

EXHIBIT LIST FOR CUP 2023-001
Miguels Venue (Event Center)

Hearings Examiner Staff Memo Exhibit List - March 17, 2023 hearing		
HEM 1.1	Staff Memo	March 7, 2023
HEM 1.2	Vicinity map	January 27, 2023
HEM 1.3	Written Determination of Completeness	January 20, 2023
HEM 1.4	Agency review request	January 25, 2023
APPLICATION SUBMITTAL		
HEM 1.4	Application materials	January 12, 2023
HEM 1.5	Site Plan	January 12, 2023
HEM 1.6	Business Plan	January 12, 2023
HEM 1.7	Email from Applicant	March 2, 2023
SEPA INFORMATION		
HEM 1.8	SEPA Checklist	January 12, 2023
HEM 1.9	Notice of Application	January 27, 2023
HEM 1.10	Determination of Non Significance	February 27, 2023
COMMENTS		
HEM 1.11	Comments from Benton Clean Air	February 2, 2023
HEM 1.12	Comments from Benton PUD	February 13, 2023
HEM 1.13	Comments from Benton County Public Works	February 15, 2023
HEM 1.14	Comments from Benton Franklin Health District	March 7, 2023
HEM 1.15	Comments from Benton County Code Enforcement	January 31, 2023
HEM 1.16	Comments from Benton County Fire Marshal	February 23, 2023
HEM 1.17	Comments from Benton County GIS	January 30, 2023
HEM 1.18	Comments from Benton County Public Works	February 21, 2023
HEM 1.19	Comment from Kennewick Irrigation District	February 7, 2023
HEM 1.20	Comments from Veronica Rojo	February 8, 2023
HEM 1.21	Comments from Valentine Fregoso	February 9, 2023
HEM 1.22	Comments from Gladis Arteaga/Santiago Country View Estates	February 8, 2023
HEM 1.23	Comments from Dick McGrew	March 7, 2023
HEM 1.24	Notice of Open Record Hearings	February 24, 2023
Exhibits Submitted During Hearing or while record remained open		
HEH 1.1		
HEH 1.2		
HEH 1.3		
HEH 1.4		
HEH 1.5		
HEH 1.6		
HEH 1.7		
HEH 1.8		
HEH 1.9		
HEH 1.10		

Community Development Department

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



Planning Division

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

STAFF REPORT TO THE BENTON COUNTY HEARINGS EXAMINER

Miguel's Venue
Reception Facility

HEM 1.1

FILE NO: CUP 2023-001

MEMO DATE: March 7, 2023

HEARING DATE: March 17, 2023

APPLICANT/OWNER: Jessica Morales
3909 Equinox Ct, Pasco, WA 99301

LOCATION: General Location:
The project is in unincorporated Benton County, generally located in the Finely area, approximately 1 mile east of the intersection of Oak Street and Game Farm Road, across from Santiago Country View Estates Mobile Home Park.

Situs Address: 201005 E Game Farm Rd, Kennewick, WA.
Abbreviated Legal: Section 29, Township 8N, Range 30E W.M.,
Lot 1 of Short Plat 3728.

Parcel Number: 129801013728001

PROPERTY SIZE: Approximately 5.33 acres

AREA TO BE USED: Approximately 2.5 acres

LAND USE: Residential

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

COMPREHENSIVE
PLAN DESIGNATION: Rural Remote

RECOMMENDATION:

The Planning Division recommends denial of the application request. If the application is approved, the Planning Division recommends the proposal to be subject to the suggested thirteen (13) Findings of Fact and fourteen (14) Conditions of Approval as outlined in this Staff Report.

APPLICATION DESCRIPTION:

The applicant is requesting a Conditional Use Permit to operate a reception facility in the Rural Lands Five Acre Zoning District (HEM1.4) This reception facility is proposed to have a capacity of up to 200 people for several types of events including but not limited to weddings and birthday parties. Events would take place up to three times a week from 9:30am to 10:30pm April through October. Events would take place beneath a temporary 60 foot by 30 foot canopy with permanent restroom facilities onsite to be constructed to Benton Franklin Health District requirements.

Live bands will not be permitted; however, live DJs will be allowed provided they stay within applicable noise ordinances. All music is to end at 10:00pm and all events shall have a security guard and staff on-site in order to enforce this requirement. The applicants have planted trees around the proposed reception area in order to reduce the sound from traveling to nearby residences as well as to reduce the visibility of the facility. Future phasing will include the planting of a vineyard and other landscaping improvements including a water fountain.

Events are to be catered with pre-cooked meals and pre-packaged food only with no meal preparation to take place onsite. Liquor and alcohol permits are required for all events proposing to serve alcohol and all alcohol use will be monitored by staff. Permanent restroom facilities have been approved by the Benton Franklin Health District and will be constructed to the required specifications prior to any events taking place on site.

The property is approximately 5 acres in size with an existing residence in the northeast corner of the property. Approximately 2.5 acres of the site is proposed to be used for the reception facility with 0.5 acre reserved for parking. The parking area is planned to have 125 spaces and has undergone the required SEPA Environmental Checklist review process and was issued a Determination of Non-Significance on February 27, 2023.

The property is currently surrounded by agricultural and residential uses including a nearly 200 unit mobile home park directly across Game Farm Road. The properties to the south and east are currently vacant however are being marketed as residential in use with future dwellings anticipated to be constructed. The applicant originally stated they would not reside onsite, however has since revised their intent and are proposing to live onsite in the existing residence.

Application submittal and notification dates are described below:

1. The application for CUP 2023-001 (HEM 1.6) was submitted to the Benton County Planning Division on January 12, 2023.
2. The application for CUP 2023-001 was declared complete for processing on January 20, 2023. (HEM 1.3)
4. The application documents for CUP 2023-001 were distributed to reviewing agencies on January 25, 2023. (HEM 1.4)
5. The Determination of Non-Significance for EA 2023-002 was issued on January 27, 2023. (HEM 1.12)

6. The Benton County Hearings Examiner Notice of Open Record Hearing was published on February 1, 2023, in the Prosser Record Bulletin. (HEM 1.5)
7. The Notice of Hearing was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on February 1, 2023.
8. The Open Record Hearing is scheduled for March 17, 2023.

APPLICABLE STANDARDS/ORDINANCES:

1. *Benton County Comprehensive Plan*

3.3.2.3 Rural Land Use Designations

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

2. *Benton County Code (BCC)*

Title 6 Health, Welfare and Sanitation

Chapter 6.35 Environmental Policy

Section 6.35.055 Flexible Threshold for Categorical Exemptions.

(a) The following exempt levels for minor new construction are established under WAC 197-11-800(1)

(b) based on local conditions:

(4) For parking lots in WAC 197-11-800(1)(b)(iv): Up to forty (40) parking spaces.

3. *Benton County Code (BCC)*

Title 6A Health and Welfare

Chapter 6A.15 Public Nuisance- Noise

Section 6A.15.030 Definitions (b): Plainly Audible

"Plainly audible" means able to be heard, understood or identified.

Section 6A.15.040 Public Nuisance- Noise - Unlawful. It is unlawful for any person to make, continue, or cause to be made or continued or to allow to originate from his or her personal or real property any public nuisance noise which:

(a) is plainly audible within any dwelling unit which is not the source of the sound or is generated within two hundred (200) feet of any dwelling; and,

(b) either annoys, disturbs, injures or endangers the health, comfort, repose, peace or safety of others.

4. *Benton County Code (BCC)*

Title 11 Zoning

Chapter 11.03 Definitions

Section 11.03.010 (149): Reception Facility

"Reception Facility" means a private building with restroom facilities and/or kitchen, and associated grounds used for social, educational, or cultural activities.

5. *Benton County Code (BCC)*

Title 11 Zoning

Chapter 11.11 Rural Lands Five Acre District (RL-5)

Section 11.11.060 Uses Requiring a Conditional Use Permit

(n) Reception facility with a capacity not to exceed two hundred (200) attendees.

6.. *Benton County Code (BCC)*

Title 11 Zoning

Chapter 11.50 Variance and Conditional Use

Section 11.50.040 Conditional Use - General Standards

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

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

Once granted, a conditional use permit may be transferred by a holder thereof after written notice to the Hearings Examiner; provided the use and location must remain the same and the transferee must continue to comply with the conditions of the permit and, if applicable, the requirements set forth in Chapter 11.51 BCC.

Section 11.50.040 (d) Conditional Use – Permit Granted or Denied

A conditional use permit shall be granted only if the Hearings Examiner can make findings of fact based on the evidence presented sufficient to allow the Hearings Examiner to conclude that, as conditioned, the proposed use:

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

of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district.

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

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

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

PUBLIC NOTICE:

1. The public notice requirements for this application as per BCC 11.50.050(b) are as follows:
 - a. 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,
 - b. 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

January 25, 2023:

- a. Benton Clean Air Agency
- b. Benton Conservation District
- c. Benton County Building Division
- d. Benton County Code Enforcement
- e. Benton County Fire District #1
- f. Benton County Fire Marshal
- g. Benton County Sheriff's Department
- h. Benton County Public Works Department
- i. Benton Franklin Health District
- j. Benton PUD
- k. Bureau of Land Management
- l. Confederated Tribes of the Umatilla Indian Reservation
- m. Kennewick Irrigation District
- n. US Bureau of Reclamation
- o. Washington State Liquor and Cannabis Board
- p. Washington State Department of Archeology and Historic Preservation
- q. Washington State Department of Fish and Wildlife
- r. Washington State Department of Natural Resources
- s. Washington State Department of Transportation
- t. Yakama Nation

2. The following comment was received from the Benton County Code Enforcement (HEM 1.17) on January 31, 2023:

- a. Although the property is zoned Rural Lands Five Acre District (RL-5), which generally may allow such activities with Hearings Examiner approval, there is a manufactured home park (pre-existing non-conforming use) directly across the street which houses just under 200 manufactured homes. Not only does this park increase the amount of traffic on E. Game Farm Rd, which currently only has one way in and out of this portion of the neighborhood and adding a reception/event type business activity would only increase the amount of traffic which affect those residing in the manufactured home park as well as surrounding single-family dwellings.

Benton County Public Works is currently in a design phase to add an additional entry/exit road that will service that area; however, the project will probably not start for 1-2 years.

The other concern is complying with the Public Nuisance Noise Code (Benton County Code Chapter 6A.15)

BCC 6A.15.030 Definitions (a) Public Nuisance Noise- means the making, creation or maintenance of excessive, unnecessary or unusually loud noises which are unusual in their time, place, and use, affect and are a detriment to the public health, comfort, convenience, safety, welfare and prosperity of the people of the county. Public nuisance noise shall include continuous or repeated barking from a dog which would otherwise fulfill the definition set

forth above.

BCC 6A.15.030 Definitions (b) Plainly Audible- means able to be heard, understood or identified.

Loud music, which meets the definitions above, are not exempt from this ordinance in accordance with Benton County Code 6A.15.050 Exemptions.

I believe there would be an increase in complaints for violating the nuisance noise ordinance since music would be an airborne sound. When airborne sound waves traveling through the air reach a building element such as walls, doors, or windows, they cause vibrations. The vibrations are transmitted through the structure and radiated on the other side. Since the property for this venue request is located to the south of the manufactured home park, which is elevated by the natural topography, it will increase the airborne noise and there will be more "walls, doors, or windows" causing vibrations that increase the noise nuisance resulting in an increase in complaints.

The manufactured home park makes the setting more of a confined urban area and is not the normal rural areas that are generally seen in the RL-5 District.

The severity of the penalties for violation the noise nuisance is a \$500.00 infraction for the first offense. If the infraction is found committed, a second offense would result in criminal misdemeanor charges. Misdemeanor's result in a \$1000.00 fine and/or up to ninety (90) days in jail. And since there is no code or ordinance in place allowing special circumstances or exemptions, I feel approving this "venue" would be placing the owners and/or responsible parties at risk of such penalties which are enforced by the Benton County Sheriff's Department.

4. The following comment was received from the Benton County Public Works Department on February 13, 2023: (HEM 1.20)
 - a. Any sign installation shall be outside of County right-of-way.
 - b. A road approach permit is required for the proposed access to Game Farm Road.
5. The following comment was received from the Benton County Fire Marshal (HEM 1.18) on February 23, 2023:
 - a. In an emergency situation there would need to be fire vehicle or emergency response vehicle access with a turn around. In a worst-case scenario, there would be a mass exodus of vehicles in the designated parking area. This would cause a problem for emergency vehicles to enter and provide services. It would therefore be necessary to have a dedicated access for emergency vehicles. It would need to be located so that patrons, vendors and others would not be able to access so it cannot be blocked. As a suggestion a fence could be erected to section it off from the parking area. A gate could also be placed at the road with a knox box that could be accessed only by emergency responders. The road or access would need to comply with Benton County driveway and private road requirements.
6. The following comment was received from the Benton Franklin Health District (HEM 1.16) on March 7, 2023:

- a. This system meets our general requirements for a septic system and a Group A water system. The Group A water system is still pending as they are still getting approval through the Department of Health Drinking Water Division, they are potentially going to be limited in water usage for part of the year due to water right issues. I am not sure if she has changed her application with the state or not at this time. The facility is going to have up to 250 guests/employees 3 times a week maximum and is going to operate from what I understand March through November – however this will be determined by the limitations set forth by the water right.

PUBLIC COMMENTS:

1. The Benton County Planning Division has received numerous phone calls and correspondence from surrounding property owners of whom are concerned about the impacts this proposal will have on their neighborhood. One of the primary concerns is that the facility will create a large amount of noise that will disrupt the rural nature of the area. In addition to noise, the traffic created by the proposal will not only be a burden to the surrounding landowners but potentially dangerous as well.

Game Farm Road is not a thru-road and at present there is no secondary access point to this area. Residents are concerned about increasing the traffic on an already heavily utilized road. The reception facility could bring large numbers of non-resident attendees to who will be unfamiliar with the area thus causing confusion and endangering others on the road.

Events that serve alcohol could further endanger citizens by increasing the number of impaired drivers on the road especially after the events end and large numbers of people are leaving the facility. The presence of alcohol may also increase the likelihood of disturbances such as physical violence at the event thus creating additional noise from the attendees and subsequent police involvement.

There is also the concern of increased criminal activity in the form of theft and vandalism as attendees may leave the reception facility and trespass on neighboring properties with ill intent.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

The following suggested Findings of Fact and Conditions of Approval are based on comments received up to the date of this staff memo. Any comments received after the completion of this staff memo or submitted during the public hearing for this application will need to be considered by the Hearings Examiner and may be added to the Findings of Fact and Conditions of Approval. The Hearings Examiner may decide to adopt these as their own or amend/add to these Findings of Fact and Conditions of Approval after holding the open public hearing.

Based on the information received to date, Planning Staff recommends denial of the application request. With this, Staff is providing both findings for denial and approval depending on the decision of the Hearing Examiner.

SUGGESTED FINDINGS OF FACT (DENIAL):

1. An outdoor reception facility, with the associated traffic and noise impacts, does not meet the intent of the Benton County Comprehensive Plan or zoning ordinance.
2. The application for CUP 2023-001 does not meet the intent and standards of the Benton County Comprehensive Plan.
 - a. The property is located on lands designated Rural Remote in the Benton County Comprehensive Plan's Land Use Designations Map (Figure 5, Benton County Comprehensive Plan Appendix A).
 - b. An outdoor reception facility at this location does not assist in enhancing and preserving 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.
2. The application for CUP 2023-001 does not meet the definition, requirements, and standards of the Benton County Code, Title 11 (Zoning).
 - a. The property is zoned Rural Lands Five Acre District (RL-5).
 - b. An outdoor event center at this location does not further, enhance, and preserve Benton County's rural character, which includes rural open space, low densities, wildlife habitat, public open space for outdoor recreational activities, and rural homesites on which a limited range of agricultural activities may be conducted.
3. The application for CUP 2023-001 does not meet the requirements of Section 11.50.040 (d) Conditional Use - Permit Granted or Denied.
 - a. The proposed reception facility is not compatible with other uses in the surrounding area.
 - i. The surrounding area is primarily residential in nature.
 - b. The proposed reception facility would potentially 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.
 - i. This facility is a higher intensity use than other permissible uses.
 - c. The pedestrian and vehicular traffic caused by the proposed reception facility would 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.
 - i. This facility could increase the existing traffic by over 125 vehicle round trips up to 3 times a week.
 - d. The proposed reception facility will not be supported by adequate service facilities and would adversely affect public services to the surrounding area.

i. Game Farm Road is currently a non-thru street with no secondary access point yet established.

ii. This property is a considerable distance from existing fire stations, hospitals, and police stations. If there were to be an emergency, it may take emergency services a longer than average amount of time to reach the area and could limit the resources available to other residents in the surrounding area.

e. The proposed reception facility will 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.

i. Noise levels, increased activity, increased and vehicular traffic may discourage future residential development and use in the area.

SUGGESTED FINDINGS OF FACT (APPROVAL):

1. The applicant is requesting a Conditional Use Permit to operate an outdoor reception facility with the capacity for up to 200 attendees. Events would take place outdoors under a temporary 60 foot by 30-foot canopy with permanent restroom facilities onsite to be constructed to Benton Franklin Health District requirements.
2. The events would take place up to three times a week April through October from 9:30am to 10:30pm with all music to cease at 10:00pm.
3. The renting party would be responsible to obtain any licenses required from the State of Washington if alcohol is to be served at any event.
4. The applicant would be responsible for providing security staff during events in order to regulate alcohol and noise control requirements.
5. The applicant is Jessica Morales, 3909 Equinox Ct, Pasco, WA 99301.
6. The property is located within unincorporated Benton County, approximately 1 mile east of the intersection of Oak Street and Game Farm Road, across from Santiago Country View Estates Mobile Home Park (Parcel Number: 129801013728001).
7. The property is approximately 5 acres in size and is zoned Rural Lands Five-Acre (RL-5) District.
8. The property is currently residential in use.
9. The proposed reception facility is allowable by Conditional Use Permit if approved by the Benton County Hearings Examiner.
10. The applicant submitted the following materials for the SEPA/CUP review process on January 12, 2023:
 - a. Benton County Conditional Use Permit Application

- b. SEPA Checklist
 - c. Business proposal
 - d. Benton Franklin Health District Sewage Disposal System Construction Permit
 - f. Proposed site plans
11. A DNS was issued by Benton County associated with this application on February 27, 2023.
 12. The project is not located with a designated Benton County Critical Area.
 13. Public notice requirements have been met for CUP 2023-001.
 14. Agency comments were received from:
 - a. Benton County Code Enforcement
 - b. Benton County Fire Marshal
 - c. Benton County GIS Department
 - d. Benton County Public Works Department
 - e. Benton Public Utility District
 - f. Kennewick Irrigation District

SUGGESTED CONDITIONS OF APPROVAL:

1. The ongoing activities on the site shall comply with the submitted site plan(s) and materials submitted for this application including but not limited to:
 - a. Benton County Conditional Use Permit Application
 - b. SEPA Checklist
 - c. Business proposal
 - d. Benton Franklin Health District Sewage Disposal System Construction Permit
 - f. Proposed site plans
2. Per Benton County Code, Section 11.11.060(n). Use shall be limited to a reception facility with a capacity not to exceed two hundred (200) attendees.
3. Applicants are subject to Benton County Code Section 6A.15 Public Nuisance Noise.
4. The reception facility events, and any associated amplified music shall only be permitted within a sound proofed enclosed building. The applicants shall continue to meet such requirements while Conditional Use Permit CUP 2023-001 is in effect.
5. The applicants shall maintain a designated emergency response and fire lane to be unobstructed at all times during an event at the facility. This plan is to be coordinated and approved by the Benton County Fire Marshal and Benton County Fire District #1. The applicants shall continue to meet all such requirements while Conditional Use Permit CUP 2023-001 is in effect.
6. The rules and regulations of the Washington State Liquor and Cannabis Board must be followed at all times. Appropriate permits or licenses must be obtained for any alcohol consumption on the premises. The applicants shall continue to meet all such requirements

while Conditional Use Permit CUP 2023-001 is in effect.

