

**EXHIBIT LIST FOR CUP 2018-006
Reasoner/BNB Kennels**

			DATE
Hearing Examiner Application Exhibit List			
HER 1	HER 1.1	Application and Supporting documents (9 pages)	June 15, 2018
Includes:	HER 1.2		
	HER 1.3		
	HER 1.4		
Hearings Examiner Staff Memo Exhibit List - July 16, 2018			
HEM 1	HEM 1.1	Staff Memo (6 pages)	July 5, 2018
Includes:	HEM 1.2	Site Map (1 page)	
	HEM 1.3	Written Determination of Completeness (1page)	June 19, 2018
	HEM 1.4	Comments from Benton PUD(1page)	June 27, 2018
	HEM 1.5	Comments from Benton County Code Enforcement(1page)	June 27, 2018
	HEM 1.6	Comments from Benton County Fire Marshal (1 page)	June 29, 2018
	HEM 1.7	Comments from Benton County Health District (1 page)	July 5, 2018
	HEM 1.8	Comments from WSDOT (1page)	July 6, 2018
	HEM 1.9	Notice of Open Record Hearings (1 page)	June 27, 2018
	HEM 1.10		
Hearings Examiner Staff Hearing Exhibit List - July 16, 2018			
HEH 1	HEH 1.1		
Includes:	HEH 1.2		
	HEH 1.3		
Hearings Examiner Staff Continued Hearing Memo Exhibit List - DATE			
HECH 2	HECH 2.1		
Includes:	HECH 2.2		
	HECH 2.3		
	HECH 2.4		
	HECH 2.5		

The Exhibit Numbers are found in the Top Right Hand Corner of each document.

**HER = Hearings Examiner Record Exhibits
HEM = Hearings Examiner Memo Exhibits
HEH = Exhibits submitted during Hearing
HECH = Exhibits submitted during a continued hearing**

Planning Department
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Prosser, WA 99350



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**STAFF REPORT TO THE
BENTON COUNTY HEARINGS EXAMINER**

MEMO DATE: JULY 5, 2018

MEETING DATE: JULY 16, 2018

TO: Benton County Hearings Examiner

FROM: Clark A. Posey, Assistant Planning Manager
Benton County Planning Department

RE: Conditional Use Permit Application File #: CUP 2018-006

APPLICANT: Melissa & Kevin Reasoner
DBA B-N-B Kennels

PROPERTY OWNER: 210211 E. SR 397 PR NE
Kennewick, WA. 99337`

SPECIFIC REQUEST

The applicant is requesting a Conditional Use Permit for the continued operation of a commercial kennel for the boarding and keeping of up to forty (70) dogs at a time. Forty-Five (45) separate kennels are currently available on the site.

BACKGROUND

Site Location: The site is located at 210211 E. 397. Kennewick, WA 99337 on an existing developed site also known as Lot 1 of Short Plat #2140 formerly Lot 2 of Short Plat #795 in Section 31, Township 9 North, Range 28 East, W.M.

Land Use: The site is currently developed with a single-family dwelling and associated outbuildings and an existing kennel. The building being used for the animals is a 4276, sq. ft. building., it was designed and constructed for the purpose of a dog kennel. The property has had an existing kennel that was approved in the late 70's on the property although, the permit did not specify that it was transferrable to new prospective owners. This CUP permit approval would continue the existing kennel and would add language to this permit that if sold, the permit would be transferrable and would run with the property. The surrounding properties are developed with single family homes, agricultural uses, pasture land, and the raising of animals. This property has had a kennel permit that was established in the 1970's.

Zoning: The site and surrounding properties are zoned Rural Lands 5.

Comprehensive Plan Designation: Rural Lands 5.

State Environmental Policy Act: The application is categorically exempt from the requirements of the Washington State Environmental Policy Act under WAC 197-11-800(13).

APPLICABLE DEVELOPMENT REGULATIONS

The Benton County Code 11.16A.050 (f) states that a Commercial Kennel may be allowed on a single parcel of record in the Rural Lands 5 Acre zoning only by Conditional Use Permit issued by the Benton County Hearings Examiner after notice and public hearing as provided in BCC 11.52.090.

Benton County Code Section 11.52.090(a) states:

"The conditional use/special permit application process allows the Hearings Examiner 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 Hearings Examiner to ensure that 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.

Once granted, a conditional use/special permit may be transferred by a holder thereof after written notice to the Hearings Examiner; 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 11.52.090(d) states:

"A conditional use/special permit shall be granted only if the Hearings Examiner can make findings of fact based on the evidence presented sufficient to allow the Hearings Examiner 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 because 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.

