

THE FOLLOWING MEMOS HAVE BEEN
SCANNED WITHOUT EXHIBITS FOR THE
HEARINGS TO BE CONDUCTED BY THE
BENTON COUNTY BOARD OF ADJUSTMENT
ON
THURSDAY, APRIL 7, 2011 AT 7 P.M.

**BENTON PUD – 250 NORTH GAP ROAD –
PROSSER, WA 99350**

IF YOU WISH TO OBTAIN A COMPLETE
PACKET INCLUDING THE EXHIBITS PLEASE
CONTACT THE BENTON COUNTY PLANNING
DEPARTMENT BY CALLING 736-3086 FROM
TRI-CITIES OR 786-5612 FROM PROSSER OR
EMAIL TO
PLANNING.DEPARTMENT@CO.BENTON.WA.US

**SPECIAL USE PERMIT
SP 10-20**

**RECREATIONAL VEHICLE
PARK**

**APPLICANTS:
DAVID/CHARLOTTE
SCHLOTFELDT OR ASSIGNS**

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

DATE: MARCH 22, 2011

TO: BENTON COUNTY BOARD OF ADJUSTMENT

FROM: BENTON COUNTY PLANNING DEPARTMENT

RE: SPECIAL PERMIT APPLICATION – SP 10-20

APPLICANTS DAVID & CHARLOTTE SCHLOTFELDT OR ASSIGNS
520 ROME COURT
RICHLAND, WA 99352

PROPERTY OWNERS: COTTONWOOD COMMERCIAL PLAZA, LLC.
6601 W. DESCHUTES AVENUE
KENNEWICK, WA 99336

PARCEL NUMBER: 1-1188-201-3292-001

SPECIFIC REQUEST: The applicants are requesting approval of a special permit for a recreational vehicle (RV) park and tenting/camp cabin RV Park facility. The RV Park is to have approximately 182 pad sites. There will be approximately 170 pull-through and back-in RV sites and approximately 12 tenting and camp cabin sites.

The RV Park will have a main clubhouse facility that will include a general supply shop, lounge and eating area, banquet room and kitchen area. An outdoor pool is proposed in the clubhouse area.

The RV Park will have additional buildings separate from the clubhouse. These buildings will include: two (2) shower/restroom/laundry buildings, mini-storage buildings and maintenance sheds. A single-family residence will also be constructed at the southwest corner of the RV Park. The Owner/Proprietor of the RV Park will occupy the single-family residence. The single-family residence may also include a small petting zoo for users of the RV Park.

In general RV pad sites will have full service hook-ups to include electrical power, domestic water, sanitary sewer, telephone and cable television. Each pad site will have an outdoor barbeque and sitting area. Some of the sites will also have outdoor wood burning campfire pits.

The RV Park will have various on-site recreational areas to possibly include play structures, basketball court, horse shoe-pits, grass turf playfield areas and walking paths.

PROPERTY LOCATION: The 25 acre site is located on Lot 1 of Short Plat 3292 in Section 11, Township 8 North, Range 28 East, W.M.

ZONING: The subject property and the two lots to the east are zoned Light Industrial. The surrounding properties are zoned Agriculture. (See Table 1 below)

COMPREHENSIVE PLAN DESIGNATION: The subject property, the two lots to the East and the property to the North are designated as Light Industrial. The properties to the West and South are designated as Rural Lands 5. The properties further to the East are designated as Interchange Commercial. (See Table 1 below.)

TABLE 1

Direction	Land Use	Zoning	Comprehensive Plan
North	Vacant	Agricultural	Light Industrial
Northwest	Vacant	Agricultural	Rural Lands 5 (1 DU/5 acres)
West	Vacant	Agricultural	Rural Lands 5 (1 DU/5 acres)
Southwest	Agricultural	Agricultural	Rural Lands 5 (1 DU/5 acres)
South	Agricultural/ Residential	Agricultural	Rural Lands 5 (1 DU/5 acres)
Southeast	Agricultural/ Residential and School	Agricultural	Rural Lands 5 (1 DU/5 acres)
East	Residential/ Vacant	Light Industrial	Light Industrial and Interchange Commercial
Northeast	Agricultural/ Vacant	Agricultural	Light Industrial and Interchange Commercial

STATE ENVIRONMENTAL POLICY ACT: A DNS (Determination of Non-Significance) was issued on February 22, 2011 relative to the facts submitted to the Planning Department on Special Use Permit – SP 10-20 under the requirements of the Washington State Environmental Policy Act. Accordingly, an Environmental Impact Statement is not required.

APPLICABLE DEVELOPMENT REGULATIONS:

The Benton County Code Section 11.28.010(e) (in the Light Industrial Zone District) states that: “(e) Any of the following uses may be allowed by a special permit issued by the Benton County Board of Adjustment after notice and public hearing as provided in BCC 11.52.090:

- (1) Manufactured (mobile) home parks.
- (2) **Recreational vehicle parks.**
- (3) Offsite hazardous waste treatment and storage facilities provided that such facilities must comply with the state siting criteria adopted in accordance with RCW 70.105.210.
- (4) Day care centers.”

Benton County Code Chapter 11.28 is attached to this memo.

Benton County Code Section 11.04.020(122 and 123) (In the definition section of the zoning code) states:

- (122) "Recreational Vehicle" means a motorized or non-motorized vehicle designed and manufactured for recreational use, including but not limited to boats, travel trailers,

snowmobiles, go carts, motorcycles (including three and four wheelers), and dune buggies.

(123) "Recreational Vehicle (R.V.) Park" means any site, lot or parcel of ground occupied or intended for occupancy by two (2) or more recreational vehicles for travel, recreational or vacation uses, whether or not a fee is charged. Storage of two (2) or more unoccupied recreational vehicles does not constitute an R.V. park.

Benton County Code Section 11.52.090(a) states:

"Conditional Use/Special Permit-General Standards. The conditional use/special permit application process allows the Board of Adjustment 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 Board of Adjustment to ensure 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 Section 2.

Certain uses are classified as conditional uses/special permit uses because of their unusual nature, infrequent occurrence, special requirements, or potentially significant impacts to the environment, public infrastructure or adjacent properties, and/or possible safety hazards and other similar reasons.

Once granted, a Conditional Use/Special Permit may be transferred by a holder thereof after written notice to the Board of Adjustment; provided the use and location must remain the same and the transferee must continue to comply with the conditions of the permit and, if applicable, the requirements set forth in BCC 11.52.070.

Benton County Code Section 11.52.090(d) states:

Conditional Use/Special permit—Permit Granted or Denied. The Benton County Board of Adjustment will consider the proposed special permit application at an open record hearing. A special permit shall be granted only if the Board of Adjustment can make findings of fact based on the evidence presented sufficient to allow the Board of Adjustment 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.

If reasonable conditions cannot be imposed so as to allow the Board of Adjustment to make the conclusions required above, the conditional use/special permit application shall be denied.

PLANNING STAFF FINDINGS OF FACT:

Based on the application and information received by the Planning Department, the Planning Staff makes the following findings.

1. The applicants are David & Charlotte Schlotfeldt, 520 Rome Court Richland, WA 99352. The property owners are Cottonwood Commercial Plaza, LLC. 6601 W. Deschutes Avenue, Kennewick, WA 99336.

2. Special Permit Application SP 10-20 is an application for a recreational vehicle (RV) park and tenting/camp cabin RV Park facility. The RV Park is to have approximately 182 pad sites. There will be approximately 170 pull-through and back-in RV sites and approximately 12 tenting and camp cabin sites.

The RV Park will have a main clubhouse facility that will include a general supply shop, lounge and eating area, banquet room and kitchen area. An outdoor pool is proposed in the clubhouse area.

