

**BENTON COUNTY BOARD OF ADJUSTMENT
JULY 1, 2010 – 7 P.M. – PUBLIC HEARING
PLANNING ANNEX – 1002 DUDLEY AVENUE
PROSSER, WA 99350**

The Chairman opened the public portion of the hearing at 7:03 p.m.

NOTE: The minutes are a summary of testimony presented at the hearing, not a verbatim transcript.

NOTE: All persons present that wished to testify on any actions presented to the Board of Adjustment tonight had been sworn in.

ROLL CALL:

PRESENT:

Brent Chigbrow
Dean Burows
Herb Everett
Bob Page
Glenn Bestebreuer

PLANNING STAFF:

Clark Posey, Senior Planner
Carel Hiatt - Recorder

MOTION: It was moved and seconded that the May 13, 2010 Board of Adjustment be approved as written and that the June 3, 2010 minutes be approved as corrected in that Member Glenn Bestebreuer was not in attendance at this hearing. Motion carried.

UNFINISHED BUSINESS:

EXTENSION REQUEST FOR SP 07-18 – STEVE WESTERMEYER

MOTION: Mr. Everett made a motion that a one-year extension request for Steve Westermeyer – SP 07-18 be approved and seconded by Dean Burows. Motion carried.

UNFINISHED BUSINESS:

AMENDING SPECIAL USE PERMIT – SP 04-16 TO ALLOW FOR THE OPERATION OF HAULING OF “HULK” VEHICLES. THE SITE IS LOCATED ON LOT 2 OF SHORT PLAT 1475 IN SECTION 26, TOWNSHIP 8 NORTH, RANGE 30 EAST, W.M. APPLICANT: PAT/KORENE REDMAN – 191520 E 47TH AVENUE – KENNEWICK, WA 99337

The Planner, Clark Posey, summarized said action to the Board of Adjustment members.

The Chairman asked the Planner if the requested information from the Benton Franklin Health District had been given to the Benton County Planning Department. The Planner replied that no information had been submitted, however, the applicant may have information to present to the Board at this hearing.

APPLICANT TESTIMONY: PAT REDMAN – 191520 E 47TH – KENNEWICK, WA 99337 – stated that in 2008 he was in compliance with the conditions of approval affixed to SP 04-16 as he had no employees and he was residing on site BOA 2.5 – Letter dated December 14, 2006 from the BFHD. However, since then he had hired two employees and moved off site, thereby being out of compliance with the Benton Franklin Health District with regards to an onsite septic system. He is now working with the BFHD to come into compliance. He also continued to state

that he will no longer be requesting approval to process vehicles at his site. He would like to obtain approval from the Board to amend SP 04-16 to allow for him to haul vehicles on his truck/trailer and to be able to park this truck/trailer at his facility if he pulls in late or during holidays prior to delivery to the specified location. The longest period of time that the truck/trailer would be onsite would be approximately 3 to 4 days. The vehicles will never be removed from the truck/trailer.

Mr. Chigbrow: Will the vehicles always remain on the truck/trailer and be inside the applicant's facility. No processing of any kind would be permitted.

Mr. Redman: Correct.

Mr. Burows: The longest the vehicles would be onsite would be three to four days correct. The vehicles would stay on the truck/trailer and not be removed.

Mr. Redman: Correct.

Mr. Burows: When will you be able come into compliance with the BFHD?

Mr. Redman: He stated that he was working with the BFHD. He will need to get hold of a well driller and hopefully this situation will be resolved within a two month timeframe.

Mr. Chigbrow read Condition No. 1 to the applicant. No vehicles would be allowed at this facility until such time as the applicant completes the conditions of approval.

Mr. Redman asked if he would be able to conduct business at this site as allowed under SP 04-16.

Mr. Burows replied not necessarily as he was currently out of compliance with SP 04-16 seeing as he has employees and does not live on site.

Mr. Redman stated that he was working with the Health District to come into compliance. He continued to state that he has not returned the application to the Health District as of yet as numerous documents have to be provided prior to submittal.

Mr. Burows informed the applicant that seeing the well and septic are not complete then you are out of compliance with Condition No. 1 and cannot operate your current business as approved under SP 04-16.

Mr. Redman informed the Board that he had already relayed to his current employees the situation and that they might be let go from his employment.

