



**Community Development Department**

Prosser Office: 620 Market Street, 1<sup>st</sup> Floor  
Kennewick Office: 102206 East Wisner Parkway  
[www.bentoncountywa.gov](http://www.bentoncountywa.gov)



**Planning Division**

(509) 786-5612  
[planning.department@co.benton.wa.us](mailto:planning.department@co.benton.wa.us)  
102206 E Wisner Parkway, Kennewick, WA 99338

# HEM 1.1

**STAFF REPORT TO THE  
BENTON COUNTY HEARINGS EXAMINER**

**Craig Barney  
Detached Accessory Dwelling Unit**

**FILE NO:** CUP 2024-018

**MEMO DATE:** November 7, 2024

**HEARING DATE:** November 15, 2024

**APPLICANT:** Craig Barney, 88512 E Badger View, Kennewick, WA 99338

**OWNERS:** Craig and Brooke Barney, 88512 E Badger View Dr, Kennewick, WA 99338.

**LOCATION:** General Location: The property is located in the Kennewick area of unincorporated Benton County, approximately 0.31 miles southeast of the intersection of Badger View Dr. and Reata Rd  
Address: 88512 E Badger View Drive, Kennewick, WA 99338.  
Legal: Badger View Estates, Lot 19  
Parcel Number: 109881020000019

**PROPERTY SIZE:** Approximately 2.02 Acres

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

**LAND USE:** Residential

**ZONING:** Rural Lands One-Acre District (RL-1)

**COMPREHENSIVE PLAN DESIGNATION:** Rural Transition

**RECOMMENDATION:**

The Planning Division recommends approval of the application request, subject to the suggested twenty-three (23) Findings of Fact and five (5) Conditions of Approval as outlined in this staff report.

**APPLICATION DESCRIPTION:**

The applicant is seeking a Conditional Use Permit (CUP) under BCC 11.42.020(c)(1) to construct a detached Accessory Dwelling Unit (ADU). The applicant is proposing to construct a 2,783 square foot shop with a 773 square foot ADU within the Rural Lands One-Acre Zoning District. (HEM 1.3)

The shop with a second floor ADU is proposed to be constructed northeast of a 4,335 square foot single-family residence located on a 2.02-acre parcel in the Kennewick area of unincorporated

Benton County. (HEM 1.5)

The application for CUP 2024-018 (HEM 1.3) was submitted to the Benton County Planning Division on September 30, 2024.

The application was declared complete for processing on October 3, 2024. (HEM 1.6)

The application documents were distributed to reviewing agencies on October 3, 2024. (HEM 1.7)

The Benton County Hearings Examiner Notice of Open Record Hearing for application CUP 2024-018 was published on October 30, 2024 in the Prosser Record Bulletin. (HEM 1.12)

The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on October 25, 2024.

The Open Record Hearing is scheduled for November 15, 2024.

**APPLICABLE STANDARDS/ORDINANCES:**

1. *Revised Code of Washington*  
Chapter 36.70A.400 Growth Management—Planning by Selected Counties and Cities  
Any local government, as defined in RCW 43.63A.215, that is planning under this chapter shall comply with RCW 43.63A.215(3).

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

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

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

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

Section 2.7 Housing

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

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

Section 6.4.2 Housing Types

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

3. Benton County Code (BCC)

Title 11 Zoning

Chapter 11.03 Definitions

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

Chapter 11.42 General Use Regulations

11.42.020 Accessory Dwelling Unit (ADU).

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

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

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

occupied by a landowner(s) as his/her primary residence. The landowner shall maintain residency at least six (6) months out of the year and at no time receive rent for, or otherwise allow to occupy the landowner(s) unit when absent the rest of the year.

- (13) If the accessory dwelling unit is connected to the single-family dwelling through a breezeway or similar means, the accessory dwelling unit shall be considered detached and compliance with subsection (c) below is required.
  - (14) The accessory dwelling unit shall comply with the applicable building, fire, critical area, shoreline, and zoning requirements of Title 3, 11, and 15 of Benton County Code.
  - (15) The accessory unit shall not be considered as a dwelling unit when calculating density.
  - (16) The accessory dwelling unit shall comply with requirements in subsection (b) and (c) respectively.
- (c) An accessory dwelling unit detached from the single-family dwelling shall comply with the following:
- (1) All detached accessory dwelling units require approval of a conditional use permit (see Chapter 11.50 BCC).
  - (2) A detached accessory dwelling unit shall comply with the following minimum design standards.
    - (i) The detached accessory dwelling unit may be constructed within an existing outbuilding or be a stand along structure, where the dwelling unit does not share a common wall with the primary single-family dwelling. If the accessory dwelling unit is connected to the single-family dwelling through a breezeway or similar means, the accessory dwelling unit shall be considered detached.
    - (ii) An outside entrance to the accessory dwelling unit is required and be placed at the side or rear of the building, when possible, to maintain the appearance and character of an accessory use.
- (d) The applicant shall record the permit issued for the accessory dwelling unit with the Benton County Auditor's Office. The recording fee shall be paid by the applicant for the accessory dwelling unit. The permit shall include a statement that the accessory dwelling may not be sold as a separate residence until such time as the accessory dwelling is located as the sole residence on a legally subdivided parcel.

