

EXHIBIT LIST FOR CUP 2017-005 (New Heritage Church)

			DATED
Hearing Examiner Application Exhibit List			
HER 1	HER 1.1	Application and supporting documents	June 19, 2017
Includes:	HER 1.2		
	HER 1.3		
	HER 1.4		
Hearings Examiner Staff Memo Exhibit List - August 21, 2017			
HEM 1	HEM 1.1	Staff Memo	August 8, 2017
Includes:	HEM 1.2	Site map	June 22, 2017
	HEM 1.3	Comments from Benton County Building Department	June 23, 2017
	HEM 1.4	Comments from Benton Franklin Health District	June 27, 2017
	HEM 1.5	Comments from Benton County Fire District #1	June 27, 2017
	HEM 1.6	Comments from Benton PUD	June 29, 2017
	HEM 1.7	Comments from Benton County Fire Marshal	June 30, 2017
	HEM 1.8	Comments from Kennewick Irrigation District	July 6, 2017
	HEM 1.9	Notice of Open Record Hearings	August 2, 2017
	HEM 1.10		
Hearings Examiner Staff Hearing Exhibit List - August 21, 2017			
HEH 1	HEH 1.1		
Includes:	HEH 1.2		
	HEH 1.3		

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

HEM 1.1

MEMO DATE: August 8, 2017

MEETING DATE: August 21, 2017

TO: Benton County Hearings Examiner

FROM: Clark A. Posey, Assistant Planning Manager
Benton County Planning Department

RE: Conditional Use Permit Application
File #: CUP 2017-005

APPLICANTS/ OWNERS: New Heritage Church
107407 E. Badger Road
Kennewick, WA 99338

SPECIFIC REQUEST

The applicant is requesting a Conditional Use Permit for the expansion of an existing church facility to over 3500 sq. ft. The existing facility on-site is under the required size and is/was a use permitted outright. The building currently being used is a factory assembled commercial structure of approximately 2000 sq. ft. and is too small for the continued use. All the ministry needs cannot be met if they are not allowed to expand. The applicant is requesting approval to construct a new, larger building with the total square feet of all buildings to be a maximum of 8,000 sq. ft.

BACKGROUND

Site Location: The site is located at 107407 E. Badger Road Kennewick, WA 99338 in the Northeast Quarter of the Northwest Quarter of Section 11, Township 8 North, Range 28 East, W.M.

Land Use: The site is currently developed with a 2000 sq. ft. commercial trailer building used as a church. The surrounding areas being a mixture of residential dwellings and agricultural uses.

Zoning: The site and surrounding properties are Rural Lands 5.

Comprehensive Plan: The Benton County Comprehensive Plan zoning designation for the site and surrounding areas is Rural Lands 5.

Washington State Environmental Policy Act: This project is categorically exempt from SEPA requirements.

APPLICABLE DEVELOPMENT REGULATIONS

As per BCC 11.16A.050, a church with structures used as part of the operation which collectively total more than three thousand five hundred (3,500) square feet in size is allowed 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 a public hearing as provided by BCC 11.52.090.

Benton County Code Section 11.52.090(a) states:

"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."

Benton County Code Section 11.52.090(d) states:

"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; 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/special permit application shall be denied."

FINDINGS OF FACT

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

1. The applicant is requesting a Conditional Use Permit for the expansion of an existing church facility. The existing facility is under the required size for a Conditional Use Permit and is/was a use permitted outright as per BCC 11.16A.030(s). The building currently being used is a factory assembled commercial structure of approximately 2000 sq. ft. The applicant states that all the ministry needs cannot be met if they are not allowed to expand.

The church representative has submitted this Conditional Use Permit application as the new facility will be over the 3500 sq. ft. limit listed in BCC 11.16A.030(s). The applicant is requesting a Conditional Use Permit in order to construct a new, larger building of up to 8,000 sq. ft.

2. The site is located at 107407 E. Badger Road Kennewick, WA 99338 in the Northeast Quarter of the Northwest Quarter of Section 11, Township 8 North, Range 28 East, W.M.

3. The application for CUP 2017-005 was submitted to Benton County on June 19, 2017 and was deemed complete for processing on June 22, 2017.

4. The notice for the Benton County Hearings Examiner Open Record Hearing for application CUP 2017-005 was published on August 7, 2017 in the Tri-City Herald and mailed to property owners of record within 300 feet of the outer boundaries of the parcel. The Open Record Hearing is scheduled for August 21, 2017.

