

**EXHIBIT LIST FOR CUP 2020-003
Hernandez, ADU**

Hearings Examiner Staff Memo Exhibit List - June 15, 2020			
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	HEM 1.3	Application Materials	March 4, 2020
	HEM 1.4	Written Determination of Completeness	March 5, 2020
	HEM 1.5	Agency review request	March 10, 2020
	HEM 1.6	Comment from Benton County Code Enforcement	March 10, 2020
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	HEM 1.8	Comment from Benton County Fire Marshal	March 13, 2020
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	HEM 1.10	Notice of Open Record Hearing	May 29, 2020
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Exhibits Submitted During Hearing or while record remained open			
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Planning Department

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**STAFF REPORT TO THE
BENTON COUNTY HEARINGS EXAMINER
Hernandez: Accessory Dwelling Unit**

FILE NO: CUP 2020-003

HEARING DATE: June 15, 2020

APPLICANT/OWNER: Delia Hernandez 229906 E 549 PR SE, Kennewick, WA 99337

LOCATION: General Location: The project is located approximately .3 miles West of Piert Road, South of Meals Road in Kennewick (Finley), Washington.
Address: 229906 E 549 PR SE Kennewick, WA 99337
Legal: 2000 Marlette Pacifica 27 x 66; Section 35 Township 08 Range 30, W.M.
Parcel Number: 135804000003002

PROPERTY SIZE: approximately 5.71 acres

AREA TO BE USED: Not to exceed 800 sq. ft.

LAND USE: Residential

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

COMPREHENSIVE PLAN DESIGNATION: Rural Remote

RECOMMENDATION:

Planning Department recommends approval of the application request, subject to the suggested Findings of Fact and Conditions of Approval outlined in this Staff Report.

APPLICATION DESCRIPTION:

The applicant is requesting a Conditional Use Permit for a 788 square foot detached Accessory Dwelling Unit (ADU). The applicant acquired the subject parcel in 2018, with a non-permitted living space within an existing shop. Applicant has since coordinated with the Benton County Code Enforcement and Planning Departments to submit this CUP application, aimed at bringing the living quarters compliant with required county permitting.

The property is approximately 5.71 acres in size and is zoned Rural Lands Five Acre (RL-5) District.

The detached ADU is accessory to an owner-occupied single-family home, will be limited to 800 square feet in size based on the size of the main home, and contain no more than one (1) bedroom as directed in the Benton County Code. The ADU is located within a 2800 sq. ft. accessory (shop) building, in the north end of shop. Adequate parking exists on the parcel to serve both the home and ADU. The parcel includes a fence, lined with trees, along the southern access frontage.

PUBLIC NOTICE:

1. The application for CUP 2020-003 was submitted to the Benton County Planning Department on March 4, 2020.
2. The application was declared complete for processing on March 5, 2020.
3. The application documents were distributed to reviewing agencies on March 10, 2020.
4. The Benton County Hearings Examiner Notice of Open Record Hearing for application CUP 2020-003 was published on June 3, 2020 in the Prosser Record Bulletin.
5. The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on June 3, 2020.
6. The Open Record Hearing is scheduled for June 15, 2020.

APPLICABLE STANDARDS/ORDINANCES:

1. *Revised Code of Washington*
RCW 36.70A.390, Accessory Apartments
Any local government, as defined in RCW 43.63A.215, that is planning under this chapter shall comply with RCW 43.63A.215(3).

RCW 43.63A.215(3)

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

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

Benton County Comprehensive Plan

Section 2.7 Housing

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

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

Section 6.4.2 Housing Types

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

3. *Benton County Code*, Chapter 11.03 Definitions.

11.03.010 DEFINITIONS.

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

4. *Benton County Code*, Chapter 11.42 General Use Regulations

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

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

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

time receive rent for, or otherwise allow to occupy the landowner(s) unit when absent the rest of the year.

- (13) If the accessory dwelling unit is connected to the single-family dwelling through a breezeway or similar means, the accessory dwelling unit shall be considered detached and compliance with subsection (c) below is required.
- (14) The accessory dwelling unit shall comply with the applicable building, fire, critical area, shoreline, and zoning requirements of Title 3, 11, and 15 of Benton County Code.
- (15) The accessory unit shall not be considered as a dwelling unit when calculating density.

(c) An accessory dwelling unit detached from the single-family dwelling shall comply with the following:

- (1) All detached accessory dwelling units require approval of a conditional use permit (see Chapter 11.50 BCC).
- (2) A detached accessory dwelling unit shall comply with the following minimum design standards.

(i) The detached accessory dwelling unit may be constructed within an existing outbuilding or be a stand along structure, where the dwelling unit does not share a common wall with the primary single family dwelling. If the accessory dwelling unit is connected to the single-family dwelling through a breezeway or similar means, the accessory dwelling unit shall be considered detached. 11.42.030 11-180 (BCC 12/20/18)

(ii) An outside entrance to the accessory dwelling unit is required and be placed at the side or rear of the building, when possible, to maintain appearance and character of an accessory use.

5. *Benton County Code*, Chapter 11.50.040 Conditional Use.

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.

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

- (2) than are any other outright permitted uses in the applicable zoning district; 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.

AGENCY COMMENTS:

1. The application documents were distributed to the following reviewing agencies on March 10, 2020:

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

2. Agency comments were received from:
 - a. Benton County Code Enforcement (HEM 1.6)
 - b. Benton County PUD (HEM 1.7)
 - c. Benton County Fire Marshal (HEM 1.8)
 - d. Benton County Public Works (HEM 1.9)

3. Benton County Planning Department
 The following are general comments and discussion points from the Planning Department:
 - a. The lot is zoned Rural Lands Five Acre (RL-5) District.
 - b. The lot is designated Rural Remote by the Benton County Comprehensive Plan.
 - c. Surrounding Land Uses: Adjacent lands are owned by private landowners. Surrounding parcels are zoned Rural Lands Five Acre District (RL-5).
 - d. SEPA: A proposal for a single ADU is exempt from a State Environmental Policy Act checklist and review.
 - e. Upon completion of a review of BCC Title 15 and the Benton County Critical Area Maps, no designated critical areas have been identified. A critical area report is not required for the processing of a conditional use permit for the proposed activity at this location.

