

EXHIBIT LIST FOR CUP 2024-014 Finley Self Storage

Hearings Examiner Staff Memo Exhibit List -October 18, 2024 hearing		
HEM 1.1	Staff Memo	September 13, 2024
HEM 1.2	Vicinity map	August 14, 2024
HEM 1.3	Application	August 14, 2024
HEM 1.4	Site Plan	August 14, 2024
HEM 1.5	Written Determination of Completeness	August 15, 2024
HEM 1.6	Agency review request	August 15, 2024
HEM 1.7	Comment from Washington State DOT	August 22, 2024
HEM 1.8	Comment from Benton County Fire District #1	August 26, 2024
HEM 1.9	SEPA Determination EA 2024-014	September 9, 2024
HEM 1.10	Lot Consolidation Application	September 3, 2024
HEM 1.11	Notice of Open Record Hearings	October 2, 2024
Exhibits Submitted During Hearing or while record remained open		
HEH 1.1		
HEH 1.2		
HEH 1.3		
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HEH 1.9		
HEH 1.10		

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wisner Parkway
www.bentoncountywa.gov



Planning Division

(509) 786-5612
planning.department@co.benton.wa.us
102206 E Wisner Parkway, Kennewick, WA 99338

HEM 1.1

**STAFF REPORT TO THE
BENTON COUNTY HEARINGS EXAMINER
Finley Self Storage
Expansion of Rental Storage Facility**

FILE NO: CUP 2024-014
MEMO DATE: September 13, 2024
HEARING DATE: October 18, 2024
APPLICANT: Daniel Kapsi with JF Engineering PLLC for Travis Hendrickson
104 N Clover Island Dr, Suite 201, Kennewick, WA 99336
OWNER: Finley Self Storage LLC, Travis Hendrickson
4407 W 19th Ave, Kennewick, WA 99337

LOCATION: General Location: The property is located in the Finley area of unincorporated Benton County, approximately 0.26 miles west of the intersection of SR 397 and Piert Rd.
Address: 230306 E SR 397, Kennewick, WA 99337
Legal: Lot 2 of Short Plat 196
Parcel Number: 126801010196002

PROPERTY SIZE: Approximately 1.50 Acres
LAND USE: Commercial Storage
ZONING: General Commercial (GC)
COMPREHENSIVE PLAN DESIGNATION: Rural Commercial

RECOMMENDATION:

The Planning Division recommends approval of the application request, subject to the suggested twenty-one (21) Findings of Fact and three (3) Conditions of Approval as outlined in this staff report.

APPLICATION DESCRIPTION:

The applicant is proposing to construct a 5,400 square foot addition to an existing 3,900 square foot rental storage facility. This addition would allow the applicant to add thirty-six (36), ten (10)

foot by fifteen (15) foot storage units.

The existing rental storage facility was established on site prior to 2006, when the property was zoned as Unclassified. Under the unclassified zoning designation, a rental storage facility was an outright allowed use. After 2018, the property was rezoned to Rural Lands 5 Acre zoning district, which does not allow rental storage facilities. At that time, the facility was allowed to remain as a non-conforming use.

In 2021, an application was submitted and approved to change the Comprehensive Plan land use designation and subsequent zoning to commercial. Rental storage facilities are allowed within the General Commercial zone under a Conditional Use Permit. In order for the applicant to expand the existing rental storage facility a Conditional Use Permit must be obtained.

The property is approximately 1.50-acres in size and is in the process of being consolidated with the adjacent 1.21-acre lot (parcel number 1-2680-101-0044-001, legally described as Lot 1 of Short Plat 44) (HEM1.10) which is under the same ownership and rental storage business.

The application for CUP 2024-014 (HEM 1.3) was submitted to the Benton County Planning Division on August 14, 2024.

The application was declared complete for processing on August 15, 2024. (HEM 1.5)

The application documents were distributed to reviewing agencies on August 15, 2024. (HEM 1.6)

The Benton County Hearings Examiner Notice of Open Record Hearing for application CUP 2024-014 was published on October 2, 2024 in the Prosser Record Bulletin. (HEM 1.11)

The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on September 26, 2024.

The Open Record Hearing is scheduled for October 18, 2024.

APPLICABLE STANDARDS/ORDINANCES:

1. *Revised Code of Washington*
Chapter 36.70A.400 Growth Management—Planning by Selected Counties and Cities
Any local government, as defined in RCW 43.63A.215, that is planning under this chapter shall comply with RCW 43.63A.215(3).

2. *Benton County Comprehensive Plan*
3.3.2.3 Rural Land Use Designations
Rural Commercial encompasses all commercial lands in Benton County. This includes general commercial uses and commercial areas primarily along Interstate 82. The purpose of this land use is to provide retail goods and services to regional trade areas, serve highway travelers, and provide convenience services to residents. Uses include motels, truck stops, service stations, restaurants, and fast food.

3. *Benton County Code (BCC)*

Title 11 Zoning

Chapter 11.03 Definitions

(154) "Rental Storage Facility" means a structure or structures containing separate, individual, and private storage spaces of varying sizes leased or rented individually for varying periods of time.

11.23.10 Purpose

The General Commercial District (GC) is designed to provide areas for the location of a broad array of wholesale, retail, and service orientated commercial uses serving regional, local, and community trade areas.

11.50.040 Conditional Use

(a) Conditional Use Permit – General Standards. The conditional use 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 11.50.050.

