

EXHIBIT LIST FOR CUP 2023-007
Richard & Nancy Richter

Hearings Examiner Staff Memo Exhibit List - May 12, 2023 hearing		
HEM 1.1	Staff Memo	April 14, 2023
HEM 1.2	Vicinity map	April 7, 2023
HEM 1.3	Application	March 27, 2023
HEM 1.4	Site Plan	March 27, 2023
HEM 1.5	Written Determination of Completeness	March 30, 2023
HEM 1.6	Agency review request	March 29, 2023
HEM 1.7	Comments from Public Works	April 6, 2023
HEM 1.8	Comment from Health Department	April 6, 2023
HEM 1.9	Comment from Building Department	March 29, 2023
HEM 1.10	Comment from Benton PUD	March 29, 2023
HEM 1.11	Notice of Open Record Hearings	April 19, 2023
Exhibits Submitted During Hearing or while record remained open		
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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

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planning.department@co.benton.wa.us

**STAFF REPORT TO THE
BENTON COUNTY HEARINGS EXAMINER
Nancy and Richard Richter
Detached Accessory Dwelling Unit**

HEM 1.1

FILE NO: CUP 2023-007

MEMO DATE: April 14, 2023

HEARING DATE: May 12, 2023

OWNER/APPLICANT: Richard and Nancy Richter, 28603 S. 887 PR SE, Kennewick, WA 99338

LOCATION: General Location: The property is located approximately 0.5 miles northwest of the intersection of N Glenn Miller PR SE and Locust Grove Rd. in Kennewick, WA.
Address: 41602 S Glenn Miller PR SE Kennewick, WA 99338
Legal: Abbreviated: That portion of Section 28, Township 8 North, Range 28 East, W.M., Benton County, Washington described as follows: Parcel A of Boundary Line adjustment AF# 2021-055627, 12/09/2021. Subject to easements, restrictions and reservations of record.
Parcel Number: 128881000000003

PROPERTY SIZE: Approximately 118.67 Acres

AREA TO BE USED: Not to exceed 800 square feet

LAND USE: Residential

ZONING: Growth Management Act Agricultural District (GMAAD)

COMPREHENSIVE PLAN DESIGNATION: GMA AG

RECOMMENDATION:

The Planning Division recommends approval of the application request, subject to the suggested twenty-one (21) Findings of Fact and five (4) Conditions of Approval as outlined in this staff report.

APPLICATION DESCRIPTION:

The applicant is proposing to construct an 800 square foot detached Accessory Dwelling Unit (ADU). The ADU is to be located north of a 2,558 square foot single-family dwelling that is also proposed to be constructed on the parcel. One of the landowners intends to reside in the ADU, while the other resides in the primary dwelling.

The property is approximately 118.67 acres in size and is zoned Growth Management Act

Agricultural District (GMAAD). The site is currently vacant, however, building permit applications have been received for the proposed 2,558 square foot single family dwelling along with a 420 square foot accessory building and the proposed 800 square foot ADU.

The application for CUP 2023-007 (HEM 1.3) was submitted to the Benton County Planning Division on March 27, 2023.

The application was declared complete for processing on March 30, 2023. (HEM 1.5)

The application documents were distributed to reviewing agencies on March 29, 2023. (HEM 1.6)

The Benton County Hearings Examiner Notice of Open Record Hearing for application CUP 2023-007 was published on April 26, 2023 in the Prosser Record Bulletin. (HEM 1.11)

The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on April 21, 2023.

The Open Record Hearing is scheduled for May 12, 2023.

APPLICABLE STANDARDS/ORDINANCES:

1. *Revised Code of Washington*
RCW 36.70A.400, GROWTH MANAGEMENT—PLANNING BY SELECTED COUNTIES AND CITIES Accessory Apartments
Any local government, as defined in RCW 43.63A.215, that is planning under this chapter shall comply with RCW 43.63A.215(3).

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

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

2. *Benton County Comprehensive Plan*
3.3.2.5 Agricultural Land Use Designations
GMA Agriculture (GMA AG) includes agricultural land (such as dryland and irrigated land) identified by the County based on the criteria established by the GMA. A GMA Agricultural District zone conserves agricultural lands by establishing a 20-acre minimum parcel size and (with exceptions e.g., resort destinations, wineries) limits the range of other land uses to those which are dependent upon, supportive of, ancillary to, or compatible with, agricultural production as the principal land use

Benton County Comprehensive Plan
Section 2.7 Housing

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

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

Section 6.4.2 Housing Types

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

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

11.03.010 DEFINITIONS.

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

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

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

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

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

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

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

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

Once granted, a conditional use permit may be transferred by a holder thereof after written notice to the Hearings Examiner; provided the use and location must remain the same

and the transferee must continue to comply with the conditions of the permit and, if applicable, the requirements set forth in Chapter 11.51 BCC.

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

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

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

PUBLIC NOTICE:

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

1. The Planning Division shall provide written notification for an open record hearing, subject to the rules and regulations set forth in RCW 36.70. Written notice shall be mailed at least twelve (12) days in advance of the open record hearing to the applicant and the owner of the parcel(s) to which the proposed variance or conditional use permit would apply, and to all owners of real property, as shown in the records of the Benton County Assessor, located within a distance of three hundred (300) feet of any portion of the applicable parcel, provided that if the owner of the parcel for which the proposed variance or conditional use permit is requested owns another parcel or parcels adjacent the parcel at issue, notification shall be mailed to owners of real property located within three hundred (300) feet of any portion of such adjacent parcels as well. Failure to receive the notice shall not invalidate any proceedings or decision in connection with the proposed variance or conditional use permit. Notices addressed to the last known owner of record as shown on the County Assessor's records shall be deemed proper notice to the owner of such property; and,
2. By publication of a legal notice in a newspaper of general circulation in the County at least

ten (10) days prior to the open record hearing date.

AGENCY COMMENTS:

1. The application documents were distributed to the following reviewing agencies on March 29, 2023.
 - a. Benton County Public Works Department
 - b. Benton-Franklin Health District
 - c. Benton County Fire District #1
 - d. Benton County Building Division
 - e. Benton County Fire Marshal
 - f. Benton County Code Enforcement
 - g. Benton PUD

2. The following comments were received from the **Benton County Building Department (HEM 1.9)**:

The following would have to be considered and made compliant as part of the creation of the (Auxiliary Dwelling Unit) ADU:

 - a. From the perspective of the Building Division the proposed ADU has been modified for compliance as re-submitted. The storage area off the garage has been indicated to be solely accessible from the garage to meet compliance.
 - b. The lot on which the home is sited appears to include critical areas. Depending on how the site is improved for the building geotechnical work and associated engineering review may be necessary.
 - c. Structural improvements in this location will require Fire Marshal review for compliance for setback to slopes, fire resistant materials (if applicable) and driveway fire response criteria.
 - d. The lot on which the home is sited appears to include critical areas. Depending on how the site is improved for the building geotechnical work and associated engineering review may be necessary.
 - e. For more information, please contact Brian Bell at 509-735-3500.