5. Conditional Use Permit application CUP 2017-005 is categorically exempt from the requirements of the Washington State Environmental Policy Act.

6. The site is currently developed with an approximately 2,000 sq. ft. factory assembled commercial structure being used as a church and 2 small outbuildings.

7. The Benton County Comprehensive Plan designates the site and surrounding areas as "Rural Lands 5".

8. The surrounding areas have been developed with residential structures and agricultural uses so the proposed use as shown in the application would not hinder or discourage the development of permitted uses on neighboring properties in the Rural Lands 5 Zone.

9. On June 27, 2017 the Benton-Franklin Health District replied to the Planning Department's request for comments with the following: "We have no objections provided all conditions for permit # 23204 written by Benton-Franklin Health District on May 22nd, 2017 are met."

10. The Benton County Fire Marshal commented on June 30, 2017 "The building is over 2,500 sq.ft and results in the requirement for onsite fire flow." The entire comment is attached.

11. Benton County Building Department commented that building permits will be required.

12. Benton County Fire District #1, Benton PUD, and Kennewick Irrigation District all commented and those comments are attached.

12. The applicant has requested that the business hours of operation be Monday, Wednesday, Thursday and Friday, 9:00 a.m. to 4:00 p.m. and Sunday 9 a.m. to 5:00 p.m.

13. One sign of 8' x 7' is currently in use at the facility.

CONDITIONS OF APPROVAL

If the Hearings Examiner decides to approve Conditional Use Permit application CUP 2017-005, based on the information presented at the public hearing and after making such findings that support that decision, the Planning Department recommends that the following conditions be included:

1. Applicants shall not conduct any of the activities within the scope of Conditional Use Permit CUP 2017-005 until the applicants are in compliance with the following conditions. The applicants 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. For zoning restrictions, all of the business activities must be contained to the areas located within the site plan submitted with the application.
4. The applicants shall continue to comply with the Benton Franklin Health District codes and regulations. Any changes or modifications to the original submitted plan must be approved by the Health District and verification must be provided to the Benton County Planning Department. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 2017-005 is in effect.
5. No parking within any part of the road right of way will be allowed. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 2017-005 is in effect.
6. Any proposed outdoor lighting associated with this Conditional Use Permit shall be deflected downward to avoid unnecessary glare on neighboring parcels. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 2017-005 is in effect.
8. The property owner and the proprietor(s) of the business shall comply with all the 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 Conditional Use Permit pursued. The requirements of, or permissions granted by, the Hearings Examiner shall not be construed as an exemption from such regulations.
9. The Benton County Planning Department, Benton County Building Department, the Benton County Fire Marshal and the Benton-Franklin Health District must approve any changes or modifications to the original submitted application while Conditional Use Permit CUP 2017-005 is in effect.

Benton County does not warrant, guarantee, or accept liability for accuracy, precision, or completeness of any information shown hereon or for any inferences made therefrom. Any use of this information is solely at the risk of the user. Benton County makes no representation or warranty as to the accuracy, completeness, or reliability of the information shown hereon or for any inferences made therefrom. The information shown hereon is a product of the Benton County Geographic Information Systems, and is prepared for presentation purposes only.

SECTION 11, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M. CONDITIONAL USE PERMIT CUP # 2017-005 NEW HERITAGE CHURCH 1-1188-401-0107-003 MAP PRINTED JUNE 22, 2017





HER 1.1

BENTON COUNTY PLANNING DEPARTMENT CONDITIONAL USE APPLICATION FILE NO. CUP 2017-005

RECEIVED
JUN 19 2017
Benton County
Planning Department

1. Applicant Name New Heritage Church (Gordon Walsh)
Applicant Address: 107407 E Badger Road
Kennewick WA 99338
Telephone number: Home _____ Work 509-628-2274
(509) 528-0907

2. Legal owners name: New Heritage Church
Legal Owners address: 107407 E Badger Road
Kennewick WA 99338
Telephone number: Home _____ Work 509-628-2274
(509) 528-0907

If you wish to be contacted by email please list your email address:
Teresm7@gmail.com

3. Parcel Number or Legal description of property for which permit is for:
111884010107003

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

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.** Church
over 3,000 square feet up to 8,000 square feet.

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 Frontier
GAS: Yes _____ No Name of Utility _____
CABLE: Yes _____ No Name of Utility _____
IRRIGATION: Yes No _____ Name of Utility KID
PRIVATE IRR. Yes _____ No Do not use it.

