

**EXHIBIT LIST FOR CUP 2022-017  
Detached ADU - Cousineau**

<b>Hearings Examiner Staff Memo Exhibit List - February 17, 2022 hearing</b>		
HEM 1.1	Staff Memo	February 7, 2023
HEM 1.2	Vicinity map	February 1, 2023
HEM 1.3	Application materials	December 5, 2022
HEM 1.4	Written Determination of Completeness	December 13, 2022
HEM 1.5	Agency review request	December 19, 2022
HEM 1.6	Comment from Benton PUD	December 22, 2022
HEM 1.7	Comment from Kennewick Irrigation District	December 20, 2022
HEM 1.8	Comment from Benton County Public Works	December 20, 2022
HEM 1.9	Notice of Open Record Hearings	January 27, 2023
<b>Exhibits</b>		
HEH 1.1		
HEH 1.2		
HEH 1.3		
HEH 1.4		
HEH 1.5		
HEH 1.6		
HEH 1.7		
HEH 1.8		
HEH 1.9		
HEH 1.10		

**Community Development Department**

Prosser Office: 620 Market Street, 1<sup>st</sup> Floor  
Kennewick Office: 102206 East Wiser Parkway  
[www.co.benton.wa.us](http://www.co.benton.wa.us)



**Planning Division**

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

**STAFF REPORT TO THE  
BENTON COUNTY HEARINGS EXAMINER  
Steven and Sheryl Cousineau  
Detached Accessory Dwelling Unit**

**HEM 1.1**

**FILE NO:** CUP 2022-017

**MEMO DATE:** February 7, 2023

**HEARING DATE:** February 17, 2023

**OWNER/APPLICANT:** Steven and Sheryl Cousineau, PO Box 6418, Kennewick, WA 99336

**LOCATION:** General Location: The property is located approximate 0.10 miles northeast of the intersection of Finley Road and Sloan Road in unincorporated Benton County, Washington.  
Address: 50307 S Sloan Ct, Kennewick, WA 99337.  
Legal: Section 35, Township 08 North, Range 30 East W.M. The south 1/2 of the south 1/2 of the northwest of the northwest, except the west 30.00 feet for road purposes 3/5/57. Certificate of ground water rights 6/23/70. Well agreement 2/14/95 a#95-3465 me.  
Parcel Number: 135802000005000

**PROPERTY SIZE:** Approximately 10.00 Acres

**AREA TO BE USED:** Not to exceed 800 square feet

**LAND USE:** Residential

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

**COMPREHENSIVE PLAN DESIGNATION:** Rural Remote

**RECOMMENDATION:**

The Planning Division recommends approval of the application request, subject to the suggested twenty-one (21) Findings of Fact and five (5) Conditions of Approval as outlined in this staff report.

**APPLICATION DESCRIPTION:**

The applicant is proposing to convert an existing accessory building into a 794 square foot detached Accessory Dwelling Unit (ADU). The ADU is to be located east of the single-family dwelling on the parcel. The landowners will reside in the new ADU and will rent out the primary residence.

The property is approximately 10 acres in size and is zoned Rural Lands Five Acre District (RL-5). The site is currently used for residential purposes with a 2,596 square foot single-family

dwelling and multiple accessory use buildings.

The application for CUP 2022-017 (HEM 1.3) was submitted to the Benton County Planning Division on December 05, 2022.

The application was declared complete for processing on December 13, 2022. (HEM 1.4)

The application documents were distributed to reviewing agencies on December 19, 2022. (HEM 1.5)

The Benton County Hearings Examiner Notice of Open Record Hearing for application CUP 2022-017 was published on February 1, 2023 in the Prosser Record Bulletin. (HEM 1.9)

The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on February 1, 2023.

The Open Record Hearing is scheduled for February 17, 2023.

### **APPLICABLE STANDARDS/ORDINANCES:**

1. *Revised Code of Washington*  
RCW 36.70A.400, GROWTH MANAGEMENT—PLANNING BY SELECTED COUNTIES AND CITIES Accessory Apartments

Any local government, as defined in RCW 43.63A.215, that is planning under this chapter shall comply with RCW 43.63A.215(3).

RCW 43.63A.215(3) Accessory apartments—Development and placement—Local governments

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

2. *Benton County Comprehensive Plan*  
3.3.2.3 Rural Land Use Designations

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

*Benton County Comprehensive Plan*  
Section 2.7 Housing

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

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

residential zones.

Section 6.4.2 Housing Types

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

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

11.03.010 DEFINITIONS.

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

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

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

(a) All accessory dwelling units authorized herein shall meet the following minimum criteria:

- (1) One (1) accessory dwelling unit is allowed per parcel/lot.
- (2) A single-family dwelling must be located on the parcel/lot where the accessory dwelling unit is to be located.
- (3) The accessory dwelling unit shall not exceed 40% of the total square footage of the single-family home or 800 square feet in size, whichever is smallest.
- (4) The accessory dwelling unit shall consist of no more than one (1) bedroom.
- (5) The accessory dwelling unit shall provide two (2) off-street parking spots.
- (6) An accessory dwelling unit shall be constructed on the site and permanently affixed to the ground by footings and foundation. A recreational vehicle (RV), mobile home, manufactured home, or factory assembled structure is not to be permitted as an accessory dwelling unit.
- (7) The accessory dwelling unit is not allowed on a lot/parcel that has a duplex, multi-family dwelling, a temporary dwelling permit (see BCC 11.42.110), a multiple detached dwelling permit (see BCC 11.42.080) or two (2) or more single-family dwellings.
- (8) The accessory dwelling unit is not allowed to be used in the operation of a home occupation.
- (9) The accessory dwelling unit shall both meet and comply with Benton Franklin Health District standards.
- (10) The accessory dwelling unit shall meet and comply with Benton County Fire Marshal requirements for access.

- (11) The accessory dwelling unit may be permitted as either a ground floor or 2<sup>nd</sup> floor unit.
  - (12) Either the accessory dwelling unit or the single-family dwelling shall be occupied by a landowner(s) as his/her primary residence. The landowner shall maintain residency at least six (6) months out of the year and at no time receive rent for, or otherwise allow to occupy the landowner(s) unit when absent the rest of the year.
  - (13) If the accessory dwelling unit is connected to the single-family dwelling through a breezeway or similar means, the accessory dwelling unit shall be considered detached and compliance with subsection (c) below is required.
  - (14) The accessory dwelling unit shall comply with the applicable building, fire, critical area, shoreline, and zoning requirements of Title 3, 11, and 15 of Benton County Code.
  - (15) The accessory unit shall not be considered as a dwelling unit when calculating density.
- (c) An accessory dwelling unit detached from the single-family dwelling shall comply with the following:
- (1) All detached accessory dwelling units require approval of a conditional use permit (see Chapter 11.50 BCC).
  - (2) A detached accessory dwelling unit shall comply with the following minimum design standards.
    - (i) The detached accessory dwelling unit may be constructed within an existing outbuilding or be a stand along structure, where the dwelling unit does not share a common wall with the primary single-family dwelling. If the accessory dwelling unit is connected to the single-family dwelling through a breezeway or similar means, the accessory dwelling unit shall be considered detached. 11.42.030 11-180 (BCC 12/20/18)
    - (ii) An outside entrance to the accessory dwelling unit is required and be placed at the side or rear of the building, when possible, to maintain appearance and character of an accessory use.

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

**11.50.040 (a) CONDITIONAL USE PERMIT- GENERAL STANDARDS.** The conditional use permit application process allows the Hearings Examiner to review the location and design of certain proposed uses, the configuration of improvements, and the potential impacts on the surrounding area. The application process also allows the Hearings Examiner to ensure that development in each zoning district protects the integrity of that district. The notice, hearing, decision, and enforcement procedures are as set forth herein and in BCC 11.50.050.

Certain uses are classified as conditional uses because of their unusual nature, infrequent occurrence, special requirements, or potentially significant impacts to the environment, public infrastructure, or adjacent properties, and/or possible safety hazards and other similar reasons.

Once granted, a conditional use permit may be transferred by a holder thereof after written notice to the Hearings Examiner; provided the use and location must remain the same and the transferee must continue to comply with the conditions of the permit and, if

applicable, the requirements set forth in Chapter 11.51 BCC.

**11.50.040 (d) CONDITIONAL USE PERMIT- PERMIT GRANTED OR DENIED.** A conditional use permit shall be granted only if the Hearings Examiner can make findings of fact based on the evidence presented sufficient to allow the Hearings Examiner to conclude that, as conditioned, the proposed use:

- (1) Is compatible with other uses in the surrounding area or is no more incompatible than are any other outright permitted uses in the applicable zoning district.
- (2) Will not materially endanger the health, safety, and welfare of the surrounding community to an extent greater than that associated with any other permitted uses in the applicable zoning district.
- (3) Would not cause the pedestrian and vehicular traffic associated with the use to conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with any other permitted uses in the applicable zoning district.
- (4) Will be supported by adequate service facilities and would not adversely affect public services to the surrounding area; and
- (5) Would not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district.

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

**PUBLIC NOTICE:**

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

1. The Planning 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 application documents were distributed to the following reviewing agencies on December 19, 2022.
  - a. Benton County Public Works Department
  - b. Benton-Franklin Health District
  - c. Benton County Fire District #1
  - d. Benton County Building Division
  - e. Benton County Fire Marshal
  - f. Benton County Code Enforcement
  - g. Benton PUD
  - h. Kennewick Irrigation District
  
2. The following comments were received from the **Kennewick Irrigation District (KID)** (HEM 1.7):
  - a. 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.
  - b. Please note that permanent structures are not allowed within irrigation easements.
  - c. Please protect all existing irrigation facilities.
  - d. For more information contact Daniel Tissell at (509) 586-9111.
  
3. The following comments were received from the **Benton Public Utility District (PUD)** (HEM 1.6):
  - a. Contact Benton PUD with any power needs for the detached accessory dwelling.
  - b. For more information, please contact Chad Brooks at 509-582-2175.
  
4. The following are general comments and discussion points from the **Benton County Planning Division**:
  - a. The lot is zoned Rural Lands Five Acre (RL-5) District.
  - b. The lot is designated Rural Remote by the Benton County Comprehensive Plan.
  - c. Surrounding land uses: The properties adjoining the subject property predominantly have single-family homes with residential accessory and agricultural uses.
  - d. Access to the ADU is to be limited to the existing residential driveway on the south side of parcel number 135802000005000.
  - e. SEPA: A proposal for a single ADU is exempt from a State Environmental Policy Act checklist and review.
  - f. Upon completion of a review of BCC Title 15 and the Benton County Critical Area Maps, no designated critical areas have been identified. A critical area report is not required for the processing of a conditional use permit for the proposed activity at this location.

**FINDINGS OF FACT AND CONDITIONS OF APPROVAL:**

The following Findings of Fact and Conditions of Approval are based on comments received up to the date of this staff memo. Any comments received after the completion of this staff memo or

submitted during the advertised public hearing for CUP 2022-017 will need to be considered by the Hearings Examiner and may be added to the suggested Findings of Fact and Conditions of Approval as set forth below. The Hearings Examiner may decide to adopt these as their own or amend/add to these Findings of Fact and Conditions of Approval after holding the open public hearing.

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

### **SUGGESTED FINDINGS OF FACT**

#### **The County makes the following Findings of Fact:**

1. The applicant is proposing to convert an existing accessory building into a 794 square foot detached Accessory Dwelling Unit (ADU). The ADU is to be located east of the single-family dwelling on the parcel. The ADU will be utilized as the primary residence of the landowners at 50307 S Sloan St, Kennewick, WA 99337.
2. The applicant/property owners are Steven and Sheryl Cousineau, PO Box 6418, Kennewick, WA 99336
3. The property is located approximate 0.10 miles northeast of the intersection of Finley Road and Sloan Road in unincorporated Benton County, Washington (Parcel 135802000005000).
4. The property is approximately 10 acres in size and is zoned Rural Lands Five-Acre (RL-5) District.
5. The proposed detached ADU will be accessory to a 2,596 square foot single-family dwelling.
6. The site is currently a residential use.
7. Public notice and application requirements have been met per BCC 11.50 Variance and Conditional Use.
8. The proposed detached ADU is allowable by Conditional Use Permit if approved by the Benton County Hearings Examiner.
9. The detached ADU complies with Benton County Building Division standards and requirements.
10. The application for CUP 2022-017 is consistent with the Growth Management Act, RCW 36.70A, including RCW 36.70A.390.
11. The application for CUP 2022-017 is consistent with RCW 43.63A.215 (3) *Accessory apartments*.
12. The application for CUP 2022-017 is consistent with the goals and policies of the Benton County Comprehensive Plan.

