen Engineering in Kennewick near the corner of Wisner Parkway and Detrick PR SE.

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

Please have any comments back to our office by April 26, 2022.

Thank you

HEM 1.8

April Brown

From: Chris Sittman <CSittman@kid.org>
Sent: Tuesday, April 19, 2022 2:56 PM
To: Planning Department
Subject: [EXTERNAL] RE: Variance review request (VAR 2022-001, Knutzen)

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.

KID has no comments

Chris D. Sittman

Engineering Dept./CAD Specialist
Kennewick Irrigation District
2015 S. Ely St.
Kennewick, WA 99337
Desk: 509-460-5435
Cell: 509-873-1123

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Tuesday, April 12, 2022 4:45 PM
To: Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Clark Posey <Clark.Posey@co.benton.wa.us>; Seth Defoe <SDefoe@kid.org>; Development <development@kid.org>; 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>; Brad O'Brien <Brad.O'Brien@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>; Lonnie <lonnie@bentonone.org>; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Billie <billie@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Benton PUD - Brenda Webb <webbb@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - 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: Variance review request (VAR 2022-001, Knutzen)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached are materials for a Variance being sought by Knutzen Engineering in Kennewick near the corner of Wiser Parkway and Detrick PR SE.

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

Please have any comments back to our office by April 26, 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

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



Planning Division

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

NOTICE OF OPEN RECORD HEARINGS

HEM 1.9

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

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 via Webex.

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.

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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. Tink, 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 Notice of Opening Record Hearings - CUP
2022-004 / CUP 2022-005
CUP 2022-006 VAR 2022-001

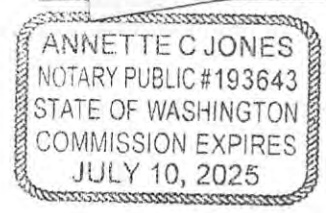
as it was published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 ~~consecutive~~ week~~s~~ commencing May 4, 20 22 ending May 4, 20 22 both dates inclusive and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee

charged for the foregoing publication is the sum of \$ 365.62, which amount has been paid in full.

Rebecca D. Tink
Subscribed and sworn to before me this 4th

day of May, 20 22

Annette C. Jones
Notary Public in and for the State of Washington, residing at Prosser, Washington





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

Invoice

Date	Invoice #
5/4/2022	6004BC

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 2022-004, CUP 2022-005, CUP 2022-006, VAR 2022-001, Published May 4, 2022. NET	365.62	365.62
<div style="border: 1px solid black; padding: 5px; width: fit-content;">Thank you for choosing your hometown newspaper!</div>			Total	\$365.62
			Balance Due	\$365.62