7. Total acres of property: 2.9 Zoning Classification of Property: RL-5
Comprehensive Plan Designation RL-5

8. Describe existing structures and/or uses currently existing on your property, such as well, septic residential dwelling, garage, etc.: Current facility is a Commercial trailer house approximately 2,000 square feet. Children's ministry and adult ministry needs cannot be met due to size and location. The facility is antiquated and up keep is becoming costly.

9. Describe existing structures and present land uses in the surrounding area of your property:
Residential homes, School, RV Park
and commercial Services.

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

- a. Is there a residence on site? Yes _____ 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 _____ No
- c. Does at least one of the proprietors live in said residence? Yes _____ No
- d. List the number of non-resident employees. 1
- e. What is the **total** square footage of the detached building to be used for the business? up to 8,000 square feet
- f. What is the **total** square footage that will be used for the business activity? up to 8,000 square feet
- g. Is only one detached building to be used for the business activity? Yes _____ No
- h. Are any signs going to be used with the business activity? Yes No _____
If yes, give the number, height and sizes of the sign(s) include a drawing of the sign to be used. Presently have a sign size 8' tall by 7' wide
- i. State the number of vehicles marked to identify the business to be stored on site.
239 parking spaces
- j. List the number of off street parking spots No street parking spots
- k. What County Road does the site access off of? E. Badger Road
- l. List the preferred office hours for the presence of customer/clients and non-resident employees. Days of the week M/W/Th/Friday/Sunday
Hours of Operation 9am - 4pm (9-5)

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.

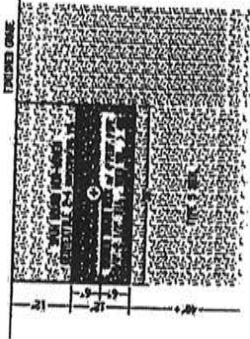
- A. Dimensions of the property.
- B. Location and size of the proposed use, number of parking spaces, etc., complete with distances between buildings and all property lines.
- C. Location and size of existing structures, complete with distances, buildings and all property lines.
- D. All streets, roads, 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:

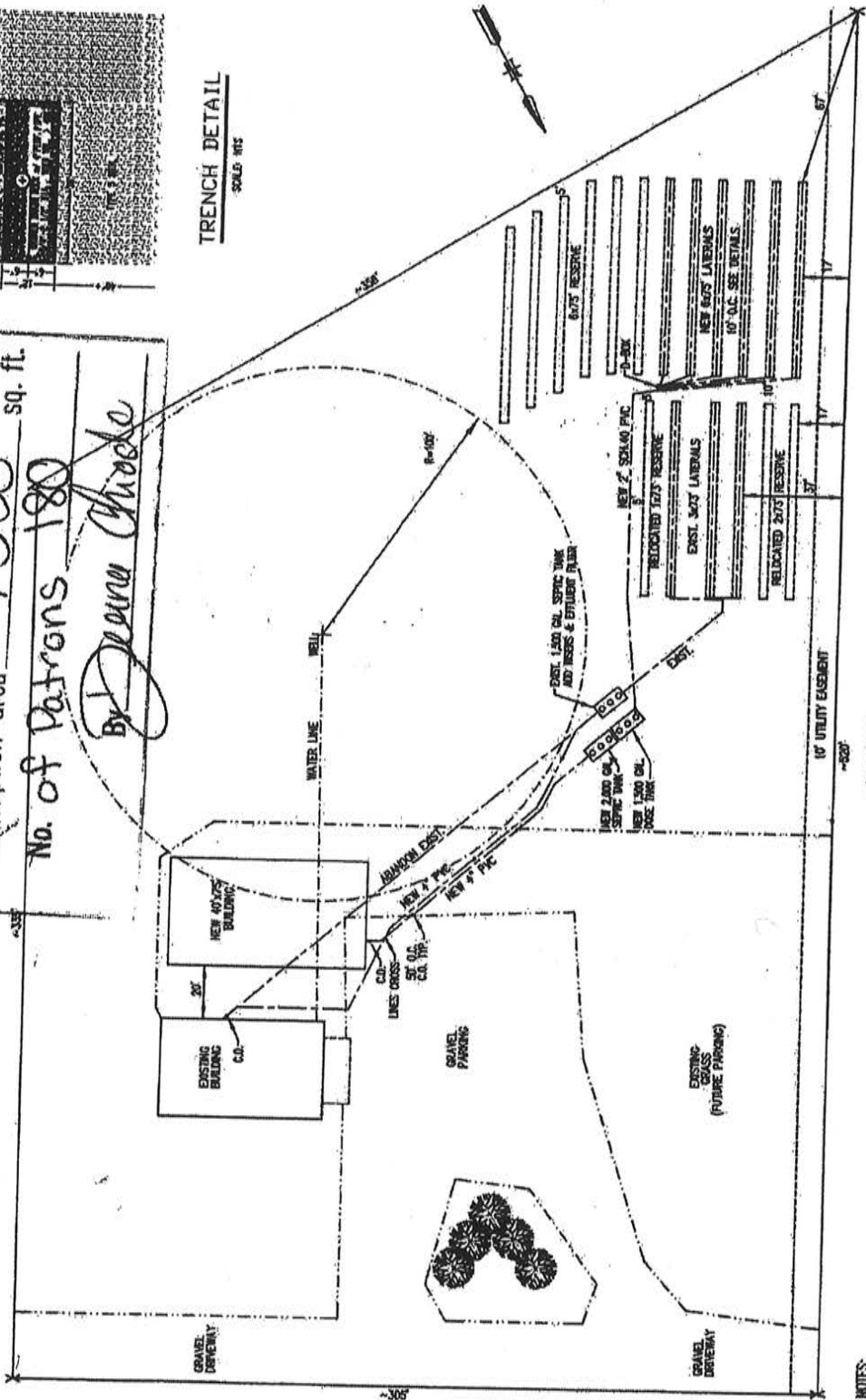
Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

