

EXHIBIT LIST FOR CUP 2024-003

Apostolic Lutheran Church of the Tri Cities

| Hearings Examiner Staff Memo Exhibit List -May 17, 2024 hearing | | |
|---------------------------------------------------------------------------------------------------------|----------------------------------------------|-------------------|
| HEM 1.1 | Staff Memo | May 10, 2024 |
| HEM 1.2 | Vicinity map | February 5, 2024 |
| HEM 1.3 | Application | February 1, 2024 |
| HEM 1.4 | Site Plan | February 5, 2024 |
| HEM 1.5 | Written Determination of Completeness | February 8, 2024 |
| HEM 1.6 | Agency review request | February 8, 2024 |
| HEM 1.7 | Comment from Benton County Public Works | February 15, 2024 |
| HEM 1.8 | Comment from Benton PUD | February 20, 2024 |
| HEM 1.9 | Comment from Benton Franklin Health District | February 22, 2024 |
| HEM 1.10 | Need for additional Time | March 5, 2024 |
| HEM 1.11 | Traffic Impact Study | March 7, 2024 |
| HEM 1.12 | Updated Comment Benton County Public Works | April 5, 2024 |
| HEM 1.13 | EA 2024-003 DNS with comments | April 16, 2024 |
| HEM 1.14 | Proposed activities confirmation email | May 10, 2024 |
| HEM 1.15 | Notice of Open Record Hearings | May 1, 2024 |
| 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.bentoncountywa.gov

**Planning Division**

(509) 786-5612
Planning.department@co.benton.wa.us
 102206 E Wiser Parkway, Kennewick, WA 99338

**STAFF REPORT TO THE
 BENTON COUNTY HEARINGS EXAMINER
 Apostolic Lutheran Church**

FILE NO: CUP 2024-003

MEMO DATE: May 10, 2024

HEARING DATE: May 17, 2024

APPLICANT: Kim Mickelson, 11711 Pelican Road, Pasco, WA 99301

OWNER: Tri-Cities Apostolic Lutheran Church, PO Box 2988, Pasco, WA 99302

LOCATION: General Location: The property is located directly southeast of the intersection of Clodfelter Rd and E Rubicon PR SE in the Kennewick area of unincorporated Benton County, Washington.
Legal: Section 23, Township 8 North, Range 28 E W.M.: Lots 1 and 2 of Short Plat 3191.
Parcel Number: 1-2388-401-3191-001 and 1-2388-401-3191-002

PROPERTY SIZE: Approximately 5 Acres

AREA TO BE USED: Approximately 5 Acres

LAND USE: Vacant

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

COMPREHENSIVE PLAN DESIGNATION: Rural Remote

RECOMMENDATION:

The Planning Division recommends approval of the application request, subject to the suggested twenty two (22) Findings of Fact and thirteen (13) Conditions of Approval as outlined in this staff report.

APPLICATION DESCRIPTION:

The Applicant is seeking a Conditional Use Permit (CUP) under BCC 11.11.060(t) which allows churches, if not otherwise allowed under BCC 11.11.030 in the Rural Land Five Acre Zoning District (RL-5). If granted, this CUP would allow for the construction and operation of an 11,892 square foot church in the Kennewick area of unincorporated Benton County. The site currently consists of two 2.5-acre properties, however, upon approval of this CUP the two lots will be required to be consolidated into one 5-acre parcel.

The proposed activities shall have a maximum capacity of 175 attendees (HEM 1.14) and include weekly Sunday School at 10 am, Sunday services at 11:00 am, Wednesday's services

at 7:30 pm, and services every third Sunday at 1:30 pm.

The application for CUP 2024-003 was submitted to the Benton County Planning Division on February 1, 2024. (HEM 1.3)

The application was declared complete for processing on February 8, 2024. (HEM 1.5)

The application documents were distributed to reviewing agencies on February 8, 2024. (HEM 1.6)

As a result of comments received from the Benton County Public Works Department regarding the associated SEPA Environmental Checklist review, the application for CUP 2024-003 was determined to need additional processing time on March 5, 2024. (HEM 1.10)

An updated comment from the Benton County Public Works Department was submitted to the Benton County Planning Division on April 5, 2024. (HEM 1.12)

A Determination of Non-Significance for EA 2024-003 was issued on April 16, 2024. (HEM 1.13)

The Benton County Hearings Examiner Notice of Open Record Hearing for application CUP 2024-003 was published on May 1, 2024 in the Prosser Record Bulletin. (HEM 1.15)

The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on April 24, 2024.

The Open Record Hearing is scheduled for May 17, 2024.

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.

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.

Title 11 Zoning

Chapter 11.03 Definitions

Section 11.03.010 Definitions

(38) "Church" means a structure, or group of structures, which by design and construction are primarily used for religious services and instruction.

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

Section 11.11.030 Allowable Uses

(o) Church, provided structures used as part of the operation of the church collectively shall not exceed three thousand five hundred (3,500) square feet in size.

Section 11.11.060 Uses Requiring a Conditional Use Permit

(t) Church, if not otherwise allowed under BCC 11.11.030.

Chapter 11.50.040 Conditional Use.

Section 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.

Section 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.

PUBLIC COMMENTS:

1. The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on April 24, 2024.
2. Several public comments opposed to the proposal were received during the associated SEPA Environmental Review period and are summarized as follows (HEM 1.13)
 - a. Concerns regarding potential negative impacts on the integrity of the rural

- character of the area and the well-being of residents in the vicinity.
- b. Concerns that increased traffic may negatively impact public safety, wellbeing, and road wear and tear.
 - c. Concerns regarding the proposed septic system impacting ground water.
 - d. Concerns regarding the disruption and increase of dust that construction of the church may cause.
 - e. Concerns regarding the impact to adjacent property values.
 - f. Desire for a mandatory block perimeter wall to ensure privacy of neighboring properties as well as alleviate noise concerns.

AGENCY COMMENTS:

1. The application documents were distributed to the following reviewing agencies on February 8, 2024:
 - 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 PUD

2. The following comment was received from the **Benton County Public Works Department** on February 15, 2024 (HEM 1.7):
 - a. Benton County Public Works requires an intersection study for the intersection with Clodfelter Road and Rubicon PR to determine if any improvements to Clodfelter Road such as right/left turn lanes, tapers, etc. are needed due to the increased volume in traffic. The study shall be performed by a State of Washington licensed civil engineer and can be emailed to publicworks@co.benton.wa.us for review.
 - b. If required, improvements to Clodfelter Road shall be done in accordance with the intersection study's recommendations.
 - c. For further information please contact Cristina Woods at (509) 786-5611.

3. The following comment was received from the **Benton County Public Works Department** on April 5, 2024 (HEM 1.12):
 - a. They (the Applicant) have provided us with an intersection study, that satisfied our requirements.
 - b. No improvements required for Clodfelter Road.
 - c. For further information please contact Cristina Woods at (509) 786-5611.

4. The following comment was received from the **Benton Public Utility District** on February 20, 2024 (HEM 1.8):
 - a. Benton PUD will require an easement to cover the existing overhead power and guy/anchor along Clodfelter Rd.
 - b. The Applicant must provide voltage and service size specifications (3-phase or single phase power).

- c. The Applicant must provide Benton PUD proposed transformer location. There shall be a 10 ft minimum easement for power route and facilities and 5 ft around transformer pad.
 - d. For further information please contact Chad Brooks at (509) 582-2175.
- 5. The following comment was received from the **Benton Franklin Health District** on February 22, 2024 (HEM 1.9):
 - a. The commercial onsite sewage system approval would be contingent on the public water supply being approved by the Dept. of Health.
 - b. For further information please contact Christian Gonzalez at (509) 460-4313.
- 6. The following are general comments and discussion points from the **Benton County Planning Division**:
 - a. A SEPA environmental review was completed for this project under EA 2024-003 and an DNS was issued on April 16, 2024 (HEM 1.13).
 - b. Due to comments received the Planning Division recommends the following conditions:
 - i. A block wall must be constructed as a noise and privacy buffer around the perimeter of the site with the location, height, and construction to be approved by the Planning Division, Building Division, and the Public Works Department.
 - ii. The maximum number of attendees on site is 175.
 - iii. No other events outside of church services and Sunday school as described within the application materials shall be permitted without an additional Conditional Use Permit.

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 2024-003 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

- 1. The Applicant is seeking a Conditional Use Permit (CUP) under BCC 11.11.060(t) which allows churches, if not otherwise allowed under BCC 11.11.030 in the Rural Land Five Acre Zoning District (RL-5).
- 2. If granted this CUP would allow for the construction and operation of an 11,892 square foot church in the Kennewick area of unincorporated Benton County.

3. The Applicant is Kim Mickelson, 11711 Pelican Rd., Pasco, WA 99301.
4. The owner/operator is Tri-Cities Apostolic Lutheran Church, PO Box 2988, Pasco, WA 99302.
5. The site is located directly southeast of the intersection of Clodfelter Rd and E Rubicon PR SE in the Kennewick area of unincorporated Benton County, Washington.
6. The site is currently two 2.5-acre properties, however, upon approval of this CUP the two lots will be required to be consolidated into one 5-acre parcel prior to CUP issuance.
7. The parcels are legally described as Section 23, Township 8 North, Range 28 E W.M.: Lots 1 and 2 of Short Plat 3191. Parcel Numbers: 1-2388-401-3191-001 and 1-2388-401-3191-002.
8. The proposed activities shall have a maximum capacity of 175 attendees and include weekly Sunday School at 10 am, Sunday services at 11:00 am, Wednesday's services at 7:30 pm, and services every third Sunday at 1:30 pm.
9. An associated SEPA checklist (EA 2024-003) was submitted with the CUP application, and a Determination of Non-Significance (DNS) issued on April 16, 2024.
10. The property is zoned Rural Lands Five Acre District (RL5).
11. Public notice and application requirements have been met per BCC 11.50 Variance and Conditional Use.
12. The proposed church is allowable by Conditional Use Permit if approved by the Benton County Hearings Examiner.
13. The proposed church complies with Benton County Building Division standards and requirements.
14. The application for CUP 2024-003 is consistent with the Growth Management Act.
15. The application for CUP 2024-003 is consistent with the goals and policies of the Benton County Comprehensive Plan.
16. The application for CUP 2024-003 is consistent with the requirements of the Benton County Zoning Code.
17. The proposed church is compatible with other uses in the surrounding area and is no more incompatible than any other outright permitted uses in the applicable zoning district.
 - a. Subject to potential mitigating measures as determined by the Hearings Examiner.
18. The proposed church 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 church 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 church will not adversely affect public services to the surrounding area.
21. The proposed church 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.
 - a. Subject to potential mitigating measures as determined by the Hearings Examiner.

SUGGESTED CONDITIONS OF APPROVAL

1. The activities on the site shall comply with the submitted site plan and materials submitted for this application, including but not limited to:
 - a. Benton County Conditional Use Permit application.
 - b. SEPA Checklist.
2. The Applicant shall provide written consent to the Planning Division from the legal landowner (if different from applicant) granting permission for the operation of the conditional use prior to issuance of the CUP permit.
3. The proposal is subject to Benton County Code Section 6A.15 Public Nuisance Noise.
4. The Applicant shall adhere to the following for the lifetime of the CUP:
 - a. The proposed activities shall have a maximum capacity of 175 attendees.
 - b. Sunday services shall be limited to:
 - i. Sunday School at 10:00 am.
 - ii. Church service at 11:00 am.
 - iii. Every third Sunday church service at 1:30 pm.
 - c. Wednesday services shall be limited to:
 - i. Church service at 7:30 pm.
 - d. No outdoor activities shall be permitted on site.
 - e. No other events outside of church services and Sunday school as described within the application materials shall be permitted without an additional Conditional Use Permit.
5. Any proposed outdoor lighting associated with this CUP shall be directed downward to avoid unnecessary glare on neighboring parcels.
6. A block wall must be constructed as a noise and privacy buffer around the perimeter of the site.
 - a. Location, height, and construction of the block wall is subject to approval by the Planning Division, Building Division, and the Public Works Department.
7. The Applicant shall pave the portion of the private road leading to the proposed parking lot as shown within the application materials.

8. A lot consolidation must be completed to combine the two (2) 2.5 acre lots to create one five (5) acre lot prior to CUP issuance.
9. The Applicant must work with Benton County GIS and the adjacent owners which utilize the unnamed access easement to establish a formal private road name. All owners of the easement to be named must approve of the final road name.
10. 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.
11. All required development permits shall be obtained and final approvals granted prior to the commencement of church operations. 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.
12. Future construction or activities associated with this conditional use 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.

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.

Should the legal landowner of the parcel change at anytime during the life of this Conditional Use Permit the new property owner must provide their written request to the Planning Division for the continuation or termination of the CUP.

Should a new applicant wish to continue operating the CUP, the new applicant must update the Conditional Use Permit application, accept the Conditions of Approval in writing, submit written consent from the legal landowner (if different from applicant) and be approved by the Planning Manager prior to transfer of the permit being allowed.

VIOLATIONS OF CONDITIONS OF APPROVAL:

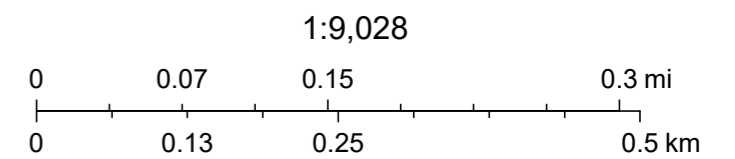
The Applicant/Owner shall continue to meet all conditions of this Conditional Use Permit while

CUP 2024-003 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.



2/5/2024, 3:34:27 PM



Geophex Surveys Ltd., Maxar

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

CONDITIONAL USE PERMIT APPLICATION

RECEIVED

File No. WP 2024-003

FEB 01 2024

Benton County
Planning Division

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Name of Applicant/Agent: Kim Mickelson

Mailing Address (with City, State & zip): 11711 Pelican Rd., Pasco, WA 99301

Phone #1: 509-380-3785 Phone #2: _____

Email Address(es): kim.ccp@gmail.com

Signature: [Signature] Date: 1-29-24

Name of Property Owner(s) (if different): Tri-Cities Apostolic Lutheran Church

Mailing Address (with City, State & zip): PO Box 2988, Pasco, WA 99302

Phone #1: 509-380-3785 Phone #2: _____

Email Address(es): kim.ccp@gmail.com

Signature: [Signature] Date: 1-29-24

Signature: _____ Date: _____

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

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

ENTITY SIGNATURE BLOCK

Applicant/Legal Owner name: Apostolic Lutheran Church Tri-Cities

Officer name: Brian Hill Title: Chairman

Signature: [Signature] Date: 1/31/24

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

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

PARCEL INFORMATION

1. **Subject property address (including city):** 33203 Clodfelter Rd., Kennewick, WA 99338

2. **Parcel number(s):** 123884013191001 and 123884013191002

3. **Total Acreage:** 5

4. **Access:** County Road State Road/Highway Private Road

5. **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: _____

6. **Current use(s) on property:** None, the property is undeveloped.