## Chapter 11.50 Variance and Conditional Use

### 11.50.040 Conditional Use

(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.

(d) Conditional Use Permit- Permit Granted or Denied. A conditional use permit shall be granted only if the Hearings Examiner can make findings of fact based on the evidence presented sufficient to allow the Hearings Examiner to conclude that, as conditioned, the proposed use:

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

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

### **PUBLIC NOTICE:**

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

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

2. By publication of a legal notice in a newspaper of general circulation in the County at least ten (10) days prior to the open record hearing date.

**AGENCY COMMENTS:**

1. The application documents were distributed to the following reviewing agencies on October 3, 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 County Code Enforcement
  - g. Badger Mountain Irrigation District
  - h. Benton PUD
  - i. City of Richland
2. The following comments were received from the Benton County Fire Marshal (HEM 1.8):
  - a. The project must comply with all current Benton County requirements for Fire Apparatus access BCC 3.18.045.
  - b. If you have questions about these comments, please contact the Benton County Fire Marshal at (509) 735-3500.
3. The following comments were received from the Benton PUD (HEM 1.10):
  - a. A transformer will be required to be cut in on the east side of property. Benton PUD sent out developers paperwork and fees for this on 8-14-24 to urbanfinishing@hotmail.com.
  - b. PUD is waiting for paperwork to be signed and fees to be paid.
  - c. If you have any questions about these comments, please contact the Benton PUD at (509) 582-2175.
4. The following comments were received from the Benton Franklin Health District (HEM 1.9):
  - a. The Benton Franklin Health District has issued a permit for the installation of a septic system for this project and so long as it is properly installed and inspected, we have no objection.
  - b. If you have any questions about these comments, please contact the Benton Franklin Health District at (509) 460-4318.

**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 2024-018 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 proposing to construct a 773 square foot accessory dwelling unit located at 88512 E Badger View Dr, Kennewick, WA 99338.
2. The Applicant is Craig Barney, 88512 E Badger View Dr, Kennewick, WA 99338.
3. The property owners are Craig and Brooke Barney, 88512 E Badger View Dr, Kennewick, WA 99338.
4. The property is approximately 2.02 acres in size and is zoned Rural Lands One Acre Zoning District (RL-1).
5. The property is located in the Kennewick area of unincorporated Benton County approximately 0.31 miles southeast of the intersection of Badger View Dr. and Reata Rd. (Parcel 109881020000019).
6. The ADU is proposed to be located on the second floor of a 2,785 square foot shop northeast of the existing 4,335 square foot primary single-family dwelling.
7. The ADU will be used as a guest house.
8. The conditional use permit (CUP 2024-018) shall comply with the Benton County Critical Area Ordinance, Title 15 BCC.
  - a. The proposed ADU is not located within any critical areas.
9. Public notice and application requirements have been met per BCC 11.50 Variance and Conditional Use.
10. The proposed detached ADU is allowable by Conditional Use Permit if approved by the Benton County Hearings Examiner.
11. The detached ADU complies with Benton County Building Division standards and requirements.
12. The application for CUP 2024-018 is consistent with the Growth Management Act, RCW 36.70A, including RCW 36.70A.390.
13. The application for CUP 2024-018 is consistent with RCW 43.63A.215 (3) *Accessory apartments*.
14. The application for CUP 2024-018 is consistent with the goals and policies of the Benton County Comprehensive Plan.
15. The application for CUP 2024-018 is consistent with the requirements of the Benton

County Zoning Code.

16. The application for CUP 2024-018 is consistent with the requirements of BCC 11.42.020(a) Accessory Dwelling Units (ADU):
  - a. One (1) detached ADU is proposed for the subject property.
  - b. A single-family dwelling is under construction on the parcel/lot where the detached ADU is to be located.
  - c. The primary single-family dwelling is 4,335 square feet. Forty percent (40%) of 4,335 square feet is 1,734 square feet. The applicant is proposing a maximum of 773 square feet in the application.
  - d. The detached ADU will have one (1) bedroom.
  - e. The applicant is proposing two (2) parking spots to serve the detached ADU.
  - f. The proposal is to construct an 800 square foot ADU on site that shall be permanently affixed to the ground by footings and foundation.
  - g. No additional dwelling or housing units exist on site or are proposed.
  - h. A home occupation is not planned nor proposed to be operated in the detached ADU.
  - i. The detached ADU must comply with BFHD standards as per the Conditions of Approval.
  - j. The detached ADU and proposed single family dwelling comply with Fire Marshal standards.
  - k. The detached ADU will be a second floor unit.
  - l. The landowners will reside in the existing single-family dwelling and maintain residency for at least six (6) months out of the year.
  - m. The detached ADU complies with applicable building, fire, critical area, shoreline, and zoning requirements.
  - n. The detached ADU complies with the Benton County critical area ordinance, Shoreline Master Program, and zoning regulations.
17. The application for CUP 2024-018 is consistent with requirements in BCC 11.42.020 (c)(2)(i) as the ADU will be located within a standalone structure.
18. The application for CUP 2024-018 is consistent with requirements in BCC 11.42.020(c)(2)(ii):
  - a. The proposed ADU is located northeast of the primary single-family dwelling.
  - b. The door layout of the structure is adequate for its location and situation, subject to compliance with the Findings of Fact and Conditions of Approval.
19. The proposed detached ADU 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.
20. The proposed detached ADU will not materially endanger the health, safety, and welfare of the surrounding community to an extent greater than that associated with any other permitted uses in the applicable zoning district.
21. The pedestrian and vehicular traffic caused by the proposed detached ADU will not conflict with existing and anticipated traffic in the neighborhood to an extent greater than that

associated with any other permitted uses in the applicable zoning district.