PROPONENT/OPPONENT TESTIMONY/APPLICANT REBUTTAL: NONE.

The Chairman closed the public portion of the hearing.

The Chairman stated that the only way this applicant would be in compliance with the conditions of approval would be if he did not have any employees.

Mr. Page asked if Condition No. 1 could be waived for 30 to 60 days while the applicant comes into compliance.

MOTION: Mr. Everett made a motion which was seconded by Mr. Page that the Board of Adjustment, continue this action to the September 2, 2010 Board of Adjustment Hearing at 7 p.m. Planning Annex – 1002 Dudley Avenue – Prosser, WA to allow the applicant time to provide the Board with documentation that he has satisfied the requirements of the Benton Franklin Health District with regards to water/sewer. The request to process vehicles from this facility be removed per the applicant's request. Motion carried.

SPECIAL USE PERMIT – SP 10-10 – OPERATION OF A MOTORCYCLE RENTAL BUSINESS OF UP TO FOUR STREET MOTORCYCLES. THE SITE IS LOCATED AT 69804 EAST 710 PR NE – RICHLAND ON LOT 1 OF SHORT PLAT 1723 IN SECTION 19, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. APPLICANT: DONALD A. GAY – 69804 EAST 710 PR NE – RICHLAND, WA 99352

The Chairman opened the public portion of the hearing on SP 10-10. The Planner summarized said action for the Board and stated that this was a continuation of the hearing that was conducted on June 3, 2010. The reason for the continuation was that the legal was incorrect thereby requiring re-advertisement along with notification to surrounding property owners of this business venture of renting out four on street not off road motorcycles. The Planner outlined the site on the aerial provided and entered into the record Exhibit Nos. BOA 2.1 to 2.13 and BOAH 1.1 to 1.3.

APPLICANT TESTIMONY: DONALD GAY – 69804 EAST 710 PR NE – RICHLAND, WA 99352 – stated that he was still seeking a special use permit for the operation of a business of renting out four street motorcycles – not off road bikes – from his residence.

The Chairman asked the applicant if anything had changed from his testimony presented at the Board's hearing on June 3, 2010. The applicant replied that the situation with regards to his business remained the same as last months presented testimony.

Mr. Gay also stated that he had discussed his business venture with more surrounding property owners and had received their support.

The Chairman asked the applicant again if the four bikes would be street not off road bikes. The applicant replied that to be correct.

The Chairman asked the applicant if he still planned on transporting the bikes by a trailer for maintenance and delivery to the renter. The applicant confirmed that transport for maintenance and delivery would be done via trailer.

The Chairman stated in his opinion that this small business would not impact the surrounding or immediate neighborhood.

PROPONENT TESTIMONY: NONE.

OPPONENT TESTIMONY: CHRIS MEYERS – 70403 E 715 PR NE – RICHLAND, WA 99352 asked if the applicant had discussed this business venture with property owners who also reside on 715 PR NE.

APPLICANT REBUTTAL: DONALD GAY – 69804 S 710 PR NE – RICHLAND, WA 99352 replied that he had contacted people residing on 710 PR NE and they were supportive of this business.

The Chairman closed the public portion of the hearing.

The Board felt that the operating of this low-key motorcycle business would not be any more intrusive than if the family owned four bikes themselves. The applicant stated that the bikes would be transported by trailer for maintenance and delivery to the renter of the bike.

MOTION: Mr. Burows made a motion which was seconded by Mr. Chigbrow that the Board of Adjustment, pursuant to the aforementioned controlling factors, finds that the application of Donald/Jennifer Gay for a Special Use Permit – SP 10-10 should be **approved with the conditions as outlined in the staff report dated, June 9, 2010 along with the added condition that “Maintenance and delivery of the bike(s) be transported by trailer”** and that the Chairman, in conjunction with the Secretary of the Board of Adjustment, prepare and adopt written findings and conclusions that articulate and are consistent with the findings, conclusions and/or decisions made by the Board of Adjustment tonight. Motion carried.

