

**EXHIBIT LIST FOR CUP 2016-009 (Somero)**

			<b>DATED</b>
<b>Hearing Examiner Application Exhibit List</b>			
<b>HER 1</b>	HER 1.1	Conditional Use Permit Application with site maps	November 21, 2016
	HER 1.2		
<b>Hearings Examiner Staff Memo Exhibit List - January 9, 2017</b>			
<b>HEM 1</b> Includes:	HEM 1.1	Staff Memo	December 29, 2016
	HEM 1.2	Site maps	November 28, 2016
	HEM 1.3	Notice of Open Record Hearing	December 20, 2016
	HEM 1.4	Comment from Benton County Roads Department	November 30, 2016
	HEM 1.5	Comment from Benton PUD	November 30, 2016
	HEM 1.6	Comment from Benton County Fire Marshal	December 5, 2016
	HEM 1.7	Comment from Kennewick Irrigation District	December 7, 2016
	HEM 1.8	Comment from Benton Franklin Health District	December 7, 2016
<b>Hearings Examiner Staff Hearing Exhibit List</b>			
<b>HEM 2</b> Includes:	HEM 2.1		
	HEM 2.2		

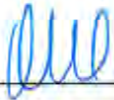
**The Exhibit Numbers are found in the Top Right Hand Corner of each document.**

- HER = Hearings Examiner Record Exhibits**
- HEM = Hearings Examiner Memo Exhibits**
- HEH = Exhibits submitted during Hearing**
- HECH = Exhibits submitted during a continued hearing**

# Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

## STAFF REPORT TO HEARINGS EXAMINER

**MEMO DATE:** December 29, 2016  
**HEARING DATE:** January 9, 2017  
**TO:** Benton County Hearings Examiner  
**FROM:** Michelle Cooke, Associate Planner   
Benton County Planning Department  
**RE:** Conditional Use Permit – CUP 2016-009  
**APPLICANT/OWNER:** Jay & Christina Somero  
29606 N 107 PR NW  
Benton City, WA 99320

**HEM 1.1**

### **I. BACKGROUND INFORMATION**

#### SPECIFIC REQUEST

The applicant is seeking a Conditional Use Permit under BCC 11.16A.050(u) which allows a business activity to be conducted from a detached accessory building in the Rural Lands 5 zoning district. The Conditional Use Permit would allow the applicant to store plumbing materials for his business in a portion of a 2400 square foot detached garage.

#### PROJECT CHRONOLOGY

The Conditional Use Permit application [HER 1.1] was originally submitted to the Planning Department on November 22, 2016 and was determined to be complete as of November 29, 2016 at which time a letter of completion was sent to the applicant. The application was sent out for Agency Review on November 29, 2016.

#### SITE DESCRIPTION

The subject property is located in the Rural Lands 5 district. The project site is 2.5 acres in size. At present, the property is developed as a single family residence. No critical areas have been identified on the site or in the immediate vicinity.

#### SURROUNDING ZONING/USE

The surrounding land uses include rural residential. Residential single family dwellings on two acres or larger and undeveloped hillsides are the main uses within this area. The surrounding zoning is Rural Lands 5.

### **II. APPLICABLE DEVELOPMENT REGULATIONS**

BCC 11.16A.050 "*Uses Requiring A Conditional Use Permit*. The following uses may be permitted on a single parcel of record within the Rural Lands Five Acre District (RL-5) if a conditional use permit is issued by the Hearings Examiner after notice and public hearing as provided by BCC 11.52.090.

(u) 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) 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.
- (2) 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.
- (3) The business activity, including all storage space, shall not occupy more than eighteen hundred (1800) square feet of total floor area within the detached accessory building.
- (4) 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 11.16A.050(w)(3).
- (5) 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.
- (6) Not more than three (3) vehicles marked to identify the business may be on the parcel at any one time. No other on-site 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.
- (7) 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.
- (8) Adequate off-street parking, as determined by the Hearings Examiner, must be provided.
- (9) 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.
- (10) 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.
- (11) The business activity does not require a marijuana processor or retailer license from the Washington State Liquor Control Board."

Benton County Code Section 11.52.090(a) states: "*Conditional Use/Special Permit General Standards*; The conditional use/special 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 11.52.089.

Certain uses are classified as conditional uses/special 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/special 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 BCC 11.52.070."

### **III. DECISION CRITERIA**

Benton County Code Section 11.52.090(d) states: "*Conditional Use/Special Permit—Permit Granted or Denied.* A conditional use/special 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;
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."

If reasonable conditions cannot be imposed so as to allow the Hearings Examiner to make the conclusions required above, the conditional use permit shall be denied.

### **IV. FINDINGS OF FACT**

Based on the application and information received, the planning staff makes the following findings.

1. The applicants/property owners are Jay and Christina Somero and they live at 29606 N 107 PR NW, Benton City, WA 99320.
2. The subject property is located at 29606 N 107 PR NW, Benton City, WA 99320 in the Northeast quarter of the Northeast quarter of Section 23, Township 9 North, Range 26 East, W.M. Parcel Number: 1-2396-101-2905-001.
3. The applicant is seeking a Conditional Use Permit under BCC 11.16A.050(u) which allows a business activity to be conducted from a detached accessory building in the Rural Lands 5 zoning district. The CUP would allow the applicant to store plumbing materials for his business in a portion of a 2400 square foot detached garage.
4. The subject property is zoned Rural Lands 5. The proposed use is consistent with the Rural Lands 5 designation within the Benton County Code 11.16A.

5. No critical areas have been identified on the site or in the immediate vicinity.
6. The application for CUP 2016-009 was submitted to Benton County on November 22, 2016 with a complete letter sent on November 29, 2016.
7. The notice for the Benton County Hearings Examiner Open Record Hearing for application CUP 2016-009 was published on December 28, 2016 in the Tri-City Herald [HEM 1.3]. The Open Record Hearing is scheduled for January 9, 2017.

#### **V. SUGGESTED CONDITIONS OF APPROVAL**

If the Hearings Examiner decides to approve this Conditional Use Permit (File # CUP 2016-009) then the following are suggested conditions recommended by the Planning Department:

1. Any conditions imposed by the Hearings Examiner shall be completed prior to the Planning Department issuing the conditional use permit. The applicant shall notify the Benton County Planning Department in writing when the conditions set forth herein have been completed. The Planning Department shall not issue the conditional use permit until those conditions have been met. The conditional use permit shall not become effective until issued by the Planning Department.
2. If the conditions of approval have not been met and the Planning Department does not issue the conditional use permit within one (1) year from the time the Hearings Examiner 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.
3. That the applicant obtains the appropriate building permits. The applicant must submit written documentation that all the required permits and approvals have been obtained from the Benton County Building Office. The applicant shall meet this requirement for any additional buildings that may be constructed on site while the Conditional Use Permit (File # CUP 2016-009) is in effect.
4. That the applicant complies with all Benton Franklin Health District requirements while the Conditional Use Permit (File # CUP 2016-009) is in effect.
5. That no more than three (3) vehicles marked to identify the business may be on the parcel at any one time. No other on-site outside storage of vehicles, equipment and/or supplies is allowed in connection with the 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. The applicant shall continue to meet all such requirements while the Conditional Use Permit (File # CUP 2016-009) is in effect.
6. 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 District Health Department, 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. The applicant shall continue to meet all such requirements while this Conditional Use Permit (File # CUP 2016-009) is in effect.
7. That any waste created as a result of this Conditional Use Permit must be disposed of off-site in compliance with all local, state and/or federal regulations in a timely manner.

8. The Business Activity will be approved under BCC 11.16A.050(u) as a Conditional Use Permit (File # CUP 2016-009).

9. Additional conditions may be altered, added or deleted by the Hearings Examiner when making a decision on this permit after the public hearing.

NOV 21 2016

BENTON COUNTY BUILDING DEPT

NOV 22 2016

BENTON COUNTY PLANNING DEPARTMENT  
CONDITIONAL USE APPLICATION  
FILE NO. CUP 2016-009

HER 1.1

1. Applicant Name Jay Somero  
Applicant Address: 29606 N 107th PR NW, Benton, WA 99020  
Telephone number: Home N/A Work 360-601-5120

2. Legal owners name: Same  
Legal Owners address: Same  
Telephone number: Home \_\_\_\_\_ Work Same

If you wish to be contacted by email please list your email address:  
jaysomero@gmail.com

3. Parcel Number or Legal description of property for which permit is for:  
123961012905001

4. If you are amending a previous conditional use/special use permit please list the file number(s):  
\_\_\_\_\_

5. The Conditional Use Permit is requested to conduct the following use: **Please be as specific and detailed as possible. Use additional paper if necessary.** Personal Shop with part to be used for storing business materials plumbing materials for new construction. Pipe, fittings, toilets, water heaters etc. I work long hours and having my materials at home would cut down on my time away from my family.