The RV Park will have additional buildings separate from the clubhouse. These buildings will include two (2) shower/restroom/laundry buildings, mini-storage buildings and maintenance sheds. A single-family residence will also be constructed at the southwest corner of the RV Park. The Owner/Proprietor of the RV Park will occupy the single-family residence. The single-family residence may also include a small petting zoo for users of the RV Park.

In general RV pad sites will have full service hook-ups to include electrical power, domestic water, sanitary sewer, telephone and cable television. Each pad site will have an outdoor barbeque and sitting area. Some of the sites will also have outdoor wood burning campfire pits.

The RV Park will have various on-site recreational areas to possibly include play structures, basketball court, horse shoe-pits, grass turf playfield areas and walking paths.

3. The 25 acre site is located on Lot 1 of Short Plat 3292 in the Northwest Quarter of the of Section 11, Township 8 North, Range 28 East, W.M.

4. The application for SP 10-20 was submitted to Benton County on December 15, 2010 and was declared incomplete for processing on December 16, 2010. The applicant resubmitted with the additional information on December 20, 2010. The applicant was deemed complete on December 21 for processing. The agency review letter was sent December 21, 2010.

5. A Notice of Application was published in the Tri-City Herald on December 30, 2010.

6. The notice for the Benton County Board of Adjustment Open Record Hearing for application SP 10-20 was published on Thursday, March 24, 2011, 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 April 7, 2011.

7. During the review of the environmental checklist and other information submitted, it was determined additional information on the traffic impacts of the proposal were needed. On January 27, 2011 the Planning Department requested additional traffic analysis be completed to determine the impact of the proposed RV Park on the intersection of I-82 and Badger Road. On February 10, 2011, the applicant's engineer presented traffic information on the impacts on the intersection. The original traffic study and the additional information were reviewed by the Washington State Department of Transportation and the Benton County Department of Public Works. Both Agencies determined the proposed RV Park would not have a negative impact on the interchange or the existing road system. A Determination of Non-Significance was issued on February 22, 2011. Accordingly, an Environmental Impact Statement was not required.

8. The subject property is zoned Light Industrial. The surrounding properties are zoned Agriculture. (See attached zoning map and Table 1).

9. The subject property and the property to the north area designated as Light Industrial. The properties to the West and South are designated as Rural Lands 5. The properties to the East are designated as Interchange Commercial. (See attached comprehensive plan map and Table 1.)

10. While the definition of RV Parks includes several types of motorized or non-motorized vehicles, this special permit is for an RV Park for motor homes, travel trailers and fifth wheels. Not the other recreational vehicles listed in BCC 11.04.020(122).

11. The proposed Recreational Vehicle Park for SP 10-20 is allowable by a Special Use Permit as stated in BCC Section 11.28.010(e). Most of the other uses listed would be accessory uses to an RV Park. However, the construction of cabins on the site maybe considered as single-family dwelling and has to meet the criteria for a single family dwelling and the density of one (1) dwelling unit per 5 acres. The site plan did not include any description or drawings of cabins. The Planning staff recommends that cabins not be allowed in the RV Park.

12. There are several buildings to be located on the site if the RV Park is approved. The Benton County Building Department will require the applicant to obtain a Building Permit and meet any codes pertaining to the buildings, including handicap accessibility requirements.

13. The Benton-Franklin Health Department reviewed the proposal and had no objections provided: (1) the facility is served by an approved public water supply in accordance with WAC 246-290; (2) the facility is served by an on-site sewage disposal system that is permitted, installed and approved in accordance with WAC 246-272B; (3) the drainfield and replacement areas remain unencumbered and are not used for parking or storing any vehicles or equipment; (4) the outdoor pool/splash park is reviewed and permitted in accordance with WAC 246-260; (5) the food service and store is reviewed and approved in accordance with WAC 246-215; (6) the petting zoo is reviewed and approved in accordance with the "Compendium of measures to prevent disease associated with animals in public settings, 2009", as recommended by the State Department of Health.

The proposed RV Park is to be served potable water by the BC Water Company. The Washington State Department of Health provided comments that the proposed RV Park would require 182 equivalent residential units (ERU). According to the Washington State Department of Health the BC water Company only has 65 ERU's based on their current water rights. The

transfer of water rights would need to be approved in order for the BC Water Company to expand beyond their approved number of connections.

Sewage disposal from the proposed RV Park would require a large onsite sewage system (LOSS) approved by the Washington State Department of Health. The applicants are currently working with DOH to obtain approval for a LOSS. The Department of Ecology commented on the proposed LOSS, in that in their opinion RV wastewater does not meet the definition of domestic wastewater in that it has potentially toxic additives used to control odors of RV holding tanks. However, they also say that the DOH has regulatory authority over permitting a LOSS.

14. The Department of Ecology commented on the sewage system as noted above and also had comments that a NPDES Construction Stormwater General Permit from Ecology would be required if there is a potential for stormwater discharge from a construction site.

15. The Benton County Fire Marshal commented that the proposed RV Park will require the installation of fire hydrants and may require a fire sprinkler system in the clubhouse. The water system must be designed, inspected and approved by a Washington State Registered Engineer. All improvements must meet the requirements of BCC 3.18.

16. Fire District 1 provided comments related to the proposed RV Park. Fire District 1 is requesting a second access into the park and other fire safety requirements. The Benton County Fire Marshall has reviewed those comments and agrees with the requirements for posting of notice showing fire safety rules and the size of the firebox. However he does not agree with the requirement for a second entrance/exit.

17. The Benton Clean Air Authority commented that it strictly enforces the following Washington Administrative Codes within Benton County to: Minimize fugitive dust emissions;
WAC 173-400-040 General standards for maximum emissions.

(2) Fallout.

No person shall cause or permit the emission of particulate matter from any source to be deposited beyond the property under direct control of the owner(s) or operator(s) of the source in sufficient quantity to interfere unreasonably with the use and enjoyment of the property upon which the material is deposited.

(8) Fugitive dust sources.

(a) The owner or operator of a source of fugitive dust shall take reasonable precautions to prevent fugitive dust from becoming airborne and shall maintain and operate the source to minimize emissions.

Regulate open burning;

WAC 173-425-050 other prohibitions/requirements that apply to all outdoor burning.

(6) Other general requirements:

(b) No fires are to be within fifty feet of structures.

The Benton Clean Air Authority would suggest requiring a management plan for odors generated from the petting zoo;

WAC 173-400-040 General standards for maximum emissions.

(4) Odors.

Any person who shall cause or allow the generation of any odor from any source which may unreasonably interfere with any other property owner's use and enjoyment of his property must use recognized good practice and procedures to reduce these odors to a reasonable minimum.

18. There have been many comments about the proposed outdoor wood burning/campfire pits. There is not an outright ban on outside fire pits however, as indicated above there are many regulations about them. Research shows that both the City of Kennewick and City of Richland put restrictions on campfires. In Kennewick they are not allowed except in established barbecue pits. The City of Richland allows campfires provided that the Richland Fire Marshal shall approve the campfire sites and or structures for the containment of the campfire. The site plan submitted by the applicants does not clearly show where the fire pits will be located. The site plan uses the same symbol for fire pits and picnic tables. The symbols shown at the individual RV sites are to be picnic tables. The locations of the fire pits are not shown on the plan (Per conversation with applicants).

Most of the surrounding houses are more than one thousand feet from the RV Park site. If this permit is approved, and campfires are allowed, they should meet the requirements suggested by the Clean Air Authority and Fire District 1. According to the Clean Air Authority, if they receive complains about the campfires that surrounding residences are being impacted they may not allow them to use the pits.

19. The interior road system is shown on the site plat to be paved. The individual RV sites appear to be graveled. Each site will have hookups for water, sewer and electric.