13. The application for CUP 2022-017 is consistent with the requirements of the Benton County Zoning Code.
14. The application for CUP 2022-017 is consistent with the requirements of BCC 11.42.020(a) Accessory Dwelling Units (ADU):
  - a. One (1) detached ADU is proposed for the subject property.
  - b. A single-family dwelling is located on the parcel/lot where the detached ADU is to be located.
  - c. The proposed single-family dwelling is 2,596 square feet. Forty percent 40% of 2,596 square feet is 1,038 square feet. The applicant is proposing approximately 794 square feet in the application.
  - d. The detached ADU will have one (1) bedroom.
  - e. The applicant is proposing two (2) parking spots to serve the detached ADU.
  - f. The proposal is to convert an existing accessory building into a 794 square foot ADU to be used as the primary residence on the site in addition to the existing 2,596 square foot single-family dwelling.
  - g. No additional dwelling or housing units exist on site or are proposed.
  - h. A home occupation is not planned nor proposed to be operated in the detached ADU.
  - i. The detached ADU must comply with BFHD standards as per the Conditions of Approval.
  - j. The detached ADU and proposed single family dwelling comply with Fire Marshal standards.
  - k. The detached ADU will be a ground floor unit.
  - l. At the time of application, the owners plan to reside in the ADU.
  - m. The detached ADU complies with Building Division requirements and Fire Marshal requirements.
  - n. The detached ADU complies with the Benton County critical area ordinance, Shoreline Master Program, and zoning regulations.
15. The application for CUP 2022-017 is consistent with requirements in BCC 11.42.020 (c)(2)(i) as the ADU will be a standalone structure.
16. The application for CUP 2022-017 is consistent with requirements in BCC 11.42.020(c)(2)(ii):
  - a. The proposed ADU is east of the existing single-family dwelling and the entrance to the dwelling is on the side of the building facing the primary residence.
  - b. The door layout of the structure is adequate for its location and situation, subject to compliance with the Findings of Fact and Conditions of Approval.
17. The proposed detached ADU is compatible with other uses in the surrounding area and is no more incompatible than are any other outright permitted uses in the applicable zoning district.
18. The proposed detached ADU will not materially endanger the health, safety, and welfare of the surrounding community to an extent greater than that associated with any other permitted uses in the applicable zoning district.

19. The pedestrian and vehicular traffic caused by the proposed detached ADU will not conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with any other permitted uses in the applicable zoning district.
20. The proposed detached ADU will be supported by adequate service facilities and would not adversely affect public services to the surrounding area.
21. The proposed detached ADU will not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district.

### **SUGGESTED CONDITIONS OF APPROVAL**

1. The activities on the site shall comply with the submitted site plan and materials submitted for this application.
2. Either the detached ADU or the single-family dwelling shall be occupied by a landowner(s) as their primary residence. The landowner shall maintain residency at least six (6) months out of the year and at no time receive rent for, or otherwise allow others to occupy the landowner(s) unit when absent the rest of the year.
3. The County will provide an ADU agreement to the applicant. The applicant shall sign the agreement before a Notary Public and record the document with the Benton County Auditor's Office prior to the Conditional Use Permit being issued. The recording fee shall be paid by the applicant. The document will include a statement that the Accessory Dwelling Unit may not be sold as a separate residence until such time as the accessory dwelling is located as the sole residence on a legally subdivided parcel.
4. All required development permits shall be obtained prior to occupancy of the Accessory Dwelling Unit. This includes approval of permits required by the following, as applicable:
  - a. Benton County Building Division; for building permits.
  - b. Benton County Fire Marshal; for fire and safety regulations.
5. The Benton Franklin Health District requires all necessary development permits be obtained and associated improvements completed prior to occupancy of the single-family dwelling. Please contact Rebecca Warrington with BFHD at 509-460-4335 for more information.

### **Time to Complete Conditions of Approval:**

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

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

**Transferability**

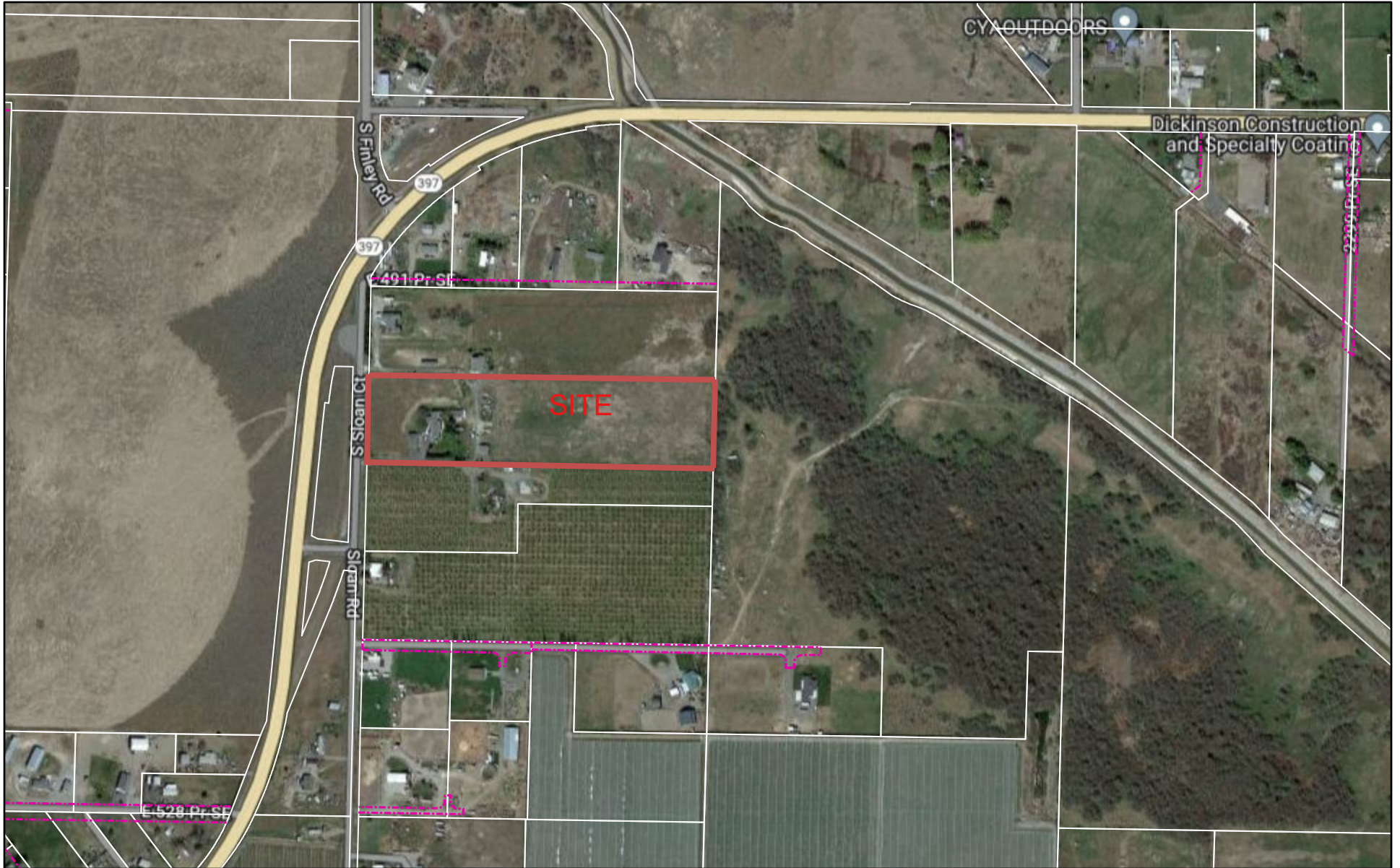
This Conditional Use Permit is transferrable by the holder. If a new property owner wishes to continue to have the Accessory Dwelling Unit, the new owner must update the Conditional Use Permit application, accept the Conditions of Approval in writing, and be approved by the Planning Manager prior to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

**Violations of Conditions of Approval:**

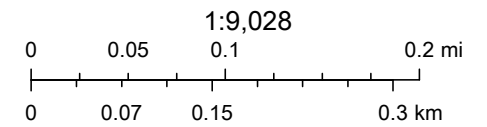
The Applicant shall continue to meet all conditions of this Conditional Use Permit while CUP 2022-017 is in effect.

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.

CUP 2022-017 Vicinity Map



2/1/2023, 1:23:35 PM



Google Inc

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

Benton Co. Planning Dept.

CONDITIONAL USE PERMIT APPLICATION

File No. CWP 2022-017

DEC 05 2022

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APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Name of Applicant/Agent: Steven & Sheryl Cousineau  
Mailing Address (with City, State & zip): PO Box 6418, Kennewick WA  
Phone #1: 509-430-1181 Phone #2: 99336  
Email Address(es): srs@owt.com  
Signature: Steve E Cousineau Date: 12/5/2022

Name of Property Owner(s) (if different): \_\_\_\_\_  
Mailing Address (with 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: Steven and Sheryl Cousineau

Officer name: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: Sheryl Cousineau Date: 12/5/2022

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

Any information submitted to the Benton County Planning Division 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): 50307 S. Sloan Ct Kennewick

5. Parcel number(s): 135802000005000

6. Total Acreage: 10

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: Residential Storage

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

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

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

11. Additional comments or information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

(FOR STAFF USE ONLY) Access: Y N Application Complete: Y N  
Critical Areas: N Y: \_\_\_\_\_ Zoning: \_\_\_\_\_  
Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

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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 Wisner Parkway

**CONDITIONAL USE PERMIT APPLICATION ADDENDUM  
DETACHED ACCESSORY DWELLING UNIT**

File No. CNQ 2022-017

Applicant Name: Steven Cousinsen

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DEC 05 2022

Benton Co. Planning Dept.

- Number of Accessory Dwelling Units currently on the property: 0
- Is there a single family dwelling currently on the property?  Yes  No
- What is the square footage of the main home? 2,000 sq'
- What is the square footage of the proposed accessory dwelling unit? 794 sq'
- How many bedrooms will be in the Accessory Dwelling Unit? 1
- Does the landowner currently have any other land use permits? No

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

Intend to move into, seeking smaller quarters and distance from Road noise

Renovating existing structure to become ADU.

**Please provide a site plan that includes the following:**

- Outer boundaries and dimensions of the property including access points
- All existing and planned improvements (including accessory buildings, septic, wells, drainfields, etc)
- Location of roads, easements, etc.
- Distance (in feet) from the ADU to the edges of the parcel and to the main house 50' to main house
- Where parking will be for the main home and the ADU
- All entries/exits for the ADU
- Dimensions and use of each room in the ADU

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Benton Co. Planning Dept.



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

**Sewage Disposal System Construction**  
**Permit**

**Owner:** Cousineau, Steven & Sheryl  
50307 S Sloan St  
Kennewick, WA  
99336

**Permit Number:** 26585  
**Date Permit Issued:** October 07, 2022  
**Date Permit Expires:** October 07, 2023  
**County:** Benton

**Location Information**

**Property Address** 50307 S Sloan Ct  
**City:** Kennewick  
**Parcel Number:** 1-3580-200-0005-000

**Subdivision/Legal:** S35, TS8, R30  
**Block:**  
**Lot:**

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

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

**General Information**

**Type of Structure:** Single Family  
**Designed by:** PE  
**Type of System:** Sand Lined Trench  
**Treatment Level:** C

**Number of Bedrooms:** 2  
**Average Daily Flow:** 180  
**Maximum Daily Flow:** 240

**Pretreatment Information**

**Septic Tank Size:** 1000 gal.  
**Depth of Burial:** Lids to surface  
**Outlet Baffle Filter:** Yes  
**Pump Chamber Size:** 1000 gal.  
**Dose Volume:** 60 gal.  
**Reserve Volume:** 150 gal.


