



**STAFF REPORT TO THE
BENTON COUNTY HEARINGS EXAMINER
A&E Marine – Trolling Motor and Marine Electronics Repair**

HEM 1.1

FILE NO: CUP 2025-012

MEMO DATE: August 6, 2025

HEARING DATE: August 15, 2025

APPLICANTS/OWNERS: Aaron and Ericha Rice dba A&E Marine, 28408 S 959 PR SE, Kennewick, WA 99338.

LOCATION: General Location: The property is located approximately 0.25 miles southwest intersection of Badger Rd. and S 959 PR SE in the Kennewick area of unincorporated Benton County, Washington.
Legal: A portion of Section 22, Township 8 North, Range 28 East, W.M.
Parcel Number: 1-2288-200-0003-002

PROPERTY SIZE: Approximately 3.20 Acres

AREA TO BE USED: 1,440 square feet

LAND USE: Residential

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

COMPREHENSIVE PLAN DESIGNATION: Rural Remote

RECOMMENDATION:

The Planning Division recommends approval of the application request, subject to the suggested twenty one (21) Findings of Fact and seven (7) 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(w) which allows business activities in the Rural Land Five Acre Zoning District (RL-5). If granted, this CUP would allow for the applicants to operate a trolling motor and marine electronics repair shop in the Kennewick area of unincorporated Benton County.

The proposed repair shop business would operate part time, by appointment only, within an existing 1,440 square foot accessory structure (shop). The proprietor and sole employee of the business, proposes to pick up equipment to be repaired, transport to the property for repairs, and then deliver the repaired equipment back to the customer thus limiting the amount of increased traffic to the neighborhood (HEM 1.5), (HEM 1.3).

As trolling motors are electronic in nature and no outboard boat motors will be repaired there will be no oil, fuel, or hazardous materials used or disposed of on-site. (HEM 1.5).

The application for CUP 2025-012 was submitted to the Benton County Planning Division on July 9, 2025. (HEM 1.3)

The application was declared complete for processing on July 10, 2025. (HEM 1.6)

The application documents were distributed to reviewing agencies on July 10, 2025. (HEM 1.7)

The Benton County Hearings Examiner Notice of Open Record Hearing for application CUP 2025-012 was published on July 30, 2025 in the Prosser Record Bulletin. (HEM 1.13)

The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on July 25, 2025.

The Open Record Hearing is scheduled for August 15, 2025.

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 11 Zoning

Chapter 11.03 Definitions

Section 11.03.010 Definitions

(33) "Business activity" means the production or sale of goods, or the sale of services that is clearly incidental and secondary to the use of the property for residential purposes and that complies with the criteria set forth in this title.

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

Section 11.11.060 Uses Requiring a Conditional Use Permit

(w) Business activities, other than those set forth above, that are compatible with the principal uses and purpose of the underlying zone and the surrounding land uses may be conducted from within an approved accessory building detached from all dwelling units if the following criteria as well as any other conditions required by the Hearings Examiner are satisfied:

- (1) The business activity must take place on a parcel of land that is 2.0 acres or greater in size.
- (2) There must be a residence on site, and at least one (1) of the proprietors of the business must be the owner or lessee of the property where the business and the residence are located and must reside in said residence.
- (3) No more than four (4) non-resident persons, whether they work on site or not,

may be employed by or be partners in the business.

(4) The business activity, including all storage space, shall not occupy more than two thousand (2,000) square feet of total floor area within the detached accessory building.

(5) Only one (1) approved detached accessory building on a parcel may be used for business activities. If more than one (1) business will be conducted within an approved detached accessory building, then a separate application must be submitted for each business activity, provided that the total area used by all business activities shall not exceed that permitted by BCC 11.11.060(w)(4).

(6) No more than two (2) non-illuminating signs, with a maximum area of four (4) square feet each, shall be permitted in connection with the business activity. The posting of such signs is limited to the parcel on which the approved detached accessory building is located. On-street (inside the road right-of-way) sign posting and sign posting which interferes with the line-of-site for road intersections are prohibited.

(7) Not more than three (3) vehicles marked to identify the business may be on the parcel at any one time. No other onsite outside storage of vehicles, equipment and/or supplies is allowed in connection with the business activity. This prohibition applies to, but is not limited to: lumber, plasterboard, pipe, paint, inoperable vehicles, and heavy equipment that are related to the business.

(8) The property owner and the proprietor(s) of the business shall comply with all requirements of the Benton County Building Department, the Benton County Fire Marshal, the Benton-Franklin Health District, and all other local, state and federal regulations pertinent to the business activity pursued. The requirements of or permission granted by the Hearings Examiner shall not be construed as an exemption from such regulations.