7. **What are you proposing to do that requires a Conditional Use Permit?** Construct and operate a church.

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.

8. **Additional comments or information:** _____

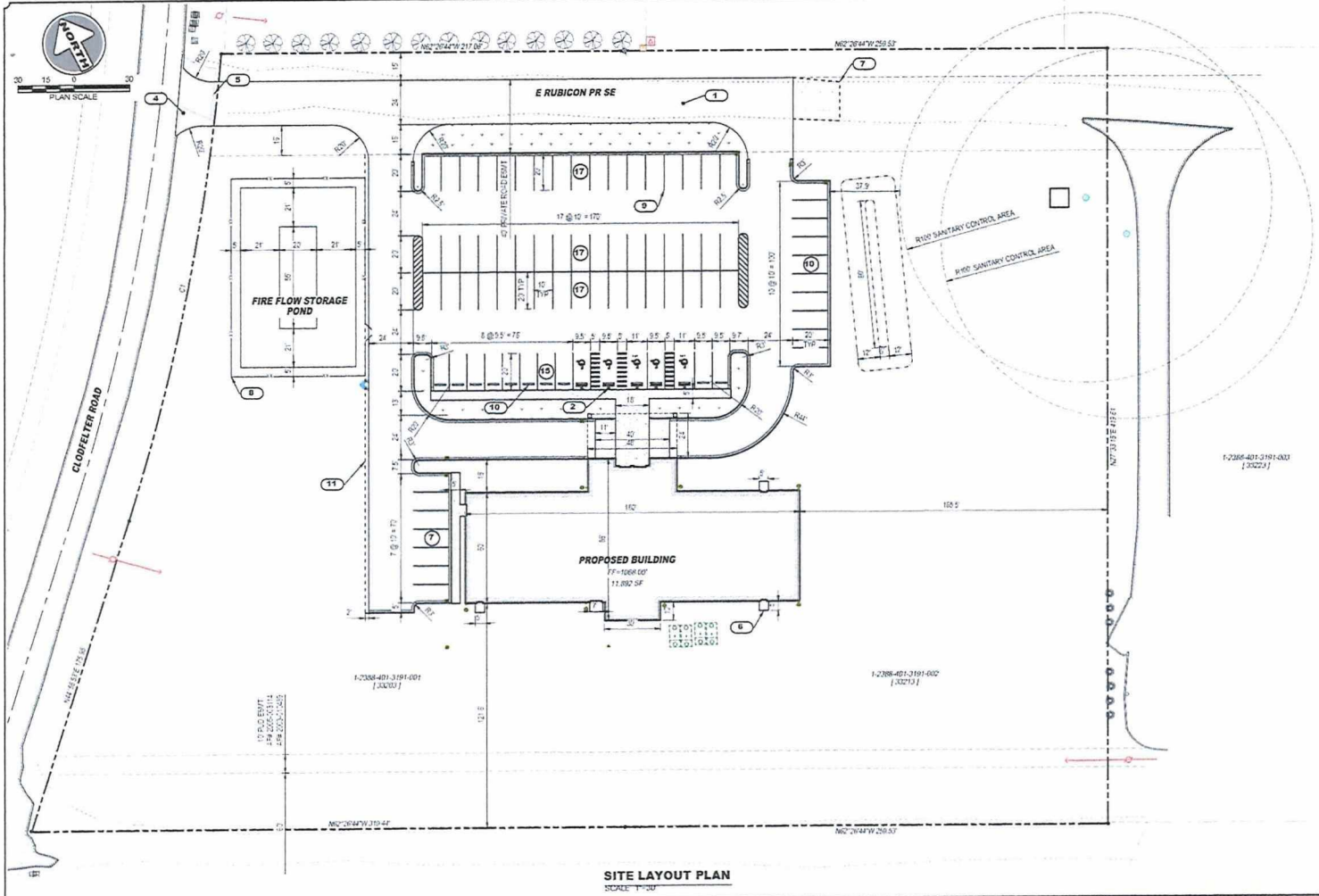
If further explanation is needed for any of the questions above, please attach additional pages.

(FOR STAFF USE ONLY) Access: Y N Application Complete: Y N

Critical Areas: N Y: _____ Zoning: _____

Reviewed by: _____ Date: _____

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



SITE LAYOUT PLAN
SCALE: 1"=20'

- KEY NOTES**
- 1 CONSTRUCT 24 FT WIDE PRIVATE ACCESS ROAD
 - 2 MOUNT ADA PARKING SIGN TO POLE 2' BACK FROM PARKING BUMPER. SEE DETAIL _JC 0
 - 3 INSTALL ROOF DRAIN SPLASH PAD AT DOWNSPOUT LOCATIONS. TYP.
 - 4 CONSTRUCT RESIDENTIAL COUNTY ROAD APPROACH PER BENTON COUNTY STD PLAN R-3
 - 5 SAW CUT CLEAN EDGE AND REMOVE EXISTING DRIVEWAY APPROACH
 - 6 CONSTRUCT CONCRETE PAD FOR LANDING OUTSIDE OF DOORS. TYP.
 - 7 PROVIDE GRAVEL TRANSITION TO MATCH EXISTING GRAVEL ROAD.
 - 8 CONSTRUCT 6 FT TALL CHAIN LINK FENCE AROUND THE FIRE POND WITH A 10 FT WIDE DOUBLE SWING GATE
 - 9 4" WIDE WHITE PAINTED LINE FOR PARKING STALL. 2 COATS MINIMUM
 - 10 PLACE CONCRETE BUMPER 3' BACK FROM END OF PARKING STALL AND ANCHOR WITH REBAR STAKES
 - 11 CONSTRUCT 2 FT WIDE GRAVEL SHOULDER OFF THE END OF PAVING

COUNTY ENGINEER APPROVAL

SIGNATURE / DATE _____

EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR TO VERIFY LOCATIONS WITH UTILITY COMPANIES AND/OR PRIVATE UTILITY LOCATOR PRIOR TO TRENCHING.

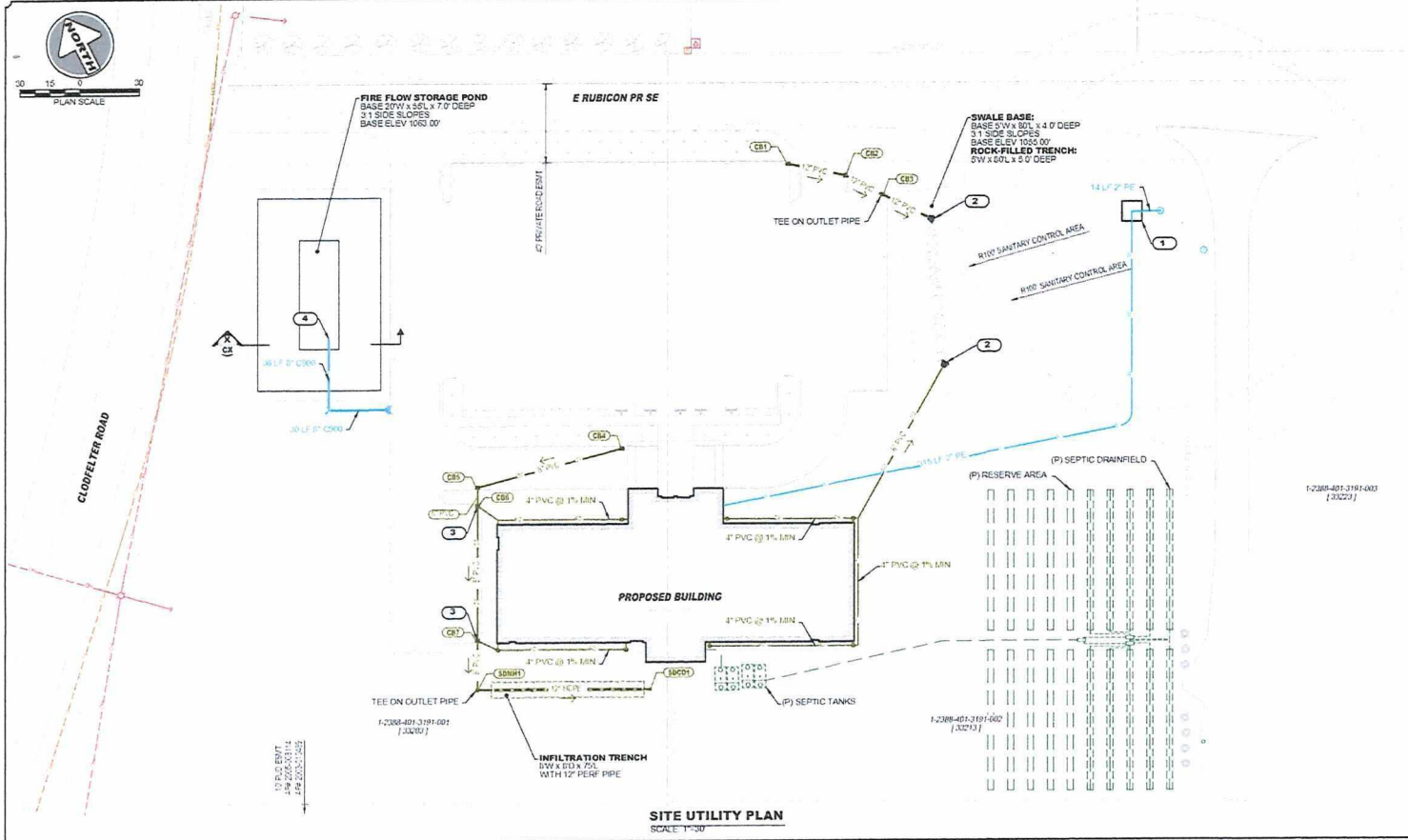
CALL 2 BUSINESS DAYS BEFORE YOU DIG: 811

HARMS ENGINEERING, INC.
1823 W. 24th Street, Pasco WA 99301 | 509.547.2879 | harsm@harsm.com
4th Floor | 2700 E. 1st Avenue, Suite 400 | Pasco WA 99301 | 509.547.2879

PROJECT NO. 23-085.1
TRI-CITIES APOSTOLIC LUTHERAN CHURCH
SITE LAYOUT PLAN
3333 CLODFELTER RD, KEMENOCK, WA
TRI-CITIES APOSTOLIC LUTHERAN CHURCH
KIM MICKELSON 509-380-3785
11711 PELICAN RD PASCO WA 99301



01-26-2024
23-085.1
C2.0



NOTES

- CONTRACTOR TO PROVIDE ALL TRENCHING AND BACKFILL AS NEEDED FOR INSTALLATION OF CONDUITS, NEW STRUCTURES, AND CONNECTION TO EXISTING STRUCTURES, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PROVIDE AND INSTALL ALL CONDUITS AND STRUCTURES UNLESS OTHERWISE NOTED. COORDINATE WITH UTILITIES.

KEY NOTES

- CONSTRUCT WELL HOUSE FOR EXISTING WELL. PROVIDE WATER SERVICE TO NEW BUILDING FROM WELL HOUSE.
- TAPERED END SECTION WITH EROSION PROTECTION ON OUTLET.
- CONNECT ROOF DRAIN LINE INTO STORM MAIN AT CATCH BASIN.
- INSTALL FIRE TRUCK FILL LINE AND FIRE DEPARTMENT CONNECTION.

WATER FITTINGS

NOTES:

- NEW WATER MAIN TO BE INSTALLED WITH A MINIMUM COVER OF ___ INCHES
- FIRE SPRINKLER DESIGNER TO VERIFY FIRE SPRINKLER SUPPLY LINE SIZE

COUNTY ENGINEER APPROVAL

SIGNATURE/ DATE _____

EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR TO VERIFY LOCATIONS WITH UTILITY COMPANIES AND/OR PRIVATE UTILITY LOCATOR PRIOR TO TRENCHING.

CALL 2 BUSINESS DAYS BEFORE YOU DIG: 811

HARMS ENGINEERING, INC.
1632 W. 3rd Avenue, Pasco WA 99301 | 509-847-2879 | h@harmsengineering.com
For Office: 22330220@harmsengineering.com | For Field: 509-847-2879

| Rev. | Description | Date |
|------|-------------|------|
| 00 | | |

PROJECT: **TRI-CITIES APOSTOLIC LUTHERAN CHURCH**
SITE UTILITY PLAN
3303 CLODFELTER RD. WENATCHEE, WA
CLIENT: **TRI-CITIES APOSTOLIC LUTHERAN CHURCH**
KIM MICKELSON 509-380-3785
1171 FELICIAN RD. PASCO WA 99301



01-26-2024
23-085.1
Sheet Number: **C3.0**

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.bentoncountywa.gov



Planning Division

(509) 786-5612
Planning.department@co.benton.wa.us
102206 E Wiser Parkway, Kennewick, WA 99338

February 8, 2024

Apostolic Lutheran Church
C/O Kim Mickelson
211711 Pelican Rd
Pasco, WA 99301

Via email: kim.ccp@gmail.com

RE: Written Determination of Completeness
File Number(s): CUP 2024-003; EA 2024-003

Dear Applicant,

This office is in receipt of your project permit application(s) for a Conditional Use Permit and Environmental Checklist to construct and operate a church at 33203 Clodfelter Road, Kennewick, WA 99338. The Planning Division has determined that the required materials have been submitted and the applications are complete. File numbers have been assigned (CUP 2024-003; EA 2024-003) 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,

A handwritten signature in cursive script that reads "Andrea Watts".

Andrea Watts
Senior Planner
Benton County Community Development Department
Planning Division

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.bentoncountywa.gov

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planning.department@co.benton.wa.us

102206 E Wiser Parkway, Kennewick, WA 99338

February 8, 2024

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

RE: Agency review of a Conditional Use Permit application

File #: CUP 2024-003

Parcel #: 1-2388-401-3191-001

Applicant: Apostolic Lutheran Church

Attached is a Conditional Use Permit application for your agency's review.

The applicant is proposing to construct and operate a church approximately 12,000 sq. ft. in size with an 85 space parking lot. The project is located within the Rural Lands 5-acre district at 33203 Clodfelter Road, Kennewick, WA 99338.

Please submit your comments to planning.department@co.benton.wa.us by **February 22, 2024**. Please reference file number **CUP 2024-003** 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: PUBLICWORKS
Sent: Thursday, February 15, 2024 8:50 AM
To: Planning Department
Cc: PUBLICWORKS
Subject: RE: Agency Review - CUP 2024-003 Apostolic Lutheran Church of Tri Cities

Good morning

Public Works has the same comments for CUP 2024-003 as EA 2024-003:

Benton County Public Works requires an intersection study for the intersection with Clodfelter Road and Rubicon PR to determine if any improvements to Clodfelter Road such as right/left turn lanes, tapers, etc. are needed due to the increased volume in traffic.