Certain uses are classified as conditional 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 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 Chapter 11.51 BCC.

(d) Conditional Use Permit- Permit Granted or Denied. A conditional use 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 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.

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 application shall be denied.

PUBLIC NOTICE:

The Public Notice Requirements for this application as per BCC 11.50.050(b) are as follows:

1. The Planning Division shall provide written notification for an open record hearing, subject to the rules and regulations set forth in RCW 36.70. Written notice shall be mailed at least twelve (12) days in advance of the open record hearing to the applicant and the owner of the parcel(s) to which the proposed variance or conditional use permit would apply, and to all owners of real property, as shown in the records of the Benton County Assessor, located within a distance of three hundred (300) feet of any portion of the applicable parcel, provided that if the owner of the parcel for which the proposed variance or conditional use permit is requested owns another parcel or parcels adjacent the parcel at issue, notification shall be mailed to owners of real property located within three hundred (300) feet of any portion of such adjacent parcels as well. Failure to receive the notice shall not invalidate any proceedings or decision in connection with the proposed variance or conditional use permit. Notices addressed to the last known owner of record as shown on the County Assessor's records shall be deemed proper notice to the owner of such property; and,
2. By publication of a legal notice in a newspaper of general circulation in the County at least ten (10) days prior to the open record hearing date.

AGENCY COMMENTS:

1. The application documents were distributed to the following reviewing agencies on August 14, 2024.
 - a. Benton County Public Works Department
 - b. Benton-Franklin Health District
 - c. Benton County Fire District # 1
 - d. Benton County Building Division
 - e. Benton County Fire Marshal
 - f. Benton County Code Enforcement
 - g. Benton PUD
 - h. Columbia Irrigation District
 - i. WSDOT
2. The following comments were received from Benton County Fire District 1 on August 26, 2024 (HEM 1.8):
 - a. BCFD #1 feels that the current water supply will be sufficient with a few items

- needing to be addressed.
 - b. All open connections (with the exception of any 4" or smaller tank vents) will need caps or lids to secure the tanks to keep any debris from entering the system.
 - c. The fire department connection on the new tanks from the most recent addition will need updated from the 5" Storz connector to a threaded connector approved by the fire department. Current one is not useable.
 - d. There needs to be fire a department approved access box installed with master key to the facility, gate codes and contact information.
 - e. For more information, please contact Scott Loparco, BCFD #1 at (509) 734-9200.
3. The following comments were received from the Washington State Department of Transportation on August 22, 2024 (HEM 1.7):
- a. The subject property is adjacent to State Route 397 (SR 397), a managed access Class 3 highway with a posted speed limit of 50 miles per hour. Access to the property is via two permitted driveways at mileposts 11.31 and 11.35 Rt. These permits are valid for the proposed use.
 - b. Any proposed lighting must be directed down towards the site and way from SR 397.
 - c. Stormwater and surface runoff generated by this proposal must be retained and treated on site. An approved WSDOT utility permit is required for any discharge of stormwater onto highway right-of-way.
 - d. If you have questions on these comments, please, contact Jacob Prilucik, WSDOT at (509) 577-1635.
4. The following are general comments and discussion points from the Planning Division:
- a. The lot is zoned General Commercial (GC).
 - b. The lot designation is Commercial in the Benton County Comprehensive Plan.
 - c. Surrounding land uses: Similar in nature to the applicant's property, the adjacent properties to the north and west of the property consist of an auto repair shop and a bar and tavern. Properties to the west and south have single-family homes with residential accessory and agricultural uses.
 - d. The existing storage facility was an allowed use under the previous zoning designation of Unclassified.
 - e. The parcel of the proposed expansion is in the process of being consolidated with the adjacent parcel to the east which is under the same ownership and rental storage business.
 - f. If you have any questions on these comments, please, contact the Benton County Planning Division at (509) 786-5612.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

The following Findings of Fact and Conditions of Approval are based on comments received up to the date of this staff memo. Any comments received after the completion of this staff memo or submitted during the advertised public hearing for CUP 2024-014 will need to be considered by the Hearings Examiner and may be added to the suggested Findings of Fact and Conditions of Approval as set forth below. The Hearings Examiner may decide to adopt these as their own or amend/add to these Findings of Fact and Conditions of Approval after holding the open public hearing.

Based on the information received to date, Planning staff recommends approval of the applicant's

request with the following suggested findings of fact and conditions of approval:

SUGGESTED FINDINGS OF FACT

1. The applicant is proposing to construct a 5,400 square foot addition to an existing 3,900 square foot rental storage facility located at 230306 E SR 397, Kennewick, WA 99337.
2. The applicant is Daniel Kapsi with JF Engineering PLLC, 104 N Clover Island Dr, Suite 201, Kennewick, WA 99336.
3. The property owner is Finley Self Storage LLC, Travis Hendrickson, 4407 W 19th Ave, Kennewick WA 99338.
4. The parcel is in the process of being consolidated with an adjacent 1.21-acre lot (parcel number 1-2680-101-0044-001, legally described as Lot 1 of Short Plat 44) which is under the same ownership and rental storage business.
5. The consolidated parcel will be 2.71 acres in size.
6. The Conditional Use Permit (CUP 2024-014) is required for the proposed expansion of the pre-existing rental storage facility under the property's current zoning designation of General Commercial.
7. The property is located within the Finley area of unincorporated Benton County approximately .26 miles west of the intersection of SR 397 and Piert Rd (Parcel 126801010196002) within the General Commercial District.
8. The proposed addition would allow for an additional thirty-six (36) ten (10) foot by fifteen (15) foot storage units.
9. The conditional use permit (CUP 2024-014) does comply with the Benton County Critical Area Ordinance, Title 15 BCC.
 - a. The proposed rental storage facility addition is not located within any critical areas per Benton County critical area maps.
10. Public notice and application requirements have been met per BCC 11.50 Variance and Conditional Use.
11. The proposed expansion of an existing rental storage facility is allowable by Conditional Use Permit if approved by the Benton County Hearings Examiner.
12. The 5,400 square foot rental storage facility addition complies with Benton County Building Division standards and requirements.
13. The application for CUP 2024-014 is consistent with the Growth Management Act.
14. The application for CUP 2024-014 is consistent with the goals and policies of the Benton County Comprehensive Plan.
15. The application for CUP 2024-014 is consistent with the requirements of the Benton