(9) Adequate off-street parking, as determined by the Hearings Examiner, must be provided.

(10) Any waste created as a result of the business activity must be disposed of off-site in compliance with all local, state and/or federal regulations.

(11) The presence of customers/clients and non-resident employees at the location of the business activity shall be limited to the days and hours of operation as determined by the Hearings Examiner.

(12) The business activity does not require a marijuana processor or retailer license from the Washington State Liquor Control Board.

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 July 25, 2025.

AGENCY COMMENTS:

1. The application documents were distributed to the following reviewing agencies on July 10, 2025:
 - a. Benton County Public Works Department
 - b. Benton County Code Enforcement
 - c. Benton-Franklin Health District
 - d. Benton County Fire District #1
 - e. Benton County Building Division
 - f. Benton County Fire Marshal
 - g. Benton PUD
 - h. Kennewick Irrigation District
2. The following comment was received from the **Benton Public Utility District** on July 15, 2025 (HEM 1.9):
 - a. Contact Benton PUD if power service is needed.
 - b. Please contact Chad Brooks at (509) 582-2175 for more information.
3. The following comment was received from the **Kennewick Irrigation District** on July 16, 2025 (HEM 1.10):
 - a. This parcel is within the Kennewick Irrigation District (KID) boundaries, but is not considered irrigable lands; therefore, the Kennewick Irrigation District does not assess them.
 - i. A water allotment is not assigned to this property. Water for a new allotment is unavailable at this location.
 - b. Please note that permanent structures are not allowed within irrigation easements.
 - c. Please protect all existing irrigation facilities.
 - d. Please contact Chris Sittman at (509) 586-9111 for more information.
4. The following comment was received from the **Benton Franklin Health District** on July 16, 2025 (HEM 1.11):
 - a. The proposal is ok to move forward without BFHD evaluation, as long as the project remains within the scope proposed.
 - b. Please contact the Benton Franklin Health District at (509) 460-4205 for more information.
5. The following comment was received from the **Benton County Building Division** on July 21, 2025 (HEM 1.12):
 - a. Project must comply with all current Benton County building and fire codes, up to and including possible change of use in occupancy of the building to be utilized.
 - b. Please contact the Building Division at (509) 735-3500 for more information.

6. The following are general comments and discussion points from the **Benton County Planning Division**:
 - a. The lot is zoned Rural Lands Five Acre District (RL-5).
 - b. The lot designation is Rural Remote in the Benton County Comprehensive Plan.
 - c. Surrounding land uses: Similar in nature to the applicant's property, the adjacent properties are residential in nature.
 - d. If you have any questions on these comments, please contact the Benton County Planning Division at (509) 786-5612.

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 2025-012 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(w) which allows business activities in the Rural Land Five Acre Zoning District (RL-5).
2. If granted, this CUP would allow for the applicants to operate a trolling motor and marine electronics repair shop.
3. The applicants and owners are Aaron and Ericha Rice dba A&E Marine, 28408 S 959 PR SE, Kennewick, WA 99338.
4. The site is located approximately 0.25 miles southwest intersection of Badger Rd. and 959 PR SE in the Kennewick area of unincorporated Benton County, Washington.
5. The subject parcel is approximately 3.20 acres in size.
6. The parcel is legally described as a portion of Section 22, Township 8 North, Range 28 East, W.M.
7. The proposed business use will occur within a 1,440 square foot accessory structure (shop).
8. The proprietor and sole employee of the business proposes to pick up equipment to be repaired, transport to the business for repairs, and then deliver the repaired equipment back to the customer thus limiting the amount of increased traffic to the neighborhood.
9. There will be no oil, fuel, or hazardous materials used or disposed of on-site.
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 business use is allowable by Conditional Use Permit if approved by the Benton County Hearings Examiner.
13. The proposed business use complies with Benton County Building Division standards and requirements.
14. The application for CUP 2025-012 is consistent with the Growth Management Act.
15. The application for CUP 2025-012 is consistent with the goals and policies of the Benton County Comprehensive Plan.
16. The application for CUP 2025-012 is consistent with the requirements of the Benton County Zoning Code.
17. The proposed business use 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 business use 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 business use 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 business use will not adversely affect public services to the surrounding area.
21. The proposed business use 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.
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 applicant shall perform all electronic equipment repairs and store all products and materials inside the 1,440 square foot accessory building only. No outdoor storage and/or equipment repairs shall be permitted.
4. Any proposed outdoor lighting associated with this CUP shall be directed downward to

- avoid unnecessary glare on neighboring parcels.
5. All required development permits shall be obtained and final approvals granted prior to the commencement of business activities. 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.
 - d. Benton Clean Air Authority.
 6. 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.
 7. 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 transferable 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/owner shall continue to meet all conditions of this Conditional Use Permit while CUP 2025-012 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.