The study shall be performed by a State of Washington licensed civil engineer and can be emailed to publicworks@co.benton.wa.us for review.

If required, improvements to Clodfelter Road shall be done in accordance with the intersection study's recommendations.

If you have any questions, please contact Cristina Woods at 509 786 5611 or email publicworks@co.benton.wa.us.

Thank you



Cristina Woods, PE • *Civil Engineer I*
Benton County Public Works
102206 Wisner Parkway , Kennewick WA, 99338
(509) 786-5611 Ext: 5684

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Thursday, February 8, 2024 4:36 PM
To: PUBLICWORKS <PublicWorks@co.benton.wa.us>; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>; erin.hockaday@bfhd.wa.gov; Jack Howard <jack.howard@bfhd.wa.gov>; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; lonnie@bentonone.org; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Tina Glines

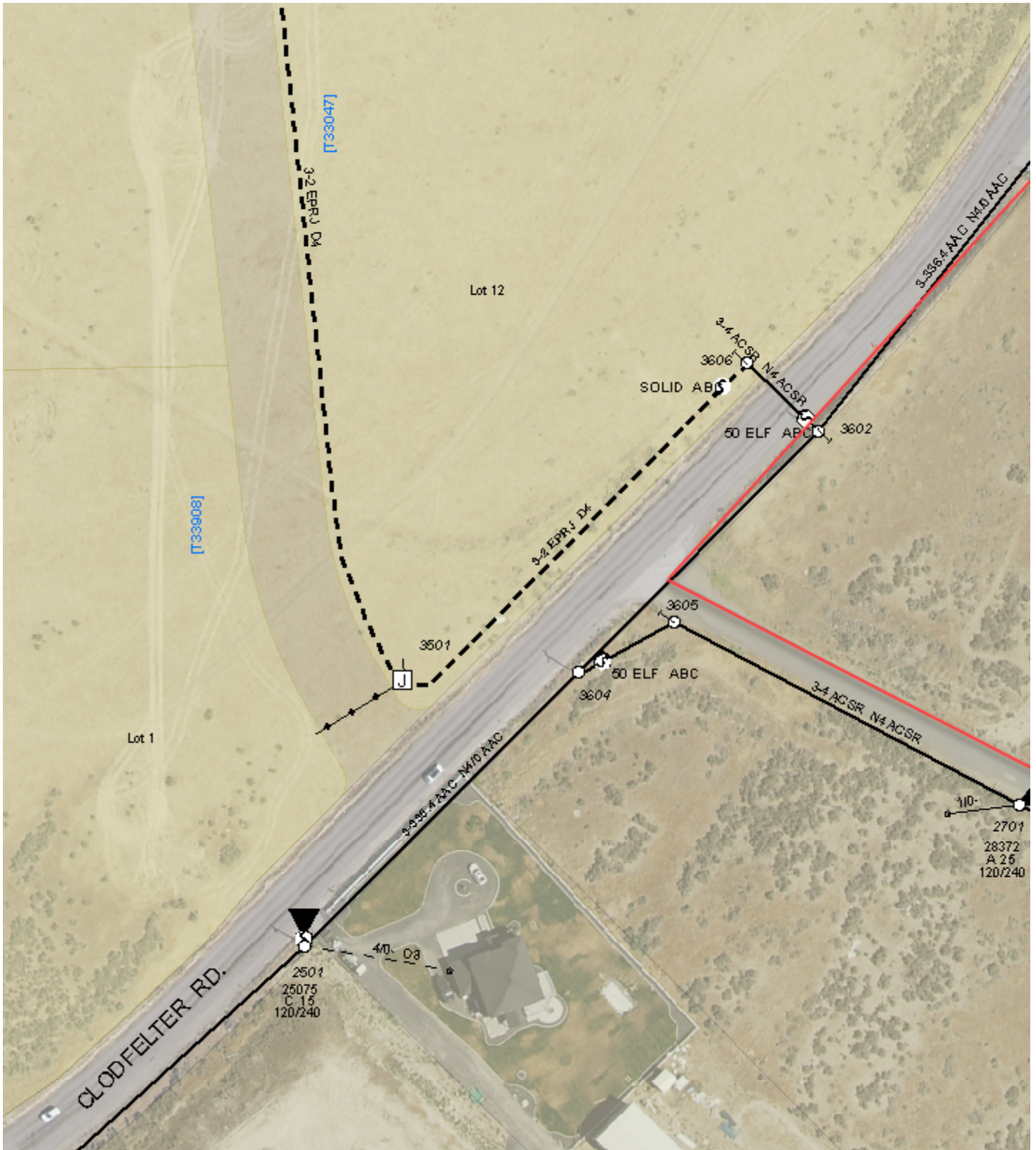
Nikki Relyea

From: Chad Brooks <brooksc@bentonpud.org>
Sent: Tuesday, February 20, 2024 10:23 AM
To: Planning Department
Subject: [EXTERNAL] RE: [E] Agency Review - CUP 2024-003 Apostolic Lutheran Church of Tri Cities

Need easement to cover existing overhead power and guy/anchor along Clodfelter Rd.

Need to know what voltage and service size is needed. 3-phase or single phase power.

Need to know proposed transformer location. 10ft minimum easement for power route and facilities and 5ft around transformer pad.



Thank you

Benton PUD provides this data for your sole use "as is".
 The requestor/receiver hereby acknowledges that the attached information is not guaranteed to be accurate, correct or complete and any conclusions drawn from the information are the responsibility

of the user.

Additionally the requestor/receiver acknowledges that the attached files are for illustration purposes only and are not suitable for site-specific decision making and in no way are the attached files a suitable replacement for calling for Utility Locates before ground disturbing activities.

The requestor/receiver agrees not to disclose, lease, sell, distribute, make, transfer or assign the requested data in any other transaction without the prior written consent of Benton PUD.

It is further understood that this information is the work product of Benton PUD, created solely for Benton PUD's use and for no other purpose.

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



From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Thursday, February 8, 2024 4:36 PM
To: PUBLICWORKS <PublicWorks@co.benton.wa.us>; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>; erin.hockaday@bfhd.wa.gov; Jack Howard <jack.howard@bfhd.wa.gov>; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; lonnie@bentonone.org; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Chad Brooks <brooksc@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; Angela Richman <richmana@bentonpud.org>
Subject: [E] Agency Review - CUP 2024-003 Apostolic Lutheran Church of Tri Cities

[EXTERNAL EMAIL]

Good afternoon,

Please see the attached application materials for The Apostolic Lutheran Church of Tri Cities to construct and operate a church at 1-2388-401-3191-001. Please provide any comments or requirements your office may have by February 22, 2024.

Please note there will be a SEPA Environmental checklist associated with this project that will have a separate review timeline to follow.

Nikki Relyea

From: Cristian Gonzalez <cristiang@bfhd.wa.gov>
Sent: Thursday, February 22, 2024 11:13 AM
To: Planning Department
Subject: [EXTERNAL] RE: Agency Review - CUP 2024-003 Apostolic Lutheran Church of Tri Cities

Good afternoon,

Our comment would be that the commercial onsite sewage system approval would be contingent on the public water supply being approved by the Dept. of Health.

Thank you,
Cristian

Cristian Gonzalez

Environmental Health Specialist II
Land Use, Sewage and Water Section

Benton-Franklin Health District

7102 W. Okanogan Place,
Kennewick, WA 99336
p: 509.460.4313

www.bfhd.wa.gov cristiang@bfhd.wa.gov



Follow us on   

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Thursday, February 8, 2024 4:36 PM
To: PUBLICWORKS <PublicWorks@co.benton.wa.us>; JoDee Peyton <Jodeer@bfhd.wa.gov>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Jack Howard <jack.howard@bfhd.wa.gov>; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; lonnie@bentonone.org; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Tina Glines <glinest@bentonpud.org> <glinest@bentonpud.org>; Angela Richman <richmana@bentonpud.org>
Subject: Agency Review - CUP 2024-003 Apostolic Lutheran Church of Tri Cities

Good afternoon,

Please see the attached application materials for The Apostolic Lutheran Church of Tri Cities to construct and operate a church at 1-2388-401-3191-001. Please provide any comments or requirements your office may have by February 22, 2024.

Please note there will be a SEPA Environmental checklist associated with this project that will have a separate review timeline to follow.

Community Development Department

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www.bentoncountywa.gov

**Planning Division**

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Planning.department@co.benton.wa.us
102206 East Wiser Parkway, Kennewick, WA 99338

FINDING OF NEED FOR ADDITIONAL PROCESSING TIME

Tri-Cities Apostolic Lutheran Church Conditional Use Permit CUP 2024-003 and Sepa
Environmental Assessment EA 2024-003

FINDING

For the reasons set forth below, the Benton County Planning Manager hereby finds that additional processing time of up to six (6) months is necessary in connection with the SEPA and conditional use permit reviews of the Tri-Cities Apostolic Lutheran Church as submitted by Kim Mickelson.

1. The above referenced environmental assessment and conditional use permit applications were submitted to the Benton County Planning Division on February 1, 2024.
2. The Planning Division has determined that additional information in the form of an intersection study for the intersection of Clodfelter Road and Rubicon Private Road, as requested by the Benton County Public Works Department, is needed in order to proceed with the environmental assessment of the project and the conditional use permit.
3. The Planning Division has determined that an extension of time is warranted and necessary for the review of the environmental assessment and conditional use permit due the Benton County Public Works Department requirements. The requirement for an intersection study will delay the processing of the environmental assessment and conditional use permit applications while the study and applicable documentation is being completed.
4. Consequently, an additional processing time of up to six (6) months is justified and necessary with respect to the above referenced application.

Dated this 5th day of March, 2024.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michelle Mercer".

Michelle Mercer – Planning Manager
Benton County Community Development Department

TECHNICAL MEMORANDUM

DATE: March 7, 2024

TO: Cristina Woods
Benton County

FROM: Chandler Waldal
TENW

SUBJECT: Intersection Study
Tri-Cities Apostolic Lutheran Church
TENW Project No. 2024-044

This technical memorandum documents the intersection study completed for the proposed *Tri-Cities Apostolic Lutheran Church* development located 33202 and 33213 Clodfelter Road in Benton County, WA. This traffic assessment includes a project description, trip generation estimate, and level of service / turn lane analyses at the S Clodfelter Rd/Private Road (Site Access) intersection.

Project Description

The proposed *Tri-Cities Apostolic Lutheran Church* project site is located at 33202 and 33213 Clodfelter Road in Benton County, WA, as shown in the site vicinity map in **Figure 1**. The proposed project includes the development of an approximately 13,000 square foot (SF) church. The existing site is currently vacant. Vehicular access to the site would be provided via an existing un-named private road driveway located approximately 60 feet south of the E Rubicon Prairie SE driveway on S Clodfelter Road. The existing un-named private road and E Rubicon Prairie SE driveways both provide access to existing single-family homes. Peak operations of *Tri-Cities Apostolic Lutheran Church* occur during weekly bible studies which occur on Wednesday evenings beginning at 7:30 PM, and weekly Sunday School and worship services which occur on Sunday mornings beginning at 10:00 AM and 11:00 AM, respectively. This study is based on analysis at the un-named private road driveway that will provide access to the *Tri-Cities Apostolic Lutheran Church* project and the two (2) existing single-family homes. Full project buildout is expected in 2025. A preliminary site plan is included in **Attachment A**.





Figure 1: Project Site Vicinity



Trip Generation

The trip generation estimates for the proposed *Tri-Cities Apostolic Lutheran Church* project were based on methodology documented in the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition, 2021) for Land Use Code (LUC) 560 (Church).

Table 1 summarizes the new weekday daily, AM peak hour, and PM peak hour trip generation. Detailed trip generation estimates are provided in **Attachment B**.

Table 1
Trip Generation Summary

| Weekday Time Period | New Trips Generated | | |
|---------------------|---------------------|-----|-------|
| | In | Out | Total |
| Daily | 49 | 50 | 99 |
| AM Peak Hour | 2 | 1 | 3 |
| PM Peak Hour | 3 | 3 | 6 |

Project Trip Distribution and Assignment

The distribution and assignment of the new weekday PM peak hour trips generated by the proposed project was estimated based on existing and anticipated travel patterns in the vicinity of the site. The following **Table 2** summarizes the resulting general trip distribution patterns.

Table 2
Project Trip Distribution

| Route (Direction) | Trip Distribution |
|-------------------------|-------------------|
| S Clodfelter Rd (north) | 90% |
| S Clodfelter Rd (south) | 10% |
| TOTAL | 100% |

Future Traffic Volumes

Existing weekday PM peak hour traffic counts at the S Clodfelter Rd/Private Road (Site Access) intersection were based on peak hour traffic counts collected at the Clodfelter Rd/Ridgeline Dr intersection in March 2023. The existing traffic count data is included in **Attachment C**. Year 2025 No Action (Without Project) PM peak hour traffic volumes at the S Clodfelter Rd/Private Road (Site Access) intersection were estimated by applying a 2 percent annual background growth rate to the existing volumes. In addition to the background growth rate, traffic associated with the two (2) single-family homes that will share access with the church were added to the un-named private road driveway.

The 2025 With Project weekday PM peak hour traffic volumes were determined by adding the trip assignment from the proposed development to the future 2025 No Action traffic volumes.

The 2025 No Action, project trip assignment, and 2025 With Project PM peak hour traffic volumes at the S Clodfelter Rd/Private Road (Site Access) intersection are shown in **Figure 2**.

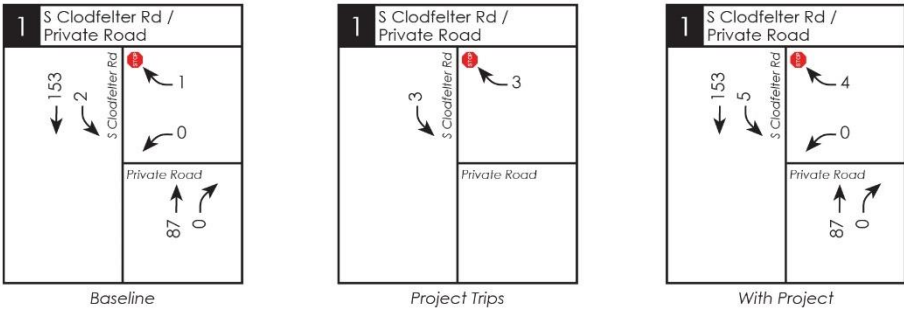


Figure 2: 2025 Weekday PM Peak Hour Traffic Volumes



Intersection Study

Driveway Location

Vehicular access to the site would be provided via an existing un-named private road driveway located approximately 60 feet south of the E Rubicon Prairie SE driveway on S Clodfelter Road. Based on review of *Benton County Code* (BCC 09.09.030), driveways on collectors shall be spaced greater than 300 feet apart measured center line to center line. However, the E Rubicon Prairie SE driveway only provides access to four (4) single-family homes and the un-named private road driveway would provide access to the church and two (2) single-family homes. As such, traffic volumes at both driveways are expected to be minor and conflicts between the two driveways are expected to be minimal given immediate adjacency and adequate line of sight for drivers. Vegetation or other fixed objects (i.e., signs, etc.) on private property should remain clear of the first 50 feet away from E Rubicon Prairie SE to provide lines of sight to the adjacent driveway of exiting vehicles.

