

**EXHIBIT LIST FOR VAR 13-07
 APPLICANTS: SUNNYSIDE VALLEY IRRIGATION DISTRICT**

The Exhibit Numbers are located in the top right hand corner of each document.

BOAM – Board of Adjustment Record Exhibits

BOAR – Board of Adjustment Memo Exhibits

BOAH 1 - Documents submitted during the hearing

BOARD OF ADJUSTMENT STAFF MEMO EXHIBIT LIST			
BOAM 1 INCLUDES	EXHIBIT #	DOCUMENT NAME	DATE
	BOAM 1.1	Staff Memo	December 26, 2013
	BOAM 1.2	Notice of Open Record Hearing	December 19, 2013
	BOAM 1.3	Comments – Benton REA	December 17, 2013
	BOAM 1.4	Comments – Benton PUD	December 18, 2013
	BOAM 1.5	Comments – Benton Co. Public Works	December 20, 2013
	BOAM 1.6	Comments – Benton Co. Fire Marshall	December 27, 2013
	BOAM 1.7	Aerial of the site	
BOARD OF ADJUSTMENT RECORD EXHIBIT LIST			
BOAR 1 INCLUDES	EXHIBIT #	DOCUMENT NAME	DATE
	BOAR 1.1	Variance Application (three pages)	December 30, 2013
	BOAR 1.2	Design Plans/Documents (8 pages)	October 17, 2013
	BOAR 1.3	Plot Plan SVID	
	BOAR 1.4	Benton Co. Building Permit Application	November 6, 2013
BOARD OF ADJUSTMENT HEARING EXHIBIT LIST JANUARY 9, 2014			
BOAH 1 INCLUDES	EXHIBIT #	DOCUMENT NAME	DATE
	BOAH 1.1		

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: DECEMBER 26, 2013

HEARING DATE: JANUARY 9, 2013

TO: BENTON COUNTY BOARD OF ADJUSTMENT

FROM: BENTON COUNTY PLANNING DEPARTMENT 

RE: VARIANCE APPLICATION – VAR 13-07

APPLICANT: SUNNYSIDE VALLEY IRRIGATION DISTRICT
ATTN: DON SCHRAMM
P.O. BOX 239
SUNNYSIDE, WA. 98944

PROPERTY OWNER: DAN & HARRIET ALEXANDER, TRUSTEES
691 WINSLOW WAY W.
BAINBRIDGE ISLAND, WA. 98110-2500

SPECIFIC REQUEST: The applicant Sunnyside Valley Irrigation District (SVID) is proposing to construct a 12-foot by 20-foot block building to house the pump station and associated mechanical equipment for the pump control building.

The applicant is requesting a variance to BCC 11.08.040(a) to reduce the 55-foot setback from the centerline of the County road (King Tull) to 43 feet from the centerline and the proposed building, changing the setback from 55 feet to 43 feet, or a reduction of twelve feet (12').

BACKGROUND:

Site Location: The site is located West of the intersection of King Tull and County Line Road on King Tull Road, being in the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 30, Township 9 North, Range 24 East W.M.

Land Use: The surrounding land uses are developed as residential.

Zoning: Site and surrounding areas are GMA AG (Growth Management Act-AG)

Comprehensive Plan Designation: Agriculture.

APPLICABLE DEVELOPMENT REGULATIONS:

1. **The Revised Code of Washington RCW 36.70.810**, requires that the following findings be made prior to the granting of the variance and the applicant should be prepared to demonstrate before the Board of Adjustment that such findings exist.
 - a. Variances granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations on the other properties in the vicinity and the zone in which the property is situated.

- b. That strict application of the Zoning Ordinance is found to deprive subject property of rights and privileges enjoyed by other properties in the vicinity and under identical zoning classification because of special circumstances applicable to subject property including size, shape, topography, location or surroundings
 - c. That the granting of the variance will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity and zone in which the subject property is situated.
2. **Benton County Code Section 11.52.088(b) states:**
"Variance—General Standards. The variance application process allows the Board of Adjustment in specific cases, as provided in RCW 36.70.810, to grant a variance to the provisions of this title when it can be demonstrated that such variance is in harmony with the general purpose and intent of this title and is accordance with the requirements of this section. However, the Board of Adjustment shall not grant variances to land uses or density requirements."
3. **Benton County Code Section 11.52.088(e) provides:**
"Variance—Permit Granted. (1) A variance shall be granted only if the Board of Adjustment concludes that based on its findings and the conditions imposed, if any, that:
- (i) granting of the proposed variance will not permit a use that is not classified as an allowable or conditional use in the zoning district wherein the use would be located;
 - (ii) special circumstances such as lot size, slope, topography or necessary size or shape of the building prevent compliance with the applicable property development standards;
 - (iii) due to special circumstances applicable to the subject property, strict application of the zoning district property development standards would deprive the subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning district classification;
 - (iv) the problem sought to be addressed by the variance is related to the physical features of the particular property or building and would exist regardless of the identity of the owner;
 - (v) the problem sought to be addressed is not common for other properties in the surrounding area;
 - (vi) the variance would not be materially detrimental to public welfare or injurious to the property or improvements in the vicinity under the same zoning classification;
 - (vii) the variance will not adversely affect the health or safety or persons residing or working in the neighborhood in which the variance is being requested; and,

- (viii) the variance would not deny the preservation and enjoyment of substantial property rights of those owning property in the vicinity.
- (4) The Board of Adjustment may grant a variance subject to specified conditions designed to ensure that the purpose and intent of this title and the Comprehensive Plan will not be violated; provided, the specified conditions are needed to make the conclusions required by subsection (e)(1) above.
- (5) 11.18.110 SETBACK REQUIREMENTS. All lands, structures, and uses in the GMA Agricultural District shall conform to the following minimum setback requirements; unless otherwise excepted as provided in BCC 11.18.120:
 - (a) Each structure on a lot shall have a front yard setback of fifty-five (55) feet from the centerline of any city, county, or state road right of way of sixty (60) feet or less in width, twenty-five (25) feet from the property line bordering any road wider than sixty (60) feet, and twenty-five (25) feet from the legally-established boundary line of any access and/or combined access and utility easement adjacent to or within the property.
 - (b) Each structure on a lot shall have a setback of twenty (20) feet from its rear and side lot line(s).
 - (c) Those enclosures used in commercial dairy, hog, poultry, and rabbit operations, the propagation of fur bearing species for commercial purposes, or livestock auction yard shall have setbacks of one hundred (100) feet from all property lines; and a five hundred (500) foot setback from any existing residential structure on adjacent property not under common ownership with the operator of the facility.

FINDINGS OF FACT:

If the Board of Adjustment makes a decision to either approve or deny this proposal, the Board shall include in a written record of the case the findings of fact upon which the action is based. The following is information compiled by the Planning Staff as of the date of this memo. The following should be considered by the Board of Adjustment and may be used in the Board's findings of fact for this proposal.

1. The property owners are Dan & Harriet Alexander, Trustees 691 Winslow Way W. Bainbridge Island, WA. 98110-2500.
2. The applicant is Sunnyside Valley Irrigation District (SVID) P.O. Box 239 Sunnyside, WA. 98944 Attention: Don Schramm who represents Sunnyside Valley Irrigation District and is requesting approval for a variance to BCC 11.08.040(a) setbacks from a county road.
3. The site is located West of the intersection of King Tull and County Line Road on King Tull Road, being in the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 30, Township 9 North, Range 24 East W.M.

