

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.co.benton.wa.us



Planning Division

(509) 786-5612
P.O. Box 910, Prosser, WA 99350
planning.department@co.benton.wa.us

**STAFF MEMO TO THE
BENTON COUNTY HEARINGS EXAMINER
Pit Bull Pen: Dog Kennel – Request for Extension**

FILE NO: CUP 2020-013

HEARING DATE: September 17, 2021

APPLICANT: Pit Bull Pen, 22206 E Kennedy Road, Benton City, WA 99320

LAND OWNER: Nancy Strom, 4209 S. Cascade Street, Kennewick, WA 99337

LOCATION: General Location: The property is located on the north side of Kennedy Road, which is directly north of Interstate I-82.
Address: 22206 E Kennedy Road, Benton City, WA 99320
Legal: Section 16, Township 9 North, Range 27 E, Quarter SE; Short Plat #2653, Lot 3.
Parcel Number: 1-1697-301-2653-003.

PROPERTY SIZE: Approximately 2.50 acres

AREA TO BE USED: 1800 sq. ft. interior space, in addition to outdoor areas.

LAND USE: Residential

ZONING: Rural Land 5 Acre

COMPREHENSIVE PLAN DESIGNATION: Rural Remote

APPLICATION DESCRIPTION:

The applicant is requesting an extension to the one-year window provided to meet the conditions of approval for CUP 2020-013, due to challenges encountered with volunteer time and materials throughout the COVID-19 period. Benton County Planning and Building Divisions have been coordinating throughout the inspection process, in addition to communicating with the applicant throughout their efforts, and believe the required remaining conditions appear to be progressing and should reach completion in the near future.

The applicant has provided a written request for extension, detailing the conditions that have been complete, the items that remain to be completed, and detailing the challenges faced in completing conditions of approval. The applicant has demonstrated significant progress toward meeting the conditions of approval.

Provided the applicant is able to identify a reasonable timeframe for completion of remaining conditions of approval, the Planning Division would support an extension of time to complete remaining conditions of approval for CUP 2020-013

August 29, 2021

I was really hoping we would never be having this conversation again but here we are.

The building permit is issued and by the time we meet again the interior of the building should be insulated, drywall hung and taped, electrical rough in is done and possibly completed.

Public water system is done

The septic revisions are done

Building has 2 separate heating and cooling units.

Outdoor dog areas are completely fenced with 6' chain link and there are redundant gates and play areas and all can be secured individually and the exterior as well.

Waste disposal consists of all cleaned up waste being bagged and placed into waste management containers removed/emptied weekly. Potty pads, bleach spray and paper towels are used to control and clean waste.

The road approach is done

As hard as we've worked the planets haven't aligned for us with the covid shut down slowing inspections, quarantining, availability of volunteers, intense heat this summer, the well pump failing. We actually hired a contractor over a year ago for parts of the building and he's anxiously waiting the insulation being approved. We're so close to being done.

The need will be at an all-time high very soon, even more so than normal with more people dying of covid, evictions happening for those who haven't paid rent in the past year and those who didn't train or socialize their dogs during quarantine giving them up because they just can't handle them anymore. We are already turning down 10 or more dogs each day.

Please consider an extension so we can get the building completed and be able to help more dogs in the very near future.

Sincerely,

Trish Tricky and the entire Pit Bull Pen team.