6. The property will be served by:  
WATER: Well  Private System \_\_\_\_\_ City System \_\_\_\_\_  
SEWER: Septic Tank  City Sewer \_\_\_\_\_  
POWER: PUD  REA \_\_\_\_\_  
PHONE: Yes \_\_\_\_\_ No  Name of Utility \_\_\_\_\_  
GAS: Yes \_\_\_\_\_ No  Name of Utility \_\_\_\_\_  
CABLE: Yes \_\_\_\_\_ No  Name of Utility \_\_\_\_\_  
IRRIGATION: Yes \_\_\_\_\_ No  Name of Utility \_\_\_\_\_  
PRIVATE IRR. Yes \_\_\_\_\_ No

7. Total acres of property: 2.5 Zoning Classification of Property: Rural Residential  
Comprehensive Plan Designation \_\_\_\_\_

8. Describe existing structures and/or uses currently existing on your property, such as well, septic residential dwelling, garage, etc.: House with attached garage, well septic

9. Describe existing structures and present land uses in the surrounding area of your property:  
15 % Stick Framed homes with shops, 85% manufactured homes with shops. BLM Land.

10. Please answer the following questions. **PLEASE BE SPECIFIC - USE ADDITIONAL PAPER IF NECESSARY.**

- a. Is there a residence on site? Yes X No \_\_\_\_\_
- b. Does at least one of the proprietors of the business own or lease the property where the business and the residence are located? Yes X No \_\_\_\_\_
- c. Does at least one of the proprietors live in said residence? Yes X No. \_\_\_\_\_
- d. List the number of non-resident employees. \_\_\_\_\_
- e. What is the **total** square footage of the detached building to be used for the business? ~~1200 sq ft~~ 2400 sq ft.
- f. What is the **total** square footage that will be used for the business activity?  
1800 sq ft or less
- g. Is only one detached building to be used for the business activity? Yes X No \_\_\_\_\_
- h. Are any signs going to be used with the business activity? Yes \_\_\_\_\_ No X  
If yes, give the number, height and sizes of the sign(s) include a drawing of the sign to be used. \_\_\_\_\_
- i. State the number of vehicles marked to identify the business to be stored on site.  
1
- j. List the number of off street parking spots 6
- k. What County Road does the site access off of? Kakitat to private rd.
- l. List the preferred office hours for the presence of customer/clients and non-resident employees. Days of the week 5? Delivery only, storing plumbing materials  
Hours of Operation \_\_\_\_\_

11. Applicant shall attach a site plan of the property, drawn to a scale of one inch equals fifty feet (1"=50') or one inch equal 100 feet (1"=100') unless otherwise specifically approved by the Planning Department, showing the following information.

- A. Dimensions of the property.
- B. Location and size of the proposed use, number of parking spaces, etc., complete with distances between buildings and all property lines.
- C. Location and size of existing structures, complete with distances, buildings and all property lines.
- D. All streets, roads, easements, and rights-of-way located on or adjacent to this property. (Label structures and roadways)
- E. Label and Show a floor plan for the structure to be used for the Business Activity.

**COMMENTS OR PERTINENT INFORMATION:**

I met with the KDHOA to make sure the delivery trucks would not be an issue due to private rd. HOA said its fine due to the trucks will be under their weight limit met with them: 11-17-16 @ 6:30 pm Benton City library.

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

**Signature Block for individuals only.**

I certify that the information given above is true and complete.

[Signature]  
Applicant's Signature

Jay Somero  
Print Name

11-19-16  
Date

[Signature]  
Signature of Legal Owners

Jay Somero  
Print Name

11-19-16  
Date

Christina Somero  
Signature of Person with additional ownership interest

Christina Somero (wife)  
Print Name

11-19-16  
Date

**If the applicant or legal owner is a corporation/partnership/LLC etc. please use the following signature block. Please copy this page if there is more than one corporation/partnership/LLC signature required.**

Applicant or Legal Owner: \_\_\_\_\_

By: \_\_\_\_\_,  
(print name) (Title)

Signature: \_\_\_\_\_,  
(Signature) (Title)

The above signed officer of \_\_\_\_\_ (name of entity) warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit \_\_\_\_\_ to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

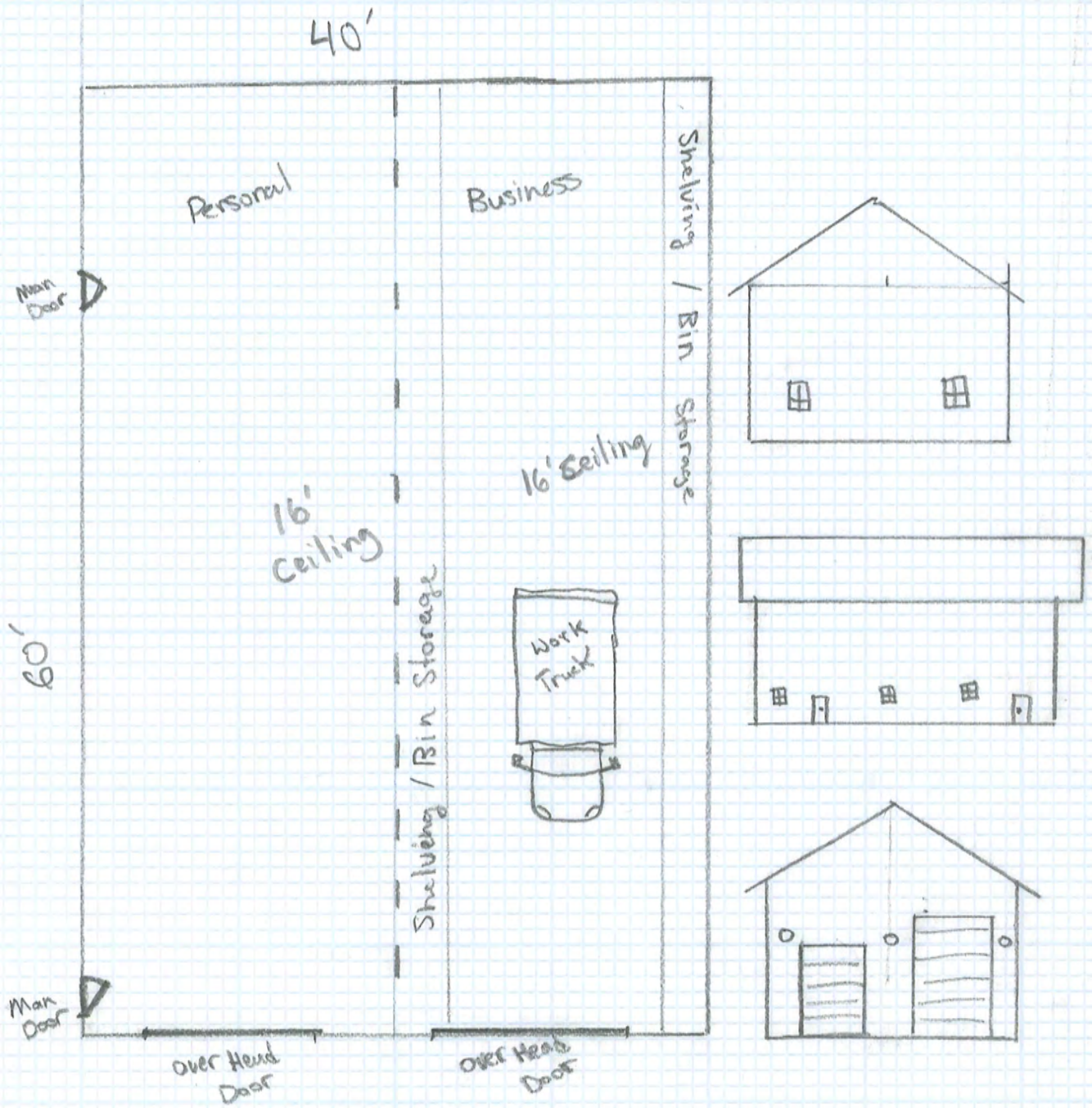
**(ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.)**

**Note:** The Conditional Use/Special Permit Application fee of \$630.00 and the \$300.00 applicant fee for the SEPA checklist, if required, must be submitted with the application. These fees are non-refundable. Please make your check payable to the Benton County Treasurer. There are no guarantees that your application will be approved.

**FOR OFFICIAL USE ONLY:**  
Critical Area Review Completed by: [Signature] on 11/29/16  
Application approved for processing by [Signature] on 11/29/16  
Zoning RL-5 Comp Plan Designation RL-5