4. The application for VAR 13-07 was submitted to Benton County on December 12, 2013 and was determined a complete application, but awaiting signatures of property owner which were submitted to the Planning Department on December 30, 2013.
5. The proposed variance application did not require that a Notice of Application be published.
6. The notice for the Benton County Board of Adjustment Open Record Hearing for application VAR 13-07 was published on December 19, 2013, 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 January 9, 2014.
7. The Benton County Building Department required that a building permit be obtained, Benton County Fire Marshal commented that the applicant must meet the IBC requirements.
8. The Benton County Public Works comments are: This is currently road right of way. The applicant requested the right of way be vacated and has turned in a petition for the vacation. The public hearing will not take place until January 28, 2014. Although, there is no reason to believe the Commissioners will not approve the vacation, it may be prudent to withhold the variance approval until after the vacation is approved.
9. The Benton Franklin Health District did not have any comments pertaining to this action.
10. A variance is being requested to reduce the 55-foot setback from the centerline of a county road to 43 feet, changing the setback to 43 feet would allow the construction of a 12 X 20 pump control building.
11. The strict application of the ordinance setbacks would create a jog in piping and the flow of the irrigation line.

DISPOSITION OF THE APPLICANT'S REQUEST:

A variance shall be granted only if the Board of Adjustment concludes that based on its findings and the conditions imposed, if any, that:

- (i) granting of the proposed variance will not permit a use that is not classified as an allowable or conditional use in the zoning district wherein the use would be located;
- (ii) special circumstances such as lot size, slope, topography or necessary size or shape of the building prevent compliance with the applicable property development standards;
- (iii) due to special circumstances applicable to the subject property, strict application of the zoning district property development standards would deprive the subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning district classification;
- (iv) the problem sought to be addressed by the variance is related to the physical features of the particular property or building and would exist regardless of the identity of the owner;
- (v) the problem sought to be addressed is not common for other properties in the surrounding area;

- (vi) the variance would not be materially detrimental to public welfare or injurious to the property or improvements in the vicinity under the same zoning classification;
- (vii) the variance will not adversely affect the health or safety or persons residing or working in the neighborhood in which the variance is being requested; and,
- (viii) the variance would not deny the preservation and enjoyment of substantial property rights of those owning property in the vicinity.

The Board of Adjustment may grant a variance subject to specified conditions designed to ensure that the purpose and intent of this title and the Comprehensive Plan will not be violated; provided, the specified conditions are needed to make the conclusions required by the subsection above.

CONDITIONS OF APPROVAL:

This staff memo does not include information received after the date of this memo or at the open record hearing. Based on the information received as of the date of this memo, if the Board of Adjustment decides to approve Variance Application 13-07, the following are suggested conditions that the Planning Department recommends at this time:

1. Any conditions imposed by the Board of Adjustment shall be completed prior to the Planning Department issuing the variance. 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 variance until those conditions have been met. The variance 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 variance within one (1) year from the time the Board of Adjustment conditionally approved the variance, 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 will need to obtain a building permit from the Benton County Building Department for the construction of the garage addition.
4. The applicant for Variance VAR 13-07 must have the approval of the Public Works Department as this property line is adjacent to the County Road Right-of Way of King Tull Road.
5. That the Variance Application VAR 13-07 approval is subject to the completion of Conditions 3, and 4. If the applicant has not complied with all such conditions within one year of this approval by the Board of Adjustment then Variance VAR 13-07 will be declared null and void.

Benton County Planning Department

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

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.

VAR 13-07 - The applicant is requesting a variance under BCC 11.52.088(b) from the 55 foot setback requirement from the center of the County Road (King Tull) of 12 foot, leaving a 43 foot setback for the construction of a 12 foot by 20 foot irrigation pump control building. The application was deemed complete for processing on December 13, 2013. Location: The property is located in the Northwest Quarter of the Northwest Quarter of Section 30, Township 9 North, Range 24 East, W.M. Applicant: Sunnyside Valley Irrigation District

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, January 9, 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).

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 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.

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 16th day of December, 2013.

BRENT CHIGBROW, Chairman
BENTON COUNTY BOARD OF ADJUSTMENT


CLARK A. POSEY, SENIOR PLANNER
BENTON COUNTY PLANNING DEPARTMENT

PUBLISH: Thursday, December 19, 2013

Carel Hiatt

From: Rich Legerski <Rich@bentonrea.org>
Sent: Tuesday, December 17, 2013 2:04 PM
To: Planning Department
Subject: RE: Utility Review for VAR 13-07 - SVID

Thank you for the opportunity to look at the Variance request. This building will be served by others. Benton REA has no facilities in this area.

Thanks again.

Rich

Richard Legerski

Engineering Services Coordinator



(509) 786-8481
(509) 786-8252
(877)-786-8866

From: Planning Department [<mailto:Planning.Department@co.benton.wa.us>]
Sent: Tuesday, December 17, 2013 11:54 AM
To: Sunnyside Valley Irrigation District; Sunnyside Valley Irrigation District; Benton-Franklin Dist. Health Dept.; Rich Legerski; Jeff Liner; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk
Subject: Utility Review for VAR 13-07 - SVID

Attached to this email is a Utility Review Letter and Aerial for Sunnyside Valley Irrigation District in which they are requesting a variance to construct a pump building 12'by20'. Please review these documents and submit comments within the seven day period. If additional review time is needed please contact the 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

RECEIVED

DEC 18 2013

Benton County
Planning Department

From: Ken Klander <klanderk@bentonpud.org>
Sent: Wednesday, December 18, 2013 7:37 AM
To: Planning Department
Subject: RE: Utility Review for VAR 13-07 - SVID

No comment. Have already been working with SVID and Benton County on installing power to project site.

thanks

Ken Klander
 Distribution Design Tech 1
 Benton PUD
 509-582-1241
 P.O. Box 6270
 Kennewick WA 99336-0270

From: Planning Department [<mailto:Planning.Department@co.benton.wa.us>]
Sent: Tuesday, December 17, 2013 3:32 PM
To: Ken Klander; Rick Sunford; Jeff Vosahlo; David Smith
Subject: FW: Utility Review for VAR 13-07 - SVID

Attached to this email is the Utility Review letter for SVID. This letter was sent to REA, but the Planning Department received comment that it was not within their jurisdiction; so it is being forwarded to PUD.

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

DEC 18 2013

Benton County
Planning Department

From: Planning Department
Sent: Tuesday, December 17, 2013 11:54 AM
To: Sunnyside Valley Irrigation District; Sunnyside Valley Irrigation District; Benton-Franklin Dist. Health Dept.; Benton REA; Jeff Liner; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk
Subject: Utility Review for VAR 13-07 - SVID

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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.

From: Jeff Liner
Sent: Friday, December 20, 2013 2:01 PM
To: Planning Department
Subject: RE: Utility Review for VAR 13-07 - SVID

The Public Works Department has the following comments for VAR 13-07-SVID

- 1. This is currently road right of way. The applicant has requested the right of way be vacated and has turned in a petition for the vacation. The public hearing will not take place until January 28. Although there is no reason to believe the Commissioners will not approve the vacation, it may be prudent to withhold the variance approval until after the vacation is approved.