7. Applicant must develop and maintain a garbage cleanup and disposal plan. All waste created in association with the business as a result of this conditional use permit must be disposed of off-site in a timely manner and in compliance with all local, state and/or federal regulations. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 2023-001 is in effect.
8. Applicant must reside in or otherwise maintain the existing residence in a condition of good repair. If at anytime the residence is intended to be used in association with the reception facility, Conditional Use Permit 2023-001 must be amended.
9. If at any time the vegetative buffer around the reception area dies or otherwise no longer provides an adequate sound and/or visual barrier, it shall be replanted or otherwise replaced within one year of death, disease, or damage.
10. New construction at the site requires review by the County Building Division and a determination shall be made if permits and/or engineered designs are required.
11. Owners/operators shall be responsible to obtain and comply with any applicable federal, state, and local laws, and must obtain all necessary permits and approvals prior to operation.
12. Future construction or activities associated with this business operation require review under the Benton County Zoning Ordinance. Applicants shall contact the Planning Division prior to any construction or changes in activities on site.
13. The project facility shall follow the rules and regulations of the Benton-Franklin Health District at all times, including standards for drinking water, on-site sewage systems, and BFHD standards.
14. A group A water system shall be approved by the Washington State Department of Health prior to the Conditional Use Permit issuance and maintained for the life of CUP 2023-001.
14. Conditions of this permit may be altered, added or deleted by the Hearings Examiner when deciding on the approval of this permit, after conclusion of the public hearing.

TIME TO COMPLETE CONDITIONS OF APPROVAL:

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

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

TRANSFERABILITY:

This Conditional Use Permit is transferrable by a holder. If a new property owner wishes to have a reception facility 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.

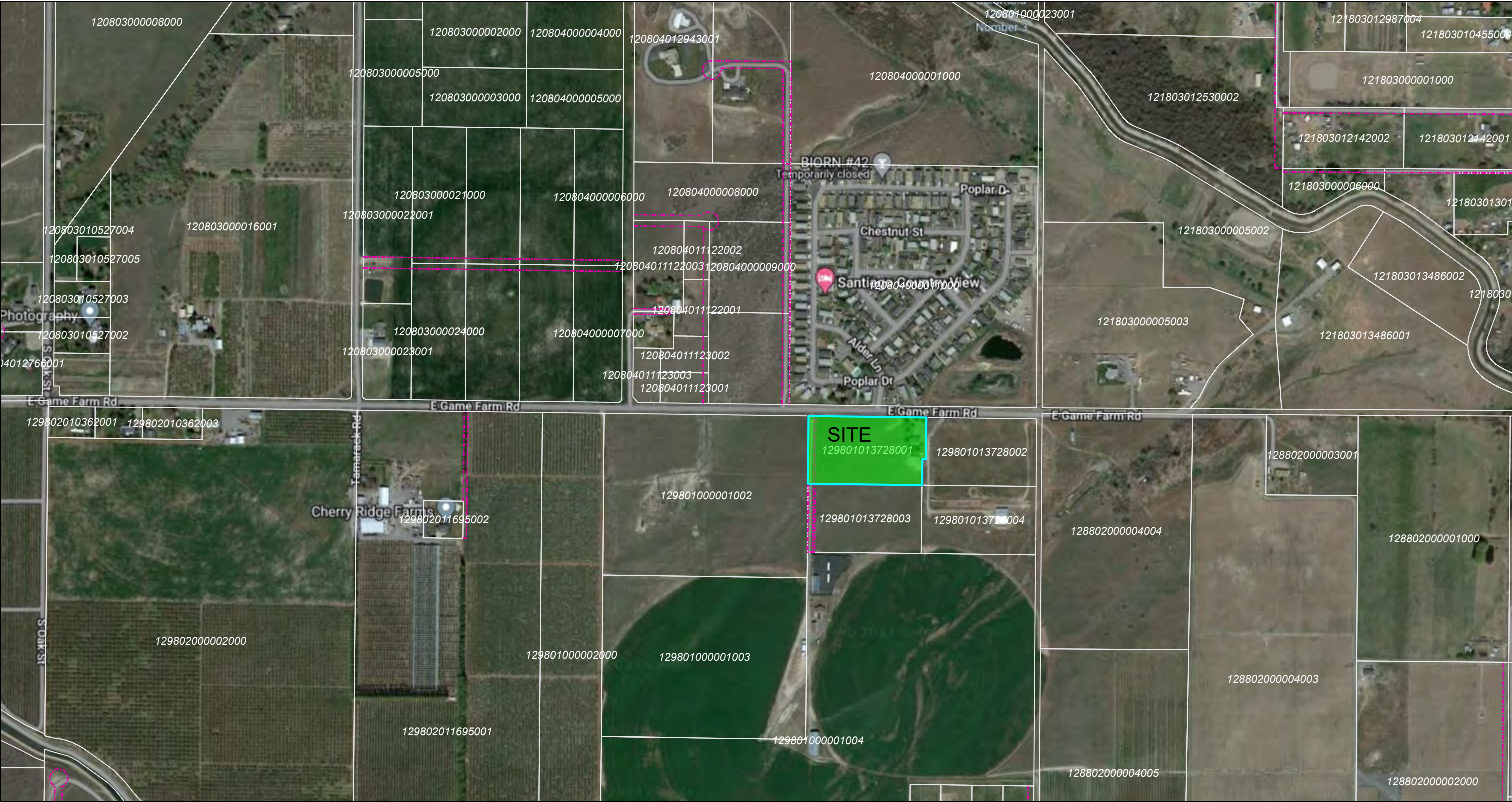
VIOLATIONS OF CONDITIONS OF APPROVAL:

The Applicant shall continue to meet all conditions of this Conditional Use Permit while CUP 2023-001 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.

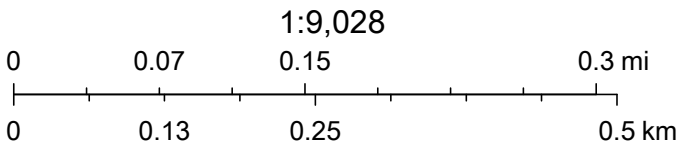
EA 2023-002 VICINITY MAP

HEM 1.2



1/27/2023, 2:22:02 PM

- Access_Easement
- Parcels_and_Assess



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

HEM 1.3

January 20, 2023

Jessica Morales
3909 Equinox Ct
Pasco, WA 99301

RE: Written Determination of Completeness
File Number(s): CUP 2023-001; EA 2023-002

Dear Mrs. Morales,

This office is in receipt of your project permit application(s) for a Conditional Use Permit and Environmental Checklist for an Event Center with 125 parking spaces in Benton County, WA. The Planning Division has determined that the required materials have been submitted and the applications are complete. File Numbers have been assigned (CUP 2023-001; EA 2023-003) and the review process will now begin.

During the review and comment period, more clarification or information may be needed from you. If additional information is required, it will need to be submitted to our office before we can make a final determination

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

Sincerely,

Andrea Watts
Associate Planner
Benton County Community Development Dept.

Andrea Watts

From: Andrea Watts
Sent: Wednesday, January 25, 2023 11:45 AM
To: Cristina Woods; Matt Mahoney; Gary Tiplady; Benton County GIS; Benton PUD - Tina Glines (glinest@bentonpud.org); Benton PUD - Shanna Everson; Benton PUD - Chad Brooks; Benton PUD - Brenda Webb; Benton PUD - Nancy Lang; Dale Wilson; SEPA Review - Washington Dept of Health; WA Dept of Health - Kelly Cooper; Chief Lonnie Click - Fire District #1; Fire District #1 - Staff; Kennewick Irrigation District - Application and SEPA Review (development@kid.org); Bureau of Land Management - Spokane Bureau of Land Management (BLM_OR_SP_Mail@blm.gov); Environmental Review, Inc. - Tom Price; WA Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov); WA Dept of Fish and Wildlife - Region 3 SEPA review (R3planning@dfw.wa.gov); WA Dept of Transportation - SEPA Review - TDM Coordinator; Brad O'Brien; Brian Bell; Daniel Gonzalez; Elizabeth Koerner; Jessica Harris; Michelle Johnson; Troy Taylor; 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 Clean Air - John Lyle; Benton Clean Air - Rob Rodger ; Benton Clean Air - Tyler Thompson; Benton Clean Air Agency - Noah Lee; Benton Clean Air Authority - Robin Priddy; Bureau of Reclamation - Chuck Garner; Bureau of Reclamation - L Hendrix; Bureau of Reclamation - McKinley; Casey Barney; Yakama Nation - Corrine Camuso; Yakama Nation - Jessica Lally; Yakama Nation - John Marvin; Yakama Nation (SEPA) - Elizabeth Sanchey; Yakama Nation Environmental Review - Thalia Sachtleber; Confederated Tribes of the Umatilla Indian Reservation - Ashley Morton; Confederated Tribes of the Umatilla Indian Reservation - Bambi Rodriguez; Confederated Tribes of the Umatilla Indian Reservation - Carey Miller; Futurewise - Roberta Lewandowski; Futurewise - Tim Trohimovich; DNR Sepa Center (sepacenter@dnr.wa.gov)
Cc: Planning Department
Subject: CUP 2023-001 and EA 2023-002 Miguels Venue with Parking area Agency Review Request
Attachments: CUP 2023-001 Miguels Venue App.pdf; CUP 2023-001 Miguels Venue Description.pdf; CUP 2023-001 Migels Venue Site plan.pdf; EA 2023-002 Miguels Venue SEPA Application.pdf

Hello,

Please see attached application materials for a **Reception Facility (CUP 2023-001)** and **125 space parking area (EA 2023-002)** at 201005 E GAMEFARM RD KENNEWICK, WA 99337.

Please provide any comments for the CUP and/or EA by **February 15, 2023**.

Many thanks,

Andrea Watts

From: Andrea Watts
Sent: Wednesday, January 25, 2023 2:50 PM
To: Nona.Engelhard@lcb.wa.gov; customerservicelicensing@lcb.wa.gov
Subject: CUP 2023-001 and EA 2023-002 Miguels Venue with Parking area Agency Review Request
Attachments: CUP 2023-001 Miguels Venue App.pdf; CUP 2023-001 Miguels Venue Description.pdf; CUP 2023-001 Migels Venue Site plan.pdf; EA 2023-002 Miguels Venue SEPA Application.pdf

Hello,

Please see attached application materials for a **Reception Facility (CUP 2023-001)** and **125 space parking area (EA 2023-002)** at 201005 E GAMEFARM RD KENNEWICK, WA 99337.

Please provide any comments for the CUP and/or EA by **February 15, 2023**.

Many thanks,

Andrea Watts

From: Andrea Watts
Sent: Wednesday, January 25, 2023 2:57 PM
To: Jon Law
Subject: CUP 2023-001 and EA 2023-002 Miguels Venue with Parking area Agency Review Request
Attachments: CUP 2023-001 Miguels Venue App.pdf; CUP 2023-001 Miguels Venue Description.pdf; CUP 2023-001 Miguels Venue Site plan.pdf; EA 2023-002 Miguels Venue SEPA Application.pdf

Good afternoon,

Benton County Planning has received a permit application for an Event Center in Finley and are seeking comments from any interested agencies.

Please see attached application materials for a **Reception Facility (CUP 2023-001)** and **125 space parking area (EA 2023-002)** at 201005 E GAMEFARM RD KENNEWICK, WA 99337.

Please provide any comments for the CUP and/or EA by **February 15, 2023**.

Many thanks,

**Community Development Department**

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

Planning Division

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

NOTICE OF OPEN RECORD HEARINGS

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

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 March 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 2023-001 - For an outdoor reception facility (event center) with permanently affixed restroom accommodations, and a 125-space parking area. Events held on-site shall not exceed two hundred (200) attendees and will be limited to conditions determined through the Conditional Use Permit process. The project is located in the Finely area, approximately 1 mile east of the intersection of Oak Street and Game Farm Road, across from Santiago County View Estates Mobile Home Park, at site address 201005 E Game Farm Road, Kennewick, WA. The parcel is legal described as Lot 1 of Short Plat 3728 in Section 29, Township 08 North, Range 30 East, W. M., parcel number 129801013728001.

NOTICE IS FURTHER GIVEN that the above 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 Determination of Non-Significance has been issued. Accordingly, an Environmental Impact Statement is not required. This determination was made on February 24, 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 March 16, 2023.

CONDITIONAL USE PERMIT – CUP 2023-002 The applicant is proposing construction of a detached 500 sq. ft. accessory dwelling unit on a parcel with an existing 4,500 sq. ft. single-family residence and 1,200 sq. ft shop building. The Project address is 42212 E Ridge Crest Loop Benton City, WA 99320.

CONDITIONAL USE PERMIT –CUP 2023-003 The applicant is proposing construction of a detached 640 sq. ft. accessory dwelling unit on a parcel with an existing 3,341 sq. ft. single-family residence. The Project address is 87321 E Calico Rd Kennewick, WA 99338.

VARIANCE PERMIT - VAR 2023-001 The applicant is requesting a variance to reduce the South side and East rear property line setbacks by 5' each in the Urban Growth Area Residential District in Kennewick, Washington for an accessory building. The granting of a variance would

allow the applicant to have a side and rear setback of 5' total from the property lines.

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 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, 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 24th day of February 2023.

PUBLICATION DATE: March 1, 2023

SUSAN E. DRUMMOND
Benton County Hearings Examiner

MICHELLE L. COOKE, Planning Manager
Community Development Department

Planning Department
P.O. Box 910
1002 Dudley Avenue
Prosser, WA 99350



Phone (509) 786-5612
Fax (509) 786-5629
planning.department@co.benton.wa.us
co.benton.wa.us

CONDITIONAL USE PERMIT APPLICATION

File No. _____

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

- ☐ **Applicant/Agent:** Jessica Morales
- Mailing Address: 3909 Equinox Ct City: Pasco WA
- State: WA ZIP: 99301 Phone: (509) 531-5844 Work: _____
- Email Address: Jessicam327@hotmail.com
- Signature: [Signature] Date: 11-28-2022
- ☐ **Property Owner(s)** (if different): Jessica Morales
- Mailing Address: 3909 Equinox Ct City: Pasco
- State: WA ZIP: 99301 Phone: (509) 531-5844 Work: _____
- Email Address: Jessicam327@hotmail.com
- Signature: [Signature] Date: 11-28-2022
- 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

If the applicant or legal owner of the property is a corporation, partnership, trust or LLC use the following signature block.

Applicant/Legal Owner: _____

Officer name: _____

Title: _____

Signature: _____ Date: _____

THE ABOVE SIGNED OFFICER OF _____ (name of entity)

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

PARCEL INFORMATION

1. Subject property address: 20100S E Game Farm RdCity: KennebecState: WAZIP: 993372. Parcel number: 1-2980-101-3728-001 3. Acreage: 5.334. Access: ☒ County Road ☐ State Road/Highway ☐ Private Road5. Utilities: Power: ☒ Benton PUD ☐ Benton REASewer: ☒ Septic Tank ☐ City Sewer: (Provider) _____Water: ☒ Individual Wells ☐ One well serving 2-4 lots ☐ One well serving 5+ lots☐ Private System (Provider & Address) _____☐ City System (Provider) _____Gas: ☒ No ☐ Yes: (Provider) _____Cable: ☒ No ☐ Yes: (Provider) _____Phone: ☒ No ☐ Yes: (Provider) _____Irrigation: ☐ No ☐ Private ☐ District: (Provider) _____6. Present use of property: Residential Home, Single Family7. What is the proposed use? ~~Wedding Venue~~ Event Center8. Will only one detached building to be used for the proposed use? ☐ Yes ☒ No9. Will the project be conducted entirely inside of a building? ☐ Yes ☒ NoIf no, explain what outdoor activities would occur: ~~weddings~~ outdoor events10. What is the total area, including storage that will be used? Approximately 2 acres and 1/2 of acre for parking.11. Does one of the business proprietors own/lease the property where the proposed business is located? ☒ Yes ☐ No12. Is there a residence on site? ☒ Yes ☐ Noa) Does one of the proprietors live in the residence on site? ☒ Yes ☐ No13. Total number of employees (who do not live on site)? 2

14. Proposed days and hours of operation (including employee hours)?Days: 3 days a week Hours: 9:30am-10:30pma) Will the operation be seasonal? Months of operation: April - October**15. Will you have a sign?** ☒ Yes ☐ NoIf yes, please answer the following and **attach a drawing** of the proposed signagea) Number of sign(s)? 1b) Height of sign(s)? 4' x 6'c) Dimensions of sign(s)? 4' x 6'd) Location of sign(s)? Entry to parkinge) Will the sign(s) be illuminated? ☐ Yes ☒ No**16. How many vehicles will be labeled to identify the proposed use?** 11/12**17. How many parking spaces will be provided?** Existing: 125 Proposed: 125 Surface Type: gravel**18. What is the name of the access road to the property?** Game farm Rda) Is the road a: ☒ County Road ☐ State Highway ☐ Private Roadb) Is the road constructed out of: ☒ Pavement ☐ Gravel**19. Is any outdoor lighting proposed?** ☐ Yes ☒ Noa) Where will it be located? In front of the property.**20. Are you proposing any site screening and/or fencing?**☒ Yes (If yes, please show on site plan map) ☐ Noa) What type and where will it be located? Trees around venue area**21. Additional comments or information:**

IF FURTHER EXPLANATION IS NEEDED FOR ANY OF THE QUESTIONS PLEASE ATTACH ADDITIONAL PAGES.

(FOR STAFF USE ONLY)

Critical Areas: N Y: _____

Reviewed by: _____

Application Complete: Y N

Zoning: _____

Date: _____



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

Sewage Disposal System Construction
Permit

Owner: Morales, Jessica
3909 Equinox Ct
Pasco, WA
99301

Permit Number: 26679
Date Permit Issued: January 06, 2023
Date Permit Expires: January 06, 2024
County: Benton

Location Information

Property Address 201005 E Game Farm Rd **Subdivision/Legal:** Short Plat #3728
City: Kennewick **Block:**
Parcel Number: 1-2980-101-3728-001 **Lot:** 1

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

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

General Information

Type of Structure:	Single Family	Number of Employees:	50
Designed by:	PE	Number of Patrons:	250
Type of System:	Pressure Distribution	Average Daily Flow:	1012.5
Treatment Level:	C	Maximum Daily Flow:	1350

Pretreatment Information

Septic Tank Size: 4500 gal.
Outlet Baffle Filter: Yes
Treatment Type: Sand- Lined Trench
Pump Chamber Size: 3000 gal.
Dose Volume: 169 gal.
Reserve Volume: 1013 gal.

Drainfield Information

Drainfield Size: 3375 sq ft
Drainlines length: 80 feet
Drainlines number: 20
Maximum Trench Depth: 33 inches
Aggregate Depth: 9 inches
Distribution: Pressure Central manifold

Conditions

- Follow approved plot plan, maintain all setbacks.
- This is for the wedding venue that will be placed on the property, the home that already exists has its own septic system.
- Maintain 100' minimum from subsurface sewage disposal system to all wells.
- Maintain 100' 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.
- Prior to final approval of this sewage system the proposed public water supply serving this property shall be approved for use consistent with WAC 246-290/291 and/or Benton Franklin District Board of Health Rules and Regulations No. 7.