# Shop Floor Plan



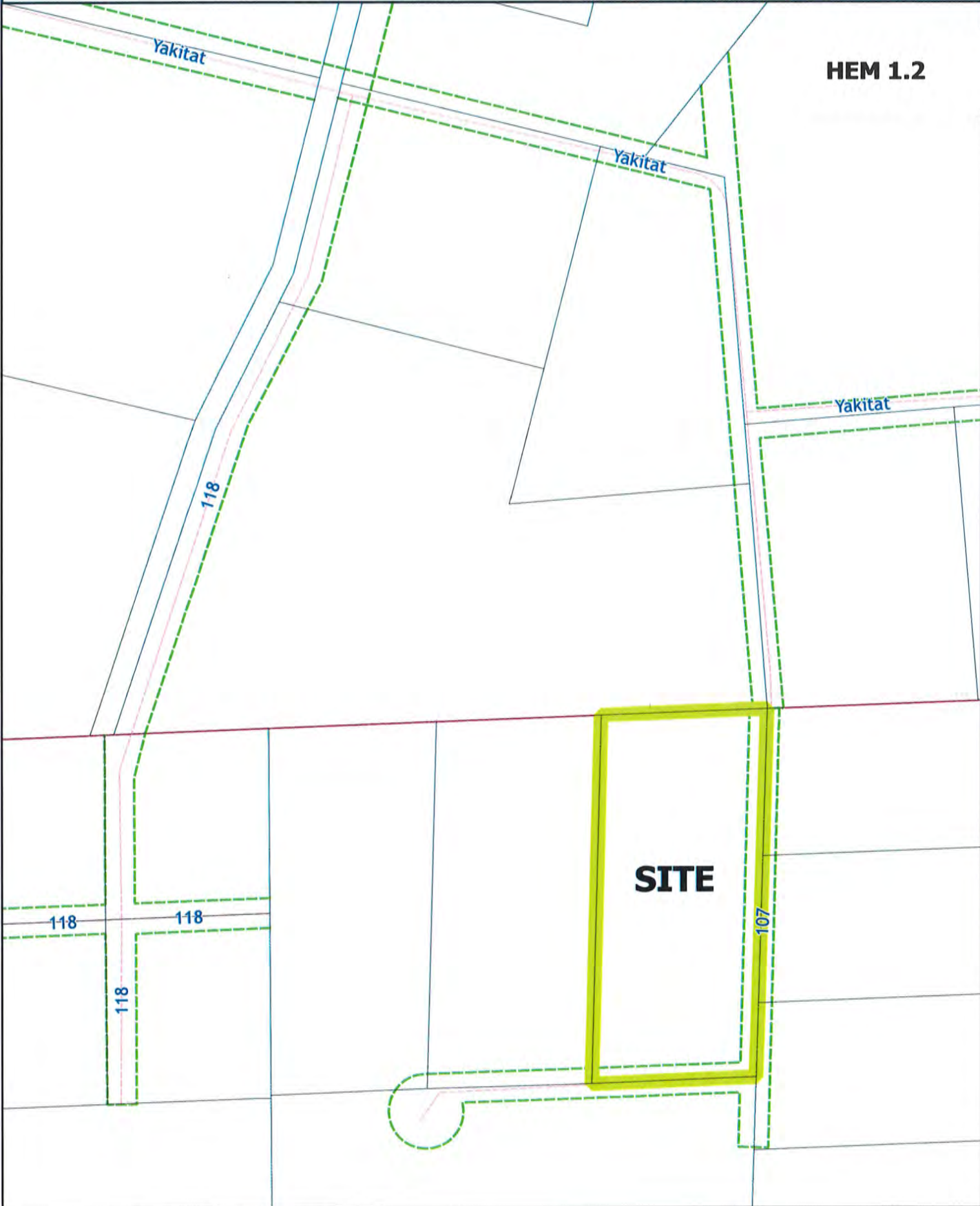


Benton County  
Geographic Information  
Systems Department

Conditional Use Permit CUP 2016-009

Jay Somero  
1-2396-101-2905-001  
November 28, 2016

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# Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

## NOTICE OF OPEN RECORD HEARING

HEM 1.3

**NOTICE IS HEREBY GIVEN** that the following application has been proposed to the Benton County Hearings Examiner, Benton County, Washington.

**CONDITIONAL USE PERMIT (File # CUP 2016-009)** - The applicant is requesting permission to store plumbing materials (pipe, fittings, toilets, water heaters, etc.) on site inside a shop building. The site is located approximately  $\frac{3}{4}$  of a mile east and south of the I-82/Yakitat Road interchange at 29606 North 107<sup>th</sup> PR NW in Benton City in Section 23, Township 09 North, Range 26 East. Applicant: Jay Somero

**NOTICE IS GIVEN** that said application will be considered by the Benton County Hearings Examiner at a public hearing on Monday, January 9, 2017 at 10:00 a.m. in the Planning Annex Hearing Room, 1002 Dudley Avenue, Prosser WA 99350. All concerned persons may appear and present any support for or objections to the application(s) or provide written testimony to the Hearings Examiner in care of the Planning Department prior to the hearings. More information concerning this application can be obtained by contacting the Benton County Planning Department at 1002 Dudley Avenue, P.O. Box 910, Prosser, WA 99350 or (509) 786-5612. Any information submitted to Benton County is subject to the public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public. It is suggested that if you plan on attending the hearing that you call the Benton County Planning Department by 8:30 a.m. the morning of the hearing to confirm that the hearing will be conducted as scheduled.

It is Benton County's policy that no qualified individual with a disability shall, by reason of such disability be excluded from participation in or be denied the benefits of its services, programs, or activities or be subjected to discrimination. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please download and submit the Request for Reasonable Accommodation form 48 hours prior to the date of the meeting. The form is located on the Benton County website at [www.co.benton.wa.us](http://www.co.benton.wa.us) under the Personnel Department or you may contact the Benton County Planning Department at the numbers noted above for assistance.

Dated this 20<sup>th</sup> day of December, 2016

SUSAN E. DRUMMOND  
Benton County Hearings Examiner

Jerrold B. Macpherson, Assistant Planning Manager  
Benton County Planning Department



PUBLISH: December 28, 2016

8

# *Benton County*

TO: BENTON COUNTY PLANNING DEPARTMENT

FROM: TAVIS HATFIELD

DATE: NOVEMBER 30, 2016

SUBJECT: CUP# 2016-009

Road Department

Post Office Box 1001 - Courthouse

Prosser, Washington 99350-0954

Prosser: (509) 786-5611/Tri Cities: (509)736-3084

Fax: (509) 786-5627

**HEM 1.4**

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The Benton county road department has no comments for the conditional use permit listed above.

RECEIVED

NOV 30 2016

Benton County  
Planning Department

April Brown

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**From:** David Smith <smithd@bentonpud.org>  
**Sent:** Wednesday, November 30, 2016 11:41 AM  
**To:** Planning Department  
**Subject:** RE: Agency Review Request (CUP 2016-009, Somero)

No comment

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**From:** Planning Department [mailto:Planning.Department@co.benton.wa.us]  
**Sent:** Tuesday, November 29, 2016 11:53 AM  
**To:** Tavis Hatfield; Benton-Franklin Health District; Fire District #5; Kennewick Irrig. Dist.-Seth Defoe; Kennewick Irrigation District - Ben Woodard; Dale Wilson; Ken Williams; Michelle Johnson; Rod Worthington; Steve Brown; Tomi Chalk; Troy Taylor; Chad Brooks; Roxanne Weller; Bob Roe; David Smith; Jeff Vosahlo; Rick Sunford; Mike Irving  
**Subject:** Agency Review Request (CUP 2016-009, Somero)

Attached is a copy of a CONDITIONAL USE PERMIT application with attachments and maps. The applicant is requesting permission to store plumbing materials (pipe, fittings, toilets, water heaters, etc.) on site inside a shop building. The site is located at 29606 North 107<sup>th</sup> PR NW Benton City in Section 23, Township 09 North, Range 26 East, Applicant: Jay Somero

PLEASE SUBMIT YOUR COMMENTS TO [planning.department@co.benton.wa.us](mailto:planning.department@co.benton.wa.us) within 7 days.

**Benton County Planning Department**

PO Box 910  
Prosser WA 99350  
509-786-5612 or 509-736-3086  
Fax: 509-786-5629

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Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a public entity may be fisclosable to third party requesters under the Public Records Act.

Benton County Fire Marshal's  
Review of Proposed Planning Applications

HEM 1.6

RECEIVED

TO: BC Planning Department

CUP 16-09

DEC - 5 2016

Date Received 11-22-16 Date Returned 12-8-16

Benton County  
Planning Department

**Comments:** Jay Somero, 2906 N. 107 PR NW, Benton City, [jaysomero@gmail.com](mailto:jaysomero@gmail.com) 360-601-5120 proposes to build a 40'x 60' building on parcel 1-2396-101-2905-001. Half will be for his contracting business and the other half for personal use.

**Fire Marshal's Comments:**

At 2,400 sq.ft, on site fire flow is not required. However, a future addition of 101 sq.ft results in on-site fire flow being required.

Mr. Somero, may find the attached policy helpful planning for the future.