3. The following comments were received from the **Benton Franklin Health District (BFHD) (HEM 1.8)**:
 - a. Should the applicant choose to pursue the detached dwelling unit vs. the ADU they would need to install a separate on-site septic system and have the well approved for a 2-unit Group B.
 - b. For more information, please contact the Justin Gerber at 509-460-4205.

4. The following are general comments and discussion points from the **Benton County Planning Division**:
 - a. The lot is zoned Growth Management Act Agricultural District (GMAAD).
 - b. The lot is designated GMA AG by the Benton County Comprehensive Plan.
 - c. Surrounding land uses: The properties adjoining the subject property are predominantly have vacant or single-family homes with residential accessory and agricultural uses.
 - d. SEPA: A proposal for a single ADU is exempt from a State Environmental Policy Act checklist and review.

- e. Upon completion of a review of BCC Title 15 and the Benton County Critical Area Maps, there are designated critical areas identified on the parcel, but are not within the proposed project location. A critical area report is not required for the processing of a conditional use permit for the proposed activity at this location.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

The following Findings of Fact and Conditions of Approval are based on comments received up to the date of this staff memo. Any comments received after the completion of this staff memo or submitted during the advertised public hearing for CUP 2023-007 will need to be considered by the Hearings Examiner and may be added to the suggested Findings of Fact and Conditions of Approval as set forth below. The Hearings Examiner may decide to adopt these as their own or amend/add to these Findings of Fact and Conditions of Approval after holding the open public hearing.

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

SUGGESTED FINDINGS OF FACT

The County makes the following Findings of Fact:

1. The applicant is proposing to construct an 800 square foot detached Accessory Dwelling Unit (ADU). The ADU is to be located north of the proposed single-family dwelling on the parcel. The proposed 2,558 single-family dwelling will be utilized as the primary residence for one of the landowners at 41602 S Glenn Miller PR SE, Kennewick, WA 99338.
2. The applicant/property owners are Richard and Nancy Richter, 28603 S 887 PR SE, Kennewick, WA 99338.
3. The property is located approximately 0.5 miles north of the intersection of N Glenn Miller PR SE and Locust Grove Rd. in the Kennewick area (Parcel 128881000000003).
4. The property is approximately 118.67 acres in size and is zoned Growth Management Act Agricultural (GMAAD) District.
5. The proposed detached ADU will be accessory to a 2,558 square foot single-family dwelling.
6. The site is currently vacant.
7. Public notice and application requirements have been met per BCC 11.50 Variance and Conditional Use.
8. The proposed detached ADU is allowable by Conditional Use Permit if approved by the Benton County Hearings Examiner.
9. The detached ADU complies with Benton County Building Division standards and requirements.
10. The application for CUP 2023-007 is consistent with the Growth Management Act, RCW

36.70A, including RCW 36.70A.390.

11. The application for CUP 2023-007 is consistent with RCW 43.63A.215 (3) *Accessory apartments*.
12. The application for CUP 2023-007 is consistent with the goals and policies of the Benton County Comprehensive Plan.
13. The application for CUP 2023-007 is consistent with the requirements of the Benton County Zoning Code.
14. The application for CUP 2023-007 is consistent with the requirements of BCC 11.42.020(a) Accessory Dwelling Units (ADU):
 - a. One (1) detached ADU is proposed for the subject property.
 - b. A single-family dwelling is located on the parcel/lot where the detached ADU is to be located.
 - c. The proposed single-family dwelling is 2,558 square feet. Forty percent 40% of 2,558 square feet is 1,023 square feet. The applicant is proposing approximately 800 square feet in the application.
 - d. The detached ADU will have one (1) bedroom.
 - e. The applicant is proposing two (2) parking spots to serve the detached ADU.
 - f. The proposal is to construct an 800 square foot ADU to be used as an accessory residence on the site in addition to the proposed primary 2,558 square foot single-family dwelling.
 - g. No additional dwelling or housing units other than the proposed 2,558 sq ft single-family dwelling exist on site or are proposed.
 - h. A home occupation is not planned nor proposed to be operated in the detached ADU.
 - i. The detached ADU must comply with BFHD standards as per the Conditions of Approval.
 - j. The detached ADU and proposed single family dwelling comply with Fire Marshal standards.
 - k. The detached ADU will be a ground floor unit.
 - l. At the time of application, one of the owners plan to reside in the ADU, while the other will reside in the primary residence.
 - m. The detached ADU complies with Building Division requirements and Fire Marshal requirements.
 - n. The detached ADU complies with the Benton County critical area ordinance, Shoreline Master Program, and zoning regulations.
15. The application for CUP 2023-007 is consistent with requirements in BCC 11.42.020 (c)(2)(i) as the ADU will be a standalone structure.
16. The application for CUP 2023-007 is consistent with requirements in BCC 11.42.020(c)(2)(ii):
 - a. The proposed ADU will be north of the proposed single-family dwelling and the entrance to the dwelling is on the side of the building facing away from the roadway

- and located behind a shop building.
 - b. The door layout of the structure is adequate for its location and situation, subject to compliance with the Findings of Fact and Conditions of Approval.
17. The proposed detached ADU is compatible with other uses in the surrounding area and is no more incompatible than are any other outright permitted uses in the applicable zoning district.
 18. The proposed detached ADU will not materially endanger the health, safety, and welfare of the surrounding community to an extent greater than that associated with any other permitted uses in the applicable zoning district.
 19. The pedestrian and vehicular traffic caused by the proposed detached ADU will not conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with any other permitted uses in the applicable zoning district.
 20. The proposed detached ADU will be supported by adequate service facilities and would not adversely affect public services to the surrounding area.
 21. The proposed detached ADU will not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district.

SUGGESTED CONDITIONS OF APPROVAL

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

Time to Complete Conditions of Approval:

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

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

Transferability

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

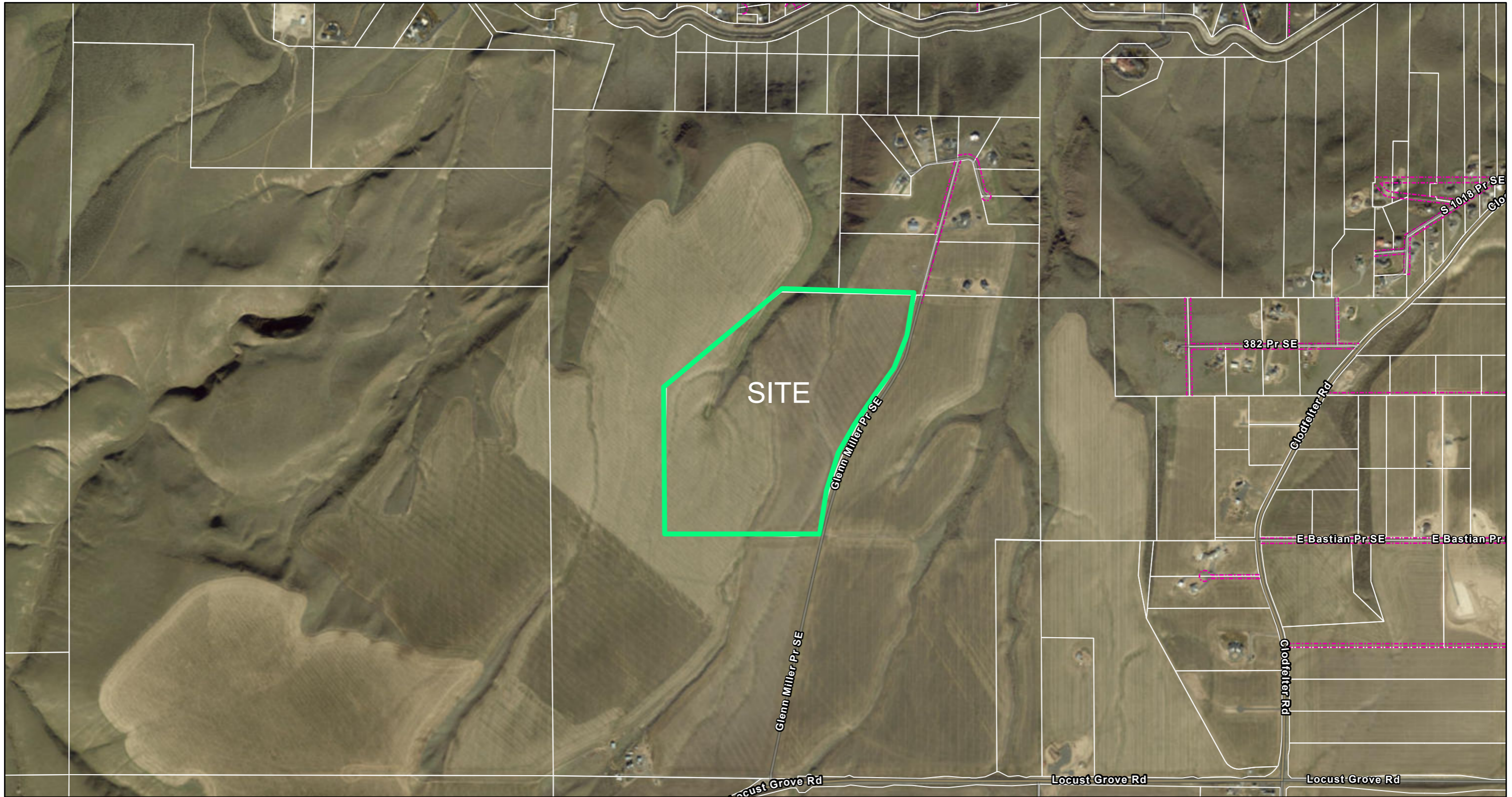
Violations of Conditions of Approval:

The Applicant shall continue to meet all conditions of this Conditional Use Permit while CUP 2023-007 is in effect.

Any violation of the conditions of approval will be processed in accordance with BCC Title 11, Chapter 11.43 Administration and Disposition of Infractions. If the Conditional Use Permit has been issued and violations exist, the Hearings Examiner may revoke the permit after an open record hearing with notice as set forth in BCC 11.50.050(b), as amended. This condition does not foreclose the County's use of other enforcement mechanisms.

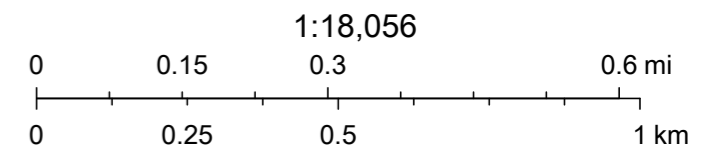
CUP 2023-007 Vicinity Map

HEM 1.2



4/19/2023, 3:25:31 PM

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Parcels_and_Assess_3424



Esri Community Maps Contributors, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US

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Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway

CONDITIONAL USE PERMIT APPLICATION

File No. CUP-2023-007

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Name of Applicant/Agent: RICHARD & NANCY RICHTER

Mailing Address: 28603 S 287 PRSE City: KENNEWICK State: WA ZIP: 99338

Phone #1: 509-727-6216 Phone #2: 509-947-5401

Email Address(es): rrichter@dgrgrantinc.com dnkla@aol.com

Signature: (SEE BELOW) Date: _____

Name of Property Owner(s) (if different): (SAME AS ABOVE)

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Phone #1: _____ Phone #2: _____

Email Address(es): _____

Signature: [Signature] Date: 3/26/2023

Signature: [Signature] Date: 3/26/2023

*If there are additional owners please copy this section, sign, and attach to the application

If the property is owned by a corporation, trust, partnership or LLC please complete the entity signature block below showing that the person signing has the authority to sign on behalf of the company.

ENTITY SIGNATURE BLOCK

Applicant/Legal Owner name: _____

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.

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

PARCEL INFORMATION

4. Subject property address including city: GLENN MILLER PRSE, KENNEWICK

5. Parcel #(s): 1 - 2888 - 100 - 0000 - 003 - - - - -

6. Acreage: 118.67

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

8. Utilities:

Power: Benton PUD Benton REA Other: _____

Sewer: Septic Tank City Sewer Other: _____

Water: Individual well(s) One well serving 2-4 lots One well serving 5+ lots

City System Provider: _____

Private System Provider name and address: _____

Gas: No Yes Provider name: _____

Irrigation: No Yes Provider name: _____

9. Current use(s) on property: _____

10. What are you proposing to do that requires a Conditional Use Permit? BUILD A
DETACHED ACCESSORY DWELLING UNIT

For the following proposed uses, please attach the appropriate addendum form:
Business Use, Detached Accessory Dwelling Unit, Child Care Facility (Type B), Bed & Breakfast, Mineral Extraction (Commercial Sand & Gravel), Commercial Kennel, Winery.