Thanks,
Jeff Liner
Engineer II
Benton County Public Works
509-786-5611 Local
509-736-3084 Tri Cities

RECEIVED

DEC 20 2013

Benton County
Planning Department

From: Planning Department
Sent: Tuesday, December 17, 2013 11:54 AM
To: Sunnyside Valley Irrigation District; Sunnyside Valley Irrigation District; Benton-Franklin Dist. Health Dept.; Benton REA; Jeff Liner; Dale Wilson; Ken Williams; Michelle Johnson; Rick Hall; Rod Worthington; Steve Brown; Tomi Chalk
Subject: Utility Review for VAR 13-07 - SVID

Attached to this email is a Utility Review Letter and Aerial for Sunnyside Valley Irrigation District in which they are requesting a variance to construct a pump building 12'by20'. Please review these documents and submit comments within the seven day period. If additional review time is needed please contact the Benton County Planning Department.

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Tel: 736-3086 – Tri-Cities
Fax: 509-786-5629

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

BOAM 1.6

TO: Clark Posey

Variance Request 13-07

Date Received 12-17-13 Date Returned 12-27-13

Applicants Comments: Sunnyside Valley Irrigation District in which they are requesting a variance to construct a pump building 12'by20' at King Tull and County Line Roads

Fire Marshal's Comments:

Though not a requirement, a request is made to install a steamer size discharge port that Firefighters can use to shuttle water to fires.

Required:

Building must meet IBC requirements.

RECEIVED

DEC 27 2013

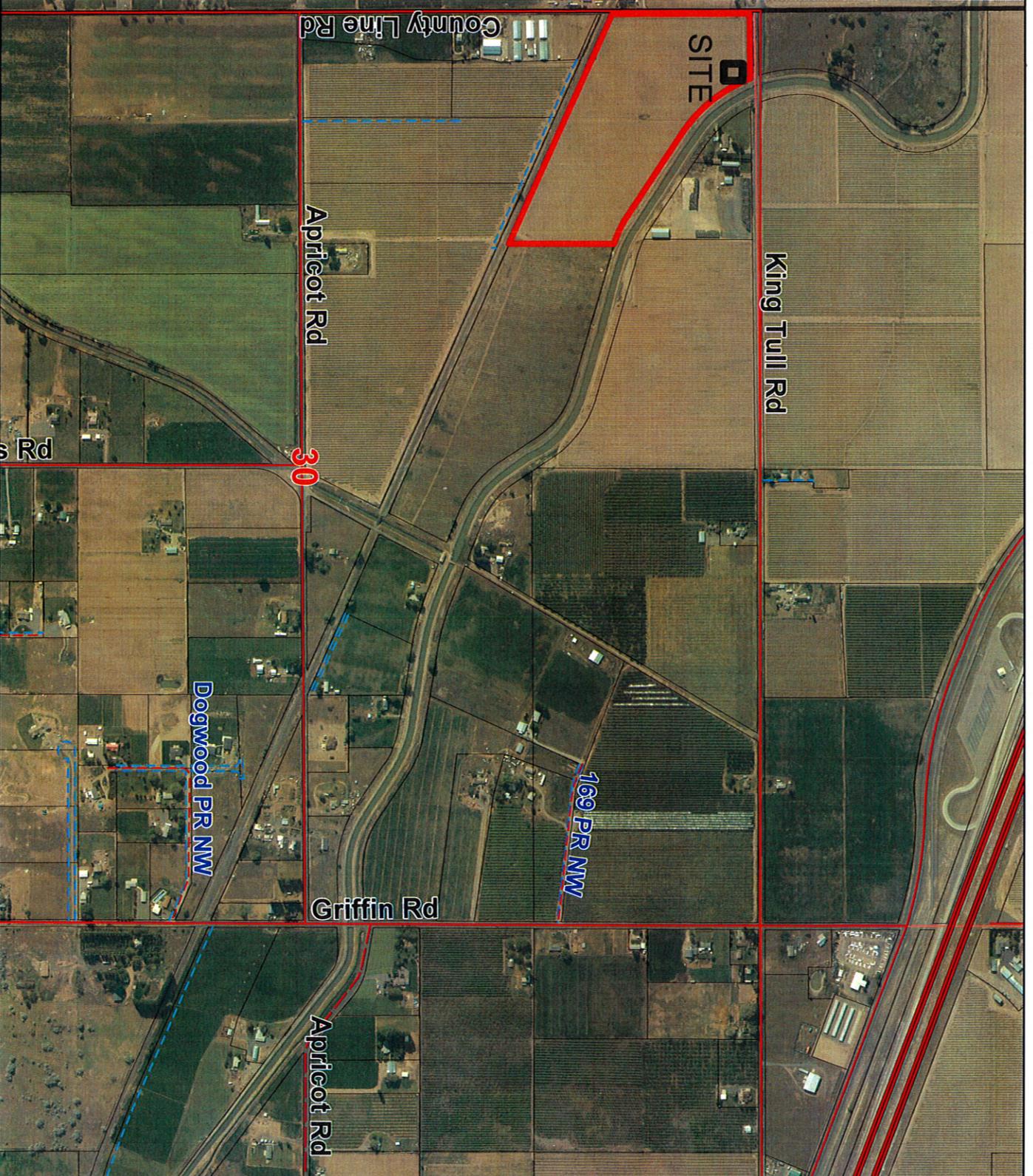
Benton County
Planning Department



BOAM 1.7

SECTION 30, TOWNSHIP 9 NORTH, RANGE 24 EAST, W.M.
VARIANCE VAR # 13-07
ALEXANDER/SUNNYSIDE VALLEY IRRIGATION 1-13094-200-0001-004
MAP PRINTED: DECEMBER 17, 2013

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.



BOAR 1.1

Print Form

BENTON COUNTY PLANNING DEPARTMENT VARIANCE APPLICATION

FILE NO. VAR13-07

RECEIVED

DEC 30 2013

Benton County
Planning Department

1. Name and address of applicant: Sunnyside Division Board of Control P.O. Box 239
Sunnyside WA 98944

Telephone Number 509 837 6980
2. Legal owners name and address: Gargoyle Trust: Harriet H. Alexander Trustee
691 Winslow Wy W. Bainbridge Island WA 98110

Telephone Number 206-842-0404
3. Legal description or Parcel Number of property for which variation permit is for: Parcel Number
North 50' of Government Lot 1 Section 30 T9N R24E west of Sunnyside Canal 1-3094-200-0001-004
4. Section of the zoning ordinance under which it is claimed that a variation should be granted. (To be completed by the Planning Department) _____
5. A variation is being requested for the purpose of: Construct pump control building 12'X20'
6. What is the minimum variation that will alleviate hardship?

Reduce setback requirement to 43' (12' variance from 55' code)
7. Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building that prevent compliance with the zoning ordinance? If so, explain:

County Road built within Federal Government R/W
8. Does strict application of the zoning ordinance deprive subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning classification? If so, explain:

Rights retained by Federal Government in 1903 land patent transfer would be infringed by strict application of zoning ordinance.

6. The property Will be Served by:

Water	
Sewer	
Power	Benton REA
Irrigation	Sunnyside Valley
Natural Gas	No
Telephone	

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

11. Zoning Classification of property involved: GM Agriculture

COMMENTS OR PERTINENT INFORMATION:

This building will house controls for irrigation water pumps integral to ongoing Sunnyside Division Board of Control, U.S. Bureau of Reclamation, and Washington State Department of Ecology efforts to improve service and increase water conservation.