# Benton County Building Department

5600 W. Canal Dr. Ste. C, Box A-105  
Kennewick, WA. 99336  
Steve Brown, Manager

Area Code 509  
Tri-Cities 735-3500  
From Prosser 786-5622  
Fax 736-2732

## Benton County Fire Marshal

**Policy:** Approved Methods For Providing Stationary Fire Protection Water Supply

**Date:** October, 2014

**Purpose:** Provide a uniform method for meeting the requirements of BCC3.18

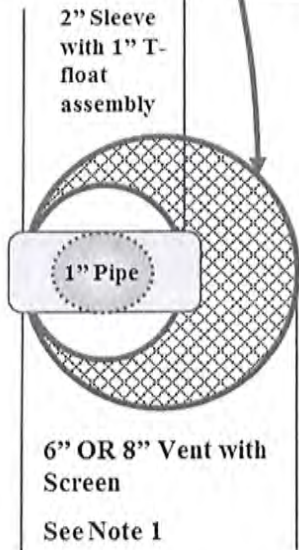
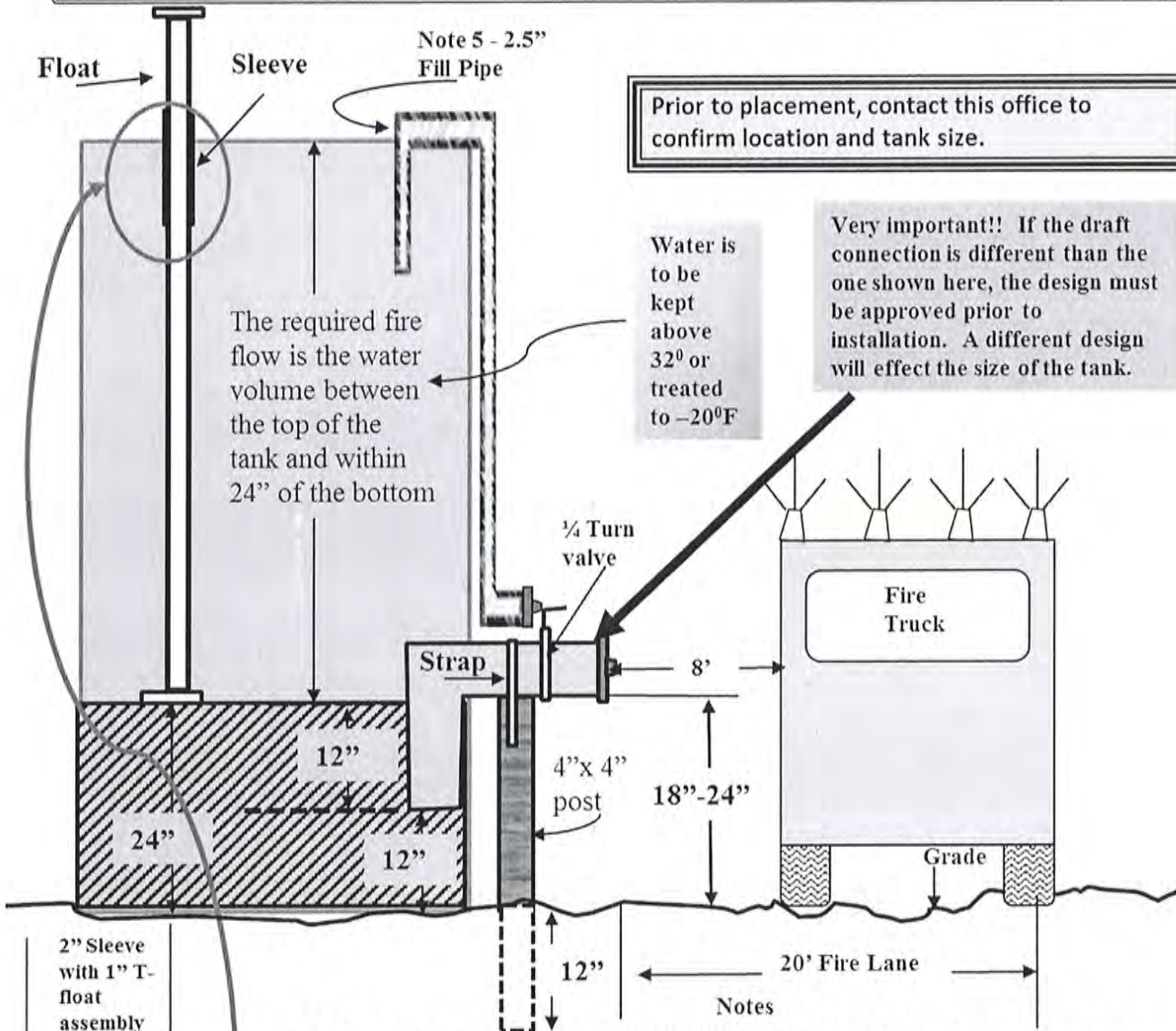
**Scope:** This policy is applicable only to unincorporated areas of the County.

### **Procedure:**

Upon receiving a building permit application or a Planning Department application for a commercial building exceeding 2,500 sq.ft., a fire flow analysis using NFPA 1142 will be completed.

The required fire flow along with this policy will be attached to the plan check and sent to the owner and the contractor. Planning Department generated applications, when appropriate, will have this policy included with the comments and forwarded to the Planning Department.

# Benton County Fire Marshal Aboveground Water tank Storage Standard: 2016



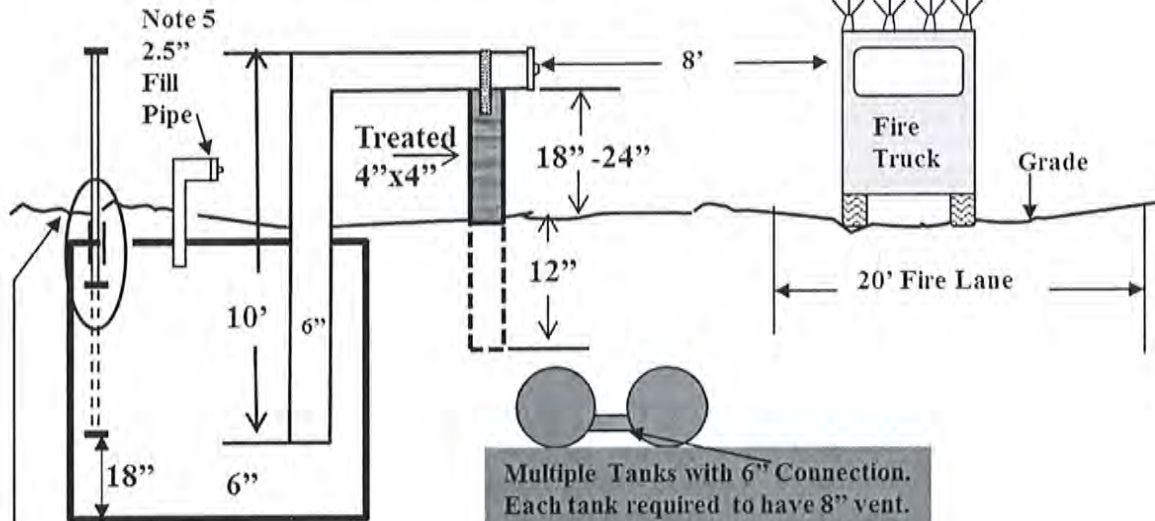
1. It is suggested that the 6" or 8" Plastic vent pipe and the float assembly be put together outside the tank. Then connect it to the tank, for if the float is damaged, it will need to be replaced. 100 schedule pipe or lighter material is to be used in constructing the float assembly. The 2" sleeve is to extend 1 foot above the tank. The length of the float must be designed so that when the bottom "T" is within 24" of the tank's bottom, the top "T" will rest on the 2" sleeve. This will leave a safety margin of 1ft of water.
2. The pumper connection must have a cap. The pumper connection is to be a male connection. The threads are to be National Standard. The pumper connection is the same as a standard 4.5" steamer port on a fire hydrant.
3. The vertical pipe for the pumper connection must extend within 12" of tank's bottom.
4. The center of the pumper connection is to be between 18" and 24" above the grade.
5. The fill pipe must have a cap. The fill pipe connection is to be a male, and the threads are to be National Standard. The center of the fill pipe connection is to be



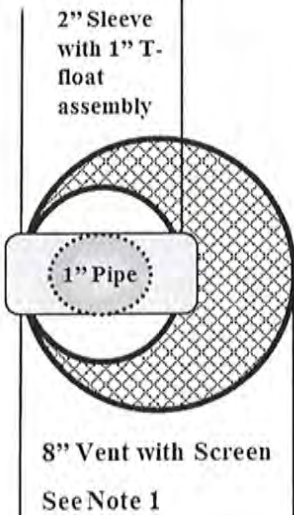
**Benton County Fire Marshal Underground Water Tank Storage Standard:  
January, 2000**

Important See Notes  
2, 3, & 4 - Pumper  
Connection

Prior to placing the tank in the ground, contact this office is  
to be made so that the location and tank size can be  
approved.



Multiple Tanks with 6" Connection.  
Each tank required to have 8" vent.  
But only one tank required to have  
float assembly.



**Notes**

1. It is suggested that the 8" Plastic vent pipe and the float assembly be put together outside the tank. Then connect it to the tank. If the float is damaged it will need to be replaced. 100 schedule pipe or lighter material is to be used in constructing the float assembly. The 2" sleeve is to extend at least 1 foot above the ground. The length of the float must be designed so that when the bottom "T" is within 18" of tank's bottom, the top "T" will rest on the 2" sleeve. This will leave a safety margin of 1 ft of water.
2. The pumper connection must have a cap. The pumper connection is to be a male connection. The threads are to be National Standard. The pumper connection is the same as a standard 4.5" steamer port on a fire hydrant.
3. The vertical pipe for the pumper connection must extend within 6" of tank's bottom. But the overall length as measured from the middle of the male pumper connection cannot exceed 12 ft.
4. The center of the pumper connection is to be between 18" and 24" above the grade.
5. The fill pipe must have a cap. The fill pipe connection is to be a male, and the threads are to be National Standard. The center of the fill pipe connection is to be between 18" and 24" above the grade.