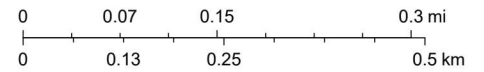
CUP 2025-012 - RICE - VICINITY MAP

HEM 1.2



7/10/2025, 10:30:29 AM

1:9,028



Maxar

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 East Wiser Parkway, Kennewick, WA 99338

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JUL 09 2025

Benton County
Planning Division

CONDITIONAL USE PERMIT APPLICATION

File No. WP 2025-012

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Name of Applicant/Agent: Aaron & Ericka Rice
Mailing Address (with City, State & zip): 28408 S 959 PRSE Kennewick WA 99338
Phone #1: 509-430-2277 Phone #2: 509-528-2279
Email Address(es): rice2747@gmail.com
Signature: _____ Date: 06/16/25

Name of Property Owner(s) (if different): Aaron & Ericka Rice
Mailing Address (with City, State & zip): 28408 S 959 PRSE Kennewick WA 99338
Phone #1: 509-430-2277 Phone #2: 509-528-2279
Email Address(es): rice2747@gmail.com
Signature: [Signature] Date: 06/16/25
Signature: [Signature] Date: 06/16/25

*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: Aaron S. Rice
Applicant/Legal Owner Contact Information: 509-430-2277
Officer name: A& E Marine Title: _____
Signature: [Signature] Date: 06/16/25

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): 28408 S 959 PRSE Kennewick WA 99338

2. Parcel number(s): _____

3. Total Acreage: 4.0

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 **PRIVATE SYSTEM: ATTACH APPROVAL DOCUMENTATION**
 Yes Provider name: _____

Irrigation: No Provider name: _____
 Yes

6. Current use(s) on property: _____

7. What are you proposing to do that requires a Conditional Use Permit? Requesting to operate a trolling motor & marine electronics repair business out of our shop.

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: see Business Use form attached

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



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

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CONDITIONAL USE PERMIT APPLICATION ADDENDUM

JUL 09 2025

BUSINESS ACTIVITIES/USE

Benton County
Planning Division

File No. CUV 2025-017 Applicant Name: Aaron & Ericka Rice

1. Type of business you wish to operate on the property: Home-Based Trolling Motor & Marine Electronics Repair
2. Is there a single-family dwelling currently on the property? Yes No
If yes, please list the names of those living in the home. Aaron & Ericka Rice
3. Who are the proprietors of the business? Aaron & Ericka Rice
4. Where on the property will the business be conducted? 30 x 48 shop on side of the home
5. Square footage of the accessory building where the business will be conducted 1440
6. Does the landowner currently have any other land use permits? no
7. Size and type of signage to be used: Small 3.5 ft sign on shop building no other signage
8. Estimated number of visitors to the property **on a daily & weekly basis**: Pick up/ less than 2 week
9. Number of employees who do not live on site: 0
10. Number of off-street parking spaces available: 4
11. Hours of operation for the business: 9:00-5:00 M-F
12. Do you plan to have outdoor lighting, site screening or fencing? Yes No
If yes, please describe where it will be, what kind, etc. Shop is well lit, the shop is fenced which separates the access to the property

Additional Information:

Our shop has a separate entrance from our home. It will have places to park, but we will be picking up trolling motors, & marine electronics most of the time, there will be very little traffic coming in or out of our business.

Please provide a site plan that includes the following:

- Outer boundaries and dimensions of the property including access points
- All existing and planned improvements (including accessory buildings, septic, wells, drainfields, etc)
- Location of roads, easements, etc.
- Where parking will be for the main home and the business

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.

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Benton County
Planning Division

48ft

Single Entry
Garage Door

Double Garage
Door

30ft

POLEBLDG
[Area: 1,440 ft²]

30ft

Man
Door

Main Entrance / Double Garage Door

28408 S 959 PR SE
Kennewick, WA 99338

48ft

Private Entrance from Main Road

Parking



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Benton County
Planning Division

Separate Entrance

Separate
Entrance

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Benton County
Planning Division

Business Plan: Home-Based Trolling Motor & Marine Electronics Repair

HEM 1.5

Business Name: A&E Marine

Benton County Planning Department

102206 E Wisner Parkway

Kennewick, WA 99338

Subject: Home Occupation Application – Trolling Motor & Marine Electronics Repair

Dear Planning Official,

I am writing to formally request approval to operate a part-time, low-impact home-based business from my residence at 28408 S. 959 PRSE, Kennewick, WA 99338. The proposed business, Tri-Cities Marine Electronics, will specialize in the repair and service of trolling motors and marine electronics such as depth finders.