11. Additional comments or information: _____

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

(FOR STAFF USE ONLY)

Application Complete: Y N

Critical Areas: N Y: _____

Zoning: _____

Reviewed by: _____

Date: _____

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



CONDITIONAL USE PERMIT APPLICATION ADDENDUM DETACHED ACCESSORY DWELLING UNIT

File No. _____

Applicant Name: RICHARD & NANCY RICHTER

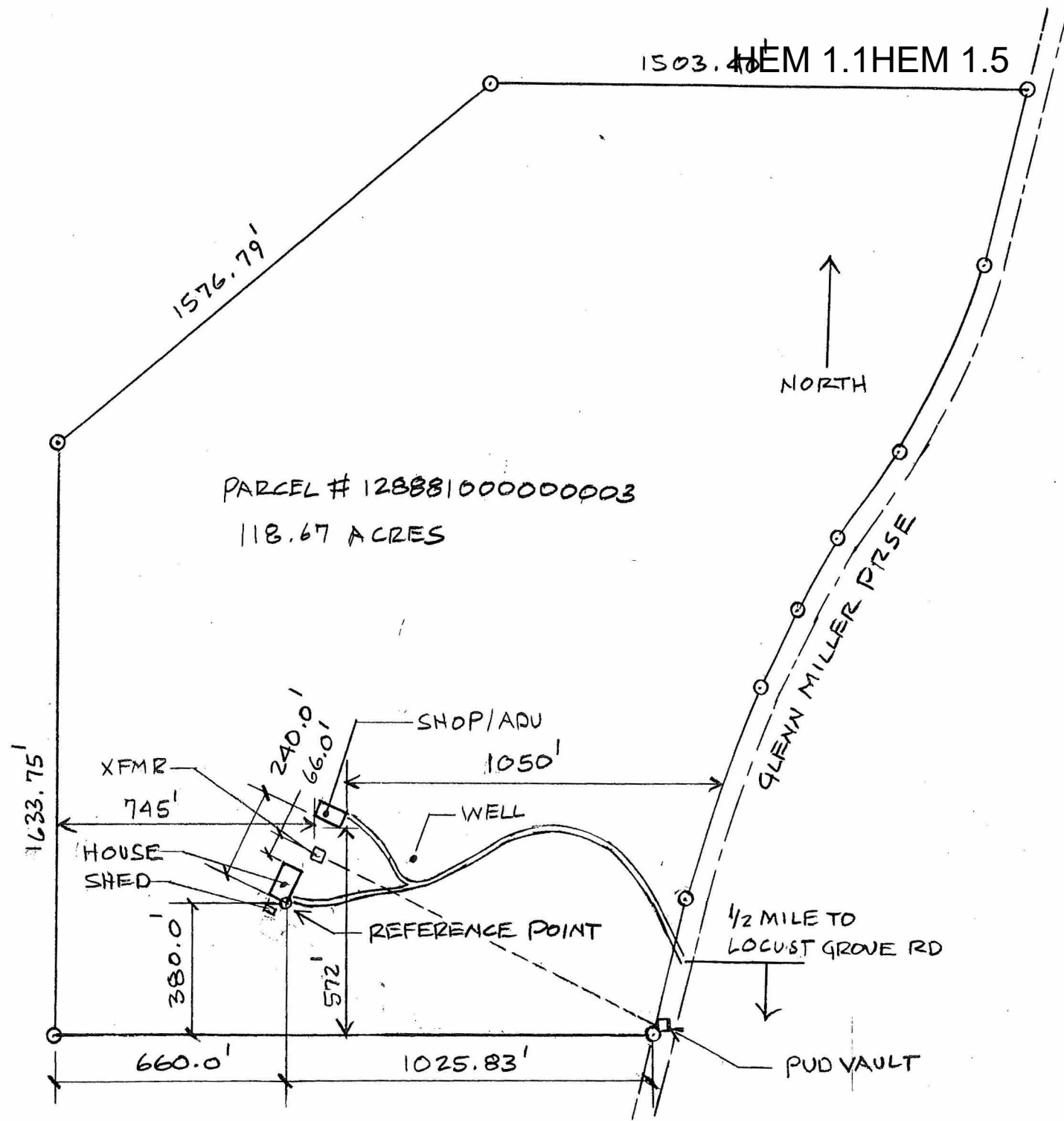
1. Number of Accessory Dwelling Units currently on the property: 0
2. Is there a single family dwelling currently on the property? Yes No
3. What is the square footage of the main home? 2558 SF (PROPOSED)
4. What is the square footage of the proposed accessory dwelling unit? 800 SF
5. How many bedrooms will be in the Accessory Dwelling Unit? 1
6. Does the landowner currently have any other land use permits? NO

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

RICHARD AND NANCY ARE MARRIED, BUT LIVE
SEPERATELY. AS WE GROW OLDER, IT WOULD
BE HELPFUL TO LIVE CLOSER TO EACH OTHER.
THE ADU WOULD BE RICHARD'S HOME.

Please provide a site plan that includes the following:

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

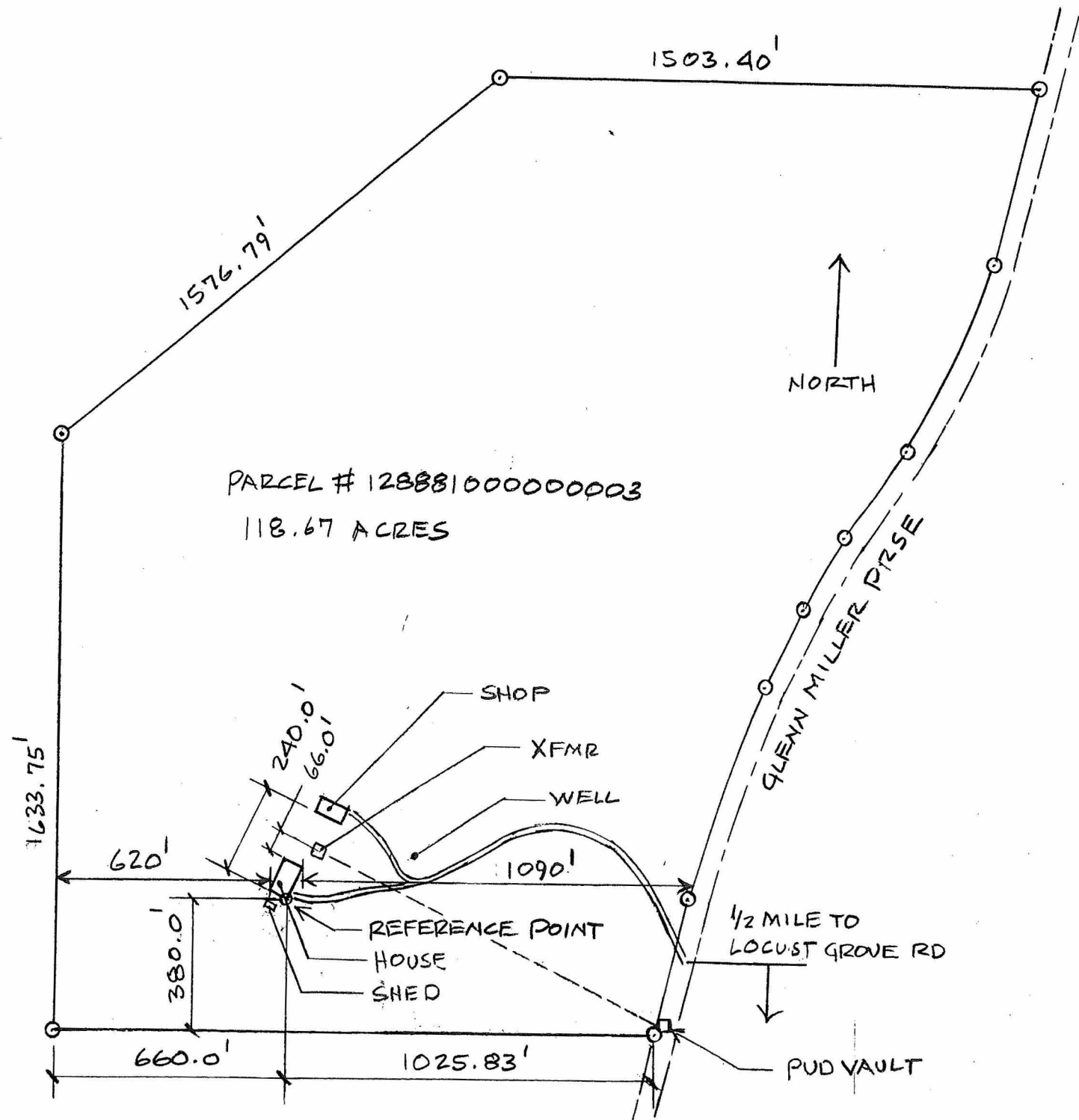


OVERALL SITE PLAN

SCALE: 1" = ~ 400'