It is the applicant's burden to present sufficient evidence to allow the above conclusions to be made. If such evidence is not presented or all necessary reasonable conditions are not identified by the applicant so as to allow the Hearings Examiner 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 are Melissa & Kevin Reasoner DBA B-N-B Kennels 210211 E. SR 397 PR NE Kennewick, WA. 99337
2. The applicant is requesting approval of a Conditional Use Permit for the operation of a commercial kennel for overnight boarding up to seventy (70) adult dogs six (6) months of age or older on an 8.50-acre parcel of land. Applicant states the existing building will conform to the kennel conditions used by Benton County and the State of Washington under RCW 16.52.310. The applicant states the hours of operation will be 7 days a week Monday Saturday 7 a.m. to 10

- a.m. and 3 p.m. to 6 p.m. Sundays hours would be 6 p.m. to 8 p.m. with possible pick-up and drop offs by appointment as needed.
3. Conditional Use Permit CUP 2018-006 was submitted to Benton County on June 15, 2018, and declared complete on June 19, 2018. Activity is and has been in operation when the current owners took over in 2013. No complaints have been noted for this kennel during the years of operation. Kennel has been on site since the mid 1970's.
 4. The notice for the Benton County Hearing Examiner Open Record Hearing was published on July 2, 2018 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 July 16, 2018.
 5. Conditional Use Permit CUP 2018-006 is categorically exempt from the requirements of the Washington State Environmental Policy Act, under WAC 197-11-800(13).
 6. The site is currently developed with a single-family dwelling and associated outbuildings. The building being used is a 4276, sq. ft. building was designed and constructed for a kennel This property has had an existing kennel that was approved in the late 70's on the property although, the permit did not specify that it was transferrable with a single-family dwelling and outbuildings. The surrounding properties are developed with residential and agricultural purposes. A Business Activity had no limit on building size when this permit was originally issued therefor, continued use of the existing building would be allowed.
 7. The site and surrounding properties are zoned Rural Lands 5.
 8. The Benton County Comprehensive Plan designated the site and surrounding areas as Rural Lands 5.
 9. Typically, the Hearings Examiner has approved Conditional Use Permit applications for dog kennels when the animals are housed in indoor kennels to minimize noise and with proper ventilation. The housing of excess animals inside a residence is not permissible due to sanitary purposes.
 10. Washington State Department of Transportation had the following comment,
The subject property is adjacent to State Route 397 (SR 397), a Class 3 managed access facility with a posted speed limit of 50 miles per hour. The property has an existing grandfathered approach at milepost 14.13 left. The property owner should contact Mark Kaiser of the WSDOT South Central Region Planning Office at (509) 577-1668 to update the approach permit. No new approaches will be allowed.
 11. The Benton-Franklin Health District made the following comments on July 5, 2018:
 - "1. The facility shall develop a solid waste management plan to effectively remove and process animal waste generated on-site by the kennels.
 2. The well serving this property must be upgraded to a Public Water Supply in accordance with WAC 246-291. The applicant will need to submit the application to the Benton Franklin Health District to upgrade the single family well to a public water supply."
 12. Benton PUD and Benton County Fire Marshal all responded to a request for agency review with "no comments".
 13. The applicant has requested one 4' x 8' sign on the property.

14. The proposed use would 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 club houses, stills, packaging sheds and five borders and/or lodgers in any one family dwelling unit.
15. The proposed use as shown in the application 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 Rural Lands 5 zoning district such as schools, churches, libraries, community club houses, stills, packaging sheds and five borders and/or lodgers in any one family dwelling unit.
16. The proposed use as shown in the application would be supported by adequate service facilities, if the conditions as requested by the Planning Staff were required. The proposed use would not adversely affect public services to the surrounding area. There is no evidence to support that the site would not be adversely affected. The residence on site is served by existing necessary services.

CONDITIONS OF APPROVAL

If the Hearings Examiner decides to approve Conditional Use Permit Application CUP 2018-006, 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. Applicant shall not conduct any of the activities within the scope of Conditional Use Permit 2018-006 until the applicant is following all the conditions 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
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 Hearings Examiner conditionally approved this permit, the Hearing Examiner may declare its approval null and void at a regular Hearing Examiners 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 Hearings Examiner meeting.
3. That the applicant continues to meet the requirements submitted from the Benton-Franklin Health District to the Benton County Planning Department as outlined in the July 5, 2018, letter. If employees are hired, additional Health District requirements will have to be met. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 2018-006 is in effect.
4. The requested Conditional Use Permit would be granted for the keeping of up to seventy (70) dogs (6 months and older) on site. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 2018-006 is in effect.
5. That the dogs be kept in a kennel that is indoors with insulated walls and ceiling with a approved interior and concrete flooring for sanitation, to minimize noise and to keep proper ventilation, i.e. heated in the winter and air conditioned in the summer. The housing of dogs inside a residence is not permissible due to sanitary conditions. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 2018-006 is in effect.
6. That the property owner and/or the proprietor(s) of the business shall comply with all requirements of the Benton County Building Department, the Benton County Fire Marshal, the

Benton-Franklin 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 Hearings Examiner shall not be construed as an exemption from such regulations. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 2018-006 is in effect.