County Zoning Code.

16. The proposed rental storage facility expansion is compatible with other uses in the surrounding area and is no more incompatible than any other outright permitted uses in the applicable zoning district.
17. The proposed rental storage facility expansion 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.
18. The pedestrian and vehicular traffic caused by the proposed rental storage facility expansion will not 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.
19. The proposed rental storage facility will be supported by adequate service facilities and would not adversely affect public services to the surrounding area.
20. The proposed rental storage facility will 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.

SUGGESTED CONDITIONS OF APPROVAL:

1. The activities on the site shall comply with the submitted site plan and materials submitted for this application.
2. The applicant shall provide written consent to the Planning Division from the legal landowner (if different from applicant) granting permission for the operation of the conditional use prior to issuance of the CUP permit.
3. The applicant shall provide written consent to the Planning Division from the legal landowner (if different from applicant) granting permission for the operation of the conditional use prior to issuance of the CUP permit.
4. Any proposed outdoor lighting associated with this CUP shall be directed downward and away from SR 397.
5. The project shall follow all rules and regulations of Benton County Fire District 1 for fire suppression and fire safety equipment.
6. All required development permits shall be obtained prior to occupancy of the rental storage facility expansion. This includes approval of permits required by the following, as applicable:
 - a. Benton County Building Division
 - b. Benton County Fire Marshal; for fire and safety regulations.
 - c. Benton Franklin Health District
 - d. Benton County Public Works Department
 - e. Benton County Planning Division
 - f. Washington State Department of Transportation

TIME TO COMPLETE CONDITIONS OF APPROVAL:

The applicant shall have one year to meet all of the Conditions of Approval.

If all conditions of approval have not been met and the Planning Division does not issue the Conditional Use Permit within one (1) year from the time the Hearings Examiner has conditionally approved the Conditional Use Permit, the Hearings Examiner may declare its approval null and void at a regular Hearings Examiner 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.

TRANSFERABILITY:

This Conditional Use Permit is transferrable by the holder.

Should the legal landowner of the parcel change at any time during the life of this Conditional Use Permit the new property owner must provide their written request to the Planning Division for the continuation or termination of the CUP.

Should a new applicant wish to continue operating the CUP, the new applicant must update the Conditional Use Permit application, accept the Conditions of Approval in writing, submit written consent from the legal landowner (if different from applicant) and be approved by the Planning Manager prior to transfer of the permit being allowed.

VIOLATIONS OF CONDITIONS OF APPROVAL:

The Applicant shall continue to meet all conditions of this Conditional Use Permit while CUP 2024-014 is in effect.

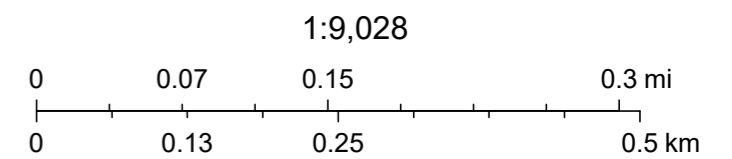
Any violation of the conditions of approval will be processed in accordance with BCC Title 11, Chapter 11.43 Administration and Disposition of Infractions. If the Conditional Use Permit has been issued and violations exist, the Hearings Examiner may revoke the permit after an open record hearing with notice as set forth in BCC 11.50.050(b), as amended. This condition does not foreclose the County's use of other enforcement mechanisms.

CUP 2024-014 Finley Self Storage Vicinity Map

HEM 1.2



8/14/2024, 3:35:46 PM



Geophex Surveys Ltd., Maxar

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



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

CONDITIONAL USE PERMIT APPLICATION

File No. CWP 2024-014

RECEIVED

AUG 14 2024

Benton County
Planning Division

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Name of Applicant/Agent: Daniel Kapsi JF Engineering PLLC

Mailing Address (with City, State & zip): 104 N. Clover Island Dr. Suite 201 Kennewick, WA 99336

Phone #1: (509) 366-4385 Phone #2: _____

Email Address(es): dan@ifengineering.pro

Signature: *Daniel Kapsi* Date: 1/8/2024

Name of Property Owner(s) (if different): Travis Hendrickson

Mailing Address (with City, State & zip): 4407 W 19TH AVE KENNEWICK, WA 99338

Phone #1: (509) 619-6561 Phone #2: _____

Email Address(es): finleysselfstorage@gmail.com

Signature: *Travis Hendrickson* Date: 1/9/24

Signature: _____ Date: _____

**If there are additional owners please copy this section, sign, and attach to the application*

If the property is owned by a corporation, trust, partnership or LLC please complete the entity signature block below showing that the person signing has the authority to sign on behalf of the company.