RICHTER RESIDENCE - SHOP/ADU

DATE: 3/20/2023 REV. 1



OVERALL SITE PLAN

SCALE: 1" = ~ 400'

RICHTER RESIDENCE - HOUSE

DATE 3/20/2023 REV. 1

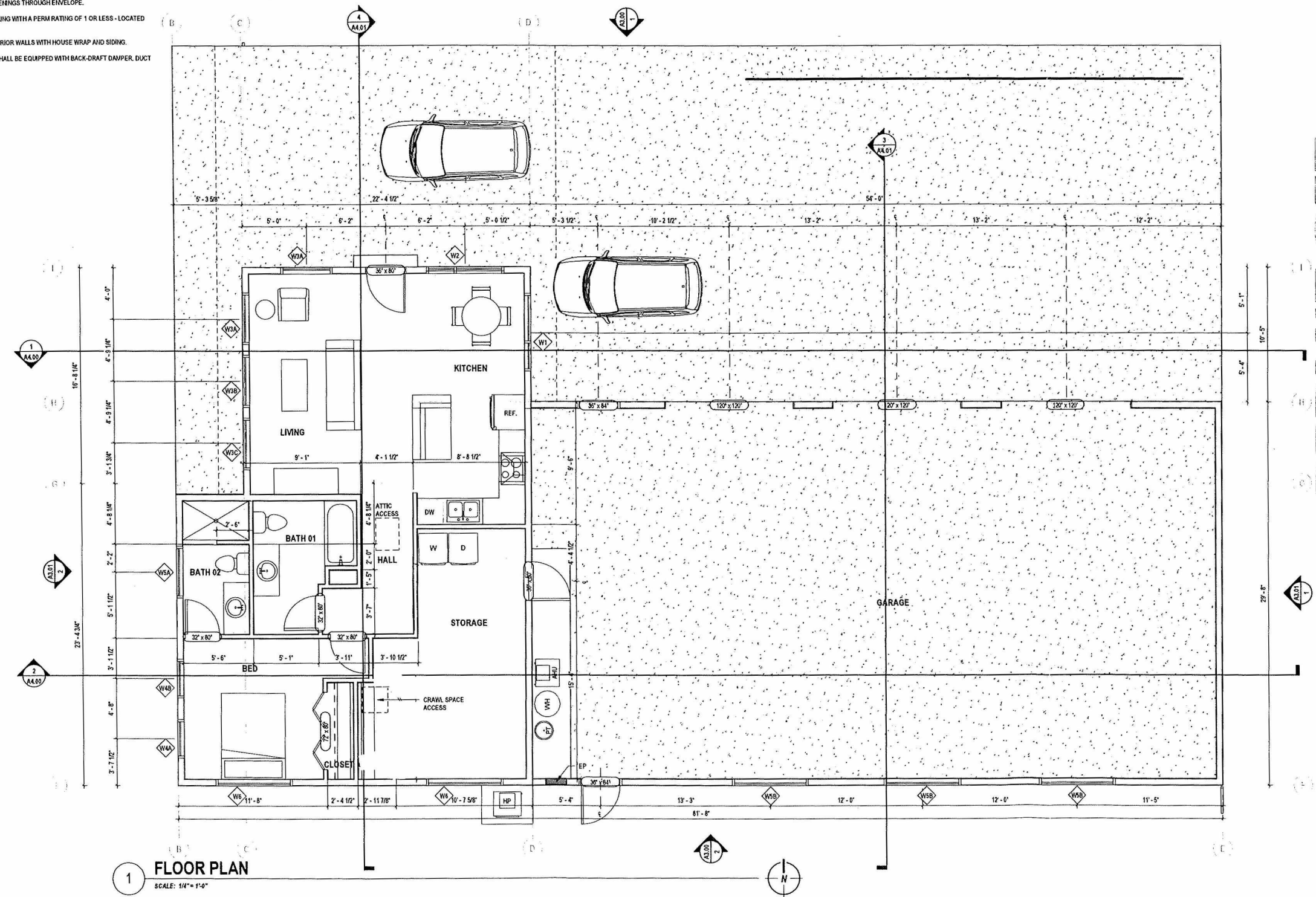
GENERAL NOTES: FLOOR PLAN

- DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- COORDINATE WITH MECH. FOR ALL DUCT AND SHAFT LOCATIONS.
- ALL INTERIOR WALLS TO RECEIVE 1/2" GWB UNLESS U.I.O
- ALL WET AREAS TO RECEIVE MOISTURE RESISTANT GWB U.I.O
- PROVIDE SMOKE DETECTORS W/110V BATTERY BACKUP PER 2018 IRC SECTION 314.
- BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.
- LANDINGS AT DOORS: THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. EXCEPTION: WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, OTHER THAN THE REQUIRED EXIT DOOR, A LANDING IS NOT REQUIRED.
- PROVIDE A MINIMUM 22' X 30' ATTIC ACCESS.
- ACCESS DOORS & HATCHES FROM CONDITIONED SPACE TO UNCONDITIONED SPACES (E.G. ATTICS & CRAWL SPACES) SHALL BE WEATHER-STRIPPED & INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
- PER IRC R314.2.3, A HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURES AND HUMIDITY SHALL BE INSTALLED IN NEW GARAGES THAT ARE ATTACHED TO OR ARE LOCATED UNDER NEW AND EXISTING DWELLINGS. HEAT DETECTORS AND HEAT ALARMS SHALL BE INSTALLED IN A CENTRAL LOCATION AND IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
- AIR SEAL ALL PENETRATIONS, PLATE JUNCTIONS, AROUND WINDOWS, DOOR AND ANY OPENINGS THROUGH ENVELOPE.
- VAPOR DIFFUSION RETARDER CAN BE POLYETHYLENE, LOW PERM PAINT, OR FACE STAPLING WITH A PERM RATING OF 1 OR LESS - LOCATED BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
- PLEASE CALL FOR THE FRAMING & BRACING INSPECTIONS PRIOR TO COVERING THE EXTERIOR WALLS WITH HOUSE WRAP AND SIDING.
- KITCHEN: 100 CFM MIN. VENTED OUTSIDE ON SEPARATE TERMINATION POINT AND DUCT SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER, DUCT SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES.
- KRAFT-FACED INSULATION OR FOAM PLASTIC INSULATION CANNOT BE LEFT EXPOSED.