7. A fence must be constructed around the outside kennels that will house the dogs. The height of the fence shall be a minimum of four (4) feet for small dogs and six (6) feet for large dogs and shall be maintained in good repair for segregation and separation of the dogs. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 2018-006 is in effect.
8. That any waste created because of the Conditional Use Permit must be disposed of in compliance with all local, state and/or federal regulations. Applicant must adequately collect and treat all the waste generated by the animals contained on the property. Applicant must complete the requirements of the Benton Franklin Health District as required in the attached letter of July 5, 2018. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 2018-006 is in effect.
9. As requested in the application, the proposed kennel will not have any non-resident employees and applicants have requested to have one sign of 4' x 8' and a maximum of 5' tall that will be used to identify the property as a kennel. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 2018-006 is in effect.
10. If all conditions of approval are not met within one (1) year of the date of approval, a limit of three (3) dogs will be the maximum number of animals approved to be living on site.
11. If this permit is approved meeting all conditions, a total of seventy (70) dogs will be the maximum allowed to be kept on this parcel. If additional animals are requested then a new Conditional Use Permit would be required. If the applicant is found to be housing more than ten (70) dogs, this Conditional Use Permit will be terminated under Benton County Code 11.52.089(e).
12. The applicants shall meet and continue to meet all requirements of RCW 16.52.310 (as listed below) while Conditional Use Permit CUP 2018-006 is in effect.
 - “(1) A person may not own, possess, control, or otherwise have charge or custody of more than fifty dogs with intact sexual organs over the age of six months at any time.
 - (2) Any person who owns, possesses, controls, or otherwise has charge or custody of more than ten dogs with intact sexual organs over the age of six months and keeps the dogs in an enclosure for most of the day must at a minimum:
 - (a) Provide space to allow each dog to turn about freely, to stand, sit, and lie down. The dog must be able to lie down while fully extended without the dog's head, tail, legs, face, or feet touching any side of an enclosure and without touching any other dog in the enclosure when all dogs are lying down simultaneously. The interior height of the enclosure must be at least six inches higher than the head of the tallest dog in the enclosure when it is in a normal standing position. Each enclosure must be at least three times the length and width of the longest dog in the enclosure, from tip of nose to base of tail and shoulder blade to shoulder blade.
 - (b) Provide each dog that is over the age of four months with a minimum of one exercise period during each day for a total of not less than one hour of exercise during such day. Such exercise must include either leash walking or giving the dog access to an enclosure at least four times the size of the minimum allowable enclosure specified in (a) of this subsection allowing the dog free mobility for the entire exercise period, but may not include use of a cat mill, jenny mill, slat mill, or similar device, unless prescribed by a doctor of veterinary medicine. The exercise requirements in this subsection do not apply

to a dog certified by a doctor of veterinary medicine as being medically precluded from exercise.

(c) Maintain adequate housing facilities and primary enclosures that meet the following requirements at a minimum:

(i) Housing facilities and primary enclosures must be kept in a sanitary condition. Housing facilities where dogs are kept must be sufficiently ventilated at all times to minimize odors, drafts, ammonia levels, and to prevent moisture condensation. Housing facilities must have a means of fire suppression, such as functioning fire extinguishers, on the premises and must have sufficient lighting to allow for observation of the dogs at any time of day or night;

(ii) Housing facilities must enable all dogs to remain dry and clean;

(iii) Housing facilities must provide shelter and protection from extreme temperatures and weather conditions that may be uncomfortable or hazardous to the dogs;

(iv) Housing facilities must provide sufficient shade to shelter all the dogs housed in the primary enclosure at one time;

(v) A primary enclosure must have floors that are constructed in a manner that protects the dogs' feet and legs from injury;

(vi) Primary enclosures must be placed no higher than forty-two inches above the floor and may not be placed over or stacked on top of another cage or primary enclosure;

(vii) Feces, hair, dirt, debris, and food waste must be removed from primary enclosures at least daily or more often if necessary to prevent accumulation and to reduce disease hazards, insects, pests, and odors; and

(viii) All dogs in the same enclosure at the same time must be compatible, as determined by observation. Animals with a vicious or aggressive disposition must never be placed in an enclosure with another animal, except for breeding purposes. Breeding females in heat may not be in the same enclosure at the same time with sexually mature males, except for breeding purposes. Breeding females and their litters may not be in the same enclosure at the same time with other adult dogs. Puppies under twelve weeks may not be in the same enclosure at the same time with other adult dogs, other than the dam or foster dam unless under immediate supervision.

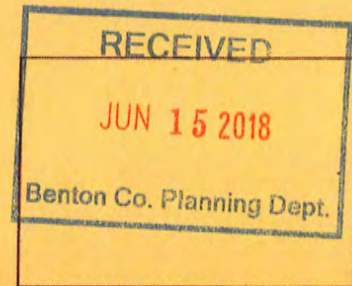
(d) Provide dogs with easy and convenient access to adequate amounts of clean food and water. Food and water receptacles must be regularly cleaned and sanitized. All enclosures must contain potable water that is not frozen, is substantially free from debris, and is readily accessible to all dogs in the enclosure at all times.

(e) Provide veterinary care without delay when necessary. A dog may not be bred if a veterinarian determines that the animal is unfit for breeding purposes. Only dogs between the ages of twelve months and eight years of age may be used for breeding. Animals requiring euthanasia must be euthanized only by a licensed veterinarian.