**Drainfield Information**

**Drainfield size:** 330 sq ft  
**Drainlines length:** 56 feet  
**Drainlines number:** 2  
**Maximum trench depth:** 33 inches  
**Aggregate depth:** 9 inches  
**Distribution:** Pressure Central manifold

### Conditions

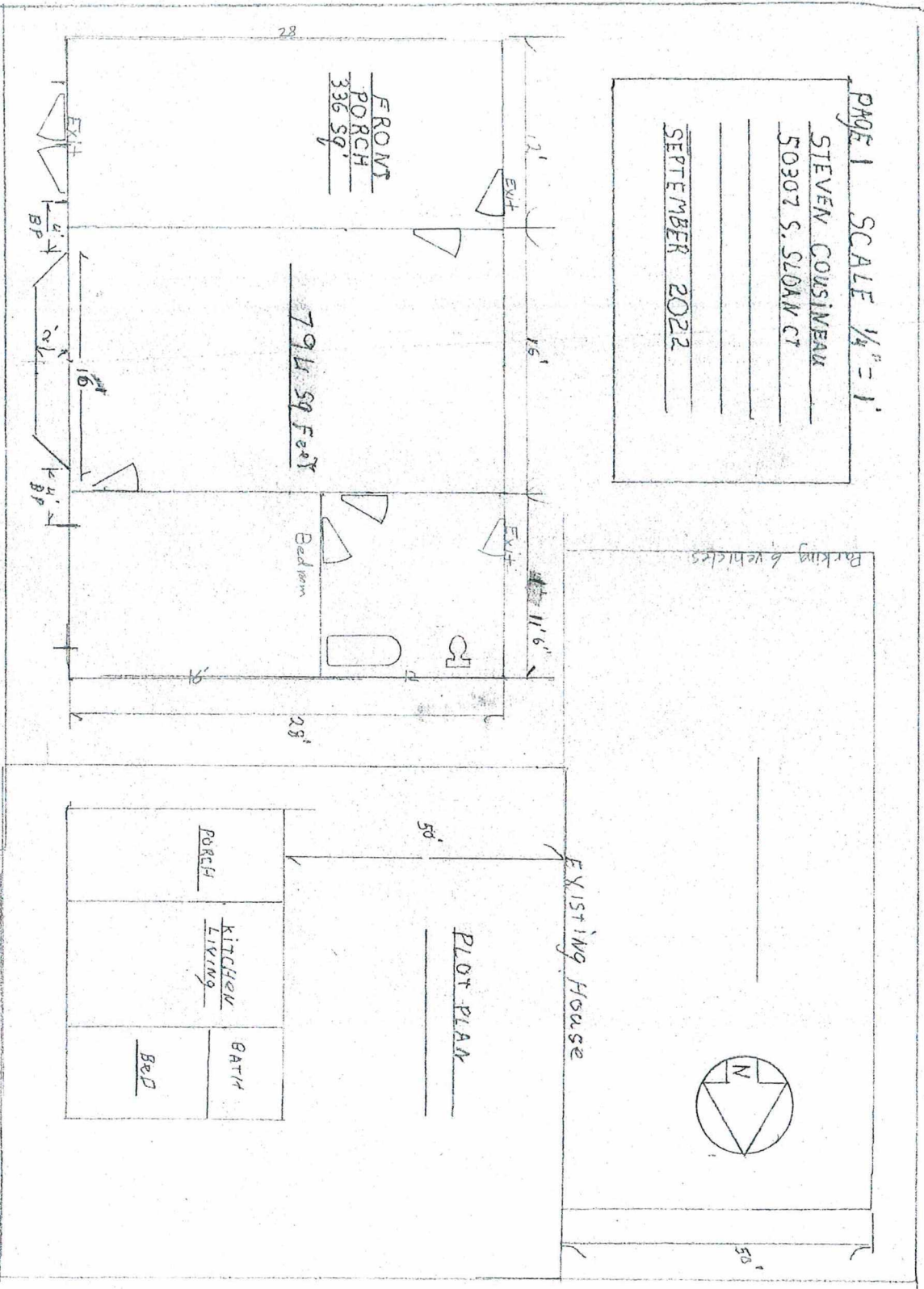
- Follow approved plot plan, maintain all setbacks.
- Maintain 100' minimum from subsurface sewage disposal system to all wells.
- Maintain 50' minimum from septic tank to all wells.
- Maintain positive drainage away from the drainfield.
- Divert roof drains and surface water from drainfield area.
- Drainfield lines may be shifted slightly to follow the contours of the slope.
- All components of the sewage system must be installed in accordance with the engineers plans stamped approved by the Benton-Franklin Health District.
- All components of the sewage disposal pressure distribution system must be installed according to the Engineer's Plans, submitted to this office, meeting Benton-Franklin District Health Department Rules and Regulations No. 2, Recommended Standards and Guidance for Sand Lined Trench Systems , Recommended Standards and Guidance for Pressure Distribution. Other requirements may be deemed necessary by this office for approval as the construction project warrants.
- The Design Engineer is responsible for all final inspections, written certifications of construction, and as-built drawings of the system installation. Final construction as-built drawings must be submitted to this office prior to final approval of the system.
- A representative from the Benton-Franklin District Health Department must observe and approve the pressure testing of the drainlines prior to the backfilling. The pressure test requires the laterals to have the orifices in the 12 o'clock position. The orifices shall not be restricted or blocked during the pressure testing.
- The Design Engineer is responsible for drafting an Operations and Maintenance Manual for the system. This office must receive and approve a copy of the manual prior to final approval.
- Approval of the system plans, requirements for site modification, and permit issuance is not to be construed as permission by this department to trespass or alter neighboring properties.
- At such time as a failure to the system occurs, all sewage generating activities must cease until such time as appropriate repairs can be made (i.e. additional site modifications and/or installation of the replacement area.)
- The pump chamber must conform to Benton-Franklin District Health Department "Standards for Construction and Design". The property owner/permittee, contractor and/or installer are responsible for contacting Labor and Industries for all electrical /safety code requirements and inspections within their jurisdiction.
- The sewage disposal system must be installed by a septic installer licensed within the Benton-Franklin Health District.
- The system must be pressure tested with potable water.

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

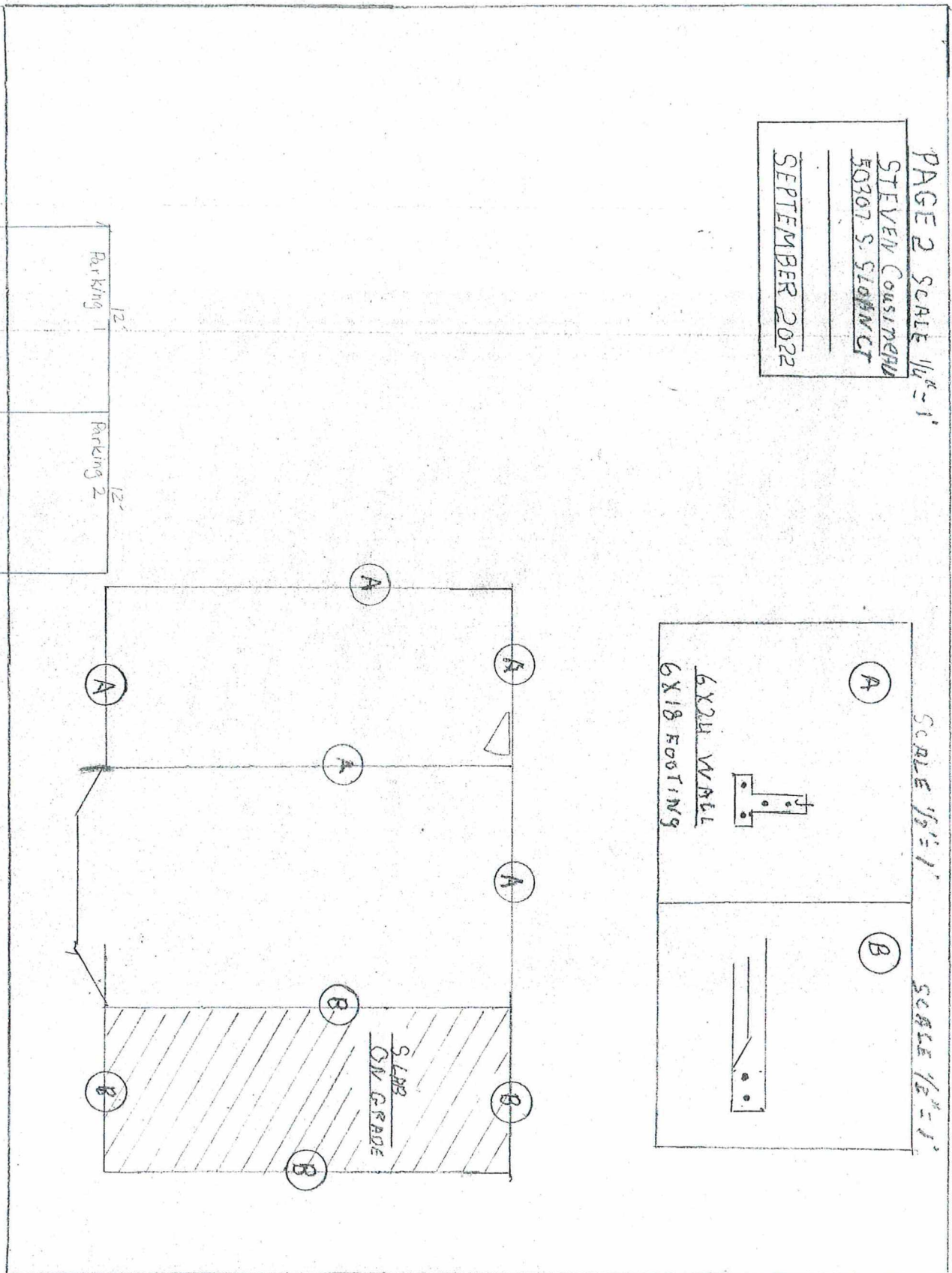
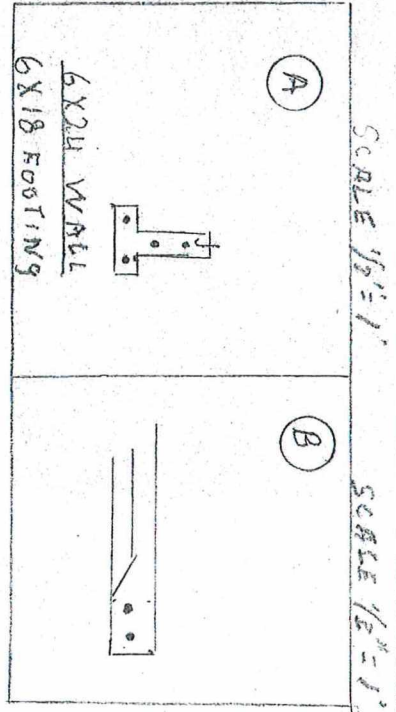
  
Rebecca Warrington  
Environmental Health Specialist

Larry Jecha M.D.  
District Health Officer

PAGE 1 SCALE 1/4" = 1'  
 STEVEN COUSINEAU  
 50307 S. SLOAN CT  
 \_\_\_\_\_  
 \_\_\_\_\_  
 SEPTEMBER 2022



PAGE 2 SCALE 1/8"=1'  
 STEVEN COUSINER  
 50307 S. STAMM CT  
 SEPTEMBER 2022



STEVEN COUSINEAU  
 403015 SLOAN CT.  
 SEPTEMBER 2020  
 PAGE 3 1/4" = 1'

February 3, 2021

Dear Doctor:

Is it possible you could help me work with the Benton Co. Building Bureau Sanitation Dept. to build an ADU (additional dwelling unit) on my land in south Kennewick?

Reason 1: Where my current house location is close to State Route 397. The trucks using engine brakes which sound like machine gun fires. This upsets me. There is plenty of room on the 10 acres to build an ADU in a quiet place away from the noise of the exhaust brakes.

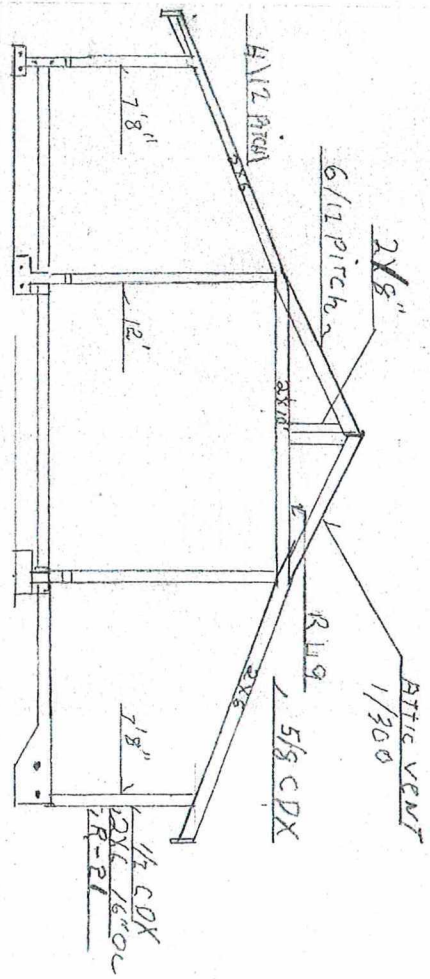
Reason 2: I was an apprentice carpenter for 20 years when I left the army. I do like building with my wife and son. It really helps me with my PTSD.

Veteran has service related PTSD.  
 Please provide any available accommodations to assist him. Thank you

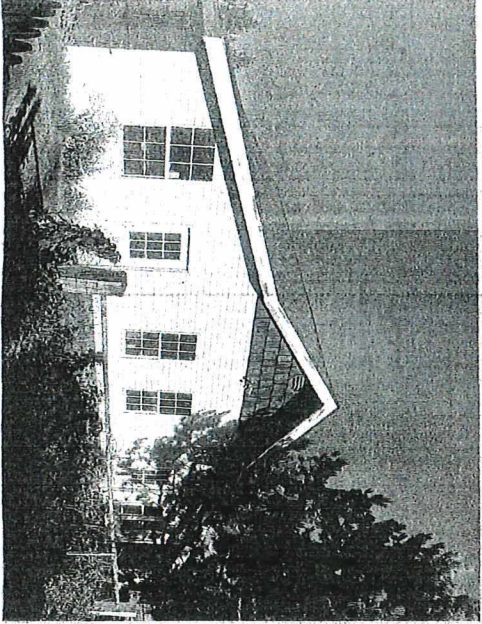
~~Mr. Cousineau~~  
 Mark Horvath, MD

Please note building or carpentry is training for Mr. Cousineau.

