

CONDITIONAL USE PERMIT

CUP 13-13

APPLICANT:

PHILLIP WARREN

**EXHIBIT LIST FOR CUP 13-13
PHILLIP WARREN - APPLICANT
TUCANNON EVENT CENTER**

BOARD OF ADJUSTMENT STAFF MEMO EXHIBIT LISTING				
BOAM INCLUDES	1	EXHIBIT #	DOCUMENT NAME	DATE
		BOAM 1.1	Staff Memo	December 26, 2013
		BOAM 1.2	Benton Co. Fire Marshall Comments	January 2, 2014
		BOAM 1.3	Benton County Public Works Comments	January 9, 2014
		BOAM 1.4	Walt/Sandra Meglasson Comments	January 10, 2014
		BOAM 1.5	Dept. of Ecology Comments	January 14, 2014
		BOAM 1.6	Benton Franklin Health District Comments	January 21, 2014
		BOAM 1.7	Notice of Application	December 31, 2013
		BOAM 1.8	Determination of NonSignificance	January 21, 2014
		BOAM 1.9	Notice of Open Record Hearing	January 21, 2014
		BOAM 1.10	Site Map	January 2, 2014
		BOAM 1.11	Aerial	January 23, 2014
		BOAM 1.12 – 1.18	Pictures of the site taken by the Planning Dept.	January 23, 2014
BOARD OF ADJUSTMENT – APPLICATION EXHIBIT LISTING				
BOAR INCLUDES	1	EXHIBIT #	DOCUMENT NAME	DATE
		BOAR 1.1	Conditional Use Application	December 19, 2013
		BOAR 1.2	Site Drawing by Applicant	December 19, 2013
		BOAR 1.3	Floor Plan drawn by the Applicant	December 19, 2013
		BOAR 1.4	Environmental Checklist	December 30, 2013
BOARD OF ADJUSTMENT EXHIBIT HEARING – FEBRUARY 6, 2014				
BOAH INCLUDES	1	EXHIBIT #	DOCUMENT NAME	DATE
		BOAH 1.1		
		BOAH 1.2		

EXHIBIT SHEET – E-1 – Exhibit listing
 BOAR – Board of Adjustment Record Exhibits
 BOAM – Board of Adjustment Memo Exhibits
 BOAH 1 - Documents submitted during the hearing

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: DECEMBER 26, 2013

BOAM 1.1

MEETING DATE: FEBRUARY 6, 2014

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



RE: CONDITIONAL USE PERMIT - CUP 13-13

APPLICANT: PHILLIP WARREN
12316 HILLCREST DR.
PASCO, WA 99301

PROPERTY OWNER: EVELYN MCLAIN SKELTON
40504 N. DEMOSS RD.,
BENTON CITY, WA 99320.

TAX PARCEL NUMBER: 1-1897-101-1521-004

SPECIFIC REQUEST

The applicant is seeking a Conditional Use Permit for the construction of a 7,200 square foot building for the operation of a wine production facility and event center for weddings, reunions, conferences, etc. (Tucannon Event Center), to be conducted on a 2.88-acre parcel of land. A parking area of 100' X 100' or 10,000 sq. ft. is also being proposed for off-street parking.

ZONING

The subject and surrounding properties are zoned Rural Lands 5.

COMPREHENSIVE PLAN DESIGNATION

The site and surrounding parcels are designated as Rural Lands 5.

STATE ENVIRONMENTAL POLICY ACT

A Determination of Non-Significance was issued on January 21, 2014 relative to the facts submitted to the Planning Department on Conditional Use Permit - CUP 13-13 and Environmental Assessment EA 13-32 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) (Rural Lands 5 Zoning 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 Rural Lands 5 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 conditional use permit application at an open record hearing. A conditional use 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 applicant is Phillip Warren 12316 Hillcrest Drive Pasco, WA 99301.
2. The property owner is Evelyn McLain Skelton. 40504 N. Demoss Rd., Benton City, WA 99320.
3. The applicant is seeking a Conditional Use Permit for the operation of a winery and tasting room with an event center for weddings, reunions, conferences, etc. (Tucannon Event Center), to be conducted on a 2.88-acre parcel of land. An existing 5,600 square foot agricultural building is located on site that would be utilized for the special event center.
3. The site is located at 40504 N. Demoss Rd. Benton City, WA 99320 in the Northwest Quarter of the Southeast Quarter of Section 21, Township 8 North, Range 30 East, W.M.

4. The application for CUP 13-13 was submitted to Benton County on December 19, 2013 and was deemed complete for processing by the Planning Department on December 26, 2013 and routed for utility review on January 2, 2014. This conditional use permit was scheduled for a hearing with the Board of Adjustment for February 6, 2014.

5. The notice for the Benton County Board of Adjustment Open Record Hearing for application CUP 13-13 was published on, January 22, 2014, in the Tri-City Herald and mailed to property owners of record within 300 feet of the outer boundaries of the parcel.

6. Said application CUP 13-13 had been reviewed under the requirements of the State Environmental Policy Act. A Determination of Non-Significance was issued on January 21, 2014. Environmental Impact Statement was not required.

7. The site and the surrounding parcels are zoned Rural Lands 5.

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

9. BCC Section 11.18.070(2) states that the proposed use may be allowed by Conditional Use Permit.

10. The Benton County Department of Public Works has commented that the access approach onto Demoss 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 Demoss Road at any time.

11. As you can see from the attached comments submitted by the Benton Franklin Health District and the Washington State Department of Health, both departments have comments about the applicant's water and sewer systems. Comments from the Benton-Franklin Health Department state the following:

This office has reviewed the proposal and our records of the property. We have determined that the residence on the property is served by an existing on-site septic system that was approved for a maximum of four bedrooms. It is also served by a well that has received approval as a Group B public water supply. In a letter dated to the owner Robert Skelton on June 12, 1986 during the time period when the wine production facility was first proposed our Health Officer stated within that letter that it would be allowed for the wine production facility that is attached to the existing residence the ability to utilize the residences on-site septic system for collection and processing of winery restroom waste for a period not to exceed 18 months. After the 18 month period an on-site septic system would be required to be installed to service the winery bathrooms. It does not appear that this was ever completed and it is possible that a separate on-site septic system will be required for this building. This office has the following comments:

(1) The Event Center must be served by an on-site septic system that has been permitted, inspected and approved by this office. During this process it will be required through soils testing that the property meets

minimum Gross and Useable land area requirements for this proposal. It is important to note that based on the expected gallons per day that the Event Center will generate it does not appear that this property contains sufficient usable land area to support this proposal.

- (2) The Event Center would be served by a well that has already been approved as a public water supply. However, based on the number of attendees that are expected it would appear that the well will need to be upgraded from a Group B to a Group A.

12. The Benton County Fire Marshal commented that a 20' foot fire lane is needed for ingress and egress to the building, but it can be either gravel or asphalt, and can terminate within the parking area. The applicant will need to provide a parking diagram to the Fire Marshal to determine if there would be enough room for a fire truck turnaround. The Benton County Fire Marshal's comment letter dated January 2, 2014 is attached to this memo.

13. The applicants are providing 100 off site parking spaces on a grassy parking lot. The applicants provided that access would be limited to weekends and by appointment only. The number of persons per an event should be determined so that the impact of this facility can then be determined. By Benton County Code, the maximum limit of persons at any event must not exceed 200 people.

14. The applicants are asking to operate with no specific schedule, at least Friday, Saturday, and Sunday 11:00 am to 11:00 pm once or twice a week. Conducting events until 11:00 p.m. weekend nights could 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; no outside amplified music would be allowed. The music would need to be contained within a building only. Any event conducted on site would need to be concluded by 10:00 p.m. or be subject to Benton County's Nuisance Ordinance.

15. The proposed use may be no more incompatible than are any other outright permitted use in the Rural Lands 5 Zoning District, such as schools, churches, libraries, community clubhouses, or stills.

16. 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 Rural Lands 5 Zoning District such as schools, churches, libraries, community clubhouses, stills, and packing sheds, however, the above uses normally do not have outside amplified music or activities until 10:00 p.m. every night.

CONDITIONS OF APPROVAL

If the Board of Adjustment decides to approve the Conditional Use Permit Application CUP 13-13 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 Conditional Use Permit CUP 13-13 until the applicant is in compliance with Condition Numbers 3 through 11 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 conditional use permit until those conditions have been met. The conditional 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 conditional use permit within one (1) year from the time the Board of Adjustment conditionally approved the conditional 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. The applicant must provide written verification from the Benton Franklin Health District to the Benton County Planning Department that the applicant has complied with the Health Department's requirements for the proposal. The facility must be served by an approved public water supply. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 13-13 is in effect.

4. That the applicant 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 applicant shall continue to meet all such requirements while Conditional Use Permit CUP 13-13 is in effect.

5. That the applicant provides 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 applicant shall continue to meet all such requirements while Conditional Use Permit CUP 13-13 is in effect.

6. The hours of operation shall be limited to the hours of 10:00 a.m. to 10:00 p.m. Monday to Sunday. No outside amplified music will be allowed and will need to be contained within the existing building. The applicant shall continue to meet all such requirements while Conditional Use Permit 13-13 is in effect.

7. The applicants have not addressed WAC 256-215 (Food Service Sanitation). 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.

8. That the applicant provide a parking plan showing where parking will take place and limiting the parking to 100 (one hundred) cars and 200 (two hundred) patrons or visitors. A private access easement must be established. No shared easement will be allowed to be used for access for the event center. No parking will be allowed within the public right-of-way (Demoss Rd). The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 13-13 is in effect.

9. The applicant needs 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 applicant shall continue to meet all such requirements while Conditional Use Permit CUP 13-13 is in effect.

10. That this conditional use 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 premise. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 13-13 is in effect.

11. A parking attendant located at the entrance and exit of the event center will be required to facilitate the traffic entering and leaving the property in an orderly manner. The applicant shall continue to meet this requirement while Conditional Use Permit CUP 13-13 is in effect.

12. The site is not to be used for music concerts and amplified music events. The applicant shall continue to meet this requirement while Conditional Use Permit CUP 13-13 is in effect.

Benton County Fire Marshal's Comments
Planning Department's Referral Forms

BOAM 1.2

TO: Clark Posey
EA 13-32 & CUP 13-13
Date Received 1-2-14
Date Returned 1-2-14

Applicant's Comments: Phillip Warren, 12316 Hill Crest Dr. Pasco, 438-1223, proposes to tear down an existing 2,400 sq.ft building and replace it with a 7,200 sq.ft winery/event center called Tucannon Event Center. Parcel number is 1-1897-101-1521-004. The application describes the building will be used for wine events, weddings and meetings. Will also be used in the production of wine and additional storage. Proposed opening is Fall of 2014.

In response to Environmental Assessment Application question 7-2 (Proposed measures to reduce or control environmental health hazards), Mr. Warren stated "Fire Detection System".

Fire Marshal's Comments:

Having not reviewed the Building Plans for the event center, my comments are only offered as informational purposes to assist Mr. Warren.

With the building having multiple uses, the construction documents must specifically identify each room's use and its square footage. The floor plan submitted with CUP 13-13 application (pg 5), unfortunately does not contain the information. Though the hand drawn sketch does identify some room's uses, this office's formal requirements cannot be determined until the building plans are submitted with the application for a building permit.

The reason being the rooms' uses may change between now and when the building permit is applied for.

However, the following may help Mr. Warren in anticipating what **SOME** of the areas this office will be concerned with.

1. Benton County Code 3.18 requires buildings over 2,500 sq.ft to provide approved onsite fire flow storage. Approved storage methods are aboveground tanks, below ground tanks, ponds or swimming pools.
2. Fire Flow – Attached is a **preliminary** fire flow estimate of 42,000 gallons (Pg 4).
3. Fire Protection – Mr. Warren's EA 13-32 application referred to a "Fire Detection System". Not knowing if Mr. Warren is implying a fire sprinkler system will be installed, it will be assumed Mr. Warren means some type of smoke or heat detection system and not a fire sprinkler system. Whether or not a sprinkler system or a fire detection system will be required depends on the square footage of each room and if high piled storage over 500 sq.ft will occur. To help minimize any misunderstanding, Mr. Warren is urged to contact Building Plans Examiner, Rod Worthington, 735-3500, and this office to set up an appointment to discuss the requirements.

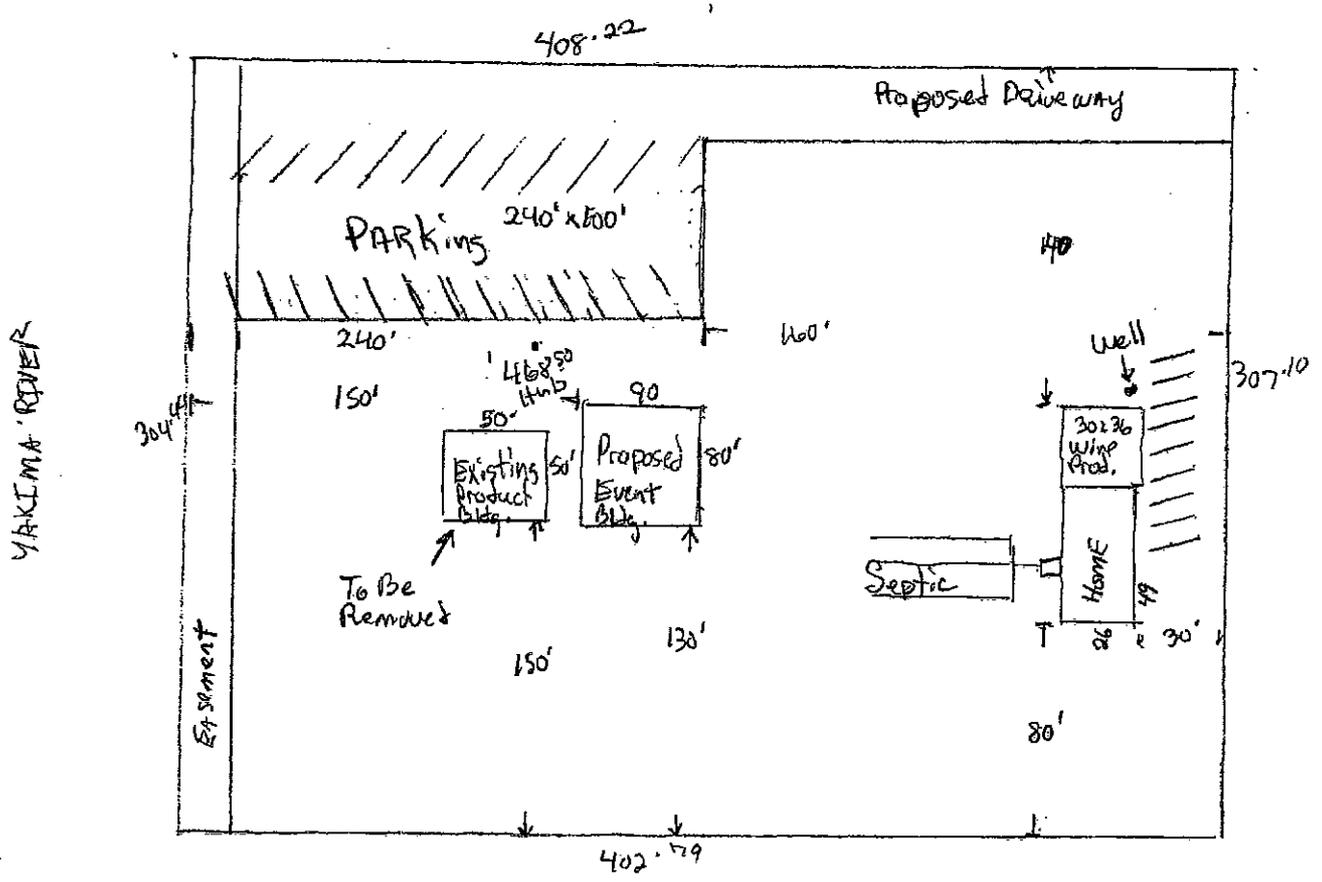
Requirements:

Comply with Benton County Code 3.18 along with Fire and Building Codes.

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JAN 22 2014





Site Plan

NFPA 1142 Water Supplies for Suburban & Rural Fire Fighting

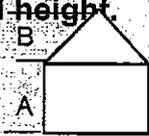
Project: Tucannon Wine Event Center **PRELIMINARY**

Location: 40504 DeMOss Rd. Parecell 1-1897-101-1521-004 Date: 1-2-14

Building Size:				
Width	Length	Sq. Feet	Height*	Bldg Volume
		7,200	20	144,000
				0
		0		0
Total Volume				144,000

* The height of buildings with gabled roofs is determined by adding half the distance from the peak to the eave line to the exterior wall height.

$$\text{Height} = A + 1/2B$$



Minimum Water Supply (Gallons Required) = Volume/Occ Class x Const Class x Exposures

Bldg Volume	Occ. Haz**	Const** Type	Exposure***	Required Gallons	As a Sprinklered Building, Required Gallons Would Be	
					Comb Const	Non Comb
144,000	5	1.5	1	43,200	32,400	21,600

Occupancy Hazard**

3 = Severe Hazard Occ	6 = Low Hazard Occ
4 = High Hazard Occ	7 = Light Hazard Occ
5 = Moderate Hazard Occ	

***The number one indicates no building(s) within 50'. Had there been, the 1 would have been replaced with 1.5.

Type of Construction**

5 = IBC Type I	Non Combustible Construction
75 = IBC Type II	
1 = IBC Type III & IV	Combustible Construction
1.5 = IBC Type V	

**Replacing the occupancy or construction values in the above formula with the ones to the left can be used to determine "What if" fire flow questions.

Tank Capacity in Gallons = Diameter x 3.14 x Diameter/4 x 7.48 gal per cubic foot

Example: Tank Size: Diameter is 12' and Length is 12'

Diameter	pi	D/4	height or length	Volume	7.48 gals/cuft	Tank Capacity in Gallons
12	3.14	3	12	1,356.48	7.48	10,146

Tank Capacity in Gallons = Radius sq x 3.14 x 7.48 gal per cubic foot

Example: Tank Size: Diameter is 12' and Length is 12' Radius sq x 3.14 x 7.48

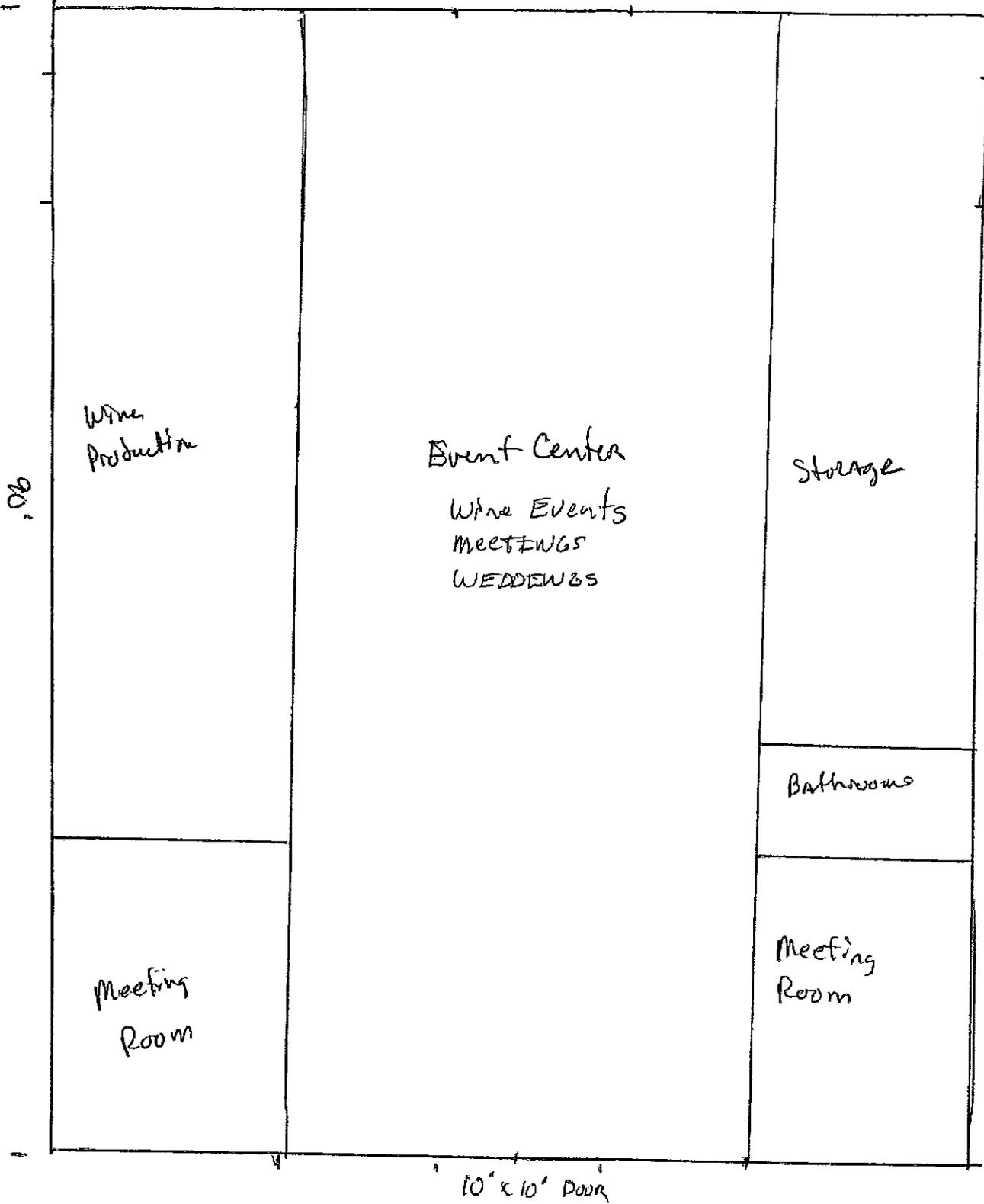
Radius	r squared	pi	height or length	Volume	7.48 gals/cuft	Tank Capacity in Gallons
6	36	3.14	12	1,356	7.48	10,146

Comment: This is a preliminary estimate due to construction information not known.