22. The proposed detached ADU will be supported by adequate service facilities and would not adversely affect public services to the surrounding area.
23. The proposed detached ADU will not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district.

**SUGGESTED CONDITIONS OF APPROVAL:**

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

**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 any time 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.

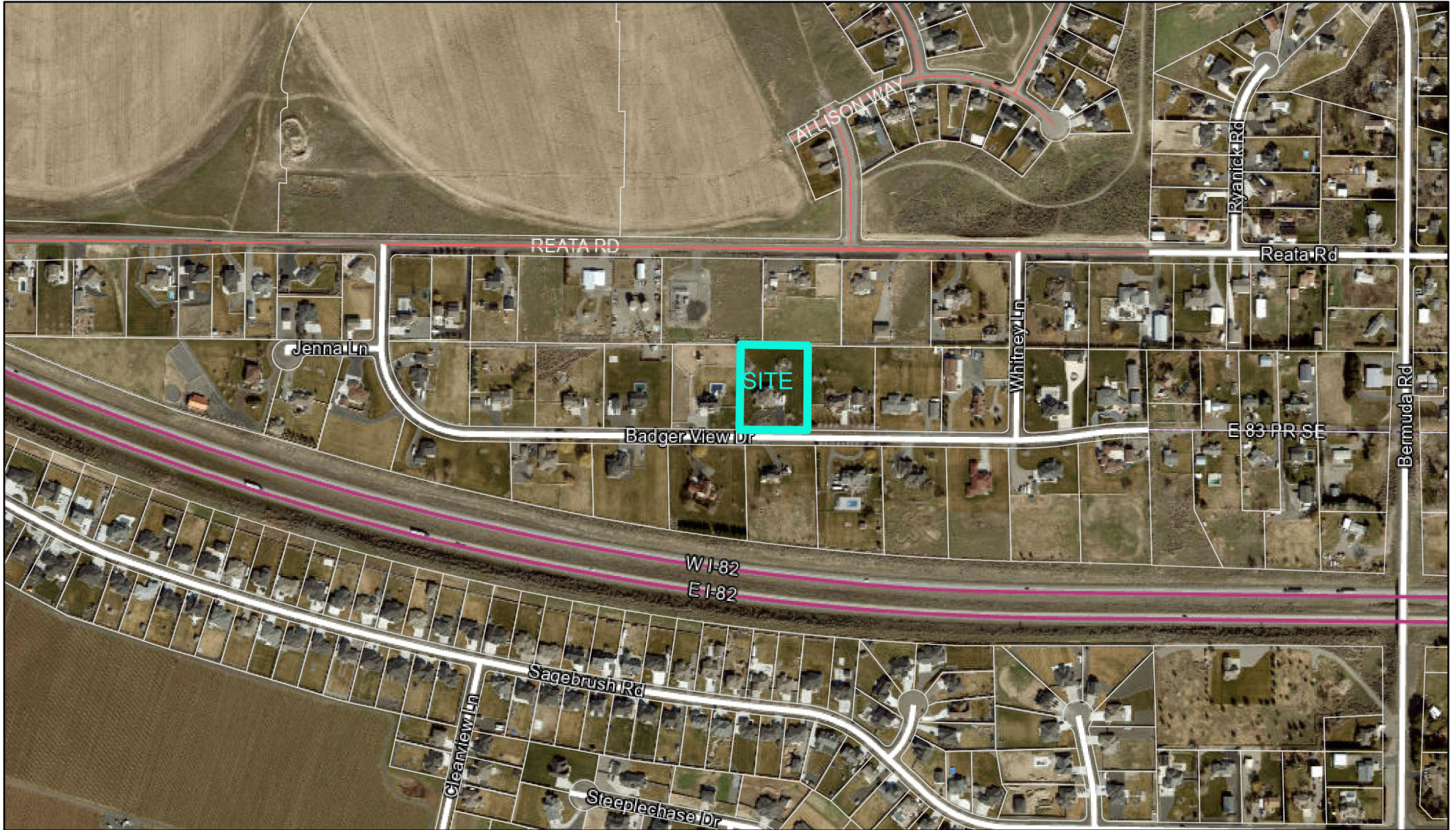
**VIOLATIONS OF CONDITIONS OF APPROVAL:**

The Applicant shall continue to meet all conditions of this Conditional Use Permit while CUP 2024-018 is in effect.