- FLASH ALL WINDOWS TOP, SIDES & BOTTOM.
- ALL HARDWARE AND FASTENERS EXCEPT ANCHOR BOLTS, IN CONTACT WITH PRESSURE TREATED WOOD MUST BE HOT DIP GALVANIZED OR EQUAL.
- ALL EXTERIOR GLULAM BEAMS MUST BE SEALED FOR WEATHER PROTECTION, PRIMED & PAINTED. USE WEATHER PROOF GL.
- ALL POCKET DOORS TO BE PROVIDED WITH SOFT OPEN/CLOSE HARDWARE.
- PROVIDE RUBBER BASE AT FRAMED GARAGE AND UTILITY ROOM WALLS; PROVIDE PAINT GRADE MDF BASE IN ALL LIVING AREAS.
- PROVIDE LEVEL 4 FINISH ON GARAGE AND UTILITY ROOM WALLS
- PROVIDE TILE SURROUND (12X24 TILE) WITH FLAT SCHLUTER EDGE TRIM AT ALL BATH/SHOWER UNITS.
- WSEC R402.2.7 FLOORS, FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING INSULATION SUPPORTS SHALL BE INSTALLED SO SPACING IS NO MORE THAN 24-INCHES ON CENTER.
- PROVIDE SMOKE DETECTORS IN THE FOLLOWING LOCATIONS PER R314.3.
 - IN EACH SLEEPING ROOM OR SLEEPING LOFT
 - OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - ON EACH ADDITIONAL FLOOR OF THE DWELLING
- PER IRC R315.2.1, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH LEVEL OF THE DWELLING, IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

FLOOR PLAN LEGEND

----- OVERHEAD ROOF



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

PERMIT SET

FLOOR PLAN
Richter Shop

MMEC
ARCHITECTURE INTERIORS
Spokane, Washington
(509) 824-8800
www.mmeccreative.com

File No:	18.26
Date:	03.08/2023
Drawn by:	JD
Checked by:	
Scale:	As Indicated
Sheet Title:	FLOOR PLAN
Sheet No:	A2.00

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 1.5

March 30, 2023

Richard and Nancy Richter
28603 S 887 PRSE
Kennewick, WA 99338

RRichter@dyrgrantinc.com

RE: Written Determination of Completeness
File Number: CUP 2023-007

Dear Applicant,

This office is in receipt of your project permit application for a Conditional Use Permit for a Detached Accessory Dwelling Unit. We have determined that the required materials have been submitted and the application is complete. A file number has been assigned (CUP 2023-007) and the review process will now begin.

Although this office has determined that your application is complete, more clarification or information may be needed from you as we go through the review process. Additional information and/or permits may be required from other agencies including, but not limited to, the Benton County Building Division, the Benton-Franklin Health District, and the Washington State Department of Health.

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

Sincerely,

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

Andrea Watts, Senior Planner
Benton County Planning Division

Community Development Department

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



Planning Division

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

03/29/2023

HEM 1.6

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

RE: Agency review of a Conditional Use Permit application
File #: CUP 2023-007
Parcel #: 1-2888-100-0000-003
Applicant: Richard Richter

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

The applicant is proposing construction of a detached 800 sq. ft. accessory dwelling unit on a parcel with a future 2,558 sq. ft. single-family residence. The project is located in the Kennewick area of unincorporated Benton County on parcel number 1-2888-100-0000-003.

PLEASE SUBMIT YOUR COMMENTS to planning.department@co.benton.wa.us by **April 12, 2023**. Please reference file number **CUP 2023-007** in all correspondence.

If you have any questions or need more time to review the application, please contact the Planning Division at (509)786-5612 or to the email above.

Thank you,
Benton County Planning Division

Nikki Relyea

From: Cristina Woods
Sent: Thursday, April 6, 2023 2:08 PM
To: Planning Department
Subject: RE: CUP 2023-007 Richter ADU Agency Review Request

Good afternoon

PW has no comments

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, March 29, 2023 12:02 PM
To: Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; lonnie@bentonone.org; Fire District #1 - Staff <staff@bentonone.org>; Code Enforcement <code.enforcement@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>; Benton PUD - Brenda Webb <webbb@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Nancy Lang <langn@bentonpud.org>; Benton PUD - Shanna Everson <eversons@bentonpud.org>; Benton PUD - Tina Glines (glinest@bentonpud.org) <glinest@bentonpud.org>
Cc: Andrea Watts <Andrea.Watts@co.benton.wa.us>
Subject: CUP 2023-007 Richter ADU Agency Review Request

Hello,

Please see attached application materials for an Accessory Dwelling Unit Conditional Use Permit for parcel number 128881000000003.

Please respond with any comments you may have by **April 12th, 2023**.

Regards,



Andrea Watts

Senior Planner

Benton County Community Development Department - Planning Division

Andrea.watts@co.benton.wa.us

(509) 786-5612



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

**Sewage Disposal System Construction
Permit**

Owner: Richter, Richard and Nancy
 28603 S 887 PRSE
 Kennewick, WA
 99338

Permit Number: 26600
Date Permit Issued:
Date Permit Expires:
County: Benton

Location Information

Property Address TBD Glenn Miller Rd **Subdivision/Legal:** S28 T8N R28E
City: Kennewick **Block:**
Parcel Number: 1-2888-100-0000-003 **Lot:**

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

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

General Information

Type of Structure: Single Family	Number of Bedrooms: 4
Designed by: Homeowner	Average Daily Flow: 360
Type of System: Dosed Gravity	Maximum Daily Flow: 480
Treatment Level: E	

Pretreatment Information


Drainfield Information

Septic Tank Size: 1000 gal.	Drainfield size: 1200 sq ft
Depth of Burial: Lids to surface.	Drainlines length: 80 feet
Outlet Baffle Filter: Yes	Drainlines number: 5
Pump Chamber Size: 1000 gal.	Maximum trench depth: 36 inches
Dose Volume: 196-236 gal.	Aggregate depth: 12 inches
Reserve Volume: 300 gal.	Distribution: Distribution Box

Conditions

- Follow approved plot plan, maintain all setbacks.
- Maintain 100' minimum from subsurface sewage disposal system to all wells.
- Maintain 50' minimum from septic tank to all wells.
- Maintain positive drainage away from the drainfield.
- Drainfield lines may be shifted slightly to follow the contours of the slope.
- 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.

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.


