

EXHIBIT LIST FOR CUP 2017-004 (Trickit)

			DATED
Hearing Examiner Application Exhibit List			
HER 1	HER 1.1	Application and supporting documents	June 13, 2017
Includes:	HER 1.2		
	HER 1.3		
	HER 1.4		
Hearings Examiner Staff Memo Exhibit List - August 21, 2017			
HEM 1	HEM 1.1	Staff Memo	August 8, 2017
Includes:	HEM 1.2	Site map	July 14, 2017
	HEM 1.3	Comments from Kennewick Irrigation District	June 28, 2017
	HEM 1.4	Comments from Benton Franklin Health District	July 11, 2017
	HEM 1.5	Comments from Benton PUD	July 14, 2017
	HEM 1.6	Comments from Benton County Fire Marshal	July 15, 2017
	HEM 1.7	Notice of Open Record Hearings	August 2, 2017
	HEM 1.8	Comments from Meredith Sloan, neighbor	August 11, 2017
	HEM 1.9		
	HEM 1.10		
Hearings Examiner Staff Hearing Exhibit List - August 21, 2017			
HEH 1	HEH 1.1		
Includes:	HEH 1.2		
	HEH 1.3		

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**

Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

HEM 1.1

MEMO DATE: August 8, 2017

MEETING DATE: August 21, 2017

TO: Benton County Hearings Examiner

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

RE: Conditional Use Permit Application
File #: CUP 2017-004

APPLICANT: Trish Trickit/DBA:The Pit Bull Pen
22206 Kennedy Road
Benton City, WA 99320

PROPERTY OWNER: Nancy Kay Strom
4209 S. Cascade St
Kennewick, WA 99337

SPECIFIC REQUEST

The applicant is requesting a Conditional Use Permit for the operation of commercial kennel for the boarding and keeping of up to ten (10) dogs at a time on site.

BACKGROUND

Site Location: The site is located at 22206 E. Kennedy RD Benton City, WA 99320 on a developed site also known as Lot 4 of Short Plat 2653 in Section 16, Township 9 North, Range 27 East, W.M..

Land Use: The site is currently developed with a single-family dwelling and outbuildings. The surrounding properties are developed with like uses.

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 Section 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 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/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 applicant is Trish Trickit, whose address is 22206 E. Kennedy Road, Benton City, WA 99320. The owner of the property is Nancy Strom whose address is 4209 Cascade Street Kennewick, WA 99337
2. The applicant is requesting approval of a Conditional Use Permit for the operation of a commercial kennel for boarding up to ten (10) adult dogs six (6) months of age or older on a 2.50 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 Sunday through Saturday 12 p.m. to 6 p.m. and on-call as needed.

3. Conditional Use Permit CUP 2017-004 was submitted to Benton County on June 13, 2017, and declared complete on June 14, 2017.
4. The notice for the Benton County Hearing Examiner Open Record Hearing was published on August 7, 2017 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 August 21, 2017.
5. Conditional Use Permit CUP 2017-004 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 outbuildings. The surrounding properties are developed in both residential and agricultural purposes.
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. The Benton County Department of Public Works requires that the approach onto Kennedy Rd be paved in strict compliance with the standards and specifications established by the Benton County Engineer and under Benton County Resolution 2017-304.
10. The applicant did not address in their application how waste from the animals would be handled. Any waste must be disposed of in accordance with state and local laws.
11. 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 dogs inside a residence is not permissible due to sanitary purposes.
12. The Benton-Franklin Health District made the following comments on July 11, 2017:
 - "1. The animal waste generated by the kennels must be directed to a disposal component that has been permitted and approved by the Department of Ecology.
 2. The well serving this property must be upgraded to a Public Water Supply. In 2010 Ms. Trickit applied for the application to upgrade the single family well to a 2-Unit Group B Public Water Supply. The process was nearly 100% completed, however one deficiency was not resolved and after a matter of time the application was dead-filed. Prior to the well being approved as a 2-Unit Group B Public Water Supply, the following items must be completed:
 - A current Bacteriological and Nitrate test must be submitted to this office, and both tests must come back satisfactory.
 - The final deficiency must be corrected. Currently the septic tank serving the mobile home is within the 100' radius of the proposed public water supply. Ms. Trickit has two options that she may choose from to resolve this matter and correct the deficiency:

- The septic tank must be moved so that it is outside of the well's 100' sanitary control area. In addition, the septic tank inlet line must be sleeved from where it exits the mobile home through the 100' sanitary control area.
 - A licensed Hydrogeologist or Engineer would be hired to provide technical justification to this department supporting a decrease in the size of the sanitary control area (Decreasing the sanitary control area to the point whereby the existing septic tank would no longer be within the sanitary control area). The justification must address geological and hydrogeological data, well construction details, and other relevant factors necessary to provide adequate sanitary control."
13. The Kennewick Irrigation District, Benton PUD and Benton County Fire Marshal all responded to a request for agency review with no comments.
 14. The applicant has requested one 2' x 2', 5 foot tall sign on the property.
 15. 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.
 16. 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.
 17. 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.
 18. The Benton County Building Department stated that any new structures or fencing greater than 7 feet in height require a building permit.