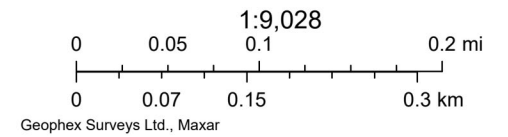
Any violation of the conditions of approval will be processed in accordance with BCC Title 11, Chapter 11.43 Administration and Disposition of Infractions. If the Conditional Use Permit has been issued and violations exist, the Hearings Examiner may revoke the permit after an open record hearing with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

# CUP 2024-018 - Barney Vicinity Map

# HEM 1.2



9/30/2024, 3:29:12 PM



**Community Development Department**  
 Prosser Office: 620 Market Street, 1st Floor  
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 (509) 786-5612  
 Planning.department@co.benton.wa.us  
 102206 East Wiser Parkway, Kennewick, WA 99338

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SEP 30 2024

Benton County Planning Division

## CONDITIONAL USE PERMIT APPLICATION

File No. CUP 2024-018

### APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

**Name of Applicant/Agent:** Ed Craig Barney

Mailing Address (with City, State & zip): 88512 Badger View Kennewick, WA 99338

Phone #1: 509 492-1822 Phone #2: \_\_\_\_\_

Email Address(es): cbarneydmd@gmail.com

Signature: [Signature] Date: 9/21/2024

**Name of Property Owner(s) (if different):** \_\_\_\_\_

Mailing Address (with City, State & zip): \_\_\_\_\_

Phone #1: \_\_\_\_\_ Phone #2: \_\_\_\_\_

Email Address(es): \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

### ENTITY SIGNATURE BLOCK

**Applicant/Legal Owner name:** \_\_\_\_\_

**Applicant/Legal Owner Contact Information:** \_\_\_\_\_

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

Any information submitted to the Benton County Planning 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): 88512 Badger View Kennewick, WA 99338

2. Parcel number(s): 109771020000019

3. Total Acreage: 2.02

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: BMIID  
87525 E Renta Rd Kennewick, WA 99338

Gas:  No  Yes Provider name: \_\_\_\_\_

Irrigation:  No  Yes Provider name: Summit View

6. Current use(s) on property: Single family residence

7. What are you proposing to do that requires a Conditional Use Permit? Detached Accessory Dwelling Unit

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

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: \_\_\_\_\_

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102206 East Wiser Parkway, Kennewick, WA 99338

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

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File No. CWP 2024-018

Applicant Name: Craig Barney

Benton County  
Planning Division

- Number of Accessory Dwelling Units currently on the property: 0
- Is there a single family dwelling currently on the property?  Yes  No
- What is the square footage of the main home? 4549
- What is the square footage of the proposed Accessory Dwelling Unit? 773
- How many bedrooms will be in the Accessory Dwelling Unit? 0
- Does the landowner currently have any other land use permits? No

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

The Shop will be used for RV and boat storage. The ADU will be used for housing family if needed.

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

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

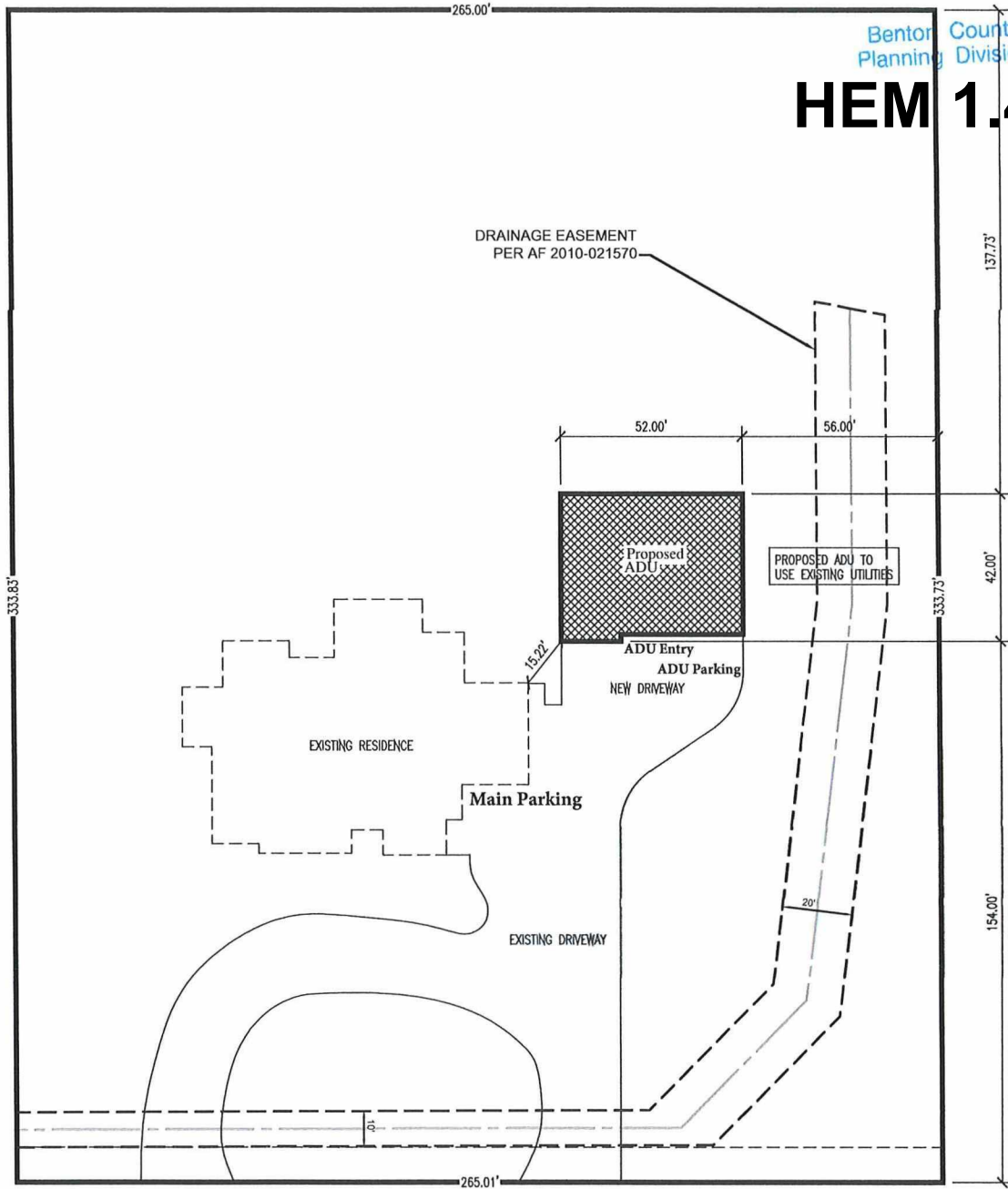
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Benton County  
Planning Division

