

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

**BENTON COUNTY BOARD OF ADJUSTMENT
REGULAR HEARING – NOVEMBER 1, 2012– 7 P.M.
BENTON COUNTY PLANNING DEPARTMENT
1002 DUDLEY AVENUE
PROSSER, WA 99350**

CALL TO ORDER

APPROVAL OF MINUTES SEPTEMBER 6, 2012

CONSENT AGENDA:

**SP 10-05 – TRISH TRICKETT
SP 07-18 – STEVE WESTERMEYER**

NULL AND VOID:

SP 05-21 – ALBERTO BENAVIDES

CONTINUED HEARING ITEM –

CONDITIONAL USE PERMIT - CUP 12-05 – The applicant is requesting a conditional use permit for the operation of a retail animal feed store in an existing detached building. The site is located at 10613 S 2058 PR SE – Kennewick on Lot 3 of Short Plat 441 in Section 9, Township 8 North, Range 30 East, W.M. Applicant: Shelley Weber – 10613 S 2058 PR SE – Kennewick, WA 99337.

NEW BUSINESS:

CONDITIONAL USE PERMIT – CUP 12-06/EA 12-20 - The applicant is requesting a conditional use permit to amend SP 02-10 to add five additional mini-storage buildings to be constructed in phases – two buildings 100 feet by 40 feet and two buildings 90 feet by 20 feet. The written date of completion was August 31, 2012. Location: The site is located in that portion of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter, South of the railroad right of way plus the Northwest Quarter of the Northwest Quarter of the Northwest Quarter in Section 30, Township 9 North, Range 24 East, W.M. Applicant: A.J. Still – 273 South County Line Road – Grandview, WA 98930.

CONDITIONAL USE PERMIT – CUP 12-08 – The applicant is requesting a conditional use permit for the operation of a commercial kennel for the keeping of up to five dogs. The written date of completion on this action was October 5, 2012. Location: 55603 No Frazier Road, Benton City on Lot 1 of Short Plat 122 in Section 1, Township 9 North, Range 26 East, W.M. Applicant: Claire Christensen – 55603 N Frazier Road – Benton City, WA 99320

CONDITIONAL USE PERMIT – CUP 12-09 – The applicant is requesting a conditional use permit for the operation of a commercial kennel for the keeping of up to eight dogs. The written date of completion on this action was October 5, 2012. Location: 55403 N Frazier Road on Lot 2 of Short Plat 122 in Section 1, Township 9 North, Range 26 East, W.M. Applicant: Dan Dutt – 55403 N Frazier Road – Benton City, WA 99320

VARIANCE REQUEST – VAR 12-06 – The applicant is requesting a variance from BCC 11.52.060(3) for a non-exclusive perpetual easement or ingress/egress. The written date of completion on this action was October 11, 2012. Location: A portion of the Northwest Quarter of the Southwest Quarter of Section 12, Township 5 North, Range 27 East, W.M. Applicant: Homer Moreland – P O Box 295 – Plymouth, WA 99346

PLANNING DEPARTMENT REPORTS AND DISCUSSION

ADJOURNMENT

DATED THIS 24TH DAY OF OCTOBER, 2012

BRENT CHIGBROW, CHAIRMAN
BENTON COUNTY BOARD OF ADJUSTMENT

CLARK A. POSEY, SENIOR PLANNER
BENTON COUNTY PLANNING DEPARTMENT



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DATE: OCTOBER 25, 2012

TO: BENTON COUNTY BOARD OF ADJUSTMENT

FROM: CLARK A. POSEY, SENIOR PLANNER 
BENTON COUNTY PLANNING DEPARTMENT

RE: EXTENSION REQUEST FOR SP 07-18 — STEVE WESTERMEYER

The Benton County Board of Adjustment on May 1, 2008 approved a special use permit — SP 07-18 for the construction and operation of 286 mini-storage units on a 35-acre site. The site is located North of Interstate 82 in the Northwest Quarter of the Northwest Quarter of Section 11, Township 8 North, Range 28 East, W.M. The special use permit was approved with conditions to be satisfied within a one-year timeframe.

The applicant was granted an extension in 2009, 2010 and 2011. The applicant presents again on October 24, 2012 requesting another extension. The applicant has installed the fencing, and has completed the conditions of approval affixed to this special use permit. The applicant at the October 6, 2011 informed the Board with regards to the phasing of this project.

Attached is a letter from the Benton County Planning Department to the applicant dated October 9, 2012 with a response email enclosed from the applicant dated October 24, 2012.

The Benton County Planning Department recommends that the Board of Adjustment review this application with regards to the granting of another extension request.

Attachments:

- 1) October 9, 2012
- 2) Email from the applicant dated October 9, 2012

Benton County Planning Department

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October 9, 2012

Steve Westermeyer
91807 Reata Road
Kennewick, WA 99338

RE: Special Use Permit – SP 07-18

Dear Steve Westermeyer:

The Benton County Board of Adjustment on October 6, 2011 granted only a one year extension for the completion of the conditions of approval affixed to your special use permit – SP 07-18. In your continuance letter, please address Phase I with regards to its completion as well as the remaining three phases with regards to progress made to date...

If you need additional time to complete the conditions of approval please forward a letter to the Benton County Planning Department or you may email an extension or withdrawal request to planning.department@co.benton.wa.us by October 23, 2012. The special use permit action will be placed on the Board of Adjustment's agenda for November 1, 2012.

If you have any questions with regards to this matter, please do not hesitate to contact the Benton County Planning Department.

Sincerely,



CLARK A. POSEY,
SENIOR PLANNER

Carel Hiatt

From: tinagregory@frontier.com
Sent: Wednesday, October 24, 2012 11:00 AM
To: Carel Hiatt
Subject: Re: Extension Request for SP 07-18

Steven's Reata RV Storage LLC

RE: Special Use Permit SP 07-18

Please give us an extension on our special use permit. We have just started a new building in Phase I it should be completed by mid December. We are doing quite well filling up. We have 7 new clients on a waiting list already. This project is going ahead as planned. We will start our next phase when we have this new building two thirds full. We would greatly appreciate the extension.

Thank you,

Tina Gregory, Secretary

From: Carel Hiatt <Carel.Hiatt@co.benton.wa.us>
To: "tinagregory@frontier.com" <tinagregory@frontier.com>
Sent: Thursday, October 18, 2012 2:58 PM
Subject: Extension Request for SP 07-18

Tina this is a copy of the letter that I sent to Steve Westermeyer.
October 9, 2012

RECEIVED

OCT 24 2012

Benton County
Planning Department

Steve Westermeyer
91807 Reata Road
Kennewick, WA 99338

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Sincerely,

CLARK A. POSEY,
SENIOR PLANNER