CONDITIONS OF APPROVAL

If the Hearings Examiner decides to approve Conditional Use Permit Application CUP 2017-004, 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 2017-004 until the applicant is in compliance with 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 sent from the Benton-Franklin Health District to the Benton County Planning Department as outlined in the July 8, 2017, 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 2017-004 is in effect.

4. The requested Conditional Use Permit would be granted for the keeping of up to ten (10) dogs (6 months and older) on site. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 2017-004 is in effect.

5. That the dogs be kept in a kennel that is indoors with insulated walls and ceiling and sheetrock 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 2017-004 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 2017-004 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 2017-004 is in effect.

8. That any waste created as a result 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 of the waste generated by the animals contained on the property. The applicant shall continue to meet all such requirements while Conditional Use Permit CUP 2017-004 is in effect.

9. As requested in the application, the proposed kennel would not have any non-resident employees and one sign of 2' x 2' and 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 2017-004 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 ten (10) dogs will be the maximum allowed to live 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 (10) 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 2017-004 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 the majority 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 may not be transferred by a holder. If a new property owner wishes to have a commercial kennel, a new Conditional Use Permit application must be applied for and approved by the Benton County Hearing Examiner.

Benton County does not warrant, guarantee, or accept liability for accuracy, precision or completeness of any information shown herein or for any inferences made therefrom. Any errors or omissions are the responsibility of the user and not the responsibility of Benton County or its agents thereof. This information is provided for informational purposes only.

HEM 1.2

SECTION 16, TOWNSHIP 9 NORTH, RANGE 27 EAST, W.M
CONDITIONAL USE PERMIT CUP# 2017-0
TRISH TRICKIT 1-1697-301-2653-004
MAP PRINTED JUNE 14, 2017



HER 1.1

BENTON COUNTY PLANNING DEPARTMENT CONDITIONAL USE APPLICATION FILE NO. CUP 2017-004



1. Applicant Name Trish Trickit as The Pit Bull Pen
 Applicant Address: 22206 E Kennedy Rd Benton City, WA 99320
 Telephone number: Home 509 588 9993 Work _____

2. Legal owners name: Nancy Kay Strom Jesse Greenough
 Legal Owners address: 4209 S Cascade St Kennewick WA 99337
 Telephone number: Home 509 586 1261 Work _____

If you wish to be contacted by email please list your email address:
The Pit Bull Pen@gmail.com J77yrs@yahoo.com

3. Parcel Number or Legal description of property for which permit is for:
1169730126.53004

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

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.**
House and care for dogs as rescue activity. Train, exercise and rehabilitate the ones who need additional support. Hold adoption events, Quarantine strays

6. The property will be served by:

WATER:	Well <input checked="" type="checkbox"/>	Private System _____	City System _____
SEWER:	Septic Tank <input checked="" type="checkbox"/>	City Sewer _____	
POWER:	PUD <input checked="" type="checkbox"/>	REA _____	
PHONE:	Yes <input checked="" type="checkbox"/>	No _____	Name of Utility <u>Frontier</u>
GAS:	Yes _____	No <input checked="" type="checkbox"/>	Name of Utility _____
CABLE:	Yes _____	No <input checked="" type="checkbox"/>	Name of Utility _____
IRRIGATION:	Yes _____	No <input checked="" type="checkbox"/>	Name of Utility _____
PRIVATE IRR.	Yes _____	No <input checked="" type="checkbox"/>	

7. Total acres of property: 2.5 Zoning Classification of Property: Rural lands 5
 Comprehensive Plan Designation _____

8. Describe existing structures and/or uses currently existing on your property, such as well, septic residential dwelling, garage, etc.: well, septic, pump house, single wide mobile home, 4 Barn, 3 conex containers

9. Describe existing structures and present land uses in the surrounding area of your property:
Houses, manufactured homes, shops, semi-commercial

10. Please answer the following questions. **PLEASE BE SPECIFIC - USE ADDITIONAL PAPER IF NECESSARY.**

- a. Is there a residence on site? Yes 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 No
- c. Does at least one of the proprietors live in said residence? Yes 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? 2304
- f. What is the **total** square footage that will be used for the business activity?
1800
- g. Is only one detached building to be used for the business activity? Yes No
- h. Are any signs going to be used with the business activity? Yes No
If yes, give the number, height and sizes of the sign(s) include a drawing of the sign to be used. 1 @ 2x2' 5' tall
- i. State the number of vehicles marked to identify the business to be stored on site.
1 when I get it
- j. List the number of off street parking spots 20
- k. What County Road does the site access off of? Kennedy
- L. List the preferred office hours for the presence of customer/clients and non-resident employees. Days of the week Wed-Sat
Hours of Operation 12-10

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:

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.