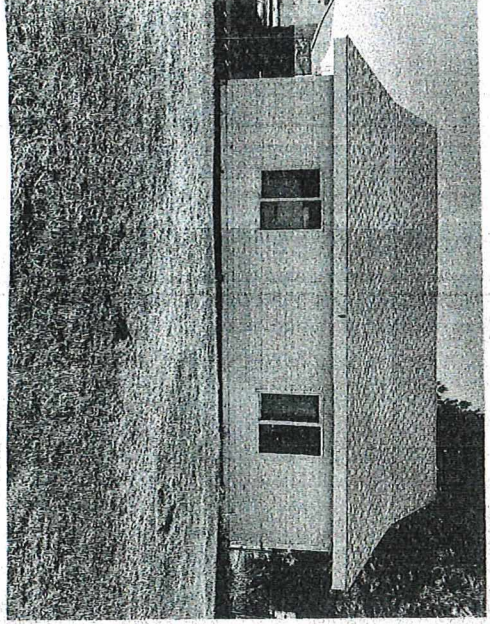
~~Mr. Cousineau~~



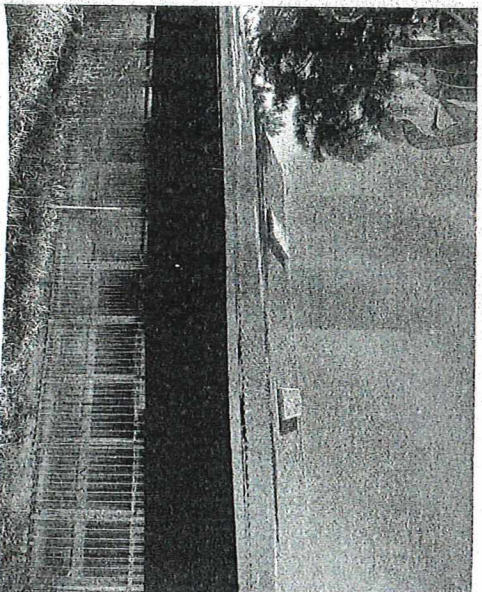
WEST ELEVATION



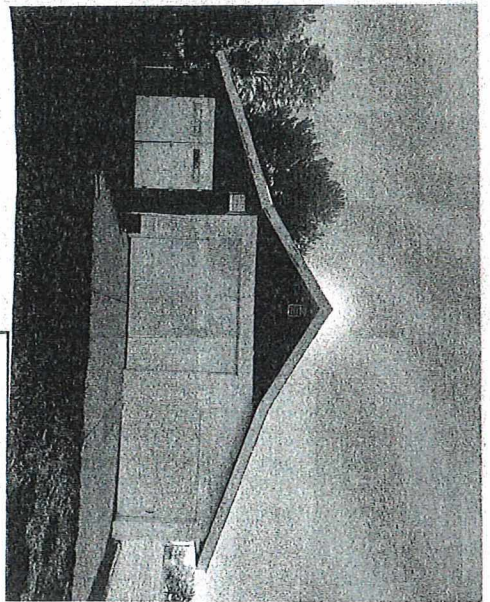
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



RECEIVED  
SEP 10 2 2012  
Barton Co Planning Dept.

STEVEN COUSI  
DRAWN BY  
DATE 09-28  
PAGE 4



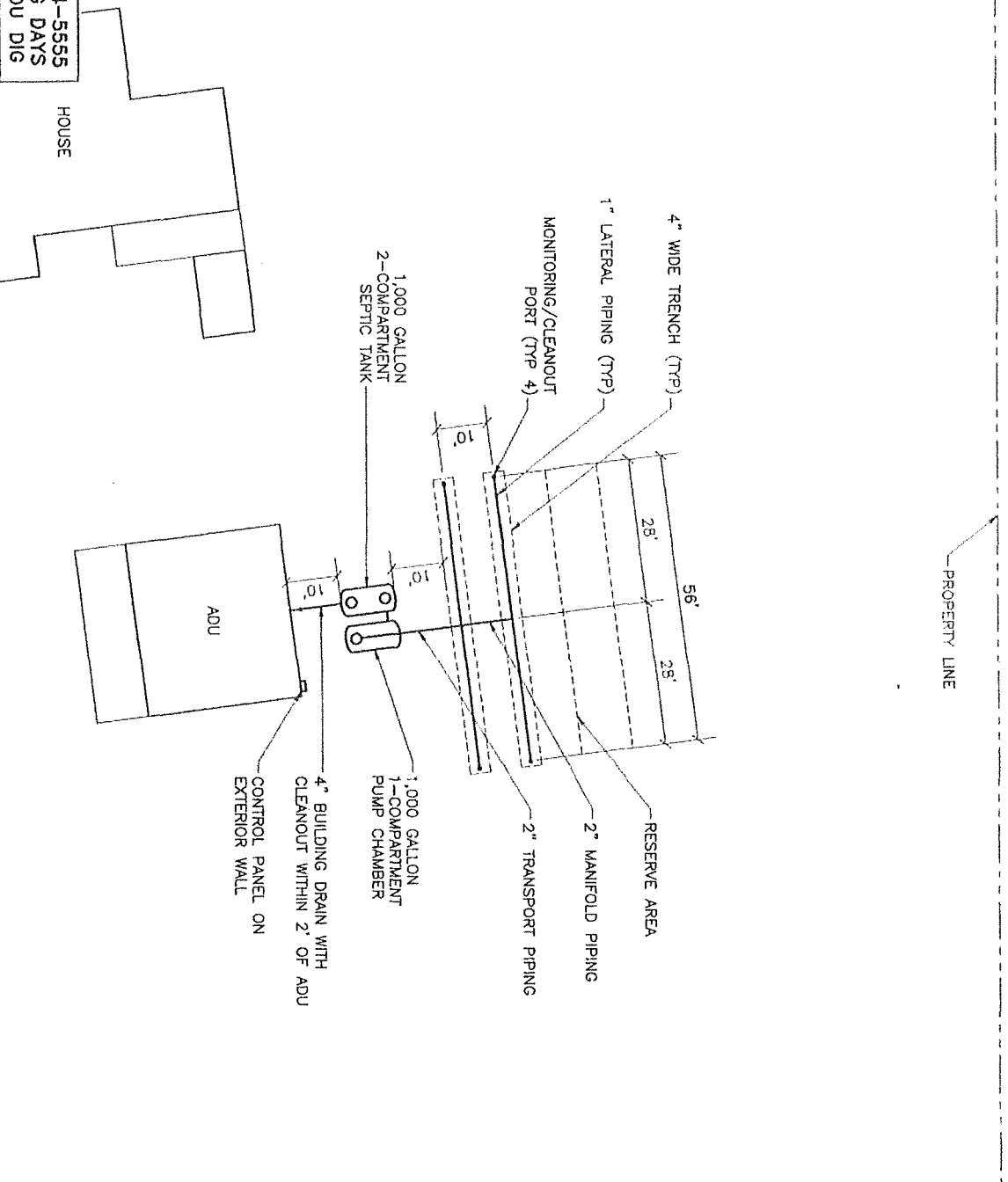
1-800-424-5555  
2 WORKING DAYS  
BEFORE YOU DIG

HOUSE

**SITE PLAN**

PARCEL NO. 1-3580-200-0005-000

SCALE: 1"=20'



	NO.	REVISIONS	DATE
<p><b>R</b> Routh Consulting Engineers, Inc. P.O. Box 3187 Pasco, WA 99302 509-547-8262 509-542-0650 FAX</p>			
<p><b>COUSINEAU ADU</b> Finley, Washington <b>ONSITE SEWAGE SYSTEM</b></p>			
DATE:	8/30/22	DRAWN: RDR	
SCALE:	SHOWN	PROJECT NO: 2470	
SHEET:	<b>M1</b>	CADFILE: 2470M02A	

1. SYSTEM DESIGN INFORMATION:
  - A. DESIGN DAILY FLOWRATE: 240 GPD (2 BEDROOMS)
  - B. SEPTIC TANK CAPACITY: 1,000 GAL
  - C. SOIL TYPE: 0'-0" - 1'-0" 4, SANDY LOAM  
1'-0" - BELOW 1, COBBLE, SANDY LOAM
  - D. REQUIRED TREATMENT LEVEL: C
  - E. MAXIMUM APPLICATION RATE: 0.727 GPD/SF
  - F. REQUIRED DRAINFIELD AREA: 330 SF
  - G. MINIMUM DOSE FREQUENCY: 4/DAY
  - H. DOSE VOLUME: 60 GAL
  - I. LATERAL SIZE: 1"
  - J. ORIFICE SIZE/SPACING: 3/8" HOLES AT 2 FT INTERVALS
  - K. PUMP FLOWRATE: 23 GPM AT 13 FT
  - L. RESIDUAL PRESSURE: 5 FT
  - M. PERMITTING AUTHORITY: BENTON-FRANKLIN HEALTH DISTRICT

2. INSTALL ON-SITE SEWAGE SYSTEM COMPONENTS AND EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND THE REQUIREMENTS OF THE PERMITTING AUTHORITY AND OBTAIN REQUIRED INSPECTIONS. PERFORM SQUIRT TEST OF DOSING SYSTEM. SQUIRT HEIGHT DIFFERENCE SHALL NOT EXCEED 21% (10% FLOW DIFFERENCE) BETWEEN ORIFICES ON ANY ONE LATERAL AND SHALL NOT EXCEED 32% (15% FLOW DIFFERENCE) OVER ENTIRE SYSTEM. OPERATE PUMP THROUGH COMPLETE CYCLE, INCLUDING LOW WATER PUMP OFF. ADJUST FLOAT SWITCHES SO PUMP OPERATING CYCLE PROVIDES REQUIRED DOSE VOLUME. VERIFY ALARMS ARE FUNCTIONING PROPERLY.
3. SEPTIC TANK SHALL BE A TWO-COMPARTMENT POLYPROPYLENE TANK HAVING A MINIMUM CAPACITY AS INDICATED. THE INLET COMPARTMENT SHALL BE APPROXIMATELY 2/3 OF THE TOTAL TANK CAPACITY. PROVIDE TWO 20-INCH DIAMETER ACCESS OPENINGS, ONE FOR EACH TANK COMPARTMENT. ONE ACCESS OPENING SHALL BE LOCATED ABOVE THE TANK INLET BAFFLE AND THE OTHER ACCESS OPENING SHALL BE LOCATED ABOVE THE TANK OUTLET BAFFLE. PROVIDE WITH 24-INCH DIAMETER RISERS TO GRADE WITH GASKETED LIDS. SEPTIC TANK MODEL SHALL BE ON THE APPROVED LIST OF MANUFACTURERS ALLOWED BY THE PERMITTING AUTHORITY.
4. EFFLUENT FILTER SHALL BE SUITABLE FOR INSTALLATION IN SEPTIC TANK OUTLET BAFFLE, REMOVABLE, WITH 1/16-INCH MESH SCREEN. EFFLUENT FILTER SHALL BE CONFIGURED TO DRAW LIQUID FROM CLEAR ZONE OF SEPTIC TANK, POLYLOK A1800 SERIES OR EQUIVALENT.
5. PUMP CHAMBER SHALL BE SINGLE-COMPARTMENT POLYPROPYLENE TANK HAVING A MINIMUM CAPACITY SUFFICIENT TO PROVIDE THE DESIGN DAILY FLOWRATE. A DEADSPACE BELOW THE PUMP INLET FOR SLUDGE ACCUMULATION, SUFFICIENT DEPTH TO PROVIDE FULL TIME PUMP SUBMERGENCE AND EMERGENCY STORAGE VOLUME OF AT LEAST 75% OF THE DESIGN DAILY FLOWRATE. PROVIDE 24-INCH DIAMETER ACCESS RISER TO GRADE WITH GASKETED LID. PUMP CHAMBER MODEL SHALL BE ON THE APPROVED LIST OF MANUFACTURERS ALLOWED BY THE PERMITTING AUTHORITY.
6. EFFLUENT PUMP SHALL BE CAST IRON SUBMERSIBLE TYPE WITH STAINLESS STEEL LIFTING HANDLE, NON-CLOGGING IMPELLER DESIGN CAPABLE OF PASSING 3/4" SOLIDS, 3450 RPM OIL-FILLED HERMETICALLY SEALED MOTOR WITH AUTOMATIC RESET THERMAL OVERLOAD PROTECTION, UL LISTED POWER CORD, 1/2 HP, 115 VAC, 1 PH. GOUDIS MODEL P551M OR EQUIVALENT.
7. EFFLUENT PUMP CONTROLLER SHALL BE A SIMPLEX PUMP CONTROL IN A NEMA TYPE 4X ENCLOSURE WITH CIRCUIT BREAKERS, MOTOR CONTACTOR, HOA TOGGLE SWITCH, FLOAT SWITCHES, REDUNDANT OFF RELAY, ALARM LIGHT AND HORN AND ALARM SILENCE SWITCH, 115 VAC, 1 PH. ORENCO MODEL ST-RO WITH SB SPLICE BOX, OR EQUIVALENT. PROVIDE 20A CIRCUIT TO PUMP AND SEPARATE 20A CIRCUIT TO CONTROLS FROM MAIN PANELBOARD. IDENTIFY CIRCUITS ON CIRCUIT DIRECTORY, ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE.
8. NON-PRESSURE PIPING SHALL BE ASTM D3034 PVC WITH ASTM A2466 FITTINGS ASSEMBLED WITH ASTM D2564 SOLVENT CEMENT. PRESSURE PIPING SHALL BE ASTM D1785 SCHEDULE 40 PVC WITH ASTM D2466 FITTINGS ASSEMBLED WITH ASTM D2564 SOLVENT CEMENT. ORIFICE HOLES IN LATERAL PIPING SHALL BE TRUE, ROUND AND FREE OF BURRS. ORIENT ORIFICE HOLES TO 12 O'CLOCK POSITION. PROVIDE ORIFICE SHIELD AT EACH ORIFICE HOLE. ORENCO OS SERIES OR EQUIVALENT.
9. DRAINAGE ROCK SHALL BE WASHED STONE OR GRAVEL OF UNIFORM SIZE BETWEEN 3/4 INCHES AND 1-1/2 INCHES. CRUSHED STONE SHALL NOT BE USED.
10. GEOTEXTILE FABRIC SHALL BE NON-WOVEN SPUNBONDED POLYESTER OR POLYPROPYLENE FABRIC, MAXIMUM UNIT WEIGHT 3 OUNCES PER SQUARE YARD.
11. SAND FILTER MEDIA SHALL BE MINERAL SAND MEETING THE REQUIREMENTS OF ASTM C33.