# HEM 1.4



## Site Plan

SCALE: 1" = 50'

File: Site Plan.dwg A4 - 8 1/2" X 11 PAPER

### LEGAL DESCRIPTION:

Section 9 Township 8 Range 28 Quarter NE:  
Plat Subdivision BADGER VIEW ESTATES, Lot 19

TAX PARCEL #: 10988102000019

## Urban Street Builders

### LEGEND:

- W=WATER
- I=IRRIGATION
- S=SEWER
- P=POWER

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Planning Division

A1.1

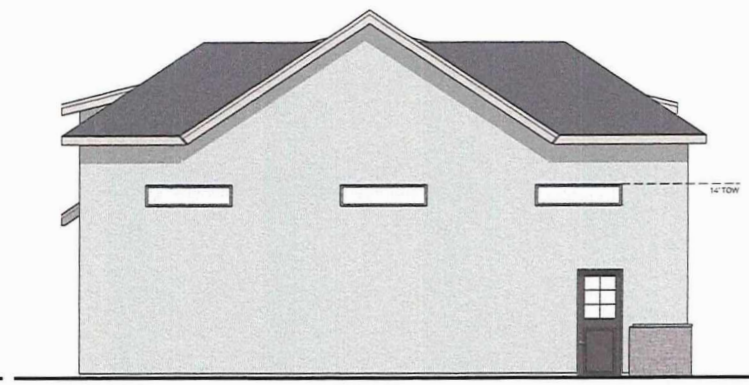
FILE: DARNEY - GARAGE ADU  
DATE: 9/17/2024  
TIME: 10:58:10 AM  
REV: 0  
SCALE: 1/4" = 1'  
DESIGNER: ZACH MCLEOD  
CELL: 509-528-2884  
WWW.MCLEODHOMEDESIGNS.COM  
1900 FOWLER ST, W. RICHLAND, WA

1ST FLOOR SF: 103  
2ND FLOOR SF: 676  
BASEMENT SF: NA  
TOTAL FINISHED SF: 779  
UNFINISHED SF: 282  
COVERED SF: NA  
GARAGE SF: 2012