BENTON FRANKLIN DIST. HEALTH DEPT.

Plans approved on 5/22/17
 Septic tank capacity 1620 gal.
 Absorption area 1350 sq. ft.
 No. of Patrons 180
 By Deanna Choate



TRENCH DETAIL
SCALE: 1/8" = 1'-0"



- NOTES:
1. SEPTIC & DISE TANK TO INCLUDE RESERS W/IDS & POLLOCK A-1800 EFFLUENT FILTER.
 2. DRAINFIELD MUST BE 10' FROM ALL TREES, BUILDING FOUNDATIONS & DRIVEWAYS.
 3. ALL SEPTIC COMPONENT TO BE MIN. OF 100' FROM WELL.
 4. SYSTEM TO COMPLY WITH BENTON RULES & REGULATIONS NO. 2.
 5. SYSTEM TO BE CONTROLLED WITH ORENCO MAP-S1-DM SET TO TIMED DOSING.

CALL UTILITY LOCATE BEFORE YOU DIG.
 1-800-424-5544
 NOTE: ALL UTILITY LOCATIONS ARE APPROXIMATE. GENERAL CONTRACTOR SHALL VERIFY EXACT LOCATION WITH UTILITY COMPANY BEFORE EXCAVATION.

SITE LAYOUT

SCALE: 1" = 60'

02/17/2017
 A. EVANS
 HERITAGE.DWG

SITE LAYOUT
 107407 E. BADGER ROAD
 KENNEWICK, BENTON COUNTY, WA



SHEET
 1

April Brown

From: Steve Brown
Sent: Friday, June 23, 2017 7:35 AM
To: Planning Department
Subject: RE: Request for Comments on Conditional Use Permit (CUP 2017-005)

Building Permit – Req.

Steve Brown, Manager
Benton County Building Department
509-735-3500
Steve.brown@co.benton.wa.us

From: Planning Department
Sent: Thursday, June 22, 2017 3:12 PM
To: Kennewick Irrigation District - Ben Woodard <bwoodard@kid.org>; Kennewick Irrigation District - Seth Defoe <sdefoe@kid.org>; Fire District #1 - Staff <staff@bentonone.org>; Fire District #1 - Billie <billie@bentonone.org>; Benton-Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; Ken Williams <Ken.Williams@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Steve Brown <Steve.Brown@co.benton.wa.us>; Tomi Chalk <Tomi.Chalk@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Roxanne Weller <wellerr@bentonpud.org>; Benton PUD - Shanna Everson <eversons@bentonpud.org>; Benton PUD Bob Roe <roer@bentonpud.org>; Benton PUD Dave Smith <smithd@bentonpud.org>; Benton PUD Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD-Mike Irving <irvingm@bentonpud.org>
Subject: Request for Comments on Conditional Use Permit (CUP 2017-005)

Please see the attached request for comments CUP application and supporting documents.

Please have comments back to our office no later than June 29, 2017.

Thank you!