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

SIGNATURE BLOCK FOR INDIVIDUALS ONLY

Applicant's Signature

Harriet H. Alexander

Signature of Legal Owners

Print Name

Harriet H. Alexander

Print Name

Date

12/17/13
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.

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

SDBOC
Applicant's Name

James W. Trull Manager
Print Name & Title

12/12/13
Date

Applicant's Signature: 
(Signature)

Manager
(Title)

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

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 VARIANCE REQUEST FEE OF \$250.00 MUST BE SUBMITTED WITH THE APPLICATION. THIS FEE IS NON-REFUNDABLE. PLEASE MAKE THE CHECK PAYABLE TO THE BENTON COUNTY TREASURER. THERE ARE NO GUARANTEES THAT YOUR APPLICATION WILL BE APPROVED.

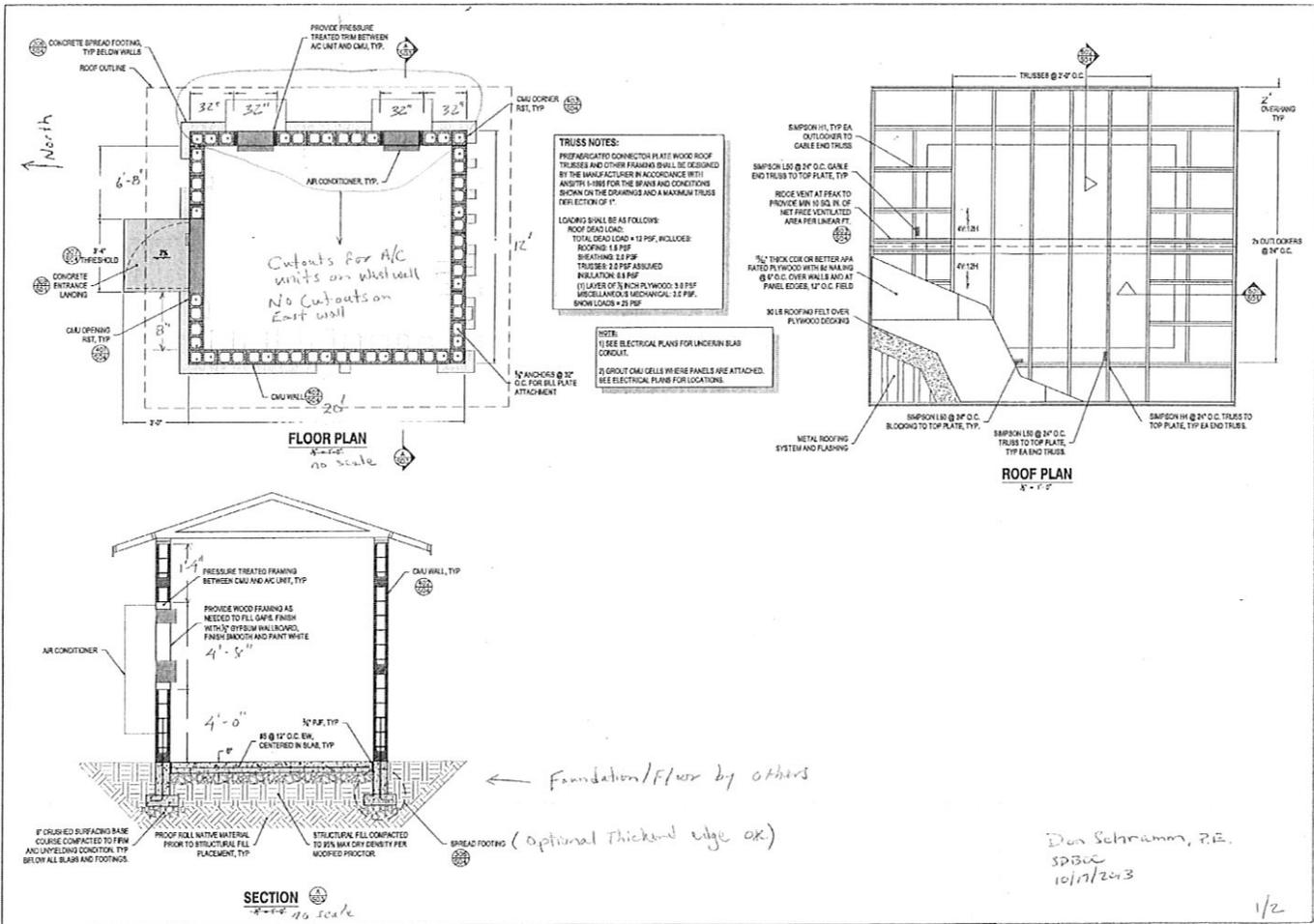
FOR OFFICIAL USE ONLY:

Critical Area Review Completed by  on 12/30/2013

Application approved for processing by  on 12/30/2013

Zoning GMA-AG Comp Plan Designation AG

BOAR 1.2



CMU ANCHORS SHALL BE HELIX HY-90 ADHESIVE ANCHORS FOR USE IN GROUTED CMU CELLS OR HELIX HELIX HY-20 HYBRID ADHESIVE ANCHORS FOR USE IN UNGROUTED CMU CELLS. WHERE SIZE IS CALLED OUT ON THE DRAWINGS, PROVIDE MINIMUM EMBEDMENT DEPTHS AS SHOWN ON THE FOLLOWING TABLES. PROVIDE MINIMUM EDGE DISTANCES AND SPACING AS SHOWN ON THE FOLLOWING TABLES UNLESS SPECIFICALLY DETAILED OTHERWISE.

INSTALL ANCHORS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

NOTIFY OWNER 24 HOURS IN ADVANCE OF INSTALLATION OF ALL ANCHORS.

WHERE SIZE IS NOT CALLED OUT, ANCHOR SHALL BE SELECTED BASED ON DESIGN LOADS IF THE MINIMUM EDGE DISTANCE AND/OR MINIMUM SPACING CAN NOT BE ACHIEVED, REFER TO PRODUCT INFORMATION FOR REDUCTION IN ALLOWABLE LOADS.

HELIX HY-150 - 316 STAINLESS STEEL THREADED ROD

DIAMETER OF ROD (INCHES)	3/8"	1/2"	5/8"
MINIMUM EMBEDMENT DEPTH (INCHES)	5.12	4.54	5
MINIMUM CONCRETE THICKNESS (INCHES)	6.54	6.58	7.12
MINIMUM EDGE DISTANCE (INCHES)	6.54	6.52	7.12
MINIMUM ANCHOR SPACING (INCHES)	7	8.52	19
ALLOWABLE TENSION LOAD CAPACITY (POUNDS)	2340	3390	4220
ALLOWABLE SHEAR LOAD CAPACITY (POUNDS)	1,875	3,205	6,260

HELIX HY-20 - STAINLESS STEEL THREADED ROD

DIAMETER OF ROD (INCHES)	1/4"	3/8"	1/2"
MINIMUM EMBEDMENT DEPTH (INCHES)	12"	12"	12"
MINIMUM ANCHOR SPACING (INCHES)	(1) ANCHOR PER BLOCK CELL		
ALLOWABLE TENSION LOAD CAPACITY (POUNDS)	285	370	625
ALLOWABLE SHEAR LOAD CAPACITY (POUNDS)	340	665	790

FORCES ARE DETERMINED BY THE FOLLOWING FORMULA:

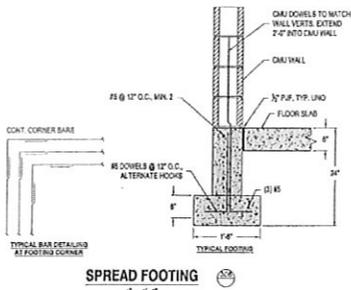
$$\frac{P_u}{\phi} + \frac{M_u}{\phi} \leq P_n + \frac{M_n}{L} \leq 1$$

WHERE:

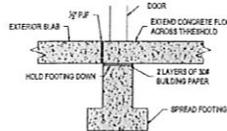
- P_u = Applied Service Tension Load
- M_u = Applied Service Tension Moment
- P_n = Allowable Service Tension Load
- M_n = Allowable Service Tension Moment
- L = Allowable Service Tension Length

ALLOWABLE LOADS FOR ANCHORS SUBJECTED TO COMBINED TENSION AND TORSION

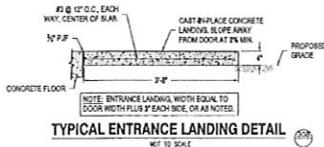
CMU ANCHOR



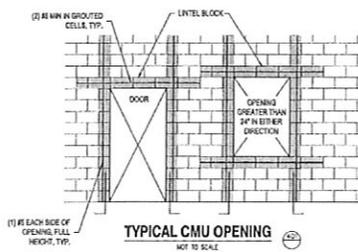
SPREAD FOOTING



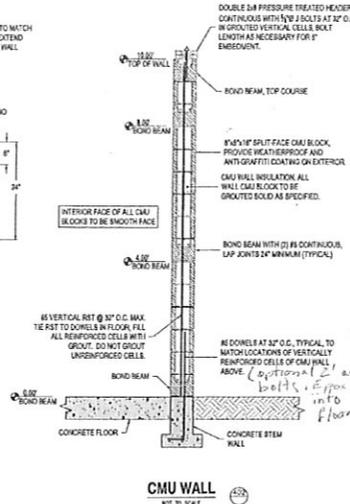
DOOR THRESHOLD



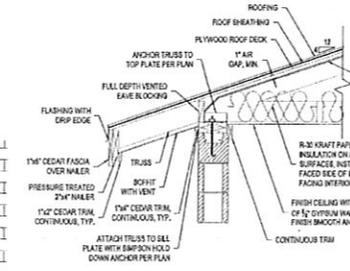
TYPICAL ENTRANCE LANDING DETAIL



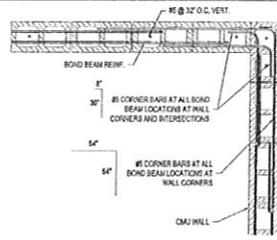
TYPICAL CMU OPENING



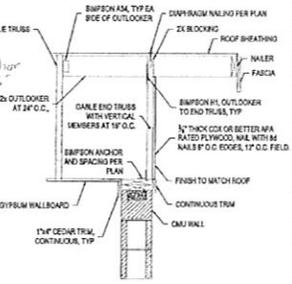
CMU WALL



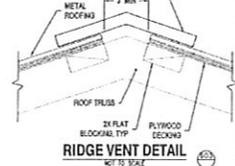
CMU WALL/TRUSS CONNECTIONS



CMU WALL INTERSECTION / CORNER

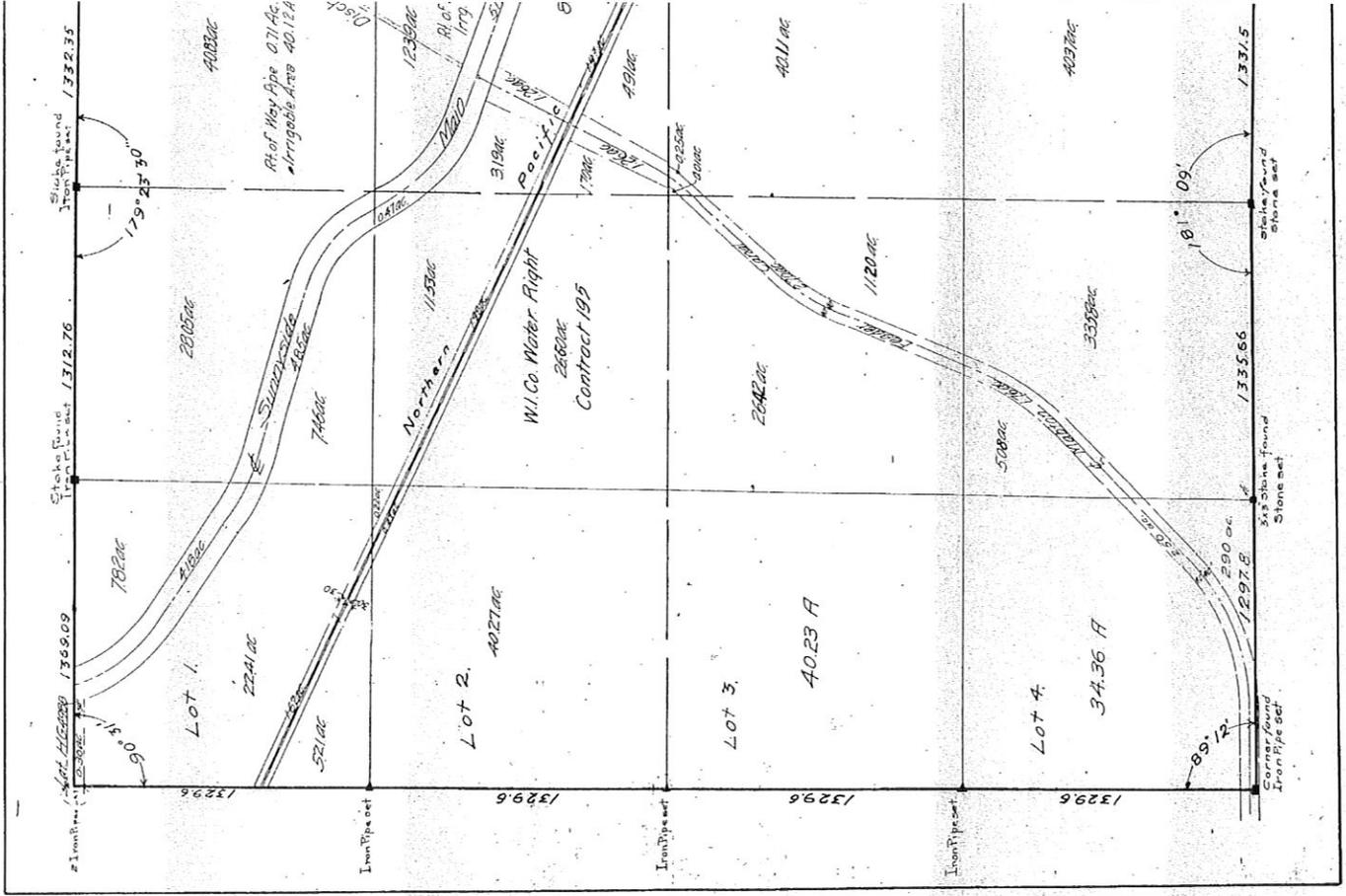


GABLE END SECTION



RIDGE VENT DETAIL

Don Schramm, PE
SDP/BC
10/17/2013



S 30 T 9 R 24

Sunnyside Division Board of Control

Rev 10/17/2013 DKS

Specifications for 49.71 Control Building Construction (on site)

General

Quote due 11/1/2013

Add 8.3 % sales tax on materials and rented equipment only (include in quote)

The Project is located near the intersection of King Tull Road and County Line Road (2 miles east of Grandview, WA).