ENTITY SIGNATURE BLOCK

Applicant/Legal Owner name: _____

Officer name: _____ Title: _____

Signature: _____ Date: _____

THE ABOVE SIGNED OFFICER OF (name of entity) _____ WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO PERMIT (name of applicant) _____ 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 Division 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.

PARCEL INFORMATION

1. **Subject property address (including city):** 230306 E SR 397, Kennewick, WA 99337

2. **Parcel number(s):** 126801010196002

3. **Total Acreage:** 1.5

4. **Access:** County Road State Road/Highway Private Road

5. **Utilities:**

Power: Benton PUD Benton REA Other: _____

Sewer: Septic Tank City Sewer Other: _____

Water: Individual well(s) One well serving 2-4 lots One well serving 5+ lots

City System Provider: _____

Private System Provider name and address: _____

Gas: No
 Yes Provider name: _____

Irrigation: No
 Yes Provider name: _____

6. **Current use(s) on property:** Rental Storage facility

7. **What are you proposing to do that requires a Conditional Use Permit?** Expansion of the existing rental storage facility. Construction of a new building.

For the following proposed uses, please attach the appropriate addendum form:

Business Use, Detached Accessory Dwelling Unit, Child Care Facility (Type B), Bed & Breakfast, Mineral Extraction (Commercial Sand & Gravel), Commercial Kennel, Winery.

8. **Additional comments or information:** _____

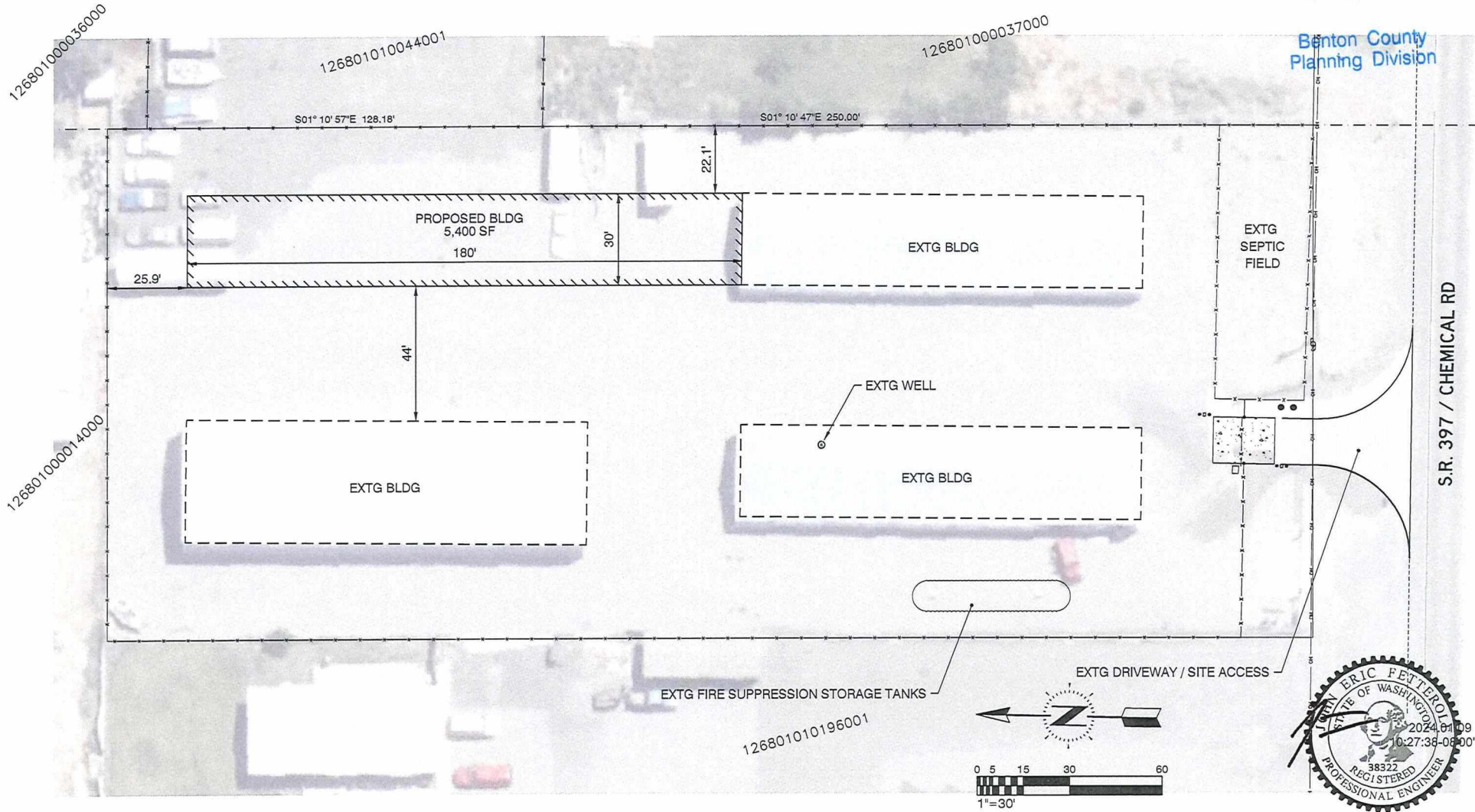
If further explanation is needed for any of the questions above, please attach additional pages.