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 2020-003 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:

The County Finds the following:

1. The applicant is requesting a Conditional Use Permit for a 788 square foot detached accessory dwelling unit (ADU) that was constructed inside an accessory building (shop) without proper permits prior to the applicant's purchase of the subject parcel.
2. The applicant and owner is Delia Hernandez, 229906 E. 549 PRSE Kennewick, WA 99337.
3. The project is located on parcel No. 1-3580-400-0003-002 also known as 229906 E. 549 PR SE in Kennewick (Finley), Washington.
4. The property is approximately 5.71 acres in size and is zoned Rural Lands Five Acre (RL-5).
5. The detached ADU is accessory to an owner-occupied single-family home, will be limited to 800 square feet in size based on the size of the main home, and contain no more than one (1) bedroom as directed in the Benton County Code.
6. The ADU is located within a 2800 sq. ft. accessory (shop) building, in the north end of shop. Adequate parking exists on the parcel to serve both the home and ADU. The parcel includes a fence, lined with trees, along the southern access frontage.
7. Public notice and application requirements have been met for the Conditional Use Permit request as follows:
 - a. The application for CUP 2020-003 was submitted to the Benton County Planning Department on March 4, 2020.
 - b. The application was declared complete for processing on March 5, 2020.
 - c. The application documents were distributed to reviewing agencies on March 10, 2020.
 - d. The Benton County Hearings Examiner Notice of Open Record Hearing for application CUP 2020-003 was published on June 3, 2020 in the Prosser Record Bulletin.
 - e. The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on June 3, 2020.
 - f. The Open Record Hearing is scheduled for June 15, 2020.
8. The proposed detached ADU is allowable by Conditional Use Permit if approved by the Benton County Hearings Examiner.

9. The detached ADU must comply with Benton County Building Department standards and requirements, as per the Conditions of Approval.
10. The application for CUP 2020-003 is consistent with the Growth Management Act, RCW 36.70A, including RCW 36.70A.390.
11. The application for CUP 2020-003 is consistent with RCW 43.63A.215 (3) *Accessory apartments*.
12. The application for CUP 2020-003 is consistent with the goals and policies of the Benton County Comprehensive Plan.
13. The application for CUP 2020-003 is consistent with the requirements included in the Benton County Zoning Code.
14. The application for CUP 2020-003 is consistent with the requirements in Benton County Code (BCC), Title 11 Zoning, Chapter 11.42 General Provisions, Section(s) 11.42.020 (a) Accessory Dwelling Units (ADU) as follows:
 - (1) *One (1) accessory dwelling unit is allowed per parcel/lot.*
 - a. One (1) detached ADU is proposed for the subject property.
 - (2) *A single-family dwelling must be located on the parcel/lot where the accessory dwelling unit is to be located.*
 - a. A single-family dwelling is located on the parcel/lot where the detached ADU is to be located.
 - (3) *The accessory dwelling unit shall not exceed 40% of the total square footage of the single-family home or 800 square feet in size, whichever is smallest.*
 - a. The single-family home is approximately 2082 square feet in size, with a detached shop/garage that is 2800 square feet in size.
 - b. Forty percent (40%) of 2082 square feet is 832 square feet. With this, the detached ADU shall be no greater in size than 800 square feet.
 - c. The applicant is proposing approximately 788 square feet in the application.
 - (4) *The accessory dwelling unit shall consist of no more than one (1) bedroom.*
 - a. The detached ADU will have one (1) bedroom.
 - (5) *The accessory dwelling unit shall provide two (2) off-street parking spots.*
 - a. The applicant is proposing two (2) parking spots to serve the detached ADU.
 - (6) *An accessory dwelling unit shall be constructed on the site and permanently affixed to the ground by footings and foundation. A recreational vehicle (RV), mobile home, manufactured home, or factory assembled structure is not to be permitted as an accessory dwelling unit.*
 - a. The proposal is to utilize an 788 sq. ft. ADU within an existing 50' x 55' accessory building, with kitchen/bath on ground floor and bedroom/living space located above on second floor.
 - (7) *The accessory dwelling unit is not allowed on a lot/parcel that has a duplex, multi-family*

dwelling, a temporary dwelling permit (see BCC 11.42.110), a multiple detached dwelling permit (see BCC 11.42.080) or two (2) or more single-family dwellings.

- a. The lot/parcel is improved with a home and detached accessory building.
- b. No additional dwelling or housing units exist or are proposed.

(8) *The accessory dwelling unit is not allowed to be used in the operation of a home occupation.*

- a. A home occupation is not planned nor proposed to be operated in the detached ADU.

(9) *The accessory dwelling unit shall both meet and comply with Benton Franklin Health District standards.*

- a. The detached ADU must comply with BFHD standards as per the Conditions of Approval.

(10) *The accessory dwelling unit shall meet and comply with Benton County Fire Marshal requirements for access.*

- a. The detached ADU must comply with Benton County Fire Marshal as per the Conditions of Approval.

(11) *The accessory dwelling unit may be permitted as either a ground floor or 2nd floor unit.*

- a. The detached ADU will have a kitchen and bathroom on the ground floor, with the bedroom and living space located on the second floor.

(12) *Either the accessory dwelling unit or the single-family dwelling shall be occupied by the landowner(s) as their primary residence. The landowner shall maintain residency in the primary house at least six (6) months out of the year and at no time receive rent for, or otherwise allow anyone to occupy the landowner(s) unit when absent the rest of the year.*

- a. At the time of application, the family of the owner of the property will reside in the ADU as their primary dwelling and the owner will reside in the existing single-family dwelling as their primary dwelling.