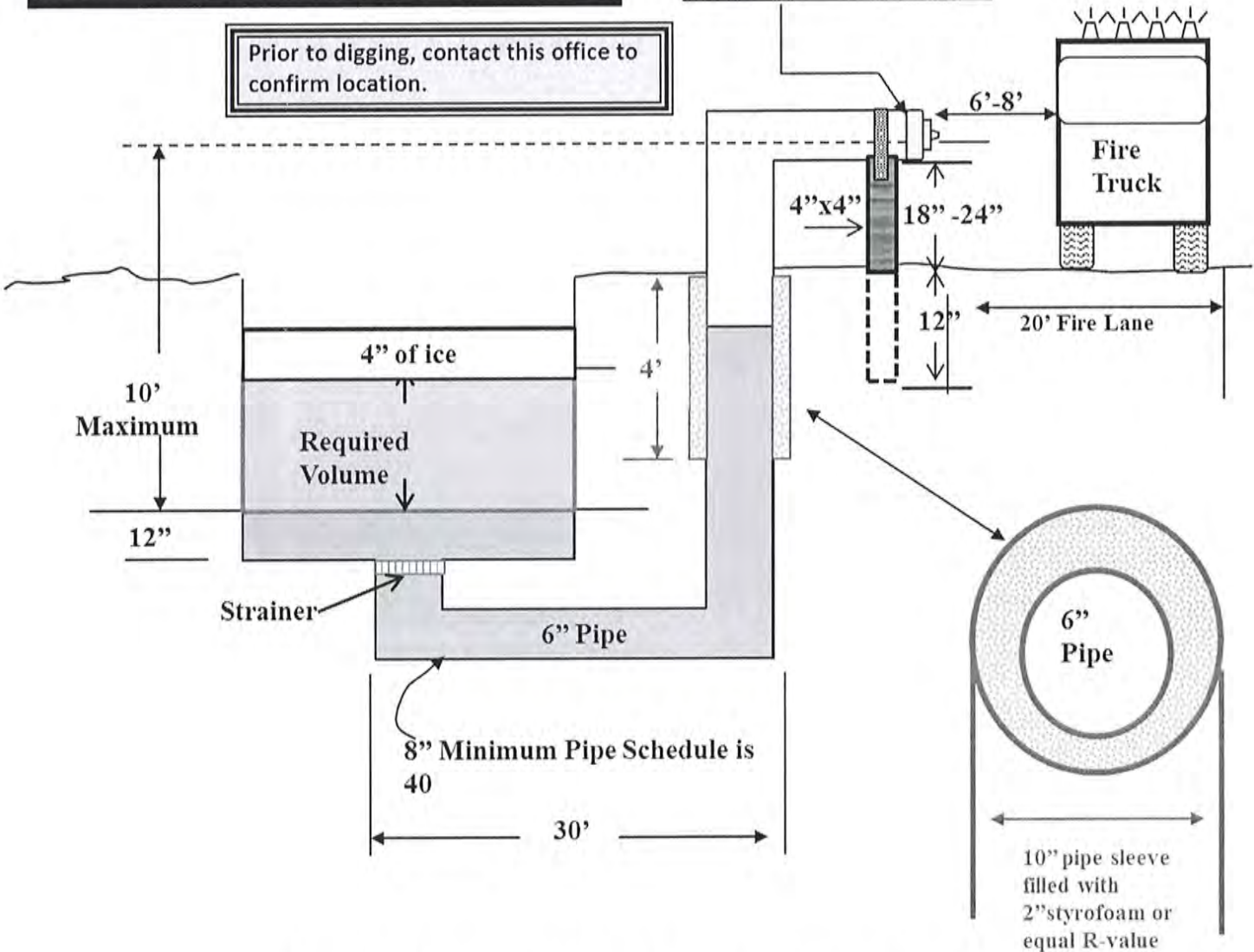
**Benton County Fire Marshal's Swimming Pool Fire Protection Standard**  
**January, 2000**

**1. Final acceptance will be based on connecting the fire truck to the connection and drafting water within two minutes of priming the fire truck.**

**Note**  
 The required volume must be measured from one foot above the top of the strainer and one foot from the pool's bottom. This prevents cavitation and provides for 4" of ice.

Prior to digging, contact this office to confirm location.

4.5" NST Pumper male thread with cap. This is the same as a fire hydrant.





**Benton County Fire Marshal's Swimming Pond Fire Protection Standard Oct. 2014**

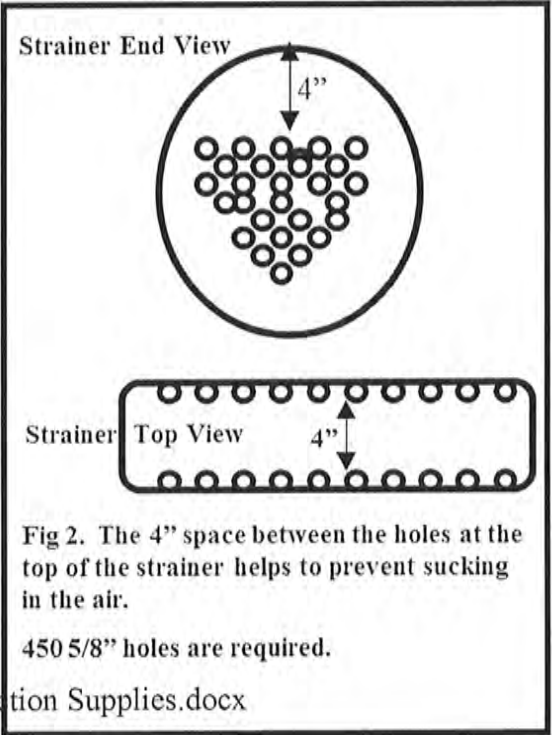
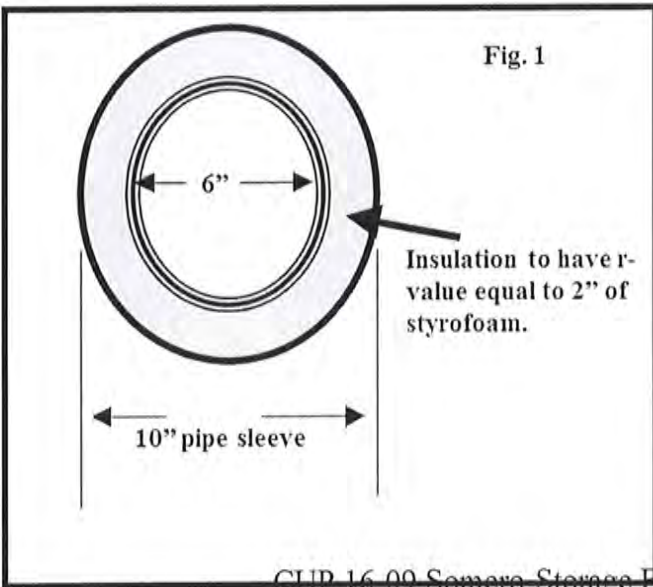
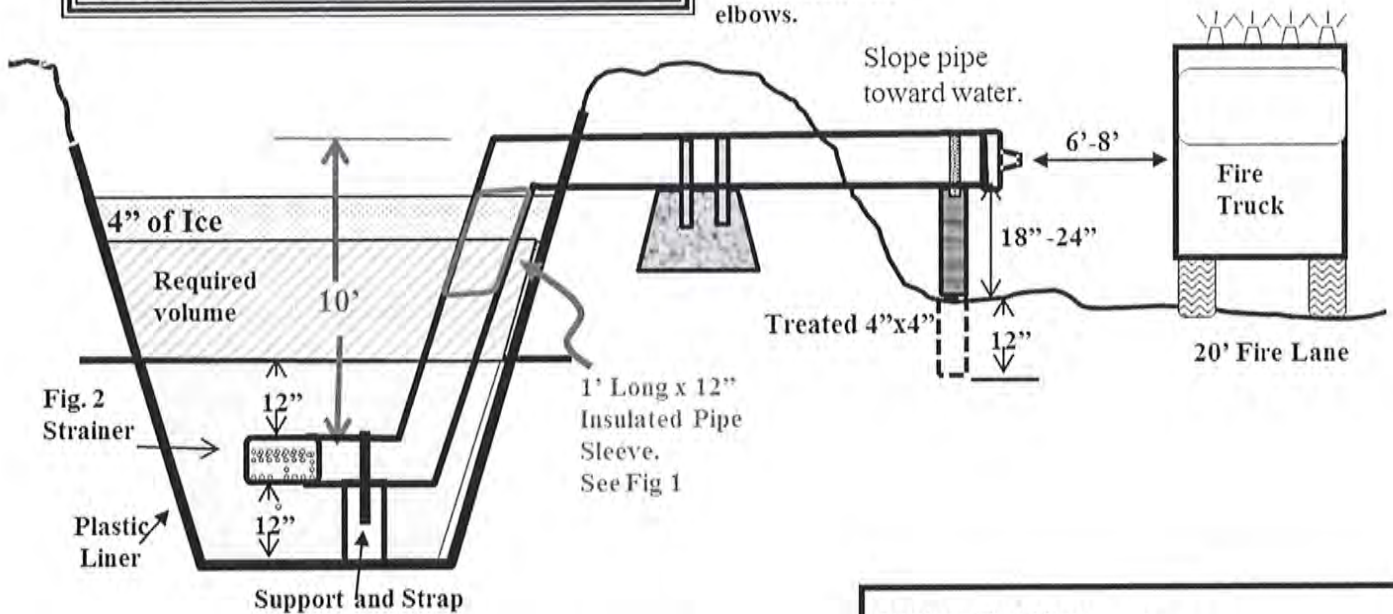
Final acceptance will be based on connecting the fire truck to the connection and drafting water within two minutes of priming the fire truck.

**Note 2**  
The required volume must be measured from one foot above the top of the strainer and 4" from the surface. This prevents cavitation and provides for ice.

4.5" NST Pumper male thread with cap. This is the same as a fire hydrant.

Prior to digging, contact this office to confirm location.