As a certified marine technician with over 20 years of experience, I intend to operate this small business exclusively with my wife, without employees or customer walk-ins. All work will be performed inside our insulated 30' x 48' shop located on our 4-acre property, with a separate driveway entrance directly off the main road. Our model centers around pickup and delivery of customer equipment, significantly limiting vehicle traffic to and from the residence.

No oil, fuel, solvents, or hazardous materials will be used or disposed of on site. Operations will be quiet, unobtrusive, and environmentally safe. We are committed to maintaining the peaceful nature of our neighborhood and ensuring full compliance with Benton County's zoning regulations.

Enclosed is a detailed business plan outlining our operations and confirming our commitment to being a low-impact, code-compliant home-based business.

Thank you for your time and consideration. Please feel free to contact me with any questions.

Aaron Rice rice2747@gmail.com

(509) 430-2277

Business Owners:

[Aaron Rice], Certified Marine Technician

[Ericka Rice], Co-Owner & Administrative Support

Business Address:

28408 S. 959 PRSE

Kennewick, WA 99338

1. Executive Summary

A&E Marine is a home-based, part-time business specializing in the repair and maintenance of trolling motors, depth finders, and other marine electronics. Operated by a certified marine technician with over 20 years of experience, the business focuses on high-quality, reliable service with minimal environmental impact and negligible disruption to the surrounding community.

Our primary model centers around **pickup and delivery**, ensuring limited foot or vehicle traffic to the property. No oil, fuel, or hazardous materials are used or disposed of on-site, and all operations are quiet and contained within a well-equipped 30' x 48' shop with a private, separate entrance.

2. Mission Statement

To provide expert-level repair and service of trolling motors and marine electronics in the Tri-Cities area with a commitment to convenience, quality, and environmental stewardship.

3. Business Description

- **Location:** 4-acre rural residential property in Kennewick, WA
- **Facilities:** 30' x 48' insulated and ventilated shop with separate access from the main road
- **Scope:** Trolling motor repair, marine electronic diagnostics, wiring, and minor installation support
- **Hours of Operation:** Part-time (evenings/weekends by appointment)
- **Clientele:** Primarily pickup/drop-off from customers; limited direct visits
- **Noise/Impact:** None; operations are quiet, indoors, and not disruptive to neighbors

- **Environmental Practices:** No oil, gas, solvents, or hazardous waste generated or disposed of on site
-

4. Market Analysis

Target Market:

- Recreational anglers and boaters
- Fishing guides and outfitters
- Local marinas and marine dealers

Geographic Focus:

- Tri-Cities area (Kennewick, Pasco, Richland & surrounding cities)
- Columbia River, Yakim River and Snake River users

Competitive Advantage:

- 20+ years of certified experience
 - Personalized service with pick-up/delivery model
 - Lower overhead allows competitive pricing
-

5. Marketing Strategy

- Local partnerships with marinas, fishing stores, and guides
 - Google Business Profile and website with appointment booking
 - Facebook/Instagram marketing to local fishing groups
 - Flyers and brochures at boat ramps and marine retailers
 - Word-of-mouth referrals and loyalty incentives
-

6. Operations Plan

- **Workflow:** Customer contacts > Diagnosis > Repair in-shop > Delivery

- **Inventory:** Small parts and common replacements stocked in shop
 - **Suppliers:** Marine electronics distributors and OEM parts providers
 - **Technology:** Basic invoicing and scheduling software (e.g., QuickBooks, Square)
-

7. Legal & Compliance

- Will apply for a Washington State Business License
 - Home-based business permit/zoning compliance with Benton County
 - Business insurance for property and liability coverage
 - No employees; owners only
 - No retail traffic or signage planned
-

8. Financial Overview

Startup Costs:

- Tools and equipment (already owned or minimal new investment)
- Insurance and licensing: ~\$500–\$1,000
- Marketing: ~\$500 (initial digital and print)

Revenue Projections (Year 1):

- Conservative estimate of 3–5 repair jobs/month
- Average service ticket: \$150–\$400
- Estimated revenue: \$10,000–\$20,000 annually (part-time)

Operating Costs:

- Utilities, parts, maintenance: ~\$2,000 annually
 - Net income potential: ~\$8,000–\$18,000 in first year
-

9. Appendices (Optional for Submission)

- Business License Application
- Site Layout/Shop Photos

Community Development Department

102206 E Wisser Parkway
Kennewick, WA 99338



Planning Division

(509) 786-5612

Planning.department@co.benton.wa.us

HEM 1.6

July 10, 2025

Aaron and Ericka Rice
28408 S 959 PR SE
Kennewick, WA 99338

Via Email: Rice2747@gmail.com

RE: Written Determination of Completeness
File Number(s): CUP 2025-012

Dear Mr. and Mrs. Rice,

This office is in receipt of your Conditional Use Permit application to operate A&E Marine, a home-based trolling motor and marine electronics repair business at 28408 S 959 PR SE in the Kennewick area of unincorporated, Benton County Washington. We have determined that the required materials have been submitted and the application is complete. A file number has been assigned (CUP 2025-012) 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". The signature is written in a cursive, flowing style.