(13) *If the accessory dwelling unit is connected to the single-family dwelling through a breezeway or similar means, the accessory dwelling unit shall be considered detached and compliance with the applicable portions of the Benton County Code for detached ADU's is required.*

- a. This standard is not applicable to the submitted application.

(14) *The accessory dwelling unit shall comply with the applicable building, fire, critical area, shoreline, and zoning requirements of Title 3, 11, and 15 of the Benton County Code.*

- a. The detached ADU complies with building department requirements, fire marshal requirements.
- b. The detached ADU complies with Benton County critical area, shoreline master program, and zoning regulations.

15. The application for CUP 2020-003 is consistent with requirements in Benton County Code (BCC), Title 11 (Zoning), Chapter 11.42 General Provisions, Section 11.42.020 (c)(2)(i) which states "The detached ADU may be constructed within an existing outbuilding" or be a stand-alone structure, "where the dwelling unit does not share a common wall with the primary single-family dwelling."

- a. The applicant plans to construct a 788 sq. ft. unit within a detached 2800 sq. ft. existing

accessory shop building that will be used for an ADU.

16. The application for CUP 2020-003 is consistent with requirements in Benton County Code (BCC), Title 11 (Zoning), Chapter 11.42 General Provisions, Section 11.42.020(c)(2)(ii) which states "An outside entrance to the accessory dwelling unit is required and be placed at the side or rear of the building, when possible, to maintain appearance and character of an accessory use."
 - a. The detached ADU is proposed to be architecturally integrated into the north side of the accessory building. With the perimeter fencing and placement of the landscaping and accessory building, it will be difficult to see the ADU from 549 Pr SE. The south side of the existing accessory building is approximately 165' from the edge of 549 Pr SE.
 - b. The County believes the proposed door layout of the structure is adequate for its location and situation, subject to compliance with the findings of fact and conditions of approval.
17. The application is consistent with requirements in Benton County Code (BCC), Title 11 Zoning, Chapter 11.42 General Provisions, Section(s) 11.42.020 (d) which states "the applicant shall record the permit issued for the accessory dwelling unit with the Benton County Auditor's Office. The recording fee shall be paid by the applicant for the accessory dwelling unit. The permit shall include a statement that the accessory dwelling may not be sold as a separate residence until such time as the accessory dwelling is located as the sole residence on a legally subdivided parcel".
 - a. The County will provide the applicant an ADU agreement/permit to be signed, notarized and recorded by the applicant with the Benton County Auditor's Office.
18. The application is consistent with the requirements in Benton County Code (BCC), Title 11 (Zoning), Chapter 11.50.040 (d) which state the Findings of Fact the Hearings Examiner must make in order to grant the request.

Specific to this permit application, the County finds:

- a. The proposed detached ADU is compatible with other uses in the surrounding area and is no more incompatible than are any other outright permitted uses in the applicable zoning district;
- b. The proposed detached ADU will not materially endanger the health, safety, and welfare of the surrounding community to an extent greater than that associated with any other permitted uses in the applicable zoning district;
- c. The proposed detached ADU's pedestrian and vehicular traffic 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;
- d. The proposed detached ADU will be supported by adequate service facilities and would not adversely affect public services to the surrounding area; and
- e. The proposed detached ADU will not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district.

SUGGESTED CONDITIONS OF APPROVAL:

If the Hearings Examiner decides to approve Conditional Use Permit Request CUP 2020-003 then the following are suggested conditions recommended by the Planning Department:

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 Conditional Use Permit shall not become effective until issued by the Planning Department.

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.

1. All required development permits shall be obtained prior to occupancy of the detached ADU. This includes approval of permits required by the following, as applicable:
 - a. Benton County Building Department requirements including obtaining a building permit for all new construction at the site.
 - b. Benton County Fire Marshal requirements regarding exit window installation for emergency exiting from upstairs bedroom (HEM 1.8 – email dated March 13, 2020).
2. Either the detached ADU or the single-family dwelling shall be occupied by a landowner(s) as his/her primary residence. The landowner shall maintain residency at least six (6) months out of the year and at no time receive rent for, or otherwise allow others to occupy the landowner(s) unit when absent the rest of the year.
3. One (1) ADU is allowed per parcel/lot.
4. The detached ADU shall not exceed 800 square feet in size.
5. The detached ADU shall not have more than one (1) bedroom.
6. The detached ADU shall be occupied by not more than one (1) household as living accommodations.
7. The detached ADU is not allowed to be used in the operation of a home occupation.
8. The detached ADU must be located on the same lot as a single-family dwelling.
9. Benton Franklin Health District requires:
 - 1) The accessory dwelling is served by a single family well or an approved public water supply in accordance with WAC 246-291; and
 - 2). The accessory dwelling will be served by an on-site sewage disposal system that is permitted, installed, and approved in accordance with Benton-Franklin District Board of Health Rules and Regulations No. 2.
10. Two (2) off street parking spaces shall be provided to serve the detached ADU.

11. A duplex, multi-family dwelling, a temporary dwelling permit, a multiple detached dwelling permit, or two (2) or more single-family dwellings is not to be permitted on a lot/parcel with an ADU.
12. The approved detached ADU is to be a maximum 800 square feet in size and is proposed to be architecturally integrated into the north side of the accessory building.
13. The County will provide an ADU permit to the applicant. The applicant shall sign, notarize, and record the ADU agreement/permit with the Benton County Auditor's Office. The recording fee shall be paid by the applicant.
14. 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 to other enforcement mechanisms.

The applicant/permit holder shall continue to meet all conditions of approval while CUP 2020-003 is in effect.

Planning Department

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Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway

CONDITIONAL USE PERMIT APPLICATION

File No. CUP 2020-003

RECEIVED

MAR 04 2020

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Benton Co. Planning Dept.