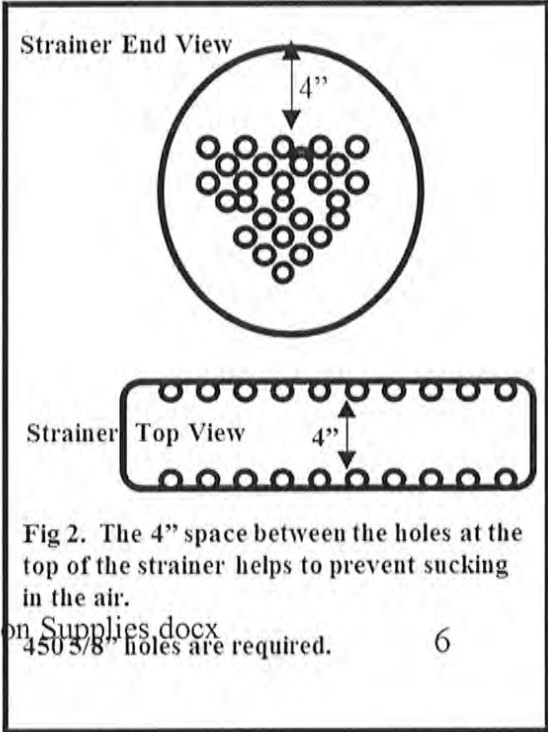
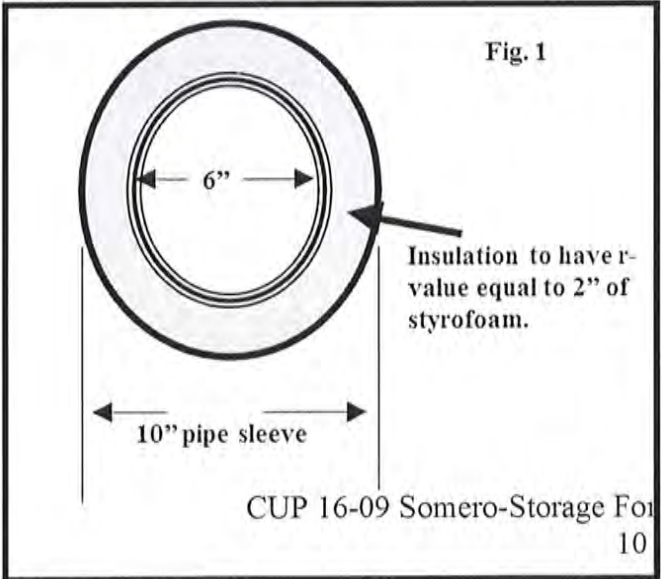
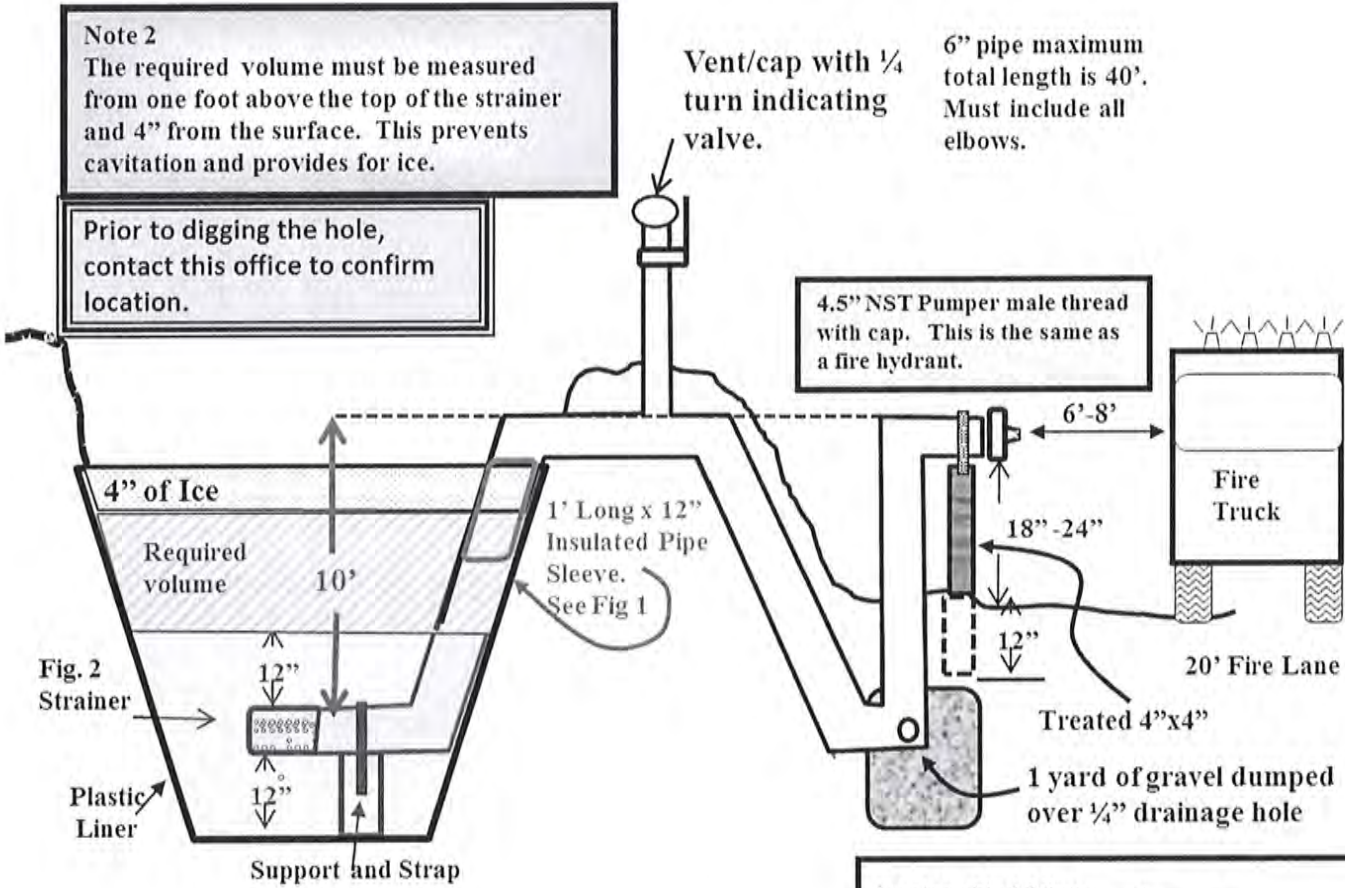
6" pipe maximum total length is 40'. Must include all elbows.





**Benton County Fire Marshal's Swimming Pond Fire Protection Standard Sept, 2014**

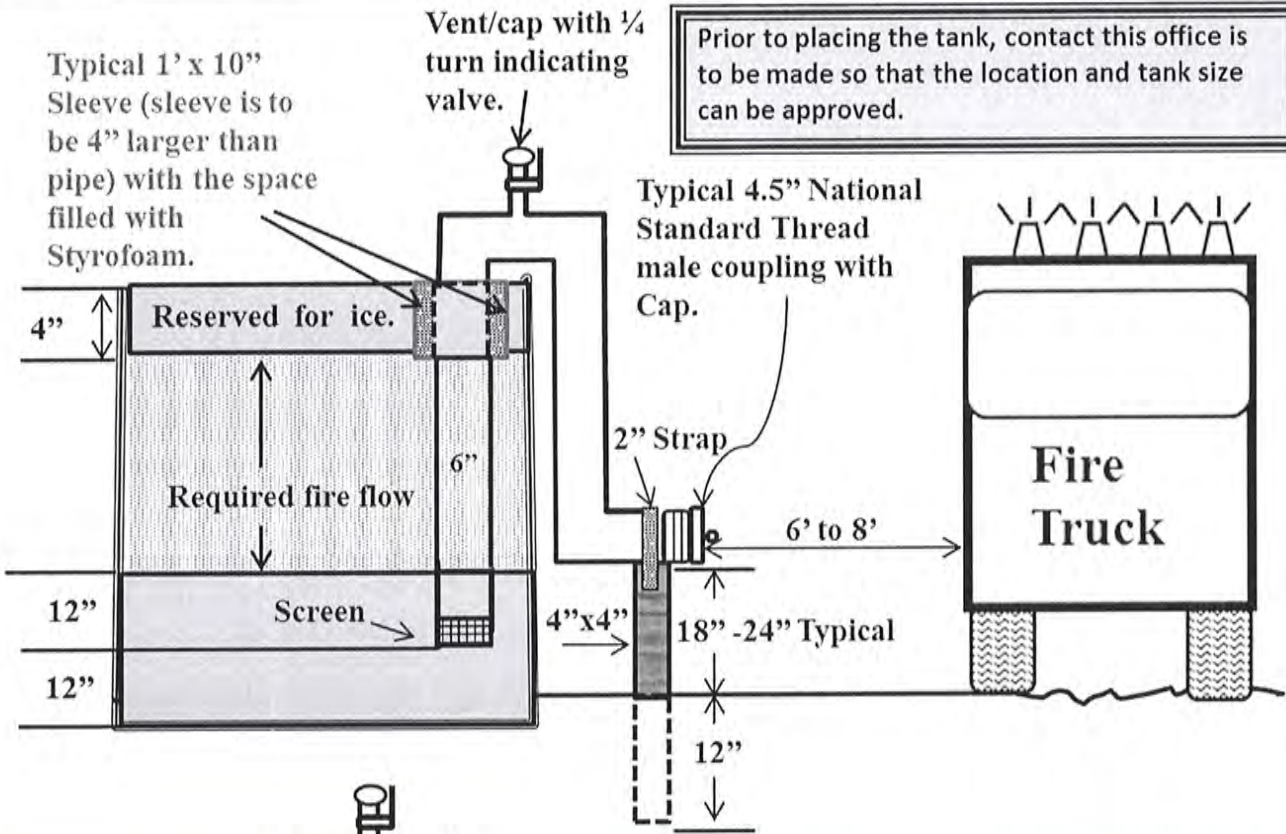
Final acceptance will be based on connecting the fire truck to the connection and drafting water within two minutes of priming the fire truck.