Floor Plan

80'

10' x 10' DOOR



Carel Hiatt

BOAM 1.3

From: Jeff Liner
Sent: Thursday, January 09, 2014 1:58 PM
To: Planning Department
Subject: RE: Notice of Application - EA 13-32/CUP 13-13 Applicant Phil Warren - Event Center, wine production/tasting room/storage.

We have one comment on this Application

- 1) Road approach will need to meet 96-05 requirements

Thanks,

Jeff Liner

Engineer II

Benton County Public Works

509-786-5611 Local

509-736-3084 Tri Cities

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JAN - 9 2014

Benton County
Planning Department

From: Planning Department

Sent: Thursday, January 02, 2014 9:53 AM

To: Department of Natural Resources (audieHuber@ctuir.org); tyler.thompson@bentoncleanair.org; Benton Clean Air Authority (robin.priddy@bentoncleanair.org); rob.rodger@bentoncleanair.org; Jeff Liner; Benton-Franklin Dist. Health Dept.; Dept. of Transportation, TDM Coordinator Planning Supervisor; Dept. of Transportation Paul Gonseth; Washington State Dept. of Health (mark.slotman@doh.wa.gov); Department of Ecology; Department of Ecology - SEPA Unit; US Corps of Engineers (tim.r.erkel@usace.army.mil); US Corps of Engineers (cenww-re@usace.army.mil); Fire District #2; Department of Fish/Wildlife Hayes; Dept. of Fish and Wildlife, Eric Bartrand; Dept. of Fish and Wildlife, Michael W. Ritter; Bureau of Land Management; Dept Historic/Archeology; Futurewise - Roberta Lewandowski; Futurewise; Futurewise - K. Klitzke; Department of Agriculture; Natural Resources Conservation Service; City of Benton City; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Dept. of Natural Resources; Dept. of Natural Resources; Dept. of Natural Resources; Dept. of Natural Resources - SEPA Center (sepacenter@dnr.wa.gov); Dept. of Ecology, Donna Buntten; BUREAU, RECLAMATION; cgarner@usbr.gov; chelberg@usbr.gov; tmccoy@usbr.gov; Dept. of Archaeology and Historic Preservation

Subject: Notice of Application - EA 13-32/CUP 13-13 Applicant Phil Warren - Event Center, wine production/tasting room/storage.

Attached to this email is a Notice of Application EA 13-32/CUP 13-13 and map in which the applicant is proposing to construct a 7,200 square foot building for wine production, tasting room, storage and an event center for wine events, weddings and meetings.

Please review this Notice of Application and submit comments with the 14 day comments period, if possible. If additional time is needed, please contact the Benton County Planning Department.

The Notice of Application will be published in the Tri-City Herald on Friday, January 3, 2014.

If you need additional information on this application, please email the Planning Department at planning.department@co.benton.wa.us or contact Clark A. Posey, Senior Planner at 509-786-5612.

Benton County Planning Department

Demolition and Excavating Services

54005 North DeMoss Road
Benton City, Washington 99320
Phone: (509) 539-3274 Fax: (509) 588-5680

BOAM 1.4

WALT & SANDRA MEGLASSON

Blasters License UP 19151

10 January 2014

Benton County Planning Department
Planning Annex, Post Office Box 910
1002 Dudley Avenue
Prosser, Washington 99350

ATTN: Clark Posey, Senior Planner

In reference to the notice of application you sent me, for EA 13-32
CUP 13-13, for applicant Phillip Warren, the following comment is
submitted pursuant to your notice.

We have no objection and fully support the proposal as submitted
on the map and photograph.

Sincerely yours,



WALT MEGLASSON



SANDRA MEGLASSON

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JAN 15 2014

Benton County
Planning Department

Reinforced Concrete Demolition Specialist Since 1975

- Rock Removal - Hammer or Precision Blasting.
- Custom Soil Screening - On Site Mobile Crushing.
- Landscape Basalt Rock Quarry - All Sizes Rockery Rock and Ground Covers
Rockery Construction and Setting





BOAM 1.5

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

January 14, 2014

RECEIVED

JAN 16 2014

Clark Posey
Benton County Planning
P.O. Box 910
Prosser, WA 99350

**Benton County
Planning Department**

Re: EA 13-32/CUP 13-13

Dear Mr. Posey:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Tucannon Event Center, proposed by Phillip Warren. We have reviewed the documents and have the following comments.

WATER QUALITY

Wine production is known to produce wastewater. This facility is proposed to be located within 400 feet of the Yakima River.

The applicant needs to provide wastewater treatment/handling details to Ecology's Water Quality program.

If you have any questions or would like to respond to these Water Quality comments, please contact **James Leier** at (509) 457-7124 or james.leier@ecy.wa.gov.

TOXICS CLEAN-UP

Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.

If you have any questions or would like to respond to these Toxics Clean-up comments, please contact **Valerie Bound** at (509) 454-7886.

Sincerely,

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012



From: Shawn Brown <shawnb@bfhd.wa.gov>
Sent: Tuesday, January 21, 2014 12:04 PM
To: Planning Department; Clark Posey
Subject: CUP 13-13 Phil Warren

To Whom It May Concern:

This office has reviewed the above stated proposal and our records of the property. We have determined that the residence on the property is served by an existing on-site septic system that was approved for a maximum of four bedrooms. It is also served by a well that has received approval as a Group B public water supply. In a letter dated to the owner Robert Skelton on June 12, 1986 during the time period when the wine production facility was first proposed our Health Officer stated within that letter that it would be allowed for the wine production facility that is attached to the existing residence the ability to utilize the residences on-site septic system for collection and processing of winery restroom waste for a period not to extend 18 months. After the 18 month period an on-site septic system would be required to be installed to service the winery bathrooms. It does not appear that this was ever completed and it is possible that a separate on-site septic system will be required for this building. This office has the following comments:

- The Event Center must be served by an on-site septic system that has been permitted, inspected and approved by this office. During this process it will be required through soils testing that the property meets minimum Gross and Useable land area requirements for this proposal. It is important to note that based on the expected gallons per day that the Event Center will generate it does not appear that this property contains sufficient usable land area to support this proposal
- The Event Center would be served by a well that has already been approved as a public water supply. However based on the number of attendees that are expected it would appear that the well will need to be upgraded from a Group B to a Group A.

If there are any questions please contact me at the number below, thank you.

Shawn Brown
Environmental Health Specialist II
(509)460-4320
Benton-Franklin Health Department
7102 W. Okanogan Place Kennewick, WA

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JAN 21 2014

Benton County
Planning Department

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

BOAM 1.7

NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN that there has been proposed to the Benton County Planning Department the following application:

EA 13-32/CUP 13-13- Environmental Checklist and Conditional Use Permit application received by the Planning Department on December 19, 2013 and deemed complete for processing on December 26, 2013. The applicant is proposing to construct a 7,200 square foot building for wine production, tasting room, storage and an event center for wine events, weddings and meetings. Location: 40504 N Demoss Road Benton City on Lot 4 of Short Plat 1521 in Section 18, Township 9 North, Range 27 East, W.M. Applicant: Phillip Warren

NOTICE IS GIVEN that said proposal will be reviewed under the requirements of the State Environmental Policy Act. The Benton County Planning Department expects to issue a Determination of Non-Significance (DNS) with respect to this proposal and its environmental impacts utilizing the optional DNS process set forth in WAC 197-11-355. A copy of the subsequent threshold determination for this proposal may be obtained from the Benton County Planning Department.

NOTICE IS GIVEN that all concerned persons will have fourteen (14) days from the date of publication of this notice to comment in writing on this action. This comment period may be the only opportunity to comment on the environmental impacts of this proposal. Comments should be submitted to the Benton County Planning Department, P.O. Box 910, Prosser, WA 99350 or emailed to planning.department@co.benton.wa.us. Any information submitted to Benton County is subject to the 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.

Further information on this action can be obtained by contacting Clark A. Posey, Senior Planner – Benton County Planning Department at P O Box 910 – Prosser, WA 99350 or by calling Prosser at 509-786-5612 or 736-3086 – Tri-Cities.

Dated at Prosser, Washington on this 31st day of December, 2013.



CLARK A. POSEY, SENIOR PLANNER
BENTON COUNTY PLANNING DEPARTMENT

PUBLISH ON: Friday, January 3, 2014

DETERMINATION OF NONSIGNIFICANCE

Description of proposal and location:The applicant is requesting a conditional use permit for the construction of a 7,200 square foot building for wine production, tasting room, storage and event center for wine events, weddings and meetings. Location: 40504 N Demoss Road Benton City on Lot 4 of Short Plat 1521 in Section 18, Township 9 North, Range 27 East, W.M..

Proponent Phillip Warren
12316 Hillcrest Drive
Pasco, WA 99301

File No. EA 13-32

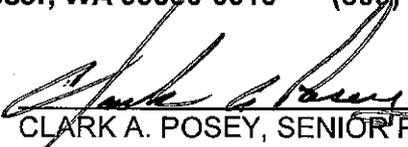
Lead agency **BENTON COUNTY**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

THERE IS NO COMMENT PERIOD FOR THIS DNS DETERMINATION

Responsible Official **MICHAEL E. SHUTTLEWORTH, PLANNING MANAGER**
Benton County Planning Dept.
Post Office Box 910 PHONE: (509) 786-5612
Prosser, WA 99350-0910 (509) 736-3086

Date January 21, 2014



CLARK A. POSEY, SENIOR PLANNER

There is no agency appeal.

DISTRIBUTION:

- Benton County Building Office
- Department of Natural Resources
- Benton Clean Air Authority*
- Benton-Franklin Dist. Health Department
- Department of Transportation
- Washington State Department of Health
- Department of Ecology - Olympia* Yakima
- Fire District No. 2
- Benton County Fire Marshal
- Dept. of Fish and Wildlife
- Dept. of Reclamation
- Dept. of Archeological/Historic Preservation
- Bureau of Land Management
- Futurewise
- Benton County Engineer
- Corps of Engineers
- Natural Resources Conservation District
- Department of Agriculture
- Benton County Code Enforcement
- City of Benton City
- Badger Mountain Irrigation District

Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 786-5612

NOTICE OF OPEN RECORD HEARING(S)

BOAM 1.9

NOTICE IS HEREBY GIVEN that the following application(s) has been proposed to the Benton County Board of Adjustment, Benton County, Washington.

CONDITIONAL USE PERMIT – CUP 13-13/EA 13-32 – The applicant is requesting a conditional use permit for the construction of a 7,200 square foot building for wine production, tasting room, storage and event center for wine events, weddings and meetings. Location: 40504 N Demoss Road Benton City on Lot 4 of Short Plat 1521 in Section 18, Township 9 North, Range 27 East, W.M. Applicant: Phillip Warren.

CONDITIONAL USE PERMIT – CUP 13-14: The applicants are requesting approval of a Conditional Use Permit for the operation of an animal veterinary clinic. The site has been operating as a mobile clinic under a Home Occupation HO 09-02 since March of 2009. Location: 2508 N. 543 PR NE, WA 99320 in the East Half of the Northwest Quarter of the Southwest Quarter of Section 36, Township 9 North, Range 27 East, W.M. Applicants: Tanja Menks & Jeff Barrows.

NOTICE IS GIVEN that said application(s) will be considered by the Board of Adjustment of Benton County, Washington at the public hearings on **Thursday, February 6, 2014 beginning at the hour of 7 p.m. in the Planning Annex – 1002 Dudley Avenue – Prosser, WA 99350.** All concerned persons may appear and present any support for or objections to the application(s) or provide written testimony to the Board of Adjustment in care of the Planning Department on or before the date of the hearing(s). More information concerning these actions can be obtained by contacting Clark A. Posey, Senior Planner at the Benton County Planning Department, 1002 Dudley Avenue, P O Box 910, Prosser, WA 99350 or by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser).

NOTICE IS FURTHER GIVEN that said proposal has been reviewed under the requirements of the State Environmental Policy act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal and a Determination of Non-Significance was issued on January 21, 2014 and an Environmental Impact Statement is not required. Comments regarding the determination can be made to the Planning Department by February 6, 2014.

It is Benton County's policy that no qualified individual with a disability shall, by reason of such disability be excluded from participation in or be denied the benefits of its services, programs, or activities or be subjected to discrimination. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please download and submit the Accommodation Request Form 48 hours prior to the date of the meeting. The form is located on the Benton County website which is www.co.benton.wa.us under the Personnel Department or contact the Benton County Planning Department at the numbers noted above for assistance. **NOTE: ANY INFORMATION SUBMITTED TO BENTON COUNTY IS SUBJECT TO THE 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.** It is suggested that if you plan on attending the hearing that you call the Benton County Planning Department the afternoon of the hearing by 4 p.m. to confirm that the hearing will be conducted as scheduled.

Dated this 21st day of January 2014.

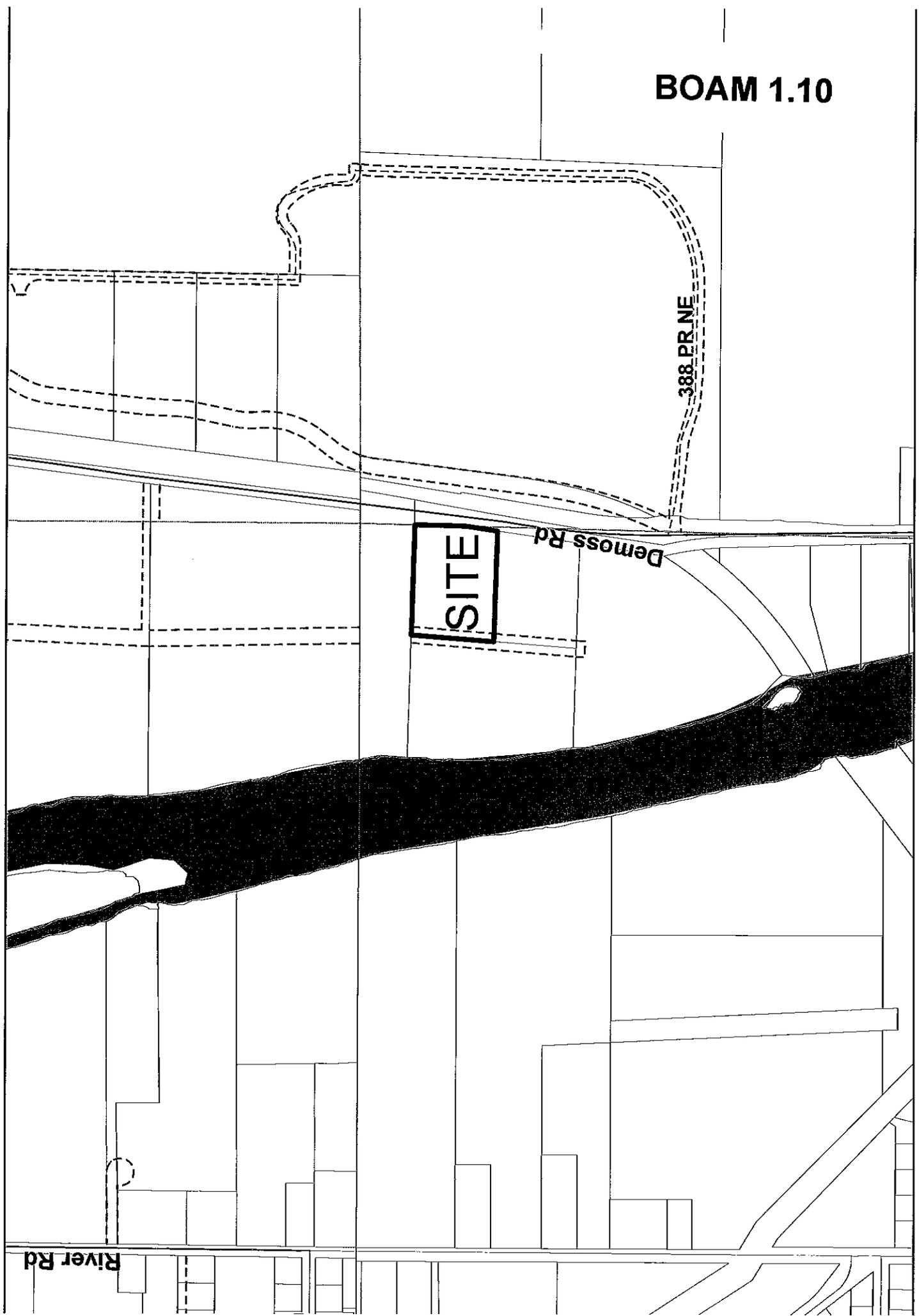
BRENT CHIGBROW, Chairman
BENTON COUNTY BOARD OF ADJUSTMENT


CLARK A. POSEY, SENIOR PLANNER
BENTON COUNTY PLANNING DEPARTMENT

PUBLISH: Wednesday, January 22, 2014

SECTION 18 TOWNSHIP 9 NORTH, RANGE 27 EAST, W.M.
CONDITIONAL USE PERMIT # 13-13 EA # 13-32
PHILLIP WARREN 1-1897-101-1521-004
MAP PRINTED: JANUARY 2, 2014

Benton County does not warrant, guarantee, or
accept liability for accuracy of the information shown
herein. This information is a product of the Benton County
Geographic Information Systems and is prepared
for presentation purposes only.