Name of Applicant/Agent: Delia Hernandez

Mailing Address (with City, State & zip): 229906 E. 549 PRSE Kennewick wa 99337

Phone #1: 509 551 7114 *cell* Phone #2: 509 542 0717

Email Address(es): delia.hernandez@live.com

Signature: Delia Hernandez Date: 3-4-20

Name of Property Owner(s) (if different): _____

Mailing Address (with City, State & zip): _____

Phone #1: _____ Phone #2: _____

Email Address(es): _____

Signature: _____ Date: _____

Signature: _____ Date: _____

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

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

ENTITY SIGNATURE BLOCK

Applicant/Legal Owner name: _____

Officer name: _____ Title: _____

Signature: _____ Date: _____

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

Any information submitted to the Benton County Planning 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.

PARCEL INFORMATION

4. Subject property address (including city): 229906 E. 549 PLSE KENNWA 99337

5. Parcel number(s): 1-3580-400-0003-002

6. Total Acreage: 6

7. Access: County Road State Road/Highway Private Road

8. 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 Yes Provider name: _____

Irrigation: No Yes Provider name: _____

9. Current use(s) on property: living home

10. What are you proposing to do that requires a Conditional Use Permit? House to live

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.

11. Additional comments or information: _____

If further explanation is needed for any of the questions above, please attach additional pages.

(FOR STAFF USE ONLY) Application Complete: Y N
Critical Areas: N Y: _____ Zoning: _____
Reviewed by: _____ Date: _____

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.



CONDITIONAL USE PERMIT APPLICATION ADDENDUM
DETACHED ACCESSORY DWELLING UNIT

RECEIVED

MAR 04 2020

File No. CUP 2020-003

Applicant Name: Debra Hernandez

Benton Co. Planning Dept.

1. Number of Accessory Dwelling Units currently on the property: one
2. Is there a single family dwelling currently on the property? Yes No
3. What is the square footage of the main home? ~~2786~~ 2786
4. What is the square footage of the proposed accessory dwelling unit? 50x60 800
5. How many bedrooms will be in the Accessory Dwelling Unit? one
6. Does the landowner currently have any other land use permits? no

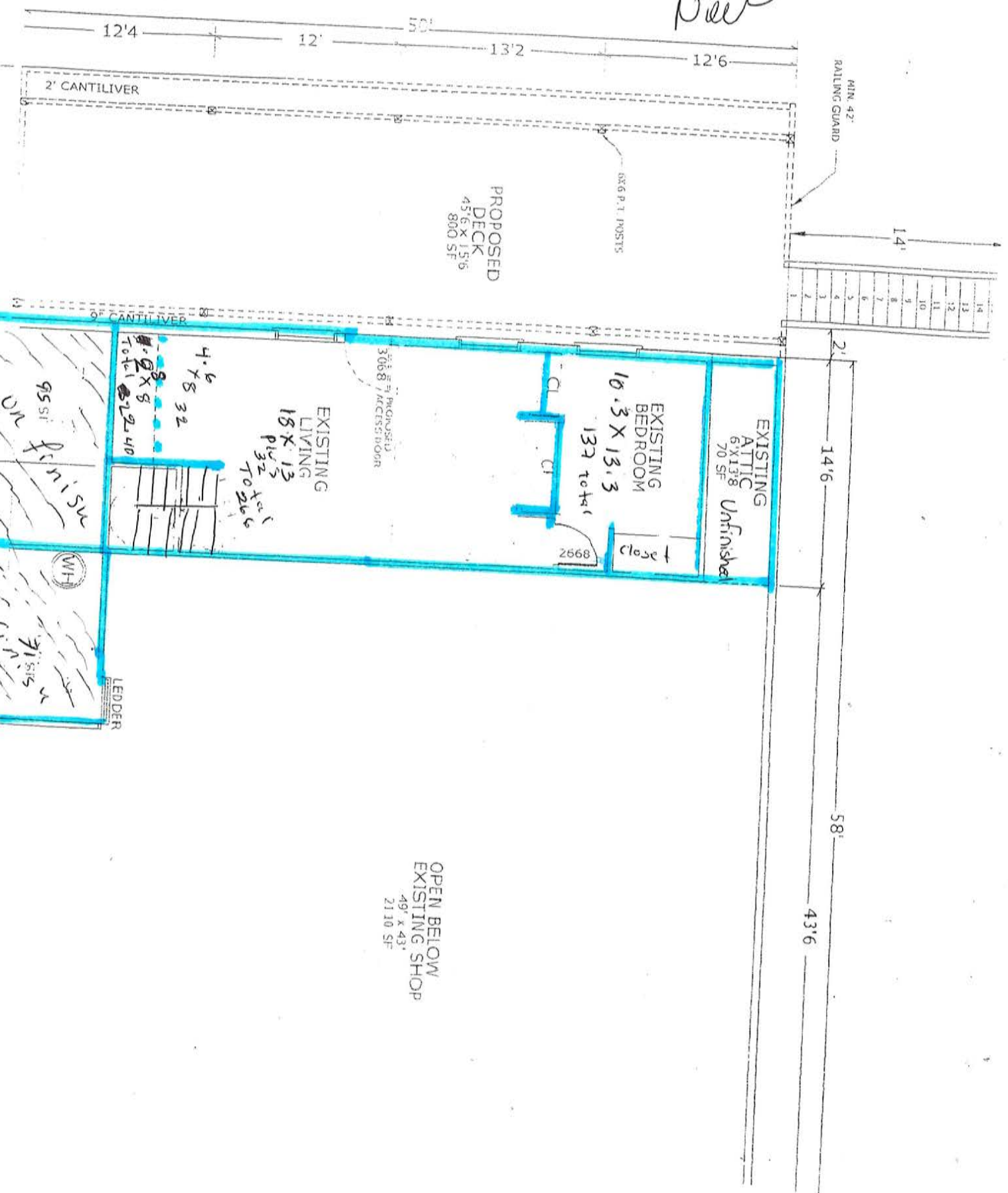
Please describe the purpose and reason for the Accessory Dwelling Unit:

I have big family and I want them to live in the apartment.