ADU Entry

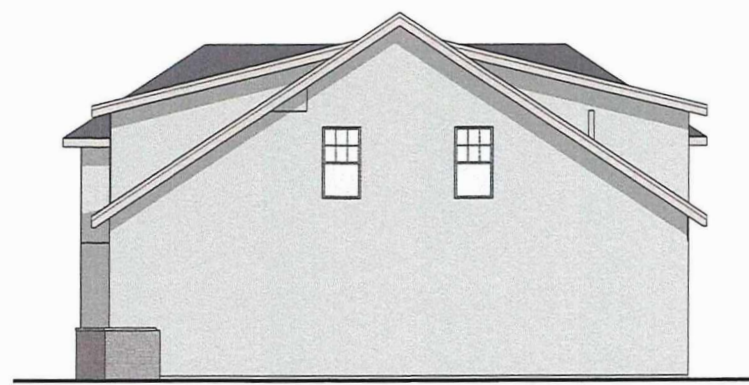
FRONT ELEVATION



LEFT ELEVATION



BACK ELEVATION



RIGHT ELEVATION

ELEVATIONS

U.S.B  
URBAN STREET BUILDERS

MCLEOD  
HOME DESIGNS

ENGINEERING SUPERCEDES



291251

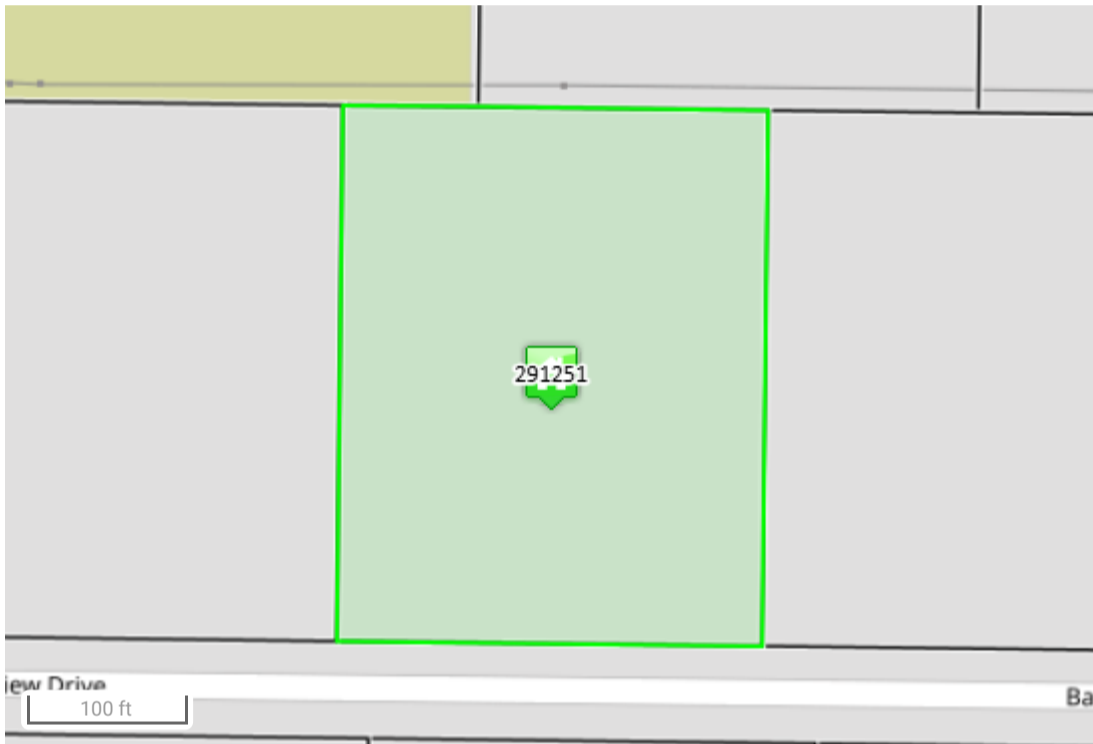
88512 E BADGER VIEW DR

BARNEY CRAIG K & BROOKE T  
88512 E BADGER VIEW DR  
KENNEWICK, WA 99338

Total Market Value

\$835,410

HEM 1.5



**KEY INFORMATION**

Parcel # / Geo ID	109881020000019		
Use Code	18 Other Residential (rural -over 1 acre)		
Township	08	Section	09
Range	28	Legal Acres	2.02
Neighborhood	13102	Subdivision / Section	139
Land Size Acres	2.0200	Land Size Sq Foot	87,991
Legal Description	Section 9 Township 8 Range 28 Quarter NE: Plat Subdivision BADGER VIEW ESTATES, Lot 19, recorded 5/21/2007, Auditor File #2007-015808.		
Taxing District	1731	Exemption	None

291251

**88512 E BADGER VIEW  
DR**BARNEY CRAIG K & BROOKE T  
88512 E BADGER VIEW DR  
KENNEWICK, WA 99338

Total Market Value

**\$835,410**

Improvement Non-Homesite Value	\$0
Land Homesite Value	\$234,670
Land Non-Homesite Value	\$0
Market Value	\$835,410
Assessed Value	\$835,410
Taxable Value	\$835,410

**BUILDINGS DETAILS**

## RESIDENTIAL BUILDING (1)

Living Area (sqft)	<b>4,335 sqft</b>
Condition	<b>3</b>
Bedrooms	-
Bathrooms	<b>4.00</b>
Half Bathrooms	<b>1.00</b>
Foundation	<b>Crawl/Concrete Perimeter Piers</b>
Exterior Wall	<b>Stucco</b>
Roof Covering	<b>Comp Shingle</b>
HVAC	<b>Central heat/cooling</b>
Fireplace	<b>1.00</b>

**IMPROVEMENTS**

TYPE	DESCRIPTION	CLASS	YEAR BUILT	AREA
CovBalc	-	30	2011	78.0
MA-2 Sty	Main Area	30	2011	4334.6
CovBalc	-	30	2011	45.0
Patio	-	30	2011	558.0
CovPatio	Concrete Porch	30	2011	306.0
CovPatio	Concrete Porch	30	2011	60.0
ATTGAR	AttGar	30	2011	1033.0

**LAND**

LAND TYPE	SOIL TYPE	AG USE	PRIMARY USE	LAND SIZE ACRES	LAND SIZE SQ FOOT
9	None	-	18	2.0200	87991.00

**SALES**

SALE DATE	SALE PRICE	DEED BOOK AND PAGE	DEED BOOK ID	DEED TYPE	GRANTOR	GRANTEE	EXCISE #
02/26/2009	\$66,000	09K00683	2009-005124	SWD	TRI-CITY DEVELOPMENT CORPORATI	BARNEY CRAIG K & BROOKE T	-

**ROLL VALUE HISTORY**

**Community Development Department**

Prosser Office: 620 Market Street, 1<sup>st</sup> Floor  
Kennewick Office: 102206 East Wisner Parkway  
[www.bentoncountywa.gov](http://www.bentoncountywa.gov)



**Planning Division**

(509) 786-5612  
[Planning.department@co.benton.wa.us](mailto:Planning.department@co.benton.wa.us)  
102206 East Wisner Parkway, Kennewick, WA 99338

# HEM 1.6

October 3, 2024

Urban Range LLC  
C/O Colton Brady  
9805 W van Giesen Street  
Richland, WA 99353

Via Email: [Urbanfinishing@hotmail.com](mailto:Urbanfinishing@hotmail.com)

RE: Written Determination of Completeness  
File Number: CUP 2024-018

Dear Mr. Brady,

This office is in receipt of your project permit application for a Conditional Use Permit for a detached Accessory Dwelling Unit. We have determined that the required materials have been submitted and the application is complete. A file number has been assigned (CUP 2024-018) and the review process will now begin.