Trish Trickit
Applicant's Signature

Trish Trickit
Print Name

5-19-17
Date

Nancy Kay Strom
Signature of Legal Owners

Nancy Kay Strom
Print Name

5-31-17
Date

Jesse Greenough Jr
Signature of Person with additional ownership interest

JESSE GREENOUGH JR
Print Name

5-31-17
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: Trish Trickit The Pit Bull Pen

By: Trish Trickit Administrator
(print name) (Title)

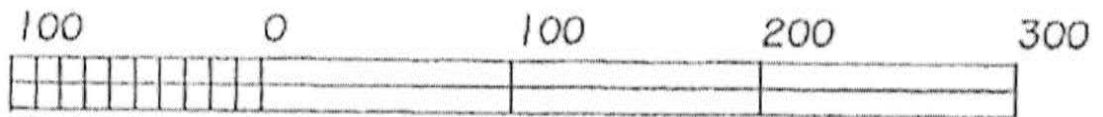
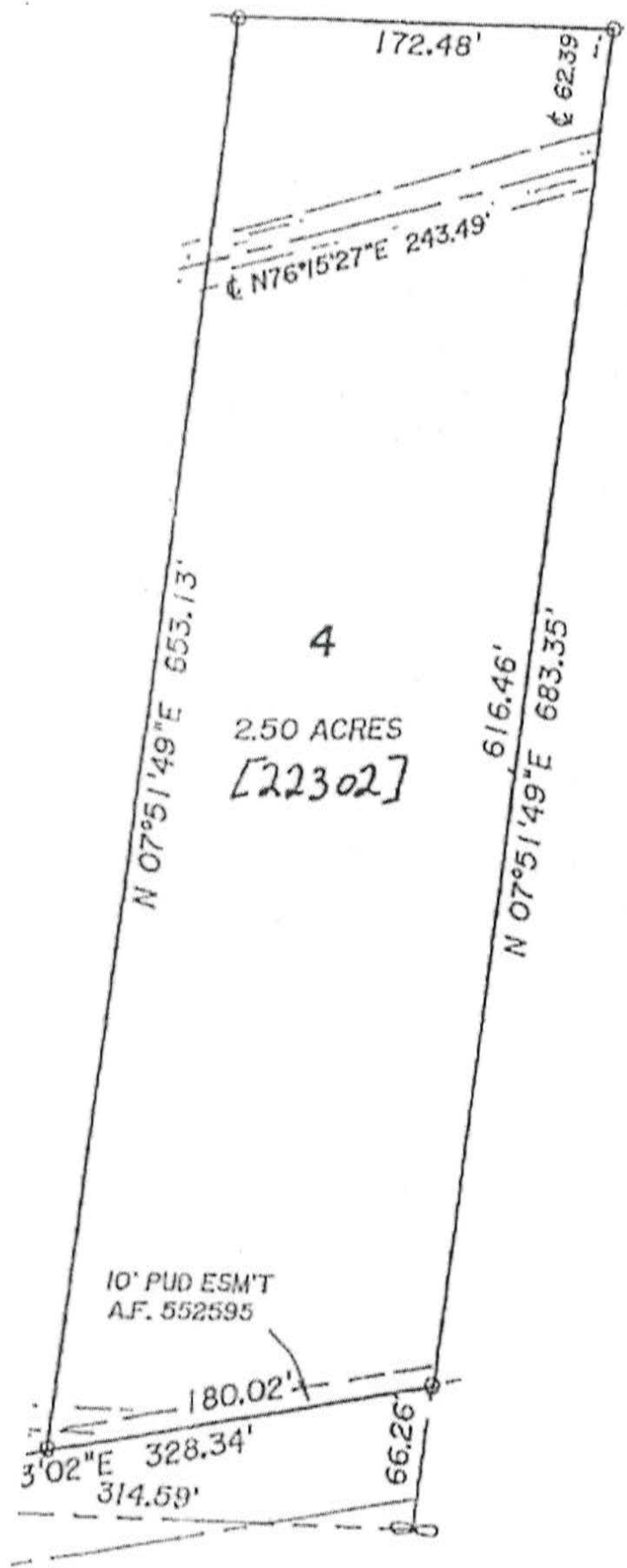
Signature: Trish Trickit Administrator
(Signature) (Title)