Level of Service (LOS) and Queuing

Traffic operational analysis at the un-named private road driveway that will provide access to the *Tri-Cities Apostolic Lutheran Church* project and two (2) existing single-family homes was completed to evaluate vehicle delay with additional traffic demand.

Future peak hour level of service (LOS) and queuing analyses with the proposed project were conducted at the S Clodfelter Rd/Private Road (Site Access) intersection during the PM peak hour. Level of service and queuing calculations were based on the use of *Synchro 12* traffic analysis software. LOS methodology is included in **Attachment D**.

Table 3 summarizes the future year 2025 weekday PM peak hour LOS and queuing analyses at the S Clodfelter Rd/Private Road (Site Access) intersection with the proposed project. Detailed LOS and queuing calculation sheets are included in **Attachment D**.

Table 3
Year 2025 PM Peak Hour With Project LOS Summary

| Intersection / Movement | LOS | Delay (sec) | 95 th Percentile Queue (ft) ¹ |
|-----------------------------------|-----|-------------|-----------------------------------------------------|
| 1. S Clodfelter Rd / Private Road | | | |
| Westbound Approach (exiting) | A | 8.8 | 0' |
| Southbound Left-Turn (entering) | A | 7.4 | 0' |

1. Queues are 95th Percentile queues.

As shown in **Table 3**, the individual movements at the S Clodfelter Rd/Private Road (Site Access) intersection are anticipated to operate at LOS A with minimal queuing during the weekday PM peak hour in 2025 with the proposed *Tri-Cities Apostolic Lutheran Church* project.

Turn Lane Evaluations

Left-Turn Lane Evaluation

An evaluation of the need for a southbound left-turn lane on S Clodfelter Road for entering traffic at the un-named private road driveway was conducted. The turn lane analysis was based on traffic volume criteria in the current *WSDOT Design Manual*, Exhibit 1310-7 (Left-Turn Storage Guidelines).

The evaluation for a potential left-turn lane considers the total design hourly volume (DHV) and the percentage of left-turning vehicles in the total DHV. The turn lane evaluation was based on the future 2025 With Project PM peak hour traffic volumes shown previously in **Figure 2**. Based on the future peak hour traffic volumes, a southbound left-turn lane on S Clodfelter Road into the site would not be recommended at the un-named private road driveway. The *WSDOT Design Manual* exhibit used in the turn lane evaluation is included in **Attachment E**.

Right-Turn Lane Evaluation

An evaluation of the need for a northbound right-turn lane on S Clodfelter Road for entering traffic at the un-named private road driveway was conducted. The turn lane analysis was based on traffic volume criteria in the current *WSDOT Design Manual*, Exhibit 1310-24 (Right-Turn Lane Guidelines).

The evaluation for a potential right-turn lane considers the peak hour approach volume and the peak hour right-turn volume. The turn lane evaluation was based on the future 2025 With Project PM peak hour traffic volumes shown previously in **Figure 2**. Based on the future peak hour traffic volumes, a northbound right-turn lane on S Clodfelter Road into the site would not be recommended at the un-named private road driveway. The *WSDOT Design Manual* exhibit used in the turn lane evaluation is included in **Attachment E**.

Conclusions

This traffic assessment estimated trip generation and conducted level of service / turn lane analyses at the S Clodfelter Rd/Private Road (Site Access) intersection. Based on the results of this traffic assessment, no project-specific transportation mitigation is proposed.

If you have any questions regarding the information presented in this traffic assessment, please contact me at chandler@tenw.com or (760) 994-7376.

cc: Kim Mickelson, Tri-Cities Apostolic Church
Michael Read, TENW

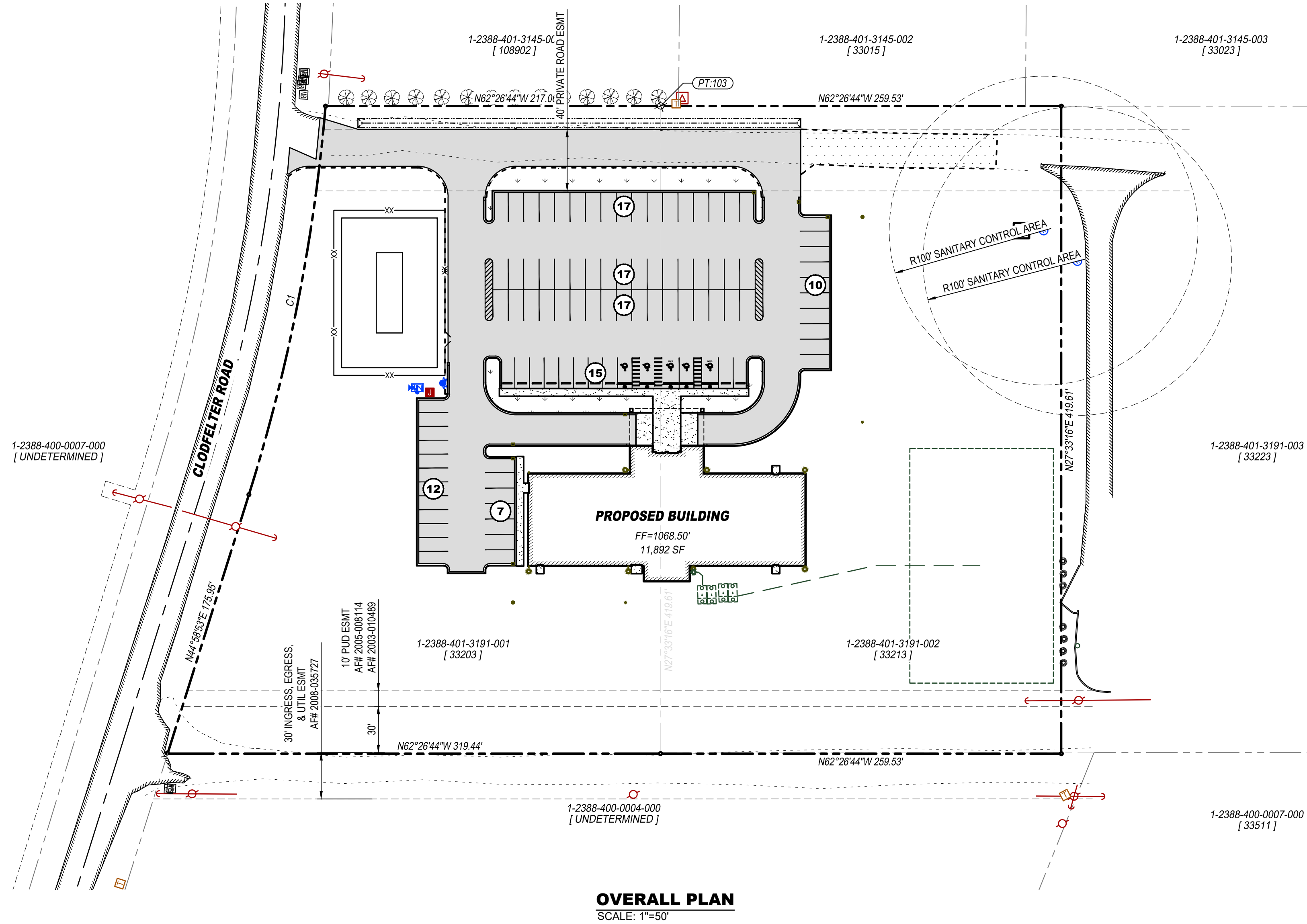
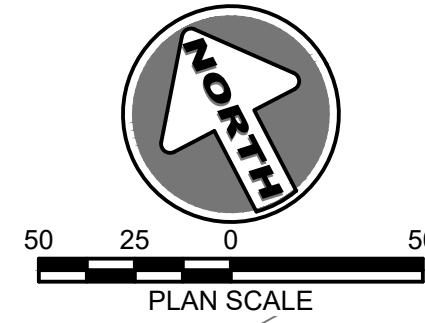
Attachments

ATTACHMENT A

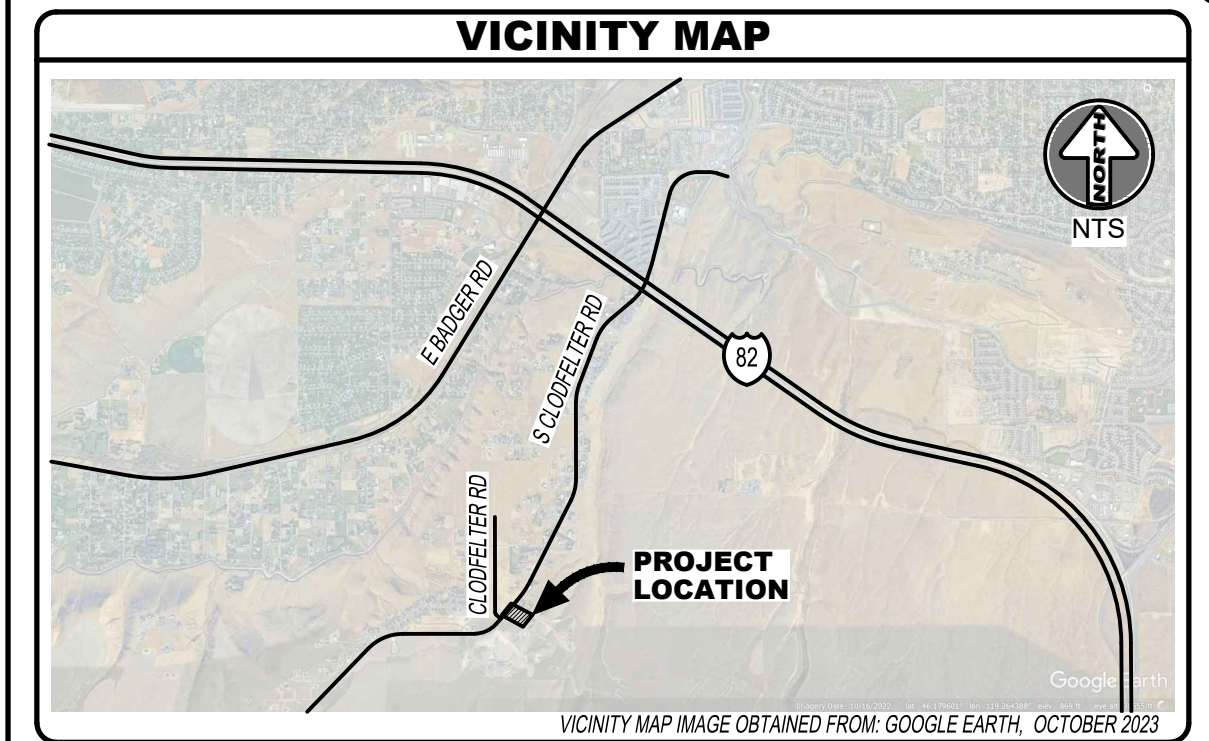
Preliminary Site Plan

TRI-CITIES APOSTOLIC LUTHERAN CHURCH - CIVIL SITE

SE 1/4 OF SECTION 23, TOWNSHIP 08 NORTH, RANGE 28 EAST, W.M. KENNEWICK, BENTON COUNTY, WASHINGTON



OVERALL PLAN
SCALE: 1"=50'



SURVEYOR
STRATTON SURVEYING
AARON DYCK 509-735-7364
313 NORTH MORAIN ST
KENNEWICK, WA 99336

DATUM - BENCHMARK
HORIZONTAL DATUM: NAD83 (2011)
WSPCS, SOUTH ZONE
VERTICAL DATUM: NAVD88
BENCHMARK:
PT#103, FND 5/8 REBAR WORLEY
LS41966, EL = 1061.71'

UIC SITE ID #####

- REFERENCE MATERIALS**
- TOPOGRAPHIC SURVEY, REFERENCE#6126, DATED 09-11-2023, STRATTON SURVEYING & MAPPING
 - BENTON COUNTY STANDARD DETAILS.
 - EXISTING UTILITY LOCATION INFORMATION:
 - POWER MAP, RECEIVED 02-05-2024, BENTON PUD
 - CABLE MAP, RECEIVED 02-05-2024, CHARTER
 - FIBER OPTIC MAP, RECEIVED 11-13-2023, ZIPLY
 - GEOTECHNICAL REPORT, REFERENCE#23-260, DATED 09-01-2023, BAER TESTING & ENGINEERING, INC.