(3) A person who violates subsection (1) or (2) of this section is guilty of a gross misdemeanor."

13. This Conditional Use Permit is transferrable by a holder. If a new property owner wishes to have a commercial kennel, the new owner must update the Conditional Use Permit application and be approved by the Planning Manager prior to transfer of the permit being allowed.

BENTON COUNTY PLANNING DEPARTMENT
CONDITIONAL USE APPLICATION
FILE NO. CUP 2018-006



1. Applicant Name Melissa Reasoner B-n-B Kennels
Applicant Address: 210211 E SR 397, Kennewick, WA 99337
Telephone number: Home 509 539 7828 Work 509 492 6751

2. Legal owners name: Melissa Reasoner
Legal Owners address: 210211 E SR 397, Kennewick, WA 99337
Telephone number: Home 509 539 7828 Work 509 492 6751

If you wish to be contacted by email please list your email address:

melissareasoner@gmail.com

3. Parcel Number or Legal description of property for which permit is for:
116804000007000

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

In addition to the boarded dogs, we have 6 family dogs
5. The Conditional Use Permit is requested to conduct the following use: **Please be as specific and detailed as possible. Use additional paper if necessary.** We are Boarding Kennel that cares for dogs when people go on vacation. Stays range from 1 to 30 days. we have 45 Kennels. Dogs from same home can board together so we could have 45 to 70 dogs. We would like the permit to be transferable to new owners.

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 Verizon
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: 8.5 Zoning Classification of Property: _____
Comprehensive Plan Designation: _____

8. Describe existing structures and/or uses currently existing on your property, such as well, septic residential dwelling, garage, etc.: home, mobil home, boarding Kennel. 3 wells, 3 septic tanks

9. Describe existing structures and present land uses in the surrounding area of your property:
farms, cattle pasture, horse boarding,
rural residence.

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. 0
- e. What is the **total** square footage of the detached building to be used for the business? 4276
- f. What is the **total** square footage that will be used for the business activity?
4276
- 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 X No _____
If yes, give the number, height and sizes of the sign(s) include a drawing of the sign to be used. 1 sign 4x8
- i. State the number of vehicles marked to identify the business to be stored on site.
1
- j. List the number of off street parking spots 0
- k. What County Road does the site access off of? SR 397
- L. List the preferred office hours for the presence of customer/clients and non-resident employees. Days of the week Mon - Sun
Hours of Operation Mon-Sat 7-10 A.M + 3-6 p.m Sun 6-8 pm

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:

This boarding kennel has been here since late
70's. We have had zero complaints since we have
owned it.

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.

Signature Block for individuals only.

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

M Reasoner
Applicant's Signature

Melissa Reasoner
Print Name

6-13-18
Date

M Reasoner
Signature of Legal Owners

Melissa Reasoner
Print Name

6-13-18
Date

K R Reasoner
Signature of Person with additional
ownership interest

Kevin R. Reasoner
Print Name

6-13-18
Date

If the applicant or legal owner is a corporation/partnership/LLC etc. please use the following signature block. Please copy this page if there is more than one corporation/partnership/LLC signature required.

Applicant or Legal Owner: _____

By: _____
(print name) (Title)

Signature: _____
(Signature) (Title)

The above signed officer of _____ (name of entity) warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit _____ 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.)

Note: The Conditional Use/Special Permit Application fee of \$630.00 and the \$300.00 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.

FOR OFFICIAL USE ONLY:

Critical Area Review Completed by: _____ on _____.