**GENERAL NOTES**



NO.	REVISIONS	DATE


**Routh Consulting Engineers, Inc.**  
 P.O. Box 3187 Pasco, WA 99302  
 509-547-8262 509-542-0650 FAX

**COUSINEAU ADU**  
 Finley, Washington

**ONSITE SEWAGE SYSTEM**

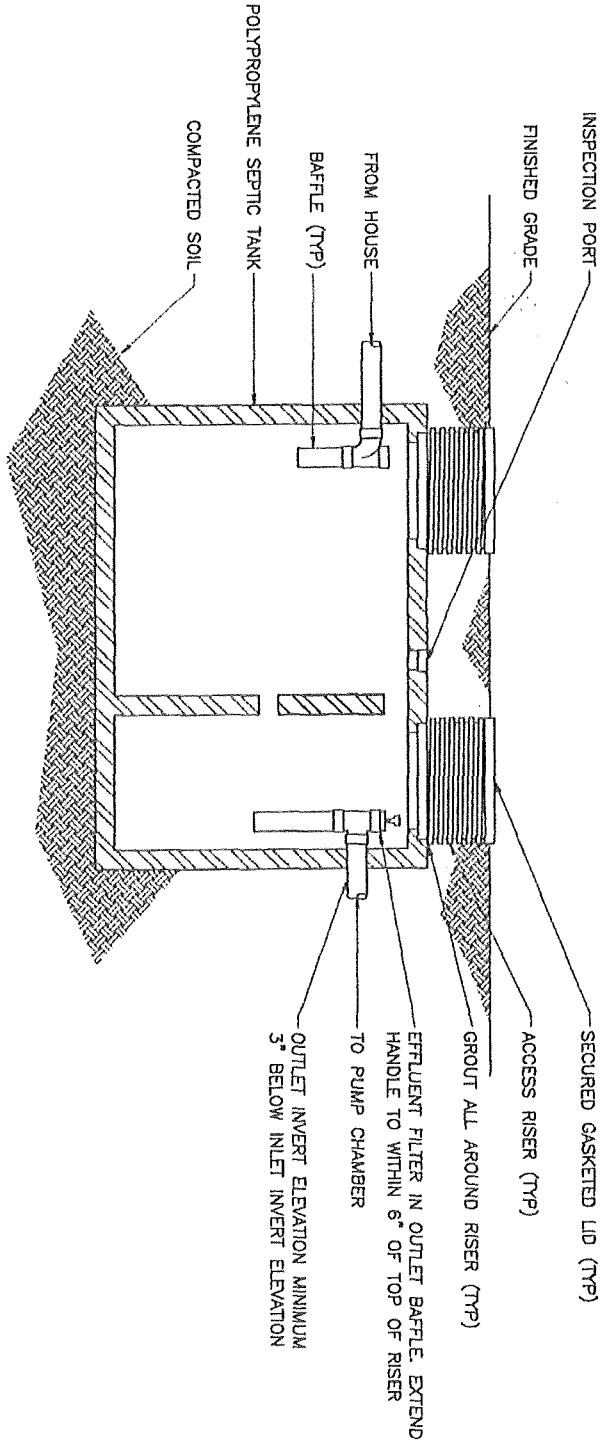
DATE: 8/30/22  
 DRAWN: RDR  
 SCALE: SHOWN  
 PROJECT NO: 2470  
 SHEET: M2  
 CADFILE: 2470M02B

<p>1. ORIFICE FLOWRATE: <math>2^{1/2}</math></p> <p><math>11.79 \times (1/8 \text{ IN}) \times (9 \text{ FT})</math></p> <p>ORIFICES PER LATERAL:</p> <p>28 FT/2 FT SPACING</p> <p>TOTAL PUMP FLOWRATE:</p> <p>0.41 GPM x 14 ORIFICES x 4 LATERALS</p> <p>LATERAL FRICTION LOSS:</p> <p>STRAIGHT PIPING, 1"</p> <p>TEE THRU BRANCH, 1", 1 AT 6 FT EA</p> <p>TOTAL</p> <p>34 FT x ((23 GPM/4 LATERALS)/47.8)</p> <p>MANIFOLD FRICTION LOSS:</p> <p>STRAIGHT PIPING, 2"</p> <p>TEE THRU RUN, 2", 2 AT 4.3 FT EA</p> <p>90° ELBOWS, 2", 1 AT 6 FT EA</p> <p>TOTAL</p> <p>25 FT x (23 GPM/284.5)</p> <p>TRANSPORT FRICTION LOSS:</p> <p>STRAIGHT PIPING, 2"</p> <p>90° ELBOWS, 2", 1 AT 6 FT EA</p> <p>GATE VALVE, 2", 1 AT 1.2 FT EA</p> <p>CHECK VALVE, 2", 1 AT 15 FT EA</p> <p>TOTAL</p> <p>49 FT x (23 GPM/284.5)</p>	<p>7. EFFLUENT PUMP HEAD:</p> <p>LATERAL FRICTION LOSS</p> <p>MANIFOLD FRICTION LOSS</p> <p>TRANSPORT FRICTION LOSS</p> <p>ELEVATION HEAD</p> <p>RESIDUAL PRESSURE HEAD</p> <p>TOTAL</p> <p>8. VOLUME OF PIPING DRAINING BETWEEN DOSES:</p> <p>LATERAL</p> <p>168 FT x 0.045 GAL/FT</p> <p>9. MINIMUM DOSE VOLUME:</p> <p>7 x 7.6 GAL</p>	<p>= 0.41 GPM</p> <p>= 14 ORIFICES</p> <p>= 23 GPM</p> <p>= 28 FT</p> <p>= 6 FT</p> <p>= 34 FT</p> <p>= 1 FT</p> <p>= 10 FT</p> <p>= 9 FT</p> <p>= 6 FT</p> <p>= 25 FT</p> <p>= 1 FT</p> <p>= 26 FT</p> <p>= 6 FT</p> <p>= 2 FT</p> <p>= 15 FT</p> <p>= 49 FT</p> <p>= 1 FT</p> <p>= 1 FT</p> <p>= 1 FT</p> <p>= 1 FT</p> <p>= 5 FT</p> <p>= 5 FT</p> <p>= 13 FT</p> <p>= 7.6 GAL</p> <p>= 53.2 GAL OK</p>
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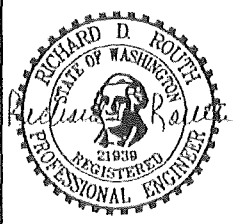
	<p><b>R</b> <b>Routh Consulting Engineers, Inc.</b></p> <p>P.O. Box 3187 Pasco, WA 99302 509-547-8262 509-542-0650 FAX</p>	<p>NO. _____</p> <p>REVISIONS _____</p> <p>DATE _____</p>	<p><b>COUSINEAU ADU</b></p> <p>Finley, Washington</p> <p><b>ONSITE SEWAGE SYSTEM</b></p>
<p>DATE: 8/30/22</p> <p>DRAWN: RDR</p> <p>SCALE: SHOWN</p> <p>PROJECT NO: 2470</p> <p>SHEET: _____</p>	<p><b>M3</b></p>	<p>CADFILE: 2470M02C</p>	

**SYSTEM CALCULATIONS**

SEPTIC TANK DETAIL



NO SCALE



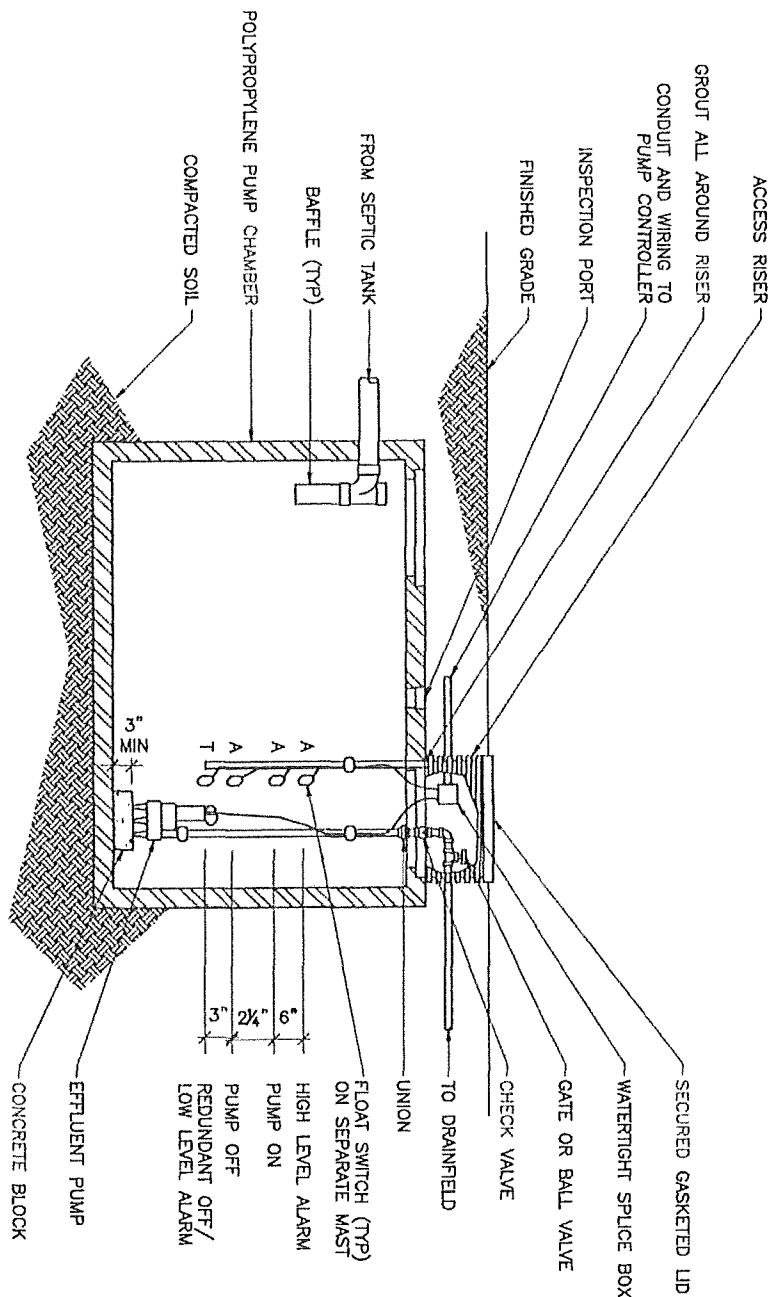
NO.	REVISIONS	DATE

**R** Routh Consulting Engineers, Inc.  
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 509-347-8262 509-542-0650 FAX