(FOR STAFF USE ONLY) Access: Y N Application Complete: Y N
Critical Areas: N Y: _____ Zoning: _____
Reviewed by: _____ Date: _____

Any information submitted to the Benton County Planning Division 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.

AUG 14 2024

Benton County
Planning Division



S.R. 397 / CHEMICAL RD



Site plan for:
Finley Self Storage Expansion
A site in Benton County, WA

JF ENGINEERING PLLC
104 Clover Island Dr., Suite 201
Kennewick, WA 99336
509.551.8174
www.JFEngineering.pro

JF Eng. Job # 0136.00	Date: Jan 8, 2024
Drawn by: DAK	1 OF 1
Scale: 1"=30'	

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.bentoncountywa.gov



Planning Division

(509) 786-5612
Planning.department@co.benton.wa.us
102206 East Wiser Parkway, Kennewick, WA 99338

HEM 1.5

August 15, 2024

Travis Hendrickson
4407 W 19th Avenue
Kennewick, WA 99338

Via Email: Finleysselfstorage@gmail.com

RE: Written Determination of Completeness
File Numbers: EA 2024-014; CUP 2024-014

Dear Mr. Hendrickson,

This office is in receipt of your project permit application(s) for a Conditional Use Permit and Environmental Checklist to expand an existing storage facility by constructing an additional 5,400 sq. ft. storage building. We have determined that the required materials have been submitted and the application is complete. File numbers have been assigned (EA 2024-014; CUP 2024-014) and the review process will now begin.

Although this office has determined that your application is complete, more clarification or information may be needed from you as we go through the review process. Additional information and/or permits may be required from other agencies including, but not limited to, the Benton County Building Division, the Benton-Franklin Health District, and the Washington State Department of Health.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Liz Koerner".

Liz Koerner, Associate Planner
Benton County Planning Division

CC: Dan@jfenengineering.pro

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.bentoncountywa.gov



Planning Division

(509) 786-5612
Planning.department@co.benton.wa.us
102206 E Wiser Parkway, Kennewick, WA 99338

HEM 1.6

August 15, 2024

Benton County Public Works Department
Benton-Franklin Health District
Benton County Fire District #1
Benton County Building Division
Benton County Fire Marshal
Benton County Code Enforcement
Benton PUD
Columbia Irrigation District
WSDOT

RE: Agency review of a Conditional Use Permit application
File #: CUP 2024-014
Parcel #: 1-2680-101-0196-002
Applicant: Travis Hendrickson for Finley Self Storage

Attached is a Conditional Use Permit application for your agency's review.

The applicant is proposing expand the existing storage facility by constructing an additional 5,400 sq. ft. storage building. The project is located in the Kennewick area within the General Commercial District. Parcel number 1-2680-101-0196-002.

PLEASE SUBMIT YOUR COMMENTS to Planning.department@co.benton.wa.us by **August 29, 2024**. Please reference file number **CUP 2024-014** in all correspondence.

This project will also have a SEPA Environmental Checklist that will be out for review with a separate review timeline and file number.

If you have any questions or need more time to review the application, please contact the Planning Division at (509) 786-5612 or to the email above.

Thank you,

Benton County Planning Division



August 22, 2024

Benton County Planning Division
102206 E Wisser Parkway
Kennewick, WA 99338

Attn: Elizabeth Koerner, Associate Planner

RE: CUP 2024-014, EA 2024-014, Finley Storage
SR 397 mileposts 11.31 & 11.35 Rt.

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

- The subject property is adjacent to State Route 397 (SR 397), a managed access Class 3 highway with a posted speed limit of 50 miles per hour. Access to the property is via two permitted driveways at mileposts 11.31 & 11.35 Rt. These permits are valid for the proposed use.
- Any proposed lighting must be directed down towards the site and away from SR 397.
- Stormwater and surface runoff generated by this proposal must be retained and treated on site. An approved WSDOT utility permit is required for any discharge of stormwater onto highway right-of-way.

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

Sincerely,

Stephen P. (Phil) Nugent
Region Planning Manager

SPN: jjp/mnk

cc: SR 397, File #2024_003
Larry Wilhelm, Area 3 Maintenance Superintendent

Nikki Relyea

From: Scott LoParco <Scott@bentonone.org>
Sent: Monday, August 26, 2024 11:29 AM
To: Planning Department
Cc: Gary Tiplady
Subject: [EXTERNAL] RE: Agency Review CUP 2024-014 - Finley Self Storage

BCFD#1 feels that the current water supply will be sufficient with a few items needing addressed.

1. All open connections (with the exception of any 4" or smaller tank vents) will need caps or lids to secure the tanks from any debris from entering the system.
2. The fire department connection on the new tanks from the most recent addition will need updated from the 5" Storz connector to a threaded connector approved by the fire department. Current one is not useable.
3. All onsite water tanks will need filled prior to approval and will need a plan to keep full through a regular documented water level inspection process.
4. There needs to be a fire department approved access box installed with master key to the facility, gate codes and contact information.