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

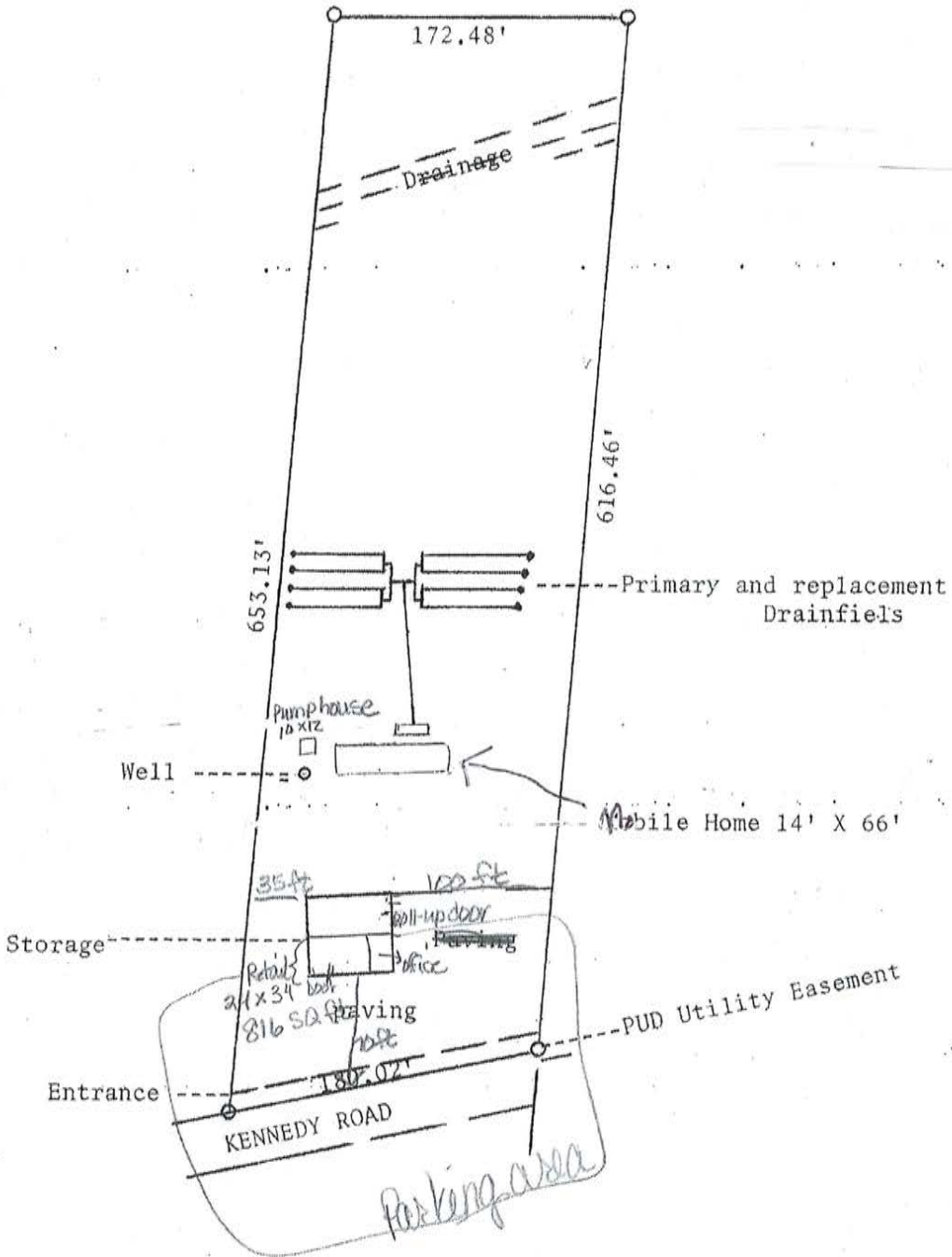
FOR OFFICIAL USE ONLY:
Critical Area Review Completed by: Chad Ruzay on 7/6/2017
Application approved for processing by Chad Ruzay on 7/6/2017
Zoning R2-5 Comp Plan Designation _____