**COUSINEAU ADU**  
 Finley, Washington  
**ONSITE SEWAGE SYSTEM**

DATE: 8/30/22  
 DRAWN: RDR  
 SCALE: SHOWN  
 PROJECT NO: 2470  
 SHEET: M4  
 CAD FILE: 2470M02D

**PUMP CHAMBER DETAIL**



NO SCALE

DATE:	8/30/22
DRAWN:	RDR
SCALE:	SHOWN
PROJECT NO.:	2470
SHEET:	
<b>M5</b>	
CADFILE:	2470M02E

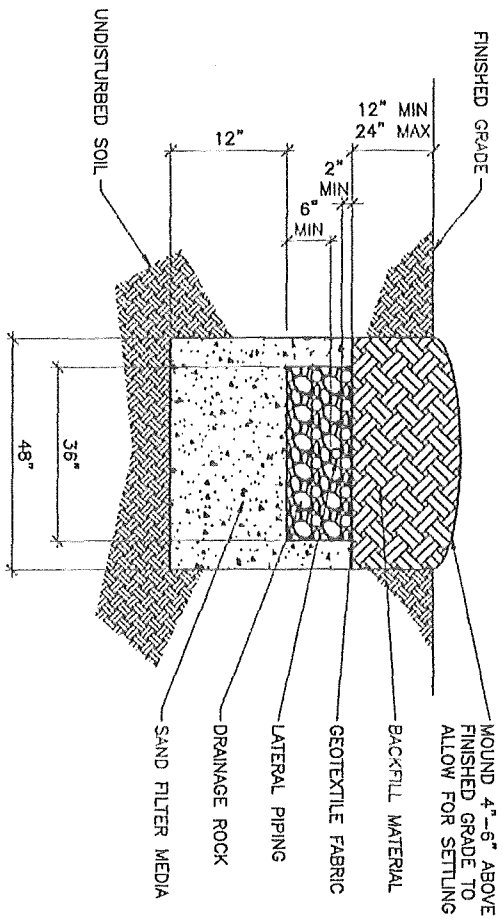


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**COUSINEAU ADU**  
 Finley, Washington  
**ONSITE SEWAGE SYSTEM**

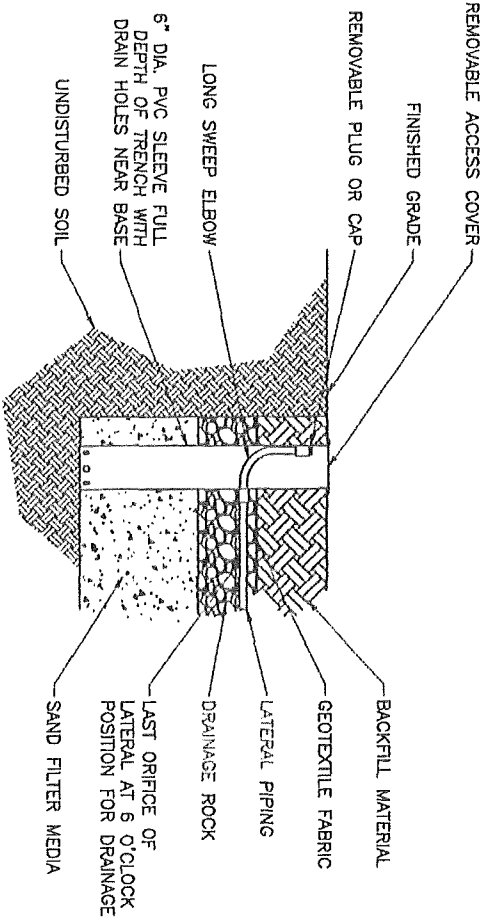
NO.	REVISIONS	DATE





TRENCH DETAIL

NO SCALE



MONITORING/CLEANOUT PORT DETAIL

NO SCALE



NO.	REVISIONS	DATE

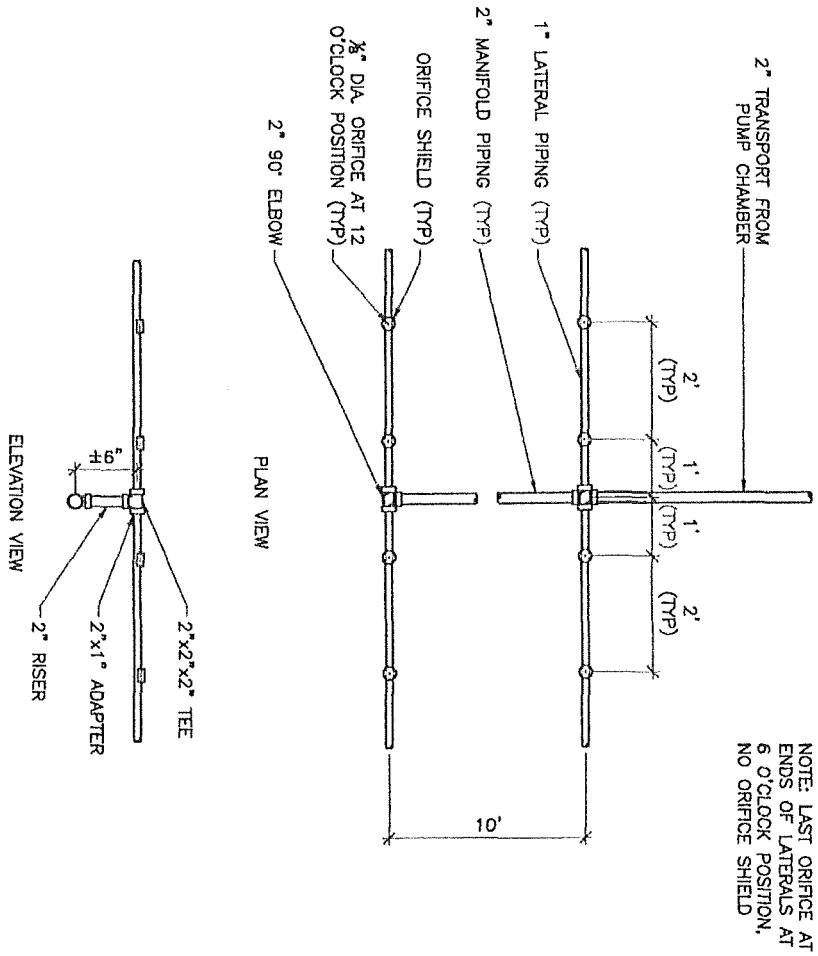


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**COUSINEAU ADU**  
 Finley, Washington  
**ONSITE SEWAGE SYSTEM**

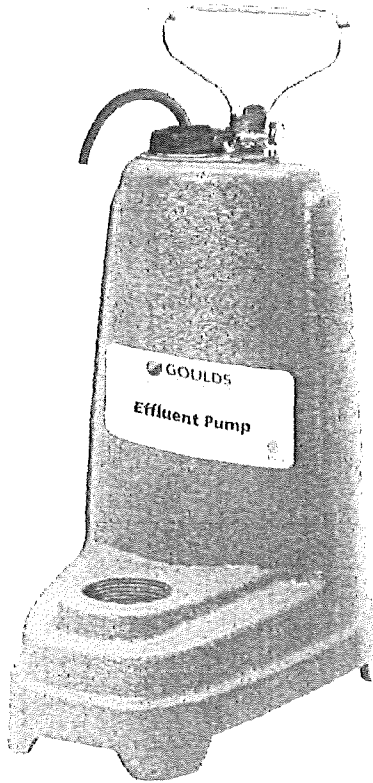
DATE:	8/30/22
DESIGN:	RDR
SCALE:	SHOWN
PROJECT NO.:	2470
SHEET:	
<b>M6</b>	
CADFILE:	2470M02F

LATERAL DETAIL



NO SCALE

	NO.	REVISIONS	DATE
<p><b>R</b> <b>Routh Consulting Engineers, Inc.</b>          P.O. Box 3187 Pasco, WA 99302          509-547-8262 509-542-0650 FAX</p>			
<p><b>COUSINEAU ADU</b>          Finley, Washington  <b>ONSITE SEWAGE SYSTEM</b></p>			
DATE:	8/30/22		
DRAWN:	RDR		
SCALE:	SHOWN		
PROJECT NO.:	2470		
SHEET:	M7		
CADFILE:	2470M02G		



## FEATURES

Corrosion resistant construction

Cast iron body

Thermoplastic impeller and cover.

Upper sleeve and lower heavy duty ball bearing construction.

Motor is permanently lubricated for extended service life.

Powered for continuous operation.

All ratings are within the working limits of the motor.

Quick disconnect power cord, 20' standard length, heavy duty 16/3 SJTW with 115 or 230 volt grounding plug.

Complete unit is heavy duty, portable and compact.

Mechanical seal is carbon, ceramic, BUNA and stainless steel.

Stainless steel fasteners

---

# PE

SUBMERSIBLE EFFLUENT PUMP

---

# Wastewater

## APPLICATIONS

Specially designed for the following uses:

- Mound Systems
- Effluent/Dosing Systems
- Low Pressure Pipe Systems
- Basement Draining
- Heavy Duty Sump/Dewatering

## SPECIFICATIONS

### Pump – General:

- Discharge: 1 1/2" NPT
- Temperature: 104°F (40°C) maximum, continuous when fully submerged.
- Solids handling: 1/2" maximum sphere.
- Automatic models include a float switch.
- Manual models available.
- Pumping range: see performance chart or curve.

### PE31 Pump:

- Maximum capacity: 53 GPM
- Maximum head: 25' TDH

### PE41 Pump:

- Maximum capacity: 61 GPM
- Maximum head: 29' TDH

### PE51 Pump:

- Maximum capacity: 70 GPM
- Maximum head: 37' TDH

## MOTOR

### General:

- Single phase
- 60 Hertz
- 115 and 230 volts
- Built-in thermal overload protection with automatic reset.
- Class B insulation
- Oil-filled design
- High strength carbon steel shaft

### PE31 Motor:

- .33 HP, 3000 RPM
- 115 volts
- Shaded pole design

### PE41 Motor:

- .40 HP, 3400 RPM
- 115 and 230 volts
- PSC design

### PE51 Motor:

- .50 HP, 3400 RPM
- 115 and 230 volts
- PSC design

## AGENCY LISTINGS

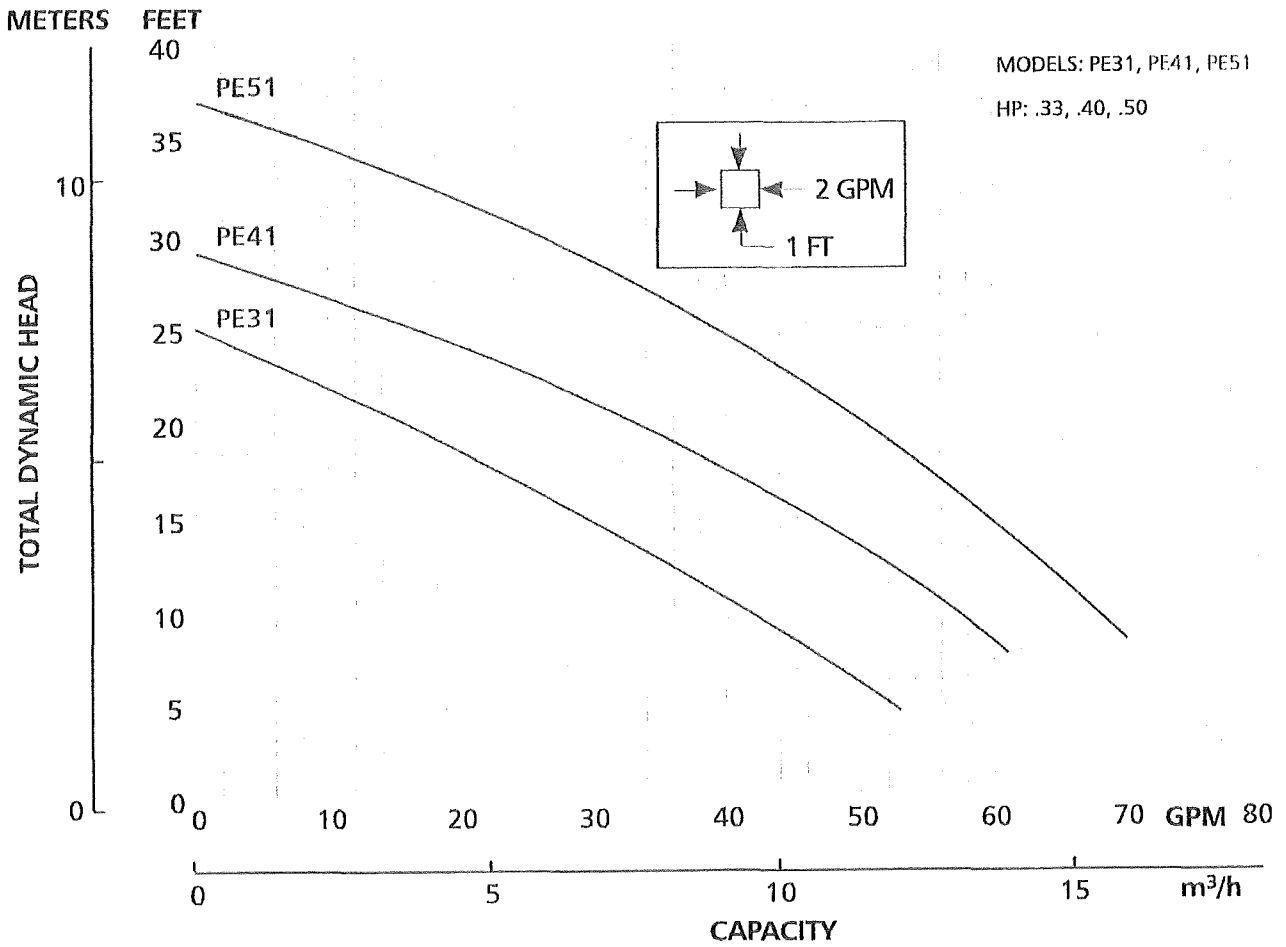


Tested to UL 778 and CSA 22.2 108 Standards  
By Canadian Standards Association  
File #LR38549