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.
- Distance (in feet) from the ADU to the edges of the parcel and to the main house
- Where parking will be for the main home and the ADU
- All entries/exits for the ADU
- Dimensions and use of each room in the ADU

New



PROPOSED
DECK
45'6" X 15'6"
800 SF

OPEN BELOW
EXISTING SHOP
49' X 43'
2110 SF

EXISTING
LIVING
18' X 13'
plus
32'
to 26'

EXISTING
BEDROOM
10.3' X 13.3'
132 total

EXISTING
ATTIC
6' X 13.8'
70 SF
Unfinished

4' X 6'
8' X 8'
32'
Total 29'4" up

95 SF
on finish

on finish

LEDDER

PROPOSED
3068' ACCESS DOOR

2668

Close

MIN. 42"
RAILING GUARD

14'

1
2
3
4
5
6
7
8
9
10
11
12
13
14

21'

14'6"

58'

43'6"

12'4"

12'

50'

13'2"

12'6"

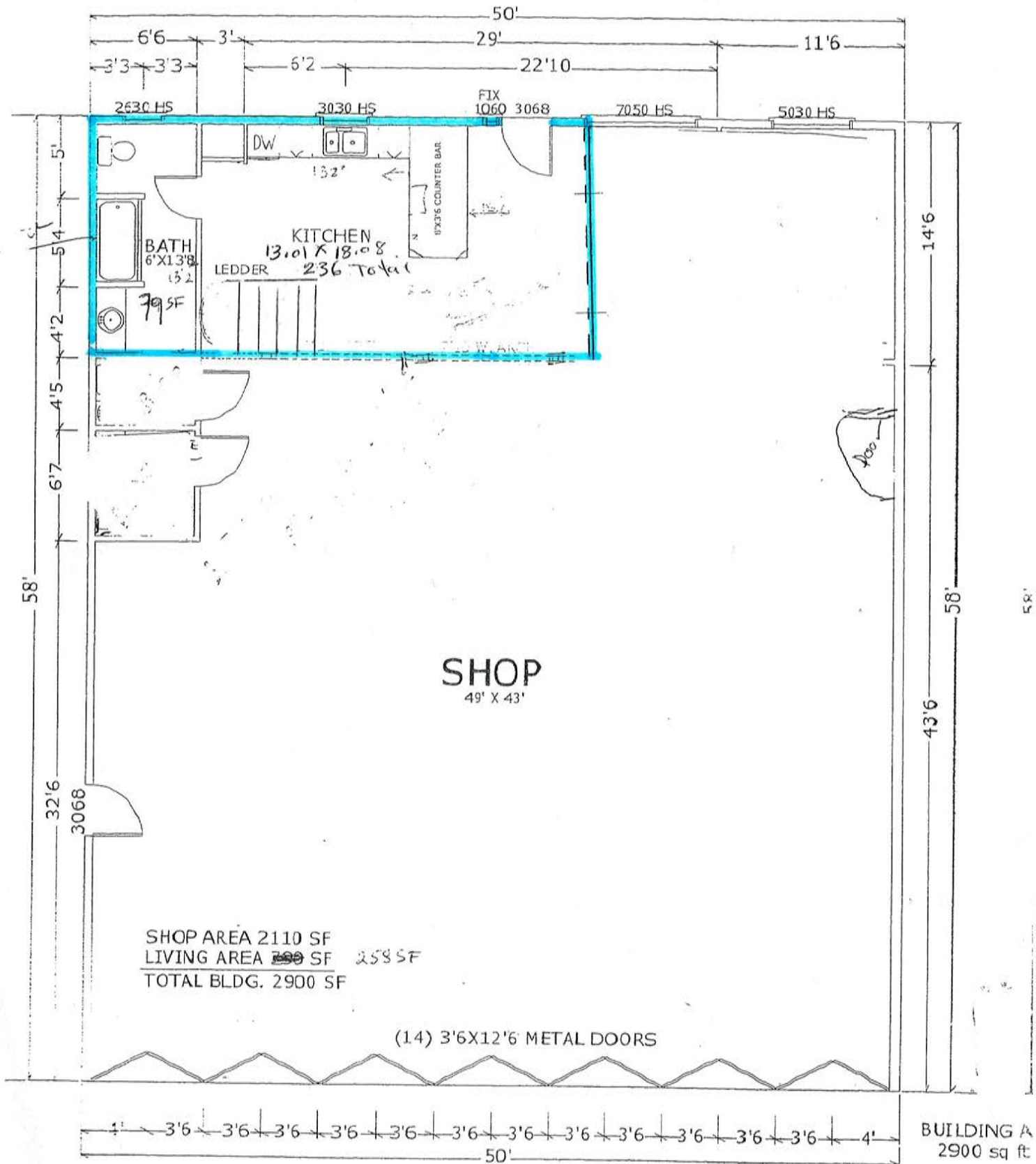
2' CANTILIVER

2' CANTILIVER

6X6 P.L. POSTS

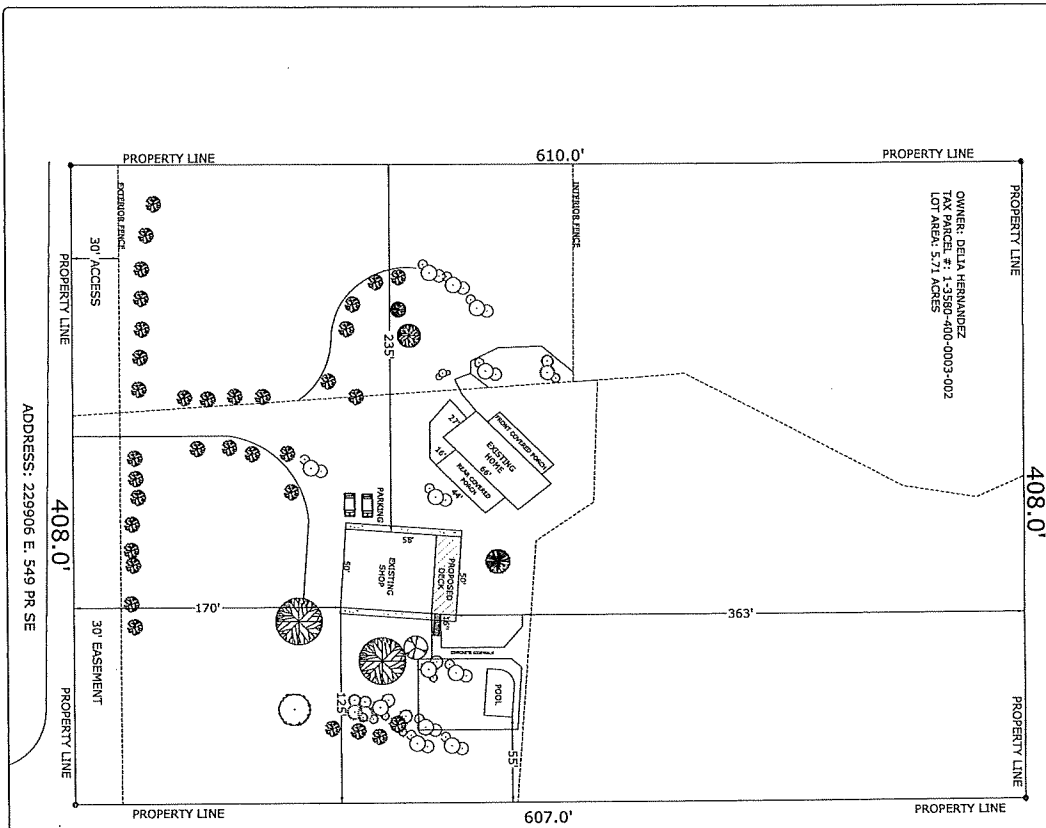
Wen

TAX PARCEL #: 1-3580-400-0003-002



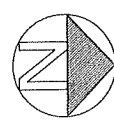
EXISTING 1st. FLOOR PLAN

SCALE 1" = 1/8" (11 X 17 SHEET)
SCALE 1" = 1/4" (24 X 36 SHEET)



OWNER: DELIA HERNANDEZ
 TAX PARCEL #: 1-3580-400-0003-002
 LOT AREA: 5.71 ACRES

ADDRESS: 229906 E. 549 PR SE



SITE PLAN


SCALE 1" = 40' (24"x36" SHEET)
 SCALE 1" = 80' (11"x17" SHEET)

ADDITION 23' X 9'
 DECK W/ STAIR

UTM 30.00 FEET FOR ROAD EASEMENT. *AKA PARCEL E-2 OF SURVEY 1797 (part) # / (see ID: 135804000003002). Aport Code: Legal Description: 2000 Metres Parcel # K 663 Section 35 Township 08 Range 04 S. The Southeast 1/4 defined as follows: COMMENCING AT THE EAST 1/4 CORNER OF SECTION 35; THENCE SOUTH 1 DEGREE 14'40" WEST 497.60 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE NORTH 89 DEGREES 33'18" WEST 1322.99 FEET ALONG A LINE PARALLEL TO AND CONTIGUOUS TO THE EAST LINE OF SAID SECTION 35; THENCE SOUTH 01 DEGREE 14'40" WEST 610.33 FEET; THENCE EAST 408.87 FEET; THENCE NORTH 01 DEGREE 14'40" EAST 607.16 FEET TO THE POINT OF BEGINNING, EXCEPT THE S

SITE PLAN NOTES