GRAPHIC SCALE - FEET



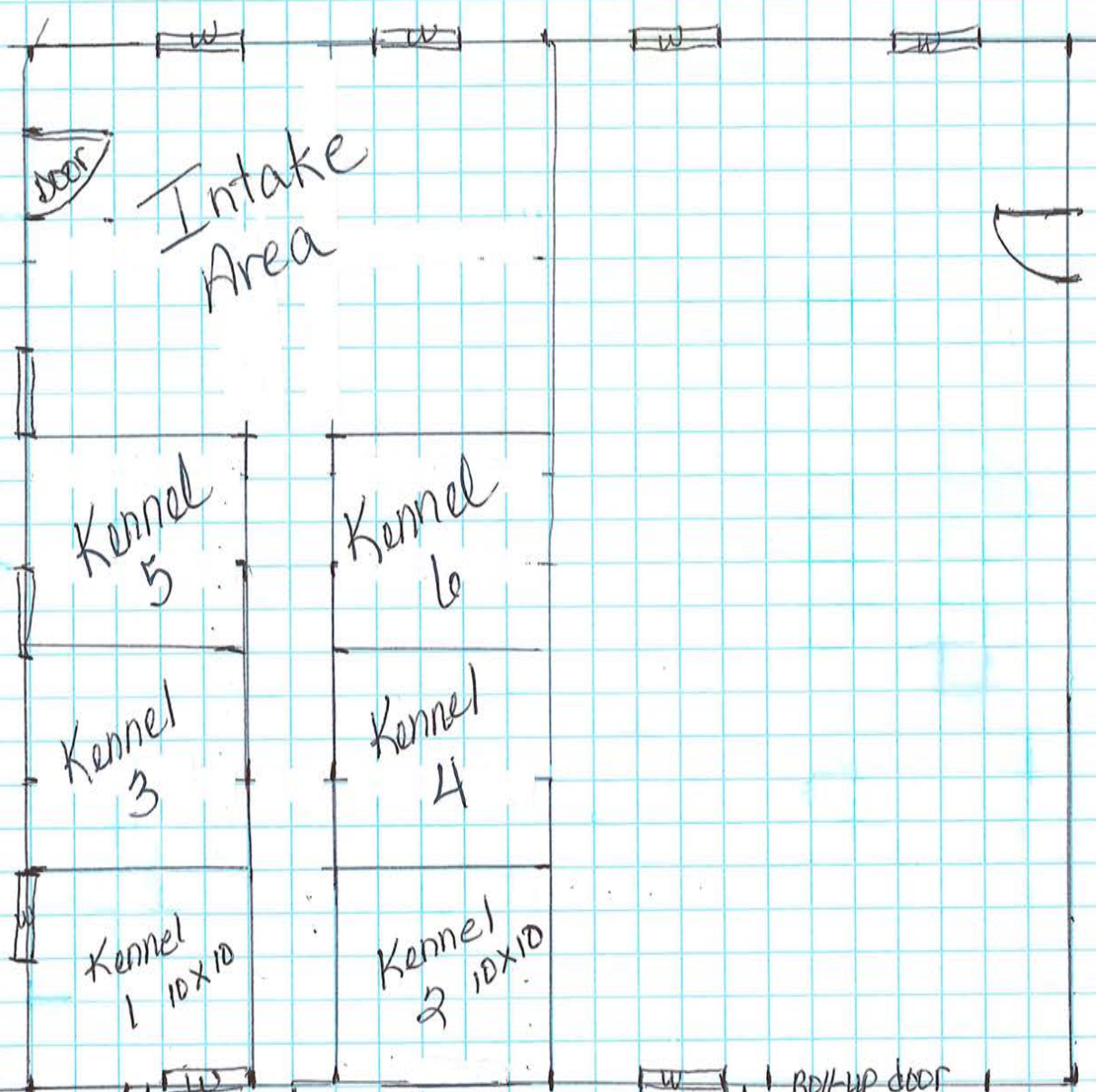
NORTH



PROPOSED STRUCTURE: _____ INDICATE SCALE: 1" = 100' "

PARCEL NO.: 1-1697-301-2653-004

OWNER: Nancy Strom Jesse Greenough



Intake Area

Kennel 5

Kennel 6

Kennel 3

Kennel 4

Kennel 1
10x10

Kennel 2
10x10

Yard 1
20x20

Yard 2
20x20

door

Roll-up door

Dog door

w

w

w

w

w

w



ON-SITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION INSPECTION REQUEST ENVIRONMENTAL HEALTH

7102 W Okanogan Pl.
Kennewick, WA 99336
(509) 460-4205

310 7th Avenue
Prasler, WA 99330
(509) 786-1633

DATE OF REQUEST: 6/30/09 COUNTY: Benton CITY/AREA: Benton City
 TYPE OF SEWAGE SYSTEM: CONVENTIONAL GRAVITY FLOW ALTERNATIVE SYSTEM _____
 TYPE OF PERMIT: NEW REPAIR _____ 2 COMPONENT REPAIR _____ ALTERATION/EXPANSION _____
 TYPE OF STRUCTURE: SINGLE FAMILY HOME _____ (Site Built _____ Manufactured) Number of Bedrooms 5
 NON-RESIDENTIAL _____ TYPE OF BUSINESS _____ DESIGN CAPACITY _____ Gpd
 BUILDING SEWER CONNECTED TO SEWAGE DISPOSAL SYSTEM: YES _____ NO Section 16 Township 9 Range 27
 PERMITTEE'S NAME: Trish Tricket BUILDER/CONTRACTOR Psalm24
 PARCEL IDENTIFICATION NUMBER: 1-1697-301-2653-004
 PROPERTY ADDRESS (Include nearest County road) 22206 E. Kennedy Road
 LEGAL DESCRIPTION OF PROPERTY Short plat 2653 Lot 4

SEWAGE SYSTEM DATA

- SEPTIC TANK 1000 gallons CONCRETE OTHER (specify) _____
- GPS Coordinates N46.28769° W119.44901°
- PUMP CHAMBER _____ dose volume _____
- DRAINFIELD 900 square feet
- ABSORPTION BED _____ square feet
- OTHER _____ square feet

SYSTEM INSTALLER Psalm24

TYPE OF WATER SYSTEM:

SINGLE FAMILY WELL _____ SEW _____

NAME OF MUNICIPAL OR COMMUNITY SYSTEM _____

MAIL REPORT TO:

Trish Tricket Psalm 24

POB 744 3001 S. Jean St.