BOAM 1.10

River Rd

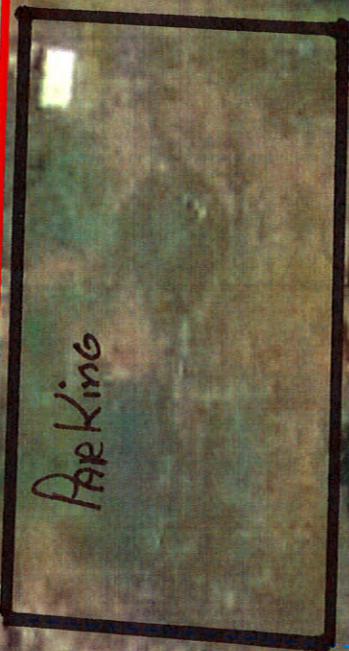
BOAM 1.11

117

House

118971011521004

Parking

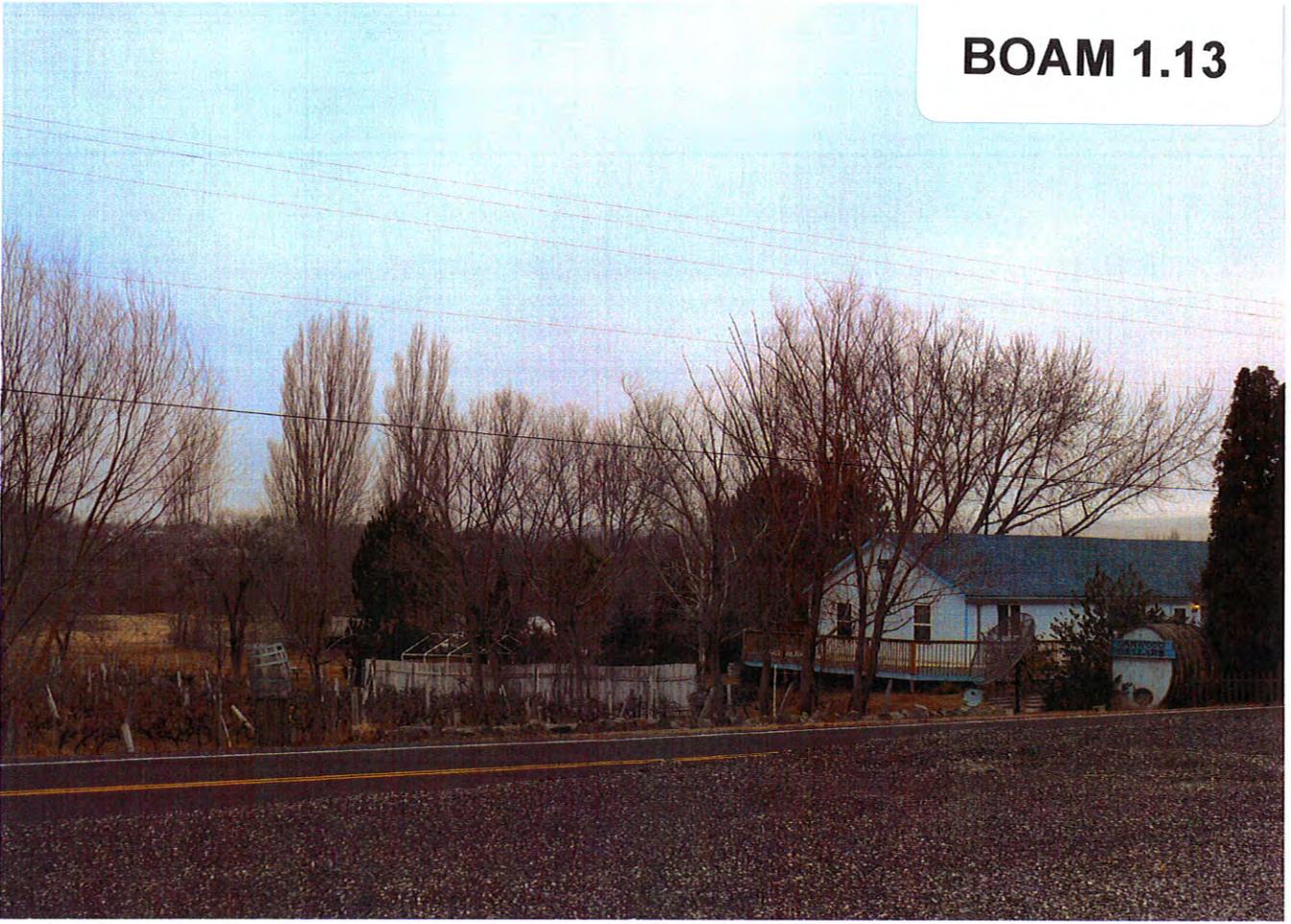


BOAM 1.12



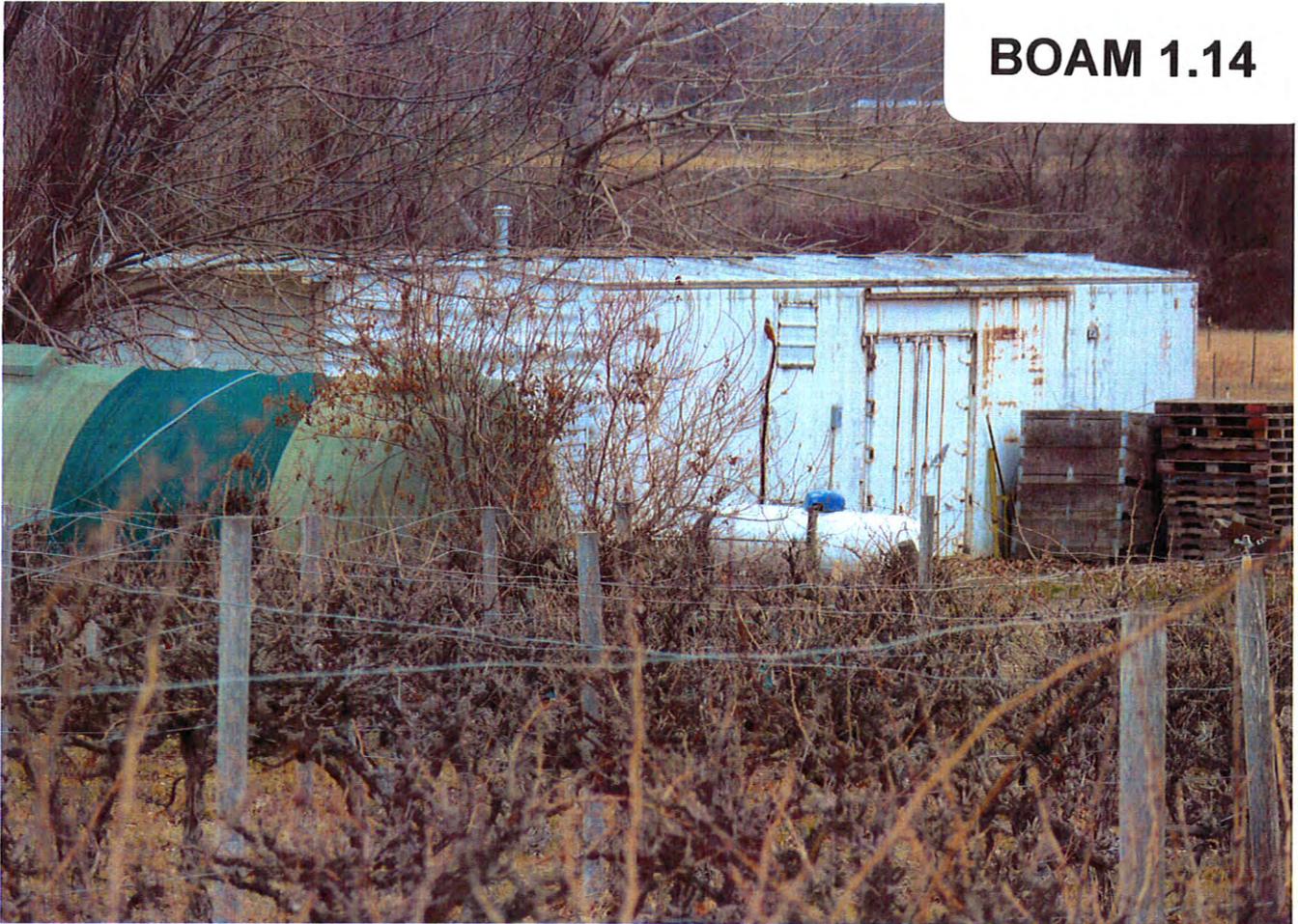
1-23-2014

BOAM 1.13



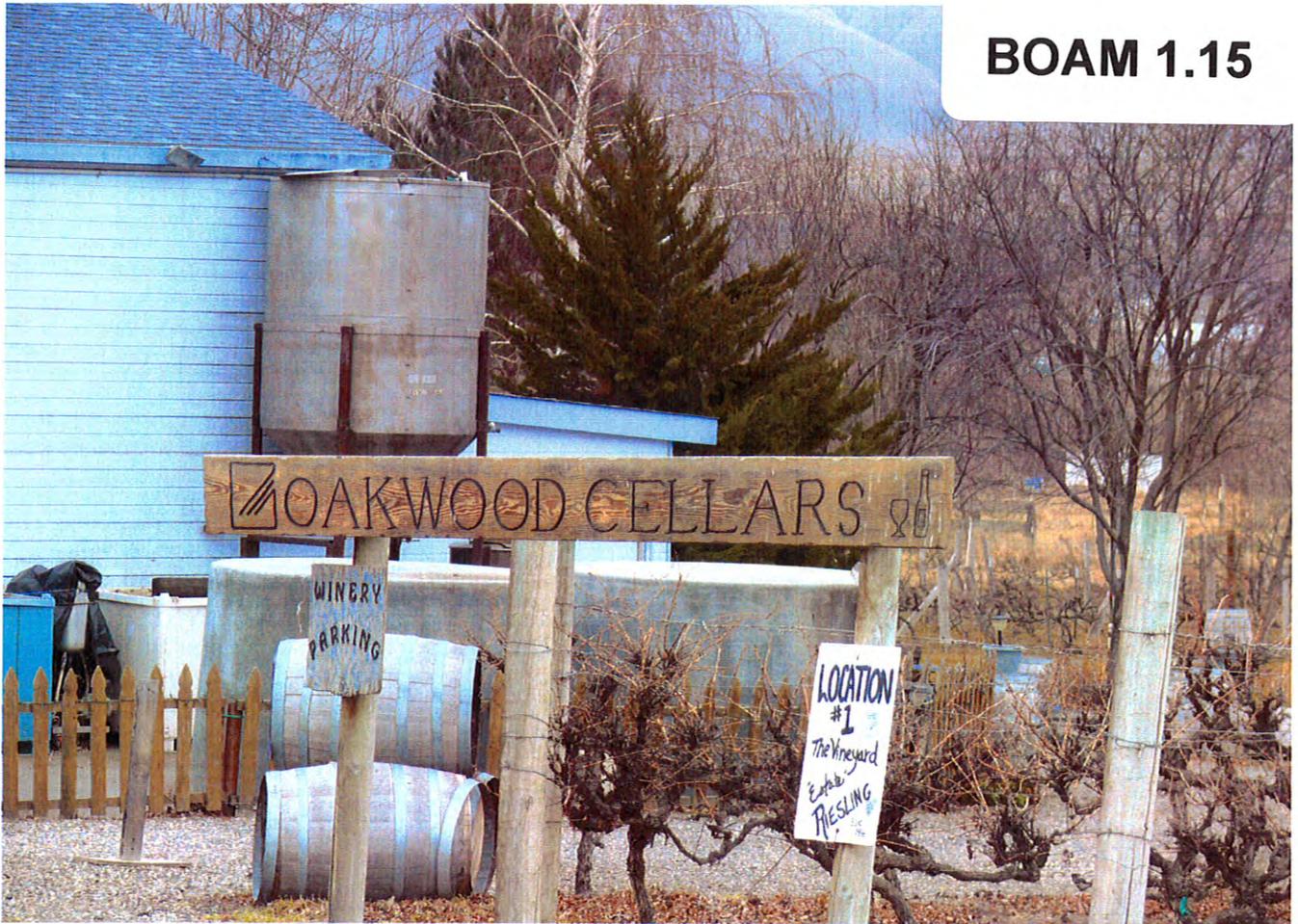
1-23-2014

BOAM 1.14



1-23-2014

BOAM 1.15



1-23-2014

BOAM 1.16



1-23-2014

BOAM 1.17



1-23-2014

BOAM 1.18



1-23-2014

BOAR 1.1

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BENTON COUNTY
BUILDING DEPT
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DEC 19 2013

BENTON COUNTY PLANNING DEPARTMENT CONDITIONAL USE/SPECIAL PERMIT APPLICATION FILE NO. CUP13-13

1. Applicant Name Phillip Warren
Applicant Address: 12316 Hillcrest Dr. Pasco WA 99301
Telephone number: Home 509-438-1223 Work _____

Benton County
Planning Department

2. Legal owners name: Evelyn McLain Skelton
Legal Owners address: 40504 N. Demoss Rd
Benton City WA 99320
Telephone number: Home 509-588-1900 Work _____

3. Parcel Number or Legal description of property for which permit is for: Parcel # 118971011521004 RLS

4. If you are amending a previous conditional use/special use permit - please list the file number(s):

5. The Conditional Use/Special Permit is requested to conduct the following use: **Please be as specific and detailed as possible. Use additional paper if necessary.**
Wine Production Facility and event Center.

6. The property will be served by:
WATER: Well Private System City System _____
SEWER: Septic Tank City Sewer _____
POWER: PUD _____ REA
PHONE: Yes _____ No Name of Utility _____
GAS: Yes _____ No Name of Utility _____
CABLE: Yes _____ No Name of Utility _____
IRRIGATION: Yes _____ No Name of Utility _____
PRIVATE IRR. Yes _____ No

7. Total acres of property: 2.88 Zoning Classification of Property: 310: Ind Food/Drink
Comprehensive Plan Designation _____ (winery)

Rural Lands 5

8. Describe existing structures and/or uses currently existing on your property, such as well septic residential dwelling, garage, etc.: Home, Well, septic, storage units,
Tasting Rm/Winery in Basement of Home, Wine Production in Garage

9. Describe existing structures and present land uses in the surrounding area of your property:
Homes and wineries, Orchard

10. Please answer the following questions. **PLEASE BE SPECIFIC - USE ADDITIONAL PAPER IF NECESSARY.**

- a. Is there a residence on site? Yes No
- b. Does at least one of the proprietors of the business own or lease the property where the business and the residence are located? Yes No
- c. Does at least one of the proprietors live in said residence? Yes No
- d. List the number of non-resident employees. _____
- e. What is the **total** square footage of the detached building to be used for the business? 7200 Sq Ft
- f. What is the **total** square footage that will be used for the business activity? 7200 Sq Ft
- g. Is only one detached building to be used for the business activity? Yes No
- h. Are any signs going to be used with the business activity? Yes _____ No
If Yes, give the number, height and sizes of the sign(s) include a drawing of the sign to be used. _____
- i. State the number of vehicles marked to identify the business to be stored on site.
None
- j. List the number of off street parking spots 10 + 50 Additional at Proposed Bldg.
- k. What County Road does the site access off of? Demoss Rd
- l. List the preferred office hours for the presence of customer/clients and non-resident employees. Days of the week No specific schedule - FRI, SAT, SUN, 11am
Hours of Operation Maybe used once or twice per week for public use.

11. Applicant shall attach a site plan of the property, drawn to a scale of one inch equals fifty feet (1"=50') or one inch equal 100 feet (1"=100') unless otherwise specifically approved by the Planning Department, showing the following information.

- A. Dimensions of the property.
- B. Location and size of the proposed use, number of parking spaces, etc., complete with distances between buildings and all property lines.
- C. Location and size of existing structures, complete with distances, buildings and all property lines.
- D. All streets, roads, easements, and rights-of-way located on or adjacent to this property. (Label structures and roadways)
- E. Label and Show a floor plan for the structure to be used for the Business Activity.

COMMENTS OR PERTINENT INFORMATION:
Build will replace current structure of 2500 sq. ft. used for production of wine and storage. Wine Product, Weddings, Wine Events, Storage.

I certify that the information given above is true and complete.
Signature Block for individuals only.


Applicant's Signature

Phillip Warren
Print Name

12-9-13
Date

X Evelyn Skelton
Signature of Legal Owners

EVELYN SKELTON
Print Name

12-9-13
Date

Signature of Person with additional
ownership interest

Print Name

Date

If the applicant is a corporation/partnership/LLC etc. please use the following signature block.

Applicant: _____

By: _____
(print name) (Title)

Signature: _____
(Signature) (Title)

The above signed officer of _____ warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit _____ (name of entity) to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

(ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.)

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.

Note: The Conditional Use/Special Permit Application fee of \$250.00 and the \$100.00 applicant fee for the SEPA checklist, if required, must be submitted with the application. These fees are non-refundable. Please make your check payable to the Benton County Treasurer. There are no guarantees that your application will be approved.

5/23/11

FOR OFFICIAL USE ONLY:

Critical Area Review Completed by [Signature] on 12/26/2013.

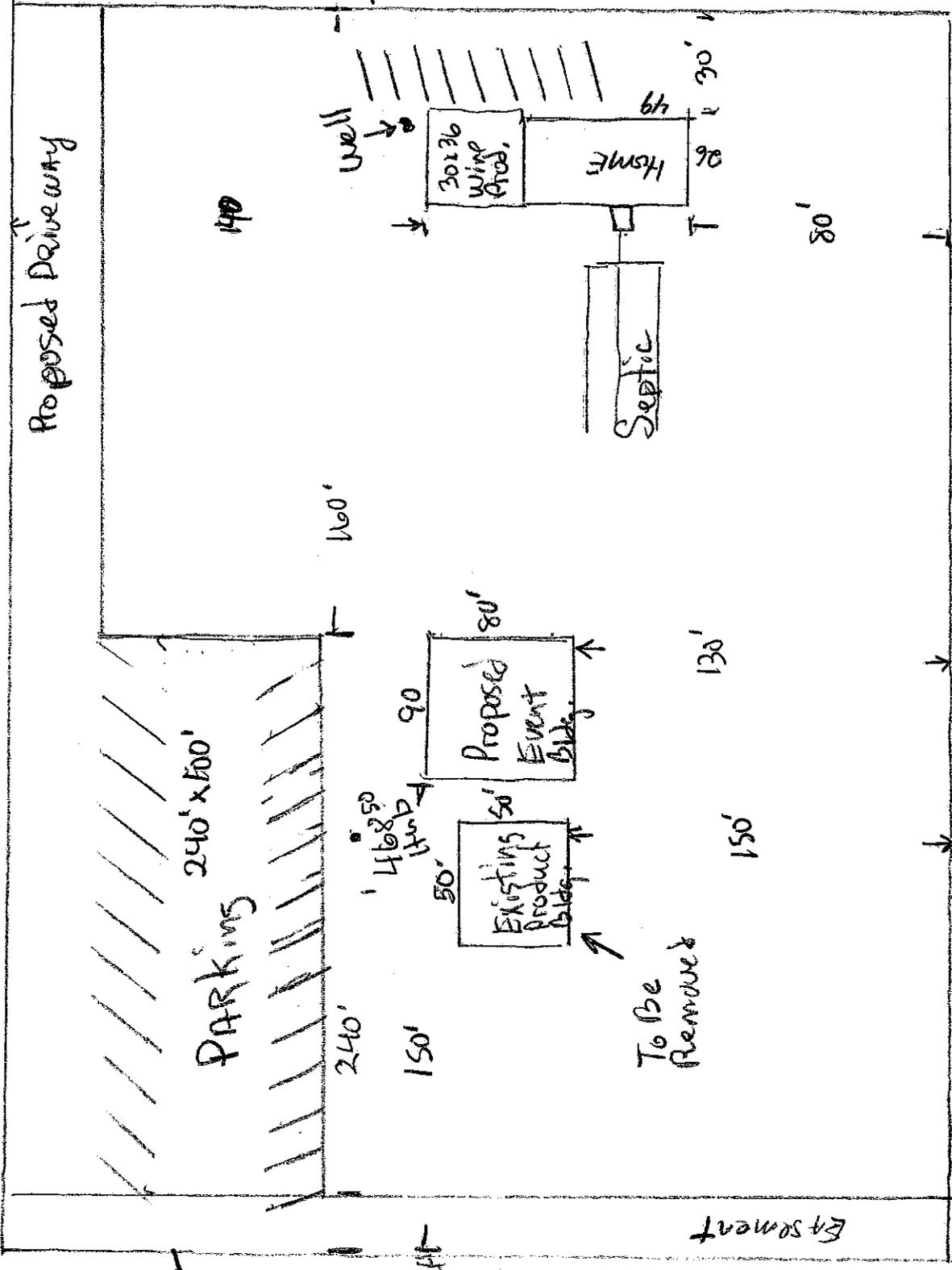
Application approved for processing by [Signature] on 12/26/2013

Zoning RL-5 Comp Plan Designation _____

BOAR 1.2



408.22



Site Plan

Floor Plan

30'

BOAR 1.3

10' x 10' DOOR

36'

Wine
Production

Event Center

Wine Events
MEETINGS
WEDDINGS

Storage

Bathrooms

Meeting
Room

Meeting
Room

10' x 10' DOOR

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DEC 17 2013

BENTON COUNTY
BUILDING DEPT

ENVIRONMENTAL CHECKLIST

EA 13-32

BOAR 1.4

A. BACKGROUND

1. Name of proposed project, if applicable:
Tucannon Event Center

2. Name of applicant:
Phillip Warren

3. Address and phone number of applicant and contact person:
509 438 1223 ph
12316 Hill Crest Dr. Pasco WA 99301

4. Date checklist prepared:
12/15/13

5. Agency requesting checklist:
Benton County Planning Dept

6. Proposed timing or schedule (including phasing, if applicable):
Fall of 2014

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DEC 19 2013

Benton County
Planning Department

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?
No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
NA

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
Not Any.

10. List any government approvals or permits that will be needed for your proposal, if known.
Benton Co. Building Dept.
Benton Co. Health Dept.
Benton Co. Tree Dept
Benton Co. Road Dept.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The event center is a 7200 sq. ft. building used for wine events, weddings, and meetings. It will be used in the production of wine and also additional storage.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

40504 De Moss Rd. Benton City WA 99320
Parcel # 118971011521004

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. sand, gravel, loam

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Flat area grade & for building, no fill.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

80%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Plants, grass and gravel

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if know.

During construction 2 months of dust
After construction - Automobile traffic

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Watering exposed soil to keep down dust.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water, or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE

4) Will the proposal require surface water withdrawals or diversions? Give

No

general description, purpose, and approximate quantities if know.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No

6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
NO

b. Ground:

1) Will ground water be withdrawn, or will water be discharge to ground water? Give general description, purpose, and approximate quantities if know.
No

2) Describe waster material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage, industrial, containing the following chemicals. . . , agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
Domestic Sewage, 3000 gal. system

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
No storm water collected. Any precipitation will run into near by hay fields.

2) Could waste materials enter ground or surface waters? If so, generally describe.
No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
Grass and plants will provide protections to surface.