SCOTT LOPARCO

Fire Chief

Health and Safety Officer

Benton County Fire District #1

(509) 734-9200 x1116 (509) 430-1603c

Scott@bentonone.org

"Full Commitment to the team effort equates directly to the success of the organization"

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Thursday, August 15, 2024 11:31 AM
To: Cristina Woods <Cristina.Woods@co.benton.wa.us>; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>; Jack Howard <jack.howard@bfhd.wa.gov>; erin.hockaday@bfhd.wa.gov; Scott LoParco <Scott@bentonone.org>; Lonnie Click <Lonnie@bentonone.org>; Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Code Enforcement <code.enforcement@co.benton.wa.us>; Benton PUD - Chad Brooks <brooksc@bentonpud.org>; Benton PUD - Tina Glines (glinest@bentonpud.org) <glinest@bentonpud.org>; Columbia Irrigation District <CID@columbiairrigation.com>; WA Dept of Transportation - SEPA Review - TDM Coordinator <scplanning@wsdot.wa.gov>
Subject: Agency Review CUP 2024-014 - Finley Self Storage

This message's attachments contains at least one web link. This is often used for phishing attempts. Please only interact with this attachment if you know its source and that the content is safe. If in doubt, confirm the legitimacy with the sender by phone.

Good morning,

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.bentoncountywa.gov



Planning Division

(509) 786-5612
planning.department@co.benton.wa.us
102206 E. Wiser Parkway, Kennewick, WA 99338

HEM 1.9

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Proponent:

Finley Self Storage
C/O Travis Hendrickson
4407 W 19th Ave
Kennewick, WA 99338

File No. EA 2024-014

Project Description: A 5,400 sq. ft. expansion of an existing storage facility in the General Commercial District.

Project Location: The project is in unincorporated Benton County, located at 230306 E SR 397, Kennewick, WA 99337. The parcels are legally described as Section 26, Township 08 North, and Range 30 East, W.M. Lot 2 of Short Plat 196 parcel number 126801010196002 and Lot 1 of Short Plat 44 parcel number 126801010044001.

Jurisdiction: Benton County, Washington

Lead Agency: Benton County Planning Division

Threshold Determination: The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c), provided that the following measures are taken to mitigate potential adverse impacts. Substantive authority to require mitigation is derived from WAC 197-11-660 and Benton County Code, Chapter 6.35.120. The decision was made after review of a completed environmental checklist, comments received from various agencies and other information on file with the lead agency. This information is available to the public on request.

Conditions/Mitigating Measures: See attached conditions. Benton County has received timely comments and determined that such conditions are necessary to mitigate specific adverse impacts.

Appeals: You may appeal this determination to the Benton County Planning Division at 102206 E Wiser Parkway Kennewick, WA 99337, no later than Monday September 23, 2024, by written notice. The fee for a threshold determination appeal is \$800.00. An appeal of the determination must be made in writing to the Benton County Planning Division and a public hearing will be scheduled and the appellant will be notified of the date, time, and place. You should be prepared to make specific factual objections. Contact the Planning Division to read or ask about the procedures for SEPA appeals.

SEPA Responsible Official: Michelle L. Mercer

Position/Title: Planning Manager

Address: 102206 E Wiser Parkway, Kennewick, WA 99337

Date: September 9, 2024

A handwritten signature in blue ink that reads "Michelle L. Mercer".

Michelle L. Mercer, Planning Manager
Benton County Community Development Department

DISTRIBUTION LIST

Benton Clean Air Authority	WA State Dept. of Archaeology & Historic Preservation
Benton County Building Division	WA State Department of Ecology
Benton County Fire Marshal	WA State Department of Fish and Wildlife
Benton County Road Department	WA State Department of Health
Benton-Franklin Health District	WA State Department of Natural Resources
Futurewise	WA State Department of Transportation
Bureau of Land Management	Yakama Indian Nation
Bureau of Reclamation	Confederated Tribes of the Umatilla
Fire District #1	
Tom Price, Environmental Review Inc.	

CONDITIONS/MITIGATION MEASURES
File No. EA 2024-014- Finley Self Storage

Applicant: Finley Self Storage
C/O Travis Hendrickson
4407 W 19th Ave.
Kennewick, WA 99338

The environment threshold determination and conditions are based on an analysis of information contained in the file and the following documents.

1. Benton County, BCC Title 6.35 Environmental Policy (SEPA);
2. Benton County, BCC Title 11, Zoning;
3. Benton County Comprehensive Plan;
4. Benton County, BCC Title 15 Critical Area Ordinance;
5. Benton County, BCC Title 3 Building Code, Fire Code, and Road Standards; and
6. Regulations of the Washington State Department of Fish and Wildlife, Department of Ecology, Department of Natural Resources, and Department of Archaeology and Historic Preservation.

Findings:

1. Location:
 - a. The project is in unincorporated Benton County, located at 230306 E SR 397, Kennewick, WA 99337. The parcels are legally described as Section 26, Township 08 North, and Range 30 East, W.M. Lot 2 of Short Plat 196 parcel number 126801010196002 and Lot 1 of Short Plat 44 parcel number 126801010044001.
2. Scope of work:
 - a. A 5,400 sq. ft. expansion of an existing storage facility in the General Commercial District.
3. The applicant submitted the following materials for the SEPA review process:
 - a. SEPA Environmental Checklist dated January 8, 2024.
4. Benton County, BCC Title 11, Zoning:
 - a. The zoning designation for the project area is General Commercial District (GC).
 - b. Wholesale, retail, and service oriented commercial uses are permissible in the General Commercial District.
5. Benton County Comprehensive Plan:
 - a. The project area is designated Rural Commercial in the Benton County Comprehensive Plan.
6. Benton County, BCC Title 15, Critical Area Ordinance:
 - a. Upon completion of a review of BCC Title 15 and the Benton County Critical Area Maps, the project site does not contain geologically hazardous, priority habitat areas, FEMA designated flood zones, wetlands, or critical aquifer recharge areas.
 - b. Wetlands: None identified.
 - c. Critical Aquifer Recharge Area: None identified.
 - d. Fish and Wildlife Habitat Conservation Area: None identified.
 - e. Frequently Flooded Areas: None identified.
 - f. Geologically Hazardous Areas: None identified.
7. The following comments were submitted by the Benton County Fire Marshall on August 23, 2024:
 - a. The new and existing structures will need to comply with all NFPA, IFC, and BCC codes and fire standards including but not limited to, water for fire flow, fire apparatus access and fire suppression.
 - b. If you have any questions or would like further information, please contact the Gary Tiplady at