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

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

Sincerely,

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

Andrea Watts, Senior Planner  
Benton County Planning Division

Cc: [Cbarneydmd@gmail.com](mailto:Cbarneydmd@gmail.com)

**Community Development Department**

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



**Planning Division**

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

# HEM 1.7

October 3, 2024

Badger Mountain Irrigation District  
Benton County Public Works Department  
Benton County Fire District #1  
Benton County Building Division  
Benton County Fire Marshal  
Benton County Code Enforcement  
Benton-Franklin Health District  
Benton PUD  
City of Richland

**RE:** Agency review of a Conditional Use Permit application  
**File #:** CUP 2024-018  
**Parcel #:** 1-0988-102-0000-019  
**Applicant:** Urban Range for Craig Barney

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

The applicant is proposing to construct a 773 sq. ft. detached accessory dwelling unit on a parcel with an existing 4,549 sq. ft. single family residence. The project is located in the Kennewick area within the Rural Lands 1 Acre District. Parcel number 1-0988-102-0000-019.

PLEASE SUBMIT YOUR COMMENTS to [Planning.department@co.benton.wa.us](mailto:Planning.department@co.benton.wa.us) by **October 17, 2024**. Please reference file number **CUP 2024-018** 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*

**Community Development  
Building Division**  
102206 E. Wiser Parkway  
Kennewick, WA 99338



**Fire Marshal  
Gary Tiplady  
(509) 735-3500**  
Gary.Tiplady@co.benton.wa.us

## **Fire Marshal Comments:**

**October 4, 2024  
HEM 1.8**

**Nikki,**

**From the perspective of the Fire Marshal the proposed ADU would have to comply with Benton County requirements for Fire Apparatus access. BCC 3.18.045**

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

**Re: CUP 2024 -018, Barney**

**Gary Tiplady  
Benton County Fire Marshal  
Building Inspector II  
509-735-3500  
[Gary.Tiplady@co.benton.wa.us](mailto:Gary.Tiplady@co.benton.wa.us)**

**Nikki Relyea**

---

**From:** JoDee Peyton <Jodeer@bfhd.wa.gov>  
**Sent:** Friday, October 4, 2024 4:25 PM  
**To:** Planning Department  
**Cc:** Bridget Kelsay  
**Subject:** [EXTERNAL] RE: Agency Review- CUP 2024-018 - Urban Range for Barney

The Benton-Franklin Health District has issued a permit for the installation of a septic system for this project and so long as it is properly installed and inspected, we have no objection.

Please feel free to give me a call with any questions or concerns. Thank you.

**JoDee A. Peyton, EHS III**

Supervisor

Land Use, Sewage and Water Section

**Benton-Franklin Health District**

7102 W. Okanogan Place

Kennewick, WA 99336

p: 509.460.4318

Pronouns: she/her

[www.bfhd.wa.gov](http://www.bfhd.wa.gov) [jodeer@bfhd.wa.gov](mailto:jodeer@bfhd.wa.gov)



Follow us on   

---

**From:** Planning Department <Planning.Department@co.benton.wa.us>

**Sent:** Thursday, October 3, 2024 10:10 AM

**To:** bmid@badgermountainirrigation.com; Cristina Woods <Cristina.Woods@co.benton.wa.us>; lonnie@bentonone.org; scott@bentonone.org; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>;

Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Code Enforcement <code.enforcement@co.benton.wa.us>; JoDee

Peyton <Jodeer@bfhd.wa.gov>; Jack Howard <jack.howard@bfhd.wa.gov>; Erin Hockaday

<erin.hockaday@bfhd.wa.gov>; engservice@bentonpud.org; planning@ci.richland.wa.us

**Subject:** Agency Review- CUP 2024-018 - Urban Range for Barney

Good morning,

Attached you will find the necessary application materials for Urban Range on behalf of Craig Barney, who is requesting a Conditional Use Permit for a detached 773 sq. ft. accessory dwelling unit at 88512 E Badger View Drive, Kennewick, WA 99338.

Please reference CUP 2024-018 and provide any comments by ***Thursday October 17, 2024.***

Have a wonderful week,

**Nikki Relyea**

---

**From:** Chad Brooks <brooksc@bentonpud.org>  
**Sent:** Monday, October 14, 2024 7:14 AM  
**To:** Planning Department  
**Subject:** [EXTERNAL] RE: [E] Agency Review- CUP 2024-018 - Urban Range for Barney

Transformer will be required to be cut in East side of property. Benton PUD sent out developers paperwork and fees for this on 8-14-24 to [urbanfinishing@hotmail.com](mailto:urbanfinishing@hotmail.com). Waiting for paperwork to be signed and fees to be paid.