20. Located about 1250 feet from the east end of the site for this application is a school. Many comments were received concerned that the RV Park traffic would impact the school. A traffic study was completed and provided that the existing road system could handle the traffic created by the RV Park. The access to the RV Park would be via Wisner Parkway, which does not go in front of the existing school. The Kennewick School District has not commented on the RV Park.

21. The site is currently zoned Light Industrial, as are two 4.19-acre parcels to the east of the site. The property to the north of the site is zoned Agricultural. However, the comprehensive plan shows that property as Light Industrial. The Light Industrial zoning district allows many uses. The Light Industrial Zoning District allows any use permitted in the Residential District, Agricultural District or Commercial District provided that the "building site" and "yard" requirements of the Suburban District shall apply to all single family dwellings, manufactured homes (mobile homes), and multiple family dwellings as if such single family dwellings, manufactured homes, or multiple family dwellings were, in fact, located within the Suburban District and any use, trade, or industry not otherwise prohibited by law except for those listed in 11.28.010(b).

22. One of the findings the Board of Adjustment must make is that the proposed use 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. The surrounding area within 1000 feet is mostly undeveloped. There is an agricultural building located north of the site. The site for the proposed RV Park is zoned Light Industrial, while the property to the south, where the single-family dwellings are located is zoned Agricultural. In the Light Industrial Zoning District a large warehouse with 24 hour trucking operation may be allowed.

23. Another finding the Board of Adjustment must make is that the proposed use would 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 Light Industrial Zoning District such as schools, warehouse, trucking operation metal fabrication operation, churches, libraries, community clubhouses, stills, and packing sheds. Some of these uses would impact the surrounding community more than a RV Park, but they are allowed outright in the Light Industrial Zoning District.

24. Another of the findings the Board of Adjustment must make is that the proposed use 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 Light Industrial Zoning District. The application included a traffic study that concluded that the existing road system is adequate to handle the traffic that would be created by the RV Park. The traffic created by the RV Park would be similar to a large trucking operation or a warehouse facility with a large number of trucks and trailers visiting the warehouse, both uses would be allowed in the Light industrial Zoning District.

25. Another of the findings the Board must make is that the proposed use would not hinder or discourage the development of permitted uses on the neighboring properties in the Light Industrial 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. At present the proposed RV Park does not show any walls or fencing along the boundary of the property.

26. The application included a petting zoo and recreational facilities. However, the site plan did not show where the zoo or recreational facilities would be located. Some sort of recreational facility should be constructed on the site. The Health District had a concern about the petting zoo.

27. Several surrounding property owners have commented about visual impacts of the proposed RV Park from the surrounding residences. The nearest existing residence is more than 600 feet from the site of the RV Park. The site plan does not show any landscaping or other features that would reduce what the surrounding property owner will see. Most of the site is located higher than the property where the existing dwellings are located. A six-foot high fence would not completely block the view of an RV, but the combination of a fence and landscaping (trees) would lessen the visual impact of the RV on the surrounding property owners.

28. The application for the RV Park did not address the length of stay for the RVs. Several of the surrounding property owners have asked about and commented about the RV staying year around and the RV Park becoming a residential subdivision. The Benton County Code does not have standards for length of stay in an RV Park. The City of Richland provides that no RV shall remain in place in a RV Park for more than 12 months in a 14-month period. The City of Kennewick only allows an RV to be in a RV Park for 120 days in a 12-month period. The Washington Administrative Code Section 296-150R-0020 and Revised Code of Washington Section 43.22.335 defines an RV as: "Recreational vehicle is a vehicular type unit primarily designed as temporary living quarters for recreational camping, travel, or seasonal use that either has its own motor power or is mounted on, or towed by, another vehicle. Recreational vehicles include: camping trailers, fifth-wheel trailers, motor homes, travel trailers, and truck campers."

Recreational vehicle are not considered as permanent dwellings and should not be allowed to stay in the RV Park year around. When they are allowed to remain in a RV Park long term they tend to store items such as freezers and other things outside. RVs should always have a current license. To assure the RV Park does not become a facility for long-term living, planning staff recommends that no recreational vehicle remain in the RV Park for more than 120 days in any calendar year. All RVs must have a current license.

29. In order to assure the conditions of approval are complied with the Planning Staff recommends that the RV Park be inspected at least once per calendar year by the Benton County Planning Department and the Benton County Building Department for compliance with the conditions of approval and any other permits and approvals obtained from Benton County. The owner and/or manager shall maintain a register of park occupancy and keep the following information:

- (1) location of each recreational vehicle by space number.
- (2) date each recreational vehicle arrived and departed the park.

30. The application did not address the size and location of signs on the site. A tall-lighted sign will have a different impact then a small-unlighted sign. The applicant should be prepared to discuss the size, location and type of lighting for a sign. The application also does not address lighting for the facility.

31. The applicant has proposed that the RV Park be completed in two phases, but did not provide a time line for the phases. The planning staff would recommend that, if approved, the approval should require that Phase One be completed in one (1) year and that Phase Two must be completed within three (3) years from the date of approval for the special permit. Both phases must meet the conditions of approval before the special permit is issued for that phase.

CONDITIONS OF APPROVAL:

If the Board of Adjustment decides to approve the Special Use Permit Application 10-20 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 in the Board of Adjustment approval:

1. Applicant shall not conduct any of the activities within the scope of Special Permit 10-20 until the applicant is in compliance with Condition Nos. 3 through 13 set forth herein. The applicant shall notify the Benton County Planning Department in writing when the conditions set forth herein have been completed. The Planning Department shall not issue the special use permit until those conditions have been met. The special 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 special use permit within one (1) year from the time the Board of Adjustment conditionally approved the special use permit, the Board of Adjustment may declare its approval null and void at a regular Board of Adjustment 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 Board of Adjustment meeting.

3. That the applicants provide written verification to the Benton County Planning Department that all requirements of the Benton County Building Office have been complied with and all required building permits obtained. The applicants shall continue to meet all such requirements while Special Use Permit SP 10-20 is in effect.
4. That the applicants provide written verification to the Benton County Planning Department that all requirements of the Benton Franklin Health District have been complied with and all required permits obtained, including: the outdoor pool/splash park is reviewed and permitted in accordance with WAC 246-260; the food service and store is reviewed and approved in accordance with WAC 246-215; and the petting zoo is reviewed and approved in accordance with the "Compendium of measures to prevent disease associated with animals in public settings, 2009". The applicants shall continue to meet all such requirements while Special Permit 10-16 is in effect.
5. That the applicants provide written verification from the Benton Franklin Health District to the Benton County Planning Department that the applicants have complied with the Health Department's requirements for the proposal. The facility must be served by an approved public water supply. The applicants shall continue to meet all such requirements while SP 10-20 is in effect.
6. The proposed RV Park is to be served potable water by the BC Water Company. The applicants must provide written verification to the Benton County Planning Department that all requirements of the Washington State Department of Health have been complied with related to the BC Water Company serving the RV Park. The applicants shall continue to meet all such requirements while SP 10-20 is in effect.
7. That the applicants must provide written verification to the Benton County Planning Department that all requirements of the Washington State Department of Health have been complied with related to the large onsite sewage system (LOSS) that is proposed to serve the RV Park. The applicants shall continue to meet all such requirements while SP 10-20 is in effect.
8. That the applicants must provide written verification to the Benton County Planning Department that all requirements of the Benton County Fire Marshal including the installation of fire hydrants and if required, a fire sprinkler system in the clubhouse. The water system must be designed, inspected and approved by a Washington State Registered Engineer. All improvements must meet the requirements of BCC 3.18. The applicants shall continue to meet all such requirements while SP 10-20 is in effect.
9. The applicants provide an emergency response and designated fire lane for the facility. That emergency information is displayed in a conspicuous place. This plan is to be coordinated and approved by the Benton County Fire Marshal, Benton County Fire District #1 and the Benton County Sheriff's Office. The applicants shall continue to meet all such requirements while SP 10-20 is in effect.
10. The applicants shall comply with all requirements of the Benton County Building Department, the Benton County Fire Marshal, the Benton-Franklin Health District and all other local, state and federal regulations pertinent to the activity pursued. The requirements of or permission granted by the Board of Adjustment shall not be construed as an exemption from such regulations. The applicants shall continue to meet all such requirements while SP 10-20 is in effect.