4. Plants

a. Circle types of vegetation found on the site: deciduous tree: alder, maple, aspen, other; evergreen tree: fir, cedar, pine, other, shrubs: grass, pasture crop or grain; wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other, water plants: water lily, eelgrass, milfoil, other; other types of vegetation.

b. What kind and amount of vegetation will be removed or altered?

GRASS 100x100 = 10,000 sq ft

c. List threatened or endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

lavender, roses, clover, daffodils, carnations.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: birds: hawk, heron, eagle, songbirds, other:

Starlings, Black Bird

mammals: deer, bear, elk, beaver, other: _____

fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

NO

d. Proposed measures to preserve or enhance wildlife, if any:

NA

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

electricity for heating

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO

- c. What kinds of energy conservation feature are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Insulation, Heat Pump

7. **Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) Describe special emergency services that might be required.

Fire Dept.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

Fire Detection System

b. **Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

- 2) What types and levels of noise would be created by or associate with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

During construction for 2 months, hammer Air compressor
After construction during normal operations Fri, Sat, Sunday 11am-11pm

- 3) Proposed measures to reduce or control noise impacts, if any:

Landscaping, shielding, building placement.

8. **Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?

Wine production, grapes. Adjacent properties are hay fields and orchards

- b. Has the site been used for agriculture? If so, describe.

Growing Wine Grapes

c. Describe any structures on the site.
Home 1260 sq ft 950 sq ft Storage Building, 2500 sq ft Storage Building to be removed

d. Will any structures be demolished? If so, what?
2500 sq ft Storage - Wine Production Bldg.

e. What is the current zoning classification of the site?

RL 5

f. What is the current comprehensive plan designation for the site?

Wine production wine tasting

g. If applicable, what is the current shoreline master program designation of the site?

NA

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

1 resident
5 working

j. Approximately how many people would the completed project displace?

NONE

k. Proposed measures to avoid or reduce displacement impacts, if any:

NA

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Planning Department Guidance and Approval

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

NA

10. **Aesthetics**

a. What is the tallest height of any proposed structures(s) not including antennas; what is the principal exterior building material(s) proposed?

26'

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

NA

11. **Lights and Glare**

a. What type of light or glare will be the proposal produce? What time of day would it mainly occur?

None

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

NA

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

None

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts or recreation, including recreation opportunities to be provided by the project or applicant, if any:

NA

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None

c. Proposed measures to reduce or control impacts, if any:

NA

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plan, if any.

De Moss Rd.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No

c. How many parking spaces would the completed project have? How many would the project eliminate? 60

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). No

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If know, indicate when peak volumes would occur.

60 on week end during summer months

g. Proposed measures to reduce or control transportation impacts, if any:

designated parking and ~~driveways~~ driveways, traffic direction

15. **Public Services**

a. Would the project result in an increased need for public services (for example, fire protection, police protection, health care, schools, etc.)? If so, generally describe.

no

b. Proposed measures to reduce or control direct impacts on public services, if any.

NA

16. **Utilities**

a. Circle utilities currently available at the site: (electricity), natural gas, water, (refuse service), (telephone), sanitary sewer, (septic system) other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

electricity provided by Benton PUD

ESA LISTED SALMONIDS CHECKLIST

The Listed Salmonids Checklist is provided in order that the county may initially identify a project's potential impacts (if any) on salmonids that have been listed as "threatened" or "endangered" under the Federal Endangered Species Act (ESA). A salmonid is any fish species that spends part of its life cycle in the ocean and returns to fresh water. Potential project impacts that may result in a "taking" of listed salmonids must be avoided, or mitigated to insignificant levels. Generally, under ESA, a "taking" is broadly defined as any action that causes the death of, or harm to, the listed species. Such actions include those that affect the environmental in ways that interfere with or reduce the level of reproduction of the species.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listing will impact your project. The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide information for the following two questions. Please contact the Dept. of Fish and Wildlife at 1701 S. 24th, Yakima WA 98902-5720, Phone No. 509-575-2740.

1. Are ESA listed salmonids currently present in the watershed in which your project will be? YES NO

Please Describe.

Chinook - Steelhead - Sockeye

2. Has there ever been an ESA listed salmonid stock present in this watershed? YES NO

Please Describe.

Chinook Steelhead Sockeye

If you answered "yes" to either of the above questions, you should complete the remainder of this checklist.

PROJECT SPECIFIC: The questions in this section are specific to the project and vicinity.

A1. Name of watershed Yakima River

A2. Name of nearest waterbody Yakima River

A3. What is the distance from this project to the nearest body of water? 400'

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.

A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.)

FARM LAND

A5. Is the project above a:

Natural permanent barrier (waterfall)	YES _____	NO <u>/</u>
Natural temporary barrier (beaver pond)	YES _____	NO <u>/</u>
Man-made barrier (culvert, dam)	YES _____	NO <u>/</u>
Other (explain)		

A6. If yes, are there any resident salmonid populations above the blockage? YES _____
 NO X Don't Know _____
WA

A7. What percentage of the project will be impervious surface (including pavement & roof area)? 80%

FISH MIGRATION: The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of

a. Surface water? Yes _____ No X
 Amount _____
 Name of surface water body _____

b. Ground water? Yes X No _____
 Amount 1000 gal / Per Week
 From Where Well
 Depth of well 80'

B2. Will any water be rerouted? YES _____ NO X
 If yes, will this require a channel change?

B3. Will there be retention ponds? YES _____ NO X
 If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

If to a surface water discharge, please give the name of the waterbody.

B4. Will this project require the building of new roads? Increased road mileage may affect the timing of water reaching a stream and may, thus, impact fish habitat.
No

B5. Are culverts proposed as part of this project?
No

Yes _____ No X

B6. Will topography changes affect the duration/direction of runoff flows?

Yes _____ No X

If yes describe the changes.

B7. Will the project involve any reduction of the floodway or floodplain by filling or other partial blockage of flows? Yes _____ No X

If yes, how will the loss of flood storage be mitigated by your project?

WATER QUALITY: The following questions will help determine if this project could adversely impact water quality. Such impacts can cause problems for listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

C1. Do you know of any problems with water quality in any of the streams within this watershed? YES _____ NO X

If yes please describe.

C2. Will your project either reduce or increase shade along or over a waterbody?

YES _____ NO X Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.

C3. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?

YES _____ NO X

C4. Will turbidity be increased because of construction of the project or during operation of the project? In-water or near water work will often increase turbidity.

YES ___ NO X

C5. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?

YES ___ NO X

Please Describe.

Vegetation: The following questions are designed to determine if the project will affect riparian vegetation, thereby, adversely impacting salmon.

D1. Will the project involve the removal of any vegetation from the stream banks?

YES ___ NO X

If yes, please describe the existing conditions and the amount and type of vegetation to be removed.

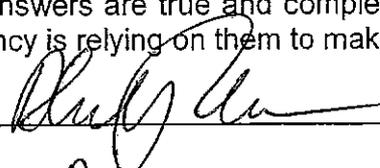
D2. If any vegetation is removed, do you plan to re-plant? YES ___ NO ___

If yes, what types of plants will you use?

NA

SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Print Name- Phillip Wrensen

Date Submitted: 12/18/13

C. SUPPLEMENTAL SHEET FOR NON PROJECT ACTIONS
(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

NA - won't affect

Proposed measures to avoid or reduce such increases are:

NA won't affect

2. How would the proposal be likely to affect plants, animals, fish or marine life?

won't affect

Proposed measures to protect or conserve plants, animals, fish or marine life are:

Minimizing property will protect all plants, fish and wild life, being a good steward.

3. How would the proposal be likely to deplete energy or natural resources?

Electricity will be used to heat structure.

Proposed measures to protect or conserve energy and natural resources are:

Proper insulation, heat pump usage

4. How would the proposal be likely to use or affect environmentally sensitive areas or

NO Affect

areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

No Affect.

Proposed measures to protect such resources or to avoid or reduce impacts are:

NA

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

No Affect

Proposed measures to avoid or reduce shoreline and land use impacts are:

NA

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Increased traffic during business hours.

Proposed measures to reduce or respond to such demands(s) are:

Traffic control guidelines and layout of parking and egress.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment

No conflict

FOR OFFICIAL USE ONLY:

CRITICAL AREA REVIEW COMPLETED

BY Charles Pusey ON 12/26/2013

APPLICATION APPROVED FOR PROCESSING

BY Charles Pusey ON 12/26/2013

RL-5

CONDITIONAL USE PERMIT

CUP 13-14

APPLICANT:

TANJA MENKS/JEFF BARROWS

**EXHIBIT LIST FOR CUP 13-14
TANJA MENKS AND JEFF BARROWS - APPLICANTS
ANIMAL VETERINARY CLINIC**

BOARD OF ADJUSTMENT STAFF MEMO EXHIBIT LISTING				
BOAM INCLUDES	1	EXHIBIT #	DOCUMENT NAME	DATE
		BOAM 1.1	Staff Memo	January 17, 2014
		BOAM 1.2	Notice of Open Record Hearing	January 21, 2014
		BOAM 1.3	Benton County Code Enforcement Comments	January 7, 2014
		BOAM 1.4	Benton PUD Comments	January 8, 2014
		BOAM 1.5	Benton County Building Dept. Comments	January 8, 2014
		BOAM 1.6	Benton County Fire Marshall Comments	January 9, 2014
		BOAM 1.7	Benton Co. Public Works Comments	January 13, 2014
		BOAM 1.8	Benton Franklin Health District Comments	January 21, 2014
		BOAM 1.9	Vicinity Map	January 7, 2014
		BOAM 1.10	Aerial of the site	
		BOAM 1.11 to 1.14	Pictures of the site by Benton County Pln. Dept.(4)	January 23, 2014
BOARD OF ADJUSTMENT – APPLICATION EXHIBIT LISTING				
BOAR INCLUDES	1	EXHIBIT #	DOCUMENT NAME	DATE
		BOAR 1.1	Conditional Use Application	December 30, 2013
		BOAR 1.2	Additional Information	December 30, 2013
		BOAR 1.3	Dr. Menks Mobile Vet Care Pamphlet	December 30, 2013
		BOAR 1.4	Site Plan - applicant	December 30, 2013
		BOAR 1.5	Site Plan – applicant	December 30, 2013
		BOAR 1.6	Home Occupation Permit – HO 09-02	March 12, 2009
BOARD OF ADJUSTMENT EXHIBIT HEARING – FEBRUARY 6, 2014				
BOAH INCLUDES	1	EXHIBIT #	DOCUMENT NAME	DATE
		BOAH 1.1		
		BOAH 1.2		

EXHIBIT SHEET – E-1 – Exhibit listing
 BOAR – Board of Adjustment Record Exhibits
 BOAM – Board of Adjustment Memo Exhibits
 BOAH 1 - Documents submitted during the hearing

Benton County Planning Department

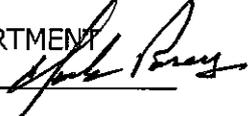
Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

BOAM 1.1

MEMO DATE: JANUARY 17, 2014

MEETING DATE: FEBRUARY 6 2014

TO: BENTON COUNTY BOARD OF ADJUSTMENT

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

RE: CONDITIONAL USE PERMIT APPLICATION – CUP 13-14

**APPLICANTS/
PROPERTY OWNERS:** TANJA MENKS & JEFF BARROWS
2508 N. 543 PR NE
BENTON CITY, WA 99320

SPECIFIC REQUEST

The applicants are requesting approval of a Conditional Use Permit for the operation of an Animal Veterinary Clinic. The site has been operating as a mobile clinic under a Home Occupation since March 2009 - HO 09-02. No violations or complaints have been reported on this permit during the past five (5) years of operation.

BACKGROUND

The site is located at 2508 N. 543 PR NE, Benton City, WA 99320 in the East Half of the Northwest Quarter of the Southwest Quarter of Section 36, Township 9 North, Range 27 East, W.M.

LAND USE

The site is currently developed with a single-family dwelling and an accessory building with the surrounding areas being a mixture of residential dwellings, pastures and agricultural uses.

ZONING

The site and surrounding properties are Rural Lands 5.

COMPREHENSIVE PLAN

The Benton County Comprehensive Plan designated the site and surrounding areas as "Rural Lands 5".

WASHINGTON STATE ENVIRONMENTAL POLICY ACT

This project is categorically exempt from SEPA requirements.

APPLICABLE DEVELOPMENT REGULATIONS

The Benton County Code Section 11.16A.06 (In the Rural Lands 5 District) states that: "Any use not authorized or approved pursuant to BCC 11.16A.030, .040, and .050 is prohibited by laws of Benton County or the State of Washington,

1. BCC 11.16A.050 (w). Business Activities that are compatible with the principal uses and purpose of the underlying zone and the surrounding land uses may be conducted from an approved accessory building detached from all dwelling units if the following criteria as well as any other conditions required by the Board of Adjustment are satisfied BCC 11.16A.050(w).

2. 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 BCC 11.52.089.

Certain uses are classified as conditional uses/special 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.

3. Benton County Code Section 11.52.090(d) states:

"Conditional Use/Special Permit—Permit Granted or Denied. A conditional use/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;

(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; and

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."

FINDINGS OF FACT

Based on the application and information received the planning staff makes the following findings.

1. The applicants/owners of the property are Tanja Menks and Jeff Barrows. The site is located at 2508 N. 543 PR NE Benton City, WA 99320 in East Half of the Northwest Quarter of the Southwest Quarter of Section 36, Township 9 North, Range 27 East, W.M.
2. The applicants are requesting approval of a Conditional Use Permit for the operation of an Animal Veterinary Clinic with the lot size being five (5) acres.
3. The application for CUP 13-14 was submitted to Benton County on December 30, 2013 and was deemed complete for processing on January 6, 2014.
4. The notice for the Benton County Board of Adjustment Open Record Hearing for Conditional Use Permit application CUP 13-14 was published on January 22, 2014 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 February 6, 2014.
5. Conditional Use Permit Application CUP 13-14 is categorically exempt from the requirements of the Washington State Environmental Policy Act.
6. The site is currently developed with a single-family residence and outbuildings on the property.
7. The Benton County Comprehensive Plan designates the site and surrounding areas as "Rural Lands 5".
8. The surrounding areas have been developed with residential structures and agricultural uses so the proposed use as shown in the application would not hinder or discourage the development of permitted uses on neighboring properties in the Rural Lands 5 Zone
9. The Benton-Franklin Health District comments are as follows:
We have reviewed the above referenced proposal and have no objections provided:
 - 1) The new clinic is served by an on-site sewage system for domestic waste that is permitted, installed and approved in accordance with Benton-Franklin District Board of Health Rules and Regulations No. 2. Please note that a separate system may be necessary for the disposal of animal waste.
 - 2) The site is served by a public water supply in accordance with Benton-Franklin District Board Health Rules and Regulations No. 7.
10. The Benton County Building Department commented that Building Permits will be required.
11. The Benton PUD and the Benton County Code Enforcement Officer did not have any comments on this action.

12. The Benton County Public Works commented that 543 PR already has a paved apron approach onto Badger Road.
13. The Benton County Fire Marshal's comments as noted in his January 9, 2014 letter are attached to the Staff memo.
14. The applicant has requested the following hours of operation:
The building to be constructed would be used to see patients during the morning hours from 8:00 am until noon Monday through Friday. During that time we will be able to see our patients, complete surgeries and take care of emergencies when necessary within the new portion of the building used for business activity. Our hours of operation will stay the same from 8:00 am to 8:00 pm with the mobile truck doing house/farm calls from noon until 3:30 pm and being parked in predetermined locations around the Tri-Cities as we have since 2009 from the hours of 4:00 pm to 7:00 pm with one house call or farm call after 7:00 pm until closing.
15. The applicants stated no signage would be used for the business activity.

DISPOSITION OF THE APPLICANT'S REQUEST

A conditional use/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;

(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; and

CONDITIONS OF APPROVAL

If the Board of Adjustment decides to approve Conditional Use Permit Application CUP 13-14, 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:

1. Applicants shall not conduct any of the activities within the scope of Conditional Use Permit CUP 13-14 until the applicants are in compliance with the following conditions. 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 conditional use permit until those conditions have been met. The conditional 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 conditional use permit within one (1) Year from the time the Board of Adjustment conditionally approved the conditional 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 applicants 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. There must be a residence on site, and at least one (1) of the proprietors of the business must be the owner or lessee of the property where the business and the residence are located and must reside in said residence.

4. For zoning restrictions, all of the business activities must be contained to the areas located within the site plan submitted with the application.

4. That the applicants continue to comply with the Benton Franklin Health District codes and regulations and any changes or modifications to the originally submitted plan must be approved by the Health District and verification provided to the Benton County Planning Department. The applicants shall continue to meet all such requirements while Conditional Use Permit CUP 13-14 is in effect.

5. No parking within any part of the road right of way will be allowed. The applicants shall continue to meet all such requirements while Conditional Use Permit CUP 13-14 is in effect.

6. The business activity, including all storage space, shall not occupy more than eighteen hundred (1800) square feet of total floor area within the detached accessory building.

7. Only one (1) approved detached accessory building on a parcel may be used for business activities. If more than one (1) business will be conducted within an approved detached accessory building, then a separate application must be submitted for each business activity, provided that the total area used by all business activities shall not exceed 1800 sq. ft.

That the presence of customers/clients and non-resident employees at the business activity shall be limited the morning hours from 8:00 am until noon Monday through Friday. During that time they will be able to see patients, complete surgeries and take care of emergencies when

necessary utilizing the new portion of the building for the business activity. The applicants shall continue to meet the requirements while Conditional Use Permit CUP 13-14 is in effect.

8. That any proposed outdoor lighting associated with this conditional use permit is deflected downward to avoid unnecessary glare on neighboring parcels. The applicants shall continue to meet all such requirements while Conditional Use Permit CUP 13-14 is in effect.

9. That the property owners and the proprietor(s) of the business shall comply with all the requirements of the Benton County Building Department, the Benton County Fire Marshal, the Benton-Franklin District Health Department, and all other local, state and federal regulations pertinent to the conditional use permit pursued. The requirements of or permission granted by the Board of Adjustment shall not be construed as an exemption from such regulations.

10. The Benton County Planning Department, Benton County Building Department, the Benton County Fire Marshal and the Benton-Franklin District Health District must approve any changes or modifications to the original submitted application. The applicants shall continue to meet all such requirements while Conditional Use Permit CUP 13-14 is in effect.

11. That any waste created in association with the business as a result of this conditional use permit must be disposed of off-site in a timely manor and in compliance with all local, state and/or federal regulations. The applicants shall continue to meet all such requirements while Conditional Use Permit CUP 13-14 is in effect.

12. As the applicants utilize a Private Road for access to their residence and will also utilize the same access for the Veterinary Clinic. The County cannot give approval to the use of the Private Road for a commercial use, but only for the approval for the action performed on the lot as an Animal Veterinary Clinic, if approved by the board.

Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 737

NOTICE OF OPEN RECORD HEARING(S)

BOAM 1.2

NOTICE IS HEREBY GIVEN that the following application(s) has been proposed to the Benton County Board of Adjustment, Benton County, Washington.

CONDITIONAL USE PERMIT – CUP 13-13/EA 13-32 – The applicant is requesting a conditional use permit for the construction of a 7,200 square foot building for wine production, tasting room, storage and event center for wine events, weddings and meetings. Location: 40504 N Demoss Road Benton City on Lot 4 of Short Plat 1521 in Section 18, Township 9 North, Range 27 East, W.M. Applicant: Phillip Warren.

CONDITIONAL USE PERMIT – CUP 13-14: The applicants are requesting approval of a Conditional Use Permit for the operation of an animal veterinary clinic. The site has been operating as a mobile clinic under a Home Occupation HO 09-02 since March of 2009. Location: 2508 N. 543 PR NE, WA 99320 in the East Half of the Northwest Quarter of the Southwest Quarter of Section 36, Township 9 North, Range 27 East, W.M. Applicants: Tanja Menks & Jeff Barrows.

NOTICE IS GIVEN that said application(s) will be considered by the Board of Adjustment of Benton County, Washington at the public hearings on **Thursday, February 6, 2014 beginning at the hour of 7 p.m. in the Planning Annex – 1002 Dudley Avenue – Prosser, WA 99350.** All concerned persons may appear and present any support for or objections to the application(s) or provide written testimony to the Board of Adjustment in care of the Planning Department on or before the date of the hearing(s). More information concerning these actions can be obtained by contacting Clark A. Posey, Senior Planner at the Benton County Planning Department, 1002 Dudley Avenue, P O Box 910, Prosser, WA 99350 or by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser).

NOTICE IS FURTHER GIVEN that said proposal has been reviewed under the requirements of the State Environmental Policy act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal and a Determination of Non-Significance was issued on January 21, 2014 and an Environmental Impact Statement is not required. Comments regarding the determination can be made to the Planning Department by February 6, 2014.