April Brown
Office Assistant III
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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8

April Brown

From: Deana Chiodo <deanac@bfhd.wa.gov>
Sent: Tuesday, June 27, 2017 11:48 AM
To: Planning Department
Subject: CUP 2017-005

Slightly confused on the application you sent us. On the cover page you are stating the site is located at 29606 N. 107th PRNW in Benton City? But all your attachments and the permit we wrote was for 107407 E. Badger Road. I believe you may have the incorrect site address.

Comments for CUP 2017-005 for Heritage Church on E. Badger Rd.:

We have no objections provided all conditions for permit #23204 written by Benton-Franklin Health District on May 22nd 2017 are met.

Please let me know if you have any questions regarding our comments. Thank you.

Deana Chiodo
Environmental Health Specialist I

Benton-Franklin Health District
7102 W. Okanogan Place,
Kennewick, WA 99336
p: 509.460.4316
www.bfhd.wa.gov Deanac@bfhd.wa.gov



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April Brown

From: Lonnie Click <Lonnie@bentonone.org>
Sent: Tuesday, June 27, 2017 3:17 PM
To: Planning Department; 'Kennewick Irrigation District - Ben Woodard'; Kennewick Irrigation District - Seth Defoe; Staff-BentonOne; Billie Paden-Lilly; 'Benton-Franklin Health District - Rick Dawson'; Tavis Hatfield; Dale Wilson; Ken Williams; Michelle Johnson; Rod Worthington; Steve Brown; Tomi Chalk; Troy Taylor; 'Benton PUD - Chad Brooks'; 'Benton PUD - Roxanne Weller'; 'Benton PUD - Shanna Everson'; 'Benton PUD Bob Roe'; 'Benton PUD Dave Smith'; 'Benton PUD Jeff Vosahlo'; 'Benton PUD-Mike Irving'
Subject: RE: CORRECTED Request for Comments on Conditional Use Permit (CUP 2017-005)

Benton County Fire District #1 has no issues with the application. I will refer to Fire Marshall Ken Williams on the building code and fire protection requirements for the Assembly Occupancy for the new construction.

Thank you,

Lonnie E. Click
Fire Chief
Benton County Fire District #1
"Dedicated to Providing the Highest Level of Public Safety Services to our Community"
7511 W. Arrowhead - Suite G | Kennewick, WA 99336
p-(509)737-0911 Ext: 111 | f-(509)737-0927 | Lonnie@BentonOne.org

Follow Us 
& Like Us 

From: Planning Department [mailto:Planning.Department@co.benton.wa.us]
Sent: Tuesday, June 27, 2017 1:35 PM
To: 'Kennewick Irrigation District - Ben Woodard' <bwoodard@kid.org>; Kennewick Irrigation District - Seth Defoe <sdefoe@kid.org>; Staff-BentonOne <staff@bentonone.org>; Billie Paden-Lilly <Billie@bentonone.org>; 'Benton-Franklin Health District - Rick Dawson' <rickd@bfhd.wa.gov>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; Ken Williams <Ken.Williams@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Steve Brown <Steve.Brown@co.benton.wa.us>; Tomi Chalk <Tomi.Chalk@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; 'Benton PUD - Chad Brooks' <brooksc@bentonpud.org>; 'Benton PUD - Roxanne Weller' <wellerr@bentonpud.org>; 'Benton PUD - Shanna Everson' <eversons@bentonpud.org>; 'Benton PUD Bob Roe' <roer@bentonpud.org>; 'Benton PUD Dave Smith' <smithd@bentonpud.org>; 'Benton PUD Jeff Vosahlo' <vosahloj@bentonpud.org>; 'Benton PUD-Mike Irving' <irvingm@bentonpud.org>
Subject: CORRECTED Request for Comments on Conditional Use Permit (CUP 2017-005)

I apologize, the first request for comments included the wrong address on the letter. The application had the correct address but just to avoid confusion, I'm sending everything out again with the correct information throughout. We still would like comments back by the end of the week, but if you need more time to respond, please let me know.

Thank you for your understanding!

April Brown

Office Assistant III

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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2

April Brown



From: Chad Brooks <brooksc@bentonpud.org>
Sent: Thursday, June 29, 2017 3:18 PM
To: Planning Department
Subject: RE: CORRECTED Request for Comments on Conditional Use Permit (CUP 2017-005)

Coordinate all altered power service or new service with Benton PUD.

