

Planning Department
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DATE: October 3, 2018

MEETING DATE: October 15, 2018

TO: BENTON COUNTY HEARINGS EXAMINER

FROM: CLARK A. POSEY, ASSISTANT PLANNING MANAGER 
BENTON COUNTY PLANNING DEPARTMENT

RE: CONDITIONAL USE PERMIT – 2017-005

APPLICANT/
PROPERTY
OWNER: New Heritage Church
107407 E. Badger Road
Kennewick, WA 99338
Contact: Gordon Walsh

EXTENSION REQUEST FOR ADDITIONAL TIME TO FINISH PROJECT

This Conditional Use Permit application was approved by the Benton County Hearings Examiner August 31, 2017. A letter from Mr. Gordon Walsh is attached which describes the progress to date and an explanation of why he needs this additional one-year extension. Below is a copy of the original Findings of Fact and the nine (9) original conditions approved by the Benton County Hearings Examiner. 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 could not be met if they were 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.

Applicant needs additional time to complete water tank storage for fire prevention.

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 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. Under BCC 11.16A.050 the applicants are requesting approval of a Conditional Use Permit for the construction and operation of a larger church of up to 8,000 sq. ft. replacing the use of the existing building. Per Benton County Code a church of over 3,500 sq. ft. in the RL 5 zoning district requires a Conditional Use Permit.

A one-year extension is being requested to allow time to complete the listed conditions of approval. In this instance the water storage tank that will hold water for fire suppression.

The following are the original list of conditions of approval.

CONDITIONS OF APPROVAL

1. The 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.

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 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.

7. 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.

8. 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.

9. The applicant shall continue to meet all the conditions of approval while CUP 2017-005 is in effect.

The Planning Department would support an extension of one year.

April Brown

From: Gordon Walsh <heritageagtc@gmail.com>
Sent: Wednesday, August 01, 2018 3:41 PM
To: Planning Department
Subject: Fwd: Septic approval
Attachments: New Heritage Church .pdf

April,

Attached is our Environmental Health Specialist II inspection. We are needing an extension for the water, (fire). Praying we will have it done soon. If you have any questions please call me at 509-528-0967.

Thank you and God Bless,

Gordon

----- Forwarded message -----

From: **Deana Chiodo** <deanac@bfhd.wa.gov>
Date: Wed, Aug 1, 2018 at 1:55 PM
Subject: Septic approval
To: "heritageagtc@gmail.com" <heritageagtc@gmail.com>

Deana Chiodo
Environmental Health Specialist II
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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God Bless You,

Pastor Gordon Walsh





BENTON-FRANKLIN HEALTH DISTRICT ENVIRONMENTAL HEALTH DIVISION AS-BUILT DRAWING OF SEWAGE DISPOSAL SYSTEM

7102 W. Okanogan Pl.
Kennewick, WA 99336
Phone: (509) 460-4205

JURISDICTION: **Benton** PERMIT #: **23204** DATE OF INSTALLATION: **1-30-18**
 TYPE OF SYSTEM: **Timed Dosed Gravity** TREATMENT STANDARD: **E** TYPE OF PERMIT: **New**
 TYPE OF STRUCTURE: **Church** DESIGN CAPACITY: **BEDROOMS 540 Gpd**
 PARCEL ID: **1-1188-401-0107-003** Building sewer connected to sewage system at the time of inspection: **Yes**
 LEGAL DESCRIPTION OF PROPERTY: **Short Plat #107 Lot 3**
 PROPERTY ADDRESS: **107407 E. Badger Rd. Kennewick, WA 99338**

Permittee: **New Heritage Church** **Installer:** **Hollenbeck Excavating, LLC**

Septic Tank: **2-1000 gal** Gal. Type: **Concrete** Depth: **0"** GPS Coordinates: **N46.18723 W119.27283**
 Pump Chamber: **1500 gal** Dose Volume: **250 gal** Pump Make and Model: **Zoehler 1/3 hp**
 D-Box: **X** depth to access: **12"** Drainfield: **1350** sq. ft. Depth to Top of Field: **12-24"**
 Type of Field: **Gravel** Absorption Bed: **sq. ft.** Other: **sq ft:**
 Water Supply: **Group B PWS# 030383 (AAO 481)** GPS Location if SFW: **N46.18697 W119.27258**