(509) 735-3500.

8. The following comments were submitted by the Benton Clean Air Authority on August 16, 2024:
 - a. Prior to any renovation or demolition, the contractor or property owner must have a good faith survey performed by an AHERA certified inspector to determine the presence of asbestos.
 - b. If asbestos is detected, it must be properly abated before the building is renovated.
 - c. Additionally, a complete Notification of Demolition or Renovation must be submitted to our office. This form can be found and submitted on our website, www.bentoncleanair.org.
 - d. This form must be submitted potentially up to ten (10) business days, depending on the work being performed, prior to the abatement and/or renovation taking place and all abatement work must be performed by a certified abatement contractor.
 - e. The Notification of Demolition or Renovation must be submitted regardless of the presence of asbestos.
 - f. The Benton Clean Air Authority (BCAA) requires the applicant to submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/ construction taking place. This will ensure that the proponent has the ability and resources to control fugitive dust emissions that may be created because of construction activities. This will also inform them of the regulations and requirements of the BCAA.
 - g. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects and must be readily available upon request by the BCAA.
 - h. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project.
 - i. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.
 - j. If you have any questions or would like further information, please contact Deon Steichen at (509) 783-1304.

9. The following comments were submitted by the State of Washington Department of Ecology on August 30, 2024.
 - a. If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended.
 - b. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.
 - c. The Permit requires that a Stormwater Pollution Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites.
 - d. These control measure must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff.
 - e. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.
 - f. In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.
 - g. Note: If your project will entail more than one acre of ground disturbance, but less than five acres of ground disturbance, you may be eligible for an Erosivity Waiver.
 - h. More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>.
 - i. Please submit an application or contact Lloyd Stevens Jr. at the Dept. of Ecology, (509)571-3866, with questions about this permit.

10. The following comments were received from the Washington State Department of Transportation on August 22, 2024.
 - a. The subject property is adjacent to State Route 397 (SR 397), as managed access Class 3 highway with a posted speed limit of 50 miles per hour. Access to the property is via two permitted driveways at mileposts 11.31 and 11.35 Rt. These permits are valid for the proposed us.
 - b. Any proposed lighting must be directed down towards the site and away from SR 397.
 - c. Stormwater and surface runoff generated by this proposal must be retained and treated on

site. An approved WSDOT utility permit is required for any discharge of stormwater onto highway right-of-way.

- d. If you have any questions, please contact Jacob Prilucik at (509) 577-1635.
11. The following comments were submitted by the Benton County Building Division on August 19, 2024:
 - a. The proposed building for EA 2024-0014 must comply with all current Benton County Building and Fire Codes.
 - b. If you have any questions or would like further information, please contact Troy Taylor at (509) 735-3500.

Conditions:

The applicant is responsible for providing the Planning Division with verification and approval of any listed condition. The applicant shall meet and comply with the following mitigating conditions for this Mitigated Determination of Non-Significance (MDNS).

1. All requirements for asbestos abatement and soil destabilization must be conducted and provided to the Benton Clean Air Authority.
2. All required permits must be obtained from the Benton County Building Division.
3. All required permits related to stormwater must be obtained from the Department of Ecology and the Washington State Department of Transportation.
4. All lighting must be directed down towards the site and away from SR 397.
5. Meet and comply with the Benton County Planning Division requirements which include:
 - a. Prior to issuance of any development permits, the applicant must obtain any required permits from the Benton Franklin Health District, Benton County Building Division, and Benton County Planning Division.

Community Development Department
Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.bentoncountywa.gov



Planning Division
(509) 786-5612
Planning.department@co.benton.wa.us
102206 E Wiser Parkway, Kennewick, WA 99338

RECEIVED

SEP 03 2024

Benton County
Planning Division

LOT CONSOLIDATION APPLICATION

Application No. _____

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent: Travis Hendrickson

Mailing Address: 4407 Wst 19th Ave City: Kennewick

State: WA ZIP: 99338 Phone: 509-614-6561 Work: _____

Email Address: finleyselfstorage@gmail.com

Signature: [Signature] Date: 9/3/24

Property Owner(s) (if different): _____

Mailing Address: _____ City: _____

State: _____ ZIP: _____ Phone: _____ Work: _____

Email Address: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

**If there are additional owners please copy this section, sign, and attach to the application*

If the property is owned by a corporation, trust, partnership or LLC please complete the entity signature block below showing that the person signing has the authority to sign on behalf of the company.