It is Benton County's policy that no qualified individual with a disability shall, by reason of such disability be excluded from participation in or be denied the benefits of its services, programs, or activities or be subjected to discrimination. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please download and submit the Accommodation Request Form 48 hours prior to the date of the meeting. The form is located on the Benton County website which is www.co.benton.wa.us under the Personnel Department or contact the Benton County Planning Department at the numbers noted above for assistance. **NOTE: ANY INFORMATION SUBMITTED TO BENTON COUNTY IS SUBJECT TO THE 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.** It is suggested that if you plan on attending the hearing that you call the Benton County Planning Department the afternoon of the hearing by 4 p.m. to confirm that the hearing will be conducted as scheduled.

Dated this 21st day of January 2014.

BRENT CHIGBROW, Chairman
BENTON COUNTY BOARD OF ADJUSTMENT


CLARK A. POSEY, SENIOR PLANNER
BENTON COUNTY PLANNING DEPARTMENT

PUBLISH: Wednesday, January 22, 2014

Carel Hiatt

BOAM 1.3

From: Dale Wilson
Sent: Tuesday, January 07, 2014 4:50 PM
To: Planning Department
Subject: CUP 13-14

I have not had any complaints or any code enforcement action against this property, and therefore I do not have any objections.

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

Benton County
Planning Department

JAN - 7 2014

RECEIVED

Carel Hiatt

BOAM 1.4 -

From: David Smith <smithd@bentonpud.org>
Sent: Wednesday, January 08, 2014 7:14 AM
To: Planning Department
Subject: RE: Utility Review Letter with regards to Conditional Use Permit Application for CUP 13-14

Benton PUD has no comment

From: Planning Department [<mailto:Planning.Department@co.benton.wa.us>]
Sent: Tuesday, January 07, 2014 4:48 PM
To: Jeff Liner; Benton-Franklin Dist. Health Dept.; Wash. St. Dept. of Health; Wash. St. Dept. of Health; Fire District #2; FIRE DISTRICT NO. 1; Ken Klander; Kennewick Irrigation District (bwoodard@kid.org); District, Kennewick; Department of Ecology; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Rick Sunford; Jeff Vosahlo; David Smith
Subject: Utility Review Letter with regards to Conditional Use Permit Application for CUP 13-14

The applicants are submitting a requesting to expand their mobile vet clinic by constructing a building and seeing patients Monday-Friday – 8 a.m. to noon. The applicants obtained a Home Occupation for the Mobile Vet Clinic in 2009.

Please review these documents and submit any comments. If additional information is needed, please contact the Benton County Planning Department at planning.department@co.benton.wa.us or contact Clark Posey, Senior Planner at 509-786-5612. Thank you.

Benton County Planning Department
P O Box 910
Prosser, WA 99350
Tel: 509-786-5612 – Prosser
Tel: 736-3086 – Tri-Cities
Fax: 509-786-5629

Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a public entity may be disclosable to third party requesters under the Public Records Act.

RECEIVED

JAN - 8 2014

Benton County
Planning Department

Carel Hiatt

BOAM 1.5 -

From: Steve Brown
Sent: Wednesday, January 08, 2014 4:44 PM
To: Planning Department
Subject: RE: Utility Review Letter with regards to Conditional Use Permit Application for CUP 13-14

Permit req- Steve Brown, Building Dept. Manager

From: Planning Department
Sent: Tuesday, January 07, 2014 4:48 PM
To: Jeff Liner; Benton-Franklin Dist. Health Dept.; Wash. St. Dept. of Health; Wash. St. Dept. of Health; Fire District #2; FIRE DISTRICT NO. 1; BENTON PUD; Kennewick Irrigation District (bwoodard@kid.org); District, Kennewick; Department of Ecology; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Benton PUD - Sunford; Benton PUD - Vosahlo; BENTON, PUD - Smith
Subject: Utility Review Letter with regards to Conditional Use Permit Application for CUP 13-14

The applicants are submitting a requesting to expand their mobile vet clinic by constructing a building and seeing patients Monday-Friday – 8 a.m. to noon. The applicants obtained a Home Occupation for the Mobile Vet Clinic in 2009.

Please review these documents and submit any comments. If additional information is needed, please contact the Benton County Planning Department at planning.department@co.benton.wa.us or contact Clark Posey, Senior Planner at 509-786-5612. Thank you.

Benton County Planning Department
P O Box 910
Prosser, WA 99350
Tel: 509-786-5612 – Prosser
Tel: 736-3086 – Tri-Cities
Fax: 509-786-5629

RECEIVED

JAN - 9 2014

Benton County
Planning Department

**Benton County Fire Marshal's
Review of Proposed Planning Applications**

BOAM 1.6

RECEIVED

TO: Clark Poesy

JAN - 9 2014

CUP 13-14

Benton County
Planning Department

Date Received 1-7-14 **Date Returned** 1-9-14

Comments: Dr. Tanja Menks and Jeff Barrows, 2508 W. 543 PRNE, Benton City, 99320, 438-4800, proposes to build a 3,944 sq.ft. building to house a veterinarian clinic. 1,421 sq.ft will be used for the clinic.

The proposed expansion will help us better serve our clients and allow us the freedom to use the mobile clinic more during the morning hours to make house calls or treat emergencies as needed.

The building to be constructed would be used to see patients during the morning hours from 8:00 am until noon Monday through Friday. During that time we will be able to see our patients, complete surgeries and take care of emergencies when necessary within the new portion of the building used for business activity. Our hours of operation will stay the same from 8:00 am to 8:00 pm with the mobile truck doing house/farm calls from noon until 3:30 pm and being parked in predetermined locations around the Tri-Cities as we have since 2009 from the hours of 4:00 pm to 7:00 pm with one house call or farm call after 7:00 pm until closing.

Saturday is slightly different: We are parked with the mobile truck from 8:30 am until noon at a predetermined location in the Tri-City area, after that, we will be completing various house calls until closing.

Fire Marshal's Comments:

The project as proposed will be required to provide onsite water. Benton County Code 3.18 requires commercial buildings exceeding 2,500 sq.ft. to provide onsite fire protection water. Included is a **PRELIMINARY** worksheet for a wood frame building, and the amount of water is 12,500 gallons. Should the building be built as a metal building the fire flow would drop to 6,300 gallons. Upon applying for a building permit, a review of the submitted building plans will be conducted and the correct fire flow will be determined.

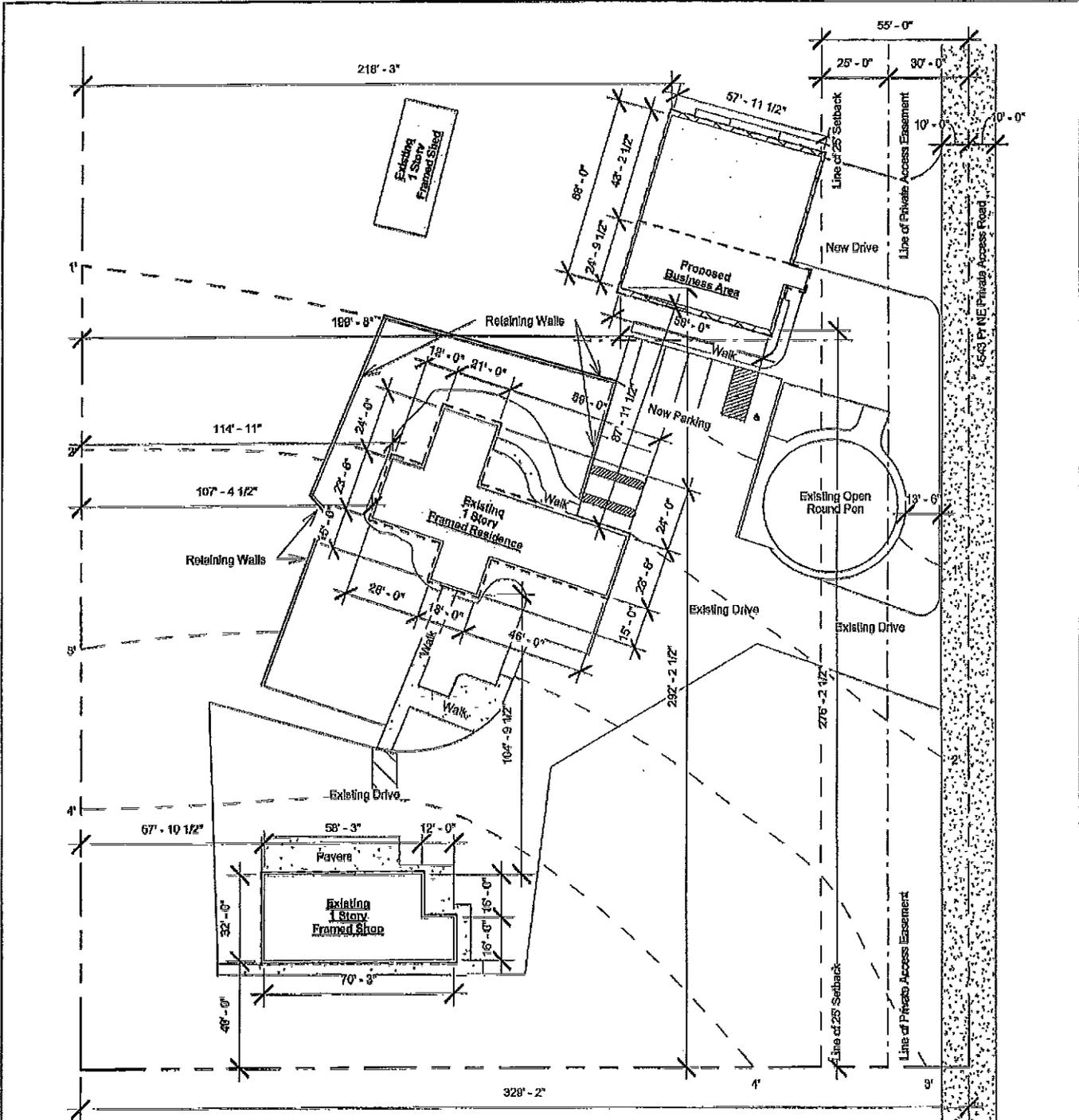
Though there are five approved storage methods (pgs 5-8) probably only two are practical (underground or pond). The various storage methods are aboveground tanks, underground tanks, pond, and swimming pool. Enclosed are the particular requirements for each.

To properly determine the fire resistance of the wall separating the patient area from the undesignated space, the Building Department Plans Examiner, Rod Worthington, must be advised as to the use. Contact Rod at 735-3500 or rod.worthington@com.benton.wa.us.

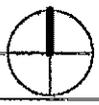
Requirements:

1. Provide the required fire flow in an approved method.
2. Provide Building Department with the intended use of the empty space.





① Enlarged Site Plan
1" = 50'-0"



312.493.2051
630.384.9262
wheatonarchitect@gmail.com

George G. Aravosis A.I.A.

814 N. Cross Street
Wheaton, Illinois 60187

**Dr. Menks Mobile Vet
Care LLC**

2508 North 543 PR NE
Benton City, WA. 99320

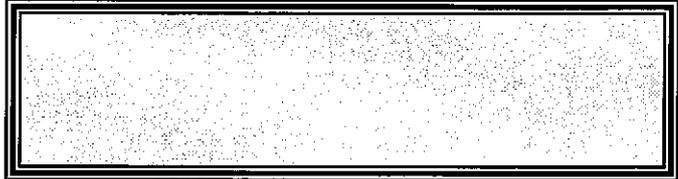
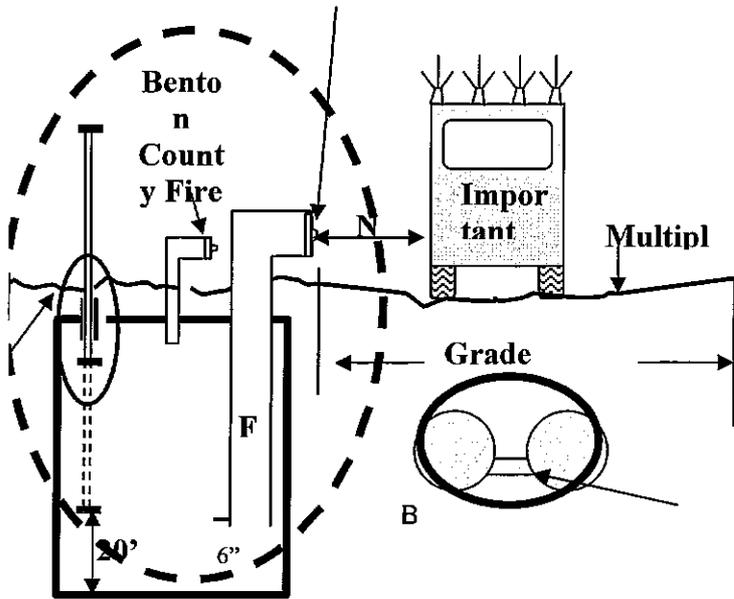
Enlarged Site Plan		SK-2
Project number	Bar131104	
Date	123013	
Drawn by	gga	
Checked by	GGA	Scale 1" = 50'-0"

NFPA 1142 Water Supplies for Suburban & Rural Fire Fighting

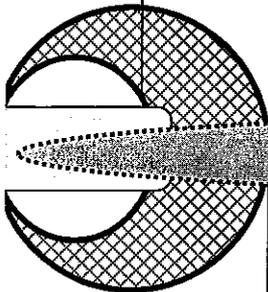
Project: PRELIMINARY Dr. Tanja Menks Veterinarian Clinic							
Location: 2508 PRNE 543 Parcel						Date:	
Building Size:					* The height of buildings with gabled roofs is determined by adding half the distance from the peak to the eave line to the exterior wall height.		
Width	Length	Sq. Feet	Height*	Bldg Volume			
58	68	3,944	15	59,160			
0	0	0	0	0			
				0			
Total Volume					59,160		
Minimum Water Supply (Gallons Required) = Volume/Occ Class x Const Class x Exposures							
Bldg Volume	Occ. Haz**	Const** Type	Exposure***	Required Gallons	As a Sprinklered Building, Required Gallons Would Be		
59,160	7	1.5	1	12,677	Comb. Const		Non Comb
					9,508		6,339
Occupancy Hazard**					***The number one indicates no building(s) within 50'. Had there been, the 1 would have been replaced with 1.5.		
3 = Severe Hazard Occ			6 = Low Hazard Occ				
4 = High Hazard Occ			7 = Light Hazard Occ				
5 = Moderate Hazard Occ							
Type of Construction**					**Replacing the occupancy or construction values in the above formula with the ones to the left can be used to determined "What if" fire flow questions.		
.5 = IBC Type I			Non Combustible Construction				
.75 = IBC Type II							
1 = IBC Type III & IV			Combustible Construction				
1.5 = IBC Type V							
Tank Capacity in Gallons = Diameter x 3.14 x Diameter/4 x 7.48 gal per cubic foot							
Example: Tank Size-Diameter is 12' and Length is 12'							
Diameter	pi	D/4	height or length	Volume	7.48 gals/cuft	Tank Capacity in Gallons	
12	3.14	3	12	1,356.48	7.48	10,146	
Tank Capacity in Gallons = Radius sq x 3.14 x 7.48 gal per cubic foot							
Example: Tank Size-Diameter is 12' and Length is 12' Radius sq x 3.14 x 7.48							
Radius	r squared	pi	height or length	Volume	7.48 gals/cuft	Tank Capacity in Gallons	
6	36	3.14	12	1,356	7.48	10,146	
Comment: The Fire Dept. drafting port will be required to be not closer than 50 feet from the clinic.							

Prior to placing the tank in the ground, contact with this office is to be made so that the location and tank size can be approved.

Height = $A + 1/2B$



4. The center of the



3. The vertical pipe for the pumper connection must

8'

5. The fill pipe must have a cap. The fill pipe connection is to be a male, and the threads

18"

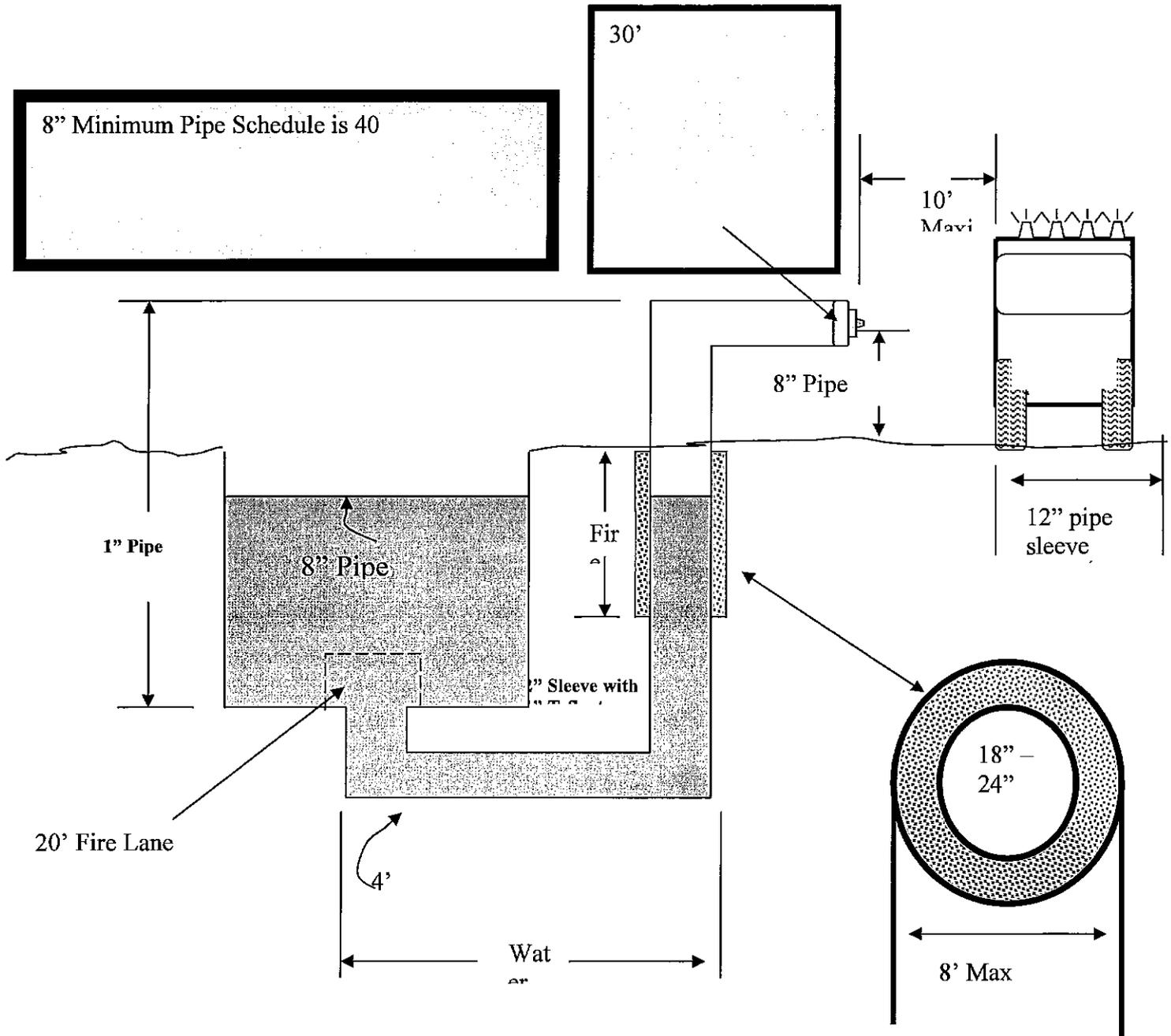
6"

Notes

2. The pumper connection must have a cap. The 4.5" pumper connection is to be a male connection. The threads are to be National Standard. This is the same dimension as a standard steamer port on a fire hydrant.