NEW BUSINESS:

SPECIAL USE PERMIT – SP 10-06 – OPERATION OF A PORTABLE PROSSER CONCRETE BATCH PLANT. THE SITE IS LOCATED ON THE WEST SIDE OF GAP ROAD, NORTH OF THE RAILROAD TRACKS, NORTH OF JOHNSON ROAD IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 24 EAST, W.M. APPLICANT: AMERICAN ROCK PRODUCTS – ATTN: KELBY JOHNSON – 2090 ROBERTSON DRIVE – RICHLAND, WA 99354

The Chairman opened the public portion of the hearing. The Planner summarized said action for the Board, entered into the record Exhibit Nos. BOA 1.1 to BOA 1.38 and outlined the site on BOA 1.39.

NOTE: The Chairman Brent Chigbrow stepped down and left the room on this action as he works for American Rock Products.

APPLICANT TESTIMONY: KELBY JOHNSON – 2090 ROBERTSON DRIVE – RICHLAND, WA 99352 stated that his company would like to bring in a portable concrete batch plant to set up over on Gap Road on a temporary basis through the end of 2011. Hours of operation would vary depending on demand.

The Vice-Chairman asked if the concrete batch plant location was for a particular project going on in the area. The applicant replied that his company did not have a particular project in mind. They were testing the area to see if it would be profitable or not to locate a permanent plant in this area.

The Vice-Chairman asked if the applicant had read the conditions of approval and did he have any objections, concerns or comments. The applicant replied that all of the conditions were acceptable.

Mr. Bestebreuer asked the applicant about his water supply. The applicant stated that a well would be drilled on site.

Mr. Bestebreuer asked about the number of trucks per day, week or monthly to the area. The applicant responded that there would be a mixture of trucks coming to this site, but no semis on site.

Mr. Burows asked about onsite storage of rock products and how much. The applicant replied about one acre for storage area, tonnage size 5 to 600 tons of each material, highest pile 12 to 15 feet and this would not block any view as there were no residences in the immediate area.

Mr. Page asked if there would be an onsite sewage system. The applicant replied that he would adhere to the Benton Franklin Health District's requirements.

Mr. Page then asked about the Department of Ecology regarding a water right permit. The applicant stated that he would contact the Department of Ecology and abide by their requirements.

The applicant informed the Board that American Rock Products has not applied for any other permits until the outcome was known from the Board of Adjustment. The request to conduct a portable batch plant at this site was to the end of 2011. If the demand were apparent then the applicant would apply for the batch plant to be located at this site permanently.

Mr. Page asked the applicant on a normal workday how many trucks would frequent this site. The applicant replied approximately 30 loads.

PROPONENT TESTIMONY: SHANE WHITE – 142902 W JOHNSON ROAD – PROSSER stated he was neither for nor against this proposal. He owned property South of the railroad tracks and across from the applicant's site. He questioned the hours of operation.

Mr. Burows stated that the approved hours of operation would be Monday-Friday – 7a.m. to 7 p.m.

Mr. White continued to state that he was the original owner of the property, but when the Port of Benton bought the site there was an agreement to allow him to access the property in order to maintain his weir box for irrigation purposes. He questioned the applicant about being able to retain that privilege. He continued with concerns regarding a dust control plan and drilling of a new well and how that would affect wells currently in existence.

OPPONENT TESTIMONY: NONE

APPLICANT REBUTTAL: KELBY JOHNSON – 2090 ROBERTSON DRIVE – RICHLAND, WA 99352. The applicant responded that the hours of operation would be Monday – Friday 7a.m to 7 p.m. and they planned on installing noise buffers. The applicant would not be utilizing the North Half of the property, so the location of Mr. White's weir box would not be an issue. In addition, the applicant stated that they would construct a road for Mr. White to utilize in order to access his weir box. The dust control plan would be to water the dry areas. Also, a majority of the area would be paved thereby eliminating a large dust problem and the stock piled materials would all be pre-washed materials. The applicant stated that he would contact Benton Clean Air Authority with regards to dust control and the Department of Ecology in reference to a new well.

The Vice-Chairman closed the public portion of the hearing.

Mr. Bestebreur added a condition that if this Special Use Permit SP 10-06 for the operation of a temporary concrete batch plant were to be approved tonight by the Board of Adjustment the duration would be until December 31, 2011. If the applicant decided to change the status of this special use permit by making the site permanent he would have until the expiration date to reach a decision. The applicant would then need to submit a new application changing the status from temporary to permanent for the operation of a concrete batch plant at this location.