- DRAWING INDEX**
- C1.0 COVER SHEET / OVERALL PLAN
 - C2.0 SITE LAYOUT PLAN
 - C2.1 SITE LAYOUT POINT TABLE
 - C3.0 SITE UTILITY PLAN
 - C3.1 STORM PROFILES AND UTILITY DETAILS
 - C4.0 SITE GRADING PLAN AND EROSION CONTROL PLAN
 - C5.0 NOTES AND DETAILS

UTILITY CONTACT INFORMATION

POWER: BENTON PUD, CHAD BROOKS 509-582-1233
PO BOX 6720, 2721 W 10TH AVE, KENNEWICK, WA 99336

FIBER OPTIC: NOANET, TOBY MEARS 509-947-0089

CABLE: SPECTRUM COMMUNICATIONS, DANIEL DUMOND 509-222-2575
639 N KELLOGG ST, KENNEWICK, WA 99336

GAS: CASCADE NATURAL GAS, ARNIE GARZA 509-378-0407
200 N UNION ST, KENNEWICK, WA 99336 NO FACILITIES

IRRIGATION: KENNEWICK IRRIGATION DISTRICT, DANIEL TISSELL 509-586-9111
2015 S ELY ST, KENNEWICK, WA 99336 NO FACILITIES

TELEPHONE: ZIPLY FIBER, KATHERINE CICHY 509-410-5035
4916 W CLEARWATER AVE, KENNEWICK, WA 99336

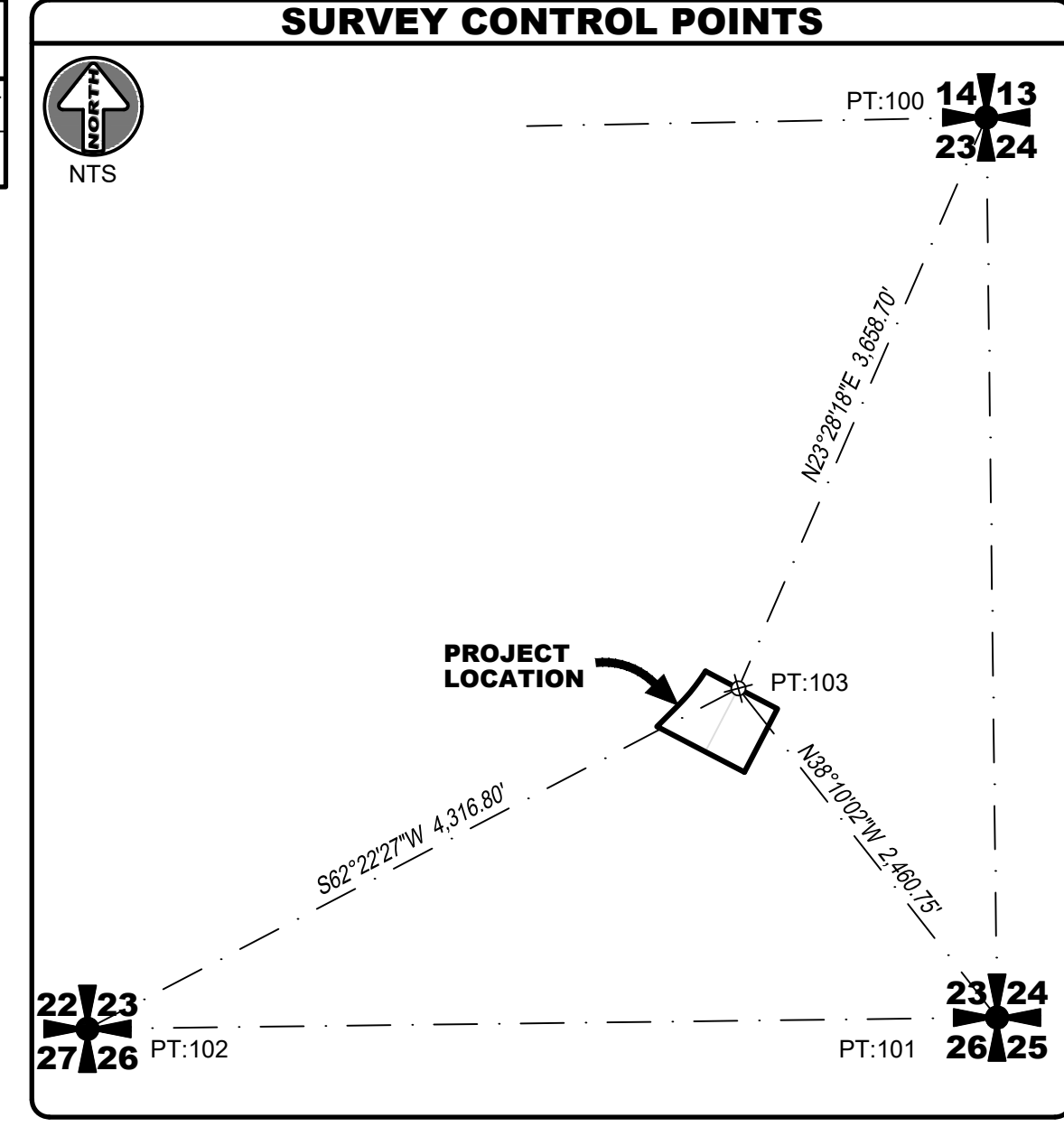
SEWER / WATER: COK PUBLIC WORKS, CALEB SHANNON 509-585-4289
1010 E CHEMICAL DRIVE, KENNEWICK, WA 99336

| LEGEND | |
|---------------------------|-------------------|
| DESCRIPTION | EXISTING PROPOSED |
| CENTER LINE | --- |
| EASEMENT | --- |
| PHASE LINE | --- |
| PROPERTY LINE | --- |
| RIGHT OF WAY | --- |
| SECTION LINE | --- |
| CONTOUR MAJOR | 400 |
| CONTOUR MINOR | 399 |
| PAVEMENT | --- |
| CONCRETE | --- |
| GRAVEL EDGE | --- |
| GRADE BREAK | --- |
| SWALE | --- |
| CABLE | --- |
| GAS | --- |
| IRRIGATION | --- |
| JOINT TRENCH | --- |
| POWER OVERHEAD | --- |
| POWER BURIED | --- |
| ROOF DRAIN | --- |
| SEWER | --- |
| STORM | --- |
| STORM INFILTRATION | --- |
| TELEPHONE | --- |
| WATER | --- |
| FENCE | --- |
| LANDSCAPING | --- |
| POWER / LIGHTING | |
| DISCONNECT | ⊠ |
| JUNCTION BOX | ⊠ |
| PULL BOX / HAND HOLE | ⊠ |
| METER | ⊠ |
| TRANSFORMER | ⊠ |
| VAULT | ⊠ |
| EV CHARGING STATION | ⊠ |
| UTILITY POLE | ⊠ |
| PARKING LOT LIGHT | ⊠ |
| STREET LIGHT | ⊠ |
| COMMUNICATIONS | |
| TELEPHONE RISER | ⊠ |
| TELEPHONE VAULT | ⊠ |
| CABLE/FIBER RISER | ⊠ |
| GAS | |
| GAS METER | ⊠ |
| VALVE - GAS | ⊠ |
| WATER / IRRIGATION | |
| BLOW-OFF | ⊠ |
| CAP | ⊠ |
| COUPLER | ⊠ |
| CROSS | ⊠ |
| REDUCER | ⊠ |
| TEE | ⊠ |
| THRUST BLOCK | ⊠ |
| VALVE - BUTTERFLY | ⊠ |
| VALVE - CHECK | ⊠ |
| VALVE - GATE | ⊠ |
| POST INDICATOR | ⊠ |
| IRRIGATION SERVICE | ⊠ |
| WATER METER | ⊠ |
| FIRE HYDRANT | ⊠ |
| FIRE DEPT CONN | ⊠ |
| DCVA | ⊠ |
| RPBA | ⊠ |
| SEWER / STORM | |
| CLEANOUT | ⊠ |
| CATCH BASIN | ⊠ |
| MANHOLE - SEWER | ⊠ |
| MANHOLE - STORM | ⊠ |
| DRYWELL - STORM | ⊠ |
| MISCELLANEOUS | |
| BENCH MARK | ⊠ |
| MAIL BOX | ⊠ |
| MONUMENT (IN CASE) | ⊠ |
| SIGN | ⊠ |

| ABBREVIATIONS | |
|---------------|-------------------------------------------|
| AP | ANGLE POINT |
| BM | BENCHMARK |
| CL | CENTERLINE |
| OC | CURVE |
| CB | CATCH BASIN |
| CF | CUBIC FEET |
| CFS | CUBIC FEET PER SECOND |
| CO | CLEANOUT |
| CONN | CONNECTION |
| CONT | CONTINUOUS |
| CSBC | CRUSHED SURFACE BASE COURSE |
| CSTC | CRUSHED SURFACE TOP COURSE |
| CY | CUBIC YARD |
| DCVA | DOUBLE CHECK VALVE ASSEMBLY |
| DI | DUCTILE IRON |
| DWG | DRAWING |
| E, EXST | EAST, EXISTING |
| EG | EXISTING GRADE |
| EL | ELEVATION |
| ESMT | EASEMENT |
| FF | FINISHED FLOOR |
| FG | FINISHED GRADE |
| FH | FIRE HYDRANT |
| FIP | FEMALE IRON PIPE |
| FL | FLOW LINE / FLANGE(D) |
| FND | FOUND (SURVEY RELATED) |
| FT | FEET |
| GB | GRADE BREAK |
| H, HORZ | HORIZONTAL |
| HMA | HOT MIXED ASPHALT |
| HP | HIGH POINT |
| IE, INV | INVERT ELEVATION |
| IF | IRRIGATION FITTING |
| IR | IRRIGATION |
| L | LEFT / LENGTH |
| LF | LINEAL FEET |
| MAX | MAXIMUM |
| ME | MATCH EXISTING |
| MH | MANHOLE |
| MIN | MINIMUM |
| MIP | MALE IRON PIPE |
| MJ | MECHANICAL JOINT |
| MUTCD | MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES |
| N | NORTH, NEW |
| OC | ON CENTER |
| P, PWR | POWER |
| PC | POINT OF CURVATURE INTERSECT |
| PE | POLYETHYLENE |
| PL | PROPERTY LINE |
| PT | POINT NUMBER, POINT OF TANGENCY |
| R | RADIUS, RIGHT |
| RFCA | RESTRAINED FLANGED COUPLING ADAPTER |
| RP | RADIUS POINT |
| RPBA | REDUCED PRESSURE BACKFLOW ASSEMBLY |
| R / W | RIGHT OF WAY |
| SD | SOUTH, SEWER, SLOPE |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SF | SQUARE FEET |
| SI | STREET OR STATION INTERSECTION |
| SL | STREET LIGHT |
| SPEC | SPECIFICATION |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| STA | STANDARD |
| STD | STANDARD |
| S / W | SIDEWALK |
| TA | TOP OF ASPHALT |
| TBC | TOP BACK OF CURB |
| TBM | TEMPORARY BENCHMARK |
| TC | TOP OF CONCRETE |
| TG | TOP OF GRAVEL |
| TEL | TELEPHONE |
| TYP | TYPICAL |
| UIC | UNDERGROUND INJECTION CONTROL |
| UTL | UTILITY |
| V, VERT | VERTICAL |
| W, WTR | WEST, WATER |
| WF | WATER FITTING |
| WM | WATER METER |
| WSPCS | WASHINGTON STATE PLANE COORDINATE SYSTEM |

| CURVE DATA | | | | | | |
|------------|---------|-----------|---------|---------------|-----------|---------|
| CURVE | LENGTH | RADIUS | CHORD | CHORD BEARING | DELTA | TANGENT |
| C1 | 257.11' | 1,175.92' | 256.60' | N38°43'04"E | 12°31'39" | 129.07' |

| SURVEY CONTROL | | | | |
|----------------|--------------------------------|---------|------------|--------------|
| PT # | DESCRIPTION | ELEV | NORTHING | EASTING |
| 100 | NE SEC COR 23 | 945.92 | 308,369.12 | 1,953,546.07 |
| 101 | SE SEC COR 23 | 1014.99 | 303,078.49 | 1,953,609.47 |
| 102 | SW SEC COR 23 | 1214.09 | 303,011.48 | 1,948,264.16 |
| 103 | FND 5/8 REBAR "WORLEY" LS41966 | 1061.71 | 305,013.15 | 1,952,088.82 |



| SITE INFORMATION | | CUT - FILL QUANTITIES | |
|----------------------|------------|-----------------------|----------|
| (E) PERVIOUS AREA: | 217,800 SF | CUT: | 6,250 CY |
| (E) IMPERVIOUS AREA: | 0 SF | FILL (1.20): | 9,350 CY |
| (N) PERVIOUS AREA: | 155,625 SF | NET (FILL): | 3,100 CY |
| (N) IMPERVIOUS AREA: | 62,175 SF | | |
| TOTAL SITE AREA: | 217,800 SF | | |

NOTE: CUT / FILL QUANTITIES ARE APPROXIMATE AND CALCULATED TO TOP OF FINISHED GRADE.

COUNTY ENGINEER APPROVAL

SIGNATURE / DATE _____

EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR TO VERIFY LOCATIONS WITH UTILITY COMPANIES AND/OR PRIVATE UTILITY LOCATOR PRIOR TO TRENCHING.

CALL 2 BUSINESS DAYS BEFORE YOU DIG: 811

1632 W Sylvester Street, Pasco WA 99301 | 509-547-2679 | HarmsEngineering.com
 Designed By: Aaron Dyck, PE, CADC, WSPCS, Benton County, WA
 File Path: P:\2023\23-268 Tri-Cities Apostolic Lutheran Church\Draws

SE 1/4 SEC 23 T08N R28E W1W

TRI-CITIES APOSTOLIC LUTHERAN CHURCH

COVER SHEET / OVERALL PLAN

33203 CLODFELTER RD, KENNEWICK, WA

Client/Project Information

TRI-CITIES APOSTOLIC LUTHERAN CHURCH

KIM MICKELSON 509-380-3785

11711 PELICAN RD, PASCO, WA 99301

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Date: 03-05-2024

Project Number: 23-085.1

Sheet Number: C1.0

ATTACHMENT B

Trip Generation Calculations

Tri-Cities Apostolic Lutheran Church Weekday Trip Generation Summary

| Land Use | Units ¹ | ITE LUC ² | Trip Rate or Equation ² | Directional Distribution | | Trips Generated | | |
|---------------------------------|--------------------|-------------------------|---------------------------------------|--------------------------|-----|-----------------|-----------|-----------|
| | | | | In | Out | In | Out | Total |
| DAILY | | | | | | | | |
| Proposed Use: | | | | | | | | |
| Church | 13,000 GFA | 560 | 7.60 | 50% | 50% | 49 | 50 | 99 |
| New Daily Trips = | | | | | | 49 | 50 | 99 |
| AM PEAK HOUR | | | | | | | | |
| Proposed Use: | | | | | | | | |
| Church | 13,000 GFA | 560 | $T = 0.37(X) - 1.84$ | 62% | 38% | 2 | 1 | 3 |
| New AM Peak Hour Trips = | | | | | | 2 | 1 | 3 |
| PM PEAK HOUR | | | | | | | | |
| Proposed Use: | | | | | | | | |
| Church | 13,000 GFA | 560 | 0.49 | 44% | 55% | 3 | 3 | 6 |
| New PM Peak Hour Trips = | | | | | | 3 | 3 | 6 |

Notes:

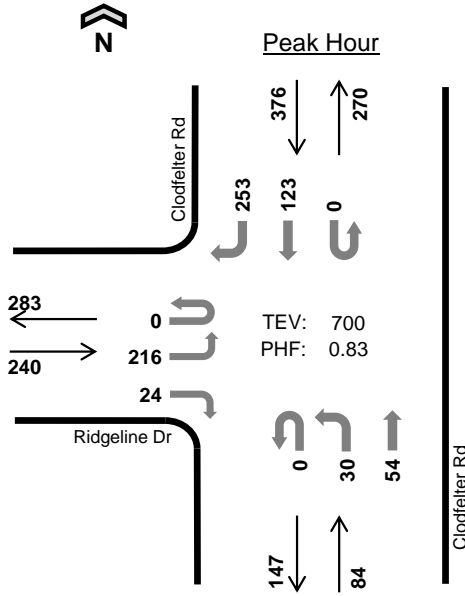
¹ GFA = Gross Floor Area.