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


Rebecca Warrington
Environmental Health Specialist

Amy Person M.D.
District Health Officer

Timed Dosing Pressure Distribution System

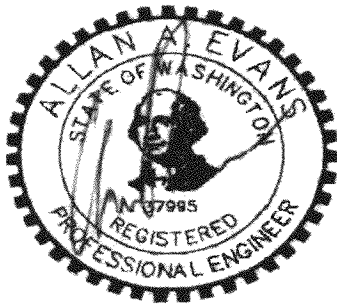
As designed for Jessica Morales

201005 E. Game Farm Rd., Kennewick, WA - Short Plat 3728 Lot 1

By Allan A. Evans, P.E.

Design Submittal

8/22/2022



BENTON-FRANKLIN HEALTH DISTRICT

These plans have been reviewed and approved
in accordance with BFHD's R&R#2

Septic tank capacity 4500 gal

Absorption area 3375 sq ft

Bedrooms 2501.32 Permit # 24679

By [Signature] Date 11/6/2023
Environmental Health Specialist

Table of Contents

Cover Page	i.
Table of Contents	ii.
Instructions & Specifications	1.
Pump/Flow Calculations	2.
Pump Chamber Calculations	3.
Drainfield Calculations	4.
Design Drawings	Attached
Manufacturer's Cut Sheets	Attached

Engineer's Contact Information

Allan A. Evans, P.E.
4507 Indian Ridge Drive
Pasco, WA 99301
509-366-7036

Instructions & Specifications

As designed for Jessica Morales

201005 E. Game Farm Rd., Kennewick, WA - Short Plat 3728 Lot 1

Please read through all instructions prior to performing work on-site.

Inspection

All site inspections before, during, and after construction of the pressure distribution system must be accomplished by the design engineer. The pump test shall be inspected by both the local health officer and by the design engineer. Design engineer shall be made aware of all changes made to the design prior to installation. Changes shall be noted by the contractor in as-built format.

Component Specifications

Pump

Little Giant, WS50, 1/2HP, 120V

Control/Alarm Panel

Orengo Systems, Simplex, MVP-S1-DM, 120V (Timed-Dosing)

NEMA 4 Enclosure

Pump and Control Breakers

Visual and Audible Alarming (Silence Switch)

Man./Off/Auto Switch

Float Arrangement

Orengo, MVP-S1-DM, YGRW (4 Float)

Intent of Float Settings

1. High level setting: Triggers alarm in control panel when liquid level reaches beginning of reserve level.
2. Pump on level setting: Allows timer to start pump during scheduled time when liquid at least this level.
3. Redundant off setting: Turns pump off if liquid level reaches this elevation in the event low level setting fails. Also triggers alarm.
4. Redundant off & Low Level Alarm setting: Triggers alarm in control panel if liquid level reaches setting and provides redundant off security.

Effluent Filter

Polylok-Zabel

A1801 - 4x18

Pump/Flow Calculations

As designed for Jessica Morales

201005 E. Game Farm Rd., Kennewick, WA - Short Plat 3728 Lot 1

Design Template - Basic Characteristics

	Value Used	
Commercial?	Commercial	
No. of Bedrooms/Patrons	250	50 employees + 200 guests
Dose per Bedroom/Patron	15 & 3	15 gpd/employee 3 gpd/guest
Receiving Soil Type	5	1-6 (7 Not Suitable)
Dose Rate	0.4	0.2 - 0.727
No. of Doses per Day	2	per zone
Orifice Spacing	6	Soil Types 1,2,3 = 2, Soil Types 4,5,6 = 6 (3' Trench)
Dose Volume per Day	1350	
Volume per Dose	168.75	Gallons (4 zones)
Minimum Reserve Volume	1012.5	75% of Daily Flow
Minimum Infiltration Area	3375	Square Feet (Includes 1.2x for Bed)
Min. Septic Tank Size	4,050	gallons
Septic Tank Used	3x1,500 gal	Triple Chamber (1,000 gal), 1,000, 1,500
Min. Dose Tank Size	2x1,500 gal	
Dose Tank Used	2x1,500 gal	Triple Chamber (500 gal), 500, 1,000, 1,500
Surface Elev. at Tanks	100.00	feet
Top of Septic Tank Elev.	99.00	feet
Top of Dose Tank Elev.	98.50	feet
Invert Elev. of Dose Tank	93.42	feet
Elev.of Surface @Dist.Lines	105.00	feet
Lift Required	9.08	feet
Flow	29.37	gpm (from drainfield calculations)
Transport Length	130.0	feet
Transport/Manifold Diameter	2	inches (Sch.40)
Actual Inside Diameter	2.15	inches (Sch.40)
Area of Pipe	0.03	sq.ft.
Friction loss in pipe	1.60	feet
Velocity in pipe	2.60	feet per second
Velocity Head	0.11	
Pump Chamber K	7.8	
Other K	1.30	90d=0.6,45d=0.35
Loss from fittings	8.96	feet
Head Required at Dist.Lines	2.43	feet (from drainfield calculations)
<u>To Size Pump</u>		
Total Head Required	22.08	Feet
Flow Restated	29.37	gpm

Little Giant, WS50, 1/2HP, 120V

As designed for Jessica Morales

201005 E. Game Farm Rd., Kennewick, WA - Short Plat 3728 Lot 1

Pump Chamber Calculations

As designed for Jessica Morales

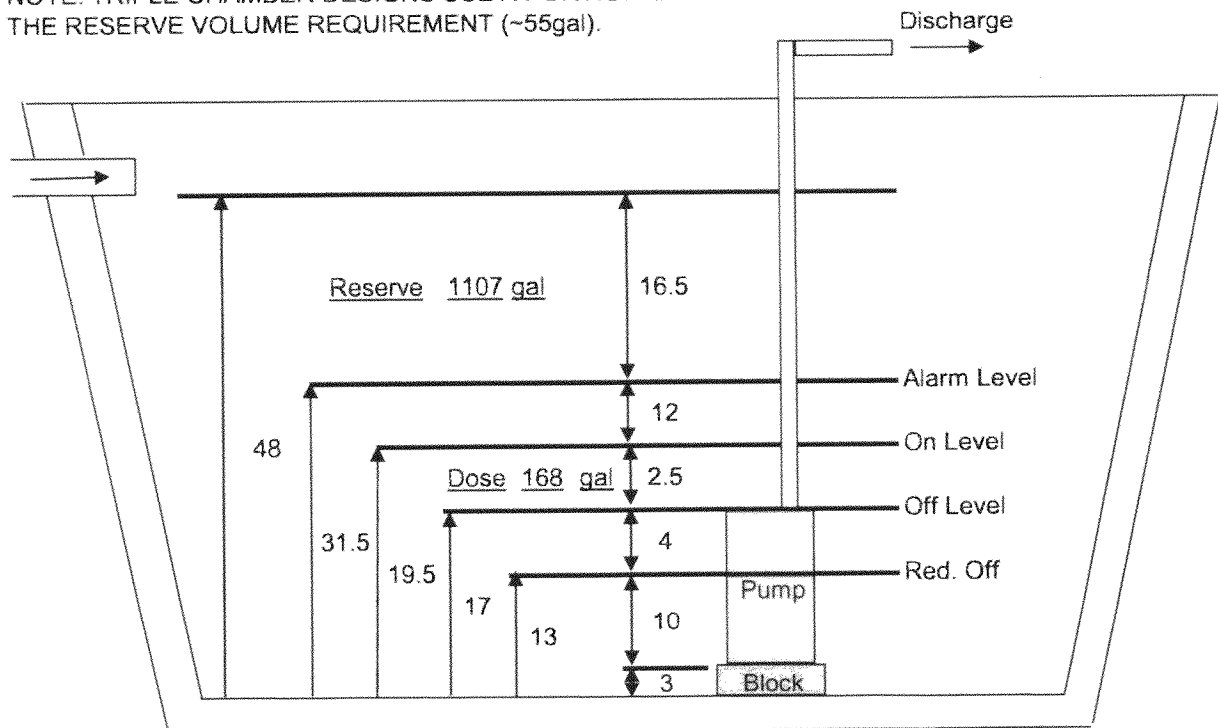
201005 E. Game Farm Rd., Kennewick, WA - Short Plat 3728 Lot 1

Dose Tank Used: 2x1,500 gal

	13 in.	13" to red off/low water alarm
	872.6 gal.	Volume
	4 in.	2" to pump off (15" total)
	268.5 gal.	Volume
Change # till vol >	2.5 in.	X" to pump on (dose)
	167.8 gal.	Volume
	168.8 gal.	Restate Dose Volume from previous sheet
	12 in.	dist to high water alarm (6" min. required)
	805.4 gal.	Volume
	16.5 in.	Remaining distance = reserve
	1107 gal.	Reserve Volume
	1013 gal.	Restate min. reserve volume

5 min. Time to Discharge (based on design dose - if timed)
45 sec.

NOTE: TRIPLE CHAMBER DESIGNS USE A PORTION OF THE FIRST TWO CHAMBERS TO MEET THE RESERVE VOLUME REQUIREMENT (~55gal).



As designed for Jessica Morales

201005 E. Game Farm Rd., Kennewick, WA - Short Plat 3728 Lot 1

Drainfield Calculations

As designed for Jessica Morales

201005 E. Game Farm Rd., Kennewick, WA - Short Plat 3728 Lot 1

This sheet calculates the flow and head requirements for 5 each 60' trenches (center manifold).
It applies to a 0.40 application rate, 6' O.C. orifices - resulting in a 54' lateral, 60' trench,
10 orifices per lateral x 5 laterals = 50 orifices

Orifice Spacing	6	feet
Residual Head at Distal Orifice	2	feet
Orifice Diameter	3/16	inches
Manifold Spacing	10	feet
Lateral Diameter	1.189	inches
Manifold Diameter	2.15	inches

Orifice # (out to in)	Orifice Discharge	Total flow in lateral	Distance to next orifi in section	friction loss	Head (ft)
					2.00
1	0.5862	0.5862	6	0.00	2.00
2	0.5863	1.1725	6	0.00	2.00
3	0.5868	1.7593	6	0.01	2.01
4	0.5879	2.3472	6	0.01	2.02
5	0.5897	2.9369	3	0.01	2.03

Head at Manifold, before tee	2.03
Velocity in lateral before tee	0.85
Velocity Head in lateral before tee	0.0113
Head loss, 1" to 2"	0.0056
Head loss, 2" tee	0.0135
Total head at manifold tee	2.05
Double Flow	5.87
Head loss from manifold 1 to 2	0.0076
Head at manifold 2 tee	2.06 Compare Below

Next use trial and error for the next lateral

Orifice # (out to in)	Orifice Discharge	Total flow in lateral	Distance to next orifi in section	friction loss	Head (ft)
					2.01
1	0.59	0.59	6	0.00	2.01
2	0.59	1.18	6	0.00	2.01
3	0.59	1.76	6	0.01	2.02
4	0.59	2.35	6	0.01	2.03
5	0.59	2.94	3	0.01	2.04

Head at Manifold, before tee	2.04
Velocity in lateral before tee	0.85
Velocity Head in lateral before tee	0.0113
Head loss, 1" to 2"	0.0057
Head loss, 2" tee	0.0136
Total head at manifold tee	2.06 Should equal preceeding
Double Flow	11.75
Head loss from manifold 2 to 3	0.0275
Head at manifold 2 tee	2.09 Compare Below

Next use trial and error for the next lateral

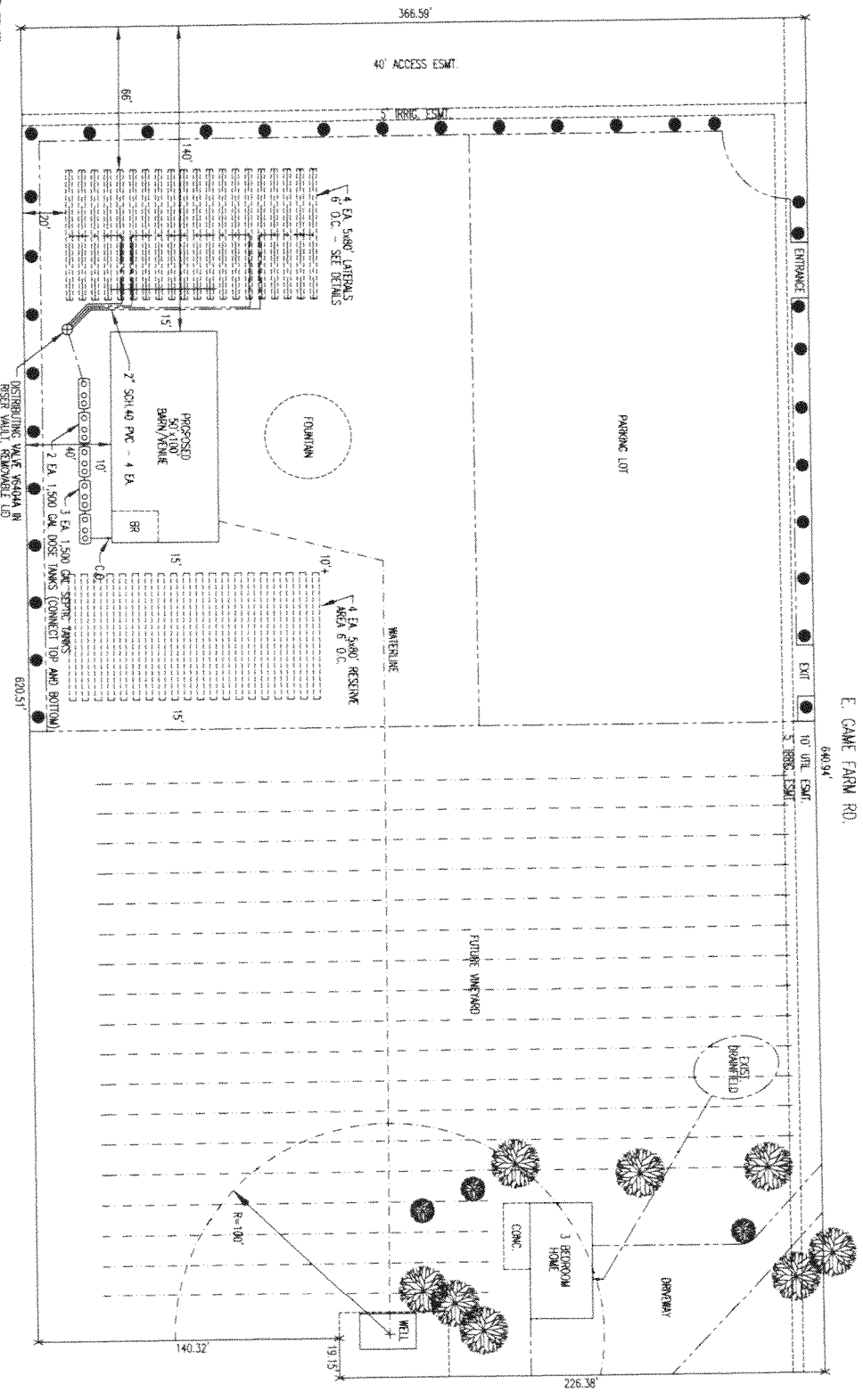
Orifice # (out to in)	Orifice Discharge	Total flow in lateral	Distance to next orifi in section	friction loss Head (ft)
				2.03
1	0.59	0.59	6	0.00
2	0.59	1.18	6	0.00
3	0.59	1.77	6	0.01
4	0.59	2.36	6	0.01
5	0.59	2.96	3	0.01

Head at Manifold, before tee	2.06
Velocity in lateral before tee	0.86
Velocity Head in lateral before tee	0.0114
Head loss, 1" to 2"	0.0057
Head loss, 2" tee	0.0137
Total head at manifold tee	2.08 Should equal preceeding
Add Lateral 3 Flow	17.62
Total Q to tee at trans.	29.37
Head loss from manifold to transport tee	0.1498
Head at transport tee	2.23
Velocity in manifold before tee	2.61
Velocity Head in lateral before tee	0.1055
Head loss, 2" tee	0.1266
Head loss 6" of 2"	0.0075
Head loss, 90 deg elbow	0.0633
Head required at drainfield	2.43
Flow required at drainfield	29.37

Know what's Below?
Call before you dig.
48 HOURS
NOTICE REQUIRED



- NOTES:
1. DRAINFIELD MUST BE 10' FROM ALL TREES, BUILDING FOUNDATIONS & DRIVEWAYS.
 2. ALL SEPTIC COMPONENT TO BE MIN. OF 100' 50' FROM ALL WELLS, DRAINFIELD MIN. OF 100'.
 3. SYSTEM TO COMPLY WITH BRHD RULES & REGULATIONS NO. 2.
 4. SEPTIC TANK TO INCLUDE RISERS TO SURFACE & LABEL A-1800 EFFLUENT FILTER.