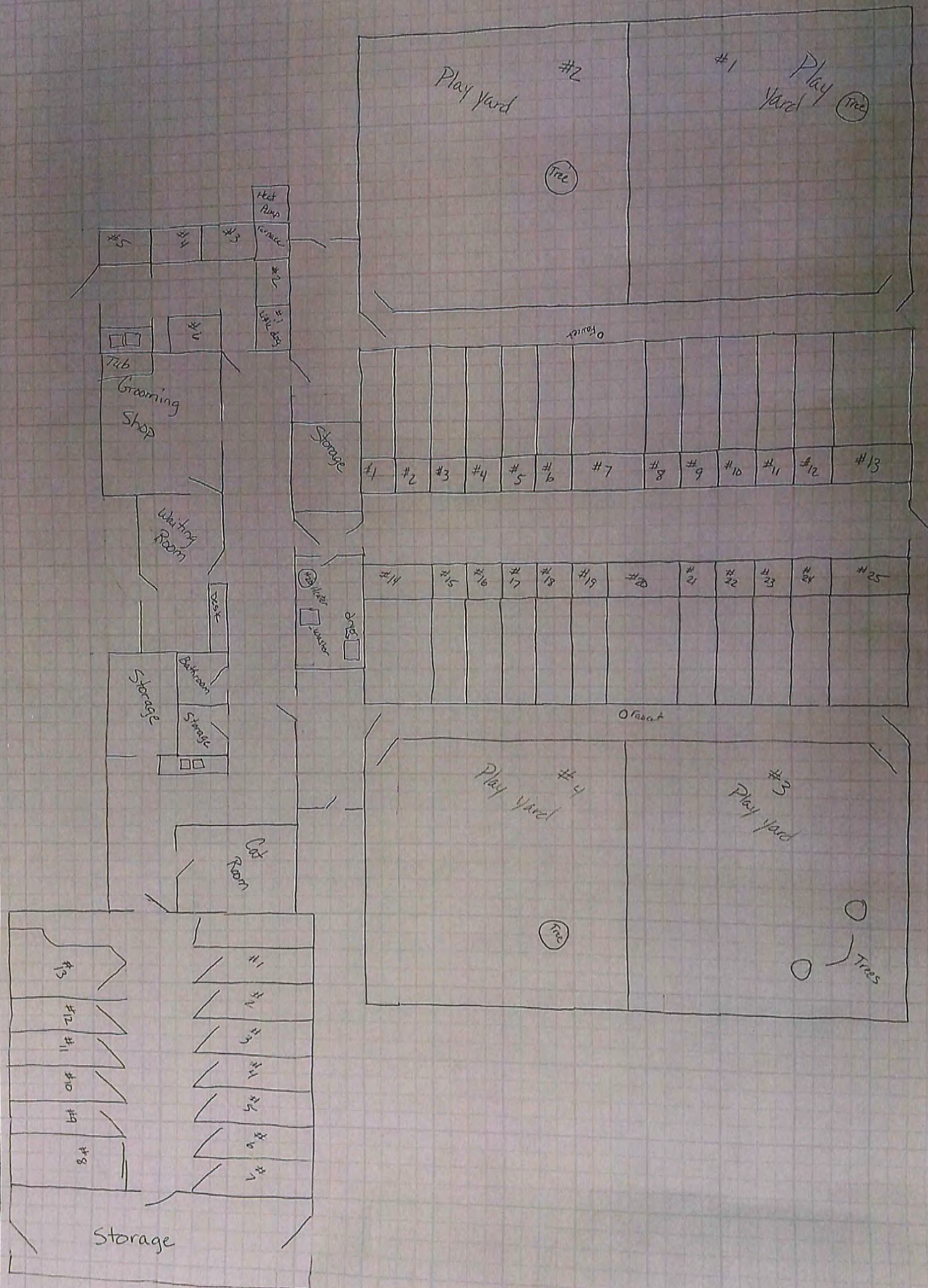
Application approved for processing by _____ on _____.

Zoning _____ Comp Plan Designation _____.