ENTITY SIGNATURE BLOCK

Applicant/Legal Owner: Travis Hendrickson

Officer name: _____

Title: Owner

Signature: [Signature] Date: 9/3/24

THE ABOVE SIGNED OFFICER OF Finley Self Storage LLC (name of entity)

WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO PERMIT Travis Hendrickson (name of applicant) 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 Division 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.

PARCEL INFORMATION

1. Subject property address: 230306 E Sr 397

City: Kennewick State: WA ZIP: 99337

2. Parcel number 1: 12 6801 010 1960 02 Acres: 1.5

Parcel number 2: 1 2680 101 0044 001 Acres: 1.21

Parcel number 3: Acres:

3. Present use of property: Storage facility

4. Please give a detailed explanation for consolidation request: To combine business into one parcel

5. Access: County Road State Road/Highway Private Road

6. Utilities: Power: Benton PUD Benton REA

Sewer: Septic Tank City Sewer: (Provider) _____

Water: Individual Wells One well serving 2-4 lots One well serving 5+ lots

Private System (Provider & Address) _____

City System (Provider) _____

Gas: No Yes: (Provider) _____

Cable: No Yes: (Provider) _____

Phone: No Yes: (Provider) _____

Irrigation: No Private District: (Provider) _____

7. Additional comments or information: _____

(FOR STAFF USE ONLY) Access: Y N Application Complete: Y N

Critical Areas: N Y: _____ Zoning: _____

Reviewed by: _____ Date: _____

Any information submitted to the Benton County Planning Division 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.



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SEP 03 2024

Benton County
Planning Division



HEM 1.11

NOTICE OF OPEN RECORD HEARINGS

NOTICE IS HEREBY GIVEN that the following applications have been proposed to the Benton County Hearings Examiner for Benton County, Washington.

NOTICE IS FURTHER GIVEN that the Benton County Hearings Examiner will hold an open record public hearing for each of the below stated applications on **October 18, 2024** at 10 a.m. in the Planning Hearing Room, First Floor Courthouse, 620 Market Street, Prosser, WA 99350. The hearings will be held in-person and virtually/telephonically via Webex. To find information on attendance and testimony options, directions to the meeting room and to review documentation for the application, please visit <https://tinyurl.com/BCpublicnotice>.

CONDITIONAL USE PERMIT – CUP 2024-013 The applicant, Jose Medelez, is proposing to construct an 800 sq. ft. accessory dwelling on a parcel with an existing 3,5001 sq. ft. single family residence. The project is located at 98613 E 162 PR SE, Kennewick, WA 99338 in the Rural Lands 5 Acre District. Parcel number 1-1088-401-3043-001.

CONDITIONAL USE PERMIT – CUP 2024-014 The applicant, Travis Hendrickson for Finley Self Storage, is proposing to expand the existing storage facility by constructing an additional 5,400 sq. ft. storage building. The project is located at 230306 E SR 297, Kennewick, WA 99337 in the General Commercial District. Parcel number 1-2680-101-0196-002.

CONDITIONAL USE PERMIT – CUP 2024-015 The applicant, Parametrix, is proposing to replace an existing 3” gas line with a 4” 2,000 LF gas line within the County right-of-way along Bennett Road in Prosser, WA 99350. The project is located in the Urban Growth Area Residential District, between parcel numbers 1-1084-100-0013-000 and 1-1084-102-0012-000.

CONDITIONAL USE PERMIT – CUP 2024-016 The applicant, Nivie Sizemore, is proposing to construct an 800 sq. ft. accessory dwelling within a detached shop on a parcel with an existing 2,620 sq. ft. single family residence. The project is located at 36929 N Schumacher PR NE, Benton City, WA 99320 in the Rural Lands 5 Acre District. Parcel number 1-1697-101-2723-002.

CONDITIONAL USE PERMIT – CUP 2024-017 The applicant, Marshall DeCoria, is proposing to construct a 540 sq. ft. accessory dwelling within a detached shop on a parcel with an existing 5,400 sq. ft. single family residence. The project is located at 97702 E 162 PR SE, Kennewick, WA 99338 in the Rural Lands 5 Acre District. Parcel number 1-1088-401-2974-002.

Anyone may participate in the hearings and present testimony or comments on an application. Persons may appear in person or virtually/telephonically during the hearing or provide written testimony to the Hearings Examiner on or before **October 15, 2024**. Written comments can be emailed to planning.department@co.benton.wa.us, mailed to or dropped off at the Planning Division office at the Public Services Building, 102206 E Wisser Parkway, Kennewick, WA 99338.

Any information submitted to Benton County is subject to the public records disclosure laws for the State of Washington (RCW Chapter 42.17) and all other laws that may require the release of the documents to the public.

If you wish to provide testimony during the hearing (in person or virtually), we ask that you inform the Planning Division before the meeting. You can do that by filling out a Request to Testify form at <https://tinyurl.com/testifyform> or by contacting our office to be added to the list. **You must submit a request for each hearing in which you wish to participate.** We ask that participants who will be attending virtually please limit background noise and/or mute their line to prevent interruptions of the meeting.

If you have questions regarding any of the actions before the Hearings Examiner or the hearing process, please contact the Planning Division at (509) 786-5612, 102206 E. Wiser Parkway, Kennewick, WA 99338, or planning.department@co.benton.wa.us.

Dated this 25th day of September, 2024.

PUBLICATION DATE: October 2, 2024

SUSAN E. DRUMMOND
Benton County Hearings Examiner

MICHELLE L. MERCER, Planning Manager
Community Development Department