08/16/2022	SITE PLAN - EXISTING & PROPOSED		SHEET
A. EVANS	SHORT PLAT 3728 LOT 1		1 OF 3
SP3728L1.DWG	201005 E. GAME FARM RD., KENNEWICK, WA		

08/16/2022
A. EVANS
SP3728L1.DWG

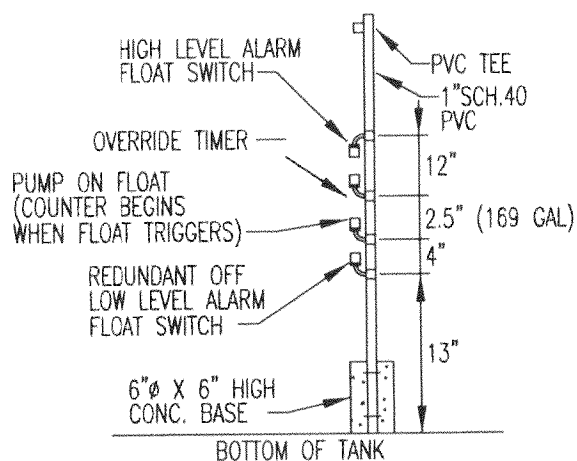
TANK CROSS-SECTION & DETAILS
SHORT PLAT 3728 LOT 1
201005 E. GAME FARM RD., KENNEWICK, WA

CONSULTING

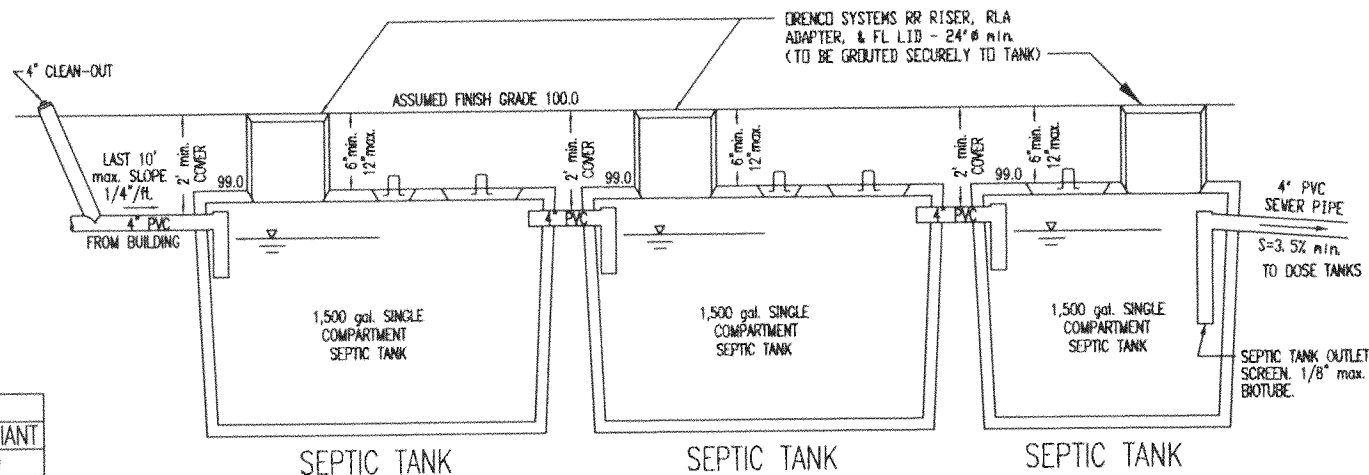
2

SHEET

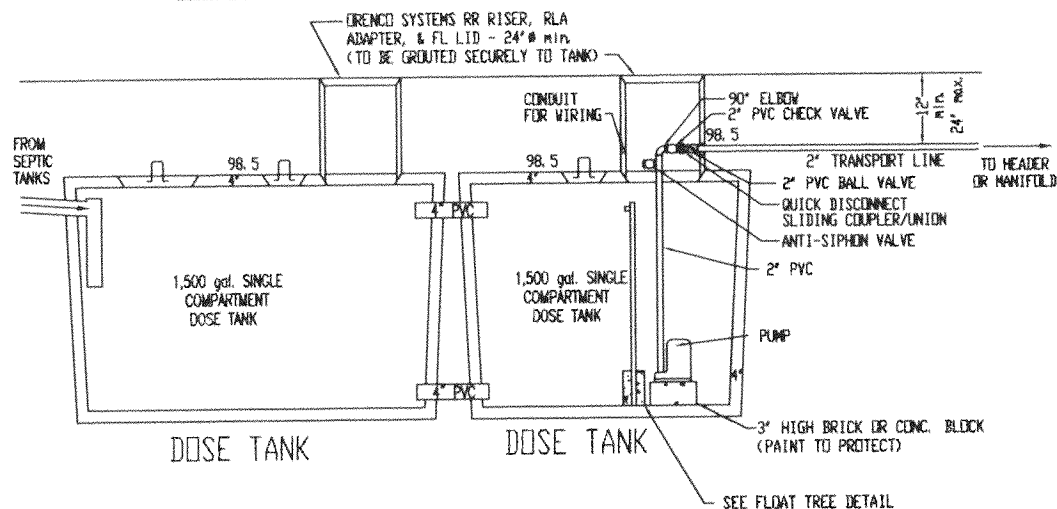
PUMP DATA	
MANUF.: LITTLE GIANT	
MODEL: WS50	
HORSEPOWER 1/2	
FLOW: 29.4 GPM	
TDH: 22.1 FT	
DOSE TIME: 5m 45s	
SQUIRT HEIGHT: 2'	



FLOAT TREE DETAIL



TANK CROSS-SECTION



REFER TO CONTROL PANEL / FLOAT SETUP INSTRUCTIONS
INSTALL J-BOXES IN RISER USING WATER TIGHT CONNECTIONS.
ALL WIRING AND CONNECTIONS TO MEET OR EXCEED DOH AND L&I REQS.
VERIFY ALL ELECTRICAL NEEDS PRIOR TO ORDERING

SCALE: NTS

SP3728L1.DWG

A. EVANS

08/16/2022

LATERAL CROSS-SECTION & DETAILS

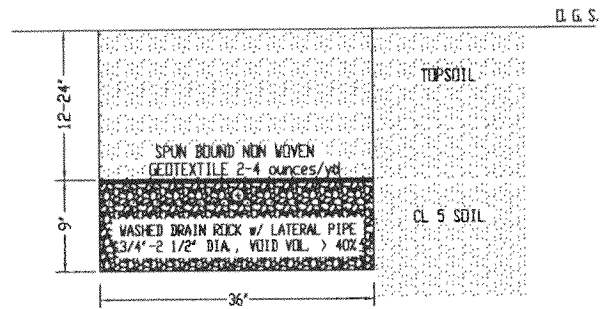
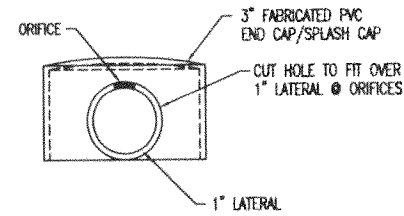
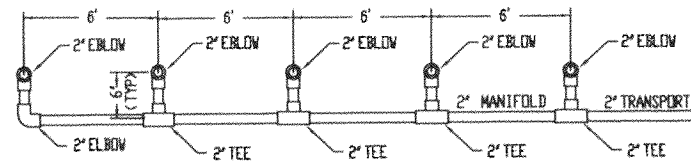
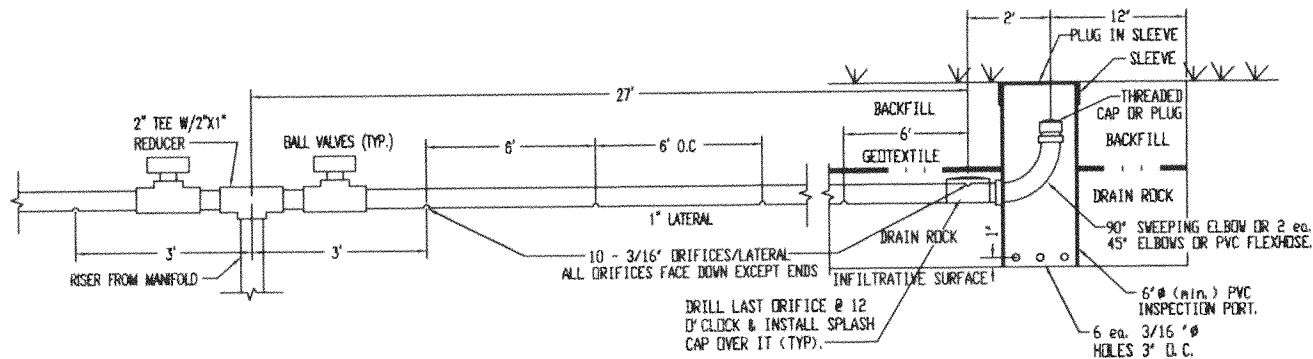
SHORT PLAT 3728 LOT 1

201005 E. GAME FARM RD, KENNEWICK, WA

E
CONSULTING

3

SHEET

TRENCH DETAILSPLASH CAP DETAILMANIFOLD LAYOUTLATERAL DETAILSIZES AND LENGTHS

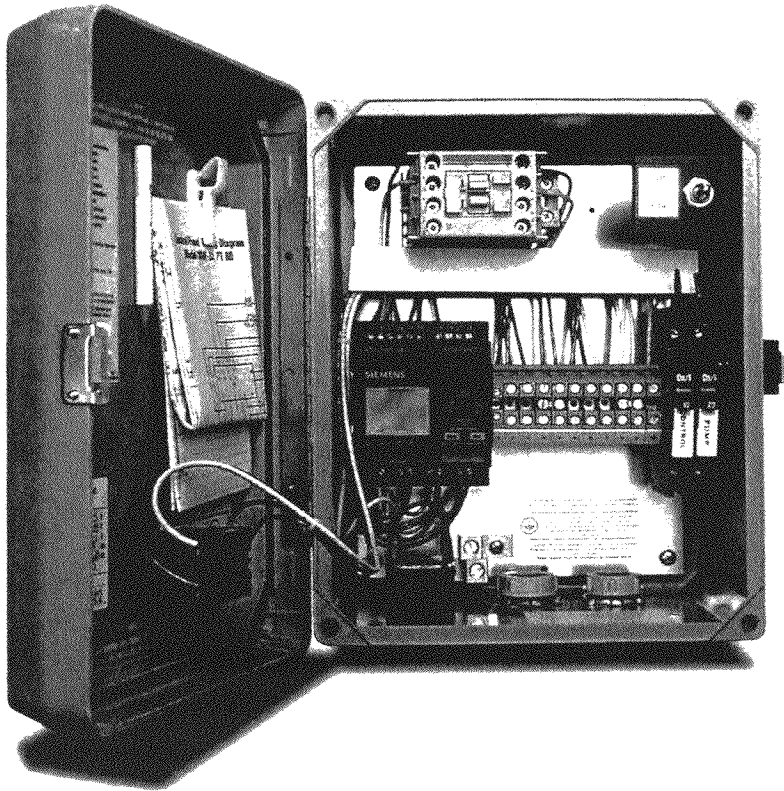
115' TRANSPORT LENGTH
 2" SCH.40 TRANSPORT
 24' MANIFOLD LENGTH - EA
 2" SCH.40 MANIFOLD
 54' LATERAL LENGTH
 1" CL200 LATERAL
 60' TRENCH LENGTH - EA
 3' TRENCH WIDTH
 6' ORIFICE SPACING
 3/16" ORIFICE Ø
 10 ORIFICES / LATERAL
 5 LATERALS - PER ZONE
 4 ZONES

SCALE: NTS

MVP-Simplex Control Panel

Applications

The MVP-Simplex control panel is ideal for timed and on-demand dosing in single-pump systems. All MVPs include an easy-to-use, programmable logic unit that incorporates many timing and logic functions, such as multiple timing intervals to adjust for changing flow conditions and a built-in elapsed time meter and counter. Any water or wastewater system that requires a timer would benefit from the MVP's accuracy and versatility.



Easy to set, accurate, and surprisingly affordable, the MVP brings intelligent control technology to the water and wastewater handling industries.

To Order

Call your nearest Orenco Systems, Inc. distributor.
For nearest distributor, call Orenco at 800-348-9843 or go to www.orenco.com and click on "Distributor Locator."

APS-CP-MVP-1
Rev. 3.5 © 9/04



Orenco Systems®
Incorporated

*Changing the Way the
World Does Wastewater®*

www.orenco.com
www.vericomm.net
1-800-348-9843

Standard Features & Benefits

- Eight inputs and four outputs
- Intervals as long as 99 hours can be set with an accuracy of $\pm 1\%$
- Simple setting instructions are easy to remember
- Built-in programming keys allow reprogramming in the field without a portable computer
- Parameters have understandable abbreviations
- Multiple timer intervals (e.g., normal timer, override timer) can be set to accommodate varying flow conditions
- High-level alarm delay is adjustable
- When an alarm condition is reached, a minimum number of override cycles can be set to allow tank levels to drop, thus eliminating nuisance alarms
- Large, backlit LCD display is easy to read
- Ability to use one model of float for all functions simplifies installation
- UL 508 listed in the United States and Canada
- Complete instructions and diagrams come with panel and are affixed to the inside, for reference in the field
- Three-year limited warranty

Standard Features for System Maintenance

- Visual cues (indicators of float position and different alarm/light signals for varying alarm conditions) aid system maintenance
 - Built-in counters for low-level alarms, high-level alarms, overrides (on panels with timer), and power failures. Records total hours in service. These features provide valuable information for system maintenance and troubleshooting
 - Timed delays on float inputs prevent chattering and pump burnout
 - Automatic reactivation of silenced alarm (when problem is not corrected) helps prevent system failure
- (Optional features on back.)*

Optional Features & Benefits

- Removable EEPROM card for reprogramming the panel in the shop or in the field
- UL698A (Intrinsically Safe listing) for use in hazardous locations
- Self-regulating, anti-condensation heater (radiates additional wattage as temperature drops)
- Current sensor to signal pump failures; ideal for recirculating filters
- Pump run light to indicate pumping activity

Model Code for Ordering

MVP-S 1 DM

Options (should appear in the following order):

- IR = intrinsically safe relay
- PT = programmable timer
- RO = redundant off
- CS = current sensor
- DS = disconnect switch
- RA = remote alarm (dry contact)
- TS = test switch
- HT = heater
- PRL = pump run light
- PL = power light
- SA = surge arrestor

Pump voltage:*

1 = 115 VAC

2 = 230 VAC

Simplex series

MVP control panel

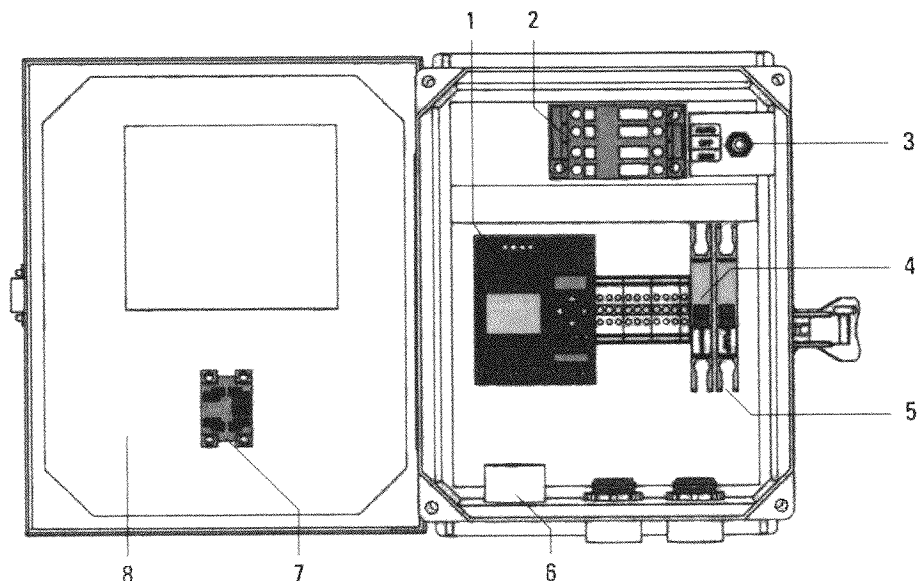
* All panels require 115 VAC for the controls

Standard Models

MVP-S1 PTR0, MVP-S2 PTR0

MVP-S1 RO, MVP-S2 RO

1. Programmable Logic Unit
2. Motor-Start Contactor
3. Toggle Switch
4. Controls Circuit Breaker
5. Pump Circuit Breaker
6. Audible Alarm
7. Visual Alarm
8. Panel Enclosure



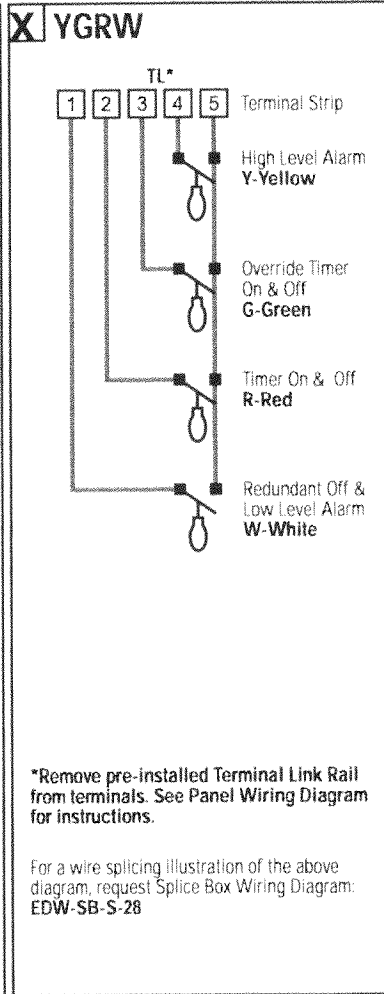
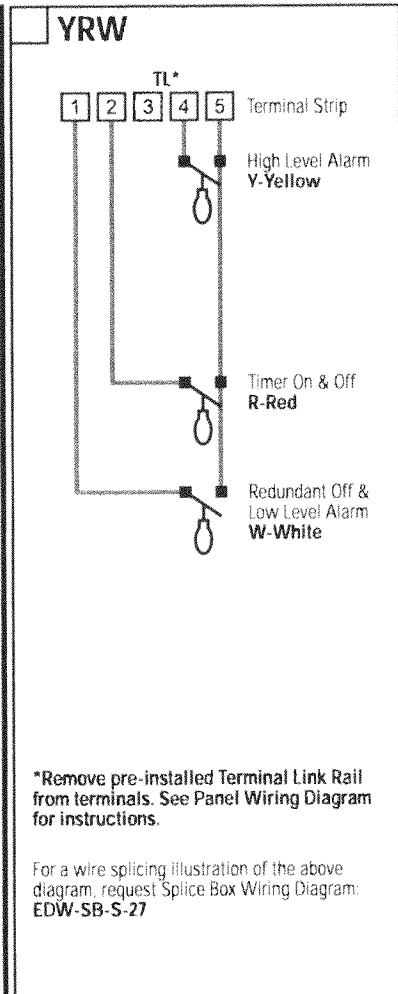
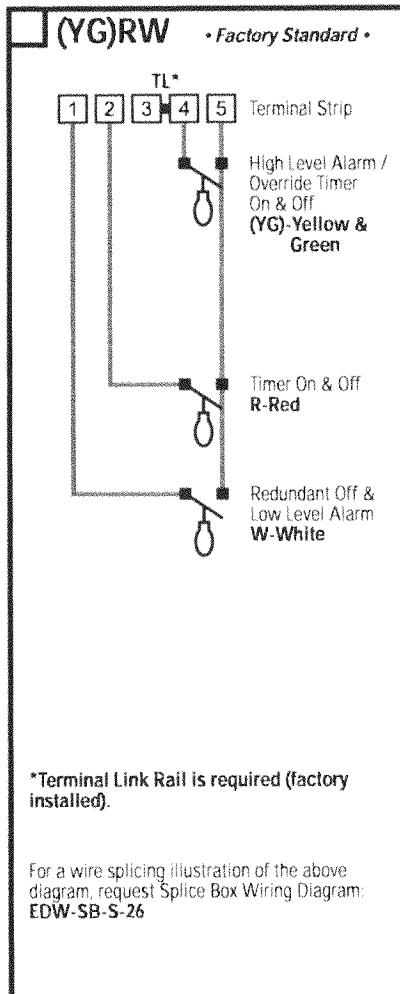
Distributed By:

Float Arrangement Diagram



Oreco Systems®
Incorporated

Check the appropriate box for the float function (color code) used in your system.



Float Types

- Typical OSI float model: A
- Specs: contact - normally open
differential - no minimum
power rating - signal
- Possible substitutions: B,C,D

814 AIRWAY AVENUE

SUTHERLIN, OREGON

97479-9012

TELEPHONE:

(541) 459-4449

FACSIMILE:

(541) 459-2884

Control Panel Series

MVP-S PTRO

Drawing No.