This is not a prevailing wage job.

The construction period is January 13 through February 3, 2014.

Payment sent on or near the 10th (generally received by the 20th) of the month following receipt of invoice.

Small works roster agreement is attached and shall be signed following notice of award.

Technical

See drawings for details (2 sheets). This quote is for constructing the un-insulated walls and R-30 roof/ceiling only.

SDBOC will construct the footings and floor prior to January 13. Floor will be flat, Contractor will install 5/8 anchor bolts to tie wall to floor (2' in length, 6" epoxy anchored into floor, 18" into wall). SDBOC will perform all electrical/control work.

Door shall be 3'-4" X 7'-0" X 1-3/4" galvanized with 14 gauge panels and 12 gauge internal bracing. Door shall have bottom and perimeter weather stripping. Provide panic exit hardware and a Best Series 83T dead bolt lock. Include door stop and adjustable brush type door sweep.

Roof and door shall be forest green. Spit-Faced exterior CMU walls shall be light brown with weatherproof and anti-graffiti coating. Smooth interior CMU walls may be uncoated and ceiling shall be white.

Total price (including sales tax on materials and rented equipment) \$ _____

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, E. D. Miller
 being the owner of a tract of land described as follows: the North West quarter of section number one township north and range thirty one east on Mount Diablo Meridian in California containing one hundred and sixty five acres and twenty seven hundredths of an acre

signed and included within the limits of a public forest reservation, known and officially designated as the Sierra Forest Reserve in the State of California, under the provisions of the act approved June 4, 1897, entitled "An act making appropriations for sundry civil purposes," reapproved and rephrased the said tract to the United States and law, under the provisions of said act, selected in lieu thereof the following described tract of vacant public land now open to settlement, to wit: the lots numbered one, two, three and four of section thirty in township north and range twenty four east of Millamette Meridian in Teton County containing one hundred and sixty seven acres and eight hundredths of an acre

NOW KNOW YE, THAT THE UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the aforesaid act, have given and granted, and by these presents do give and grant unto the said E. D. Miller, and to his heirs, the lands here above described: To have and to hold the same, together with all the rights, privileges, immunities, and appurtenances of whatever nature thereto belonging, unto the said E. D. Miller, and to his heirs and assigns forever. And there is reserved from the lands hereby granted, a right of way thereof for ditches or canals constructed by the authority of the United States.

IN TESTIMONY WHEREOF, I, Theodore Roosevelt President of the United States of America, have caused these letters to be made patent, and the seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, at the City of Washington, the twelfth day of February in the year of our Lord one thousand nine hundred and three and of the Independence of the United States the one hundred and twenty eighth

By the President: J. Roosevelt
 By F. M. C. Nease Secretary,
H. Brush Director of the General Land Office.



Iron Pipe set 1332.35 Stake found Iron Pipe set 1329.85

Rt of Hwy Pipe Line 0.35 Ac Irrigable Land 40.38 Ac

4073.00

Discharge Pipe 71 Ac 212 Ac

Rt of Hwy Pipe 0.32 Ac Irrig. Area 12.07

25.22 Ac Non Irrig. 2.5 Ac Irrig. 22.7 Ac

10.5800 Ac

R.R. 10.01 Ac

81.50 ac

888 ac

2024 ac

1330.2

4057.00

Iron Pipe set



Stake found Stone set 1331.5

Scale 400 ft = 1 in

REFER TO:

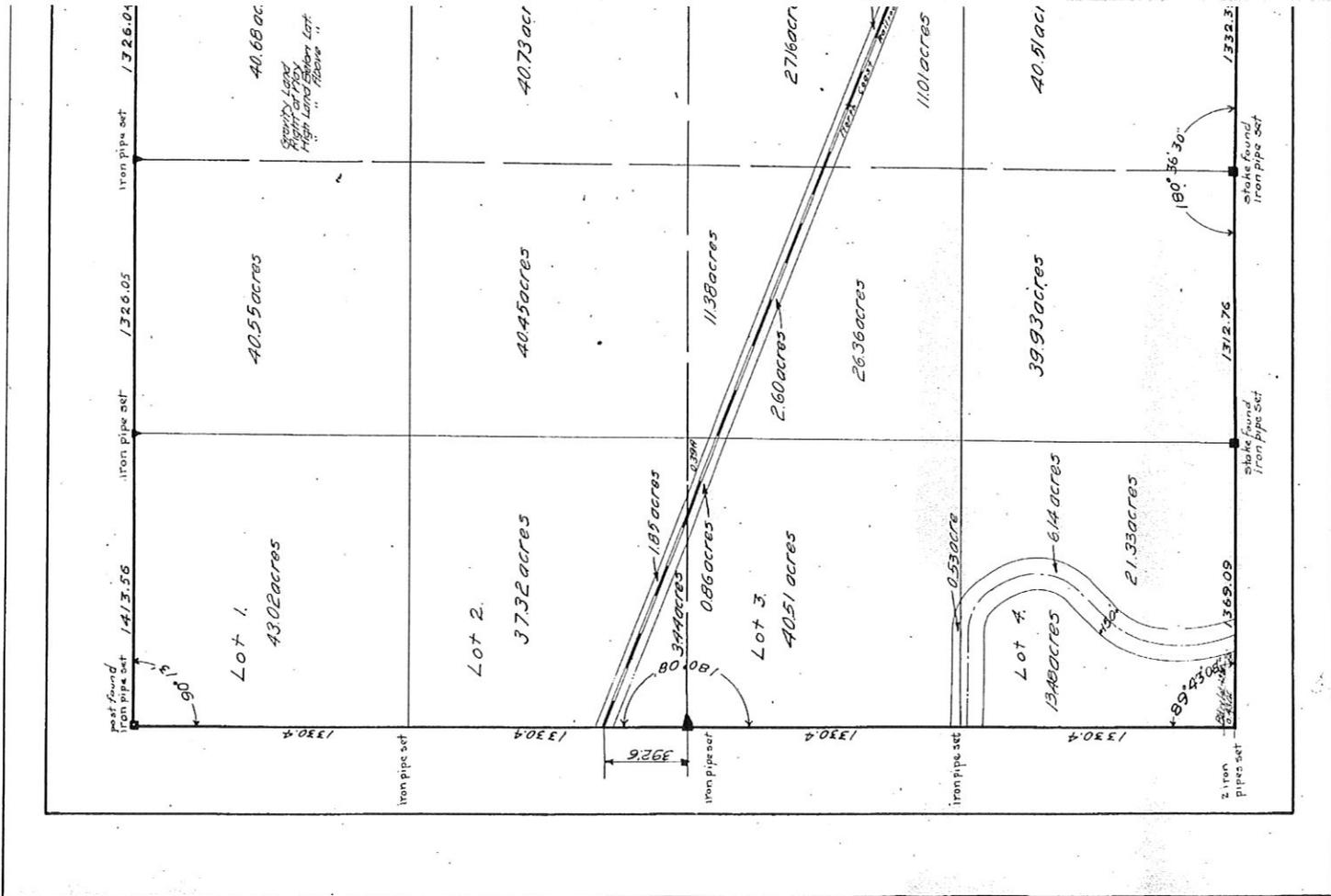
- F-173 page 31 for subdivision
- F-32 page 12 for Main Canal
- F-187 page 17 for Lateral 20.06
- F-10 page 30 for Feeder Canal
- F-187 page 22 for Lateral 49.88
- N Alignment from filed plat
- Section computation book 194