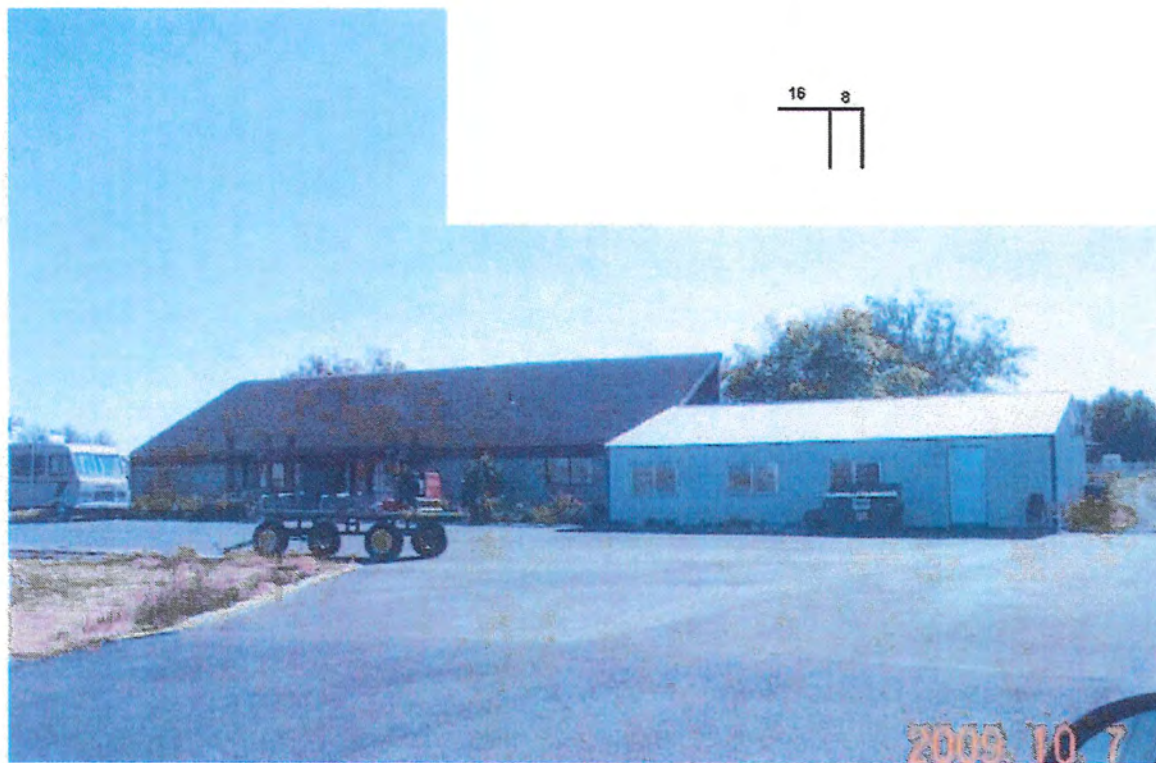


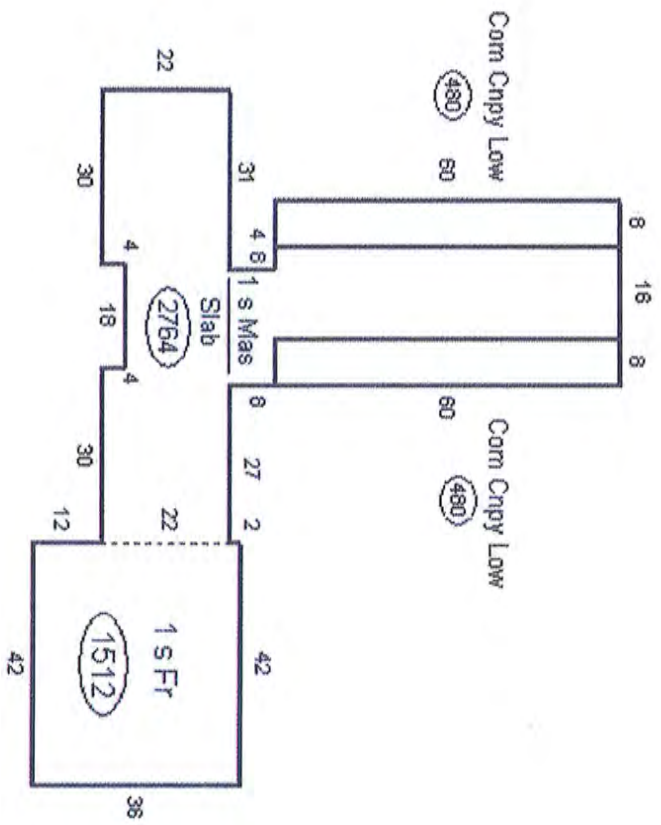
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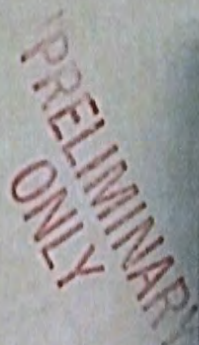


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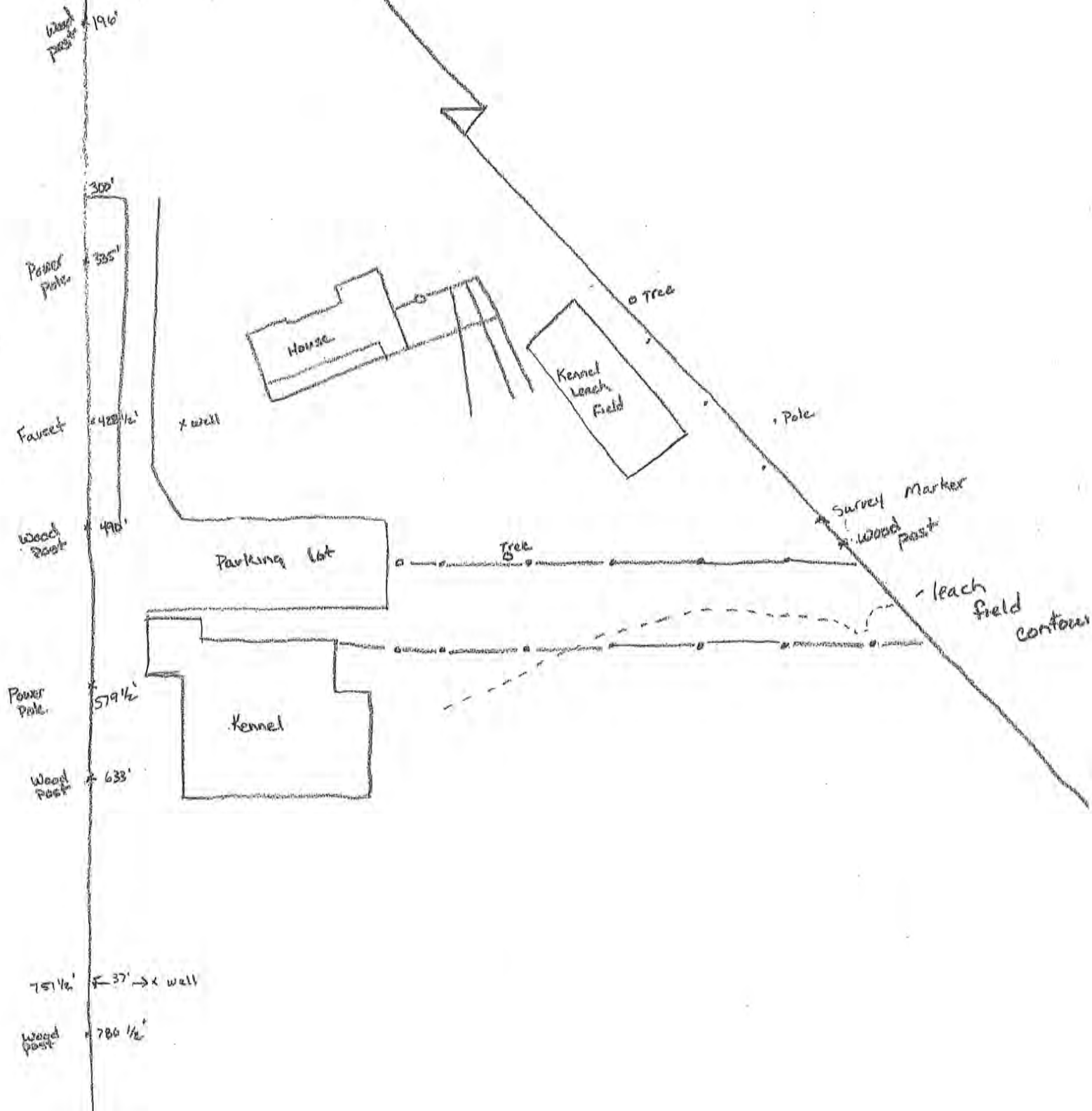