## PUMP INFORMATION

Order No.	HP	Volts	Amps	Minimum Circuit Breaker	Phase	Float Switch Style	Cord Length	Discharge Connection	Minimum Basin Diameter	Maximum Solids Size	Shipping Weight lbs/kg
PE31M	0.33	115	12	20	1	Manual / No Switch	20'	1.5	18"	.5	31 / 14.1
PE31P1			Piggyback Float Switch								
PE41M	0.4	230	7.5	15		Manual / No Switch					
PE41P1			Piggyback Float Switch								
PE42M	0.5	115	3.7	10		Manual / No Switch					
PE42P1						Piggyback Float Switch					
PE51M	0.5	230	9.5	20		Manual / No Switch					
PE51P1			Piggyback Float Switch								
PE52M	0.5	115	4.7	10	Manual / No Switch						
PE52P1					Piggyback Float Switch						

**Wastewater**



MODELS: PE31, PE41, PE51  
 HP: .33, .40, .50

**PERFORMANCE RATINGS**

**PE31**

Total Head (feet of water)	GPM
5	52
10	42
15	29
20	16
25	0

**PE41**

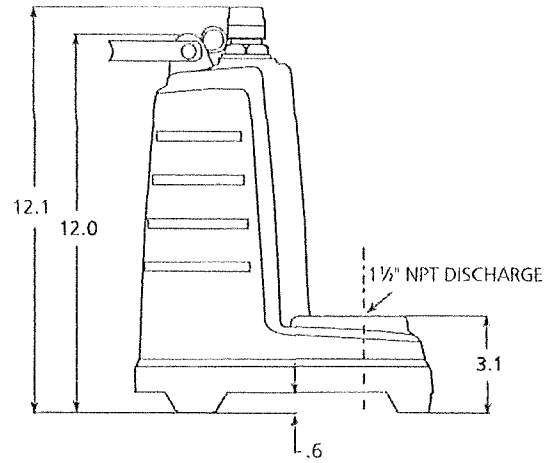
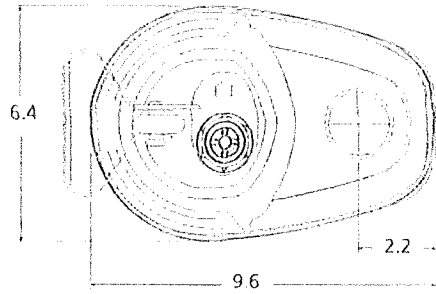
Total Head (feet of water)	GPM
8	61
10	57
15	46
20	33
25	16

**PE51**

Total Head (feet of water)	GPM
10	67
15	59
20	50
25	39
30	26
35	8

## DIMENSIONS

(All dimensions are in inches. Do not use for construction purposes.)



**xylem**  
Let's Solve Water

Xylem, Inc.  
2881 East Bayard Street Ext., Suite A  
Seneca Falls, NY 13148  
Phone: (866) 325-4210  
Fax: (888) 322-5877  
[www.xylem.com/brands/gouldswatertechnology](http://www.xylem.com/brands/gouldswatertechnology)

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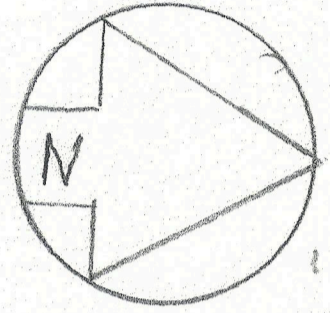


PAGE 1 SCALE 1/4" = 1'

STEVEN COUSINEAU  
50307 S. SLOAN CT

SEPTEMBER 2022

Parking & vehicles

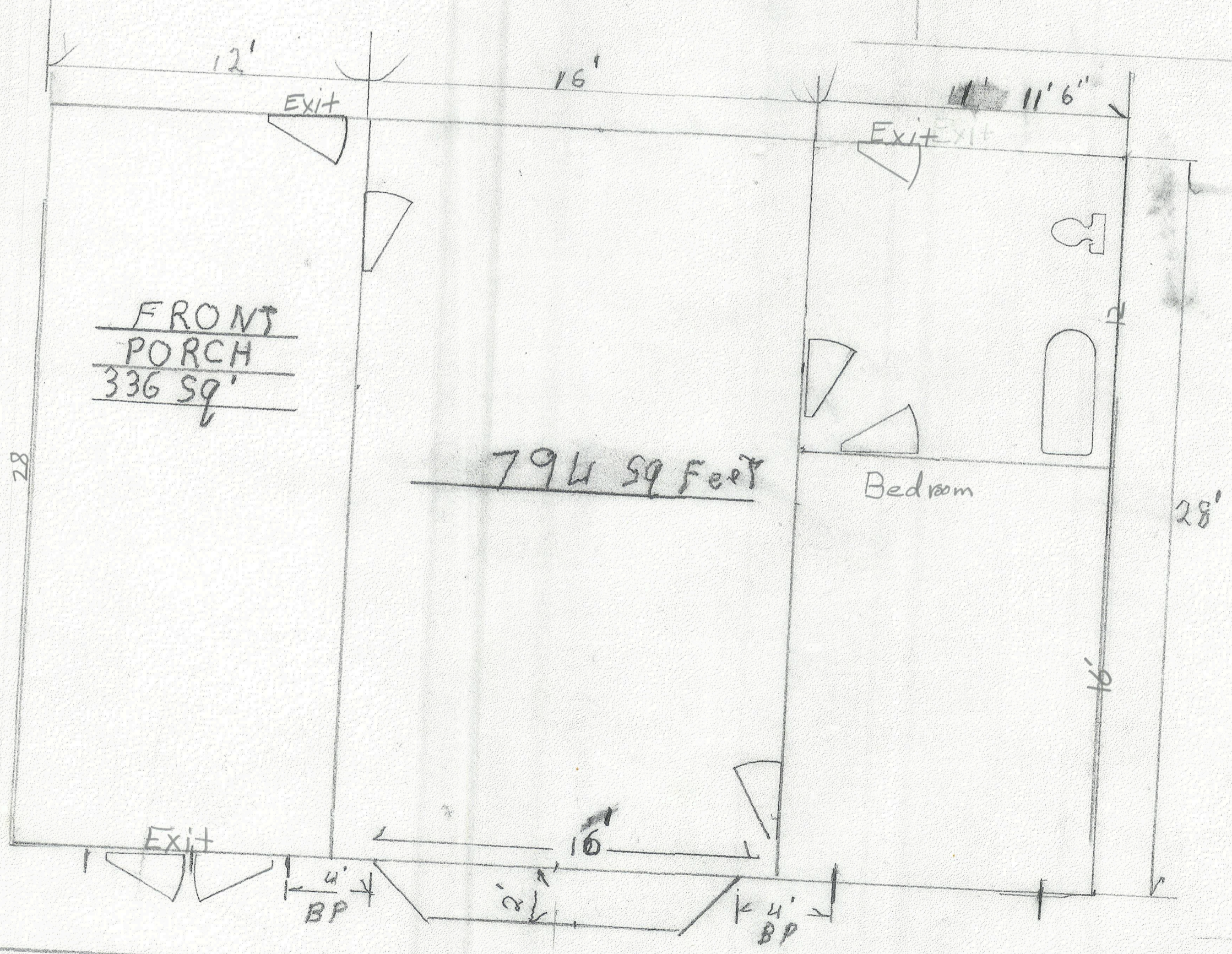
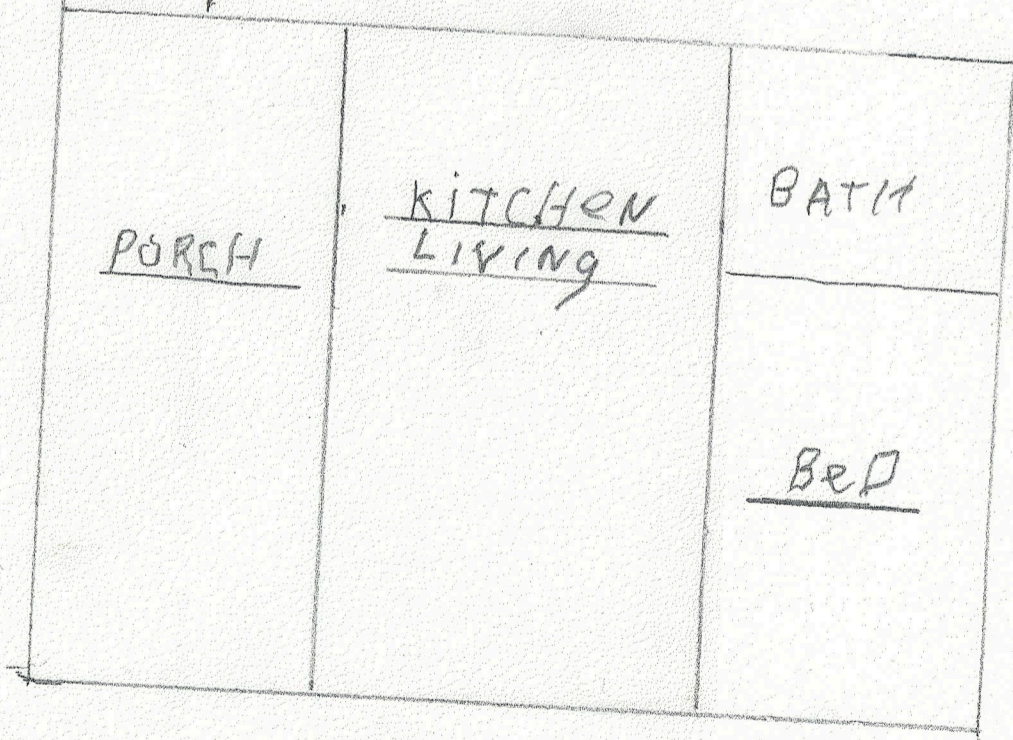


50'

EXISTING HOUSE

PLOT PLAN

50'



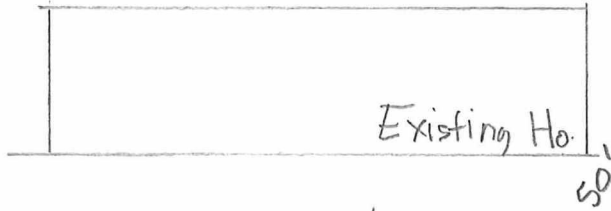
SLOAN CT

Steven Cousineau

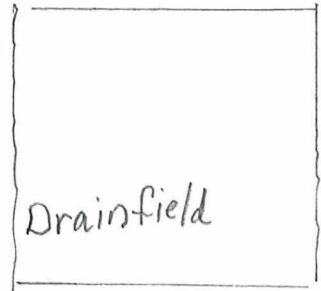
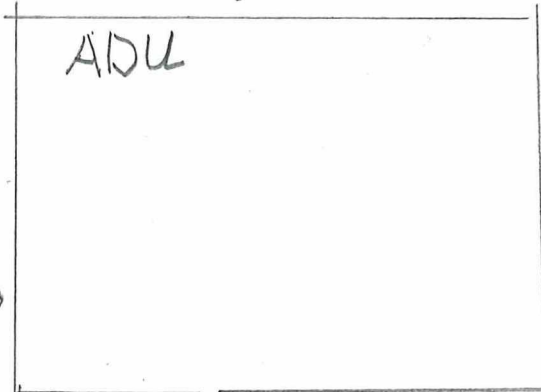
50307 S. Sloan Ct, Kennewick

Site Plan NOT TO SCALE

15' Easement



110' to Parcel



Drive way

150' To Parcel line

Parking 1/2 24x24

Well



Benton Co. Planning Dept.

DEC 05 2022

RECEIVED

**Community Development Department**

Prosser Office: 620 Market Street, 1<sup>st</sup> Floor  
Kennewick Office: 102206 East Wiser Parkway  
[www.co.benton.wa.us](http://www.co.benton.wa.us)



**Planning Division**

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

**HEM 1.4**

December 13, 2022

Steven and Sheryl Cousineau  
PO Box 6418  
Kennewick, WA 99336

Via Email: [Srs@owt.com](mailto:Srs@owt.com)

RE: Written Determination of Completeness  
File Number: CUP 2022-017

Dear Mr. and Mrs. Cousineau,

This office is in receipt of your project permit application for a Conditional Use Permit to allow a detached Accessory Dwelling Unit at 50307 S. Sloan St in the Kennewick area of unincorporated Benton County Washington. The Planning Division has determined that the required materials have been submitted and the application is complete. A file number has been assigned (CUP 2022-017) and the review process will now begin.