8" Vent with Screen
See Note 1

- Final acceptance will be based on connecting the fire truck to the connection and drafting water within two minutes of priming the fire truck.**

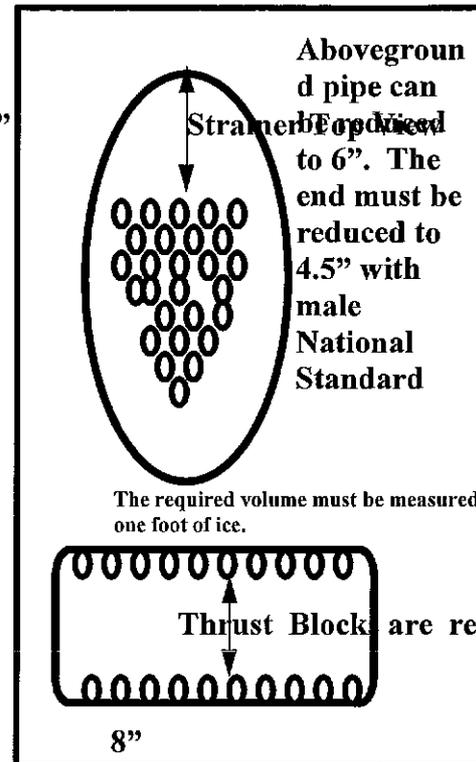
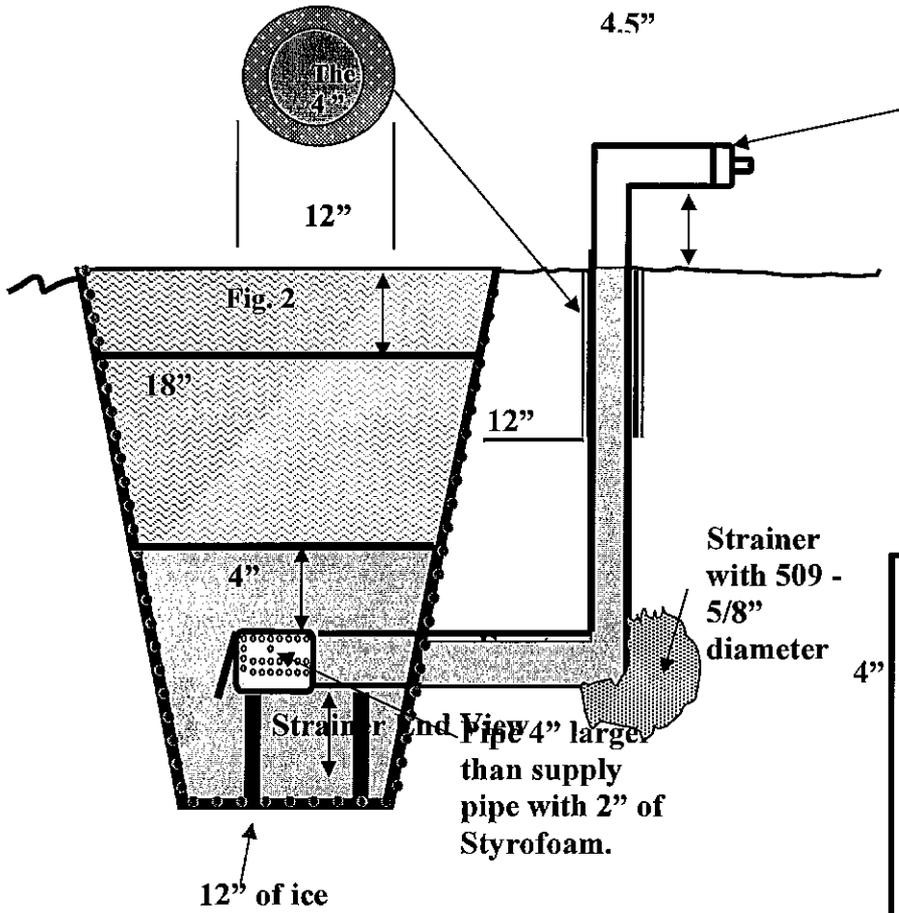


**Benton County Fire Marshal
Policy: Pond With Out Berm
Date: June 6, 2008**

**Note
The required
volume must be**

Baffle plat if Pond

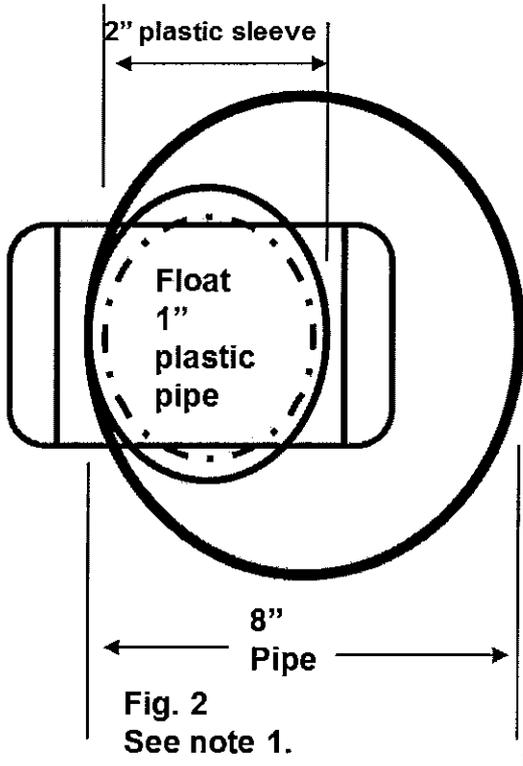
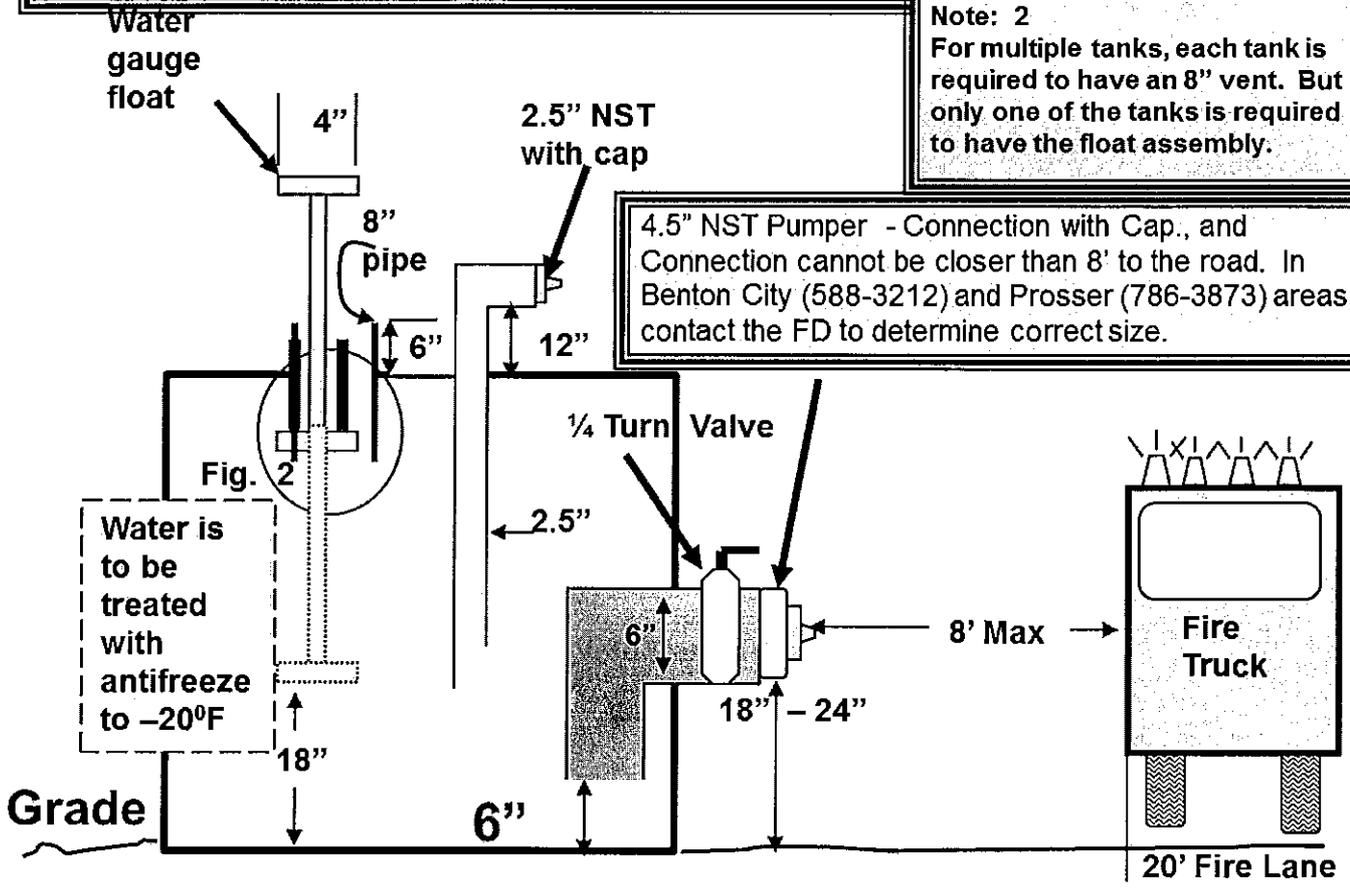
88-3212) and Pros



Benton County Fire Marshal Aboveground Water Tank Storage Standard: January, 2000

Note: 2
For multiple tanks, each tank is required to have an 8" vent. But only one of the tanks is required to have the float assembly.

4.5" NST Pumper - Connection with Cap., and Connection cannot be closer than 8' to the road. In Benton City (588-3212) and Prosser (786-3873) areas, contact the FD to determine correct size.



Note: 1
The eight inch plastic vent pipe, and the float assembly should be put together outside the tank. Once this is done, then attached to the tank. It is suggested that this assembly be done with vandalism in mind. For if the float is damaged, it will need to be replaced. Capping the ends of the "T's" traps the air, and will cause the float to float. The float is to be constructed of Class 200 PVC pipe or lighter material. The 2" sleeve will need to extend one inch above and below the 8" vent pipe. The 1" float will float up to the bottom of the 2" pipe indicating a full tank. The length of the float will need to be within 1' of the bottom of the tank, and when within 18" of the tank's bottom, the top "T" will rest on the 2" sleeve.

Carel Hiatt

BOAM 1.7 –

From: Jeff Liner
Sent: Monday, January 13, 2014 10:46 AM
To: Planning Department
Subject: RE: Utility Review Letter with regards to Conditional Use Permit Application for CUP 13-14

We have no Comments on Permit Application CUP 13-14, our Department has verified that 543 PR already has a paved apron approach onto Badger Road.

Thanks,

Jeff Liner

Engineer II
Benton County Public Works
509-786-5611 Local
509-736-3084 Tri Cities

From: Planning Department
Sent: Tuesday, January 07, 2014 4:48 PM
To: Jeff Liner; Benton-Franklin Dist. Health Dept.; Wash. St. Dept. of Health; Wash. St. Dept. of Health; Fire District #2; FIRE DISTRICT NO. 1; BENTON PUD; Kennewick Irrigation District (bwoodard@kid.org); District, Kennewick; Department of Ecology; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Benton PUD - Sunford; Benton PUD - Vosahlo; BENTON, PUD - Smith
Subject: Utility Review Letter with regards to Conditional Use Permit Application for CUP 13-14

The applicants are submitting a requesting to expand their mobile vet clinic by constructing a building and seeing patients Monday-Friday – 8 a.m. to noon. The applicants obtained a Home Occupation for the Mobile Vet Clinic in 2009.

Please review these documents and submit any comments. If additional information is needed, please contact the Benton County Planning Department at planning.department@co.benton.wa.us or contact Clark Posey, Senior Planner at 509-786-5612. Thank you.

Benton County Planning Department
P O Box 910
Prosser, WA 99350
Tel: 509-786-5612 – Prosser
Tel: 736-3086 – Tri-Cities
Fax: 509-786-5629

RECEIVED

JAN 13 2014

**Benton County
Planning Department**

From: Rick Dawson <Rickd@bfhd.wa.gov>
Sent: Tuesday, January 21, 2014 11:12 AM
To: Planning Department
Subject: RE: Utility Review Letter with regards to Conditional Use Permit Application for CUP 13-14

Mr. Posey,

We have reviewed the above referenced proposal and have no objections provided:

- The new clinic is served by an on-site sewage system for domestic waste that is permitted, installed and approved in accordance with Benton-Franklin District Board of Health Rules and Regulations No. 2. Please note that a separate system may be necessary for the disposal animal waste.
- The site is served by a public water supply in accordance with Benton-Franklin District Board of Health Rules and Regulations No. 7.

If you have any questions please feel free to contact me at the number listed below.

James R. (Rick) Dawson
 Supervisor
 Land Use, Sewage and Water Section
 Benton-Franklin Health District
 7102 W. Okanogan Place
 Kennewick, WA 99336
 509-460-4313

From: Planning Department [mailto:Planning.Department@co.benton.wa.us]
Sent: Tuesday, January 07, 2014 4:48 PM
To: Jeff Liner; Rick Dawson; Wash. St. Dept. of Health; Wash. St. Dept. of Health; Fire District #2; FIRE DISTRICT NO. 1; BENTON PUD; Kennewick Irrigation District (bwoodard@kid.org); District, Kennewick; Department of Ecology; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk; Benton PUD - Sunford; Benton PUD - Vosahlo; BENTON, PUD - Smith
Subject: Utility Review Letter with regards to Conditional Use Permit Application for CUP 13-14

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RECEIVED

JAN 21 2014

Benton County
Planning Department

Benton County Planning Department
 P O Box 910
 Prosser, WA 99350
 Tel: 509-786-5612 – Prosser
 Tel: 736-3086 – Tri-Cities
 Fax: 509-786-5629

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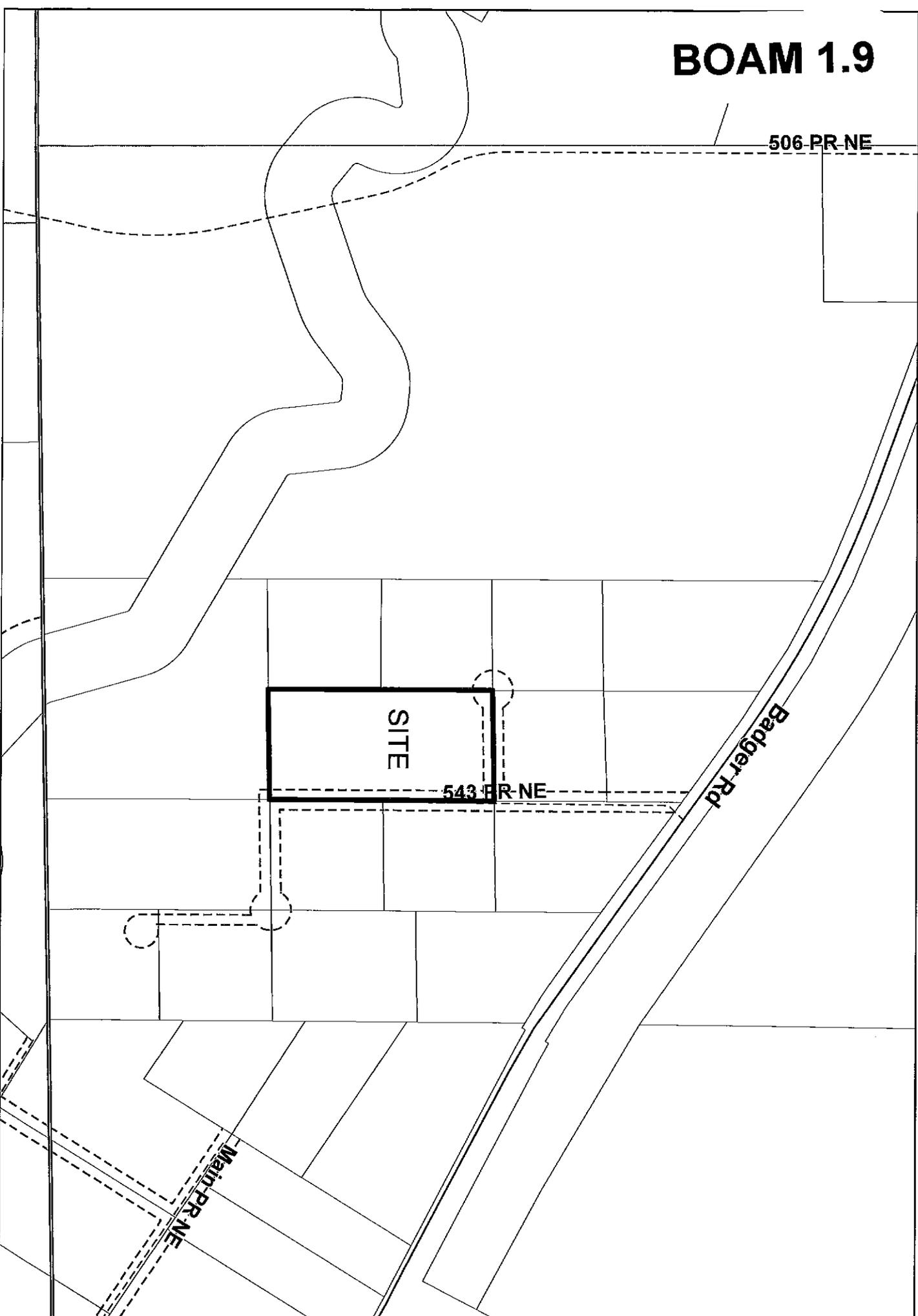
BENTON COUNTY
PLANNING
DEPARTMENT

BOAM 1.9

506 PR NE

SECTION 36, TOWNSHIP 9 NORTH, RANGE 27 EAST, W.M.
CONDITIONAL USE PERMIT # 13-14
TANJA MENKS/JEFF BARROWS 1-3697-300-0009-000
MAP PRINTED: JANUARY 7, 2014

Benton County does not warrant, guarantee, or
accept liability for accuracy of the information shown
herein. This information is a product of the Benton Coun
Geographic Information Systems and is prepared
for presentation purposes only.