- 03
- 04
- 05
- 06



RAY SPARKS, ARCHITECT
SEATTLE, WASHINGTON 98101

SR 397





Planning Department
P.O. Box 910
1002 Dudley Avenue
Prosser, WA 99350



Phone (509) 786-5612
Fax (509) 786-5629
planning.department@co.benton.wa.us
co.benton.wa.us

June 19, 2018

Melissa Reasoner
210211 East SR 397
Kennewick, WA 99337

Via Email to MelissaReasoner@gmail.com

RE: Written Determination of Completeness
File Number: CUP 2018-006

Dear Applicant,

This office is in receipt of your project permit application for a Conditional Use Permit and has determined that the required materials have been submitted and the application is now complete. The review process will begin on your application. Prior to the Open Record Hearing on your project, you will receive a public hearing notice and a staff memo.

Although this office has determined that your application is complete, more clarification or information may be needed from you once we begin the review process. If additional information is required, it will need to be submitted to our office before the item can be heard at the Open Record Hearing before the Hearings Examiner.

Additional information and/or permits may be required from other agencies including, but not limited to, the Benton County Building Department, the Benton-Franklin Health District, the Washington State Department of Health, or the respective city.

If you have any questions regarding this matter, do not hesitate to contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clark A. Posey", is written over a horizontal line.

Clark A. Posey, Assistant Planning Manager
Benton County Planning Department

CAP:alb

April Brown

From: Tina Archey <archeyt@bentonpud.org>
Sent: Wednesday, June 27, 2018 11:40 AM
To: Planning Department
Subject: RE: [E] Agency review of CUP 2018-006 (Reasoner)

No comment.

Thank you,

Tina Archey
Distribution Design Technician
(509) 582-1241



From: Planning Department [mailto:Planning.Department@co.benton.wa.us]
Sent: Wednesday, June 27, 2018 11:33 AM
To: Ken Williams; Michelle Johnson; Pam Mattheus; Rod Worthington; Steve Brown; Troy Taylor; Brenda Webb; Chad Brooks; Roxanne Weller; Shanna Everson; Tina Archey; Jeff Vosahlo; Mike Irving
Subject: [E] Agency review of CUP 2018-006 (Reasoner)

Please see the attached agency review packet. Please have comments back to our office as soon as possible.



Thank you!

April Brown,
Office Assistant III
Benton County Planning Department
PO Box 910 Prosser WA 99350
(509) 786-5612
[Website](#)

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this email account may be a public record. Accordingly, this email, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

April Brown

From: Dale Wilson
Sent: Wednesday, June 27, 2018 11:40 AM
To: Planning Department
Subject: RE: Agency review of CUP 2018-006 (Reasoner)

I have not had any code enforcement complaints or investigations regarding this commercial kennel.

However due to the amount of dogs requested, I feel an onsite visit with the Planning Department and Code Enforcement be conducted prior to issuing any permits for such use.



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

From: Planning Department
Sent: Wednesday, June 27, 2018 11:32 AM
To: Charles Smith <Charles.Smith@co.benton.wa.us>; Benton Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; Columbia Irrigation District <CID@columbiairrigation.com>; Fire District # 1 - Scott <scott@bentonone.org>; Fire District #1 - Billie <billie@bentonone.org>; Fire District #1 - Staff <staff@bentonone.org>; WA Dept of Transportation - Paul Gonset <Gonsetp@wsdot.wa.gov>; WA Dept of Transportation - TDM Coordinator <scplanning@wsdot.wa.gov>
Subject: Agency review of CUP 2018-006 (Reasoner)

Please see the attached agency review packet. Please have comments back to our office as soon as possible.

Thank you!



April Brown,
Office Assistant III
Benton County Planning Department
PO Box 910 Prosser WA 99350
(509) 786-5612
Website

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this email account may be a public record. Accordingly, this email, in whole or in part, may be subject to disclosure pursuant to RCW 42.56 regardless of any claim of confidentiality or privilege asserted by an external party.