Benton City, WA 99320 Kennewick, WA 99337

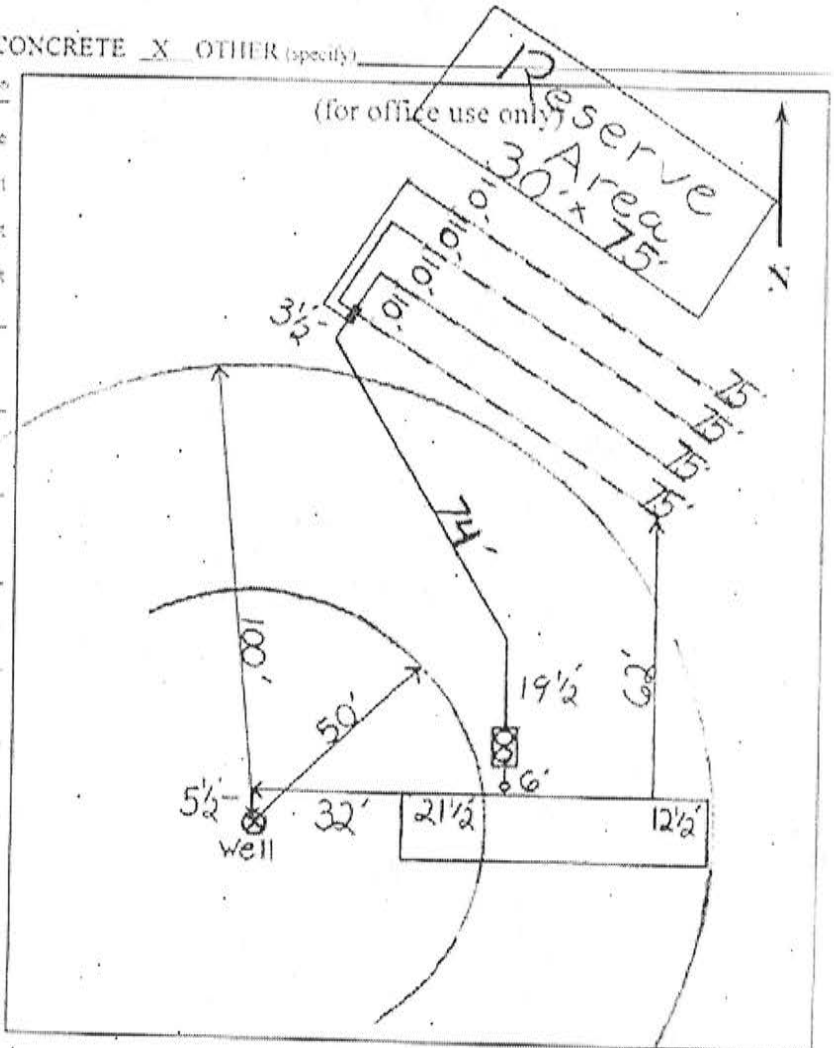
INSPECTED BY [Signature]

DATE OF INSPECTION 6/30/09

The Benton-Franklin Health District recommends that septic tanks be pumped every 3 to 5 years

CAUTION: Damage can easily occur if vehicular traffic takes place over the system.

cc: Benton County Building Department



19880 PERMIT NUMBER

2

HEM 1.3

Donna Hutchinson

From: Rebecca Hiles <rhiles@kid.org>
Sent: Wednesday, June 28, 2017 7:52 AM
To: Planning Department
Subject: RE: Site map for Agency review request for CUP 2017-004 (Trickit)

Ms. Brown,

KID has no comments regarding this Conditional Use Permit as this is a non-irrigated parcel.

Rebecca S. Hiles, E.I.T.
Staff Engineer

Kennewick Irrigation District
2015 S. Ely Street
Kennewick, WA 99337
509-460-5442 [phone]
<mailto:rhiles@kid.org>



This communication is protected by the Electronic Communications Privacy Act, 18 U.S.C. 2510 et seq., which makes it a felony punishable by fines and up to five years imprisonment to intercept or use the information contained in this email. If the reader of this message is not the intended recipient, employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us and return the original message to us and delete this message from your mailbox. Thank You.

From: Ben Woodard
Sent: Thursday, June 15, 2017 1:53 PM
To: Rebecca Hiles <rhiles@kid.org>
Subject: FW: Site map for Agency review request for CUP 2017-004 (Trickit)

FYI&A...

From: Planning Department [<mailto:Planning.Department@co.benton.wa.us>]
Sent: Wednesday, June 14, 2017 4:13 PM
To: Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Benton-Franklin Health District - Rick Dawson <rickd@bfhd.wa.gov>; Fire District #4 <wwhealan@bcfd4.org>; Seth Defoe <SDefoe@kid.org>; Ben Woodard <BWoodard@kid.org>; City of Benton City <bchall@owt.com>; Dale Wilson <Dale.Wilson@co.benton.wa.us>; Ken Williams <Ken.Williams@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Steve Brown <Steve.Brown@co.benton.wa.us>; Tomi Chalk <Tomi.Chalk@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>
Subject: Site map for Agency review request for CUP 2017-004 (Trickit)

I apologize, my previous email did not attach the site map. It is attached here.