1. EACH CONTRACTOR AND SUBCONTRACTOR TO VERIFY THE EXISTENCE OF BURIED UTILITIES IN THE AREA OF CONSTRUCTION PRIOR TO ALL EXCAVATION.
2. SETBACKS TO COMPLY WITH ALL APPLICABLE LOCAL, COUNTY, STATE, AND NATIONAL CODES. CONTRACTOR TO VERIFY ANY CHANGES OR ADDENDUM TO DEVELOPMENT SETBACKS PRIOR CONSTRUCTION.

PAGE: C1	DATE: 01/18/2019	SITE PLAN	OWNER: DELIA HERNANDEZ ADDRESS: 229906 E. 549 PR SE CITY: KENNEWICK, WA. 99337 COUNTY: BENTON, WA. PH: (509) 551-71114	 DESIGN: ELIZABETH DUARTE 3316 W. YAKIMA ST. PASCO, WA 99301 PH (509) 521-4384 belyduarte@yahoo.com	REV. 0
		50'X16' BALCONY			

Planning Department

(509) 786-5612
P.O. Box 910
Prosser, WA 99350



www.co.benton.wa.us

planning.department@co.benton.wa.us

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway

March 5, 2020

Ms. Delia Hernandez
229906 E 549 PR SE
Kennewick, WA 99337

Via US Mail

RE: Conditional Use Permit
Determination of Complete Application
File # CUP 2020-003

Dear Ms. Hernandez,

This office is in receipt of your project permit application for a Conditional Use Permit. Upon reviewing the materials, this office has determined that the required materials have been submitted and your Conditional Use Permit application is complete. The review process will begin on your application and agencies will be given a comment period to review your application. You may hear from those agencies directly, please work with them to meet their requirements. Prior to the Open Record Hearing on your project, you will receive a public hearing notice and a staff memo.

Although this office has determined that your application is complete, more clarification or information may be needed from you during the review process. If additional information is required, it will need to be submitted to our office before your application can be heard at the Open Record Hearing.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg J. Wendt", is written over a horizontal line.