² Based on Institute of Transportation Engineers (ITE) *Trip Generation* Manual, 11th Edition, 2021.

ATTACHMENT C

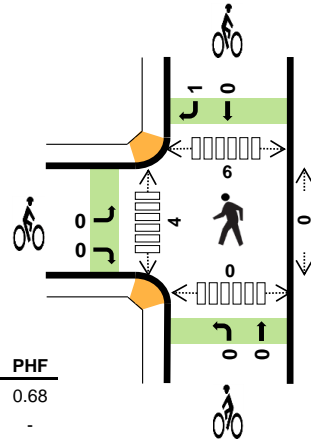
Traffic Counts

Clodfelter Rd Ridgeline Dr



Date: 03/29/2023
 Count Period: 4:00 PM to 6:00 PM
 Peak Hour: 5:00 PM to 6:00 PM

| | HV %: | PHF |
|-------|-------|------|
| EB | 0.8% | 0.68 |
| WB | - | - |
| NB | 2.4% | 0.78 |
| SB | 0.5% | 0.94 |
| TOTAL | 0.9% | 0.83 |



Two-Hour Count Summaries

| Interval Start | Ridgeline Dr | | | | 0 | | | Clodfelter Rd | | | | Clodfelter Rd | | | | 15-min Total | Rolling One Hour | | |
|----------------|--------------|-----|-----|----|-----------|----|----|---------------|----|----|-----|---------------|----|----|-----|--------------|------------------|-----|---|
| | Eastbound | | | | Westbound | | | Northbound | | | | Southbound | | | | | | | |
| | UT | LT | TH | RT | UT | LT | TH | RT | UT | LT | TH | RT | UT | LT | TH | | | RT | |
| 4:00 PM | 0 | 44 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 8 | 13 | 0 | 0 | 0 | 25 | 53 | 147 | 0 | |
| 4:15 PM | 0 | 39 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 4 | 15 | 0 | 0 | 0 | 17 | 41 | 121 | 0 | |
| 4:30 PM | 0 | 50 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 6 | 12 | 0 | 0 | 0 | 15 | 41 | 129 | 0 | |
| 4:45 PM | 0 | 38 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 5 | 10 | 0 | 0 | 0 | 25 | 48 | 135 | 532 | |
| 5:00 PM | 0 | 51 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 8 | 0 | 0 | 0 | 29 | 57 | 151 | 536 | |
| 5:15 PM | 0 | 77 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 5 | 17 | 0 | 0 | 0 | 29 | 71 | 210 | 625 | |
| 5:30 PM | 0 | 42 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 10 | 17 | 0 | 0 | 0 | 27 | 65 | 169 | 665 | |
| 5:45 PM | 0 | 46 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 9 | 12 | 0 | 0 | 0 | 38 | 60 | 170 | 700 | |
| Count Total | 0 | 387 | 0 | 47 | 0 | 0 | 0 | 0 | 0 | 53 | 104 | 0 | 0 | 0 | 205 | 436 | 1,232 | 0 | |
| Peak Hour | All | 0 | 216 | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 30 | 54 | 0 | 0 | 0 | 123 | 253 | 700 | 0 |
| | HV | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 6 | 0 |
| | HV% | - | 1% | - | 0% | - | - | - | - | - | 0% | 4% | - | - | - | 0% | 1% | 1% | 0 |

Note: Two-hour count summary volumes include heavy vehicles but exclude bicycles in overall count.

| Interval Start | Heavy Vehicle Totals | | | | | Bicycles | | | | | Pedestrians (Crossing Leg) | | | | |
|----------------|----------------------|----|----|----|-------|----------|----|----|----|-------|----------------------------|------|-------|-------|-------|
| | EB | WB | NB | SB | Total | EB | WB | NB | SB | Total | East | West | North | South | Total |
| 4:00 PM | 2 | 0 | 1 | 0 | 3 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 |
| 4:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 2 |
| 4:30 PM | 3 | 0 | 1 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:45 PM | 1 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:00 PM | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:15 PM | 1 | 0 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 3 | 0 | 5 |
| 5:30 PM | 0 | 0 | 1 | 1 | 2 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 0 | 1 |
| 5:45 PM | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 4 |
| Count Total | 8 | 0 | 4 | 3 | 15 | 0 | 0 | 0 | 2 | 2 | 0 | 5 | 7 | 0 | 12 |
| Peak Hr | 2 | 0 | 2 | 2 | 6 | 0 | 0 | 0 | 1 | 1 | 0 | 4 | 6 | 0 | 10 |

| Two-Hour Count Summaries - Heavy Vehicles | | | | | | | | | | | | | | 15-min Total | Rolling One Hour | | | |
|-------------------------------------------|--------------|----|----|----|-----------|----|----|----|---------------|----|----|----|---------------|--------------|------------------|----|----|---|
| Interval Start | Ridgeline Dr | | | | 0 | | | | Clodfelter Rd | | | | Clodfelter Rd | | | | | |
| | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | | | |
| | UT | LT | TH | RT | UT | LT | TH | RT | UT | LT | TH | RT | UT | LT | TH | RT | | |
| 4:00 PM | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| 4:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:30 PM | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| 4:45 PM | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 9 |
| 5:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 7 |
| 5:15 PM | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 9 |
| 5:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 2 | 7 |
| 5:45 PM | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 6 |
| Count Total | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 1 | 2 | 15 | 0 |
| Peak Hour | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 6 | 0 |

| Two-Hour Count Summaries - Bikes | | | | | | | | | | | | | | 15-min Total | Rolling One Hour |
|----------------------------------|--------------|----|----|-----------|----|----|---------------|----|----|---------------|----|----|---|--------------|------------------|
| Interval Start | Ridgeline Dr | | | 0 | | | Clodfelter Rd | | | Clodfelter Rd | | | | | |
| | Eastbound | | | Westbound | | | Northbound | | | Southbound | | | | | |
| | LT | TH | RT | LT | TH | RT | LT | TH | RT | LT | TH | RT | | | |
| 4:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | |
| 4:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 4:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 4:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 5:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 5:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 5:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | |
| 5:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | |
| Count Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 2 | 0 | |
| Peak Hour | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | |

Note: U-Turn volumes for bikes are included in Left-Turn, if any.

ATTACHMENT D

Level of Service Calculations

Level of Service Methodology

Level of Service (LOS) generally refers to the degree of congestion at an intersection. It is a measure of vehicle operating speed, travel time, travel delays, and driving comfort. A letter scale from A to F generally describes intersection LOS.

Signalized Intersection LOS represents the average control delay (sec/veh) and can be reported for the overall intersection, for each approach, and for each lane group (additional v/c ratio criteria apply to lane group LOS only). The table below outlines the HCM (7th Edition) LOS criteria for signalized intersections.

LOS Criteria for Signalized Intersections ¹

| Control Delay (sec/veh) | Level of Service ² | General Description ³ |
|-------------------------|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ≤ 10 | A | Exceptionally Favorable Progression (or very short cycle lengths) – Most vehicles arrive during the green indication and travel through the intersection without stopping. |
| > 10 to ≤ 20 | B | Highly Favorable Progression (or short cycle lengths) – While more vehicles than LOS A stop, most vehicles still pass through the intersection without stopping. |
| > 20 to ≤ 35 | C | Favorable Progression (or moderate cycle lengths) – Individual cycle failures begin to appear, but many vehicles still pass through the intersection without stopping. |
| > 35 to ≤ 55 | D | Ineffective Progression (or long cycle lengths) – Many vehicles stop and individual cycle failures are noticeable. |
| > 55 to ≤ 80 | E | Unfavorable Progression (and long cycle lengths) – Individual cycle failures are frequent. |
| > 80 | F | Very Poor Progression (and long cycle lengths) – Most cycles fail to clear the queue at this level. |

¹ Source: Highway Capacity Manual 7th Edition, Transportation Research Board, 2021.

² If the volume-to-capacity (v/c) ratio for a lane group exceeds 1.0, LOS F is assigned to the individual lane group. For approach-based and intersection-wide assessments at signals, LOS is defined solely by control delay.

³ Individual cycle failures: one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle.

Synchro 12 and/or HCM 2000 LOS methodology may be used when HCM 7th Edition methodology is not supported at an intersection (i.e., intersection geometry and/or custom phasing) or jurisdictional standards require use of an alternative methodology.

Unsignalized Intersection LOS (two-way stop control, all-way stop control, and roundabouts) is based on the average control delay. For two-way stop-controlled intersections, the LOS criteria apply to each controlled minor-street approach, controlled minor-street lane group, and controlled major-street movement (additional v/c ratio criteria apply to lane group LOS only). LOS is not calculated for major-street approaches or for the intersection as a whole at two-way stop-controlled intersections. For all-way stop-controlled intersections and roundabouts, LOS can be reported for the overall intersection, for each approach, and for each lane group (additional v/c ratio criteria apply to lane group LOS only). The table below outlines the HCM (7th Edition) LOS criteria for unsignalized intersections based on these methodologies.

LOS Criteria for Unsignalized Intersections¹

| Control Delay (sec/veh) | Level of Service ² |
|-------------------------|-------------------------------|
| ≤ 10 | A |
| > 10 to ≤ 15 | B |
| > 15 to ≤ 25 | C |
| > 25 to ≤ 35 | D |
| > 35 to ≤ 50 | E |
| > 50 | F |

¹ Source: Highway Capacity Manual 7th Edition, Transportation Research Board, 2021.

² If the volume-to-capacity (v/c) ratio for a lane group exceeds 1.0, LOS F is assigned to the individual lane group. For approach-based and intersection-wide assessments at unsignalized intersections, LOS is defined solely by control delay.

Lanes, Volumes, Timings
 1: S Clodfelter Rd & Private Road

03/07/2024



| Lane Group | WBL | WBR | NBT | NBR | SBL | SBT |
|-------------------------|------|------|------|------|------|------|
| Lane Configurations | | | | | | |
| Traffic Volume (vph) | 0 | 4 | 87 | 0 | 5 | 153 |
| Future Volume (vph) | 0 | 4 | 87 | 0 | 5 | 153 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Grade (%) | 3% | | 0% | | | 0% |
| Link Speed (mph) | 25 | | 50 | | | 50 |
| Link Distance (ft) | 316 | | 222 | | | 268 |
| Travel Time (s) | 8.6 | | 3.7 | | | 2.3 |
| Peak Hour Factor | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 |
| Heavy Vehicles (%) | 3% | 3% | 3% | 3% | 3% | 3% |
| Shared Lane Traffic (%) | | | | | | |
| Sign Control | Stop | | Free | | | Free |

Intersection Summary

Area Type: Other
 Control Type: Unsignalized

| Intersection | | | | | | |
|---------------------------|------|------|------|------|------|------|
| Int Delay, s/veh | 0.3 | | | | | |
| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
| Lane Configurations | ↔ | ↔ | ↔ | ↔ | ↔ | ↔ |
| Traffic Vol, veh/h | 0 | 4 | 87 | 0 | 5 | 153 |
| Future Vol, veh/h | 0 | 4 | 87 | 0 | 5 | 153 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, #0 | - | - | 0 | - | - | 0 |
| Grade, % | 3 | - | 0 | - | - | 0 |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 3 | 3 | 3 | 3 | 3 | 3 |
| Mvmt Flow | 0 | 4 | 95 | 0 | 5 | 166 |

| Major/Minor | Minor1 | Major1 | Major2 | | | |
|----------------------|--------|--------|--------|---|-------|---|
| Conflicting Flow All | 272 | 95 | 0 | 0 | 95 | 0 |
| Stage 1 | 95 | - | - | - | - | - |
| Stage 2 | 177 | - | - | - | - | - |
| Critical Hdwy | 7.03 | 6.53 | - | - | 4.13 | - |
| Critical Hdwy Stg 1 | 6.03 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 6.03 | - | - | - | - | - |
| Follow-up Hdwy | 3.527 | 3.327 | - | - | 2.227 | - |
| Pot Cap-1 Maneuver | 684 | 952 | - | - | 1493 | - |
| Stage 1 | 912 | - | - | - | - | - |
| Stage 2 | 826 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | - | - |
| Mov Cap-1 Maneuver | 681 | 952 | - | - | 1493 | - |
| Mov Cap-2 Maneuver | 681 | - | - | - | - | - |
| Stage 1 | 912 | - | - | - | - | - |
| Stage 2 | 823 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---------------------------|----|----|------|
| HCM Control Delay, s/v8.8 | | 0 | 0.23 |
| HCM LOS | A | | |

| Minor Lane/Major Mvmt | NBT | NBR/WBLn1 | SBL | SBT |
|---------------------------|-----|-----------|-------|-------|
| Capacity (veh/h) | - | - | 952 | 57 |
| HCM Lane V/C Ratio | - | - | 0.005 | 0.004 |
| HCM Control Delay (s/veh) | - | - | 8.8 | 7.4 |
| HCM Lane LOS | - | - | A | A |
| HCM 95th %tile Q(veh) | - | - | 0 | 0 |