EDW-FA-S-10

EDW-FA-S-10
Rev 2.2 ©12/18/98

EFFLUENT PUMPS

Little**GIANT**®

MENU

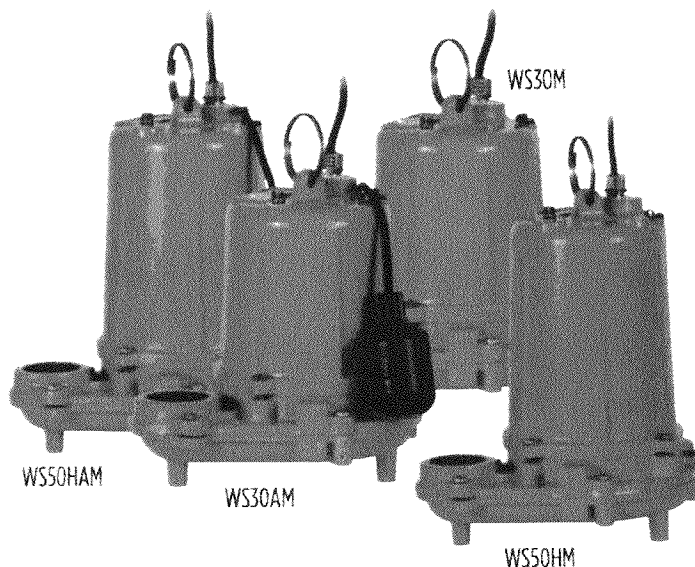
WS EFFLUENT SERIES - 1/3 HP, 1/2 HP, 1 HP

APPLICATIONS

Effluent wastewater removal, dewatering, water transfer

FEATURES

- Split-phase, oil-filled motor
- Designed for high torque
- Piggyback mechanical float option available for automatic operation
- 2" NPT (51 mm) discharge
- Handles solids up to 3/4" (19 mm) diameter
- 120 °F (49 °C) liquid temperature rating
- cCSAus listed



SERIES SPECIFICATIONS

Item No.	Model	HP	Volts	Phase	HZ	Amps		Watts	Performance (GPM @ Height in Feet)												Shut-Off (ft)	PSI
						FLA	Start		10'	15'	20'	25'	30'	35'	40'	45'	50'	60'	80'			
620010	WS30M	1/3	115	1	60	10.4	50.4	1000	90	70	45	15	-	-	-	-	-	-	-	28	12	
620000	WS30AM	1/3	115	1	60	10.4	50.4	1000	90	70	45	15	-	-	-	-	-	-	-	28	12	
620231	WS50M-20	1/2	115	1	60	11.6	26.9	950	90	80	64	50	-	-	-	-	-	-	-	42	18.2	
620233	WS50AM-20	1/2	115	1	60	11.6	26.9	950	90	80	64	50	-	-	-	-	-	-	-	42	18.2	
620251	WS50M-12-20	1/2	208-230	1	60	9.7	32.6	1100	90	80	64	50	-	-	-	-	-	-	-	42	18.2	
620253	WS50AM-12-20	1/2	208-230	1	60	9.7	32.6	1100	90	80	64	50	-	-	-	-	-	-	-	42	18.2	
620200	WS50HM	1/2	115	1	60	15	26.9	1100	115	107	98	88	78	67	57	43	30	-	-	63	27.3	
620218	WS50HM-20	1/2	115	1	60	15	26.9	1470	115	107	98	88	78	67	57	43	30	-	-	63	27.3	
620219	WS50HAM-20	1/2	115	1	60	15	26.9	1470	115	107	98	88	78	67	57	43	30	-	-	63	27.3	
620220	WS50HM-12-20	1/2	208-230	1	60	9.7	32.6	1540	115	107	98	88	78	67	57	43	30	-	-	63	27.3	
620221	WS50HAM-12-20	1/2	208-230	1	60	9.7	32.6	1540	115	107	98	88	78	67	57	43	30	-	-	63	27.3	
620222	WS100HM-12-20	1	208-230	1	60	13.6	46.9	2660	150	145	140	134	128	121	115	106	97	76	27	90	39	
620223	WS100HAM-12-20	1	208-230	1	60	13.6	46.9	2660	150	145	140	134	128	121	115	106	97	76	27	90	39	
620207	WS100HM-32	1	208-230	3**	60	6.2/6.4	16.7	2340	150	145	140	134	128	121	115	106	97	76	27	90	39	
620206	WS100HM-34	1	460	3**	60	3.1	16.7	2000	150	145	140	134	128	121	115	106	97	76	27	90	39	

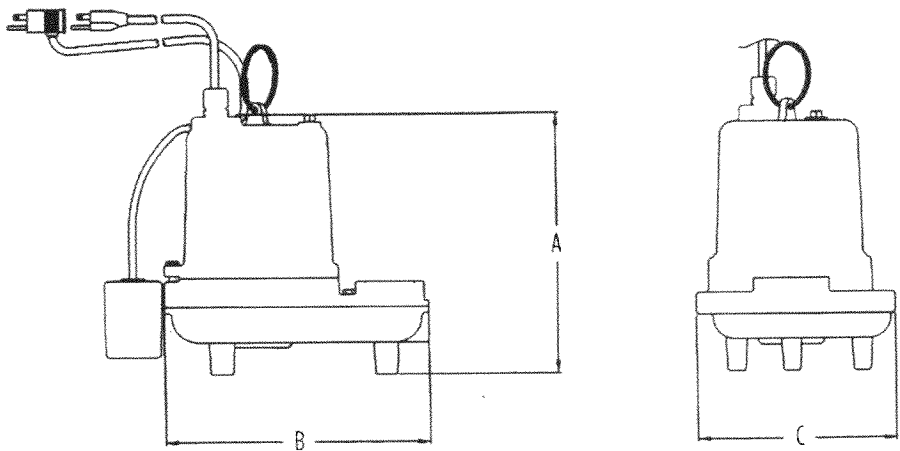
** Three-phase pumps must have a three-phase control panel for automatic or manual operation

Item No.	Model	Volts	Switch Type/Operation	On Level	Off Level	Cord	Weight
620010	WS30M	115	Manual	-	-	20' - 6.1 m	51 lbs - 22.68 Kg
620000	WS30AM	115	Piggyback Mechanical Float Switch	-	Adjustable	20' - 6.1 m	53 lbs - 24.04 Kg
620231	WS50M-20	115	Manual	-	-	20' - 6.1 m	55 lbs - 24.95 Kg
620233	WS50AM-20	115	Piggyback Mechanical Float Switch	-	Adjustable	20' - 6.1 m	57 lbs - 25.85 Kg
620251	WS50M-12-20	208-230	Manual	-	-	20' - 6.1 m	56 lbs - 25.40 Kg
620253	WS50AM-12-20	208-230	Piggyback Mechanical Float Switch	-	Adjustable	20' - 6.1 m	58 lbs - 26.31 Kg
620200	WS50HM	115	Manual	-	-	30' - 9.1 m	57 lbs - 25.85 Kg
620218	WS50HM-20	115	Manual	-	-	20' - 6.1 m	56 lbs - 25.40 Kg
620219	WS50HAM-20	115	Piggyback Mechanical Float Switch	-	Adjustable	20' - 6.1 m	58 lbs - 26.31 Kg
620220	WS50HM-12-20	208-230	Manual	-	-	20' - 6.1 m	56 lbs - 25.40 Kg
620221	WS50HAM-12-20	208-230	Piggyback Mechanical Float Switch	-	Adjustable	20' - 6.1 m	58 lbs - 26.31 Kg
620222	WS100HM-12-20	208-230	Manual	-	-	20' - 6.1 m	57 lbs - 25.85 Kg
620223	WS100HAM-12-20	208-230	Piggyback Mechanical Float Switch	-	Adjustable	20' - 6.1 m	59 lbs - 26.76 Kg
620207	WS100HM-32	208-230	Manual	-	-	30' - 9.1 m	62 lbs - 28.12 Kg
620206	WS100HM-34	460	Manual	-	-	30' - 9.1 m	62 lbs - 28.12 Kg

EFFLUENT PUMPS

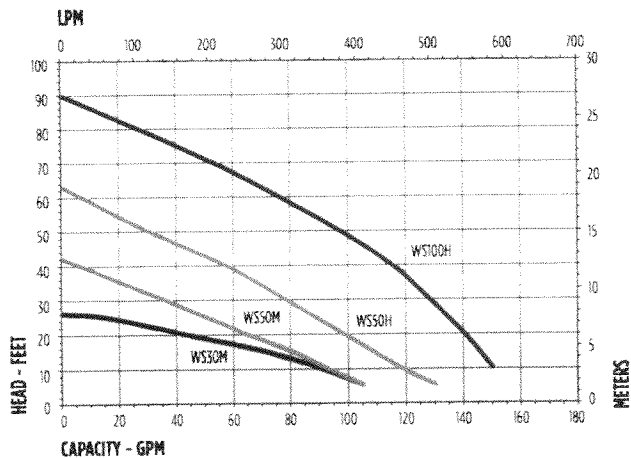
WS EFFLUENT SERIES - 1/3 HP, 1/2 HP, 1 HP

ENGINEERING DATA



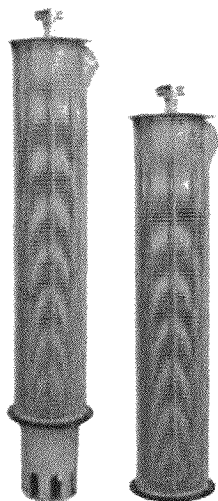
Model	A	B	C
WS30	11.25" 28.58 cm	12.25" 31.1 cm	9.38" 23.8 cm
WS50	13.75" 34.93 cm	12.25" 31.1 cm	9.38" 23.8 cm
WS50H	13.75" 34.93 cm	12.25" 31.1 cm	9.38" 23.8 cm
WS100H	13.75" 34.93 cm	12.25" 31.1 cm	9.38" 23.8 cm

PERFORMANCE DATA



CONSTRUCTION

Motor Housing	Cast iron
Impeller Material	Cast iron
Impeller Type	Non-clog
Volute	Cast iron
Motor Shaft	Stainless steel
Shaft Seal	Carbon/ceramic
Fasteners	Stainless steel
Bearings	Upper and lower ball bearings
Power Cord	SJOW



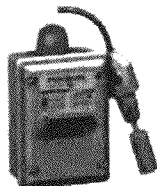
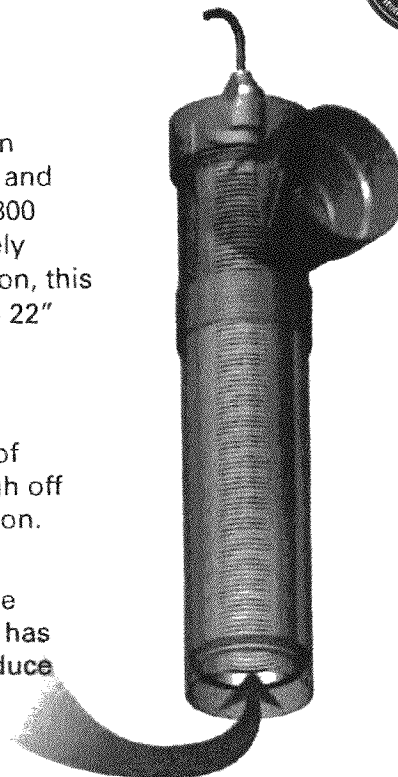
A1800

Like the PL-68, this filter was designed for Residential applications. The cartridge design allows for easy installation and maintenance and comes with our standard baffle (tee). All A1800 Series filters feature a locking tab that securely locks the filter into the tee. With 1/16" filtration, this filter is available in 18" and 22" lengths. The 22" A1800 comes with a built in gas deflector.

Patented Inside Out flow

Zabel's patented flow reduces the trapping of solids in the filter by allowing them to slough off and fall back into the tank for further digestion.

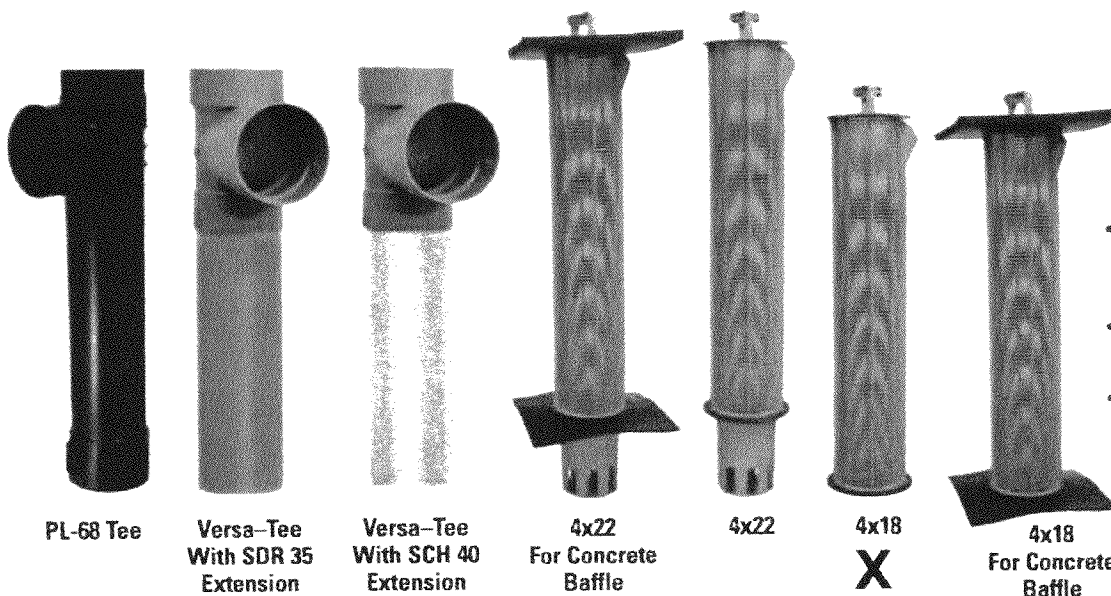
Slots rather than mesh screens provide less surface area for solids to attach and promote the sloughing action. Independent research has shown the Zabel A1800TM Series Filters reduce TSS by 40% in residential applications.



Outdoor Smart Filter Alarm

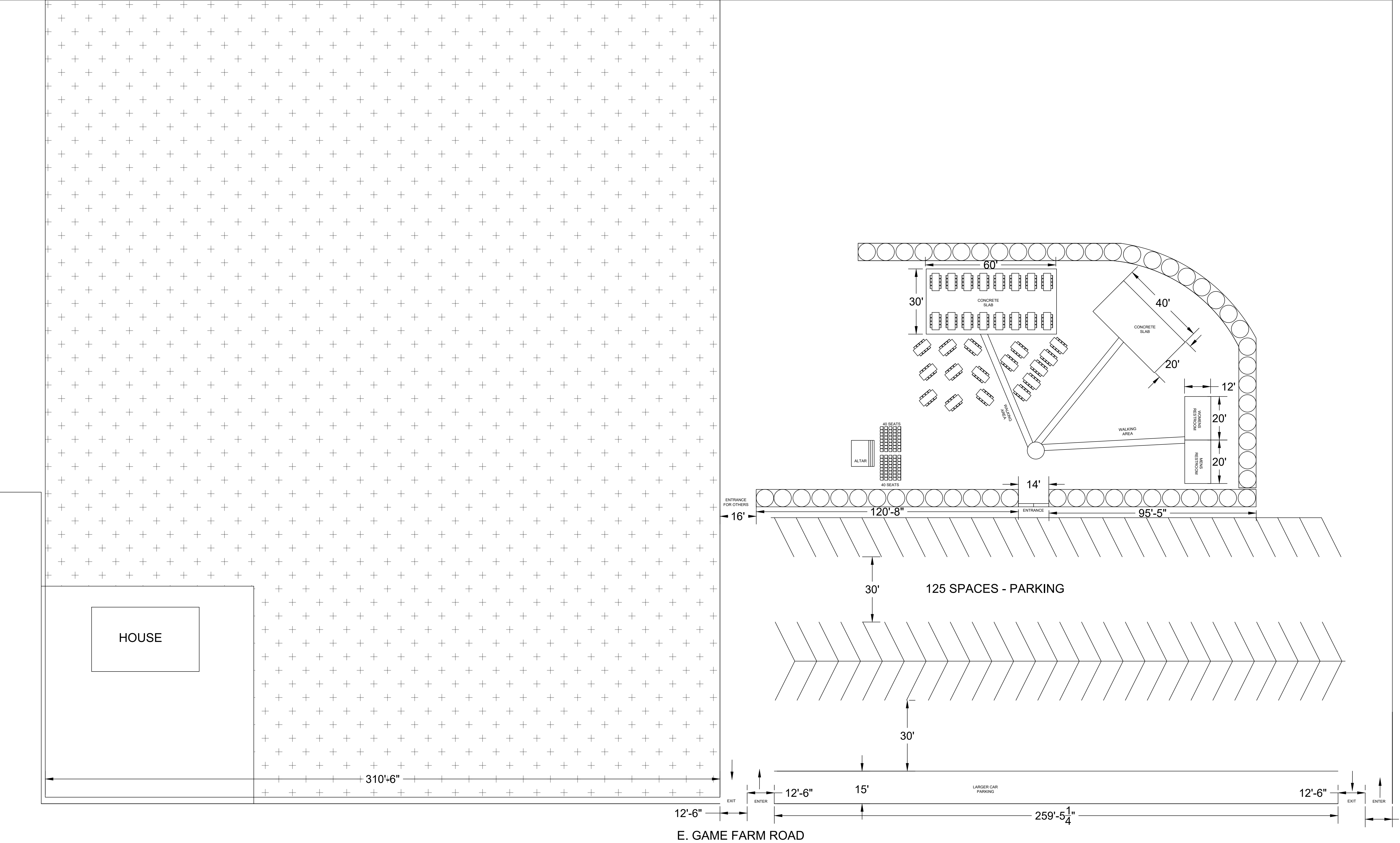
All Polylok/Zabel filters accept the SmartFilter[®] switch and alarm.

Our 4x18 and 4x22 filters can be used with ANY tee, including our PL-68 tee and our Versa-tees.



New One Piece Design

- Filters are no longer snapped together
- Won't break when servicing
- Now made of PolyPro for extra strength



Miguel's Venue
BUSINESS PLAN

Prepared by:

Jessica Jazmine Morales

201005 E Game Farm Rd

Kennewick, Washington 99337

509-531-5844

jessicam327@hotmail.com

Miguel's Venues

21005 E GAME FARM Rd.

Venue is designed for 200 people and staff, there will be 125 parking spaces available. Venue will be open from April to October and will be available 3 times a week from 9:30am to 10:30pm

- **NOISE CONTROL**

To prevent noise after 10pm a security guard will be on-site during event hours and owner will be on-call 24 hours during event dates

Contract will be enforced by owner and appointed renter if contract agreed on is not followed as promised event will be stopped and will not continue, also legal action may be taken depending on severity of issue

- **VINEYARD**

Is only a proposed project at time no action has been taken

- **WATER FOUNTAIN**

Is only a proposed project at time no action has been taken it is to be placed within a year

- **TREES/ GREEN GIANTS**

Currently planted around the perimeter of the designated event area with the purpose of reducing noise for the surrounding area.

Plan for the trees is to be planted within 8ft from one another

- **RESTROOMS**

Men's restroom will have 2 stalls, 2 urinals and 3 sinks

Women restroom will have 4 stalls and 3 sinks

- **AVAILABILITY**

Owner will not be living on-site but will be in tri-city area at all times, during event dates owner will be on call 24 hours of the day and present during events

- **RESIDENCE**

Existing residence will not be rented for events

- **CONCRETE SLAB**

Concrete slabs will have a temporary cover that will be placed on event dates and will be removed when soon after events

- **FOOD**

Only pre-cooked meals and pre-packaged food will be allowed on premises, renters and caterers are responsible for all food on site

- **LIQUOR & ALCOHOL**

Liquor and alcohol permits for events are required to be present and approved by the owner 24 hours before events, if no liquor and alcohol permit is provided it will not be allowed, staff/ security will be present to enforce this.

If liquor and alcohol is allowed security and renters will be made aware of allowed hours for liquor and alcohol

- **LIVE BAND/ MUSIC**

Live band will not be allowed, live DJ allowed at appropriate decibels

- **PARKING**

125 Parking spaces will be provided for attendees, signs will be posted to make people aware that no parking outside of parking areas is allowed, this will also be stated in contract with renter

To prevent congestion clearly marked 2 entry and 2 exit areas will be posted to direct traffic

Andrea Watts

From: Jessica <jessicam327@hotmail.com>
Sent: Wednesday, March 1, 2023 5:34 PM
To: Andrea Watts
Subject: [EXTERNAL] Re: CUP 2023-001 Miguels Venue

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.

Good afternoon...