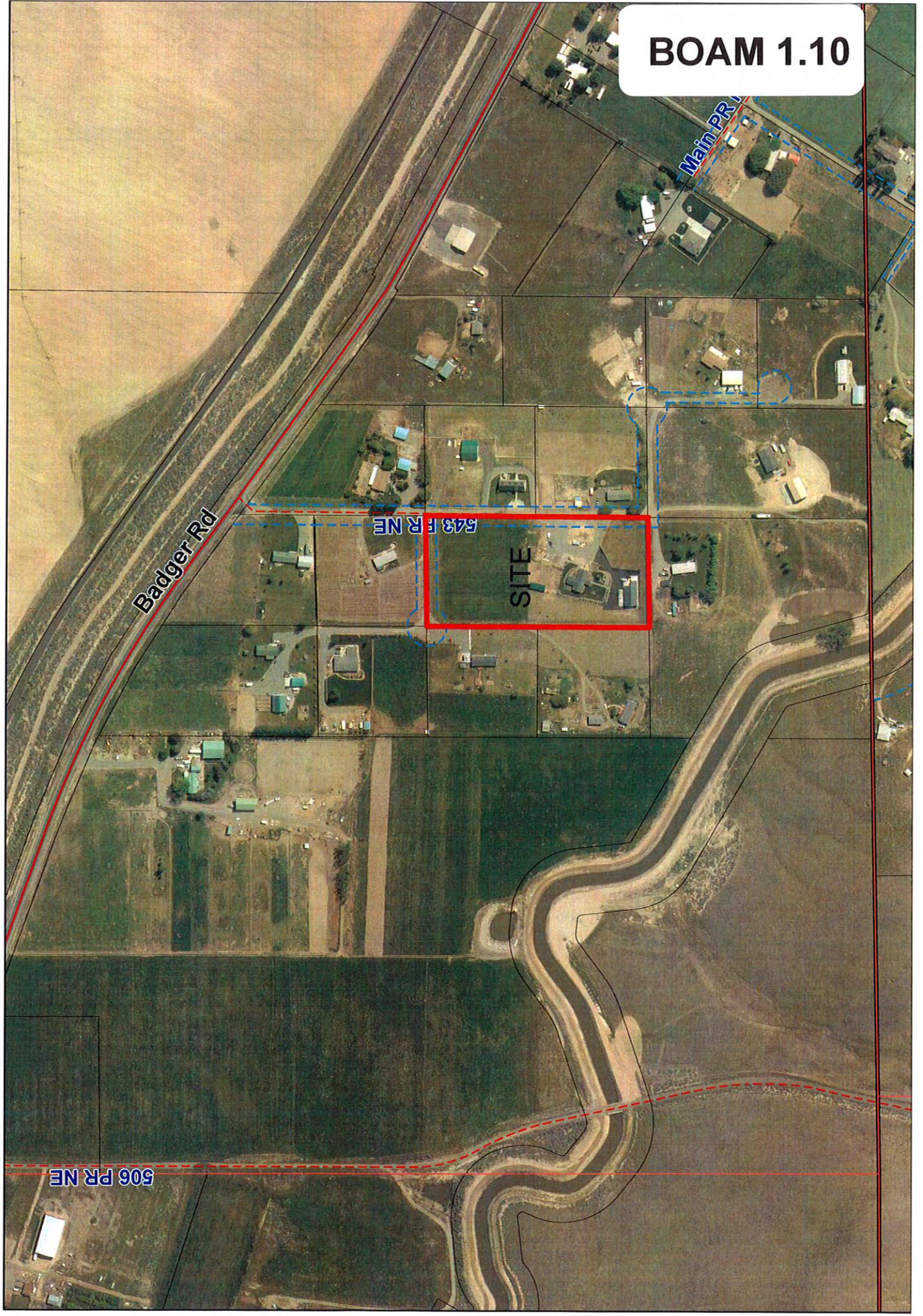


SITE

543 PR NE

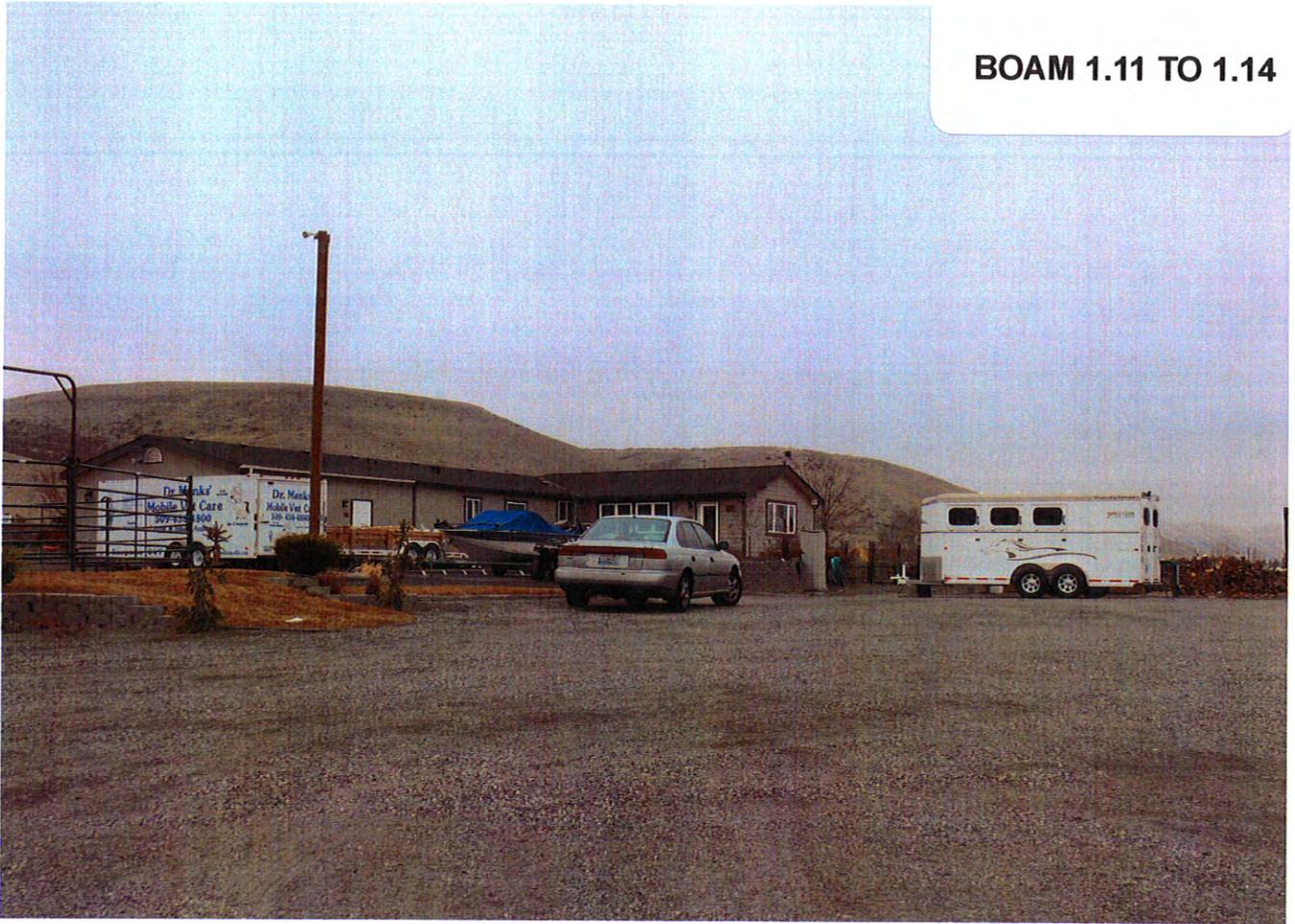
Badger Rd

Main PR NE



BOAM 1.10

BOAM 1.11 TO 1.14



1-23-2014



1-23-2014



1-23-2014

1-23-2014



**BENTON COUNTY PLANNING DEPARTMENT
 CONDITIONAL USE/SPECIAL PERMIT APPLICATION
 FILE NO. Uep/13-14**

RECEIVED
 DEC 20 2013
 Benton County

BOAR 1.1

1. Applicant Name Tanja Menks / Jeff Barrows
 Applicant Address: 2508 N543 PRNE
BENTON CITY, WA 99320
 Telephone number: Home 509-492-1577 Work 509-438-4800

2. Legal owners name: Tanja Menks / Jeff Barrows
 Legal Owners address: 2508 N543 PRNE
BENTON CITY, WA 99320
 Telephone number: Home 509-492-1577 Work 509-438-4800

3. Parcel Number or Legal description of property for which permit is for: 1-3697-300-0009-000 / SW/36/9/27

4. If you are amending a previous conditional use/special use permit - please list the file number(s):
Refer to: H.O. 09-02 since March 2009

5. The Conditional Use/Special Permit is requested to conduct the following use: **Please be as specific and detailed as possible. Use additional paper if necessary.** Please see attached.

6. The property will be served by:
 WATER: Well Private System _____ City System _____
 SEWER: Septic Tank City Sewer _____
 POWER: PUD REA _____
 PHONE: Yes _____ No _____ Name of Utility _____
 GAS: Yes _____ No _____ Name of Utility _____
 CABLE: Yes _____ No _____ Name of Utility _____
 IRRIGATION: Yes No _____ Name of Utility K.I.D.
 PRIVATE IRR. Yes No _____ K.I.D.

7. Total acres of property: 5 Zoning Classification of Property: RL-5
 Comprehensive Plan Designation _____

8. Describe existing structures and/or uses currently existing on your property, such as well, septic residential dwelling, garage, etc.: SINGLE FAMILY RESIDENCE W/GARAGE, SHOP & HORSE SHED H.O. 09-02

9. Describe existing structures and present land uses in the surrounding area of your property:
SOME FARM LAND W/HAY, SOME HORSE BOARDING, BARN, HORSES COWS, LIVESTOCK W/HOMES - 2 ACRES to 5 ACRES PARCELS

10. Please answer the following questions. **PLEASE BE SPECIFIC - USE ADDITIONAL PAPER IF NECESSARY.**

- a. Is there a residence on site? Yes X No _____
- b. Does at least one of the proprietors of the business own or lease the property where the business and the residence are located? Yes X No _____
- c. Does at least one of the proprietors live in said residence? Yes X No _____
- d. List the number of non-resident employees. 3
- e. What is the **total** square footage of the detached building to be used for the business? ~ 3940 SF
- f. What is the **total** square footage that will be used for the business activity? ~ 1421 SF
- g. Is only one detached building to be used for the business activity? Yes X No _____
- h. Are any signs going to be used with the business activity? Yes _____ No X
If Yes, give the number, height and sizes of the sign(s) include a drawing of the sign to be used. _____
- i. State the number of vehicles marked to identify the business to be stored on site. 3
- j. List the number of off street parking spots 6 w/SPACE FOR 6 MORE
- k. What County Road does the site access off of? BADGER RD
- l. List the preferred office hours for the presence of customer/clients and non-resident employees. Days of the week 8AM to NOON OR SO
Hours of Operation MOBILE CLINIC FROM 8AM to 8PM @ VARIOUS LOCATIONS

11. Applicant shall attach a site plan of the property, drawn to a scale of one inch equals fifty feet (1"=50') or one inch equal 100 feet (1"=100') unless otherwise specifically approved by the Planning Department, showing the following information.

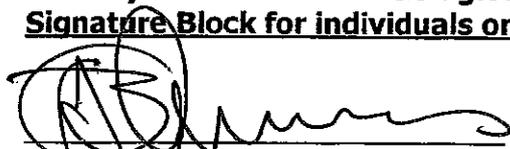
- A. Dimensions of the property.
- B. Location and size of the proposed use, number of parking spaces, etc., complete with distances between buildings and all property lines.
- C. Location and size of existing structures, complete with distances, buildings and all property lines.
- D. All streets, roads, easements, and rights-of-way located on or adjacent to this property. (Label structures and roadways)
- E. Label and Show a floor plan for the structure to be used for the Business Activity.

COMMENTS OR PERTINENT INFORMATION:

Please see H.O. 09-02 as we have been in compliance since 2009.

I certify that the information given above is true and complete.

Signature Block for individuals only.


Applicant's Signature

Jeff Barrows
Print Name

12/15/13
Date

Tanja Menks
Signature of Legal Owners

Tanja Menks
Print Name

12/15/13
Date

[Signature]
Signature of Person with additional
ownership interest

Jeff Barrows
Print Name

12/15/13
Date

If the applicant is a corporation/partnership/LLC etc. please use the following signature block.

Applicant: Jeff Barrows

By: Tanja Menks, President
(print name) (Title)

Signature: Tanja Menks, President
(Signature) (Title)

The above signed officer of Dr. Menks' Mobile Vet Care LLC warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit Jeff Barrows (name of entity) to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

(ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.)

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.

Note: The Conditional Use/Special Permit Application fee of \$250.00 and the \$100.00 applicant fee for the SEPA checklist, if required, must be submitted with the application. These fees are non-refundable. Please make your check payable to the Benton County Treasurer. There are no guarantees that your application will be approved.

5/23/11

FOR OFFICIAL USE ONLY:

Critical Area Review Completed by _____ on _____.

Application approved for processing by [Signature] on 1/6/14

Zoning Rural lands 5 Comp Plan Designation Rural lands 5

The proposed expansion will help us better serve our clients and allow us the freedom to use the mobile clinic more during the morning hours to make house calls or treat emergencies as needed.

The building to be constructed would be used to see patients during the morning hours from 8:00 am until noon Monday through Friday. During that time we will be able to see our patients, complete surgeries and take care of emergencies when necessary within the new portion of the building used for business activity. Our hours of operation will stay the same from 8:00 am to 8:00 pm with the mobile truck doing house/farm calls from noon until 3:30 pm and being parked in predetermined locations around the Tri-Cities as we have since 2009 from the hours of 4:00 pm to 7:00 pm with one house call or farm call after 7:00 pm until closing.

Saturday is slightly different: We are parked with the mobile truck from 8:30 am until noon at a predetermined location in the Tri-City area, after that, we will be completing various house calls until closing.

Dr. Menks' Mobile Vet Care

We are a full service Mobile Veterinary Clinic that will take care of all your large and small animal needs at the convenience of your home, in public parking areas or parks. We are parked daily on a regular basis and available for emergencies 24/7.

We have added:

- a second Veterinarian, Dr. Alison Brendel, DVM
- additional technicians
- expanded hours, Monday through Saturday, 8am - 8pm
- a large animal emergency rig

We see large animals of all kinds at your farm:

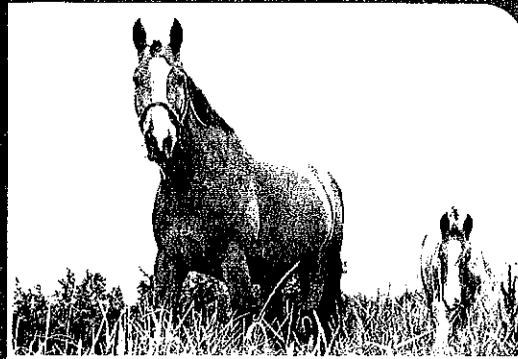
Horses, Llamas, Alpacas, Goats, Sheep - anything but cows or pigs.

Small animals of all kinds as well:

Dogs, Cats, Rabbits, Pocket Pets, Guinea Pigs - anything but reptiles and marine animals.



Caring, quality medicine at an affordable price, anytime, anywhere!



The Menks-Mobile is a custom built 25 foot, completely outfitted Veterinary Clinic. Some state of the art features include a digital x-ray machine and developer, ultrasound machine, blood analyzer, separate surgery suite, hydraulic lift table, ultrasonic dental machine, PowerFloat for equine dentistry, dehorner for goats, just to name a few.



The Menks-Mobile provides a safe, environmentally controlled atmosphere that offers a friendly place to go for your pets.

When the Menks-Mobile pulls onto your driveway pets have been waiting at the comfort of their own home. They are much less stressed and generally are much easier to handle. Happier pet, happier vet - and a happier owner!

Hours

Monday through Saturday
8 am to 8 pm

Emergency Services 24/7

Call for an appointment:
509-438-4800

- Parked at three convenient locations in the Tri-Cities throughout the week.
- Kennewick** - Monday and Thursday
4 pm - 7 pm
(Hansen Park Fitness parking lot; Columbia Center Blvd. at 10th Ave.)
- Richland** - Tuesday and Friday
4 pm - 7 pm
(Petco parking lot off Queensgate exit)
- Pasco** - Wednesday 4 pm - 7 pm
Saturday 8:30 am - Noon
(Off Road 68 behind IHOP in old Petland parking lot)

Call for an Appointment.

Dr. Menks' Mobile Vet Care
Dr. Tanja Menks
Dr. Alison Brendel
509-438-4800
2508 N 543 PR NE
Benton City, WA 99320
www.menksmobile.com

BOAR 1.3



Dr. Menks' Mobile Vet Care

*Large and Small Animals
Appointments & Emergencies*

EMERGENCIES 24/7

**Caring, Quality
Medicine
at an
Affordable Price
Anytime, Anywhere!**



**Your Veterinarian
for Tri-Cities and
Surrounding Areas, WA**

509-438-4800
www.menksmobile.com

Services We Provide

- House Calls for large and small animals
- Emergency Services 24/7
- Wellness and Sick Examinations, including eye exams
- Vaccinations
- Lab Work:
 - Blood work
 - Urinalysis
 - Fecal exams
 - Biopsies
 - Culture and Sensitivities
- Surgeries:
 - Spays
 - Neuters
 - C-sections
 - Dentals, dogs, cats and horses (PowerFloat)
 - Mass removals
 - Horse, llama, alpaca gelds
 - Canine AI and surgical uterine implants
 - Cryosurgery for large and small
- Digital radiography for large and small animals
- OFA hips and elbows, patella evaluation
- Equine reproduction
- Ultrasound
- Health Certificates for large and small
- Brand Inspections
- Microchipping for large and small
- Blood transfusion (dogs and cats)
Plasma transfusion (alpacas)
- Chemotherapy (in conjunction with WSU)
- Euthanasia and cremation

Please ask us if you should have any other concerns or needs.

New Additions



Large Animal
Emergency Rig

Digital Radiography

This new and advanced radiography technique is far superior in image quality to the conventional radiography. With the highest quality detailed diagnostic images available immediately, your animal can be treated accordingly. The images are displayed on a digital computer screen and can be magnified, rotated, etc. If needed the images can be saved on a CD for your records or sent via e-mail to specialty clinics.

With the x-ray machine being completely portable, we can take x-rays on horses and other large animals right in your field or barn if needed.

Blood Work Analysis

Blood work results available within 12 minutes including comprehensive profiles (CBC, chem), thyroid parameters, pre-anesthetic blood work, and heartworm tests.

Dr. Tanja Menks, DVM



Tanja Menks graduated in Veterinary Medicine at the University Clinic of Munich in 1996. She interned one year in the Internal Department for Small Animals and Equines, University Clinic of Munich, where she specialized in endoscopy.

She received her United States Veterinary License after graduating at Tuskegee University, School of Veterinary Medicine in 2003 and started to work in a Mixed Animal Clinic in Yakima. Tanja Menks, DVM moved in 2006 to the Tri-Cities area working as a veterinarian and she received her certification as an endurance vet in 2007. In April of 2009 started Dr. Menks' Mobile Vet Care offering her skills and veterinary services door to door.

Although she started with a 20-year-old clinic (no surgery suite, no digital radiography, no air conditioning), her clients were impressed with the professional and personable care that their pets received. Ten months later she acquired the "Big Rig" at a Veterinary Convention in Las Vegas, tossed the return airline tickets and drove the rig home. Her "caring, quality medicine at an affordable price, anytime, anywhere" service philosophy has created a successful practice.

Tanja keeps her sanity by walking her dogs and riding her horses. Enjoyment for her is a 50-mile endurance ride on her horse, which her husband, aka practice manager, considers torturous.

Dr. Alison Brendel, DVM



Alison Brendel grew up in the Tri-Cities and, from a young age, aspired to become a veterinarian so she could care for animals. She began riding horses when she was at the age of six and went on to compete in local jumping and endurance events.

Alison continues working with horses and considers herself "owned" by several Polish Arabians. Upon graduating from Richland High School, Alison entered WSU where, as a freshman, she was accepted into the College of Veterinary Medicine. Graduating with her DVM in 2002, Alison returned to the Tri-Cities where she worked in her family's Hanford subcontracting firm and provided part-time veterinary services.

In 2012 Alison seized the opportunity to practice veterinary medicine full time with Dr. Menks' Mobile Vet Care where she thoroughly enjoys the mobile aspect of the practice, its staff, the clients, and their animals. She possesses specialized experience with behavioral medicine and equine reproduction.

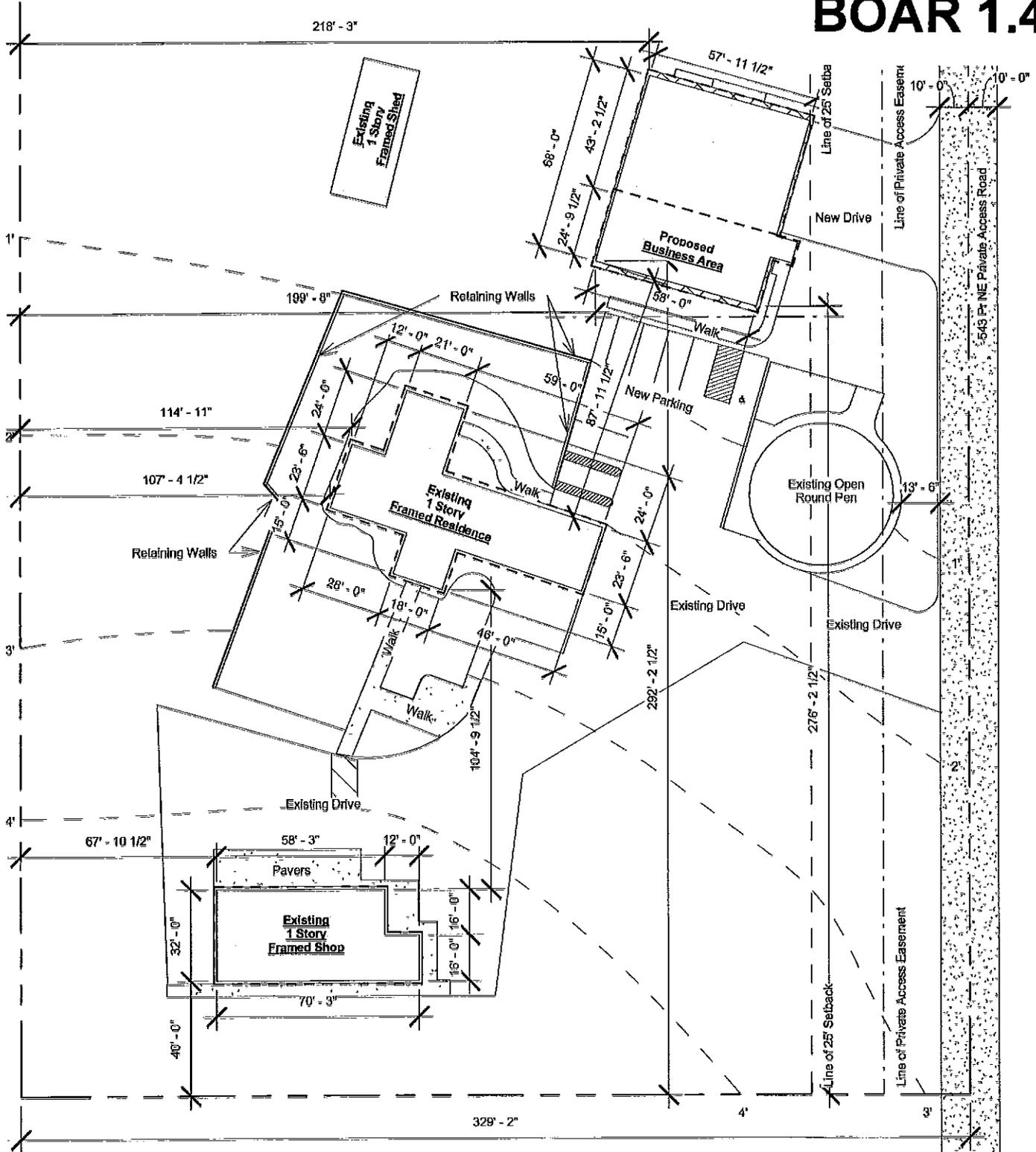
Alison relaxes by playing with, training and showing her Silken Windhounds; riding and training her horses; and reading any book she can get her hands on.

Contact us today!

