

**BENTON COUNTY BOARD OF ADJUSTMENT
REGULAR HEARING – JANUARY 9, 2014 -7 P.M.
PLANNING ANNEX – 1002 DUDLEY AVENUE
PROSSER, WA 99350**

**THESE MINUTES ARE A SUMMARY OF THE BOARD OF ADJUSTMENT HEARING AND
NOT A VERBATIM TRANSCRIPT**

CALL TO ORDER

PRESENT: Aimee Bergeson
Dean Burows
Bob Page
Brent Chigbrow

STAFF PRESENT: Michael E. Shuttleworth, Planning Manager
Carel Hiatt, Recorder

ELECTION OF OFFICERS:

MOTION: It was moved by Dean Burows and seconded by Bob Page that the current Chairman Brent Chigbrow and Vice Chairman Dean Burows for 2013 be retained for 2014. Motion carried.

APPROVAL OF MINUTES:

MOTION: It was moved by Bob Page and seconded by Aimee Bergeson to approve the minutes of the December 9, 2013 Board of Adjustment Hearing. Motion carried.

Michael E. Shuttleworth, Planning Manager, read to the Board ex parte questions for all actions and those wishing to testify during the hearing on actions presented to the Board of Adjustment tonight were sworn in. Members stated that they had no ex parte communication with regards to any of the actions being presented to the Board tonight.

The Chairman opened the public portion of the Board of Adjustment Hearing.

CONSENT AGENDA:

SP 10-19 –Denice Runyon and David Roberts extension request

The Board questioned the applicants Denice Runyon and John Runyon as to the progress made thus far on the kennel. The applicants stated that they were working diligently on this project and were trying to construct the kennel without financial assistance. The Board informed the applicants that the Board would be willing to grant another year extension on this special use permit as the applicants were continuing to make progress with regards to the completion of the requested dog kennel facility.

MOTION: It was moved by Dean Burows and seconded by Bob Page that the Board of Adjustment grants another year extension on SP 10-19 for the completion of a commercial kennel to be located at 179803 W Johnson Road – Grandview. Motion carried 4 to 0.

NEW BUSINESS:

VAR 13-07 - The applicant Sunnyside Valley Irrigation District (SVID) is proposing to construct a 12-foot by 20-foot block building to house the pump station and associated mechanical equipment for the pump control building. The applicant is requesting a variance to BCC 11.08.040(a) to reduce the 55-foot setback from the centerline of the County road (King Tull) to 43 feet from the centerline and the proposed building, changing the setback from 55 feet to 43 feet, or a reduction of twelve feet (12'). The site is located West of the intersection of King Tull and County Line Road on King Tull Road, being in the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 30, Township 9 North, Range 24 East W.M.

The Planner summarized this variance request to the Board of Adjustment members and then entered into the record the following exhibits: BOAM 1.1 to BOAM 1.7, BOAR 1.1 to BOAR 1.4.

APPLICANT TESTIMONY: Ron Cowin – SVID – 2720 Birchfield Road, Yakima, WA 98901 informed the Board about the necessity of requesting a variance and they would be requesting from the Board of County Commissioners to vacate the right of way in order to construct the 12 foot by 20 foot block building to house the pump station and associated mechanical equipment for the pump control building.

PROPONENT/OPPONENT TESTIMONY/APPLICANT REBUTTAL: NONE.

MOTION: Dean Burows made a motion which was seconded by Bob Page that the Board of Adjustment, pursuant to the aforementioned controlling factors, finds that the application for Sunnyside Valley Irrigation District – VAR 13-07 should be approved with the conditions numbered 1-5 as outlined in the staff report dated, December 26, 2013 and 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/or decisions made by the Board of Adjustment tonight. Motion carried 4-0.

PLANNING DEPARTMENT REPORTS AND DISCUSSION: NONE

There being no further business before the Board of Adjustment the meeting was adjourned at 7:30 p.m.



BRENT CHIGBROW, CHAIRMAN

3-6-14

DATE SIGNED