I will be residing in the residence. Thank you

Sent from my iPhone

On Mar 1, 2023, at 3:26 PM, Andrea Watts <Andrea.Watts@co.benton.wa.us> wrote:

Good afternoon,

I just wanted to follow up with you regarding the activities that will take place within the residence on this property.

Will you be residing in the residence or will it be used as a part of the business?

Many thanks,

<image002.png>

Andrea Watts

Associate Planner

Benton County Community Development Department - Planning Division

Andrea.watts@co.benton.wa.us

(509) 786-5612

Community Development DepartmentProsser 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**SEPA ENVIRONMENTAL CHECKLIST**File No. EA 2023-002**RECEIVED**

JAN 12 2023

Benton Co. Planning Dept.

A. BACKGROUND

1. Name of proposed project, if applicable: Miguel's Venue
2. Name of applicant: Jessica Morales
3. Address and phone number of applicant and contact person: 3909 Equinox Ct Prosser WA
99301, Jessica Morales (509) 531-5844
4. Date checklist prepared: 12-12-2022
5. Agency requesting checklist: Planning Division
6. Proposed timing or schedule (including phasing, if applicable): 01/06/2023
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

N/A

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. N/A

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. N/A

10. List any government approvals or permits that will be needed for your proposal, if known. _____

Benton County, Building Permit

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

We will be using 2 acres as an outdoor venue, 1/2 an acre will be use for parking that will fit 125 spots for parking. 3 days at week from 9:30 am - 10:30 pm.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. 20100 E game Farm Rd

Kennecook wt 99337

Parcel # 1-2980-101-3728-001

cyn

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one):

Flat

Rolling

Hilly

Steep Slopes

Mountainous

Other _____

b. What is the steepest slope on the site (approximate percent slope)? N/A

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Loamy soil

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. 1/2 an acre for 125 parking

spots. the area will be scrape.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, soils may be erosive - will protect with frequent watering.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? will be using 3,080 ft of concrete

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: N/A

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. N/A

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A

c. Proposed measures to reduce or control emissions or other impacts to air, if any: N/A

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. N/A

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. N/A

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. N/A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. N/A

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. N/A

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. N/A

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. N/A

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. None

- 2) Could waste materials enter ground or surface waters? If so, generally describe. _____

N/A

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts,

if any: N/A

4. Plants

a. Check the types of vegetation found on the site:

☐ Deciduous tree (alder, maple, aspen, other)

☒ Evergreen tree (fir, cedar, pine, other)

☒ Shrubs

☒ Grass

☐ Pasture

☐ Crop or grain

☐ Orchards, vineyards or other permanent crops

☐ Wet soil plants (cattail, buttercup, bullrush, skunk cabbage, other)

☐ Water plants (water lily, eelgrass, milfoil, other)

☐ Other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? none

- c. List threatened and endangered species known to be on or near the site. Unknown

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Evergreen tree, Shrubs, grass.

- e. List all noxious weeds and invasive species known to be on or near the site. Unknown

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: birds: hawk, heron, eagle, songbirds, other; mammals: deer, bear, elk, beaver, other; fish: bass, salmon, trout, herring, shellfish, other. Hawks, songbirds, mice

b. List any threatened and endangered species known to be on or near the site. N/A

c. Is the site part of a migration route? If so, explain. N/A

d. Proposed measures to preserve or enhance wildlife, if any: N/A

e. List any invasive animal species known to be on or near the site. N/A

6. **Energy and Natural Resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. _____

Electricity for lighting

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: N/A

7. **Environmental Health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A

1) Describe any known or possible contamination at the site from present or past uses. N/A

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project

area and in the vicinity. N/A

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A

- 4) Describe special emergency services that might be required. Police protection,
fire department and health care if needed.

- 5) Proposed measures to reduce or control environmental health hazards, if any: N/A

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? N/A

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Temporarily noise from tractors.

- 3) Proposed measures to reduce or control noise impacts, if any: will have evergreens
trees around property as a sound clock.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Residential

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? N/A

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting?
If so, how: NO

c. Describe any structures on the site. Existing home

d. Will any structures be demolished? If so, what? NO

e. What is the current zoning classification of the site? rural lands 5 acres district.

f. What is the current comprehensive plan designation of the site? Rural Remote

g. If applicable, what is the current shoreline master program designation of the site? N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. _____

Yes. minor drainage running south - North.

i. Approximately how many people would reside or work in the completed project? 2 people in existing residence

j. Approximately how many people would the completed project displace? N/A

k. Proposed measures to avoid or reduce displacement impacts, if any: N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: N/A

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: N/A

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing. N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing. N/A

c. Proposed measures to reduce or control housing impacts, if any: N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 10 feet for future restrooms/structure on site.
- b. What views in the immediate vicinity would be altered or obstructed? N/A
- c. Proposed measures to reduce or control aesthetic impacts, if any: N/A

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

- b. Could light or glare from the finished project be a safety hazard or interfere with views? N/A

- c. What existing off-site sources of light or glare may affect your proposal? N/A

- d. Proposed measures to reduce or control light and glare impacts, if any: N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? N/A

- b. Would the proposed project displace any existing recreational uses? If so, describe. N/A

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

NO

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. NO

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. NONE

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. NONE

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Game farm Rd

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? NO

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? 125 parking spots, approximately 1/2 acre

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). Unknown

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. NO

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as

commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? 5 Dump trucks during two day for 3 hours approximately.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. NO

h. Proposed measures to reduce or control transportation impacts, if any: None

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. NO

b. Proposed measures to reduce or control direct impacts on public services, if any. None

16. Utilities

a. Circle utilities currently available at the site:

electricity natural gas water refuse service telephone sanitary sewer system
other Septic

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

well water, for erosion control.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: [Signature]

Name of Signee Jessica Mowrer

Position and Agency/Organization _____

Date Submitted: 1/12/2023

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 Application
 (Optional DNS Process)**

Benton County has received a permit application for the following project:

An outdoor reception facility (event center) with permanently affixed restroom accommodations, and a 125-space parking area. Events held on-site shall not exceed two hundred (200) attendees and will be limited to conditions determined through the Conditional Use Permit process.

Project Location:

The project is in unincorporated Benton County, generally located in the Finely area, approximately 1 mile east of the intersection of Oak Street and Game Farm Road, across from Santiago County View Estates Mobile Home Park, at site address 201005 E Game Farm Road, Kennewick, WA. The parcel is legal described as Lot 1 of Short Plat 3728 in Section 29, Township 08 North, Range 30 East, W. M., parcel number 129801013728001.

Agency Contact:

Michelle L. Cooke, Planning Manager, Benton County Planning Division
Planning.Department@co.benton.wa.us
 Phone Number: (509) 786-5612

Project Applicant:

Jessica Morales
 3909 Equinox Ct.
 Pasco, WA. 99301

Agency File Number:

EA 2023-002

<u>Date of permit application:</u>	January 12, 2023
<u>Date of determination of completeness:</u>	January 20, 2023
<u>Date of Notice of Application:</u>	January 27, 2023
<u>Notice of Application Publication Date:</u>	February 1, 2023
<u>Comment due date:</u>	14 days after date of publication

SEPA Environmental Review: The Benton County Planning Division has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS). The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the due date noted above (14 days from date of publication) to the Benton County Planning Division, P.O. Box 910 Prosser, WA 99350. Any information submitted to Benton County is subject to the 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.

This project does require an open record hearing before the Benton County Hearings Examiner. A copy of the subsequent threshold determination and any other information concerning this action may be obtained by contacting the Benton County Planning Division at P.O. Box 910, Prosser, WA, or (509) 786-5612.

Preliminary Development Regulations and Existing Environmental Documents: To evaluate the impacts of the proposed project, the following may be used for mitigation, consistency, and the development of findings and conclusions:

Regulations of Benton County including the Benton County Comprehensive Plan, BCC Title 3 Building, Fire, and Road Standards, BCC Title 6.35 SEPA, BCC Title 11 Zoning, and BCC Title 15 Critical Area Ordinance;

Regulations of the Washington State Department of Fish and Wildlife, Washington State Department of Ecology, and Washington State Department of Natural Resources;

Regulations of the Benton-Franklin Health District; and SEPA Environmental Checklist; and

Other required agency evaluations, approvals, permits, and mitigation as necessary.

Required Permits:

Benton County Building/Grading Permit. Other forms, reports, or approvals as necessary.

Required Studies:

None known.

Dated at Kennewick, Washington on this 27th day of January 2023.



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

Determination of Non-Significance
(Optional Method)

Proponent: Jessica Morales

File No. EA 2023-002

Project Description: An outdoor reception facility (event center) with permanently affixed restroom accommodations, and a 125-space parking area. Events held on-site shall not exceed two hundred (200) attendees and will be limited to conditions determined through the Conditional Use Permit process.

Project Location: The project is in unincorporated Benton County, generally located in the Finely area, approximately 1 mile east of the intersection of Oak Street and Game Farm Road, across from Santiago County View Estates Mobile Home Park, at site address 201005 E Game Farm Road, Kennewick, WA. The parcel is legally described as Lot 1 of Short Plat 3728 in Section 29, Township 08 North, Range 30 East, W. M., parcel number 129801013728001.

Jurisdiction: Benton County, Washington

Lead Agency: Benton County Planning Division

Threshold Determination: The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist, comments received from various agencies and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Administrative appeals of threshold determinations of non-significance (DNS) are not allowed.

SEPA Responsible Official: Michelle L. Cooke

Position/Title: Planning Division Manager

Address: P.O. Box 910, Prosser WA 99350

Date: February 27, 2023

Michelle L. Cooke, Planning Division Manager
Benton County Community Development Department

Distribution List

Applicant	Media
Benton Clean Air Authority	WA State Dept. of Archaeology & Historic Preservation
Benton County Building Division	WA State Department of Ecology
Benton County Fire Marshal	WA State Department of Fish and Wildlife
Benton County Road Department	WA State Department of Health
Benton-Franklin Health District	WA State Department of Natural Resources
Futurewise	WA State Department of Transportation
Bureau of Land Management	Yakama Indian Nation
Bureau of Reclamation	Confederated Tribes of the Umatilla
Fire District #1	Kennewick Irrigation District
Environmental Review Inc.	Benton PUD



BENTON CLEAN AIR AGENCY

February 2, 2023

Re: EA 2023-002

Donna Hutchinson
Office Assistant II
PO Box 910
Prosser, WA 99350

Applicant/Proponent: Jessica Morales
3909 Equinox Ct
Pasco, WA 99301

Dear Ms. Hutchinson:

It has come to our attention that you are reviewing a proposal for the above named applicant in which a parcel or parcels will be disturbed for development. Because these activities may cause possible fugitive dust emissions, we would like to take this opportunity to provide information to ensure that the applicant takes reasonable steps to control the dust from his/her project.

The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will ensure that the proponent has the ability and resources to control fugitive dust emissions that may be created as a result of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Noah Lee

Noah Lee
Inspector

Andrea Watts

From: Chad Brooks <brooksc@bentonpud.org>
Sent: Monday, February 13, 2023 7:48 AM
To: Andrea Watts
Subject: [EXTERNAL] RE: [E] CUP 2023-001 and EA 2023-002 Miguels Venue with Parking area Agency Review Request

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.

Please contact Benton PUD with power needs.

Chad Brooks
 Distribution Design Tech II
 Benton PUD
 Email: brooksc@bentonpud.org
 Main # (509)582-2175
 Direct # (509)582-1233
 My Hours Mon-Thur 6:30am-5pm
 Benton PUD offices closed on Fridays



From: Andrea Watts <Andrea.Watts@co.benton.wa.us>
Sent: Wednesday, January 25, 2023 11:45 AM
To: Cristina Woods <Cristina.Woods@co.benton.wa.us>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; GIS <GIS@co.benton.wa.us>; Tina Glines <glinest@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Brenda Webb <webbbb@bentonpud.org>; Nancy Lang <langn@bentonpud.org>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; SEPA Review - Washington Dept of Health <SEPA.reviewteam@doh.wa.gov>; WA Dept of Health - Kelly Cooper <kelly.cooper@doh.wa.gov>; Lonnie@bentonone.org; Fire District #1 - Staff <staff@bentonone.org>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; Bureau of Land Management - Spokane Bureau of Land Management (BLM_OR_SP_Mail@blm.gov) <BLM_OR_SP_Mail@blm.gov>; Environmental Review, Inc. - Tom Price <envreview@gmail.com>; WA Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; WA Dept of Fish and Wildlife - Region 3 SEPA review (R3planning@dfw.wa.gov) <R3planning@dfw.wa.gov>; WA Dept of Transportation - SEPA Review - TDM Coordinator <scplanning@wsdot.wa.gov>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Daniel Gonzalez <Daniel.Gonzalez@co.benton.wa.us>; Elizabeth Koerner <Liz.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>; Bentn 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>; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Agency - Noah Lee <noah.lee@bentoncleanair.org>; Benton Clean Air Authority - Robin Priddy <robin.priddy@bentoncleanair.org>; Bureau of Reclamation - Chuck Garner

<cgarner@usbr.gov>; Bureau of Reclamation - L Hendrix <lhendrix@usbr.gov>; Bureau of Reclamation - McKinley <cmckinley@usbr.gov>; Casey Barney <Casey_Barney@Yakama.com>; Yakama Nation - Corrine Camuso <Corrine_Camuso@Yakama.com>; Yakama Nation - Jessica Lally <Jessica_Lally@Yakama.com>; Yakama Nation - John Marvin <John_Marvin@Yakama.com>; Yakama Nation (SEPA) - Elizabeth Sanchey <esanchey@yakama.com>; Yakama Nation Environmental Review - Thalia Sachtleber <enviroreview@yakama.com>; Confederated Tribes of the Umatilla Indian Reservation - Ashley Morton <AshleyMorton@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Bambi Rodriguez <bambirodriguez@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Carey Miller <CareyMiller@ctuir.org>; Futurewise - Roberta Lewandowski <Roberta@lewandowski.com>; Futurewise - Tim Trohimovich <tim@futurewise.org>; DNR Sepa Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>
Cc: Planning Department <Planning.Department@co.benton.wa.us>
Subject: [E] CUP 2023-001 and EA 2023-002 Miguels Venue with Parking area Agency Review Request

[EXTERNAL EMAIL]

Hello,

Please see attached application materials for a **Reception Facility (CUP 2023-001)** and **125 space parking area (EA 2023-002)** at 201005 E GAMEFARM RD KENNEWICK, WA 99337.

Please provide any comments for the CUP and/or EA by **February 15, 2023**.

Many thanks,



Andrea Watts

Associate Planner

Benton County Community Development Department - Planning Division

Andrea.watts@co.benton.wa.us

(509) 786-5612

Andrea Watts

From: Cristina Woods
Sent: Wednesday, February 15, 2023 8:34 AM
To: Planning Department
Subject: RE: Notice of Application for EA 2023-002

Good morning

Public Works has no comments on EA 2023-002.

Thank you



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

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, February 1, 2023 11:16 AM
To: Benton Clean Air - Noah Lee <noah.lee@bentoncleanair.org>; seand@bfhd.wa.gov; Bureau of Land Management - Kevin Devitt District Manager (BLM_OR_SP_Mail@blm.gov) <BLM_OR_SP_Mail@blm.gov>; sydney.hanson@dahp.wa.gov; Dept. of Archaeology and Historic Preservation - SEPA Review (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept. of Fish and Wildlife-SEPA Review <R3planning@dfw.wa.gov>; Dept. of Natural Resources (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; Dept. of Natural Resources <dnrmisepacenter@dnr.wa.gov>; Dept. of Transportation (scplanning@wsdot.wa.gov) <scplanning@wsdot.wa.gov>; Fire District #1-Billie <billie@bentonone.org>; Fire District #1-Staff <staff@bentonone.org>; alex@futurewise.org; Futurewise <tim@futurewise.org>; Kennewick Irrigation District-Development (development@kid.org) <development@kid.org>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Tom Price-Environmental Review Inc. (envreview@gmail.com) <envreview@gmail.com>; US Corps of Engineers <cenww-re@usace.army.mil>; WA Dept of Health - Kelly Cooper - WA Dept of Health - Kelly Cooper (SEPA.reviewteam@doh.wa.gov) <SEPA.reviewteam@doh.wa.gov>; Yakama Indian Nation SEPA Review <enviroreview@yakama.com>; Yakima Indian Nation-John Marvin <john_marvin@yakama.com>; Confederated Tribes of the Umatilla Indian Reservation - Ashley M. Morton (AshleyMorton@ctuir.org) <AshleyMorton@ctuir.org>; Umatilla Indian Nation <EricQuaempts@ctuir.org>; KEPR TV <newsroom@keprtv.com>; news@kndu.com; kvewnews@kvewtv.com; KOLU FM <kolu@kolu.com>; KVEW (gmnorthwest@kvewtv.com) <gmnorthwest@kvewtv.com>; editor@recordbulletin.com; news@tri-cityherald.com; news@yakimaherald.com; KEPR TV <newsroom@keprtv.com>; news@kndu.com; kvewnews@kvewtv.com; KOLU FM <kolu@kolu.com>; KVEW (gmnorthwest@kvewtv.com) <gmnorthwest@kvewtv.com>; editor@recordbulletin.com; news@tri-cityherald.com; news@yakimaherald.com; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Daniel Gonzalez <Daniel.Gonzalez@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Veronica Vogt <Veronica.Vogt@co.benton.wa.us>; Bureau of Reclamation - C. Garner (cgarner@usbr.gov) <cgarner@usbr.gov>; Bureau of Reclamation - L Hendrix - Bureau of Reclamation (lhendrix@usbr.gov) <lhendrix@usbr.gov>; Bureau of Reclamation -McKinley (cmckinley@usbr.gov) <cmckinley@usbr.gov>
Subject: RE: Notice of Application for EA 2023-002

The Benton County Planning Department has prepared the attached NOA in accordance with the State Environmental Policy Act regulation. This DNS is being circulated for review by all agencies with jurisdiction. We are circulating it for comments on the environmental impacts of this action. The documents related to this application can be found on the Dept. of Ecology SEPA Portal at: [SEPA record number 202300380, "Miguel's Venue"](#)

We appreciate your review of the proposal and return of comments no later than February 15, 2023. This proposal will not be acted upon before that time.



Donna Hutchinson
Office Assistant II
Community Development Dept.
Planning Division
PO Box 910 Prosser WA 99350
(509) 786-5612

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

Prosser: We are located within the Road Department/Public Works Office on the first floor of the Benton County Courthouse at 620 Market St, Prosser WA 99350.

Kennewick: Public Services Building at 102206 E Wiser Parkway, Kennewick, which houses the Planning, Building and Road Departments.

Andrea Watts

From: Rebecca Warrington <rebeccaw@bfhd.wa.gov>
Sent: Tuesday, March 7, 2023 10:18 AM
To: Andrea Watts
Subject: RE: [EXTERNAL] RE: CUP 2023-001 Miguel's Venue Comments

Good morning Andrea,

I was out of the office last week unexpectedly, so I apologize I didn't get this back to you then.

This system meets our general requirements for a septic system and a Group A water system. The Group A water system is still *pending* as they are still getting approval through the Department of Health Drinking Water Division, they are potentially going to be limited in water usage for part of the year due to water right issues. I am not sure if she has changed her application with the state or not at this time. The facility is going to have *up to 250 guests/employees 3 times a week maximum* and is going to operate from what I understand March through November – however this will be determined by the limitations set forth by the water right.