11. That there only be three (3) campfire pits allowed within the RV Park. The pits shall not be within fifty feet of any structure. The Benton County Fire Marshall must approve the locations of the fire pits. The campfires shall not be used when the Benton Clean Air Authority has restricted such use because of air quality issues. The charcoal barbeque boxes shall be no bigger than 16" by 24". The applicants shall continue to meet all such requirements while SP 10-20 is in effect.

12. That a six (6) foot fence and 10 foot wide landscaping area be placed along the West and South property lines of the site. The landscaping shall include trees that are at least 10 feet tall when planted. The fence and landscaping shall be maintained while the RV Park is in operation. The applicants shall continue to meet this requirement while Special Permit SP 10-20 is in effect.

13. That the applicant obtains a NPDES Construction Stormwater General Permit from the Department of Ecology if there is a potential for stormwater discharge from the construction site. The applicants must provide the Planning Department with written proof that they have contacted the Department of Ecology to determine if a permit is required, and if a permit is required, provide a copy of the permit to the Benton County Planning Department. The applicants shall continue to meet all such requirements while SP 10-20 is in effect.

14. That no recreational vehicle shall remain in the RV Park for more than 120 days in any calendar year period. All recreational vehicles located in the RV Park must have a current license. The applicants shall continue to meet this requirement while Special Permit SP 10-20 is in effect.

15. That the RV Park be inspected at least once per calendar year by the Benton County Planning Department and the Benton County Building Department for compliance with the conditions of approval and any other permits and approvals obtained from Benton County. The owner and/or manager shall maintain a register of park occupancy and keep the following information:

- (1) location of each recreational vehicle by space number.
- (2) date each recreational vehicle arrived and departed the park.

16. Each RV space must be clearly marked by a number for emergency services in addition to a large map showing the layout of the RV Park with the numbers for the sites to be located at the entrance to the park.

17. That this approval does not approve the site to be used for cabins. The applicants shall continue to meet all such requirements while SP 10-20 is in effect.

18. That only one on site sign advertising the RV Park is allowed. The sign shall not exceed 50 square feet. The sign shall not exceed 20 feet in height. The applicants shall continue to meet all such requirements while SP 10-20 is in effect.

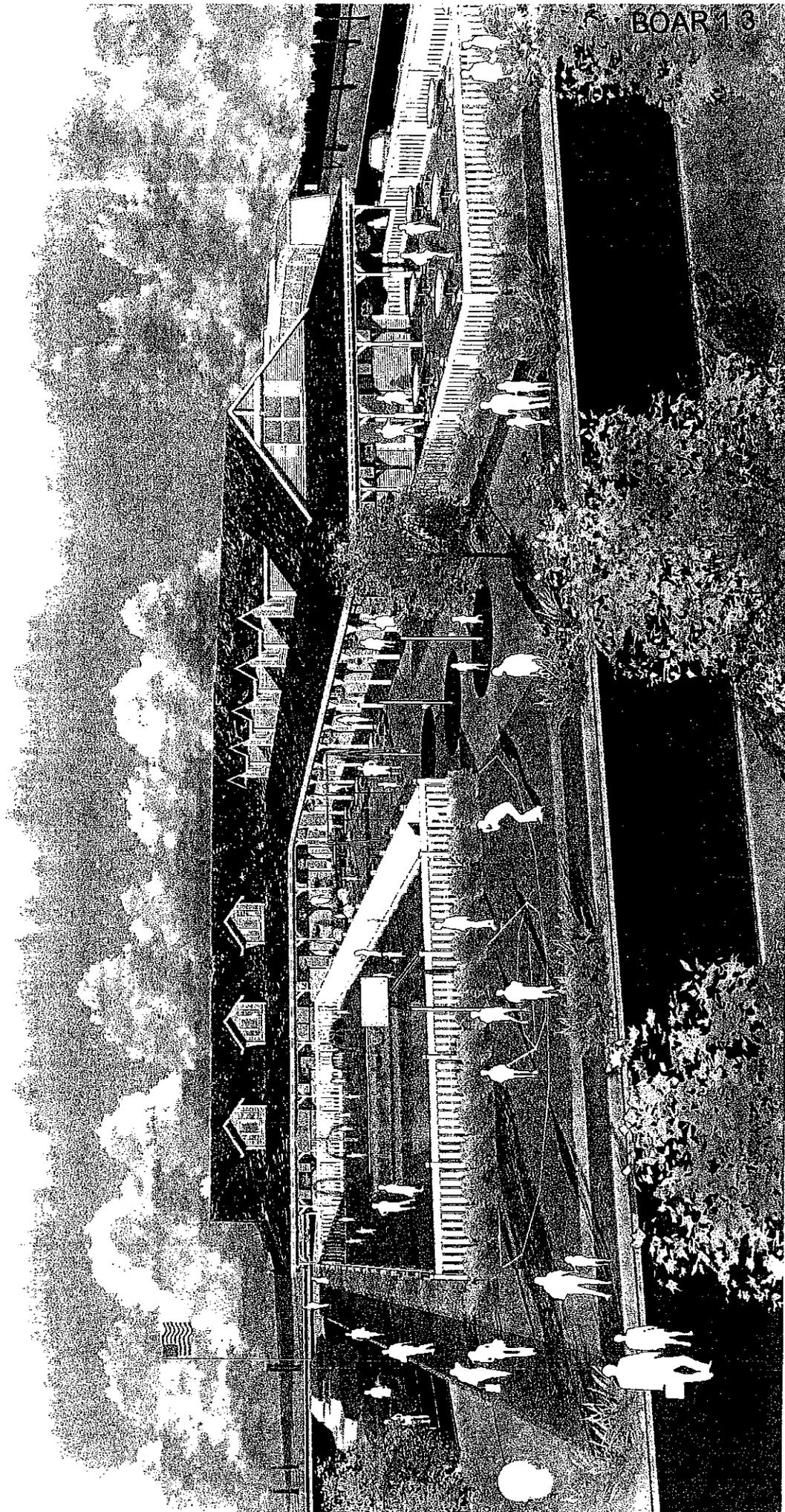
19. All outdoor light fixtures shall be fully shielded in such a manner that the center of light source shall be level or above the edge of the light fixture so that direct light emitted above the horizontal is minimized. All outdoor lighting fixtures, in lieu of shields, shall be equipped with refractors that will minimize any direct light emitted above the horizontal. The applicants shall continue to meet all such requirements while SP 10-20 is in effect.

20. That Phase One of the proposal shall be completed within one (1) year of the date of approval for Special Permit 10-20 and Phase 1 must meet all the requirements contained in the conditions of approval. Phase Two must be completed within three (3) year of the date of approval for Special Permit 10-20 and Phase Two must meet all the requirements contained in the conditions of approval.

21. The property owner(s) and the proprietor(s) of the business shall comply with all requirements of all other local, state and federal regulations pertinent to the operation and construction of the recreational vehicle park. The requirement of/or permission granted by the Board of Adjustment shall not be construed as an exemption from such regulations. The applicants shall continue to meet all such requirements while SP 10-20 is in effect.