SUMMARY

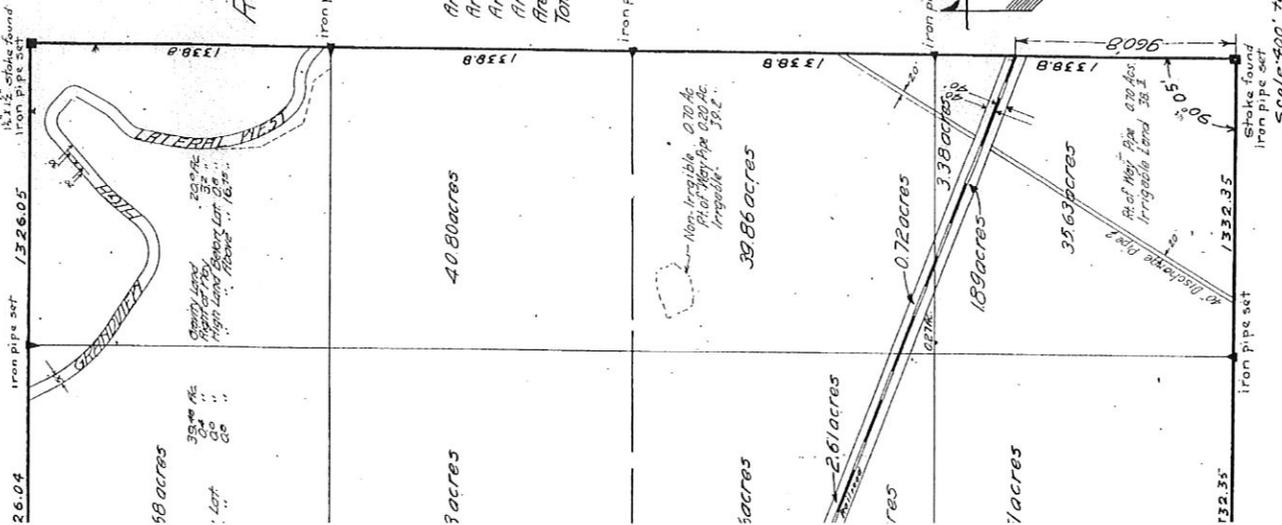
- Area north of Main Canal 125.04 ac
- Area of W.L.C. Lands in section 5646 ac
- Area of G.W.R. Lands below canal 398.70 ac
- Area in Part W of Main Canal 19.59 ac
- Area in Part W of Feeder Canal 3.73 ac
- Area in Part W of Lateral 56.66 ac
- Area in Part W of Lateral 49.88 0.30 ac
- Area in Part W of R.R. 94.1 ac
- Total area in section 6492.22 ac

Sheet No. 13 of 19

U.S. R. S.
 YAKIMA PROJECT - SUNNYSIDE UNIT
 E. M. Culbert Project Engineer
 FARM UNIT SURVEY
 SECTION 30 - TWP. 9 N - R. 24 E
 Surveyed by E. J. E. Platted by J. P. S. B.
 Checked by W. S. Sept. 1910 W. J. S.



S 19 T 9 R 24



REFER TO-

T-173 page 33 for subdivision
 N.C. alignment from filed plat
 T-32 page 8 for main canal
 Section computation book 194

SUMMARY

Area below main canal — 1346.5 acres
 Area north of main canal — 625.5 acres
 Area in Rot W of N.C.R.R. — 10.53 acres
 Area in Rot W of main canal — 66.7 acres
 Area in Rot W of Lateral — 20.88 acres
 Total area in section — 656.57 acres

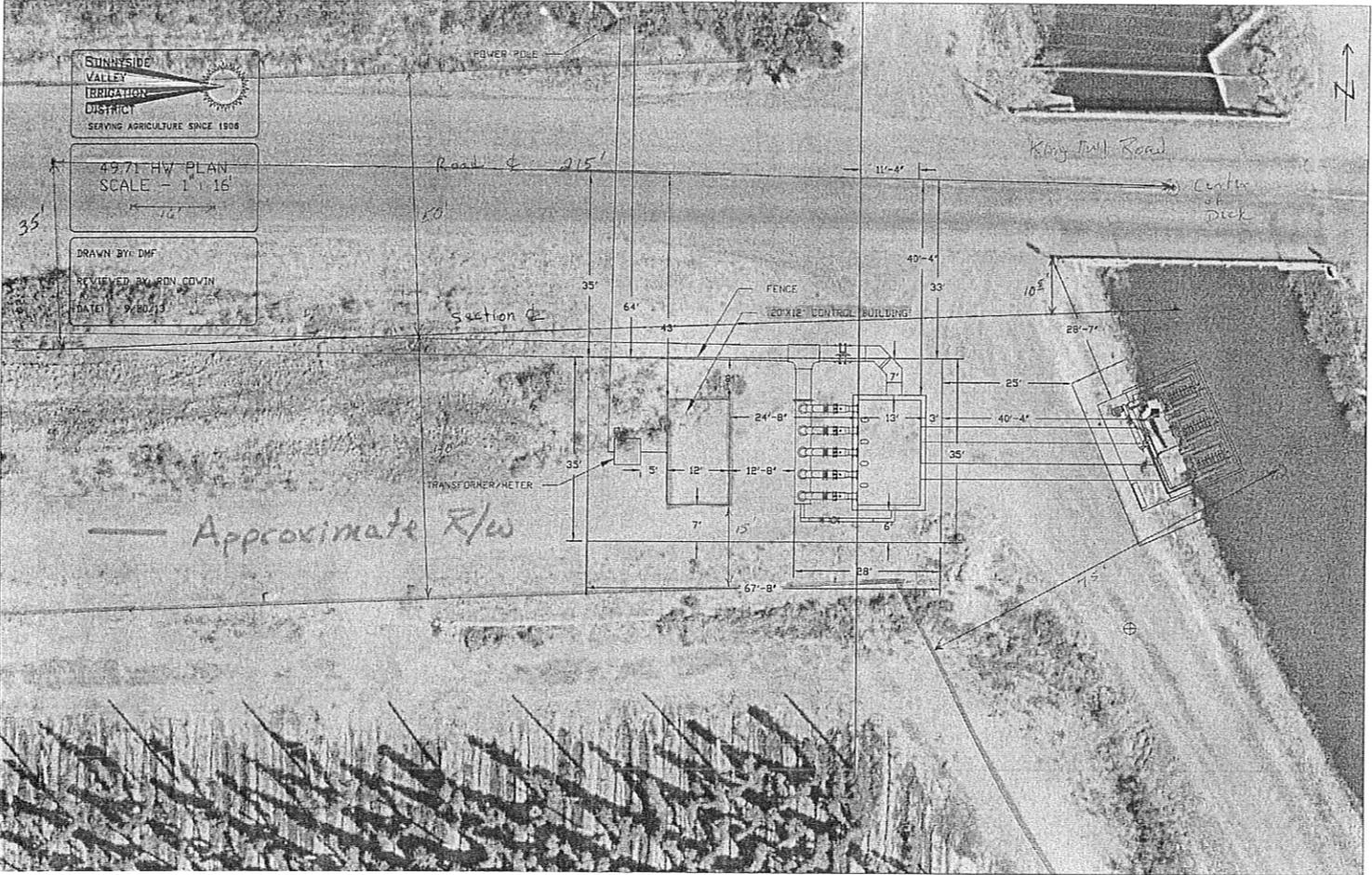
Revised Dec. 1913.