Thank you,

Rebecca Warrington
Environmental Health Specialist
Land Use, Sewage and Water Section

Benton-Franklin Health District
7102 W. Okanogan Place
Kennewick, WA 99336
p: 509.460.4335
www.bfhd.wa.gov rebeccaw@bfhd.wa.gov



Follow us on   

From: Andrea Watts <Andrea.Watts@co.benton.wa.us>
Sent: Thursday, March 2, 2023 2:42 PM
To: Rebecca Warrington <rebeccaw@bfhd.wa.gov>
Subject: RE: [EXTERNAL] RE: CUP 2023-001 Miguel's Venue Comments

Good afternoon,

I don't mean to pester you – but do you happen to have any comments for this worked up yet? I'm wrapping up my staff memo so I just wanted to touch base.

Many thanks,



Andrea Watts

Senior Planner

Benton County Community Development Department - Planning Division

Andrea.watts@co.benton.wa.us

(509) 786-5612

From: Rebecca Warrington <rebeccaw@bfhd.wa.gov>

Sent: Tuesday, February 21, 2023 11:36 AM

To: Andrea Watts <Andrea.Watts@co.benton.wa.us>

Subject: [EXTERNAL] RE: CUP 2023-001 Miguel's Venue Comments

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.

Good morning Andrea,

I started them on Friday and will finish them up this afternoon and send them over.

Sorry I had some things that came up which took my attention away from this one last week.

Rebecca Warrington

Environmental Health Specialist

Land Use, Sewage and Water Section

Benton-Franklin Health District

7102 W. Okanogan Place

Kennewick, WA 99336

p: 509.460.4335

www.bfhd.wa.gov rebeccaw@bfhd.wa.gov



Follow us on   

From: Andrea Watts <Andrea.Watts@co.benton.wa.us>

Sent: Tuesday, February 21, 2023 11:33 AM

To: Rebecca Warrington <rebeccaw@bfhd.wa.gov>

Subject: CUP 2023-001 Miguel's Venue Comments

Good morning!

I hope you had a lovely three day weekend!

I just wanted to touch base on that event center on Gamefarm in Finley. Have you had a moment to put together any comments? I'm going to be scheduling a meeting with the Applicant this week to go over our conditions of approval to see if they would like to proceed so I was hoping to have any BFHD comments as well.

I'm also waiting on Fire Marshall comments so once I have yours and his I should have a better picture.

Thank you!



Andrea Watts

Associate Planner

Benton County Community Development Department - Planning Division

Andrea.watts@co.benton.wa.us

(509) 786-5612

****This email was sent from outside the BFHD Network****

IMPORTANT: Email coming & going from our agency is not protected, thus client information can not be shared in this format. Please use voicemail or fax for client communication. The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email in error, please notify the system manager or the sender immediately and do not disclose the contents to anyone or make copies thereof.

****This email was sent from outside the BFHD Network****

IMPORTANT: Email coming & going from our agency is not protected, thus client information can not be shared in this format. Please use voicemail or fax for client communication. The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email in error, please notify the system manager or the sender immediately and do not disclose the contents to anyone or make copies thereof.

Andrea Watts

From: Dale Wilson
Sent: Tuesday, January 31, 2023 7:53 AM
To: Andrea Watts
Subject: RE: CUP 2023-001 and EA 2023-002 Miguels Venue with Parking area Agency Review Request

Code Enforcement's Response to the application of an "event center/reception venue"

Although the property is zoned in the Rural Lands Five Acre District (RL-5), which generally may allow such activities with Hearings Examiner approval, there is a manufactured home park (pre-existing non-conforming use) directly across the street which houses just under 200 manufactured homes. Not only does this park increase the amount of traffic on E. Game Farm Rd, which currently only has one way in and out of this portion of the neighborhood, and adding a reception/event type business activity would only increase the amount of traffic which affect those residing in the manufactured home park as well as surrounding single-family dwellings.

Benton County Public Works is currently in a design phase to add an additional entry/exit road that will service that area, however the project will probably not start for 1-2 years.

The other concern is complying with the Public Nuisance Noise Code (Benton County Code Chapter 6A.15)

BCC 6A.15.030 Definitions (a) Public Nuisance Noise- *means the making, creation or maintenance of excessive, unnecessary or unusually loud noises which are unusual in their time, place, and use, affect and are a detriment to the public health, comfort, convenience, safety, welfare and prosperity of the people of the county. Public nuisance noise shall include continuous or repeated barking from a dog which would otherwise fulfill the definition set forth above.*

BCC 6A.15.030 Definitions (b) Plainly Audible- *means able to be heard, understood or identified.*
 [Ord. 292 (1996) ' 3]

Loud music, which meets the definitions above, are not exempt from this ordinance in accordance with **Benton County Code 6A.15.050 Exemptions.**

I believe there would be an increase in complaints for violating the nuisance noise ordinance since music would be an airborne sound. When airborne sound waves traveling through the air reach a building element such as walls, doors, or windows, they cause vibrations. The vibrations are transmitted through the structure and radiated on the other side. Since the property for this venue request is located to the south of the manufactured home park, which is elevated by the natural topography, it will increase the airborne noise and there will be more "walls, doors, or windows" causing vibrations that increase the noise nuisance resulting in an increase in complaints.

The Manufactured home park makes the setting more of a confined urban area and is not the normal rural areas that are generally seen in the RL-5 District.

The severity of the penalties for violation the noise nuisance is a \$500.00 infraction for the first offense. If the infraction is found committed, a second offense would result in criminal misdemeanor charges. Misdemeanor's result in a \$1000.00 fine and/or up to ninety (90) days in jail. And since there is no code or ordinance in place allowing special circumstances or exemptions, I feel approving this "venue" would be placing the owners and/or responsible parties at risk of such penalties which are enforced by the Benton County Sheriff's Department.



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

From: Andrea Watts <Andrea.Watts@co.benton.wa.us>

Sent: Wednesday, January 25, 2023 11:45 AM

To: Cristina Woods <Cristina.Woods@co.benton.wa.us>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; GIS <GIS@co.benton.wa.us>; Benton PUD - Tina Glines (glinest@bentonpud.org) <glinest@bentonpud.org>; Benton PUD - Shanna Everson <eversons@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Brenda Webb <webbbb@bentonpud.org>; Benton PUD - Nancy Lang <langn@bentonpud.org>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; SEPA Review - Washington Dept of Health <SEPA.reviewteam@doh.wa.gov>; WA Dept of Health - Kelly Cooper <kelly.cooper@doh.wa.gov>; lonnie@bentonone.org; Fire District #1 - Staff <staff@bentonone.org>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; Bureau of Land Management - Spokane Bureau of Land Management (BLM_OR_SP_Mail@blm.gov) <BLM_OR_SP_Mail@blm.gov>; Environmental Review, Inc. - Tom Price <envreview@gmail.com>; WA Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; WA Dept of Fish and Wildlife - Region 3 SEPA review (R3planning@dfw.wa.gov) <R3planning@dfw.wa.gov>; WA Dept of Transportation - SEPA Review - TDM Coordinator <scplanning@wsdot.wa.gov>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Daniel Gonzalez <Daniel.Gonzalez@co.benton.wa.us>; Elizabeth Koerner <Liz.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>; Bentn 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>; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Agency - Noah Lee <noah.lee@bentoncleanair.org>; Benton Clean Air Authority - Robin Priddy <robin.priddy@bentoncleanair.org>; Bureau of Reclamation - Chuck Garner <cgarner@usbr.gov>; Bureau of Reclamation - L Hendrix <lhendrix@usbr.gov>; Bureau of Reclamation - McKinley <cmckinley@usbr.gov>; Casey Barney <Casey_Barney@Yakama.com>; Yakama Nation - Corrine Camuso <Corrine_Camuso@Yakama.com>; Yakama Nation - Jessica Lally <Jessica_Lally@Yakama.com>; Yakama Nation - John Marvin <John_Marvin@Yakama.com>; Yakama Nation (SEPA) - Elizabeth Sanchez <esanchez@yakama.com>; Yakama Nation Environmental Review - Thalia Sachtleber <enviroreview@yakama.com>; Confederated Tribes of the Umatilla Indian Reservation - Ashley Morton <AshleyMorton@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Bambi Rodriguez <bambirodriguez@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Carey Miller <CareyMiller@ctuir.org>; Futurewise - Roberta Lewandowski <Roberta@lewandowski.com>; Futurewise - Tim Trohimovich <tim@futurewise.org>; DNR Sepa Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>
Cc: Planning Department <Planning.Department@co.benton.wa.us>
Subject: CUP 2023-001 and EA 2023-002 Miguels Venue with Parking area Agency Review Request

Hello,

Please see attached application materials for a **Reception Facility (CUP 2023-001)** and **125 space parking area (EA 2023-002)** at 201005 E GAMEFARM RD KENNEWICK, WA 99337.

Please provide any comments for the CUP and/or EA by **February 15, 2023**.

Many thanks,



Andrea Watts

Associate Planner

Benton County Community Development Department - Planning Division

Andrea.watts@co.benton.wa.us

(509) 786-5612

Andrea Watts

From: Gary Tiplady
Sent: Thursday, February 23, 2023 2:10 PM
To: Andrea Watts
Subject: RE: CUP 2023-001 and EA 2023-002 Miguels Venue with Parking area Agency Review Request
Attachments: Driveways and Private Roads.docx

Hey Andrea just wanted to get you my comments on this one.

In an emergency situation there would need to be fire vehicle or emergency response vehicle access with a turn around. In a worst case scenario there would be a mass exodus of vehicles in the designated parking area. This would cause a problem for emergency vehicles to enter and provide services. It would therefore be necessary to have a dedicated access for emergency vehicles. It would need to be located so that patrons, vendors and others would not be able to access so it cannot be blocked. As a suggestion a fence could be erected to section it off from the parking area. A gate could also be placed at the road with a Knox box that could be accessed only by emergency responders. The road or access would need to comply with Benton County driveway and private road requirements. I have attached the specs. Let me know if you have any questions.

Gary Tiplady
 509-735-3500
 Gary.Tiplady@co.benton.wa.

From: Andrea Watts <Andrea.Watts@co.benton.wa.us>
Sent: Wednesday, January 25, 2023 11:45 AM
To: Cristina Woods <Cristina.Woods@co.benton.wa.us>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; GIS <GIS@co.benton.wa.us>; Benton PUD - Tina Glines (glinest@bentonpud.org) <glinest@bentonpud.org>; Benton PUD - Shanna Everson <eversons@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Brenda Webb <webbbb@bentonpud.org>; Benton PUD - Nancy Lang <langn@bentonpud.org>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; SEPA Review - Washington Dept of Health <SEPA.reviewteam@doh.wa.gov>; WA Dept of Health - Kelly Cooper <kelly.cooper@doh.wa.gov>; Lonnie@bentonone.org; Fire District #1 - Staff <staff@bentonone.org>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; Bureau of Land Management - Spokane Bureau of Land Management (BLM_OR_SP_Mail@blm.gov) <BLM_OR_SP_Mail@blm.gov>; Environmental Review, Inc. - Tom Price <envreview@gmail.com>; WA Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; WA Dept of Fish and Wildlife - Region 3 SEPA review (R3planning@dfw.wa.gov) <R3planning@dfw.wa.gov>; WA Dept of Transportation - SEPA Review - TDM Coordinator <scplanning@wsdot.wa.gov>; 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 <Liz.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>; 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>; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Agency - Noah Lee <noah.lee@bentoncleanair.org>; Benton Clean Air Authority - Robin Priddy <robin.priddy@bentoncleanair.org>; Bureau of Reclamation - Chuck Garner <cgarner@usbr.gov>; Bureau of Reclamation - L Hendrix <lhendrix@usbr.gov>; Bureau of Reclamation - McKinley

<cmckinley@usbr.gov>; Casey Barney <Casey_Barney@Yakama.com>; Yakama Nation - Corrine Camuso <Corrine_Camuso@Yakama.com>; Yakama Nation - Jessica Lally <Jessica_Lally@Yakama.com>; Yakama Nation - John Marvin <John_Marvin@Yakama.com>; Yakama Nation (SEPA) - Elizabeth Sanchey <esanchey@yakama.com>; Yakama Nation Environmental Review - Thalia Sachtleber <enviroreview@yakama.com>; Confederated Tribes of the Umatilla Indian Reservation - Ashley Morton <AshleyMorton@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Bambi Rodriguez <bambirodriguez@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Carey Miller <CareyMiller@ctuir.org>; Futurewise - Roberta Lewandowski <Roberta@lewandowski.com>; Futurewise - Tim Trohimovich <tim@futurewise.org>; DNR Sepa Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>

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

Subject: CUP 2023-001 and EA 2023-002 Miguels Venue with Parking area Agency Review Request

Hello,

Please see attached application materials for a **Reception Facility (CUP 2023-001)** and **125 space parking area (EA 2023-002)** at 201005 E GAMEFARM RD KENNEWICK, WA 99337.

Please provide any comments for the CUP and/or EA by **February 15, 2023**.

Many thanks,



Andrea Watts

Associate Planner

Benton County Community Development Department - Planning Division

Andrea.watts@co.benton.wa.us

(509) 786-5612

Andrea Watts

From: GIS
Sent: Monday, January 30, 2023 3:28 PM
To: Andrea Watts
Cc: Clark Posey; GIS; Elizabeth Koerner; Michelle Cooke
Subject: RE: CUP 2023-001 and EA 2023-002 Miguels Venue with Parking area Agency Review Request

Hello Andrea,

I've assigned the following temp address: T200701 E GAME FARM RD, Kennewick, 99337.

If you have any questions in regards to this temp address please let me know.

Thank you,



Ruth Diaz
 GIS Tech II
 Benton County Information Technology
 (509) 786-5485

From: Andrea Watts <Andrea.Watts@co.benton.wa.us>
Sent: Wednesday, January 25, 2023 11:45 AM
To: Cristina Woods <Cristina.Woods@co.benton.wa.us>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; GIS <GIS@co.benton.wa.us>; Benton PUD - Tina Glines (glinest@bentonpud.org) <glinest@bentonpud.org>; Benton PUD - Shanna Everson <eversons@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Brenda Webb <webbb@bentonpud.org>; Benton PUD - Nancy Lang <langn@bentonpud.org>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; SEPA Review - Washington Dept of Health <SEPA.reviewteam@doh.wa.gov>; WA Dept of Health - Kelly Cooper <kelly.cooper@doh.wa.gov>; lonnie@bentonone.org; Fire District #1 - Staff <staff@bentonone.org>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; Bureau of Land Management - Spokane Bureau of Land Management (BLM_OR_SP_Mail@blm.gov) <BLM_OR_SP_Mail@blm.gov>; Environmental Review, Inc. - Tom Price <envreview@gmail.com>; WA Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; WA Dept of Fish and Wildlife - Region 3 SEPA review (R3planning@dfw.wa.gov) <R3planning@dfw.wa.gov>; WA Dept of Transportation - SEPA Review - TDM Coordinator <scplanning@wsdot.wa.gov>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Daniel Gonzalez <Daniel.Gonzalez@co.benton.wa.us>; Elizabeth Koerner <Liz.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>; Bentn 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>; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Agency - Noah Lee <noah.lee@bentoncleanair.org>; Benton Clean Air Authority - Robin Priddy <robin.priddy@bentoncleanair.org>; Bureau of Reclamation - Chuck Garner <cgarner@usbr.gov>; Bureau of Reclamation - L Hendrix <lhendrix@usbr.gov>; Bureau of Reclamation - McKinley <cmckinley@usbr.gov>; Casey Barney <Casey_Barney@Yakama.com>; Yakama Nation - Corrine Camuso

<Corrine_Camuso@Yakama.com>; Yakama Nation - Jessica Lally <Jessica_Lally@Yakama.com>; Yakama Nation - John Marvin <John_Marvin@Yakama.com>; Yakama Nation (SEPA) - Elizabeth Sanchey <esanchey@yakama.com>; Yakama Nation Environmental Review - Thalia Sachtleber <enviroreview@yakama.com>; Confederated Tribes of the Umatilla Indian Reservation - Ashley Morton <AshleyMorton@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Bambi Rodriguez <bambirodriguez@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Carey Miller <CareyMiller@ctuir.org>; Futurewise - Roberta Lewandowski <Roberta@lewandowski.com>; Futurewise - Tim Trohimovich <tim@futurewise.org>; DNR Sepa Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>

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

Subject: CUP 2023-001 and EA 2023-002 Miguels Venue with Parking area Agency Review Request

Hello,

Please see attached application materials for a **Reception Facility (CUP 2023-001)** and **125 space parking area (EA 2023-002)** at 201005 E GAMEFARM RD KENNEWICK, WA 99337.

Please provide any comments for the CUP and/or EA by **February 15, 2023**.

Many thanks,



Andrea Watts

Associate Planner

Benton County Community Development Department - Planning Division

Andrea.watts@co.benton.wa.us

(509) 786-5612

Andrea Watts

From: Cristina Woods
Sent: Monday, February 13, 2023 2:55 PM
To: Andrea Watts
Subject: RE: CUP 2023-001 and EA 2023-002 Miguels Venue with Parking area Agency Review Request

Good afternoon

Public Works has the following comments:

- Sign installation shall be outside of County right-of-way
- A road approach permit is required for the proposed access to Game Farm road

Thank you



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

From: Andrea Watts <Andrea.Watts@co.benton.wa.us>
Sent: Wednesday, January 25, 2023 11:45 AM
To: Cristina Woods <Cristina.Woods@co.benton.wa.us>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; GIS <GIS@co.benton.wa.us>; Benton PUD - Tina Glines (glinest@bentonpud.org) <glinest@bentonpud.org>; Benton PUD - Shanna Everson <eversons@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Brenda Webb <webbbb@bentonpud.org>; Benton PUD - Nancy Lang <langn@bentonpud.org>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; SEPA Review - Washington Dept of Health <SEPA.reviewteam@doh.wa.gov>; WA Dept of Health - Kelly Cooper <kelly.cooper@doh.wa.gov>; lonnie@bentonone.org; Fire District #1 - Staff <staff@bentonone.org>; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; Bureau of Land Management - Spokane Bureau of Land Management (BLM_OR_SP_Mail@blm.gov) <BLM_OR_SP_Mail@blm.gov>; Environmental Review, Inc. - Tom Price <envreview@gmail.com>; WA Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; WA Dept of Fish and Wildlife - Region 3 SEPA review (R3planning@dfw.wa.gov) <R3planning@dfw.wa.gov>; WA Dept of Transportation - SEPA Review - TDM Coordinator <scplanning@wsdot.wa.gov>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Daniel Gonzalez <Daniel.Gonzalez@co.benton.wa.us>; Elizabeth Koerner <Liz.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>; 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>; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Agency - Noah Lee <noah.lee@bentoncleanair.org>; Benton

Clean Air Authority - Robin Priddy <robin.priddy@bentoncleanair.org>; Bureau of Reclamation - Chuck Garner <cgarner@usbr.gov>; Bureau of Reclamation - L Hendrix <lhendrix@usbr.gov>; Bureau of Reclamation - McKinley <cmckinley@usbr.gov>; Casey Barney <Casey_Barney@Yakama.com>; Yakama Nation - Corrine Camuso <Corrine_Camuso@Yakama.com>; Yakama Nation - Jessica Lally <Jessica_Lally@Yakama.com>; Yakama Nation - John Marvin <John_Marvin@Yakama.com>; Yakama Nation (SEPA) - Elizabeth Sanchey <esanchey@yakama.com>; Yakama Nation Environmental Review - Thalia Sachtleber <enviroreview@yakama.com>; Confederated Tribes of the Umatilla Indian Reservation - Ashley Morton <AshleyMorton@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Bambi Rodriguez <bambirodriguez@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Carey Miller <CareyMiller@ctuir.org>; Futurewise - Roberta Lewandowski <Roberta@lewandowski.com>; Futurewise - Tim Trohimovich <tim@futurewise.org>; DNR Sepa Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>
Cc: Planning Department <Planning.Department@co.benton.wa.us>
Subject: CUP 2023-001 and EA 2023-002 Miguels Venue with Parking area Agency Review Request

Hello,

Please see attached application materials for a **Reception Facility (CUP 2023-001)** and **125 space parking area (EA 2023-002)** at 201005 E GAMEFARM RD KENNEWICK, WA 99337.