MOTION: Mr. Bestebreur moved and Mr. Page seconded the motion that the Board of Adjustment, pursuant to the aforementioned controlling factors, finds that the application of American Rock Products a Special Use Permit – SP 10-06 should be **approved with the conditions as outlined in the staff report dated, June 16, 2010 with added Condition No. 7 to state “Special Use Permit – SP 10-06 is for the operation of a temporary concrete batch plant which will expire on December 31, 2011. If the applicant decides to change the status of SP 10-06 from temporary to permanent then a new application for a special use permit will need to be submitted to the Board of Adjustment for the operation of a concrete batch plant at this site”** and that the Chairman, in conjunction with the Secretary of the Board of Adjustment, prepare and adopt written findings and conclusions that articulate and are consistent with the findings, conclusions and/or decisions made by the Board of Adjustment tonight. Motion carried.

SPECIAL USE PERMIT – SP 10-11 – OPERATION OF A PRIVATE KENNEL FOR THE KEEPING OF UP TO FIVE DOGS WITH NO BREEDING OR SELLING OF THE DOGS PERMITTED. THE SITE IS LOCATED AT 82108 N WEIDLE ROAD – WEST RICHLAND ON LOT 1 OF SHORT PLAT 193 IN SECTION 19, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. APPLICANT: WILLIAM D. JENKINS – 82108 N WEIDLE ROAD – WEST RICHLAND, WA 99353-6171.

NOTE: THE CHAIRMAN BRENT CHIGBROW RETURNED TO THE BOARD OF ADJUSTMENT HEARING FOR THE REMAINING ACTIONS

The Chairman opened the public portion of the hearing. The Planner summarized said action for the Board, entered into the record Exhibit Nos. BOA 1.1 to BOA 1.15 and BOAH 1.1 and then outlined the site on BOAH 1.2. The Planner also informed the Board that when he conducted a site visit twelve dogs were noted on the applicant's property. In addition, this action was coming to the Board due to Code Enforcement and that the Sheriff's Office had been contacted regarding the applicant housing dangerous dogs on site.

Mr. Burows asked the Planner if he had noted any kennel housing for the dogs other than the manufactured homes as noted in the Staff Memo. The Planner replied that the only housing for the dogs were the manufactured homes.

APPLICANT TESTIMONY: WILLIAM D. JENKINS – 82108 W WEIDLE ROAD – WEST RICHLAND, WA 99353- informed the Board that the two dogs listed as “dangerous dogs” had been put down. He wanted originally five, but currently has only four. The renter is in the process of relocating to Walla Walla and taking her dogs with her. He continued to state that the feces would be less with only four dogs. He is employing a company to come and clean up the site. The truck and two motor homes noted in the pictures will be removed within the week. The neighbors are supportive of his efforts to clean up the site.

Mr. Burows asked the applicant if he still had "dangerous dogs" on site and if so were they registered with the Benton County Sheriff's Office.

The applicant replied that he had one and it was not registered with the Sheriff's office.

Mr. Burows then informed the applicant that he would need to construct housing for the dogs, as they would not be allowed to reside in the mobile home.

The applicant stated that he would kill the one remaining dog, which would then leave him with only three dogs, so he would be in compliance and would not need a permit.

Mr. Burows stated that he wanted the applicant to be aware of the requirements for operating a commercial kennel. The applicant replied that he did have fencing.

PROPONENT/OPPONENT/APPLICANT REBUTTAL: NONE

The Chairman closed the public portion of the hearing.

Mr. Burows stated that the applicant noted in BOA 1.3 Item 1 "There will be no additional housing provided for the dogs. They will be housed in the manufactured home on the property. The dogs are pets and companions and shall not be bred or sold." The applicant had informed the Board that he would not construct separate housing for the dogs and would destroy a dog in order to be in compliance. Seeing as the applicant will not abide by any of the conditions of approval then the Board could not move forward on this application.

Mr. Bestebreuer commented that the applicant made it very clear that he would be using the existing manufactured home on site for the housing of the dogs and would not construct a kennel facility. In addition, no dog runs would be constructed nor would he abide by the imposed conditions of approval.

Mr. Everett stated that if the applicant got down to three dogs as he stated then there would not be a need for a special use permit.