Thank you!

April Brown

Office Assistant III

Benton County Planning Department

PO Box 910

Prosser WA 99350

509-786-5612 or 509-736-3086

Fax: 509-786-5629

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: Shawn Brown <shawnb@bfhd.wa.gov>
Sent: Tuesday, July 11, 2017 11:54 AM
To: Planning Department
Cc: Clark Posey
Subject: Agency review request for CUP 2017-004 (Trickit)

Good Morning:

This office has searched its database and determined that this property contains a residence that is served by a single family well and on-site septic system. The on-site septic system was installed and approved in 2009 and is approved for a maximum of three bedrooms. This office has reviewed the documentation provided and has the following requirements regarding the proposal:

1. The animal waste generated by the kennels must be directed to a disposal component that has been permitted and approved by the Department of Ecology.
2. The well serving this property must be upgraded to a Public Water Supply. In 2010 Ms. Trickit applied for the application to upgrade the single family well to a 2-Unit Group B Public Water Supply. The process was nearly 100% completed, however one deficiency was not resolved and after a matter of time the application was dead-filed. Prior to the well being approved as a 2-Unit Group B Public Water Supply, the following items must be completed:
 - A current Bacteriological and Nitrate test must be submitted to this office, and both tests must come back satisfactory.
 - The final deficiency must be corrected. Currently the septic tank serving the mobile home is within the 100' radius of the proposed public water supply. Ms. Trickit has two options that she may choose from to resolve this matter and correct the deficiency:
 - ❖ The septic tank must be moved so that it is outside of the well's 100' sanitary control area. In addition, the septic tank inlet line must be sleeved from where it exits the mobile home through the 100' sanitary control area.
 - ❖ A licensed Hydrogeologist or Engineer would be hired to provide technical justification to this department supporting a decrease in the size of the sanitary control area (Decreasing the sanitary control area to the point whereby the existing septic tank would no longer be within the sanitary control area). The justification must address geological and hydrogeological data, well construction details, and other relevant factors necessary to provide adequate sanitary control.



Please contact me with any questions, thank you.





Shawn Brown RS
Environmental Health Specialist II

Benton-Franklin Health District
7102 W. Okanogan Place,
Kennewick, WA 99336
p: 509.460.4320
www.bfhd.wa.gov ShawnB@bfhd.wa.gov

Follow us on  

From: Rick Dawson
Sent: Wednesday, June 14, 2017 5:03 PM
To: Shawn Brown
Subject: FW: Agency review request for CUP 2017-004 (Trickit)

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 14, 2017 3:18 PM
To: Tavis Hatfield; Rick Dawson; Fire District #4; Kennewick Irrigation District - Seth Defoe; Kennewick Irrigation District - Ben Woodard; City of Benton City; Dale Wilson; Ken Williams; Michelle Johnson; Rod Worthington; Steve Brown; Tomi Chalk; Troy Taylor; Benton PUD - Chad Brooks; Benton PUD - Roxanne Weller ; Benton PUD - Shanna Everson; Benton PUD Bob Roe; Benton PUD Dave Smith; Benton PUD Jeff Vosahlo; Benton PUD-Mike Irving
Subject: Agency review request for CUP 2017-004 (Trickit)

Please see the attached request for agency review as well as the application and site information on CUP 2017-004.

Please make sure any comments include the file number.

Thank you!

April Brown
Office Assistant III
Benton County Planning Department
PO Box 910
Prosser WA 99350
509-786-5612 or 509-736-3086
Fax: 509-786-5629

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.

IMPORTANT: *Email coming and going from our agency is not protected, thus client information can not be shared in this format. Please use voicemail or fax for client communication. The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email in error, please notify the system manager or the sender immediately and do not disclose the contents to anyone or make copies thereof.*

April Brown

From: Chad Brooks <brooksc@bentonpud.org>
Sent: Wednesday, June 14, 2017 3:30 PM
To: Planning Department
Subject: RE: Agency review request for CUP 2017-004 (Trickit)

No comments.

Chad Brooks
Distribution Design Tech I
Benton PUD
Email: brooksc@bentonpud.org
Main # (509)582-2175
Direct # (509)582-1233



From: Planning Department [mailto:Planning.Department@co.benton.wa.us]
Sent: Wednesday, June 14, 2017 3:18 PM
To: Tavis Hatfield; Benton-Franklin Health District - Rick Dawson; Fire District #4; Kennewick Irrigation District - Seth Defoe; Kennewick Irrigation District - Ben Woodard; City of Benton City; Dale Wilson; Ken Williams; Michelle Johnson; Rod Worthington; Steve Brown; Tomi Chalk; Troy Taylor; Chad Brooks; Roxanne Weller; Shanna Everson; Bob Roe; David Smith; Jeff Vosahlo; Mike Irving
Subject: Agency review request for CUP 2017-004 (Trickit)

Please see the attached request for agency review as well as the application and site information on CUP 2017-004.