Cottonwood Springs RV Resort

A project by Missy & Dave Schlotfeldt



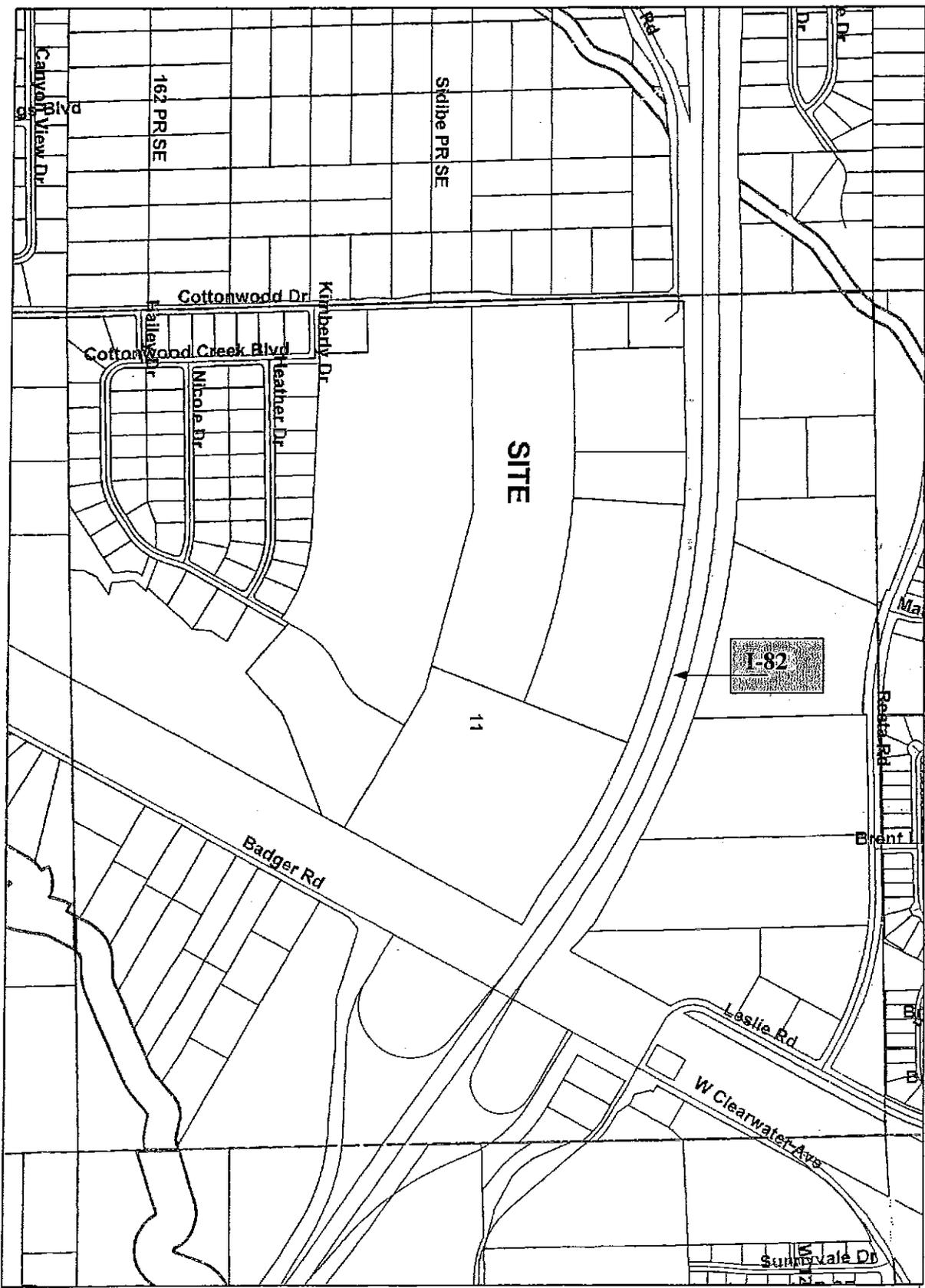
Conceptual Sketch
© 2010 Cottonwood Springs RV Resort
Missy & Dave Schlotfeldt
Pondera Architecture

Pondera
ARCHITECTURE



EA 10-40/SP 10-20

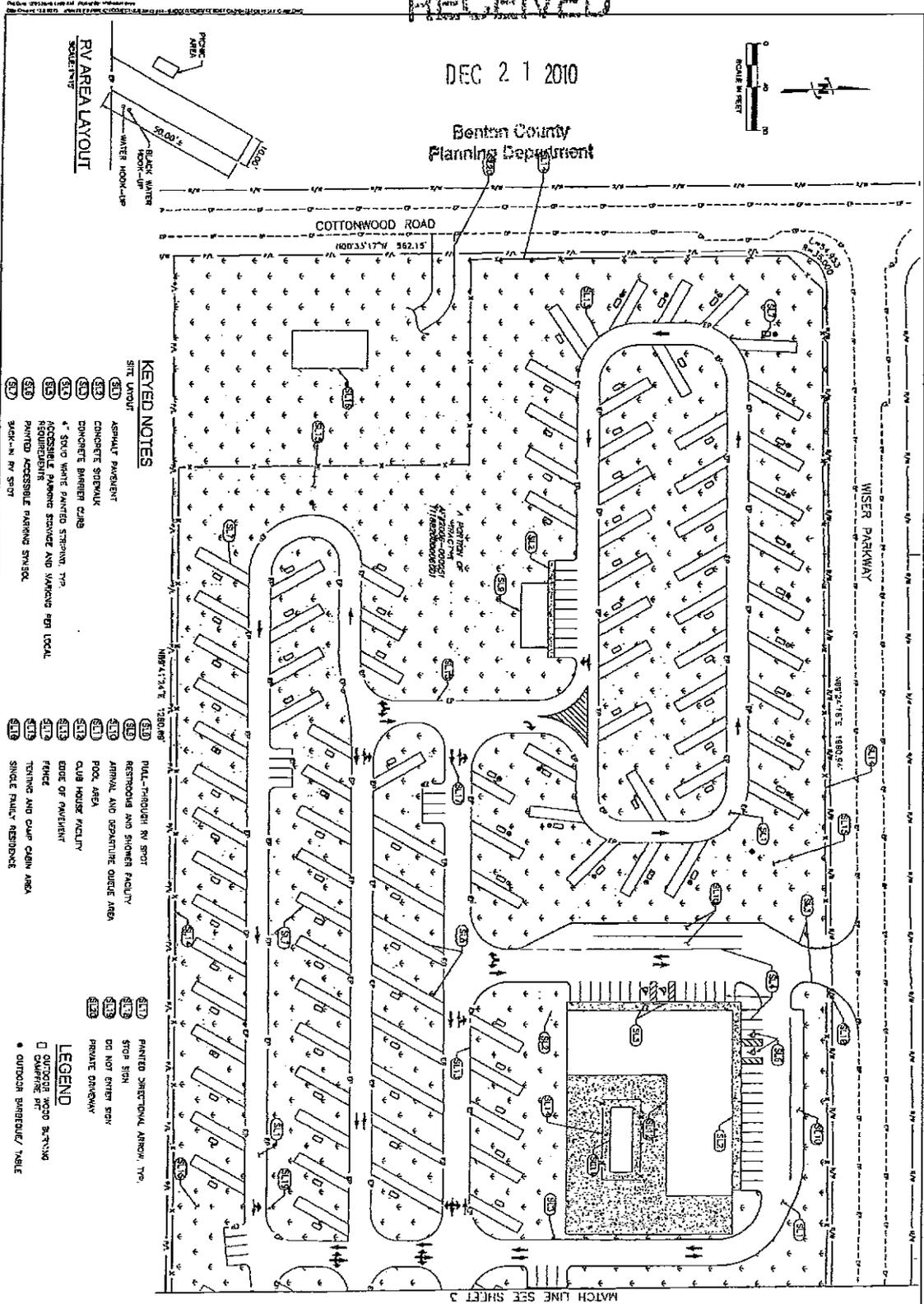
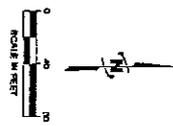
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Benton County Planning Department