ATTACHMENT E

Turn Lane Evaluations

WSDOT Left-Turn Storage Evaluation

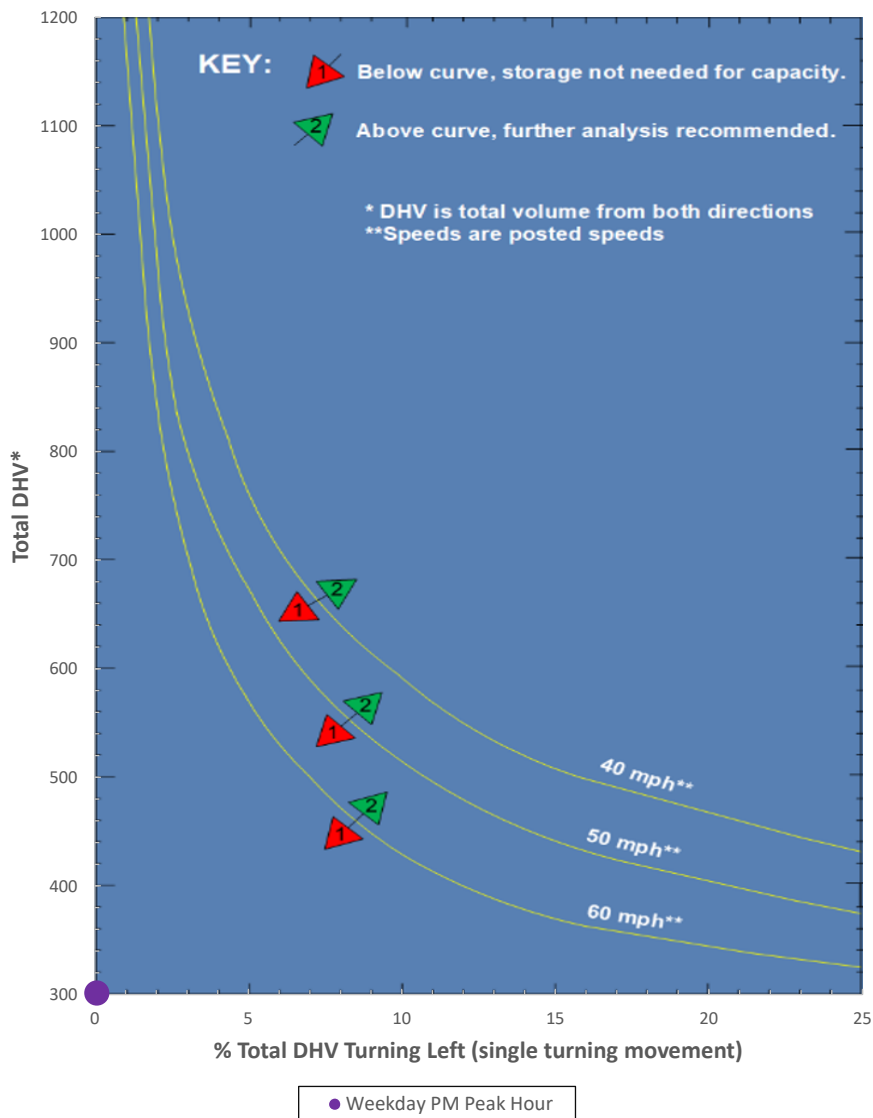
| | |
|-----------------------|--------------------------------------|
| Project Name | Tri-Cities Apostolic Lutheran Church |
| TENW Project # | 2024-044 |
| Scenario | 2025 With Project |

| Intersection Information | |
|--------------------------|-----------------|
| Major Street (N/S Road) | Clodfelter Road |
| Minor Street (E/W Road) | Private Road |
| Approach Being Evaluated | Southbound |
| Posted Speed (mph) | 50 |

| Volume Data | |
|--------------------------------|-----|
| Weekday PM Peak Hour | |
| Left-Turn Volume | 5 |
| Total Approach Volume | 158 |
| Total Opposing Approach Volume | 87 |

| Time Period | % Total DHV Turning Left (X) | Total DHV (Y) |
|----------------------|------------------------------|---------------|
| Weekday PM Peak Hour | 2.04% | 245 |

WSDOT Exhibit 1310-9 Left-Turn Storage Guidelines: Two-Lane, Unsignalized



WSDOT Right-Turn Storage Evaluation

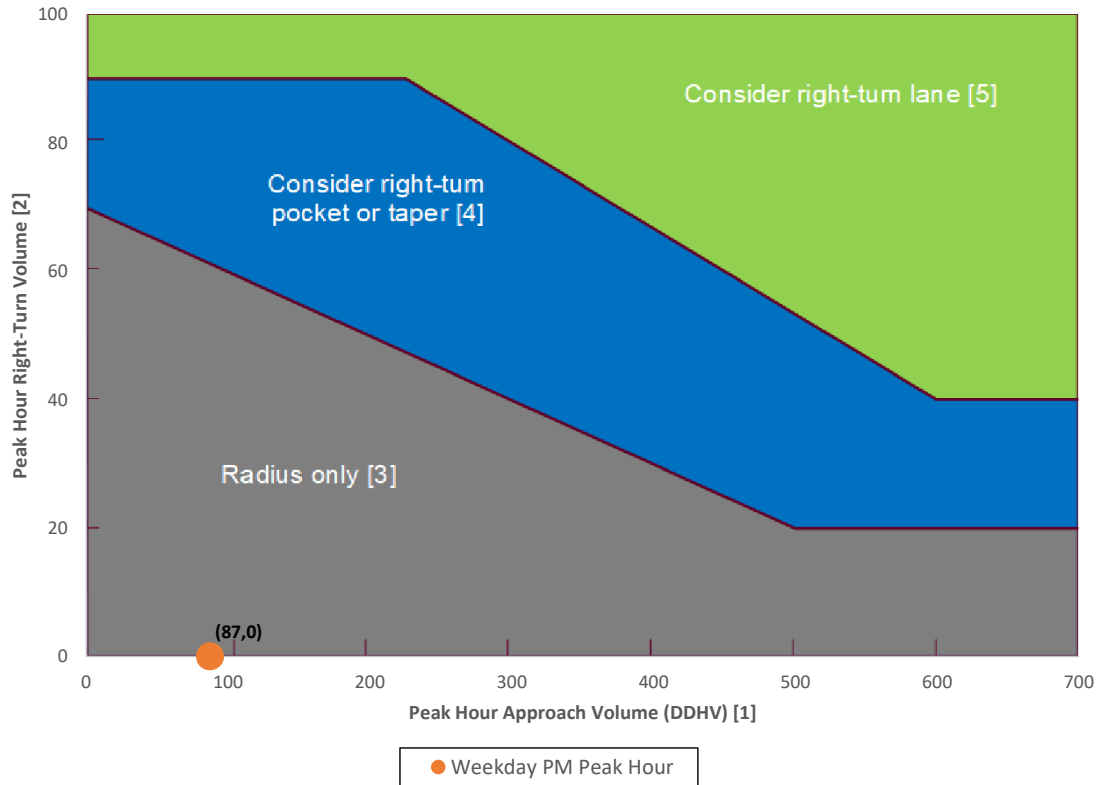
| | | | |
|-----------------------|--------------------------------------|--|--|
| Project Name | Tri-Cities Apostolic Lutheran Church | | |
| TENW Project # | 2024-044 | | |
| Scenario | 2025 With Project | | |

| Intersection Information | | | |
|--------------------------|-----------------|------------------------|----------|
| Major Street (N/S Road) | Clodfelter Road | Two-lane or multilane? | Two-Lane |
| Minor Street (E/W Road) | Private Road | Posted Speed (mph) | 50 |
| Approach Being Evaluated | Northbound | | |

| Volume Data | | Weekday PM Peak Hour |
|---------------------------|--|----------------------|
| Right-Turn Volume [1],[2] | | 0 |
| Through Volume [1] | | 87 |
| Left-Turn Volume | | 0 |

| Time Period | Peak Hour Approach Volume (X) [1] | Peak Hour Right-Turn Volume (Y) [2] |
|----------------------|-----------------------------------|-------------------------------------|
| Weekday PM Peak Hour | 87 | 0 |

WSDOT Exhibit 1310-24 Right-Turn Lane Guidelines



Notes:

- [1] For two-lane highways, use the peak hour DDHV (through + right-turn).
For multilane highways (posted speed 45 mph or above), use the right-lane peak hour approach volume (through + right-turn).
- [2] When all three of the following conditions are met, reduce the right-turn DDHV by 20:
 - The posted speed is 45 mph or below
 - The right-turn volume is greater than 40 VPH
 - The peak hour approach volume (DDHV) is less than 300 VPH
- [3] For right-turn corner design, see Exhibit 1310-6.
- [4] For right-turn pocket or taper design, see Exhibit 1310-20.
- [5] For right-turn lane design, see Exhibit 1310-21.

Nikki Relyea

From: Cristina Woods
Sent: Friday, April 5, 2024 10:28 AM
To: Planning Department
Subject: RE: Agency Review EA 2024-003 Apostolic Lutheran Church

Good morning

They have provided us with an intersection study, that satisfied our requirements for EA 2024-003. No improvements required for Clodfelter Road.

Thank you



Cristina Woods, PE • *Civil Engineer I*
Benton County Public Works
102206 Wiser Parkway , Kennewick WA, 99338
(509) 786-5611 Ext: 5684

From: Cristina Woods
Sent: Wednesday, February 14, 2024 11:13 AM
To: Planning Department <Planning.Department@co.benton.wa.us>
Subject: RE: Agency Review EA 2024-003 Apostolic Lutheran Church

Good morning

Please see attached Public Works comments.

Thank you



Cristina Woods, PE • *Civil Engineer I*
Benton County Public Works
102206 Wiser Parkway , Kennewick WA, 99338
(509) 786-5611 Ext: 5684

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Friday, February 9, 2024 9:45 AM
To: noah.lee@bentoncleanair.org; tyler.thompson@bentoncleanair.org; john.lyle@bentoncleanair.org; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Gary Tiplady

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.bentoncountywa.gov

**Planning Division**

(509) 786-5612
102206 East Wiser Parkway, Kennewick, WA 99338
planning.department@co.benton.wa.us

Determination of Non-Significance

(Optional Method)

Proponent:

Tri-Cities Apostolic Lutheran Church
11711 Pelican Rd
Pasco, WA 99301

File No. EA 2024-003

Project Description: Construction of one (1) 12,792 sq. ft church and an 85 space parking lot.

Project Location: The project is located in the Kennewick area of unincorporated Benton County, at 33203 Clodfelter Rd, Kennewick, WA 99338. The parcel is legally described as Lots 1 and 2 of Short Plat 3191 in Section 23, Township 08, Range 28 Quarter SE, parcel numbers 1-2388-401-3191-001 and 1-2388-401-3191-002.

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 Mercer

Position/Title: Planning Manager

Address: 102206 E Wiser Parkway, Kennewick, WA 99338.

Date: April 16, 2024

Michelle Mercer, Planning 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 |
| Tom Price, Environmental Review Inc. | |
| City of Kennewick | |
| City of Richland | |
| | |

Nikki Relyea

From: Adam Evans <rpc111512@gmail.com>
Sent: Wednesday, February 28, 2024 7:12 PM
To: Planning Department
Subject: [EXTERNAL] Proposed Church Building

Benton County Building Department

In regard to the proposed church building off of clodfelter, as a close home owner I am opposed to it.

I'm sure you don't need more reasons from everyone else.

Opposed due to

Increased traffic

Visibility

Decreased home values

Potential crime

Nikki Relyea

From: Joel Mearns <jcmearns@gmail.com>
Sent: Wednesday, February 28, 2024 8:53 PM
To: Planning Department
Subject: [EXTERNAL] Letter Against Tri-Cities Apostolic Lutheran Church Permit
Attachments: Apostolic Luthern Church Request for Use Permit Denial .docx

Michelle- Please see the attached letter requesting that you DO NOT allow the Tri-Cities Lutheran Church to build their facility on the two parcels of land zoned 18 other residential in my area. Please acknowledge receipt of this email with a reply.

Thank you for your consideration on this request. I appreciate it.
Hope you have a great day.

JC Mearns
Benton County Tax Payer/Home Owner

Michelle Mercer

Planning Manager

Benton County Planning Division

Michelle-

It has come to my attention that the Tri-Cities Apostolic Church has requested a conditional use permit for parcel numbers 1-2388-401-3191-001 and 1-2388-401-3191-002. While I have no objection to people practicing religion, I do, however, respectfully request that they are **not allowed** to build their facility in our general vicinity. The reasons for this objection is as follows;

- 1) Traffic on Clodfelter is very busy already and this facility would only make things worse. We have had several bad accidents on the corner of Clodfelter Road just before the Mahaffey Gravel pit entrance and this facility would have their entrance in that general location. That section of the roadway is 50 MPH and this would be a very unsafe situation for comers and goers of the church as well as people driving south on Clodfelter Road.
- 2) The property values in this general area have continued to rise due to very nice homes being built. This facility I believe would not help those property owners continue to see that increased value which would affect your ability to levy additional taxes on those values. People have taken a lot of pride in their homes in that area, and I am one of those people. You have increased my taxes a lot in the last few years. Please let us keep the rural county properties we worked so hard to develop rural. I wanted to move away from the city services so keep the city services in the city.
- 3) In the county, we are allowed to use our firearms and I am not sure that the church facility would like to hear gunshots while in service or while in the parking area. I don't believe that this rural location is the right setting for a church facility due to safety concerned.
- 4) At this time, the property is Zoned 18 – Other Residential. There is a reason for this. It is to keep the property development the same for all owners and when I purchased my property to build on, that was a major factor. I wanted to be rural and not in the city. If we let this one facility get established, what to say that others won't follow. Let's not set a precedence that will snowball later down the road.
- 5) My wife and I built our forever home here on Clodfelter and waited all our lives for this type of county rural setting. I grew up in a similar situation and am excited to let my grandkids enjoy the rural space like I did. Please don't take that away from us by allowing something other than residential buildings here! We love the area here and are hoping the traffic will die down once the gravel pit is closed and reclaimed.

I am asking you to please **not approve** the Conditional Use Permit for the Tri-Cities Apostolic Lutheran county rural property rural.

Respectfully Submitted,

Joel

Property Owner on Clodfelter Road



BENTON COUNTY WA
PUBLIC WORKS DEPARTMENT

TO: PLANNING DEPARTMENT

FROM: CRISTINA WOODS

CC: MATT MAHONEY

DATE: FEBRUARY 14, 2024

SUBJECT: COMMENTS – EA 2024-003 (APOSTOLIC LUTHERAN CHURCH)

Benton County Public Works requires an intersection study for the intersection with Clodfelter Road and Rubicon PR to determine if any improvements to Clodfelter Road such as right/left turn lanes, tapers, etc. are needed due to the increased volume in traffic.

The study shall be performed by a State of Washington licensed civil engineer and can be emailed to publicworks@co.benton.wa.us for review.

If required, improvements to Clodfelter Road shall be done in accordance with the intersection study's recommendations.

If you have any questions, please contact Cristina Woods at 509 786 5611 or email publicworks@co.benton.wa.us.

Nikki Relyea

From: YKPAIHA UKR <pukraina@yahoo.com>
Sent: Wednesday, February 21, 2024 9:44 AM
To: Nikki Relyea
Subject: [EXTERNAL] EA 2024-003

My name is Vadym Konko and I'm the owner of the property located at: 108902 E Rubicon PR SE Kennewick WA 99338 and I'm writing a rejection letter regarding the church project that I have received in the letter for parcel 1-2388-401-3191-001 and 1-2388-401-3191-002. To begin with, I'd like to apologize for doing this but I want everyone to understand that I have nothing against them building a church and God bless them for having such a desire. At the same time I'd want them to understand my side of the situation. When I was looking for a property to build my dream house, I spent months looking for a property that would fit me and when my realtor brought me over to this place, I fell in love with it right away. I love the cold breeze that we have in the mornings, clean air, birds singing and the quietness around. I lived in the city all my life and I want peace now. Building a church there would make a lot more traffic and a lot of noise which I really don't want to be opposed to. Church is active not during working day hours but in the evening and weekends which means that when I'm home I can't even relax cuz I'll be opposed to all the traffic and the noises that would be caused by it. There's a lot more that I could list. I just hope you would understand me and please don't get mad at me.