Please provide any comments for the CUP and/or EA by **February 15, 2023**.

Many thanks,



Andrea Watts

Associate Planner

Benton County Community Development Department - Planning Division

Andrea.watts@co.benton.wa.us

(509) 786-5612

Andrea Watts

From: Daniel Tissell <DTissell@kid.org>
Sent: Tuesday, February 7, 2023 2:41 PM
To: Andrea Watts
Subject: [EXTERNAL] RE: CUP 2023-001 and EA 2023-002 Miguels Venue with Parking area Agency Review Request

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.

Andrea,

KID has no comments regarding this matter.

Thanks,

Daniel Tissell, P.E.
 Engineering Manager
 Kennewick Irrigation District
 2015 S. Ely Street
 Kennewick, WA 99337
 (509) 586-6012 ext. 116



From: Andrea Watts <Andrea.Watts@co.benton.wa.us>
Sent: Wednesday, January 25, 2023 11:45 AM
To: Cristina Woods <Cristina.Woods@co.benton.wa.us>; Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; GIS <GIS@co.benton.wa.us>; Benton PUD - Tina Glines (glinest@bentonpud.org) <glinest@bentonpud.org>; Benton PUD - Shanna Everson <eversons@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Brenda Webb <webbbb@bentonpud.org>; Benton PUD - Nancy Lang <langn@bentonpud.org>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; SEPA Review - Washington Dept of Health <SEPA.reviewteam@doh.wa.gov>; WA Dept of Health - Kelly Cooper <kelly.cooper@doh.wa.gov>; Lonnie@bentonone.org; Fire District #1 - Staff <staff@bentonone.org>; Development <development@kid.org>; Bureau of Land Management - Spokane Bureau of Land Management (BLM_OR_SP_Mail@blm.gov) <BLM_OR_SP_Mail@blm.gov>; Environmental Review, Inc. - Tom Price <envreview@gmail.com>; WA Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; WA Dept of Fish and Wildlife - Region 3 SEPA review (R3planning@dfw.wa.gov) <R3planning@dfw.wa.gov>; WA Dept of Transportation - SEPA Review - TDM Coordinator <scplanning@wsdot.wa.gov>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Daniel Gonzalez <Daniel.Gonzalez@co.benton.wa.us>; Elizabeth Koerner <Liz.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>; Bentn 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>; john.lyle@bentoncleanair.org; Benton Clean Air - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air Agency - Noah Lee <noah.lee@bentoncleanair.org>; Benton Clean Air Authority - Robin Priddy

<robin.priddy@bentoncleanair.org>; Bureau of Reclamation - Chuck Garner <cgarner@usbr.gov>; Bureau of Reclamation - L Hendrix <lhendrix@usbr.gov>; Bureau of Reclamation - McKinley <cmckinley@usbr.gov>; Casey Barney <Casey_Barney@Yakama.com>; Yakama Nation - Corrine Camuso <Corrine_Camuso@Yakama.com>; Yakama Nation - Jessica Lally <Jessica_Lally@Yakama.com>; Yakama Nation - John Marvin <John_Marvin@Yakama.com>; Yakama Nation (SEPA) - Elizabeth Sanchey <esanchey@yakama.com>; Yakama Nation Environmental Review - Thalia Sachtleber <enviroreview@yakama.com>; Confederated Tribes of the Umatilla Indian Reservation - Ashley Morton <AshleyMorton@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Bambi Rodriguez <bambirodriguez@ctuir.org>; Confederated Tribes of the Umatilla Indian Reservation - Carey Miller <CareyMiller@ctuir.org>; Futurewise - Roberta Lewandowski <Roberta@lewandowski.com>; Futurewise - Tim Trohimovich <tim@futurewise.org>; DNR Sepa Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>
Cc: Planning Department <Planning.Department@co.benton.wa.us>
Subject: CUP 2023-001 and EA 2023-002 Miguels Venue with Parking area Agency Review Request

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.

Hello,

Please see attached application materials for a **Reception Facility (CUP 2023-001)** and **125 space parking area (EA 2023-002)** at 201005 E GAMEFARM RD KENNEWICK, WA 99337.

Please provide any comments for the CUP and/or EA by **February 15, 2023**.

Many thanks,



Andrea Watts

Associate Planner

Benton County Community Development Department - Planning Division

Andrea.watts@co.benton.wa.us

(509) 786-5612

Donna Hutchinson

From: Planning Department
Sent: Wednesday, February 8, 2023 4:42 PM
To: Planning Department
Subject: RE: [EXTERNAL] EA 2023-002

To whom it may concern: I do not agree with the project that they want to carry out, Because: The noise of the parties, the fights that can start due to the presence of alcohol and the police have to come to put them in order, possibly The entire parking lot will not be enough for the guests and there is a risk that they want to enter our parking lot without authorization from the manager and there may be discussions between the tenants. These are some of the reasons that I do not agree with this project once One more thing, there are many people who do not understand what this is about because they do not know how to read English, almost the majority of them are Latinos, it would have been better if they also explained it in Spanish because some people do not know how to send emails, there was no way to collect signatures and take them away. Can you see how many people agree and how many don't? If it could be done that way it would be better and thank you very much I hope you are not bothered by my comment thank you.



Michelle Cooke • *Planning Manager*

Benton County Community Development Department - Planning Division

Benton County Courthouse, 620 Market Street, Prosser, WA 99350

Benton County Public Services Office, 102206 E Wiser Parkway, Kennewick, WA 99338

Michelle.Cooke@co.benton.wa.us

(509) 786-5612

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

From: Veronica Rojo <veronicarojo7777@gmail.com>
Sent: Wednesday, February 8, 2023 12:21 PM
To: Planning Department <Planning.Department@co.benton.wa.us>
Subject: [EXTERNAL] EA 2023-002

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.

A quien corresponda: El proyecto que quieren realizar yo no estoy de acuerdo en que se realice, Porque: El ruido de las fiestas, las peleas que se pueden empear por la presensia del alhcol y la polisia tiene que venir a poner el osden, posiblemente todo el parqueadero no ba a aser sufisiente para la jente invitada y hay el riesgo de que quieran entran a nuestro parqueadero sin autorisacion de la manaller y puede aver discusiones entre los inquilinos esas son unas de las razones que no estoy de acurdo en ese proyecto una cosa mas hay mucha jente que no entiende de que se trata esto porque no sabe leer ingles casi la mayoria son latinos uviera sido mejor que tambien lo uvieran explicado en español porque algunas personas no saben mandar correos electronicos no avia la manaera de agarrar firmas y llevarselas a uetedes para ver cuanta jente esta de acuerdo y cuanta no? Si se pudiera de esa manera seria mejor y muchas gracias espero que no se molesten por mi comentario gracias.

Donna Hutchinson

From: Valentine Fregoso <vfregoso@santiagocorp.com>
Sent: Thursday, February 9, 2023 3:39 PM
To: Planning Department
Subject: [EXTERNAL] EA 2023-002

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.

To whom it may concern,

I am an occupant of the Santiago Country View community and I oppose the application for the outdoor venue. Part of what makes this community beautiful is the location it is in, its in the heart of nature, quiet and calm. Going outside after work hours to enjoy the stars along with nature and its sounds may be a thing of the past if this outdoor venue is permitted. Sound projects loudly, please consider the surrounding community and it's occupants when allowing venues and all that it may entail.

Thank you,

Valentine Fregoso

Donna Hutchinson

From: Santiago Country View Estates <scv@santiagocorp.com>
Sent: Wednesday, February 8, 2023 4:20 PM
To: Planning Department
Subject: [EXTERNAL] EA 2023-002

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.

To whom it may concern,

I Gladis Arteaga, work for Santiago Country View Estates. I don't approve of this project across Santiago Country View Estates, for the reason being there will be lots of loud music, cars, kids coming to the Park without parents supervision. There will be traffic, drunk drivers and the residences will be complaining to the office for us to do something, when we won't be able to do anything about it. Also there will be people stealing in our community and the residence like there peace and quiet space.

Thank you!

Sincerley,
Gladis Arteaga

[Santiago Country View Estates](#)
[200802 E Game Farm RD.](#)
[Kennewick, WA 99337](#)

T: (509) 582-6030

Elizabeth Koerner

From: Dick McGrew <bigmcgrew@msn.com>
Sent: Tuesday, March 7, 2023 12:21 PM
To: Planning Department
Subject: [EXTERNAL] Conditional Use Permit CUP 2023-001
Attachments: Testimony letter_a for CUP 2023-001.pdf

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.

I'm requesting that the Hearing Examiner deny the subject permit. I've attached a pdf which describes how this request does not meet the Counties Approval Criteria and other items of concern. I will be requesting an opportunity to testify at the meeting. If there are any questions or comments please respond at this email address. Thank You, Dick McGrew

Sent from [Mail](#) for Windows

To whom it concerns:

This is my personal testimony against granting approval of CUP-2023-001.

According to the "Criteria for Approval" a conditional use permits shall be granted only if it can be concluded that, as conditioned, the proposed use:

- 1.) Is compatible with other uses in the surrounding area or is no more incompatible than 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.

The following text clearly shows that **each** of the above **criteria** are **not met** and therefore irresponsible to grant the Conditional Use Permit CUP 2023-001:

1R.) The request is incompatible with the current Rural Residential and Agriculture uses. Establishing a business that involves a potential 200 people congregating (celebrating) 3 times a week within a rural residential and agricultural area will certainly destroy the quiet country farming & residential community atmosphere. This "event" activity will far surpass the traffic and noise associated with any other entity within the affected vicinity. The current Benton County Public Nuisance – Noise Policy Chapter 6A.15 states:

"... to **control the level of noise** in a manner which: promotes the use, **value, and enjoyment of property**; does not interfere with commerce, farming or agricultural activities; and **promotes the quality of the environment**."

"**Public nuisance noise**" means the making, creation or maintenance of excessive, unnecessary or unusually loud noises which are unusual in their time, place, and use, affect and are a detriment to the public health, comfort, convenience, safety, welfare and prosperity of the people of the county."

“PUBLIC NUISANCE NOISE--UNLAWFUL. It is unlawful for any person to make, continue, or cause to be made or continued or to allow to originate from his or her personal or real property any public nuisance noise which:

(a) is plainly audible within any dwelling unit which is not the source of the sound or is generated within two hundred (200) feet of any dwelling; and,

(b) either annoys, disturbs, injures or endangers the health, comfort, repose, peace or safety of others.”

A congregation of 200 celebrating people will surely violate the county noise control rules.

Secondly, an event center is not compatible or equal to any other permitted uses within the affected area or zoning district. The other permitted uses are single family dwellings and agriculture which are subject to the rules and regulations which do not prohibit equipment noise for tractors plowing, bailers operating, spray equipment operation, equipment safety alarms, farm operated 4 wheelers, and farm labor conversations. However, an expectation that these noises do not interrupt, disturb, or impact “event” proceedings is incredible and an expectation these noises controlled or abated during an “event” is incompatible with the zoning uses. If the “event” counters the expected noises by increasing the volume of the event, the surely the nearby residences will be impacted. Please note that noise within the community with open space is not abated by the “white noise” or structures as in a higher populated area such as within the city boundaries. For example, from my property I can easily hear kids playing at the mobile home park, people talking at the residence North of me, or the field labors talking in the orchard, all of which are at least 1000’ away from me. This is about the same distance to the proposed “event center”. To think that 3 days a week I will be subject to hearing the activities from the “Event Center” when outside is beyond comprehension.

I moved here more that 30 years ago and purchase the 24 acres around me as a barrier to noise and people encroachment. I have fought tooth and nail, though many ups and downs, to hang on to the environment I purchased and paid taxes on all those years. Now that I’m 70 years plus in age, someone is desiring to change that cherished environment forever, just so that they can make money and write the taxes off. Why should one be granted permission to violate the established zoning and negatively affect the surrounding residents. They shouldn’t.

2&3R.) Establishing an event center will materially endanger the health, safety and welfare of the surrounding community by greatly increasing the traffic on the dead end rural 2 lane road with no asphalt apron. This approval will increase endangerment to the pedestrian and vehicular traffic above the activities granted within the applicable zoning. According to the provided event map there are 125 parking space plus a parking for larger vehicles which means the total vehicle count could be closer to 150. With 150 vehicles traveling during at designated time frames (to and from) road congestion will occur affecting the residences that utilize that road and more accidents will happen. Since the road has a dead end, the current road use is primarily just the resident population, school busses, agricultural trucking, farm equipment, with horses and joggers/walkers next to the road. The road current speed limit is 40 mph with very few passing areas available. It is obvious with this amount of increased traffic the health, safety, and welfare status of this community will be diminished. Everyone that lives in this community knows that the juncture of

Oak Street to Bowels can be difficult to safely maneuver depending on the vehicle being driven, the direction of travel, and weather. A 100 plus cars passing through that intersection in succession will create time consuming congestion and an increased accident risk. Attached is a picture of that intersection. Please note the picture doesn't due justice indicating the steepness of the road and from what I've observed it only takes about 15 to 20 cars stacked up behind each other to reach the top of the hill. The traffic increase per month passing through this intersection is potentially 3600 units per month (150 cars X 2 <going and leaving> X 3 days X 4 weeks) not counting service vehicles.

Also of major concern is the allowance of "event" alcohol stemming from "bring your own bottle" or "event renter" provided alcohol which basically can turn these events into an all-out "private party time" without regulations. Without obtaining advise from an attorney, I would suspect that families of anyone hurt or killed during, or after an "event", where alcohol was a factor could file civil lawsuits against the event owner, event purchaser, property owner and bring into question the factors that were reviewed and recorded before granting approval of this Conditional Use Permit.

4R.) The proposed event center is **not supported by adequate service facilities** and **will adversely affect public services** to the surrounding area. The location does not have adequate service facilities such as street lighting for ingress and egress of the property or property lighting to safely operate after dusk. Not having lighting after dark present safety concerns for the participants and any emergency personnel. Note increased lighting, similar to parking lots at night, would be a detriment to the nighttime country environment. There is also a lack of domestic potable water supply suitable (permitted) for 2400 (200 people X 3 days X 4 weeks) event attendees a month. The lack of a substantial onsite water supply, suitable for fire suppression, presents a dangerous situation for the attendees and emergency workers. Note, it is not surprising when the surrounding non-irrigated fields are set on fire by vehicles, fireworks, and people tossing cigarettes or other objects from their cars. Also given increasing traffic on a rural road as previously stated and adding the agricultural laborers during the long growing seasons, **the road service to the community will be adversely and significantly affected** if compared to current zoning activities afforded short plat parcel number 129801013728001 R-1 activities. Another service that is not addressed in any of the submitted documents is power. There is no description of the power needs and how is it to be supplied, e.g., public power supply drop servicing the proposed event center, power shared with the residence, or will it be supplied by loud and obnoxious portable generators. Note the drawing plan provided does not indicate an electrical service drop or power supply.

5R.) The proposed event center **will hinder or discourage the development of permitted uses on neighboring properties** in the applicable zoning district. Establishment of an event center as proposed will discourage future purchase and development of neighborhood R-1 rural residences due to the destruction of the quiet daytime neighborhood environment, the drastically increased traffic, adjacent nighttime intruding activities including a potential visual disturbance of night time lighting.

Summation: After reviewing the criteria for a granting a conditional use permit and performing an evaluation of the current proposed conditional use permit, **I find that the establishment of an event center at the proposed location is completely adverse to the values, available services, and**

environment afforded to the R-1 rural residences and agricultural industries that the surrounding inhabitants cherish and therefore, abide by the established zoning.

Additional Supplemental Information:

After reviewing the provided documents, I find numerous items which should be clarified due to lack of descriptions or conflicts between the documents.

a.) The conditional use permit: The permit states that the property owner is Jessica Morales with an address in Pasco. Question 12.(a) indicates the proprietor lives in the residence on site. One of the Business Plan bullets states the owner will not be living on the property (I wouldn't want to live on the property either). Question 17 indicates there is to be 125 parking spaces yet on the provided map there is a 259' parking row for oversize vehicles without a quantity indicated. Question 19. Indicates there is no lighting yet 19.(a) states that lighting will be located in front of the property.

b.) From the Business plan drawing: The drawing indicates the main event area enclosed on 3 sides with trees with no openings. The Plan indicates the trees are Green Giant (arborvitae) trees. This species of arborvitae trees can grow to 40 feet tall. However, according to various articles such as the one provided below, these plants are an extreme fire hazard when placed in areas where fires can possibly occur (like the surrounding non-irrigated grass fields). Placing 200 people within a potential 40' high arborvitae fire storm wall with only one exit seems irresponsible, especially without multiple escape routes and fire suppression. See the attached WSU article.

The Master Plan identifies covers over the concrete slabs. What are these covers? Are they the large plastic tents used for events? It also states that they will be removed "soon" after the events. If the covers are tents, does this mean they will be installed for the three event days and be removed afterwards. This would translate into being up 5 days and down for 2 days when erection and removal days are included. This is not a very practicable plan. Also, these coverings are not consistent with the Septic Plan which shows a 50' X 100 Barn with a bathroom inside. The bathroom is within 10 feet of the Septic tanks. However, the drawing submitted with the CUP indicates the bathrooms are over by the parking area and wouldn't be anywhere near the septic tanks. Therefore the septic calculation for input drainage is wrong. Or does the owner plan to place portable bathrooms on site until a 100 x 50 feet barn is built with bathrooms? Note the concrete slab sizes do not match the barn size and it appears the 20 x 40 concrete slab may be over the designed drain field. What is the real plan?

c.) The Business Plan infers that the name of the event center is "Miguel's Venue". After searching databases for a licensed business by that name, I have found nothing. Does this business have a business license that includes required insurance or bond coverage for this type of business?

These conflicting and disturbing items listed above from the supplemental information further indicates that this CUP should not be approved.

Dick McGrew



If you live in the Pacific Northwest, you've seen plenty of them in the landscaping of residences and businesses: Arborvitae. They're the columnar, evergreen shrubs used singly -- say, to flank a window -- or in rows to provide shade in summer and year-round privacy between properties. Or, they are low-growing evergreens used as low-maintenance ground covers.

Often pruned into hedges, the tall varieties are relatively inexpensive to buy and easy to grow with tolerance for various soil types and varying amounts of light and water.

But people who value their homes or businesses need to be wary of the significant danger posed by Arborvitae. Because of the oily composition of their needles and their tendency to accumulate dead, dry plant material on the interior, Arborvitae are like plant torches. They are extremely flammable and provide ideal fuel for high-intensity blazes!

Once ignited, Arborvitae can cause fire losses not only for the immediate property owner but also to adjacent and distance properties because they generate high temperatures and dangerous showers of fire brands (sparks carried by the wind) from this fire-prone plant. A burning Arborvitae is a threat to the entire surrounding area.

Arborvitae can function as a tree, shrub/hedge, or as a ground cover allowing it to fulfill a variety of landscape roles. This brochure will focus primarily on fire-resistant alternative evergreen shrubs available to replace the fire-prone plant commonly called Arborvitae.

Beware of ARBORVITAE Plant Torches

From an article written by the WSU Master Gardener.

[arborvitaealternatives.pdf \(wsu.edu\)](http://arborvitaealternatives.pdf.wsu.edu)

Oak Street to Bowles road Intersection

