

**BENTON COUNTY BOARD OF ADJUSTMENT
REGULAR HEARING – August 2, 2012– 7 P.M.
PLANNING ANNEX – 1002 DUDLEY AVENUE
PROSSER, WA 99350**

CALL TO ORDER

PRESENT: Brent Chigbrow
Bob Page
Aimee Bergeson

ABSENT: Dean Burows

STAFF PRESENT: Clark A. Posey, Senior Planner
Carel Hiatt, Recorder

APPROVAL OF MINUTES

MOTION: It was moved and seconded that the Chairman approve the May 10, 2012 Board of Adjustment minutes. Motion carried.

RECORDED VOTE:

YES: Brent Chigbrow, Bob Page, Aimee Bergeson
NO: None
ABSENT: Dean Burows
ABSTAIN: None

The public hearing was opened. Clark Posey, Planning Staff, read to the Board ex parte issue questions and those wishing to testify during the meeting were sworn in. The Board members did not have a conflict of interest with the agenda items. The Planner entered into the records all Exhibits noted on Exhibit E. The applicant had applied for and received approval from the Board for his original permit – SP 10-04 for the operation of mini-storage units. The applicant presents to the Board at this time a request for signage which was not included in the original special use permit.

NOTE: The Chairman, Brent Chigbrow, did disclose to the Board that Mr. Watts, applicant, was a customer of the company for which the Chairman was the Manager. However, the Chairman stated that he could make an unbiased decision on this matter; but would step down if requested.

NOTE: The Planner informed the Board that if the Chairman was requested to step down by the Board or audience then this action could not be conducted tonight as there would not be a quorum.

NOTE: Neither the Board nor anyone in the audience for this hearing item did not request that the Chairman step down on this action.

NEW BUSINESS:

The applicant was requesting a conditional use permit for the installation of a 5' x 21' x 18" electric sign for the newly constructed storage units at the location of 30405 N. Dallas Road. The parcel is located at the Southeast corner of Dallas and Arena Roads at 30405 N. Dallas Road; on Lots 1 & 2 of Short Plat 1401 in the Northwest Quarter of Section 20, Township 9

North, Range 28 East W.M. Applicant: Kurk Watts – 10612 W Court Street, Pasco, WA 99301.

APPLICANT TESTIMONY:

Kurk Watts – 10612 West Court Street – Pasco, WA 99301 stated he was requesting signage for this approved mini-storage units. He continued to state that the sign would be illuminated, but that would be for the letters only. He submitted the following exhibits: BOAH 1.6 and BOAH 1.7 – pictures of the sign and proposed location.

The Chairman asked the Planner about the requirement from the Building Department for signage. The Planner replied that seeing as the sign would be higher in the air a building permit would be required, but normally signage would not be required for a five foot sign.

The applicant stated that he wanted the sign on top of his building so that it could be seen from a distance instead of locating a smaller one on site. He continued to state that he would be contacting the Benton County Public Works Department with regards to their requirements.

The Chairman asked the applicant if there were other signs in the immediate vicinity. The applicant replied that there were other commercial signs in the area over 20 feet.

Board Member – Aimee Bergeson asked the applicant about the brightness of the signage. The applicant replied that the lights would be fluorescent, so was uncertain about the brightness.

Board Member – Bob Page asked the applicant to outline the location of the sign on the aerial provided.

NO PROPONENT TESTIMONY

OPPONENT TESTIMONY:

Ramey Chastain – 71182 Arena Road – Richland, WA 99352 – submitted in the following exhibits: BOAH 1.9 – Petition dated August 2, 2012, BOAH 1.10 – Letter from Ronald/Christina Myers dated August 2, 2012 and BOAH 1.11 – Bradley/Kristen Rowe. He continued to state that there were other commercial businesses in the area, such as a grocery store and gas station and they had signs; but this proposal was not for a business. Mr. Chastain's main objection was not the mini-storage units as they were acceptable, but the signage was too large and illuminated. He felt that the applicant should locate a smaller sign on his property.

The Chairman explained to Mr. Chastain what the Board would look at and review with regards to reaching a decision on this matter.

Sharon Creer – 72707 Arena Road – Richland, WA 99352 outlined her residence on the aerial provided. Her residence would be in direct view of the proposed sign. She stated that the area in which she resides was rural in nature; the proposed sign would decrease property values and change the environment in the area by making it more commercialized. She had submitted written testimony to the Board, BOAH 1.5 and BOAH 1.8.

APPLICANT REBUTTAL:

Kurk Watts – 10612 West Court Street – Pasco, WA 99301 – stated that the reasoning for the sign height and being above the height of the building was needed for clearance of rental trucks used by renters of the storage units, and motorhomes that will turn that corner and must clear the bottom of the sign.

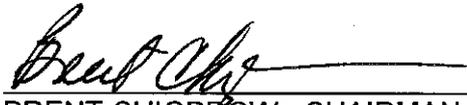
The public portion of the hearing was closed and after Board discussion the Findings of Fact were completed.

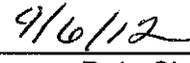
MOTION: Bob Page moved and seconded by Brent Chigbrow that the Chairman in conjunction with the Secretary of the Board of Adjustment, prepare and adopt written findings and conclusions that articulate and are consistent with the findings, conclusions and decisions made by the Board of Adjustment to approve CUP 12-02 for Kurk Watts – Conditional Use Permit – CUP 12-02 for the installation of a 5' x 21' x 18" electric sign for the newly constructed storage units at the location of 30405 N. Dallas Road. The parcel is located at the Southeast corner of Dallas and Arena Roads at 30405 N. Dallas Road; on Lots 1 & 2 of Short Plat 1401 in the Northwest Quarter of Section 20, Township 9 North, Range 28 East W.M. and that the applicant will need to abide by the conditions of approval as outlined in the Staff Memo dated June 29, 2012. Motion carried.

RECORDED VOTE:

YES: Brent Chigbrow, Bob Page, Aimee Bergeson
NO: None
ABSENT: Dean Burows
ABSTAIN: None

There being no further business before the Board of Adjustment the Hearing was adjourned at 8:00 p.m.


BRENT CHIGBROW - CHAIRMAN
Benton County Board of Adjustment


Date Signed