Justin Gerber
Environmental Health Specialist

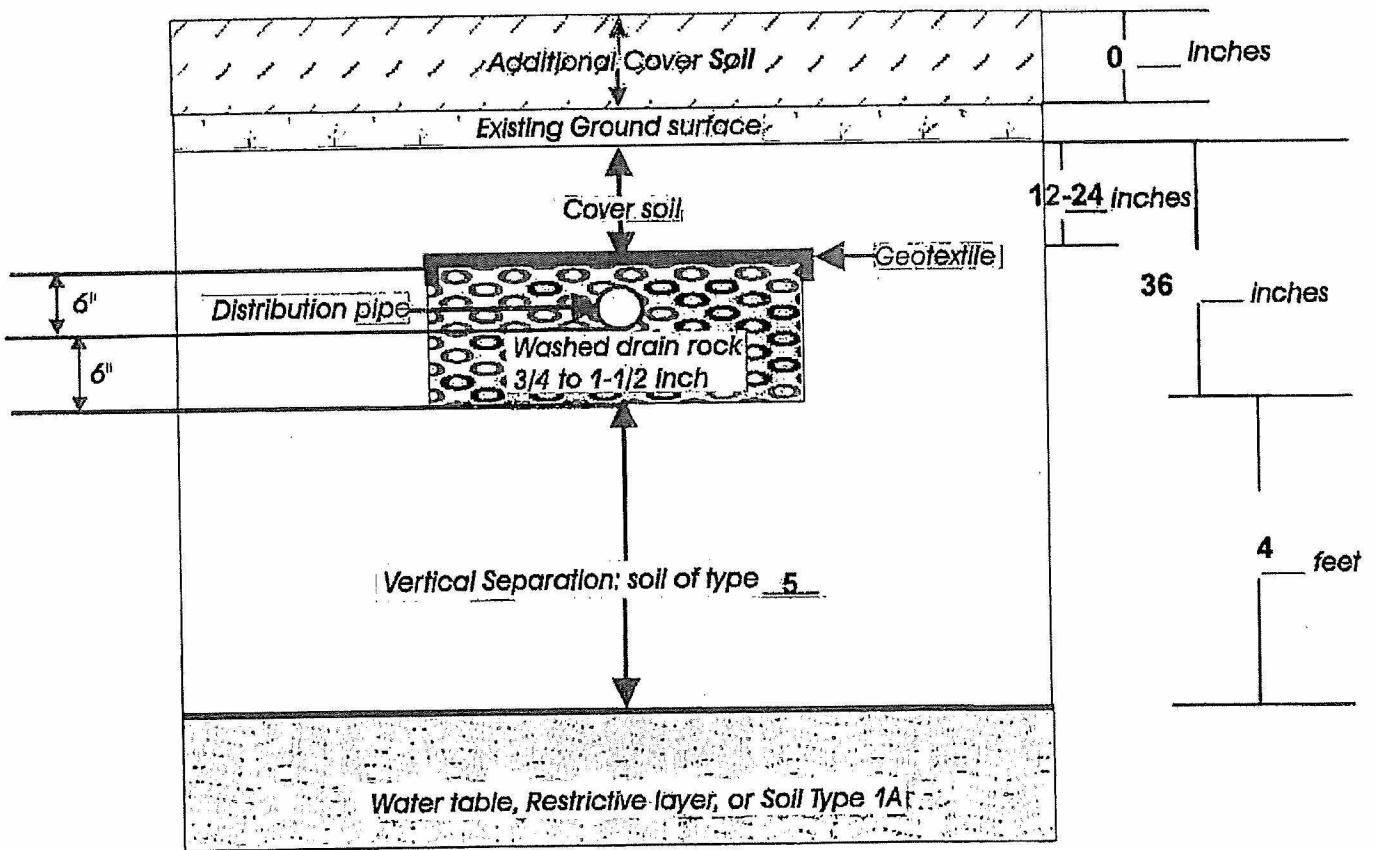
Amy Person M.D.
District Health Officer



Benton Franklin Health District
 7102 W. Okanogan Place
 Kennewick WA 99336
 (509)460-4205

Water Supply: Single Family Well
Parcel ID#: 1-2888-100-0000-003
Property Owner: Richard and Nancy Richter
Permit #: 26600