Greg J. Wendt, Planning Manager
Benton County Planning Department

Planning Department
(509) 786-5612
P.O. Box 910
Prosser, WA 99350



www.co.benton.wa.us
planning.department@co.benton.wa.us
Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway

March 10, 2020

Benton County Public Works Department
Benton Franklin Health District
Benton County Fire District 1
Benton County Building Department
Benton County Fire Marshal
Benton County Code Enforcement
Benton PUD

RE: Agency review of Conditional Use Permit application
File #: CUP 2020-003

Attached is a Conditional Use Permit application from Delia Hernandez with attachments for your agency's review. Ms. Hernandez is requesting permission to build and utilize an Accessory Dwelling Unit inside a shop building.

The site is located 229906 East 549 PR SE in Kennewick in Section 35, Township 8 North, Range 30 East, W.M.

PLEASE SUBMIT YOUR COMMENTS to planning.department@co.benton.wa.us by March 24, 2020. Please reference file number **CUP 2020-003** in all correspondence.

If you have any questions or need more time to review the application, please contact the Planning Department at (509)786-5612 or to the email above.

Thank you!
Benton County Planning Department

April Brown

From: Dale Wilson
Sent: Tuesday, March 10, 2020 2:50 PM
To: Planning Department
Subject: RE: Agency review request for Detached ADU (Hernandez - CUP 2020-003)

Ms. Hernandez acquired the property that previously had non-permitted construction done to the detached shop. She has been working on everything brought forth to her from both Planning and Code Enforcement. Completing this process will bring her into compliance of the Benton County Codes.

Just want to ensure any permit provided for this ADU is for living space and not part of an event center which was originally planned.



Dale Wilson, Code Enforcement Officer
Benton County Washington
(509) 222-2301

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Tuesday, March 10, 2020 2:47 PM
To: Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Fire District #1 - Billie <billie@bentonone.org>; lonnie@bentonone.org; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Jenelle Schadler <Jenelle.Schadler@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>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Benton PUD - Brenda Webb <webbb@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Roxanne Weller <wellerr@bentonpud.org>; Benton PUD - Shanna Everson <eversons@bentonpud.org>; Benton PUD - Tina Glines <glinest@bentonpud.org> <glinest@bentonpud.org>; Benton PUD Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD-Mike Irving <irvingm@bentonpud.org>
Subject: Agency review request for Detached ADU (Hernandez - CUP 2020-003)

Hello,
Attached are agency review documents for a Conditional Use Permit application.

Please have comments back to our office by March 24, 2020 or let us know if you'll need more time to review the documents.

Thank you!



April Brown,
Benton County Planning Department
PO Box 910 Prosser WA 99350
(509) 786-5612

[Website](#)

Our office HAS MOVED!!

Our phone numbers, email addresses and mailing address remain the same, but we now have TWO offices to serve the County. One at 102206 East Wiser Parkway in Kennewick and 620 Market in Prosser (inside the Courthouse). Our office on Dudley in Prosser is now closed (except for our hearings room).

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April Brown

From: Tina Glines <glinest@bentonpud.org>
Sent: Thursday, March 12, 2020 12:11 PM
To: Planning Department
Subject: [EXTERNAL] RE: [E] Agency review request for Detached ADU (Hernandez - CUP 2020-003)

CAUTION: This email originated from outside of Benton County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No comments.

Thank you,

Tina Glines

*Distribution Design Technician
(509) 582-1241*



From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Tuesday, March 10, 2020 2:47 PM
To: Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Fire District #1 - Billie <billie@bentonone.org>; Lonnie <lonnie@bentonone.org>; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Jenelle Schadler <Jenelle.Schadler@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>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Brenda Webb <webbb@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Roxanne Weller <wellerr@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; Jeff Vosahlo <vosahloj@bentonpud.org>; Mike Irving <irvingm@bentonpud.org>
Subject: [E] Agency review request for Detached ADU (Hernandez - CUP 2020-003)

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April Brown,



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Caution: This email originated from outside of Benton PUD. Do not click links or open attachments unless you recognize the sender and know the content is safe

April Brown

From: Clark Posey
Sent: Friday, March 13, 2020 3:19 PM
To: Planning Department
Subject: RE: Agency review request for Detached ADU (Hernandez - CUP 2020-003)

Fire Marshal Comment for ADU-CUP 2020-003 (Hernandez)

The only comment from the Fire Marshal, is that an exit window be installed for emergency exiting from the upstairs bedroom..

Clark

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Tuesday, March 10, 2020 2:47 PM
To: Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Fire District #1 - Billie <billie@bentonone.org>; lonnie@bentonone.org; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Jenelle Schadler <Jenelle.Schadler@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>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Benton PUD - Brenda Webb <webbbb@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Roxanne Weller <wellerr@bentonpud.org>; Benton PUD - Shanna Everson <eversons@bentonpud.org>; Benton PUD - Tina Glines (glinest@bentonpud.org) <glinest@bentonpud.org>; Benton PUD Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD-Mike Irving <irvingm@bentonpud.org>
Subject: Agency review request for Detached ADU (Hernandez - CUP 2020-003)

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April Brown

From: Cristina Woods
Sent: Monday, March 16, 2020 2:42 PM
To: Planning Department
Subject: RE: Agency review request for Detached ADU (Hernandez - CUP 2020-003)

Good afternoon

We have no comments

Thank you

Cristina I. Woods

*Engineering Tech III
Benton County Public Works
102206 Wiser Parkway
Kennewick WA99338
509-786-5611*

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Tuesday, March 10, 2020 2:47 PM
To: Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Fire District #1 - Billie <billie@bentonone.org>; lonnie@bentonone.org; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; Jenelle Schadler <Jenelle.Schadler@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>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>; Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Benton PUD - Brenda Webb <webbb@bentonpud.org>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Roxanne Weller <wellerr@bentonpud.org>; Benton PUD - Shanna Everson <eversons@bentonpud.org>; Benton PUD - Tina Glines (glinest@bentonpud.org) <glinest@bentonpud.org>; Benton PUD Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD-Mike Irving <irvingm@bentonpud.org>
Subject: Agency review request for Detached ADU (Hernandez - CUP 2020-003)