- KEYED NOTES**
- (S1) SITE LAYOUT
 - (S2) ASPHALT PAVEMENT
 - (S3) CONCRETE SIDEWALK
 - (S4) CONCRETE BARRIERS CURB
 - (S5) 4" STAG WHITE PAINTED STRIPES TYP
 - (S6) ASPHALT PAINTED STRIPES AND MARKING FOR LOCAL
 - (S7) REQUIREMENTS
 - (S8) PAINTED ACCESSIBLE PARKING STRIPES
 - (S9) SPARK-PAVEMENT

- (S10) FULL-TIME/SHORT-TERM RV SPOT
- (S11) RESTROOMS AND SHOWER FACILITY
- (S12) ARRIVAL AND DEPARTURE QUEUE AREA
- (S13) POOL AREA
- (S14) CLUB HOUSE FACILITY
- (S15) CODE OF PAVEMENT
- (S16) FENCE
- (S17) TENTING AND CAMP CABIN AREA
- (S18) SINGLE FULL-TIME RESIDENCE

- (S19) PAINTED DIAGONAL ARROWS TYP
 - (S20) STOP SIGN
 - (S21) DO NOT ENTER SIGN
 - (S22) PRIVATE DRIVEWAY
- LEGEND**
- OUTDOOR WOOD BATTING
 - CHAMPING PIT
 - OUTDOOR BARBEQUE TABLE

<p>2</p>	<p>COTTON WOOD SPRINGS RV RESORT BENTON COUNTY, WASHINGTON</p>	<p>DATE: 12/21/10 BY: JUB</p>		<p>J-U-B ENGINEERS, INC. 2810 W. Clearwater Ave. Suite 201 Kennewick, WA 98556 Phone: 509.483.2144 Fax: 509.486.0100 www.jub.com</p>
	<p>SITE LAYOUT APPROVAL EAST HALF</p>			

**SPECIAL USE PERMIT
SP 11-02**

SPECIAL EVENT CENTER

**APPLICANTS:
DWIGHT/ROBERTA KENYON LYDELL**

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

DATE: MARCH 22, 2011
TO: BENTON COUNTY BOARD OF ADJUSTMENT
FROM: BENTON COUNTY PLANNING DEPARTMENT
RE: SPECIAL PERMIT APPLICATION – SP 11-02

**APPLICANTS/
PROPERTY OWNERS:** DWIGHT/ROBERTA KENYON LYDELL
33907 S. GERARDS ROAD
KENNEWICK, WA 99337

TAX PARCEL NUMBER: 1-2180-400-0018-001

SPECIFIC REQUEST: The applicants are seeking a Special Use Permit for the operation of a special event center for weddings, reunions, conferences, etc (DBA/Ambiance Gardens), to be conducted both outdoors and indoors on a 5.81-acre parcel of land. An existing 5,600 square foot agricultural building with a 720 square foot covered outside patio are located on site that would be utilized for the special event center. Phase 2 of the project includes the construction of a 1,260 square foot accessory building.

LOCATION: The site is located at 33907 S Gerards Road in the Northwest Quarter of the Southeast Quarter of Section 21, Township 8 North, Range 30 East, W.M.

ZONING: Subject and surrounding properties are zoned Unclassified.

COMPREHENSIVE PLAN DESIGNATION: The Benton County Comprehensive Plan designates the site and surrounding parcels as Rural Lands 5.

STATE ENVIRONMENTAL POLICY ACT: A Determination of Non-Significance was issued on March 15, 2011, relative to the facts submitted to the Planning Department on Special Use Permit – SP 11-02 under the requirements of the Washington State Environmental Policy Act. Environmental Impact Statement is not required.

APPLICABLE DEVELOPMENT REGULATIONS:

The Benton County Code Section 11.48.010(g) (in the Unclassified Zone District) states that: "All other uses of property not otherwise prohibited by laws of Benton County or the State of Washington, in addition to those listed below, may be allowed only by Special Permit issued by the Benton County Board of Adjustment after notice and public hearing as provided in BCC 11.52.090."

Benton County Code Section 11.18.070 states:

"Uses requiring permits – Special Permit Required. Upon issuance of a Special Permit by the Board of Adjustment, the following uses shall be permitted within the Urban District; provided that they are located in a manner that minimizes adverse impacts to agricultural productivity on adjacent lands."

Benton County Code Section 11.52.090(a) states:

“Conditional Use/Special Permit-General Standards. The conditional use/special permit application process allows the Board of Adjustment 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 Board of Adjustment to ensure 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 Section 2.

Certain uses are classified as conditional uses/special permit uses because of their unusual nature, infrequent occurrence, special requirements, or potentially significant impacts to the environment, public infrastructure or adjacent properties, and/or possible safety hazards and other similar reasons.

Once granted, a Conditional Use/Special Permit may be transferred by a holder thereof after written notice to the Board of Adjustment; provided the use and location must remain the same and the transferee must continue to comply with the conditions of the permit and, if applicable, the requirements set forth in BCC 11.52.070.

Benton County Code Section 6A.15.040 PUBLIC NUISANCE NOISE—UNLAWFUL states:

It is unlawful for any person to make, continue, or cause to be made or continued or to allow to originate from his or her personal or real property any public nuisance noise which:

(a) Is plainly audible within any dwelling unit which is not the source of the sound or is generated within two hundred (200) feet of any dwelling; and,

(b) Either annoys, disturbs, injures or endangers the health, comfort, repose, peace or safety of others.

Benton County Code Section 6A.15.050(p) provides that sounds created by un-amplified human voices from 6:00 a.m. to 10:00 p.m. are exempt from the provisions of Benton County Code 6A.15 and are not considered public nuisance noises.

Benton County Code Section 11.52.090(d) states:

Conditional Use/Special permit—Permit Granted or Denied. The Benton County Board of Adjustment will consider the proposed special permit application at an open record hearing. A special permit shall be granted only if the Board of Adjustment can make findings of fact based on the evidence presented sufficient to allow the Board of Adjustment 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.

If reasonable conditions cannot be imposed so as to allow the Board of Adjustment to make the conclusions required above, the conditional use/special permit application shall be denied.

PLANNING STAFF FINDINGS OF FACT:

Based on the application and information received by the Planning Department, the Planning Staff makes the following findings.

1. The applicants and property owners are Dwight/Roberta Kenyon Lydell 33907 S. Gerards Rd. Kennewick, WA 99337.
2. The applicants are seeking a Special Use Permit for the operation of a special event center for weddings, reunions, conferences, etc (DBA/Ambiance Gardens), to be conducted indoors and outdoors on a 5.81-acre parcel of land. An existing 5,600 square foot agricultural building with a 720 square foot covered patio is located on site that would be utilized for the special event center. Phase Two of the project includes the construction of a 1,260 square foot accessory building.
3. The applicants have stated in their application that they expect to host about 30 events per year with 99% of them occurring on Fridays and Saturdays with no events occurring past 10 pm. They expect an average of 150 people per event, with the total count never to exceed 200. Parking has been shown on the applicant's site plan for approximately 90 vehicles.
4. The applicants have stated that final inspections, including electrical for the 5600 square foot building are expected to be concluded by the end of April. It was anticipated that the on-site well was to have been approved by the State Department of Health in February. The applicant has not yet submitted any paperwork for confirming a final inspection.
5. The applicants have submitted a site plan that shows the locations of the proposed parking areas, building, fire lane, residence and other landscaping features.
6. The owner/operator currently resides in the residence located on-site.
7. The site will utilize a proposed 4' by 8' sign that will be non-illuminated. It is not known where the sign will be posted.
8. The applicants have stated that the event center will use two indoor restrooms. No portable restrooms will be located on-site.
9. As stated in the application, all amplified music will be located indoors. Only ceremonial music will be played outside.