MOTION: Mr. Burows made a motion and Mr. Chigbrow seconded that the Board of Adjustment, pursuant to the aforementioned controlling factors, finds that the application of William D. Jenkins for a Special Use Permit – SP 10-11 should be denied based on the following: (1) the applicant stated to the Board that he would refuse to abide by the imposed conditions of approval affixed to this special use permit and (2) he would destroy one dog and thereby would be in compliance negating the need for a "kennel" or "special use permit" and that the Chairman, in conjunction with the Secretary of the Board of Adjustment, prepare and adopt written findings and conclusions that articulate and are consistent with the findings, conclusions and/or decisions made by the Board of Adjustment tonight. Motion carried.

SPECIAL USE PERMIT – SP 10-13 - OPERATION OF A MECHANICAL REPAIR BUSINESS TO INCLUDE VEHICLES, BOATS, ATVS, ETC. THE SITE IS LOCATED AT 5601 W LATTIN ROAD – WEST RICHLAND IN PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., LYING NORTH OF THE KENNEWICK IRRIGATION CANAL RIGHT OF WAY AND SOUTH OF KEENE ROAD. APPLICANT: MARIYA TARASYUK – 5601 W LATTIN ROAD – WEST RICHLAND, WA 99353.

The Chairman opened the public portion of the hearing. The Planner summarized said action for the Board, outlined the area on BOAH 1.14, and entered into the record Exhibit Nos. BOA 1.1 to 1.14 and BOAH 1.1 to 1.4.

APPLICANT TESTIMONY: MARIYA/VLADIMIR TARASYUK – 5601 W LATTIN ROAD – WEST RICHLAND, WA 99353 – INTERPRETER NATALIYA SAVCHUK –839 PINE STREET – EVERETT WA 98201 – stated that they wanted to continue to operate a mechanical repair business for cars, boats, ATV's etc. at their residence. The applicant stated that his site was clean, tidy, hours of operation would be Monday- Friday 9 to 5 p.m. and he would be sensitive to noise.

Mr. Burows asked the applicant that if the business grew would he relocate. The applicant replied he would, but currently the business was very small.

Mr. Burows asked approximately how many cars/boats per week would be at the applicant's site for repair. The applicant replied four or five.

Mr. Burows asked the applicant if the business was full or part-time. The pictures presented by the Planning Department show that there was a lift on site for mechanical repair. The applicant replied the business was part time and he planned on enclosing the lift.

Mr. Tarasyuk informed the Board that prior to his mechanical business a boat business had been in operation at this site. The applicant has been in operation at this site for approximately three years.

Mr. Burows asked if this action was from Code Enforcement. The Planner replied that to be correct.

Mr. Burows asked the applicant if he had received any complaints from surrounding property owners with regards to his mechanical business. The applicant replied that he had not.

Mr. Chigbrow asked about waste disposal. The applicant replied that Shell Company comes on site and picks up and disposes of the liquid waste.

Mr. Bestebreuer asked about the number of employees. The applicant replied no employees and perhaps in the future maybe two if the business grew.

The Chairman then instructed the applicant that he would need to enclose the hoist and everything would need to be conducted inside the existing shop. No outside storage of boats, cars, etc. The applicant replied that he would enclose the hoist.

The Chairman then asked how many vehicles would be on site outside of the building awaiting repair work. The applicant replied about five or six. The applicant was informed again that all work would need to be done inside the existing building – 1800 square feet only could be utilized.

The Board then informed the applicant that he would need to install a site obscured fencing. The applicant replied that he would install fencing.

PROPONENT TESTIMONY: NONE.

OPPONENT TESTIMONY: PHIL GEHNER 7008 GLENBROOK LOOP – WEST RICHLAND, WA 99352- submitted the following letters and photos of objection: BOAH 1.5 – letter from Chris Lucas – 7006 Glenbrook Loop West Richland, WA 99353, BOAH 1.6 Letter dated June 30, 2010 from Todd/Leigh Haynie – 3803 South Highlands – West Richland, WA 99353, BOAH 1.7 – Letter dated June 30, 2010 from David J. /April Johnson – 7004 Glenbrook Loop – West Richland, WA 99353, BOAH 1.8 letter from Michael/Heather Baune dated June 24, 2010 – 3900 South Highlands Blvd. West Richland, WA 99353 and BOAH 1.9 to 1.14 pictures of the applicant's site. The pictures showed numerous boats on site and vehicles. Mr. Gehner stated that this type of business was incompatible with the surrounding residential neighborhood. The applicant would be working on either boats or vehicles seven days and week and there was a considerable amount of noise associated with this type of business. Vehicle traffic was considerable in and out of the applicant's residence. The property was up for sale, so why was the applicant requesting a special use permit for the operation of a mechanical repair business at this site. He referred to the findings of fact and noted that this business was not compatible with the following criteria: (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 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. He also outlined all the residences including his that submitted opposition testimony on BOAH 1.14 – large aerial of the site.