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(509) 786-5612

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Planning Department
(509) 786-5612
P.O. Box 910
Prosser, WA 99350



www.co.benton.wa.us
planning.department@co.benton.wa.us
Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wisner Parkway

NOTICE OF OPEN RECORD HEARING

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

CONDITIONAL USE PERMIT: CUP 2020-002 – The applicants, **Greg & Becky Detloff**, are requesting to operate a commercial kennel and grooming business to be located on approximately 9.10 acres in the Rural Lands 5 (RL-5) Zoning District. The applicants are proposing to use an existing building for grooming and boarding of pets in addition to a fenced outdoor area for recreation and relief. The 2,100 sq. ft. (30' x 72') accessory building has the capacity to individually contain 30 pets and the 6,500 sq. ft. grassy/fenced area is separated into three (3) play yards and an ingress/egress holding area. The site consists of an owner-occupied single-family 2,400 sq. ft. home, an 1,800 sq. ft. accessory building to be used as a workshop, and a newly constructed 2,100 sq. ft. accessory building to be used for proposed grooming and boarding of pets. The groom/board building is situated near the rear of the property. The fenced play areas, located in the center of the property, are fully enclosed by a 6ft high top/bottom rail chain-link fence with 10" wide and 4" deep concrete mow strip for safety and containment of dogs. The date of the written determination of completeness on this action is March 2, 2020.

The site is located south of Bowles Road, on the east side of Oak St at 29807 S. Oak Street Kennewick, WA in Section 20, Township 8 North, Range 30 East, W.M.

CONDITIONAL USE PERMIT: CUP 2020-003 – The applicant, **Delia Hernandez**, is requesting a Conditional Use Permit to build and utilize a Detached Accessory Dwelling Unit inside an existing shop building to be located on approximately 5.7 acres in the Rural Lands 5 (RL-5) Zoning District. The date of the written determination of completeness on this action is March 5, 2020.

The site is located at 229906 East 549 PR SE, in Kennewick Section 35, Township 08 North, Range 30 East, W.M.

CONDITIONAL USE PERMIT: CUP 2020-004 – The applicant, **Aquilini Red Mountain Vineyards, LP**, is requesting a Conditional Use Permit to sell mineral aggregate extracted during mining activities from an existing pit site south of Highway 224. The proposal is to extract approximately 30,000 cubic yards of material and allow the applicant the ability to sell the product off site as necessary. The parcel is approximately 1.5 miles east of the City of West Richland and is designated Rural Remote in the Benton County Comprehensive Plan. The project site occupies roughly 4.5 acres of a 21-acre property and is zoned Rural Land 5 Acre District. The project property consists of an ongoing quarry operation and a vineyard. The date of the written determination of completeness on this action is April 7, 2020. The site is located south of Highway 224, South of Antinori Road, in West Richland Section 15, Township 9 North, Range 27 East, W.M. **NOTICE IS FURTHER GIVEN** that this application (CUP 2020-004) was reviewed under the requirements of the State Environmental Policy Act and a Determination of Non-Significance (DNS) was issued on April 30, 2020 and, accordingly, an Environmental Impact Statements were not required. Any comments regarding the determination and the environmental impacts of the proposal can be made at the Hearing using the method noted below or in writing to the Benton County Planning Department by 5 p.m. on Friday June 12, 2020.

CONDITIONAL USE PERMIT: CUP 2020-005 – The applicants, **Larry and Estella Lamm**, are requesting a Conditional Use Permit to construct a 728 sq. ft. Accessory Dwelling Unit on a lot with an existing single-family dwelling on approximately 2.81 acres in the Rural Lands 5 (RL-5) Zoning District. The date of the written determination of completeness on this action is April 7, 2020.

The site is located at 22908 East Kennedy Road in Benton City, Section 16, Township 9 North, Range 27 East, W.M.

NOTICE IS GIVEN that said applications will be considered by the Benton County Hearings Examiner at the **public hearing on Monday, June 15, 2020 at 10:00 a.m. in the Planning Annex Hearing Room at 1002 Dudley Avenue in Prosser, Washington.** 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 on or before the date of the hearings. More information concerning the actions can be obtained from Greg J. Wendt, Planning Manager at the Benton County Planning Department at P.O. Box 910, Prosser, WA 99350 or (509) 786-5612. 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 applicable laws that may require the release of the documents to the public.

Due to Governor's "Stay Home, Stay Healthy" order the County Offices are closed to in person visits from the public at this time. In an effort to continue to provide public access to the Planning Commission meetings, Benton County will be providing telephonic and video access for the public to view and provide testimony at the Hearings Examiner meetings. **If you choose to join the meeting telephonically, we ask that you please limit background noise or mute your line to prevent any unnecessary interruption to the meeting.**

If you wish to provide comments on any of the actions before the Hearings Examiner, we ask that you please fill out our online form (found at <https://tinyurl.com/testifyform>) and submit your request to our office. **You must submit a request form to participate for each hearing that you wish to attend.** If you prefer to make the request by phone, please call our office at (509) 786-5612 and we can add you to the list for providing testimony. At the meeting the names of those wishing to testify will be called out and at that time you will be able to present your comments/concerns regarding the specific agenda item.

In order to join the meetings telephonically you will need to dial in and enter the Meeting ID and Passcode. These links will be available on June 15th, shortly before 10 a.m. To view the video please use the link below.

Dial 509 222 2310
Meeting ID: 5687120981
Passcode: 5687

Video broadcast link: hearingsexaminer.co.benton.wa.us

Dated this 29th day of May, 2020

SUSAN E. DRUMMOND
Benton County Hearings Examiner

Greg J. Wendt, Planning Manager
Benton County Planning Department

PUBLICATION DATE: June 3, 2020