10. The site is located at 33907 S. Gerards Road. Kennewick, WA 99337 in the Northwest Quarter of the Southeast Quarter of Section 21, Township 8 North, Range 30 East, W.M. The site is approximately 900 feet south of the intersection of Gerards Rd. and Cochran Rd. Gerards Rd. is a dead end road.

11. The application for SP 11-02 was submitted to Benton County on February 3, 2011 and was deemed complete on for processing on February 11, 2011.

12. The notice for the Benton County Board of Adjustment Open Record Hearing for application SP 11-02 was published on Thursday, March 24, 2011, 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 April 7, 2011.

13. Said application SP 11-02 had been reviewed under the requirements of the State Environmental Policy Act. A Determination of Non-Significance was issued on March 15, 2011. An Environmental Impact Statement was not required.

14. The site and the surrounding parcels are zoned Unclassified.

15. The Benton County Comprehensive Plan designates the site and surrounding parcels as Rural Lands 5.

16. BCC Section 11.18.070(2) states that the proposed use may be allowed by a special use permit.

17. The existing 5,600 square foot building was constructed in 2007 as an agricultural building (barn) for the storage of agricultural products and animals. Changes to the building have been conducted without the proper building permits being obtained. The applicants have been working with the Benton County Building Department to bring the structure up to code.

18. Permits from the Washington State Department of Labor and Industries has not been submitted to the Planning Department from the applicants stating that the electrical inspections of the 5,600 square foot building have been completed.

19. The Benton County Department of Public Works has commented that the access approach onto Gerards Road must be paved to the 96-05 Benton County Standard and that no parking will be allowed on or within the right of way of Gerards Road at any time.

20. Comments submitted by the Benton-Franklin Health District indicate concerns about the applicant's water and sewer systems. It appears the applicant has installed the systems, but not to the required standards. Comments from the Benton-Franklin Health Department include:

(1) The facility must be served by an approved public water supply in accordance with WAC 246-290.

(2) The facility must 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 for the intended use.

(3) The lot must meet minimum land area requirements as specified in Benton-Franklin Health District Rules and Regulations No 2.

21. The Washington Department of Health requires that the public water source on-site be approved as a Group B Water System. The owners will need to hire an engineer to complete the Group B packet to the Office of Drinking Water.

22. The Benton County Fire Marshal has commented that the fire sprinkler design has been conditionally approved but it is required that a qualified third party must approve the sprinkler design. Written confirmation of approval must be presented to the Fire Marshal. In addition to the sprinkler design, the following are also required:

- (1) Building plans must be submitted and approved.
- (2) Submit a detailed method showing how fire truck draft connection will be supplied and constructed.
- (3) Submit measurements of the existing pond.
- (4) Inspection and approval of pipe, suction point and location of fire department connection for drafting from pond.
- (5) A satisfactory hydrostatic test of the sprinkler system.
- (6) A satisfactory test of the sprinkler monitoring system.
- (7) A satisfactory test of the sprinkler fire pump.
- (8) Posting of "Fire Lane-No Parking" signs.

23. There are approximately 23 residential dwellings within 1200 feet of the site. Conducting events late into the night will impact the surrounding property owner's enjoyment of their properties. Given the number of dwellings located around the property that may be affected by the activities of the event facility, all events conducted on site would need to be concluded by 10:00 p.m. and all amplified music must be located indoors.

24. The proposed use may be no more incompatible than are any other outright permitted uses in the Unclassified Zoning District, such as schools, churches, libraries, community clubhouses, or stills. However, none of the above uses are located on Gerards Rd.

25. The proposed use may 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 Unclassified Zoning District such as schools, churches, libraries, community clubhouses, stills, and packing sheds.

CONDITIONS OF APPROVAL:

If the Board of Adjustment decides to approve the Special Use Permit Application 11-02 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 in the Board of Adjustment approval:

1. Applicants shall not conduct any of the activities within the scope of Special Permit 11-02 until the applicants are in compliance with conditions 3 through 10 set forth herein. 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 special use permit until those conditions have been met. The special 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 special use permit within one (1) year from the time the Board of Adjustment conditionally approved the special use permit, the Board of Adjustment may declare its approval null and void at a regular Board of Adjustment meeting. Prior to doing so, the applicant shall be notified in writing at the applicants' last known address at least twelve (12) days in advance of the upcoming Board of Adjustment meeting.

3. The applicants must provide written verification from the Benton-Franklin Health District and the State Department of Health to the Benton County Planning Department that the applicant has complied with each of the Benton-Franklin Health District and Washington State Department of Health's requirements for the proposal.

4. That the applicants provide written verification to the Benton County Planning Department that all requirements of the Benton County Fire Marshal and Benton County Building Office have been completed and all requirements for the change of use of the existing building are completed and approved. The applicants shall continue to meet all such requirements while Special Use Permit SP 11-02 is in effect.

5. That the applicants provide written verification to the Benton County Planning Department that all requirements of the Washington State Department of Labor and Industry electrical inspection division have been completed and all requirements for the change of use of the existing building are completed and approved. The applicants shall continue to meet all such requirements while Special Use Permit SP 11-02 is in effect.

6. That the applicants provide written verification to the Benton County Planning Department that all requirements of the Benton County Department of Public Works Office have been completed and approved. The applicants shall continue to meet all such requirements while Special Use Permit SP 11-02 is in effect.

7. The hours of operation shall be limited to the hours of 10:00 a.m. to 10:00 p.m. Fridays, Saturdays and the holidays of Memorial Day, Fourth of July and Labor Day. The applicants shall continue to meet all such requirements while Special Permit 11-02 is in effect.

8. If food is to be prepared on site, the business must meet all requirements for application/issuance of a Benton-Franklin Health District Food Service Permit. The applicants shall continue to meet all such requirements while Special Permit 11-02 is in effect.

9. That the applicants are permitted the use of one 4-foot by 8-foot non-illuminated sign. All signage must be located out of the county road right-of-way. The applicants must obtain a building permit for the sign. The applicants shall continue to meet all such requirements while SP 11-02 is in effect.

10. The applicants need to provide an emergency response and designated fire lane for the facility. This plan is to be coordinated and approved by the Benton County Fire Marshal, Benton County Fire District #1 and the Benton County Sheriff's Office. The applicants shall continue to meet all such requirements while SP 11-02 is in effect.

11. That the applicants use their parking plan showing that parking will be available for a maximum of 90 vehicles. No additional parking will be allowed along the public right-of-way. Since Gerards Rd. is a dead end, it is imperative that the right-of-way be kept clear for safety. The applicants shall continue to meet all such requirements while SP 11-02 is in effect.