Andrea Watts - Senior Planner
Benton County Community Development Department
Planning Division

Community Development Department

102206 E Wiser Parkway

Kennewick, WA 99338



Planning Division

(509) 786-5612

Planning.department@co.benton.wa.us

HEM 1.7

July 10, 2025

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

RE: Agency review of a Conditional Use Permit application
File #: CUP 2025-012
Parcel #: 1-2288-200-0003-002
Applicant: Aaron and Ericka Rice dba A&E Marine

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

The applicant is proposing to operate A&E Marine, a home-based trolling motor and marine electronics repair business out of the current 1,440 sq. ft. shop on a parcel with an existing 2,547 sq. ft. single family residence. The project is located in the Kennewick area within the Rural Lands 5-Acre District. Parcel number 1-2288-200-0003-002.

PLEASE SUBMIT YOUR COMMENTS to Planning.department@co.benton.wa.us by **July 24, 2025**. Please reference file number **CUP 2025-012** 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: Shane Elledge
Sent: Monday, July 14, 2025 8:20 AM
To: Planning Department
Subject: RE: Agency Review - CUP 2025-012 (Rice) - Business

HEM 1.8

Good morning,

Public Works has no comments.

Thank you.



R. Shane Elledge • *Engineering Associate I*
Benton County Public Works
102206 Wiser Parkway , Kennewick WA, 99338
(509) 786-5611 Ext: 5531

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Thursday, July 10, 2025 10:07 AM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Code Enforcement <code.enforcement@co.benton.wa.us>; scott@bentonone.org; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Shane Elledge <Richard.Elledge@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@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>; justing@bfhd.wa.gov; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>
Subject: Agency Review - CUP 2025-012 (Rice) - Business

Good afternoon,

Attached you will find the necessary application materials for Aaron and Ericka Rice who are proposing to operate A&E Marine, a home-based trolling motor and marine electronics repair business out of their current shop at 28408 S959 PR SE in Kennewick.

Please review and provide any comments by **July 24, 2025.**

Have a wonderful week,

Nikki Relyea

HEM 1.9

From: Chad Brooks <brooksc@bentonpud.org>
Sent: Tuesday, July 15, 2025 11:35 AM
To: Planning Department
Subject: [EXTERNAL] RE: [E] Agency Review - CUP 2025-012 (Rice) - Business

Is power service needed for shop? Contact (509)582-1230 or engservice@bentonpud.org if power service is needed.

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



From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Thursday, July 10, 2025 10:07 AM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Code Enforcement <code.enforcement@co.benton.wa.us>; scott@bentonone.org; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Shane Elledge <Richard.Elledge@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@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>; justing@bfhd.wa.gov; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; Chad Brooks <brooksc@bentonpud.org>
Subject: [E] Agency Review - CUP 2025-012 (Rice) - Business

[EXTERNAL EMAIL]

Good afternoon,

Attached you will find the necessary application materials for Aaron and Ericka Rice who are proposing to operate A&E Marine, a home-based trolling motor and marine electronics repair business out of their current shop at 28408 S959 PR SE in Kennewick.

Please review and provide any comments by **July 24, 2025.**

Have a wonderful week,



2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

July 16, 2025

HEM 1.10

Nikki Relyea/Permit Technician
Benton County - Community Development Department
102206 E Wiser Parkway
Kennewick, WA 99338

Subject: Review Comments for CUP-2025-012 – (Rice) Business

Dear Ms. Relyea:

The Kennewick Irrigation District has received the necessary application materials for Aaron & Erike Rice who are proposing to operate A&E Marine, a home-based trolling motor and marine electronics-repair business out of their current shop at 28408 S 959 PR SE in Kennewick.

1. This parcel is within the Kennewick Irrigation District (KID) boundaries, but is not considered irrigable lands; therefore, the Kennewick Irrigation District does not assess them.
 - a. A water allotment is not assigned to this property. Water for a new allotment is unavailable at this location.
2. Please note that permanent structures are not allowed within irrigation easements.
3. Please protect all existing irrigation facilities.