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



---

**From:** Jazlynn McCullough <mcculloj@bentonpud.org>  
**Sent:** Thursday, October 3, 2024 10:18 AM  
**To:** Chad Brooks <brooksc@bentonpud.org>  
**Cc:** Anna Hightower <hightowa@bentonpud.org>; Jeanette Ward <wardj@bentonpud.org>  
**Subject:** FW: [E] Agency Review- CUP 2024-018 - Urban Range for Barney

Hey Chad,

This just came in. Looks like we already have a job and sent out the developers packet back on 8/14.

Thank you,

Jazlynn

---

**From:** Planning Department <[Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us)>  
**Sent:** Thursday, October 3, 2024 10:10 AM  
**To:** [bmids@badgermountainirrigation.com](mailto:bmids@badgermountainirrigation.com); Cristina Woods <[Cristina.Woods@co.benton.wa.us](mailto:Cristina.Woods@co.benton.wa.us)>; [lonnie@bentonone.org](mailto:lonnie@bentonone.org); [scott@bentonone.org](mailto:scott@bentonone.org); Brad O'Brien <[Brad.Obrien@co.benton.wa.us](mailto:Brad.Obrien@co.benton.wa.us)>; Troy Taylor <[Troy.Taylor@co.benton.wa.us](mailto:Troy.Taylor@co.benton.wa.us)>; Gary Tiplady <[Gary.Tiplady@co.benton.wa.us](mailto:Gary.Tiplady@co.benton.wa.us)>; Code Enforcement <[code.enforcement@co.benton.wa.us](mailto:code.enforcement@co.benton.wa.us)>; Benton Franklin Health District - JoDee Peyton <[Jodeer@bfhd.wa.gov](mailto:Jodeer@bfhd.wa.gov)>; Jack Howard <[jack.howard@bfhd.wa.gov](mailto:jack.howard@bfhd.wa.gov)>; [erin.hockaday@bfhd.wa.gov](mailto:erin.hockaday@bfhd.wa.gov); engservice <[engservice@bentonpud.org](mailto:engservice@bentonpud.org)>; [planning@ci.richland.wa.us](mailto:planning@ci.richland.wa.us)  
**Subject:** [E] Agency Review- CUP 2024-018 - Urban Range for Barney

**From:** Cristina Woods  
**Sent:** Monday, October 14, 2024 2:55 PM  
**To:** Planning Department  
**Subject:** RE: Agency Review- CUP 2024-018 - Urban Range for Barney

Good afternoon

Public Works has no comments for the CUP.

They will have to apply for a road approach permit at the time they apply for a building permit.

Thanks.



**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, October 3, 2024 10:10 AM  
**To:** bmid@badgermountainirrigation.com; Cristina Woods <Cristina.Woods@co.benton.wa.us>; lonnie@bentonone.org; scott@bentonone.org; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Code Enforcement <code.enforcement@co.benton.wa.us>; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>; Jack Howard <jack.howard@bfhd.wa.gov>; erin.hockaday@bfhd.wa.gov; engservice@bentonpud.org; planning@ci.richland.wa.us  
**Subject:** Agency Review- CUP 2024-018 - Urban Range for Barney

Good morning,

Attached you will find the necessary application materials for Urban Range on behalf of Craig Barney, who is requesting a Conditional Use Permit for a detached 773 sq. ft. accessory dwelling unit at 88512 E Badger View Drive, Kennewick, WA 99338.

Please reference CUP 2024-018 and provide any comments by **Thursday October 17, 2024.**

Have a wonderful week,



# HEM 1.12

## 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 **November 15, 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 2024-018** The applicant, Urban Range on behalf of Craig Barney, is proposing to construct a 773 sq. ft. accessory dwelling on a parcel with an existing 4,549 sq. ft. single family residence. The project is located at 88512 Badger View Dr, Kennewick, WA 99338 in the Rural Lands 1 Acre District. Parcel number 1-0988-102-0000-019.

**CONDITIONAL USE PERMIT – CUP 2024-019** The applicant, Elizabeth Schultz, is proposing to convert an existing apartment into an 800 sq. ft. detached accessory dwelling unit within a shop on a parcel with a 3,190 sq. ft. single family residence. The project is located at 34816 S Hawks Tree PR SE, Kennewick, WA 99337 in the Rural Lands 5 Acre District. Parcel number 1-1980-301-2780-001.

**CONDITIONAL USE PERMIT – CUP 2024-020** The applicants, Keith and Betty Jo Hughes, are proposing to convert an existing 696 sq. ft. apartment within an existing shop into a detached accessory dwelling on a parcel with a newly constructed 4,000 sq. ft. single family residence. The project is located at 113706 N Harrington Road PR NE, West Richland, WA 99353 in the Rural Lands 5 Acre District. Parcel number 1-0307-301-1763-007.

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 **November 12, 2024**. Written comments can be emailed to [planning.department@co.benton.wa.us](mailto: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](mailto:planning.department@co.benton.wa.us).

Dated this 25th day of October, 2024.

PUBLICATION DATE: October 30, 2024

SUSAN E. DRUMMOND  
Benton County Hearings Examiner

MICHELLE L. MERCER, Planning Manager  
Community Development Department