Inspected by: *Devin Chiodo* Date of Approval: **3/14/2018**

Timer set for dosing 4x/day @ 7 1/2 min on and 6 hrs off
 Distribution Box GPS: N46.18692 W119.27318
 See permit #11150 for existing system
 See attachment for as-built

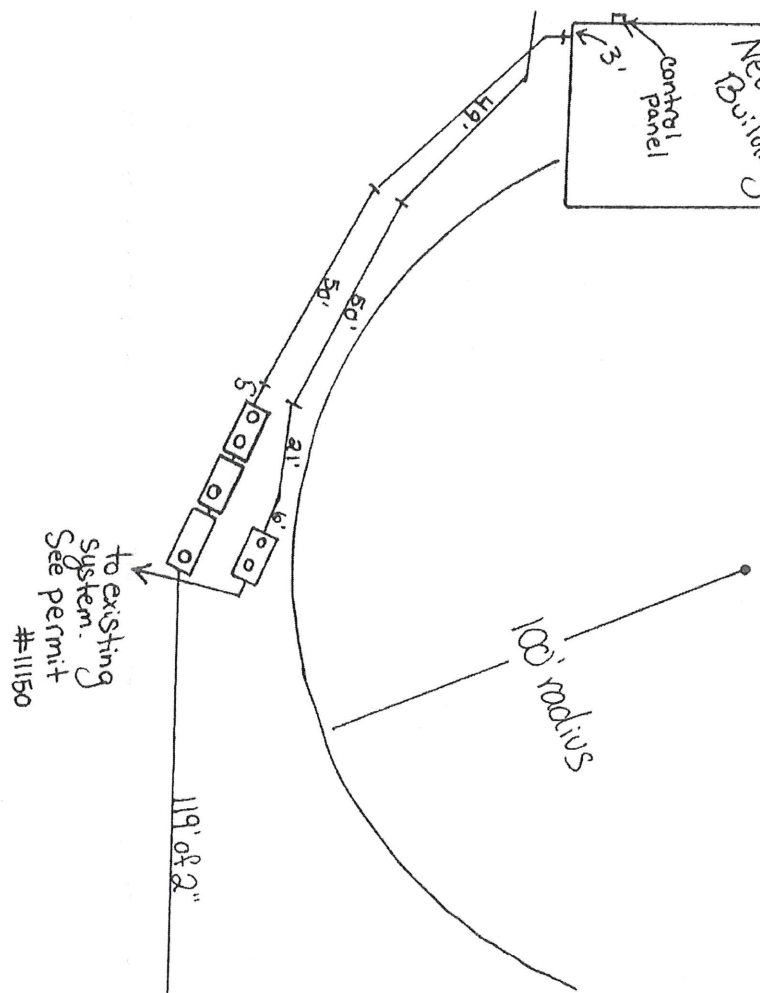
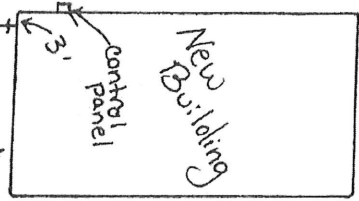
NORTH



Scale: 1" = 40'

Copies to: BCBD; New Heritage Church; Hollenbeck Excavating, LLC

18' strip

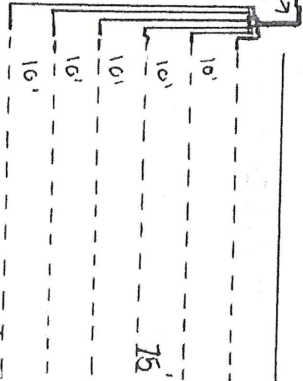


100' radius

119' of 2"

10' of 4"

Reserve Area



17' to PL

14' to PL