Sheet No. E of 19

U. S. R. S.
 YAKIMA PROJECT-SUNNYSIDE UNIT.
 E. Macculloch Project Engineer.
 FARM UNIT SURVEY
 SECTION 19-TWP. 9 N-R24 E.
 Surveyed by E.E. Platted by W.R. SP.
 Checked by H.A. Sept. 1910. 419

Scale: 400' to 1"

BOAR 1.3



BOAR 1.4

BENTON COUNTY BUILDING PERMIT APPLICATION

5600 W. CANAL DRIVE, SUITE C, BOX 105-A APPLICATION# _____
 KENNEWICK, WA 99336 KENNEWICK _____
 FROM TRI-CITIES (509) 735-3500 FROM PROSSER (509) 786-5622 PROSSER _____

Please complete in full and legibly. Incomplete information may slow down the review process.

BUILDING OWNER Sunnyside Division Board of Control PHONE (HM) 509 831 6980
 MAIL ADDRESS P.O. Box 239 Sunnyside WA 98444 PHONE (WSK) _____
 LEGAL PROPERTY OWNER U.S. Bureau of Reclamation PHONE _____
 MAILING ADDRESS c/o SD300 (HM) _____

LEGAL DESCRIPTION: LOT _____ BLOCK _____ SUBDIVISION OR SHORT PLAT # _____
 TAX PARCEL NUMBER 1 _____ SEC. 30, TWIN. 9 N, RING. 29 E.W.M.
 CONTACT PERSON David L. Schramm PHONE 509 831 6980 FAX NO. 509 272083
 PROJECT LOCATION: West of Sunnyside Canal 42' South King Trl. CITY Coordinates will
 DIRECTIONS TO JOB SITE east of County Line Rd 4 King Trl. Road intersect
 CONTRACTOR SD300 Foundation, Paterbungh Ltd Wll MAIL ADDRESS P.O. Box 158 GV 98930
 PHONE 509 831 2419 L&I LICENSE # 14186616062 EXP. DATE 01/01/15
 LENDING FIRM Grant Funds a split Funding PHONE _____
 MAIL ADDRESS _____
 BUILDING USE: Central Building for
 CLASS OF WORK: NEW ADDITION ALTERATION REPAIR MOVE DEMO OTHER
 DESCRIPTION OF WORK: CMA (split faced) Building with pitched metal roof
 IF MOVED STRUCTURE: PARCEL # STRUCTURE MOVED FROM: 1. _____

VALUATION OF WORK: 32,000 LOT SIZE: _____
 SQUARE FOOTAGE: MAIN FLOOR: 270 UPPER FLOOR: _____ GARAGE: _____
 BASEMENT: _____ HEATED: YES NO OTHER: _____
 NUMBER OF STORIES: 1 BEDROOMS: _____ BATHROOMS: _____
 WINDOWS: TYPE: 1/2" x 1/2" UA VALUE: _____ TOTAL AREA: _____
 DOORS: TYPE: Steel UA VALUE: 0.16 TOTAL AREA: 21 ft²
 INSULATION R-VALUE: WALLS: 3 FLOOR: 3 SLAB: 3 OTHER: _____
 A/C & WINDING BASEMENT WALL: _____ CEILING: FLAT: 30 VAULTED: _____
 HEATING: TYPE: Boiler MODEL # 2043A1 TONAGE/KW: _____ HSPF RATING: _____ AFUE RATING: _____
 WILL THIS PLAN BE REPEATED WITHIN 3 YEARS? YES NO IS THERE AN EXISTING ADDRESS POST ONSITE? YES NO

PLUMBING (NEW ONLY)

NO.	TYPE OF FIXTURE OR ITEM	NO.	TYPE OF FIXTURE OR ITEM
—	WATER CLOSET (TOILET)	—	HOSE BIBBS
—	SHOWER	—	WATER HEATER
—	BATHTUB	—	FLOOR DRAIN OR FLOOR SINK
—	LAVATORY (WASH BASIN)	—	CLOTHES WASHER
—	KITCHEN SINK & DISPOSAL	—	LAUNDRY TRAY
—	DISHWASHER	—	OTHER
—	OTHER	—	OTHER

MECHANICAL (NEW ONLY)

NO.	TYPE OF FIXTURE OR ITEM	NO.	TYPE OF FIXTURE OR ITEM
2	HEATER-FURNACE <u>Boiler units 122 mbec</u>	—	DRYER
—	FAN	—	OTHER
—	GAS FIXTURES	—	OTHER

I hereby certify that I have read and examined this application to know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. All structures located within Floodplains are subject to the minimum requirements of the ordinance, including certification by a Washington State Registered surveyor and/or Engineer.

SIGNATURE OF OWNER/AUTHORIZED AGENT: Ron C. Lewis DATE: 11/6/2013

STATE OF WASHINGTON)
County of Benton)

**To be completed by property/building owner
Please initial applicable items where marked
"INT" and complete bottom signature area in
full.**

1. DECLARATION OF OCCUPANCY USE (Accessory buildings only, i.e., garages, shops, barns, etc.)

X INT REC I understand the structure for which a building permit is being requested does not permit the occupancy of the building for any commercial and/or industrial use (unless approved by Special Permit # _____, if applicable). This structure will not be used or occupied for any commercial, industrial and/or dwelling use.

INT _____ **Initial only if the site is currently vacant of a single family dwelling.** Said structure will be used only as a residential storage/garage. A dwelling will be constructed on this lot at a later date.

2. DECLARATION OF ACCESS CONSTRUCTION AND MAINTENANCE (NOT REQUIRED for accessory buildings)

X INT REC Said structure is served by perpetual non-exclusive access easement, auditor's file number Ed/County misc private driveway in excess of 200' or an unimproved county right of way (contact B.C. Public Works for construction details) and the responsibility for construction and maintenance of this access to the location that the building will be constructed on shall be vested with the property owner and not Benton County.

use existing Access

The access easement, private driveway or unimproved county right of way serving said lot: **(Initial one statement only)**

INT _____ Has been granted a trail access permit to utilize the unimproved county right of way (access permit attached).

INT _____ Is graded and compacted with 2" of 5/8 minus (at a minimum) crushed gravel to a width of 20'. A minimum improved turning radius of 45' is provided for private driveways in excess of 200'. BCC 3.18.045 (a)

X INT REC Will be graded and compacted with two (2) inches of base course crushed surfacing. The base course (1 1/2" minus) is to be in accordance with the specifications set forth in Standard Specifications for Road, Bridges and Municipal Construction published by the Washington State Department of Transportation.

3. DECLARATION OF OWNER BUILDER

space foundation, Peterburgh Const walls & roof

X INT REC There will not be a general contractor (required to be registered) performing any work on the structure. The owner will verify Sub-contractor(s) license registration.

I, Ron C. Cowan, RE, certify under penalty of perjury under the laws of (PRINT NAME) the State of Washington that the foregoing initialed statement(s) for the proposed structure is (are) true and correct.

NW 1/4 Section 30 T9N R24E Property parcel number for proposed structure location.

Ron Cowan Signature of property/building owner 11/6/2012 Date Sunnyside WA City, State (where signed)