If you have any questions regarding these comments, please contact me at the address/phone number listed above.

Sincerely,

Chris D. Sittman
Engineering/CAD Specialist

cc: LB\correspondence\File: 22-08-28

Nikki Relyea

HEM 1.11

From: Bridget Kelsay <Bridget.Kelsay@bfhd.wa.gov>
Sent: Wednesday, July 16, 2025 11:01 AM
To: Planning Department
Subject: [EXTERNAL] Re: 28403 S 959 PR SE Shop/ Boat shop

Sorry, was waiting for a reply from my manager JoDee. This seems to be okay to move forward without our evaluation, as long as it is within the guidelines justin called out.

Bridget Kelsay, EHS I
Land Use, Sewage and Water Section

Benton-Franklin Health District

7102 W. Okanogan Place
Kennewick, WA 99336
p: 509.460.4316
c: 509.537.5731

www.bfhd.wa.gov Bridget.kelsay@bfhd.wa.gov



Follow us on   

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, July 16, 2025 10:46 AM
To: Bridget Kelsay <Bridget.Kelsay@bfhd.wa.gov>
Subject: RE: 28403 S 959 PR SE Shop/ Boat shop

Hi Bridget and good morning,

I just wanted to follow up on the email below to see if there was anything further needed on our end or if the email between Justin and Andrea was sufficient.



Nikki Relyea

Permit Technician

Benton County Community Development Department
Planning Division

Nikki.Relyea@co.benton.wa.us

Planning.Department@co.benton.wa.us

(509) 786-5612

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Monday, July 14, 2025 9:28 AM
To: Bridget Kelsay <Bridget.Kelsay@bfhd.wa.gov>
Subject: RE: 28403 S 959 PR SE Shop/ Boat shop

Good morning Bridget,

Looks like our Senior Planner had been in talks with Justin about this project previously, I have attached their email thread here. Would you review it and let me know if the homeowner still needs to apply?

Thank you so much, have a wonderful morning!



Nikki Relyea

Permit Technician

Benton County Community Development Department

Planning Division

Nikki.Relyea@co.benton.wa.us

Planning.Department@co.benton.wa.us

(509) 786-5612

From: Bridget Kelsay <Bridget.Kelsay@bfhd.wa.gov>
Sent: Monday, July 14, 2025 8:51 AM
To: Planning Department <Planning.Department@co.benton.wa.us>
Subject: [EXTERNAL] 28403 S 959 PR SE Shop/ Boat shop

Good morning,

The above address needs to submit an application for an existing system evaluation through us. They have been in contact with us in the past, but we have no application or records of being out at the property for the evaluation of the shop. Let me know if you need any other information or comments.

Bridget Kelsay, EHS I

Land Use, Sewage and Water Section

Benton-Franklin Health District

7102 W. Okanogan Place

Kennewick, WA 99336

p: 509.460.4316

c: 509.537.5731

www.bfhd.wa.gov Bridget.kelsay@bfhd.wa.gov



Follow us on   

Nikki Relyea

From: Troy Taylor
Sent: Monday, July 21, 2025 7:57 AM
To: Planning Department
Subject: RE: Agency Review - CUP 2025-012 (Rice) - Business

Building- Comply with all current Benton County and fire codes. Up to and including possible change of use in occupancy of building.

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Thursday, July 10, 2025 10:07 AM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Code Enforcement <code.enforcement@co.benton.wa.us>; scott@bentonone.org; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Shane Elledge <Richard.Elledge@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@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>; justing@bfhd.wa.gov; Kennewick Irrigation District - Application and SEPA Review (development@kid.org) <development@kid.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>
Subject: Agency Review - CUP 2025-012 (Rice) - Business

Good afternoon,

Attached you will find the necessary application materials for Aaron and Ericka Rice who are proposing to operate A&E Marine, a home-based trolling motor and marine electronics repair business out of their current shop at 28408 S959 PR SE in Kennewick.

Please review and provide any comments by **July 24, 2025.**

Have a wonderful week,

Nikki Relyea

Permit Technician

Benton County Community Development Department

Planning Division

Nikki.Relyea@co.benton.wa.us

Planning.Department@co.benton.wa.us

(509) 786-5612



Nikki Relyea

From: Andrea Watts
Sent: Tuesday, August 5, 2025 2:32 PM
To: Planning Department
Subject: FW: Clarification Regarding Our Shop and Hobby (CUP 2025-012)

HEM 1.13

From: Ericka Rice <erickar@tradewindllc.com>
Sent: Tuesday, August 5, 2025 2:18 PM
To: Andrea Watts <Andrea.Watts@co.benton.wa.us>
Cc: Aaron Rice <rice2747@gmail.com>; Ericka Rice <erickar@tradewindllc.com>
Subject: [EXTERNAL] RE: Clarification Regarding Our Shop and Hobby

Good Afternoon Andrea,

I wanted to reach out regarding a concern that was brought to our attention by one of our neighbors last evening. It seems there is some worry about us opening a business in our shop and the potential traffic it might create in the neighborhood. We would like to clarify our intentions and hopefully put everyone at ease.