HEM 1.6

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



From: Planning Department [mailto:Planning.Department@co.benton.wa.us]
Sent: Tuesday, June 27, 2017 1:35 PM
To: 'Kennewick Irrigation District - Ben Woodard'; Kennewick Irrigation District - Seth Defoe; 'Fire District #1 - Staff'; 'Fire District #1 - Billie '; 'Benton-Franklin Health District - Rick Dawson'; Tavis Hatfield; Dale Wilson; Ken Williams; Michelle Johnson; Rod Worthington; Steve Brown; Tomi Chalk; Troy Taylor; Chad Brooks; Roxanne Weller; Shanna Everson; Bob Roe; David Smith; Jeff Vosahlo; Mike Irving
Subject: CORRECTED Request for Comments on Conditional Use Permit (CUP 2017-005)

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Thank you for your understanding!

April Brown
Office Assistant III
Benton County Planning Department
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Prosser WA 99350
509-786-5612 or 509-736-3086
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**Benton County Fire Marshal's
Review of Proposed Planning Applications**

HEM 1.7

TO: BC Planning Department

CUP 17-005

Date Received 6-22-17 Date Returned 6-30-17

Comments: New Heritage Church is building a separate building that is over 2,500 sq.ft on their existing property at 107407 Badger Road. Parcel 1-1188-401-0107-003

Fire Marshal's Comments:

The building is over 2,500 sq.ft and results in the requirement for onsite fire flow.





2015 South Ely Street
Kennewick, WA 99337
Phone 509-586-9111
FAX 509-586-7663
www.kid.org

June 28, 2017



Clark A. Posey
Benton County Planning Dept.
P.O. Box 910
Prosser, WA 99350

HEM 1.8

Subject: Review Comments for CUP 2017-005

Dear Mr. Posey:

The Kennewick Irrigation District has received your Conditional Use Permit submitted by New Heritage Church to construct a new church at 107407 East Badger Rd., Kennewick, WA 99338.

1. This parcel is within the Kennewick Irrigation District (KID) boundaries and is considered irrigable lands; therefore, the Kennewick Irrigation District assesses it.
2. Please note that no permanent structures are allowed within irrigation easements.

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

Sincerely,

Rebecca S. Hiles
Staff Engineer

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 HEARINGS

HEM 1.9

NOTICE IS HEREBY GIVEN that the following applications have been proposed to the Benton County, Washington Hearings Examiner.

CUP 2017-004 – The applicant is requesting a Conditional Use Permit to operate a rescue facility for dogs as well as house, train and rehabilitate them. Applicant will also occasionally hold adoption events. The date of the written determination of completeness on this action is June 14, 2017. The site is located at 22206 East Kennedy Road in Benton City, Washington in Section 16, Township 09 North, Range 27 East, W.M. Applicant: Trish Trickit

CUP 2017-005 – The applicant is requesting a Conditional Use Permit for the expansion of an existing church facility to over 3500 sq. ft. The building currently being used is a commercial Factory Assembled Structure of approximately 2000 sq. ft. The applicant is requesting approval expand the property and construct a new, larger (up to 8,000 sq.ft.) church. The site is located at 107407 E. Badger Road Kennewick, WA 99338 in the Northeast Quarter of the Northwest Quarter of Section 11, Township 8 North, Range 28 East, W.M. Applicant: New Heritage Church


CUP 2017-006 – The applicant is requesting a Conditional Use Permit to operate a 1 unit RV park, remove the single wide trailer currently on the parcel and add an RV pad with water and septic for RV parking. The site is located at 208005 East Bowles Road Kennewick, WA 99337 in Section 21, Township 8 North, Range 30 East, W.M. Applicant: Dale Guthrie

NOTICE IS GIVEN that said applications will be considered by the Benton County Hearings Examiner at the public hearings on Monday, August 21, 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 applications or provide written testimony to the Hearings Examiner in care of the Planning Department on or before the date of the hearings. More information concerning these actions can be obtained by contacting Clark A. Posey, Assistant Planning Manager at the Benton County Planning Department, 1002 Dudley Avenue, P.O. Box 910, Prosser, WA 99350 or by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser). 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 Accommodation Request Form 48 hours prior to the date of the meeting. The form is located on the Benton County website which is www.co.benton.wa.us under the Personnel Department or contact the Benton County Planning Department at the numbers noted above for assistance.

Date: August 2, 2017

SUSAN E. DRUMMOND
Benton County Hearings Examiner

CLARK A. POSEY, Assistant Planning Manager 
Benton County Planning Department

Publication Date: Monday, August 7, 2017