Nikki Relyea

From: Anthony Verret <ajamesverret@gmail.com>
Sent: Thursday, February 29, 2024 11:53 AM
To: Planning Department
Subject: [EXTERNAL] EA 2024-003

Dear Benton County Planning Department

I was writing in to ask about the proposed Tri-Cities Apostolic Lutheran Church project. I was under the impression that this notice i recieved to comment was only regarding environmental concerns at this time. Will there be another period for non environmental objections to be made about the project at a later date?

Best,

Anthony
Sent from my iPhone

Nikki Relyea

From: Dustin Wynn <dustywynn@gmail.com>
Sent: Wednesday, February 28, 2024 1:45 PM
To: Planning Department
Subject: [EXTERNAL] Lutheran Church Proposal: Clodfelter Rd.

Please Respond that you Received

Dear Benton County Planning Department,

I am writing in response to the Notice of Application for the Tri-Cities Apostolic Lutheran Church proposed on Clodfelter, as per the request for public comment. I want to express my appreciation for the initiative to establish a place of worship, understanding the significance it holds for our community. As a person of faith myself, I hold deep respect for the endeavor and acknowledge the positive impact it could have on the neighborhood.

However, I wish to highlight several concerns regarding the proposed construction, particularly regarding its potential impact on the integrity of our county land and the well-being of residents in the vicinity, including myself.

Traffic & Safety: The proposed use of the easement road off of Clodfelter as the entrance to the church raises concerns about increased traffic flow. As a parent, ensuring the safety of my children playing outside is paramount. The prospect of heightened traffic poses not only physical safety risks but also raises apprehensions about the potential for increased visibility of my children to unfamiliar individuals passing by. In a world where child safety is of utmost concern, the influx of traffic adds an additional layer of vulnerability, heightening the risk of unwanted attention and potential dangers, including the risk of kidnapping. Moreover, the hazardous weather conditions during winter exacerbate these safety concerns. The influx of traffic not only jeopardizes the safety of residents but also compromises the privacy we value in our community.

Privacy and Noise: The absence of a retaining wall between my property and the church premises threatens the privacy of my family and me. Furthermore, the potential for noise disturbance from Sunday activities and outdoor church events underscores the need for adequate measures to mitigate such disruptions. A mandatory requirement for a retaining wall would not only safeguard privacy but also alleviate noise concerns.

Road Wear and Tear: The utilization of the current dirt and gravel easement road by the church raises apprehensions about its long-term sustainability. Given the projected increase in attendees, the road's deterioration is inevitable without proper maintenance measures. It is imperative that the church bears responsibility for maintaining the road, possibly through paving sections leading to the parking lot to mitigate wear and tear.

Septic System: The proximity of the proposed septic system to my property raises significant apprehensions. Potential overflow or drainage issues could pose environmental and health hazards, particularly considering the downhill flow onto my lot. I am **very very** concerned that my well could run the risk of being contaminated based on where the proposal shows the septic placement. I strongly urge

the relocation of the septic system and drainfield to the west side of the church to minimize risks of contamination and ensure the safety of nearby residents.

Construction Disruption: Additionally, I am concerned about the dust and construction disruption that may accompany the building process. Dust particles from construction activities can exacerbate respiratory issues and cause discomfort for residents in the area. There needs to be a formal plan around dust reduction. Furthermore, the noise generated by construction machinery and activities can disrupt the tranquility of our neighborhood, impacting our quality of life during the construction period.

New Precedent: Over time, as the county allows these conditional use permits, more requests will come. If the county wants to preserve the county as home dwellings, it's essential to carefully consider the precedent set by each permit granted. Future decisions should align with the county's vision for balanced development and preservation of residential areas.

Property Value: Another concern is the potential impact on property values in the area. The construction of a large church nearby may affect the desirability of living in this neighborhood, potentially leading to decreased property values for existing homeowners.

In conclusion, while I wholeheartedly support the establishment of a church in our community, it is essential to address these concerns comprehensively to ensure harmonious coexistence with existing residents and to preserve the integrity of our neighborhood.

Thank you for considering my comments and taking into account the well-being of all stakeholders involved.

Sincerely,
Dusty
Benton County Home Owner

Nikki Relyea

From: Dylan Mount <Dylan.Mount@ksd.org>
Sent: Wednesday, February 28, 2024 7:35 PM
To: Planning Department
Subject: [EXTERNAL] Clodfelter Church Proposal

My name is Dylan Mount and my wife and three children live at 109304 E. Rubicon PR SE Kennewick. I'm writing this in response to the Notice of Application for the Tri-cities Apostolic Lutheran Church proposed on Clodfelter Rd., as per the request for public comment. My property borders this proposed construction site to the North and I have some concerns about this proposal.

My first concern is the safety and traffic. This church will bring much more traffic to our neighborhood which could cause my children harm. My easement runs parallel with the church easement and I foresee many vehicles using my easement by mistake and cutting across my property to access the other road. This is a major concern because we have 3 young children constantly outside playing and there are other families that have children in this area. We have enjoyed the quietness which is why we decided to build in the county. Another safety concern I have is traffic entering and exiting the new establishment. Clodfelter Road has a posted speed limit of 50 mph and I have noticed cars tend to speed headed south on Clodfelter around the bend after Triple Avista. I have lived in my home now for 9 years and I have already witnessed 4 collisions in this area.

The next concern I have is about privacy, noise, and dust pollution. The absence of a retaining wall threatens the privacy for my family and my neighbors. The noise is another concern I have. A church brings a lot of members to our area not only on a Sunday but also during other times of the week. I think a retaining wall would help eliminate some of these noises. I'm also concerned about the dust during the construction. It is quite windy in this area and with a powdery soil this large construction proposal will be disturbing this soil. My property sits North of this area and my fear is a large amount of dust will be blown our way. The wind most of the time blows from the south and with the church being directly south from us it will cause a constant blanket of dust for our household.

My last concern is about the impact of property value. I built my home in a rural area for the look. This large church may affect the desirability of living in this area.

Thank you for listening to my concerns. Please contact me if you have any questions regarding this issue.

Sincerely,
Dylan Mount
5097603899



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

February 26, 2024

Nikki Relyea
Benton County
620 Market Street
Prosser, Washington 99350

RE: 202400628; EA 2024-003

Dear Nikki Relyea:

Thank you for the opportunity to comment on the Notice of Application for the Apostolic Lutheran Church. We have reviewed the application and have the following comment.

Water Quality

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>.

Please submit an application or contact **Lloyd Stevens Jr.**, 509-571-3866, with questions about this permit.

February 26, 2024

Page 2 of 2

Sincerely,

A handwritten signature in cursive script that reads "Joy Espinoza".

Joy Espinoza

SEPA Coordinator

Central Regional Office

509-379-3967

crosepacoordinator@ecy.wa.gov



Fire Marshal Comments:

Date: February 9, 2024

Parcel #:123884013191001, 123884013191002

Nikki,

The proposed building for assembly purposes will have to meet International Fire Code and Benton County Fire Code. Items could include but not limited to: Automatic Fire Sprinklers, On Site Water Storage, Fire Pump Equipment, Fire apparatus Access and Turnaround, Fire Extinguishers and Exit Signage

If you have questions on these comments, please, feel free to contact the County Fire Marshal at (509) 735-3500. Ext 2411.

Re: EA 2024-003

**Gary Tiplady
Benton County Fire Marshal
Building Inspector II
509-735-3500
Gary.Tiplady@co.benton.wa.us**



Andrea Watts

Senior Planner

Benton County Community Development Department - Planning Division

Andrea.watts@co.benton.wa.us

(509) 786-5612

HEM 1.14

From: Travis Matson <travis@ddtrivers.com>

Sent: Friday, May 10, 2024 11:30 AM

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

Cc: Kim Mickelson <kim.ccp@gmail.com>; Brian Hill <brianhill49@hotmail.com>

Subject: Re: [EXTERNAL] Re: CUP 2024-003 Apostolic Lutheran Church

On Fri, May 10, 2024 at 9:46 AM Andrea Watts <Andrea.Watts@co.benton.wa.us> wrote:

Good morning,

I discussed the changes with The Planning Manager and we would be agreeable to 175 attendees but the weddings and funerals would change the project application to much at this stage so we cannot move forward with including those in this CUP. If you wish to add those services in the future you can go through the process to amend the CUP to include those activities. The amendment process is the same process as the original CUP process. **Leave the application the same as we turned in.**

Additionally we had some question regarding the Traffic Study that you provided. The study says:

“ The proposed project includes the development of an approximately 13,000 square foot (SF) church. The existing site is currently vacant. Vehicular access to the site would be provided via an existing un-named private road driveway located approximately 60 feet south of the E Rubicon Prairie SE driveway on S Clodfelter Road. The existing unnamed private road and E Rubicon Prairie SE driveways both provide access to existing single-family homes. Peak operations of Tri-Cities Apostolic Lutheran Church occur during weekly bible studies which occur on Wednesday evenings beginning at 7:30 PM, and weekly Sunday School and worship services which occur on Sunday mornings beginning at 10:00 AM and 11:00 AM, respectively.”

But the application provided to planning was a square footage of 11,892, and Wednesday evenings would be church services. Can you verify which is more accurate? I just want to make sure we have everything covered. **Go with what we turned in on our application. I dont know where the 13,000 sf came from.**

Regards,



Andrea Watts

Senior Planner

Benton County Community Development Department - Planning Division

Andrea.watts@co.benton.wa.us

(509) 786-5612

From: Kim Mickelson <kim.ccp@gmail.com>

Sent: Thursday, May 9, 2024 12:49 PM

To: Andrea Watts <Andrea.Watts@co.benton.wa.us>; Brian Hill <brianhill49@hotmail.com>; Travis Matson <travis@ddtririvers.com>

Subject: [EXTERNAL] Re: CUP 2024-003 Apostolic Lutheran Church

Andrea, Looking into the future we could change the Sunday service to 175 unless that causes new issues with our current application.

On special occasions such as weddings and funerals etc. I would think we would ask for our max capacity of 284.

Let me know if you have any questions. Thanks Kim

On Thu, May 9, 2024 at 8:27 AM Andrea Watts <Andrea.Watts@co.benton.wa.us> wrote:

Good morning,

As we are finalizing the documents for the hearing regarding the proposed church I have some clarifying questions.

1. What is the attendance range that you are proposing? Your application states Sunday school- 70 attendees. Sunday service 130 attendees. Third Sunday afternoon 75 attendees.
 - a. If we use these numbers you will be held to them and not be able to exceed them without amending your CUP and redoing the whole CUP process.
2. My notes from our meeting mention the possibility of 1-2 weddings or funerals a year but this was not included in the application. Would you like to include these services?

Please let me know as soon as possible so that I can include these items in your hearing packet.

Regards,



Andrea Watts

Senior Planner

Benton County Community Development Department - Planning Division

Andrea.watts@co.benton.wa.us

(509) 786-5612

--

Thank You,

Travis Matson

Cell: (509) 727-2584

Office: (509) 627-0575

Fax: (509) 374-4123

Email: travis@ddtririvers.com

Website: www.ddtririvers.com





Community Development Department
 Prosser Office: 620 Market Street, 1st Floor
 Kennewick Office: 102206 East Wisser Parkway
www.bentoncountywa.gov

Planning Division
 (509) 786-5612
Planning.department@co.benton.wa.us
 102206 E Wisser Parkway, Kennewick, WA 99338

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 the Benton County Hearings Examiner will hold an open record public hearing for each of the below stated applications on **May 17, 2024** 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 and testimony options, directions to the meeting room and to review documentation for the application, please visit <https://tinyurl.com/BCpublicnotice>.

CONDITIONAL USE PERMIT – CUP 2024-003 The applicant, Tri-Cities Apostolic Lutheran Church, is proposing to construct and operate a church approximately 12,000 sq. ft. in size with an 85 space parking lot. The project is located at 33203 Clodfelter Road, Kennewick, WA 99338. Parcel number 1-2388-401-3191-001.

CONDITIONAL USE PERMIT – CUP 2024-007 The applicant, Ronald Duncan, is proposing to construct a 798 sq. ft. detached accessory dwelling unit on a parcel with an existing 3,326 sq. ft. single family residence. The project is located at 54109 N Demoss Road, Benton City, WA 99320. Parcel number 1-0597-301-1740-004.

CONDITIONAL USE PERMIT – CUP 2024-008 The applicant, Matthew Waddell, is proposing to construct a 614 sq. ft. detached accessory dwelling unit on a parcel with an existing 1,536 sq. ft. single family residence. The project is located at 626 N Riverside Drive, West Richland, WA 99353. Parcel number 1-0498-200-0017-000.

CONDITIONAL USE PERMIT – CUP 2024-009 The applicants, Jay Swope and Christopher Smith, are proposing to construct an 800 sq. ft. detached accessory dwelling unit on a parcel with an existing 5,229 sq. ft. single family residence. The project is located at 12008 E 568 PR NE, Benton City, WA 99320. Parcel number 1-0597-201-2575-001.

CONDITIONAL USE PERMIT – CUP 2024-010 The applicants, Eric and Kimberly Drury, are proposing to construct an 800 sq. ft. accessory dwelling unit within a 24' x 80' shop on a parcel with an existing 2,420 sq. ft. single family residence. The project is located at 89758 E Calico Road, Kennewick, WA 99338. Parcel number 1-0988-405-0000-042.

PUBLIC HEARING ON VARIANCE PERMIT – VAR 2024-001 The applicants, Scott and Jessica Meyers, are requesting a variance to allow for the installation of flood venting rather than elevating a new 30’X48’ detached shop at 73552 N Pederson Road, West Richland, WA 99353. Parcel number 1-3008-301-1869-003.

PUBLIC HEARING ON VARIANCE PERMIT – VAR 2024-002 The applicants, Evan and Kathy Mehlenbacher, are proposing to construct an addition to their existing residence and requesting a variance to reduce the required 25-foot setback from a private access easement by 10 feet, leaving a total setback from the east property line of 15 feet. The project is located at 72812 E 279 PR NE, Richland, WA 99352. Parcel number 1-2098-201-0731-001.

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 on or before **May 15, 2024**. Written comments can be emailed to planning.department@co.benton.wa.us, mailed to or dropped off at the Planning Division office at the Public Services Building, 102206 E Wiser Parkway, Kennewick, WA 99338.

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, 102206 E. Wiser Parkway, Kennewick, WA 99338, or planning.department@co.benton.wa.us.

Dated this 23rd day of April, 2024.

PUBLICATION DATE: May 1, 2024

SUSAN E. DRUMMOND
Benton County Hearings Examiner

MICHELLE L. MERCER, Planning Manager
Community Development Department