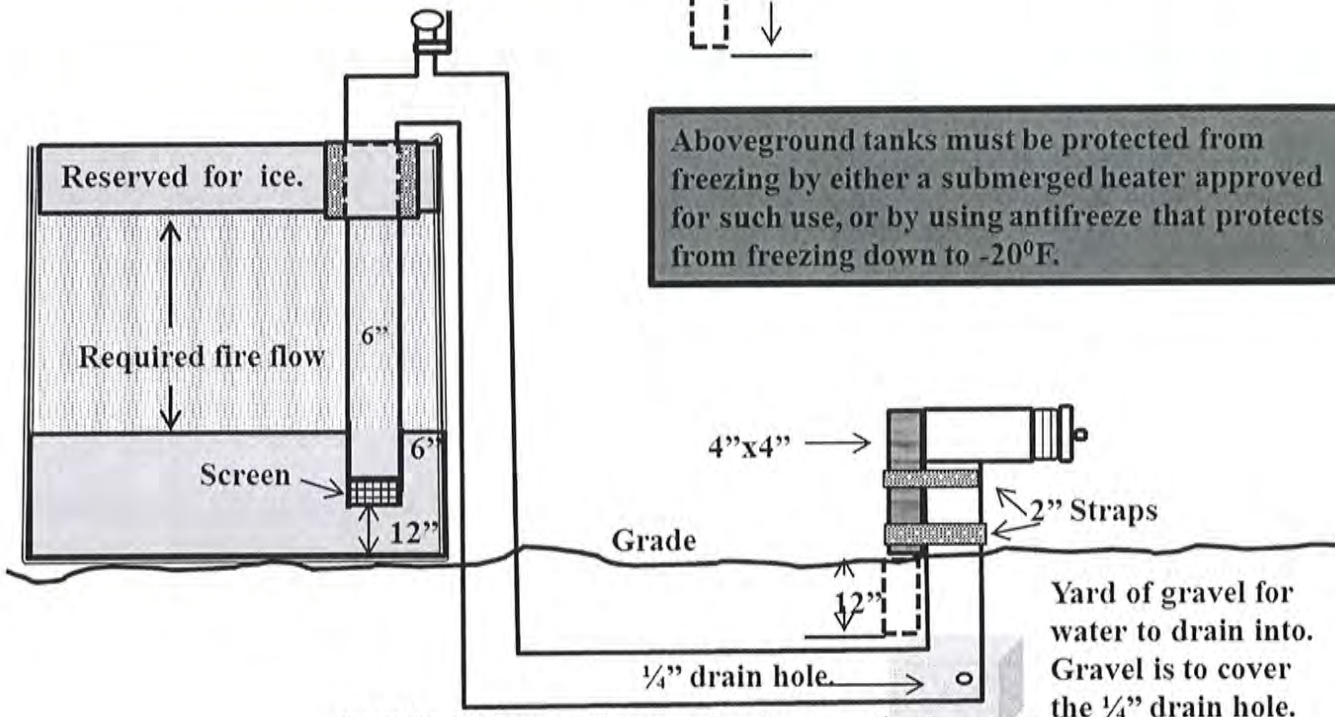
**Benton County Fire Marshal's Aboveground Swimming Pool Fire Protection  
Standard September, 2014**

**1. Final acceptance will be based on connecting the fire truck to the connection and drafting water within two minutes of priming the fire truck.**

Prior to placing the tank, contact this office is to be made so that the location and tank size can be approved.



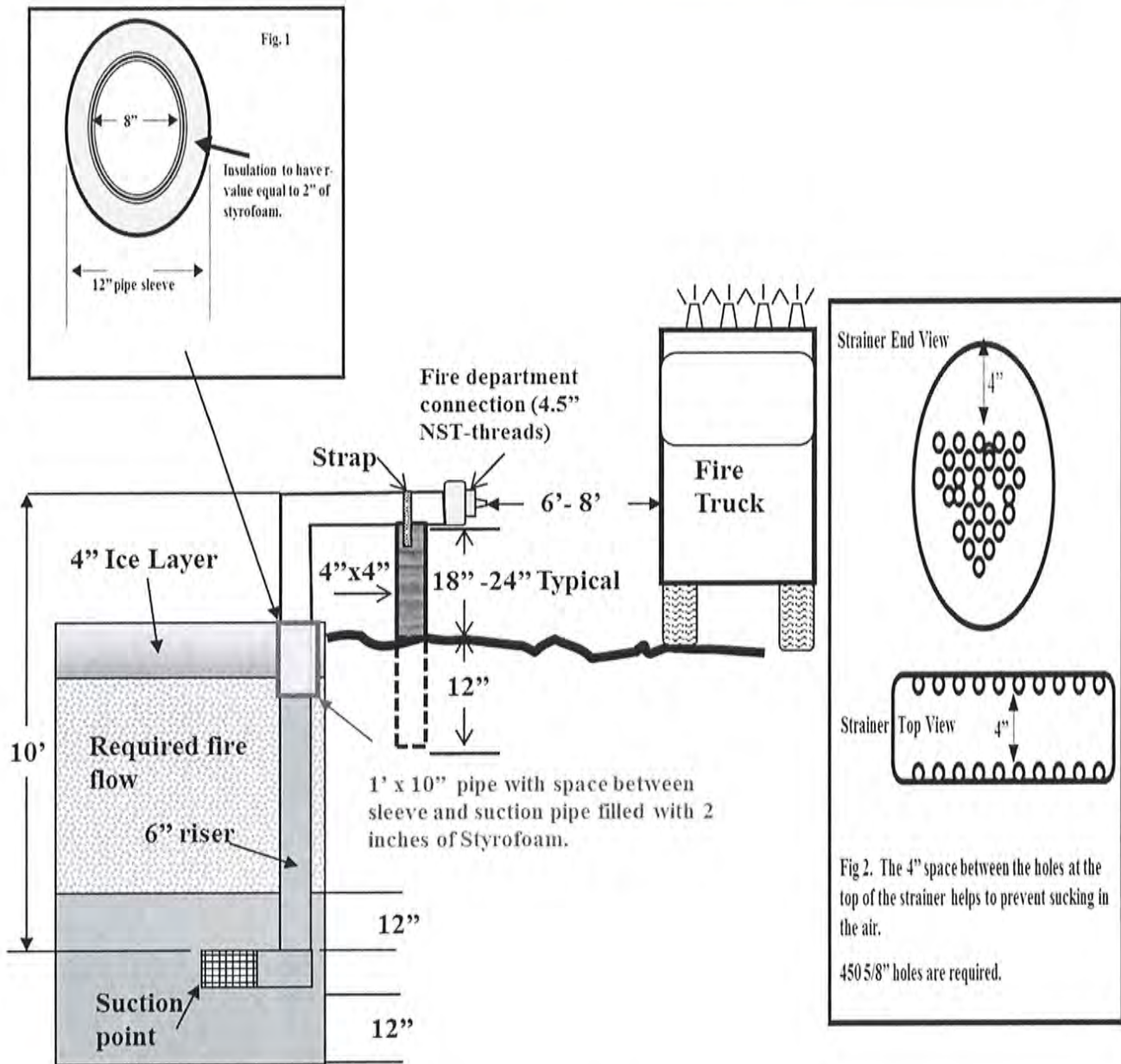
Aboveground tanks must be protected from freezing by either a submerged heater approved for such use, or by using antifreeze that protects from freezing down to -20°F.



**Benton County Fire Marshal Pond Storage Standard: January, 2014**

•Keep in mind that a fire truck will be used to test the design. The truck must be able to pull water within 2 minutes.

Prior to placing the tank in the ground, contact this office is to be made so that the location and tank size can be approved.



Benton County Fire Marshal Pond Storage Standard: January, 2014

1. Final acceptance will be based on connecting the fire truck to the fire dept connection and drafting water within two minutes of priming the fire truck.

Prior to placing the tank in the ground, contact this office is to be made so that the location and tank size can be approved.