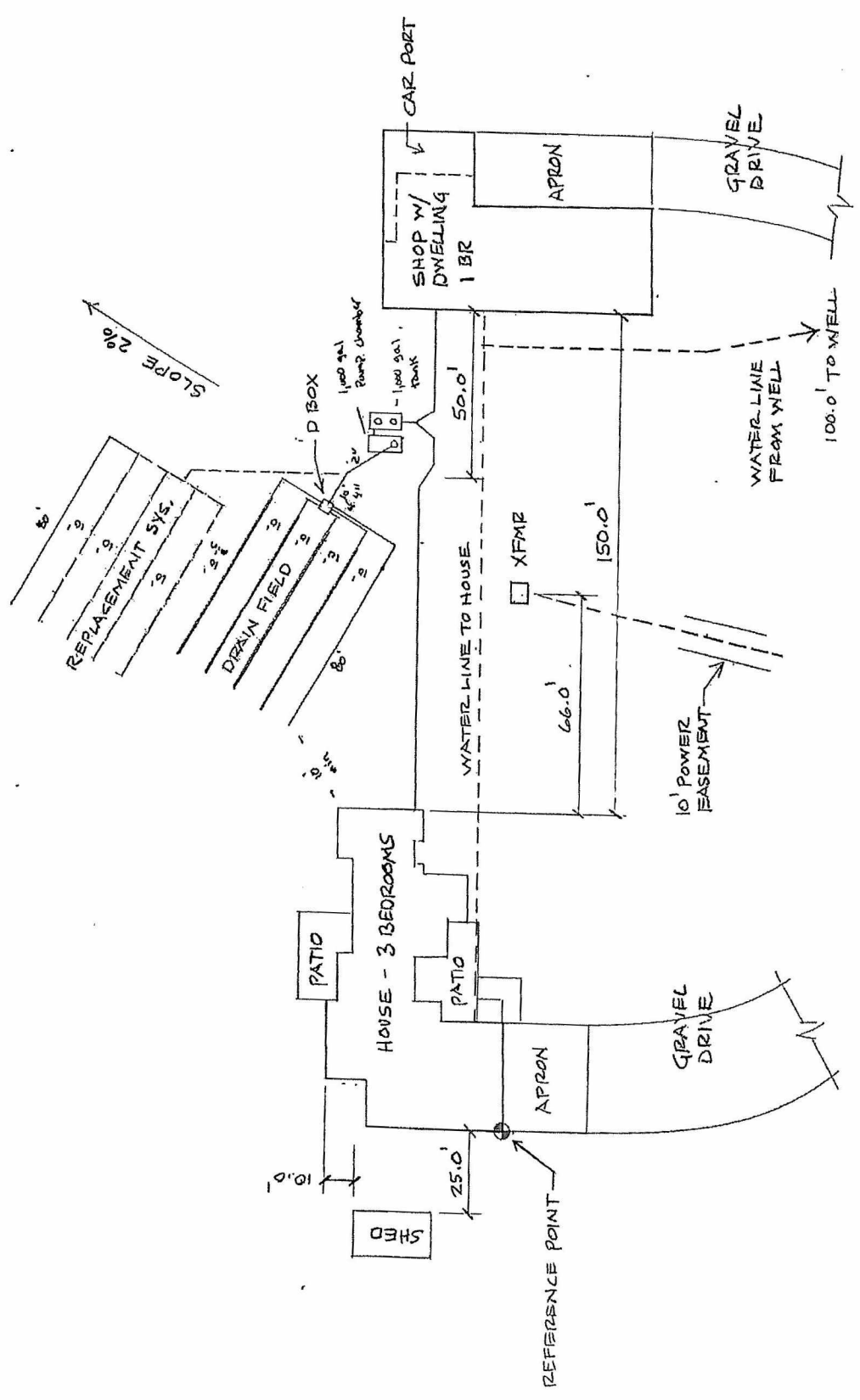
DRAINFIELD CROSS-SECTION



Comments:

Environmental Health
 7102 W. Okanogan Place
 Kennewick WA 99336
 Phone: (509) 460-4205

Pasco Office
 412 W. Clark Street
 Pasco WA 99301
 Phone: (509) 547-9737



RICHTER RESIDENCE & SHOP
 SCALE: 1" = 30'-0"

Richard Richter

From: Justin Gerber <justing@bfhd.wa.gov>
Sent: Friday, October 21, 2022 4:03 PM
To: Richard Richter
Subject: TBD Glenn Miller Rd permit.
Attachments: 26600 permit.pdf

Attached you will find septic permit# 26600 for TBD Glenn Miller Rd. Let me know if you have any questions or concerns. Thank you.

Justin Gerber

Environmental Health Specialist II

Benton-Franklin Health District

7102 W. Okanogan Place,
Kennewick, WA 99336
p: 509.460.4330

www.bfhd.wa.gov JustinG@bfhd.wa.gov



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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: Brian Bell
Sent: Monday, April 3, 2023 9:06 AM
To: Andrea Watts
Subject: RE: CUP 2023-007 Richter ADU Agency Review Request

Andrea,

The plans have been revised to limit the total ADU square footage to under 800.

Also the direct communication to garage space / garage has been shown eliminated on the plans, thus, the modified submission would appear revised for compliance.

Andrea,

From the perspective of the Building Division the proposed ADU has been modified for compliance as re-submitted. The storage area off the garage has been indicated to be solely accessible from the garage to meet compliance.

General comments as follows:

- The lot on which the home is sited appears to include critical areas. Depending on how the site is improved for the building geotechnical work and associated engineering review may be necessary.
- Structural improvements in this location will require Fire Marshal review for compliance for setback to slopes, fire resistant materials (if applicable) and driveway fire response criteria.

J. Brian Bell
Assistant Manager
Benton County Building Division
(509) 735-3500



From: Andrea Watts <Andrea.Watts@co.benton.wa.us>
Sent: Monday, April 3, 2023 8:39 AM
To: Brian Bell <Brian.Bell@co.benton.wa.us>
Subject: RE: CUP 2023-007 Richter ADU Agency Review Request

Good morning,

I just wanted to touch base on this one – Did you wish you submit a revised comment speaking to the updated square footage/floorplan?

Regards,

Nikki Relyea

From: Tina Glines <glinest@bentonpud.org>
Sent: Wednesday, March 29, 2023 12:53 PM
To: Planning Department
Subject: [EXTERNAL] RE: [E] CUP 2023-007 Richter ADU 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.

No comments.

Thank you,

Tina Glines

Distribution Design Technician
(509) 582-1241



From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, March 29, 2023 12:02 PM
To: Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Brian Bell <Brian.Bell@co.benton.wa.us>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Lonnie@bentonone.org; Fire District #1 - Staff <staff@bentonone.org>; Code Enforcement <code.enforcement@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>; Brenda Webb <webbb@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Nancy Lang <langn@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>
Cc: Andrea Watts <Andrea.Watts@co.benton.wa.us>
Subject: [E] CUP 2023-007 Richter ADU Agency Review Request

[EXTERNAL EMAIL]

Hello,

Please see attached application materials for an Accessory Dwelling Unit Conditional Use Permit for parcel number 128881000000003.

Please respond with any comments you may have by **April 12th, 2023.**

Regards,



Andrea Watts

Senior Planner

Benton County Community Development Department - Planning Division

Andrea.watts@co.benton.wa.us

(509) 786-5612



HEM 1.11

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 a Special Meeting on May 12, 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>

VARIANCE REQUEST - VAR 2023-002 - The applicants Jim and Tracy Osborn are requesting a variance to allow for the installation of flood venting rather than elevating a structure over 400 square feet in size in the designated RL-1 zone. The proposed two story accessory structure, located at 18420 S. 1884 PR SE, Kennewick 99337 will be comprised of a first floor shop and a second floor Accessory Dwelling Unit. Parcel #1-1880-101-0853-003.

CONDITIONAL USE PERMIT – CUP 2023-004- The applicant is requesting an amendment to Conditional Use Permit CUP 2018-006 for the continued operation and expansion of a commercial kennel at 210211 E SR 397 Kennewick, 99337. The proposed amendment will increase the number of employees up to 4 (part time), allow for an additional accessory building and increase the pet allowance from 70 to 120. Parcel#1-1680-400-0007-000.

CONDITIONAL USE PERMIT – CUP 2023-005 The applicant Raymond Klann is proposing to convert an existing accessory building into an 800 square foot detached Accessory Dwelling Unit (ADU). The 2.99 acre property is located at 42207 E. Badger Rd, Benton City 99320 and is currently used for residential purposes with a 2,030 square foot single-family dwelling and 840 square foot accessory building. Parcel #1-2697-301-2132-002.

CONDITIONAL USE PERMIT – CUP 2023-006 The applicant Alberto Torres-Chacon is proposing to conduct a home based business as a retailer of firearms, firearm parts, accessories, and ammunition with strictly online ordering and sales. This proposal will involve office activities and temporary storage of orders within one bedroom of the residence at 273 Mata Road in Kennewick, 99338. The applicant will be the only employee and will provide help to customers filling out paperwork and will deliver the firearm to the client when they are cleared for possession. Parcel # 1-0288-303-0003-001.

CONDITIONAL USE PERMIT – CUP 2023-007 The applicants Richard and Nancy Richter are requesting a Conditional Use Permit for the construction of a detached 800 sq. ft. accessory dwelling unit at 41600 S Glenn Miller PR SE, Kennewick 99338 with a future 2,558 sq. ft. single-family residence. Parcel# 1-2888-100-0000-003.

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 the 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 19th day of April, 2023.

PUBLICATION DATE: April 26, 2023

SUSAN E. DRUMMOND
Benton County Hearings Examiner

MICHELLE L. COOKE, Planning Manager
Community Development Department