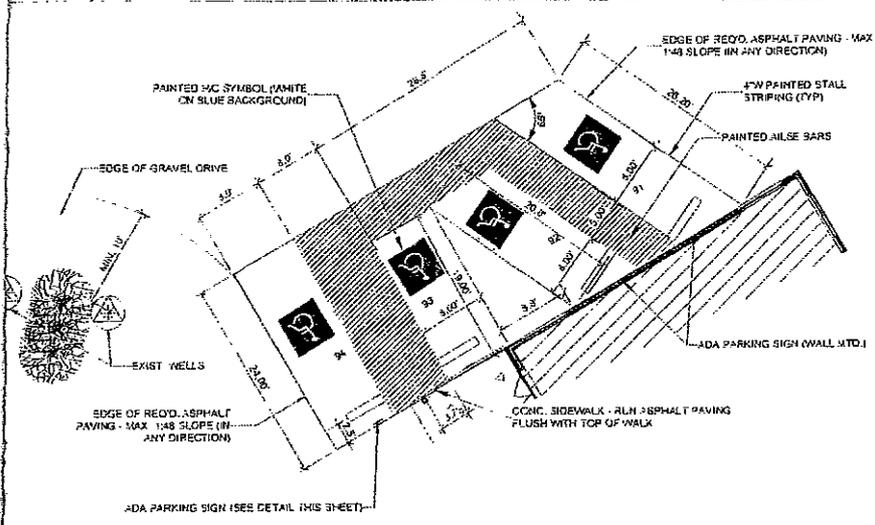
12. That this special permit does not approve on-site sale or consumption of alcoholic beverages. The Washington State Liquor Control Board Laws must be followed and appropriate permits or licenses (if needed) must be obtained prior to alcoholic consumption on the premises. The applicants shall continue to meet all such requirements while SP 11-02 is in effect.

13. That a parking attendant located at the entrance and exit of the event center and Gerards Road will be required to facilitate the traffic entering and leaving the property in an orderly manner and the applicants shall provide a security/crowd control plan outlining how crowd control and security will be implemented during events. The applicants shall continue to meet this requirement while Special Permit SP 11-02 is in effect.

14. That the site is not to be used for music concerts and amplified music events. All amplified music shall be contained indoors. The applicants shall continue to meet this requirement while Special Permit SP 11-02 is in effect.

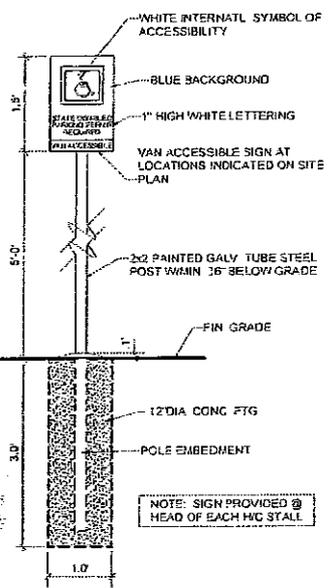
15. That the requirements of or permission granted by the Board of Adjustment shall not be construed as an exemption from Land Restrictions or Covenants placed upon this property at any time of segregation, separation or recording of any land deeds or transactions related to this property. The applicants shall continue to meet all such requirements while SP 11-02 is in effect.

16. That the owner/operator must continue to reside in the residence located on-site. The applicants shall continue to meet all such requirements while SP 11-02 is in effect.



H.C. PARKING STALL DTLS.

Scale: 1" = 10'-0"



1 TYP. H/C SIGN DTL.
Scale: 3/4" = 1'-0"

SITE & BUILDING DATA		Areas
LOT AREA (SQ. FEET) - RECORD SURVEY:		253,084
BUILDINGS:		
EXISTING RESIDENCE AREA		1,493
EXISTING ACCESSORY BUILDING AREA		1,689
PROPOSED EVENT CENTER		
USE: WEDDINGS, RECEPTIONS, BIRTHDAYS, FUND RAISERS, PRIVATE PARTIES		
MAIN FLOOR AREA		4,000
UPPER FLOOR AREA		1,600
UPPER FLOOR DECK AREA		240
WALKS/PADS:		
COVERED CONCRETE PATIO AREA		720
EXISTING ON-SITE CONCRETE PATIOS (APPROX.)		4200
TOTAL IMPERVIOUS SURFACE:		13,898
LANDSCAPING/GRAVEL:		
TOTAL ON-SITE LANDSCAPING AREAS (APPROX.)		214,835
EXISTING GRAVEL AREAS (APPROX.)		12,966
TOTAL NEW ACCESS ROAD GRAVEL		7,412
EXISTING POND ECOTRIP AREA		4,273
TOTAL PERVIOUS SURFACE:		239,386
RATIO OF IMPERVIOUS TO PERVIOUS SURFACE AREAS (I/P):		5.7%
PARKING:		
TOTAL AVAILABLE 9x19' PARKING SPACES:		91
AVAILABLE HANDICAP SPACES (INCLUDES 1 VAN ACCESSIBLE):		4
TOTAL AVAILABLE PARKING SPACES:		95
CONSTRUCTION/ZONE DESIGNATION:		Unclassified
BUILDING TYPE = V-3		
COUNTY PARKING REQ'TS. (USING C.O.C. ZONING CHAP. 18.36):		
1) GENERAL ASSEMBLY (1" OCCUP.) = 1/75 SF (ASSEMBLY AREA)		35
2) AVAILABLE ON-SITE PARKING SPACES		94
3) HANDICAP PARKING SPACES = 1/25 Spaces (REQ'D)		4
BUILDING OCCUPANCY:		
MAIN FLOOR:		
1) ASSEMBLY AREAS (2,811 SF @ 1 Occup/15 SF)		174
2) KITCHEN AREA (290 SF @ 1 Occup/200 SF)		2
2) COVERED PATIO AREA (720 SF @ 1 Occup/15 SF)		48
TOTAL MAIN FLOOR OCCUPANCY:		224
UPPER FLOOR:		
1) CHANGING ROOMS (MOD. ASSEMBLY) AREAS - 409 SF (@ 1 Occup/30 SF)		27
2) OFFICE AREA (289 SF @ 1 Occup/100 SF)		3
2) DECK AREA (240 SF @ 1 Occup/15 SF)		16
TOTAL UPPER FLOOR OCCUPANCY:		46
TOTAL FACILITY OCCUPANCY:		270
PLUMBING FIXTURE REQUIREMENTS:		
MAIN FLOOR:		
1) ASSEMBLY (CONFER./CHANGING/WORKSHOP CATEGORY - 15 SF/OCCUP - 3,351 SF)		322
2) KITCHEN (1" TYPE OCCUPANCY - 200 SF/OCCUP.)		2
UPPER FLOOR:		
1) CHANGING ROOMS (CONFERENCE TYPE CATEGORY - 30 SF/OCCUP.)		27
2) OFFICE (1" TYPE OCCUPANCY - 100 SF/OCCUP.)		3
3) OUTDOOR DECK (1" TYPE OCCUPANCY - 15 SF/OCCUP.)		16
TOTAL PLUMBING OCCUPANCY:		270
MIN. (WAC) CODE REQUIREMENTS:		
GROUP A-2 (BANQUET HALL): 270 TOTAL OCCUP. REQ: 2 WC, 1 LAV EACH SEX		TABLE 2302.1
AVAILABLE PLUMBING FIXTURES:		
1) MAIN FLOOR - WOMEN: 3 W.C., 3 LAVS		OK
2) MAIN FLOOR - MEN: 1 W.C., 2 URINALS, 2 LAVS		OK
3) UPPER FLOOR - PRIV. RESTROOMS: 1 W.C., 1 LAV		N/A

Date: 03/11/11
No.:

5787 REGISTERED ARCHITECT
DEVI E. TATE
STATE OF WASHINGTON

Owner/Client:	D.T.	03/11/11
Architect:	D.T.	11/11/11
Contractor:	D.T.	03/11/11
Engineer:	D.T.	03/11/11
Inspector:	D.T.	03/11/11
Other:	D.T.	03/11/11

Tate Architects
7815 River Boulevard
Pasco, WA 99301
(509) 542-8786 (FAX) 544-9483

ARCHITECTURAL PLANS FOR

AMBIANCE GARDENS EVENT CENTER

33907 S. Gerards Road, Kennewick, WA 99337

OWNER/CONTRACTOR: Dwight Lyall & Roberta Kaynon-Lyall

A-01.1

EIGHT SHEETS



Benton County
Planning
Department

SP 11-02

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