The Chairman asked Mr. Gehner if he had read the conditions of approval affixed to this special use permit. Mr. Gehner had and the business was not compatible with the surrounding area. The applicant did all of the repair work outside; none was done inside the building.

The Chairman asked if the applicant did satisfy all of the conditions of approval would the business then be compatible with the surrounding area. Mr. Gehner replied that the business would still be incompatible with a residential area. He also did not want a fence installed, as that would be an eyesore. Installing a fence would not take care of the noise problem associated with this type of a business.

JIM WATTS – 873 VIEW DRIVE – RICHLAND, WA 99352 outlined his property on BOAH 1.14. He was the developer of Candy Mountain Development where quality homes were being constructed. He voiced concern over decreasing property values. This proposed business would have the potential of being detrimental to future development of his property.

Mr. Page asked Mr. Watts if he knew how long the applicant had been in business at this site. Mr. Watson did not know.

Mr. Watts did state that the applicant had been in operation prior to his development, however, there was not the accumulation of boats, cars, and etc. at that time as there is now.

KERRY L. WATTS - 68 CANYON STREET – RICHLAND, WA 99352 – stated he was a Board member for Candy Mountain Estates. He was not notified of this hearing neither was the Homeowner's Association as they did not reside within the 300 feet. The surrounding properties are residential in development and the operation of a business of this type would not be compatible.

PHIL GEHNER – If the applicant did enclose the hoist would that not exceed the 1800 square feet allowed for a Business Type Activity.

The Planner responded that the applicant would be limited to 1800 square feet for the operation of his mechanical repair business.

APPLICANT REBUTTAL: MARIYA/VLADIMIR TARASYUK AND NATALIYA SAVECHUK responded that in reviewing the submitted photos in opposition to his proposed business he would like to inform the Board that his site is clean, tidy and the boats noted are not junk boats, but in good condition.

The Chairman closed the public portion of the hearing.

Mr. Everett stated that the proposed business as presented before the Board tonight was not compatible with the surrounding area. The applicant needs to provide a building utilizing only 1800 square feet for the operation of this business and all work needs to be done inside, including storage of the boats, vehicles, etc. No outside storage would be allowed, except for his personal vehicles, boats, etc.

Mr. Burows noted that the applicant would need to enclose the hoist.

NOTE: Due to a communication/language barrier it was difficult for the Board to relay to the applicants exactly what needed to be accomplished in order for the Board to move forward on this action.

MOTION: Mr. Burows made a motion and Mr. Bestebreuer seconded that this action be tabled for 60 days to allow the Benton County Planning Department to work with the applicant to provide (1) a plot plan outlining the size of the building, (2) locate the area to be fenced, (3) construct a business plan, (4) hoist enclosure plan, (5) measurements of the existing building located on site and would that include the lift addition, (6) number of employees, (7) location of the septic system, (8) Benton Franklin Health District requirements regarding bathroom facilities, and (9) Condition No. 7 to be reduced to only one non-resident person. The submittal of additional testimony will be disallowed, except for the information as requested by the Board from the applicant. The action will be heard again by the Board of Adjustment on September 2, 2010 – 7 p.m. – Planning Annex – 1002 Dudley Avenue – Prosser, WA 99350. Motion carried.

The Chairman adjourned the Board of Adjustment Hearing at 10:20 p.m.



BRENT CHIGBROW, CHAIRMAN
BENTON CO. BOARD OF ADJUSTMENT



DEAN K. BUROWS, VICE-CHAIRMAN
BENTON CO. BOARD OF ADJUSTMENT

RECORDER: CAREL HIATT