Please make sure any comments include the file number.

Thank you!

April Brown
Office Assistant III
Benton County Planning Department
PO Box 910
Prosser WA 99350
509-786-5612 or 509-736-3086
Fax: 509-786-5629

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**

HEM 1.6

TO: BC Planning Department

RECEIVED

CUP 17-004

JUN 15 2017

Date Received 6-14-17 Date Returned 6-15-17

**Benton County
Planning Department**

Comments:

Attached is a copy of a CONDITIONAL USE PERMIT application with attachments. The applicant is requesting permission to house and care for rescue dogs as well as occasionally holding adoption events.

Fire Marshal's Comments: None

Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

NOTICE OF OPEN RECORD HEARINGS

HEM 1.7

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

CUP 2017-004 – The applicant is requesting a Conditional Use Permit to operate a rescue facility for dogs as well as house, train and rehabilitate them. Applicant will also occasionally hold adoption events. The date of the written determination of completeness on this action is June 14, 2017. The site is located at 22206 East Kennedy Road in Benton City, Washington in Section 16, Township 09 North, Range 27 East, W.M. Applicant: Trish Trickit

CUP 2017-005 – The applicant is requesting a Conditional Use Permit for the expansion of an existing church facility to over 3500 sq. ft. The building currently being used is a commercial Factory Assembled Structure of approximately 2000 sq. ft. The applicant is requesting approval expand the property and construct a new, larger (up to 8,000 sq.ft.) church. The site is located at 107407 E. Badger Road Kennewick, WA 99338 in the Northeast Quarter of the Northwest Quarter of Section 11, Township 8 North, Range 28 East, W.M. Applicant: New Heritage Church

CUP 2017-006 – The applicant is requesting a Conditional Use Permit to operate a 1 unit RV park, remove the single wide trailer currently on the parcel and add an RV pad with water and septic for RV parking. The site is located at 208005 East Bowles Road Kennewick, WA 99337 in Section 21, Township 8 North, Range 30 East, W.M. Applicant: Dale Guthrie

NOTICE IS GIVEN that said applications will be considered by the Benton County Hearings Examiner at the public hearings on Monday, August 21, 2017 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 applications 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 736-3086 (Tri-Cities) or 786-5612 (Prosser). 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 Accommodation Request Form 48 hours prior to the date of the meeting. The form is located on the Benton County website which is www.co.benton.wa.us under the Personnel Department or contact the Benton County Planning Department at the numbers noted above for assistance.

Date: August 2, 2017

SUSAN E. DRUMMOND
Benton County Hearings Examiner

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

Publication Date: Monday, August 7, 2017

2

Donna Hutchinson



From: Meredith Sloan <merryfox.mls@gmail.com>
Sent: Thursday, August 10, 2017 7:10 PM
To: Planning Department
Subject: Trish Tricket permit for dog rescue facility/hearing scheduled 8/21/2017

Susan E Drummond
Benton County Hearings Examiner

HEM 1.8

My name is Meredith L Sloan. I have been the homeowner at 22908 E. Kennedy RD NE since 2003 and I live next door to Ms. Tricket. I have been a dog groomer since 1998(owner: Chelsea's Dog Grooming, Richland, WA, Benton County. 509-946-5180).

I also have experience raising and showing terriers as well as socializing dogs for grooming and show.

I believe Ms Tricket to be a loving dog owner and I am sure "her heart is in the right place". I too love pit bulls and wish them all to have good loving homes. I don't believe this is the right place for it and I don't believe that she possesses the experience, resources nor stamina for this endeavor.

She recently "lost" a dog who had just given birth by letting it out during a thunder storm. What was new mother dog doing outside alone?

The barking from her place for the last few years, while she has been operating without a permit is annoying. I have many times heard what sounds like fighting dogs.

At this time the property appears to lack proper security fencing to contain these dogs. It is field fencing.

I am told that after their volunteer inspected Ms Tricket's property for pitt bull rescue, The Pet Overpopulation Prevention in Richland chose not to work with her.

Pitt Bulls are loving and friendly until they aren't. They are powerful and can injure each other as well as bystanders when they "scuffle". They tend to be unpredictable with other dogs. They can be wonderful pets for those who are equipt to handle them and those who can see to their exercise and socialization needs.

At best, Ms Tricket maintains her property haphazardly. Corrugated sheets of metal from her property blow onto my property regularly during frequent wind storms.

I am now almost 61 years old and I hope to retire within the next 10 years. I worry about how the locating of a pitt bull rescue next door will affect the saleability of my home.

I appreciate your attention to my concern.

Meredith Sloan
22908 E Kennedy RD NE
Benton City, Benton County, WA
509-588-4834 Home
509-528-0288 Cell,