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Andrea S Watts".

---

Andrea S Watts. Associate Planner  
Benton County Community Development Department- Planning Division

**Community Development Department**

Prosser Office: 620 Market Street, 1<sup>st</sup> Floor  
Kennewick Office: 102206 East Wiser Parkway  
[www.co.benton.wa.us](http://www.co.benton.wa.us)



**Planning Division**

(509) 786-5612  
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[planning.department@co.benton.wa.us](mailto:planning.department@co.benton.wa.us)

**HEM 1.5**

12/19/2022

Benton County Public Works Department  
Benton-Franklin Health District  
Benton County Fire District #1  
Benton County Building Division  
Benton County Fire Marshal  
Benton County Code Enforcement  
Benton PUD  
Washington State Department of Transportation

**RE:** Agency review of a Conditional Use Permit application  
**File #:** CUP 2022-017  
**Parcel #:** 1-3580-200-0005-000  
**Applicant:** Steven and Sheryl Cousineau

Attached is a Conditional Use Permit – Accessory Dwelling Unit application for your agency’s review.

The applicant is proposing to convert an existing accessory building into a 794 sq. ft. accessory dwelling unit on a parcel with an existing 2,596 sq. ft. single-family residence.

PLEASE SUBMIT YOUR COMMENTS to either [andrea.watts@co.benton.wa.us](mailto:andrea.watts@co.benton.wa.us) or [planning.department@co.benton.wa.us](mailto:planning.department@co.benton.wa.us) by **January 6, 2022**. Please reference file number **CUP 2022-017** 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

## Donna Hutchinson

---

**From:** Planning Department <Planning.Department@co.benton.wa.us>  
**Sent:** Monday, December 19, 2022 1:25 PM  
**To:** Bentn Franklin Health District - Sean D (seand@bfhd.wa.gov); Benton Franklin Health District - JoDee Peyton; Benton Franklin Health District - Rebecca Warrington ; Justin Gerber; Benton PUD - Chad Brooks; Benton PUD - Tina Glines (glinest@bentonpud.org); Benton PUD - Nancy Lang; Benton PUD - Shanna Everson; Benton PUD - Brenda Webb; Kennewick Irrigation District - Application and SEPA Review (development@kid.org); WA Dept of Transportation - SEPA Review - TDM Coordinator; Fire District #1 - Staff; lonnie@bentonone.org  
**Subject:** CUP 2022-017 Cousineau ADU Agency Review  
**Attachments:** CUP 2022-017 Cousineau ADU Agency Review.pdf; CUP 2022-017 Cousineau App.pdf; CUP 2022-017 Cousineau Plans.pdf

Good afternoon,

Attached are the application materials for a detached Accessory Dwelling Unit at 50307 S SLOAN CT KENNEWICK, WA 99337.

The applicant is proposing to convert an existing accessory building into a 794 sq. ft. accessory dwelling unit on a parcel with an existing 2,596 sq. ft. single-family residence.

Please let me know if you have any comments or conditions by January 6<sup>th</sup>, 2023.

Regards,



**Andrea Watts**

*Associate Planner*

Benton County Community Development Department - Planning Division

[Andrea.watts@co.benton.wa.us](mailto:Andrea.watts@co.benton.wa.us)

(509) 786

**Andrea Watts**

---

**From:** Planning Department  
**Sent:** Thursday, December 22, 2022 8:10 AM  
**To:** Andrea Watts  
**Subject:** FW: [EXTERNAL] RE: [E] CUP 2022-017 Cousineau ADU Agency Review

---

**From:** Chad Brooks <brooksc@bentonpud.org>  
**Sent:** Wednesday, December 21, 2022 8:10 AM  
**To:** Planning Department <Planning.Department@co.benton.wa.us>  
**Subject:** [EXTERNAL] RE: [E] CUP 2022-017 Cousineau ADU Agency Review

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

Contact Benton PUD with any power needs for the detached accessory dwelling.

Chad Brooks  
Distribution Design Tech II  
Benton PUD  
Email: [brooksc@bentonpud.org](mailto:brooksc@bentonpud.org)  
Main # (509)582-2175  
Direct # (509)582-1233



---

**From:** Planning Department <[Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us)>  
**Sent:** Monday, December 19, 2022 2:20 PM  
**To:** Planning Department <[Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us)>; Bentr Franklin Health District - Sean D ([seand@bfhd.wa.gov](mailto:seand@bfhd.wa.gov)) <[seand@bfhd.wa.gov](mailto:seand@bfhd.wa.gov)>; Benton Franklin Health District - JoDee Peyton <[jodeer@bfhd.wa.gov](mailto:jodeer@bfhd.wa.gov)>; Benton Franklin Health District - Rebecca Warrington <[rebeccaw@bfhd.wa.gov](mailto:rebeccaw@bfhd.wa.gov)>; Justin Gerber <[justing@bfhd.wa.gov](mailto:justing@bfhd.wa.gov)>; Chad Brooks <[brooksc@bentonpud.org](mailto:brooksc@bentonpud.org)>; Tina Glines <[glinest@bentonpud.org](mailto:glinest@bentonpud.org)>; Nancy Lang <[langn@bentonpud.org](mailto:langn@bentonpud.org)>; Shanna Everson <[eversons@bentonpud.org](mailto:eversons@bentonpud.org)>; Brenda Webb <[webbb@bentonpud.org](mailto:webbb@bentonpud.org)>; Kennewick Irrigation District - Application and SEPA Review ([development@kid.org](mailto:development@kid.org)) <[development@kid.org](mailto:development@kid.org)>; WA Dept of Transportation - SEPA Review - TDM Coordinator <[scplanning@wsdot.wa.gov](mailto:scplanning@wsdot.wa.gov)>; Fire District #1 - Staff <[staff@bentonone.org](mailto:staff@bentonone.org)>; [lonnie@bentonone.org](mailto:lonnie@bentonone.org)  
**Subject:** [E] CUP 2022-017 Cousineau ADU Agency Review

[EXTERNAL EMAIL]

Good afternoon,

*(My apologies if you have received this email multiple times)*

Attached are the application materials for a detached Accessory Dwelling Unit at 50307 S SLOAN CT KENNEWICK, WA 99337.

The applicant is proposing to convert an existing accessory building into a 794 sq. ft. accessory dwelling unit on a parcel with an existing 2,596 sq. ft. single-family residence.

Please let me know if you have any comments or conditions by January 6<sup>th</sup>, 2023.

Regards,



**Andrea Watts**

*Associate Planner*

Benton County Community Development Department - Planning Division

[Andrea.watts@co.benton.wa.us](mailto:Andrea.watts@co.benton.wa.us)

(509) 786-5612



2015 South Ely Street  
Kennewick, WA 99337  
Customer Service 509-586-9111  
Business 509-586-6012  
FAX 509-586-7663  
[www.kid.org](http://www.kid.org)

December 20, 2022

Andrea Watts, Associate Planner  
**Benton County Community Development Department - Planning Division**  
PO Box 910  
Prosser, WA 99350

Subject: Review Comments for CUP 2022-017 Cousineau ADU - 50307 S Sloan Ct

Dear Ms. Watts,

The Kennewick Irrigation District has received a Conditional Use Permit submitted by Steven and Sheryl Cousineau, to convert an existing accessory building into a 794 square foot accessory dwelling unit on a parcel with an existing 2,596 square foot single-family residence. This project is located at 50307 S Sloan Ct, Kennewick, WA 99337.

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 "Dan Tissell".

Daniel Tissell, P.E.  
Assistant Engineering Manager

cc: LB\correspondence\File: [35-8-30]  
Applicant via mail – Steven and Sheryl Cousineau, PO Box 6418, Kennewick, WA 99336

**Andrea Watts**

---

**From:** Cristina Woods  
**Sent:** Tuesday, December 20, 2022 10:43 AM  
**To:** Andrea Watts  
**Subject:** RE: CUP 2022-017 Cousineau ADU Agency Review

Good morning

Public Works has no comments.

Thank you



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

---

**From:** Andrea Watts <Andrea.Watts@co.benton.wa.us>  
**Sent:** Monday, December 19, 2022 1:11 PM  
**To:** Cristina Woods <Cristina.Woods@co.benton.wa.us>; Building Department <Building.Department@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Benton Franklin Health District - Sean D (seand@bfhd.wa.gov) <seand@bfhd.wa.gov>; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>; Benton Franklin Health District - Rebecca Warrington <rebeccaw@bfhd.wa.gov>; Justin Gerber <justing@bfhd.wa.gov>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Tina Glines (glinest@bentonpud.org) <glinest@bentonpud.org>; Benton PUD - Nancy Lang <langn@bentonpud.org>; Benton PUD - Shanna Everson <eversons@bentonpud.org>; Benton PUD - Brenda Webb <webbb@bentonpud.org>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; WA Dept of Transportation - SEPA Review - TDM Coordinator <scplanning@wsdot.wa.gov>; Fire District #1 - Staff <staff@bentonone.org>; lonnie@bentonone.org  
**Subject:** CUP 2022-017 Cousineau ADU Agency Review

Good afternoon,

Attached are the application materials for a detached Accessory Dwelling Unit at 50307 S SLOAN CT KENNEWICK, WA 99337.

The applicant is proposing to convert an existing accessory building into a 794 sq. ft. accessory dwelling unit on a parcel with an existing 2,596 sq. ft. single-family residence.

Please let me know if you have any comments or conditions by January 6<sup>th</sup>, 2023.

Regards,



**Andrea Watts**

*Associate Planner*

Benton County Community Development Department - Planning Division

[Andrea.watts@co.benton.wa.us](mailto:Andrea.watts@co.benton.wa.us)

(509) 786-5612

**Community Development Department**  
 Prosser Office: 620 Market Street, 1<sup>st</sup> Floor  
 Kennewick Office: 102206 East Wisner Parkway  
[www.co.benton.wa.us](http://www.co.benton.wa.us)



**Planning Division**  
 (509) 786-5612  
 P.O. Box 910, Prosser, WA 99350  
[planning.department@co.benton.wa.us](mailto:planning.department@co.benton.wa.us)

## NOTICE OF OPEN RECORD HEARINGS

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

NOTICE IS FURTHER GIVEN that said the Benton County Hearings Examiner will hold an open record public hearing for each of the below stated applications on February 17, 2023 at 10 a.m. in the Planning Hearing Room, First Floor Courthouse, 620 Market Street, Prosser WA 99350. The hearings will be held in-person and virtually/telephonically via Webex. 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>

**CONDITIONAL USE PERMIT – CUP 2022-016, APPLICANTS: Dan/Sandy Bradford** The applicants have applied for conditional use permit to have a 713 square foot detached accessory dwelling unit located inside of an existing shop building at 112215 N. Harrington PR NE, West Richland WA 99353. Parcel #: 1-0407-401-2384-001 on Lot 1 of Short Plat 2384.

**CONDITIONAL USE PERMIT – CUP 2022-017 APPLICANT: Steven/Sheryl Cousineau** The applicant is proposing to convert an existing shop building in to a 794 square foot detached accessory dwelling located at 50307 S. Sloan Ct., Kennewick WA 99337. Parcel #: 1-3580-200-0005-000

**CONDITIONAL USE PERMIT – CUP 2022-018, APPLICANTS: Farmland Reserve, LLC** The applicants are requesting a conditional use permit to operate and modify a cattle feedlot in the Growth Management Act Agricultural Zoning District. This proposal includes modifying the cattle facility, pen layout and facility locations, improve the efficiency of the facility water and waste systems and to continue to operate an animal hospital area, scales and office and accessory structures. Parcel #'s 1-1369-000-0000-000, 1-0469-000-0000-000, 1-2369-100-0000-000, and 1-2469-000-0000-000.

NOTICE IS FURTHER GIVEN that said proposal has been reviewed under the requirements of the State Environmental Policy Act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal and a Mitigated Determination of Non-Significance has been issued. Accordingly, an Environmental Impact Statement is not required. This determination was made on January 6, 2023. Any comments regarding the determination and the environmental impacts of the proposal can be made at the hearing before the Hearings Examiner at the time and place indicated above or be made in writing to the Planning Department by 5 p.m. on February 16, 2023.

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](mailto:planning.department@co.benton.wa.us) or dropped off at the Planning Division offices at the Public Services Building 102206 E. Wiser Parkway, Kennewick 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](mailto: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 27th day of January 2023.

PUBLICATION DATE: February 1, 2023

SUSAN E. DRUMMOND  
Benton County Hearings Examiner

MICHELLE L. COOKE, Planning Manager  
Community Development Department