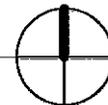
509-438-4800

www.menksmobile.com

BOAR 1.4



① Enlarged Site Plan
1" = 50'-0"



312.493.2051
630.384.9262
wheatonarchitect@gmail.com

George G. Aravosis A.I.A.

814 N. Cross Street
Wheaton, Illinois 60187

Dr. Menks Mobile Vet
Care LLC

2508 North 543 PR NE
Benton City, WA. 99320

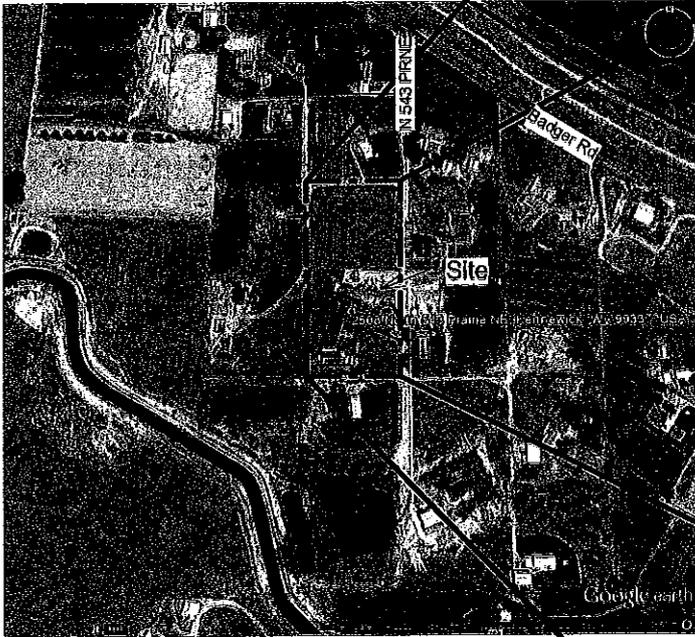
Enlarged Site Plan

Project number	Bar131104
Date	123013
Drawn by	gga
Checked by	GGA

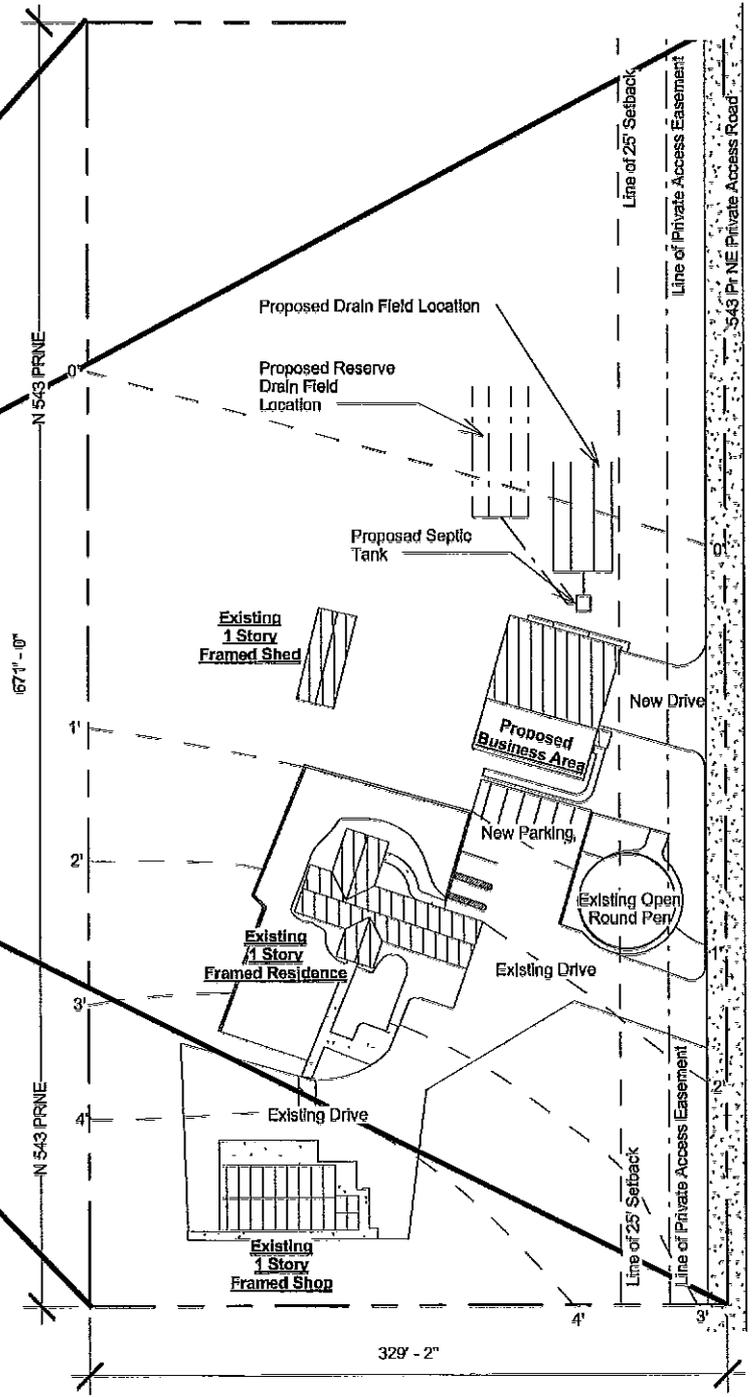
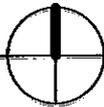
SK-2

Scale 1" = 50'-0"

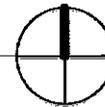
BOAR 1.5



Vicinity Plan



1 Site Plan
1" = 100'-0"



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wheatonarchitect@gmail.com

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Wheaton, Illinois 60187

**Dr. Menks Mobile Vet
Care LLC**

2508 North 543 PR NE
Benton City, WA. 99320

Site Plan

Project number	Bar131104
Date	123013
Drawn by	gga
Checked by	GGA

SK-1

Scale 1" = 100'-0"

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

HOME OCCUPATION

BOAR 1.6

NAME OF BUSINESS: DR. MENKS – MOBILE VET CARE
PERMIT NUMBER: HO 09-02

PROPRIETOR: TANJA MENKS – 2508 N 543 PR NE – BENTON CITY, WA 99320

TYPE OF BUSINESS: MOBILE VET CLINIC
PERMIT ISSUED: MARCH 12, 2009

CONDITIONS:

1. The Home Occupation must be conducted within the dwelling and/or attached garage on subject property, and the proprietor of the home occupation business must reside in the residence located on site with the home occupation business.
2. No more than two (2) non-resident persons, whether they work on site or not, may be employed by or be partners in the home occupation business.
3. There shall be no exterior indication of a home occupation or variation from the residential character of the premises other than those allowed in items 5 and 7 of this permit.
4. The total area for all home occupation businesses located on the parcel, including all storage spaces, shall not occupy more than the lesser of (1) thirty (30) percent of the residence's floor area and any attached garage; or (2) six hundred (600) square feet.
5. No more than one (1) non-illuminating sign, with a maximum area of four (4) square feet, shall be permitted in connection with the home occupation.
6. No material or equipment shall be used in a manner detrimental to the residential use of surrounding properties because of vibration, noise, light, dust, smoke, odor, interference with radio or television reception or other factors.
7. Only one (1) vehicle marked to identify the home occupation is allowed to be stored outside of any structure at any one time. No other on-site, outside storage of vehicles, equipment and/or supplies is allowed in connection with the home occupation. This prohibition shall preclude storage of building materials and equipment such as, but not limited to: lumber, plasterboard, pipe, paint and heavy equipment.
8. A home occupation permit issued to one person shall not be transferable to any other person; nor shall a home occupation permit be valid at any other address other than the one appearing on the permit.
9. The Benton County Fire Marshal may require that the home occupation business be placed on the Fire Marshal's Annual Inspection List.
10. There shall be no on-site display and/or on-site sale of materials or products in connection with the home occupation.
11. The following uses are not allowed in connection with a home occupation business: auto, truck and heavy equipment repair, body work, or painting; cabinetwork and mill work; kennel or dog boarding; veterinary clinic or hospital; painting of vehicles, trailers or boats; large appliance repair - including but not limited to: stoves, refrigerators, washers and dryers; and machine shops and sheet metal shops.

This permit **does not** grant authorization for the constructing, erecting, enlarging, altering, repairing, moving, improving, removing, converting or demolishing of any structure related to the Home Occupation. Please be aware that future changes in operation or extent of the business may have an effect on the status of approval for the Home Occupation.

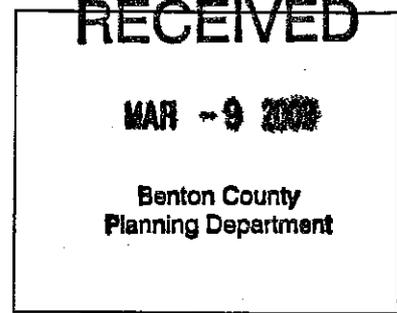
This approval should not be construed to imply approval from any other agency that may be required prior to the operation of your business, nor does it take precedence over covenants or deed restrictions that may be applicable to your property. This approval only acknowledges compliance with zoning ordinance regulations.


R. J. EOTT, ASSOCIATE PLANNER
BENTON COUNTY PLANNING DEPT.

emailed
Benton County Building Department/Benton County Assessor/Benton County Treasurer
Parcel #: 1-3697-300-0009-000

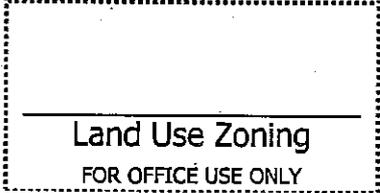
BENTON COUNTY PLANNING DEPARTMENT APPLICATION FOR HOME OCCUPATION PERMIT

Home Occupation File No. HO 09-02



1. Applicant Name: Tanja Menks
Applicant Address: 2508 N 543 PR NE
Benton City, WA 99320
Telephone number: Home 509-438-4800 Work 509-545-9949

2. Legal Owners Name: Tanja Menks
Legal Owners Address: same as above
Telephone number: Home _____ Work _____



3. Parcel Number or Legal description of property for which permit is for: _____
1-3697-300-0009-000

4. Name of Business Dr. Menks' Mobile Vet Care

5. Type of Business (Explain fully the nature of the home occupation, including number of employees, hours of operation, etc.): mobile veterinary clinic, using specialized veterinary van build by Dodgen Industries, no employees, house calls only, home serves for office space only

if further explanation is required on any of the following questions, please attach an additional sheet, making reference to the question number.

6. Will the Home Occupation be located within the dwelling (including attached garage)?
Yes No. _____

7. List total square footage of usable floor space in the residence (Including attached garage, if any).
~~1848~~ 1716 (28' x 66')

8. List total square footage of area in residence to be used for Home Occupation. 63

9. What percentage of the usable floor space of the dwelling will be occupied by the Home Occupation?
~ 10%

10. Will the principal use of the premises be for a residence? Yes No.
If no, explain _____

11. Will there be any employees in connection with the home occupation other than individuals actually residing in the dwelling where such use is located? Yes No.
If yes, explain _____

12. Will the Home Occupation involve the on-site sale or on-site display of materials or products other than agricultural products raised on the premises where sold?
Yes No.
If yes, explain _____

13. Will a sign(s) be used on the premises to advertise the business?

Yes

No.

If yes, give the size and number of signs to be posted on site.

Will the proprietor of the business live in the residence on site.

Yes

No. If no, explain _____

15. Will any vehicles marked to identify the business be stored on-site?

Yes

No. If yes, explain Veterinary Van with vinyl logo

16. Will the business include any of the following activities on-site? Veterinary clinic or hospital, painting of vehicles, trailers or boats, large appliance repair; including, but not limited to - stoves, refrigerators, washers, dryers; machine shops or metal shops, auto, truck and heavy equipment repair, body work or painting, cabinet work or millwork, kennel or dog boarding?

Yes

No. If yes, explain

no activity on-site

I certify that the information given above is true and complete to the best of my knowledge.

Tanja Menks
Applicant's Signature

Tanja Menks
Print Name

3-7-09
Date

Tanja Menks
Signature of Legal Owners

Tanja Menks
Print Name

3-7-09
Date

/
Signature of Person with additional ownership interest

Print Name

Date

/
Signature of Person with additional ownership interest

Print Name

Date

(ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.)

FEE; \$50.00 - MADE PAYABLE TO BENTON COUNTY TREASURER. THIS FEE IS NOT REFUNDABLE

NOTE: COMPLETION OF THE HOME OCCUPATION APPLICATION DOES NOT CONSTITUTE APPROVAL OF THE PROPOSED BUSINESS. YOU WILL BE NOTIFIED IN WRITING IF THE HOME OCCUPATION IS APPROVED OR DENIED.

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.

Any person aggrieved by the decision of the Administrator (Planning Director) to approve or disapprove a Home Occupation Permit may appeal the decision to the Board of Adjustment within twenty (20) days following issuance of the decision. The Board, following an open record hearing thereon, may affirm or reverse the Administrator's decision, or may remand the application to the Administrator with instruction to approve the same upon compliance with the conditions imposed by the Board.

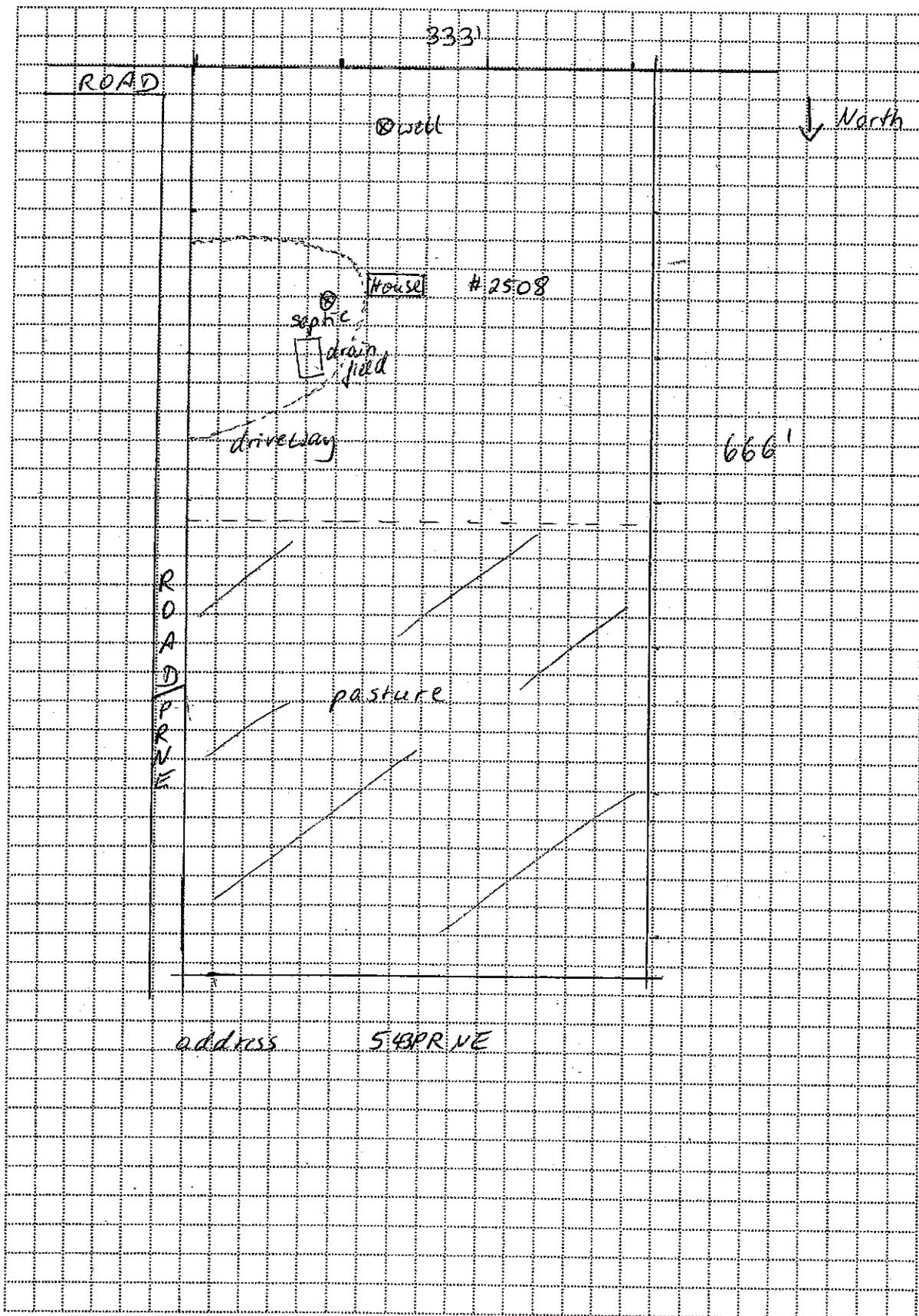
3/9/04

SITE PLAN FOR 1-3697-300-0009-000

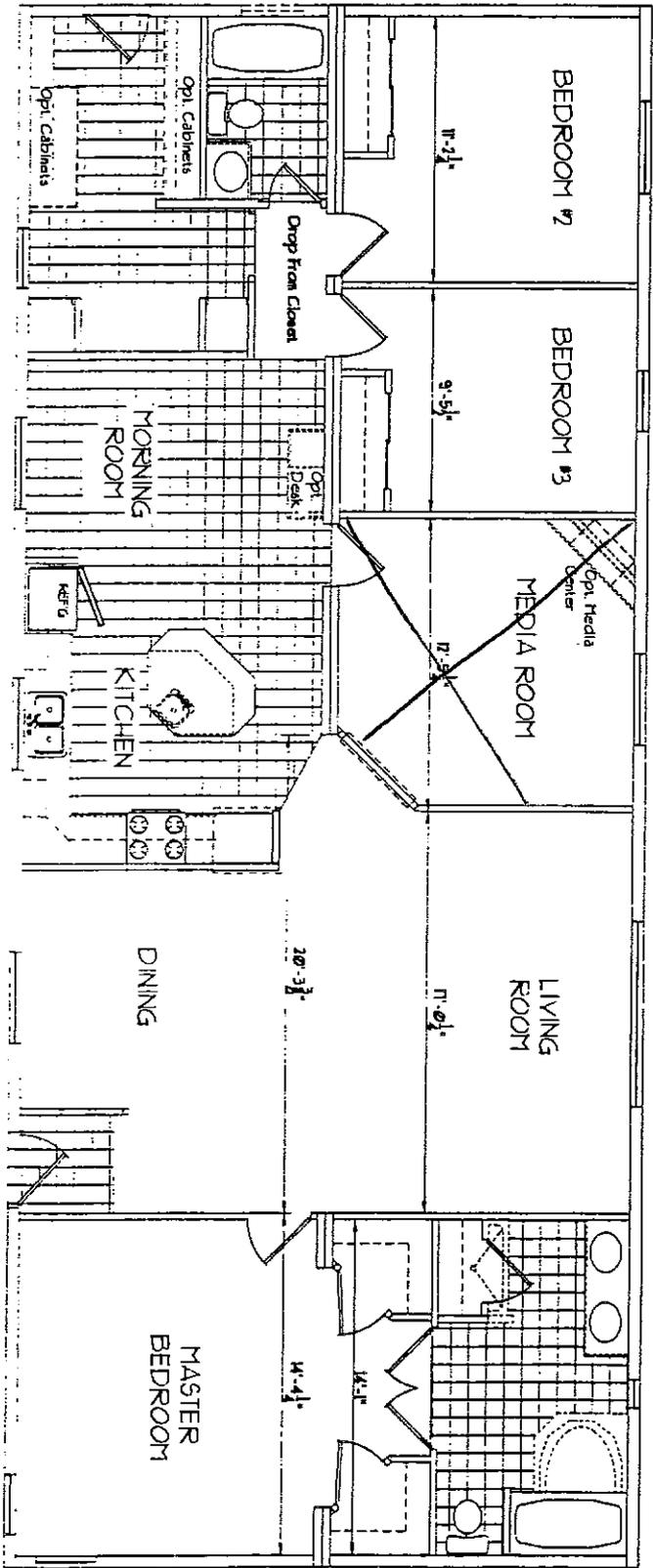
Scale 1" = 50' or 1" = 100'

Please specify

PLEASE INDICATE NORTH



*Proposed
office space*



A-Half Carpet

- 11'-5"
- 9'-8"
- 12'-8"
- 17'-3"
- 14'-4"
- Total A-Half = 65'-4"**

B-Half Carpet

- 20'-6"
- 14'-7"
- Total B-Half = 35'-1"**

Total Carpet = 100'-5"



CHAMPION
HOME BUILDERS CO.



Redman
Home Builders

1447 Burn Rd. (P.O. BOX 190) Walker, ID 83672

REVISIONS		NAME/DATE	DRAWN BY: MUALKER	MODEL:
				66'X16'-8"-3-BED/2-BATH
				16/17-812
				CARPET CHART