My husband is nearing retirement and is a certified boat technician. To keep busy, he plans to work on electric trolling motors in his shop on a very part-time basis. This is truly more of a hobby than a business. Most of the work will be for members of the bass clubs we belong to or for friends and past customers he has met through his years in the marine industry.

I believe some confusion came from the fact that we were required to write a business plan and this plan was distributed to the surrounding neighbors. This may have given the impression that there will be a lot of boats and traffic coming and going, but that is not the case. There will be little to no additional traffic – in fact, my husband will personally pick up and deliver the motors himself. We anticipate only one or two jobs a month.

Another concern we've heard is regarding signage. To clarify, there will not be large signs on the property or in surrounding areas. The only sign will be a very small one on our shop – unlit and likely not even visible from the road.

We moved to Badger Canyon a little over a year ago specifically to enjoy a quiet, low-traffic lifestyle, and we have no desire to change that. We certainly do not want to cause any concerns or problems with our neighbors – we are very easygoing people and want to maintain a positive community.

Please feel free to share this message with anyone who may have received the initial notification. If anyone has further questions or would like to discuss this in person, they are welcome to call Aaron Rice at 509-430-2277 or stop by anytime – our door is always open.

Thank you so much for your time and help with this!

Best regards,

Aaron & Ericka Rice

Ericka Rice Executive Vice President of Operations, TradeWind Services LLC



SERVICE DISABLED VETERAN OWNED SMALL BUSINESS

Phone: (509) 943-4745 Ext. 3

Mobile: (509) 528-2279

Email: erickar@tradewindllc.com

Fax: (509) 943-4749

Website: www.tradewindllc.com

Address: 1100 Jadwin Ave Suite 500 Richland, WA 99352

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

Sent: Thursday, July 03, 2025 8:05 AM

To: Ericka Rice <erickar@tradewindllc.com>

Subject: RE: Request to operate business at 28408 S 959 PRSE Kennewick WA 99338

Good morning,

You can either stop by our office and pay or call and pay over the phone. There is a 2.5% processing fee for credit cards just so you know. We wont have anyone available to take payment until about 9:30 today so you can make the payment anytime after that.

Regards,

To:

Susan E Drummond
Benton County Hearings Examiner

Michelle L. Mercer, Planning Manager
Community Development Department



HEM 1.14



August 5, 2025

Benton County Planning Division/Community Development Department
102206 E Wisner Parkway
Kennewick, WA 99338

Subject: Letter of Opposition to Application for **Conditional Use Permit 2025-012 (Rice)**

Dear Members of the Planning Commission,

We are writing to express our unanimous formal opposition to the proposed land use permit application CUP 2025-012 for the location of 28408 S 959 PR SE in the midst of our rural lands neighborhood. We see multiple negative impacts from this CUP including, but not limited to:

Property Values and Aesthetics: We have all worked very hard to create a family-friendly, aesthetically pleasing, private, higher-end neighborhood and have a legitimate concern about protecting our property values. While we can't control equipment storage, etc, that is not zoned for, a commercial business such as a boat repair shop is incompatible with other land use in the immediate area and can negatively impact aesthetics, privacy, safety and lead to a decrease in property values if the business disrupts the neighborhood's character. This character is valuable and we have worked hard for it for over a decade. Incompatible zoning can exacerbate these negative impacts.

Way of Life: We have all worked, with great effort and expense, to create a private, safe and very quiet neighborhood here in the county. This is not a place for a commercial development variance on behalf of the most recent people to move in.

Safety: We have narrow, private access roads. Residents are accustomed, as should be, to the normal flow of our household traffic. We have a seriously blind and dangerous corner in front of the CUP location. Further, there are numerous nearly blind driveways in that immediate area. An increase in non-residential traffic from a business whose unaware customers come and go towing boats, creates hazards not only for us in our cars, but also our children playing and pets.

Infrastructure Costs: We live on community-maintained private "residential" roads. When the roads require maintenance, we chip in as a community to ensure the maintenance and repairs are equitable. If you are to approve a commercial business on our private "residential" road, how will this business be held responsible for its increased usage?