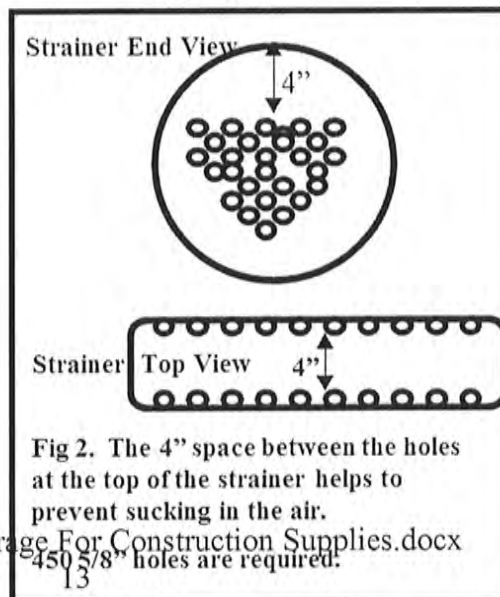
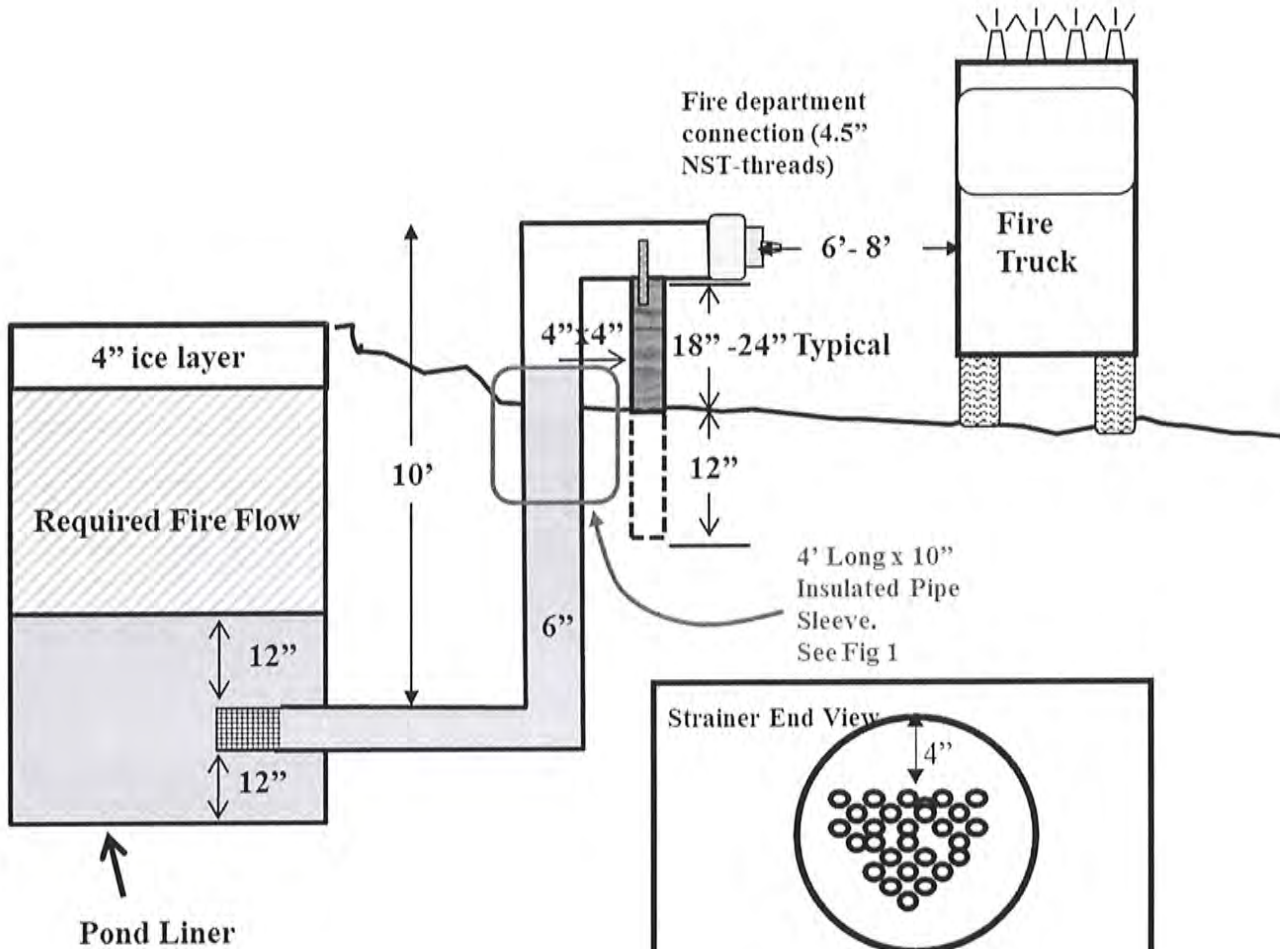


Fig 2. The 4" space between the holes at the top of the strainer helps to prevent sucking in the air.



April Brown

**From:** Rebecca Hiles <rhiles@kid.org>  
**Sent:** Wednesday, December 07, 2016 1:57 PM  
**To:** Planning Department  
**Subject:** RE: Agency Review Request (CUP 2016-009, Somero)

To Whom it May Concern,

This CUP is not within the Kennewick Irrigation District's boundary. KID has no comments regarding this matter.

Rebecca S. Hiles, E.I.T.  
Staff Engineer

Kennewick Irrigation District  
2015 S. Ely Street  
Kennewick, WA 99337  
509-460-5442 [phone]  
<mailto:rhiles@kid.org>

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DEC - 7 2016

Benton County  
Planning Department



**From:** Ben Woodard  
**Sent:** Wednesday, November 30, 2016 12:33 PM  
**To:** Rebecca Hiles <rhiles@kid.org>  
**Subject:** FW: Agency Review Request (CUP 2016-009, Somero)

FYI&A...

**From:** Planning Department [<mailto:Planning.Department@co.benton.wa.us>]  
**Sent:** Tuesday, November 29, 2016 11:53 AM  
**To:** Tavis Hatfield <[Tavis.Hatfield@co.benton.wa.us](mailto:Tavis.Hatfield@co.benton.wa.us)>; Benton-Franklin Health District <[rickd@bfhd.wa.gov](mailto:rickd@bfhd.wa.gov)>; Fire District #5 <[brian@newhouseassociates.com](mailto:brian@newhouseassociates.com)>; Seth Defoe <[SDefoe@kid.org](mailto:SDefoe@kid.org)>; Ben Woodard <[Woodard@kid.org](mailto:Woodard@kid.org)>; Dale Wilson <[Dale.Wilson@co.benton.wa.us](mailto:Dale.Wilson@co.benton.wa.us)>; Ken Williams <[Ken.Williams@co.benton.wa.us](mailto:Ken.Williams@co.benton.wa.us)>; Michelle Johnson <[Michelle.Johnson@co.benton.wa.us](mailto:Michelle.Johnson@co.benton.wa.us)>; Rod Worthington <[Rod.Worthington@co.benton.wa.us](mailto:Rod.Worthington@co.benton.wa.us)>; Steve Brown <[Steve.Brown@co.benton.wa.us](mailto:Steve.Brown@co.benton.wa.us)>; Tomi Chalk <[Tomi.Chalk@co.benton.wa.us](mailto:Tomi.Chalk@co.benton.wa.us)>; Troy Taylor <[Troy.Taylor@co.benton.wa.us](mailto:Troy.Taylor@co.benton.wa.us)>; Benton PUD - Chad Brooks <[brooksc@bentonpud.org](mailto:brooksc@bentonpud.org)>; Benton PUD - Roxanne Weller <[weller@bentonpud.org](mailto:weller@bentonpud.org)>; Benton PUD Bob Roe <[roer@bentonpud.org](mailto:roer@bentonpud.org)>; Benton PUD Dave Smith <[smithd@bentonpud.org](mailto:smithd@bentonpud.org)>; Benton PUD Jeff Vosahlo <[vosahloj@bentonpud.org](mailto:vosahloj@bentonpud.org)>; Benton PUD Rick Sunford <[sunfordr@bentonpud.org](mailto:sunfordr@bentonpud.org)>; Benton PUD-Mike Irving <[irvingm@bentonpud.org](mailto:irvingm@bentonpud.org)>  
**Subject:** Agency Review Request (CUP 2016-009, Somero)

Attached is a copy of a CONDITIONAL USE PERMIT application with attachments and maps. The applicant is requesting permission to store plumbing materials (pipe, fittings, toilets, water heaters, etc.) on site inside a

shop building. The site is located at 29606 North 107<sup>th</sup> PR NW Benton City in Section 23, Township 09 North, Range 26 East, Applicant: Jay Somero

PLEASE SUBMIT YOUR COMMENTS TO [planning.department@co.benton.wa.us](mailto:planning.department@co.benton.wa.us) within 7 days.

## **Benton County Planning Department**

PO Box 910

Prosser WA 99350

509-786-5612 or 509-736-3086

Fax: 509-786-5629

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April Brown

**From:** Shawn Brown <shawnb@bfhd.wa.gov>  
**Sent:** Wednesday, December 07, 2016 9:59 AM  
**To:** Planning Department  
**Subject:** CUP 2016-009 Somero

RECEIVED

DEC - 7 2016

Benton County  
Planning Department

Good Morning:

After looking through our database this office has determined that the property mentioned in the CUP contains an residence served by an on-site septic system approved for a maximum of three bedrooms and a single family well. The location of the on-site septic system and designated reserve area are at the southern end of the property, the opposite end of the property from the proposed location of the shop. Therefore the placement of the shop would not be an issue. This office does not have any comments or requirements, due to the acceptability of the location of the proposed shop and the fact that it will be a personal shop. However, prior to the conversion of this shop to a commercial building or the hiring of none-resident employees this office requests that the applicant contact the Benton-Franklin Health District.



**Shawn Brown RS**  
Environmental Health Specialist II  
**Benton-Franklin Health District**  
7102 W. Okanogan Place,  
Kennewick, WA 99336  
p: 509.460.4320  
[www.bfhd.wa.gov](http://www.bfhd.wa.gov) [ShawnB@bfhd.wa.gov](mailto:ShawnB@bfhd.wa.gov)  
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