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

TO: BC Planning Department

CUP 18-006

Date Received 6-27-18 Date Returned 6-29-18

Comments: Melissa Reasoner, B-n-B Kennels, 219211 E SR 397, Kennewick, 492-6751, proposes to operate an existing kennel.

Fire Marshal's Comments:

NONE



April Brown

From: Rick Dawson <Rickd@bfhd.wa.gov>
Sent: Thursday, July 05, 2018 1:46 PM
To: Planning Department
Subject: RE: Agency review of CUP 2018-006 (Reasoner)



Dear Mr. Posey,

We have completed a cursory review of the above referenced application and find:

1. The sate shall be served by an approved public water supply in accordance with WAC 246-291.
2. The facility shall develop a solid waste management plan to effectively remove and process animal waste generated on the site.

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

James R.(Rick) Dawson
Sr. Manager – Surveillance & Investigation

Benton-Franklin Health District

7102 W. Okanogan Place,
Kennewick, WA 99336

p: 509.460.4313

f: 509.585.1537

www.bfhd.wa.gov rickd@bfhd.wa.gov



Follow us on   

From: Planning Department [mailto:Planning.Department@co.benton.wa.us]

Sent: Wednesday, June 27, 2018 11:32 AM

To: Charles Smith; Rick Dawson; Dale Wilson; Columbia Irrigation District; Fire District # 1 - Scott; Fire District #1 - Billie ; Fire District #1 - Staff; WA Dept of Transportation - Paul Gonset; WA Dept of Transportation - TDM Coordinator

Subject: Agency review of CUP 2018-006 (Reasoner)

Please see the attached agency review packet. Please have comments back to our office as soon as possible.

Thank you!



April Brown,
Office Assistant III
Benton County Planning Department
PO Box 910 Prosser WA 99350
(509) 786-5612
Website



**Washington State
Department of Transportation**

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

July 2, 2018

Benton County Planning Department
PO Box 910
Prosser, WA 99350

Attention: Clark Posey – Assistant Planning Manager

Subject CUP 2018-006, B-n-B Kennel
SR 397 milepost 14.13 left



We have reviewed the proposed project and have the following comment.

The subject property is adjacent to State Route 397 (SR 397), a Class 3 managed access facility with a posted speed limit of 50 miles per hour. The property has an existing grandfathered approach at milepost 14.13 left. The property owner should contact Mark Kaiser of the WSDOT South Central Region Planning Office at (509) 577-1668 to update the approach permits. No new approaches will be allowed.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comment, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG: jjp/mnk

cc: File # 1, SR 397
Kara Shute, Area 3 Maintenance Superintendent

Planning Department
P.O. Box 910
1002 Dudley Avenue
Prosser, WA 99350



Phone (509) 786-5612
Fax (509) 786-5629
planning.department@co.benton.wa.us
co.benton.wa.us

NOTICE OF OPEN RECORD HEARING

NOTICE IS HEREBY GIVEN that the following application has been proposed to the Benton County Hearings Examiner, Benton County, Washington.

VAR 2018-002 – The applicants are requesting a 20' variance of the required 25' setback from the 60' access easement (AF 703394) on lot 3 of short plat 2625 going through the southern third of the property, and a 10' variance of the required 25' setback from the 60' access easement (AF 88-3374) beginning at the southeastern corner of lot 3 of short plat 2625. The date of the written determination of completeness on this action is May 31, 2018. The site is located on South Valley Vista PR SE, in Section 22, Township 8 North, Range 28 East, W.M. and is legally described as Lot 3 of Short Plat 2625. Applicant: Larry & Linda Lockrem.

CUP 2018-006 – The applicants are requesting to operate a commercial boarding kennel with up to 70 dogs on site at one time. The date of the written determination of completeness on this action is June 18, 2018. The site is located at 210211 East SR 397, in Section 16, Township 8 North, Range 30 East, W.M. Applicant: Melissa Reasoner/BNB Kennels.

NOTICE IS GIVEN that said applications will be considered by the Benton County Hearings Examiner at the **public hearings on Monday, July 16, 2018 at 10:00 a.m.** in the Planning Annex Hearing Room, 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 Hearings Examiner in care of the Planning Department on or before the date of the hearings. More information concerning these actions can be obtained by contacting Clark A. Posey, Assistant Planning Manager at the Benton County Planning Department, 1002 Dudley Avenue, P.O. Box 910, Prosser, WA 99350 or by calling (509) 786-5612. 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 by 8:30 a.m. the morning of the hearing to confirm that the hearing will be conducted as scheduled.

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 Request for Reasonable Accommodation Form 48 hours prior to the date of the meeting. The form is located on the Benton County website (<https://tinyurl.com/RRAform>) or you may contact the Benton County Planning Department for assistance.

Dated this 27th day of June, 2018

SUSAN E. DRUMMOND
Benton County Hearings Examiner

CLARK A. POSEY, Assistant Planning Manager
Benton County Planning Department

PUBLISH: Monday, July 2, 2018