Environmental: We live on well water here in our residential community and waste goes into the septic system. Repair processes often involve cleaning components, potentially using solvents and other chemicals. Cleaning or rinsing components, as an example, may generate wastewater that needs proper treatment or disposal, particularly if it contains pollutants. Beyond


the danger to our water, there is significant other waste materials for marine engines repair even if they are electric.

We, as a well established rural neighborhood, respectfully request that the Planning Commission Examiners deny the land use permit application CUP 2025-012. We request and urge you to consider the negative impacts on our "strictly residential" neighborhood and work towards protecting all of the residents from commercial endeavors.

Sincerely,



Steve Culbert
29905 S 944 PR SE, Kennewick 509-832-0263



Amber Roberts
29905 S 944 PR SE, Kennewick - 509-551-9930



Greg Tripp
29404 S 944 PR SE Kennewick 509-308-0222



Lynda Tripp
29404 S 944 PR SE, Kennewick 509-308-5751

Ryan Grenell
94202 S 302 PR SE, Kennewick 509-832-0263

George Burnside  8-9-25
93511 S 302 PR SE, Kennewick 509-539-8587

Antoinette Burnside 
93511 S 302 PR SE, Kennewick 509-531-6923

Brent & Linda Chigbrow
93502 S 302 PR SE, Kennewick 509-727-2115

Linda Chigbrow
Brent Chigbrow

Tanner & Desiree Lindstrom *OUT OF TOWN / LSH*
29004 S 944 PR SE, Kennewick 509-492-6774

Sukh Sandhu - 509-845-0686

Sukhbir and Rajbir Sandhu
32224 S 944 PR SE, Kennewick ~~801-369-1916~~

Randy

Randy & Lauri Mendenhall
28273 284 PR SE Kennewick 509-727-1411

David

David Holt

304075 944 PR SE

509-369-1916



NOTICE OF OPEN RECORD HEARINGS

NOTICE IS HEREBY GIVEN that the following applications have been proposed to the Hearings Examiner for Benton County, Washington. An open public record hearing for the below stated applications will be held on **August 15, 2025** at 10 a.m. via in person and virtual meeting format in the Commissioners Room on the third floor of the Courthouse, 620 Market Street, Prosser WA. To find information on attendance options, please visit www.tinyurl.com/BCPublicNotice.

CONDITIONAL USE PERMIT – CUP 2025-010 The applicants, Jeffrey and Cynthia Fisher, are proposing to construct an 800 sq. ft. accessory dwelling unit on a parcel with an existing 2,268 sq. ft. single family residence. The project is located at 34706 S 2243 PR SE, Kennewick, WA 99337.

CONDITIONAL USE PERMIT – CUP 2025-011 The applicant, Jeremy Johnson, is proposing to construct a 768 sq. ft. accessory dwelling unit on a parcel with an existing 2,770 sq. ft. single family residence. The project is located at 200204 E 73rd Avenue, Kennewick, WA 99337.

CONDITIONAL USE PERMIT – CUP 2025-012 The applicants, Aaron and Ericka Rice, are proposing to operate a home-based trolling motor and marine electronics repair business out of the existing 1,440 sq. ft. shop on a parcel with a 2,547 sq. ft. single family residence. The project is located at 28408 S 959 PR SE, Kennewick, WA 99338.

Questions can be directed to the Planning Division at 509-786-5612 or at planning.department@co.benton.wa.us. Written comments regarding the above applications must be received by **August 13, 2025** via email or submitted to 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.

No individual with a disability shall be denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at a public meeting, please contact the Benton County Planning Division at least ten days prior to the meeting date to make arrangements for special needs.

Dated this 25th day of July, 2025.

PUBLICATION DATE: July 30, 2025

SUSAN E. DRUMMOND
Benton County Hearings Examiner

MICHELLE L. MERCER, Planning Manager
Community Development Department

GREG TRIPPER
TRIPPER 4404 @ GMAIL. COM



HEM 1.15

NOTICE OF OPEN RECORD HEARINGS

NOTICE IS HEREBY GIVEN that the following applications have been proposed to the Hearings Examiner for Benton County, Washington. An open public record hearing for the below stated applications will be held on **August 15, 2025** at 10 a.m. via in person and virtual meeting format in the Commissioners Room on the third floor of the Courthouse, 620 Market Street, Prosser WA. To find information on attendance options, please visit www.tinyurl.com/BCPublicNotice.

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Dated this 25th day of July, 2025.

PUBLICATION DATE: July 30, 2025

SUSAN E. DRUMMOND
Benton County Hearings Examiner

MICHELLE L. MERCER, Planning Manager
Community Development Department