



**BENTON COUNTY HEARINGS EXAMINER**  
**SPECIAL MEETING**  
**JUNE 12, 2026 AGENDA**

**LOCATION:** 620 Market Street, Courthouse 3<sup>rd</sup> floor, Prosser, WA 99350  
Benton County Commissioners Meeting Room

**DATE:** June 12, 2026

**TIME:** 10:00 AM

**CONSENT:**

**A. CONDITIONAL USE PERMIT – CUP 2025-008** The applicant, Karl Knobbs, is requesting a six-month extension to meet the conditions of approval for converting an existing barn into a craft distillery with two guest suites to provide overnight lodging accommodation. The extension will allow time to satisfy the Public Works approval for the Road Approach Permit, as well as obtain confirmation with the Department of Ecology for ground water withdrawal requirements. The project is located at 23133 W Orcutt Road, Benton City, WA 99320.

**NEW BUSINESS:**

**B. CONDITIONAL USE PERMIT – CUP 2026-008** The applicant, George Schneider, is proposing to construct a 608 sq. ft. detached accessory dwelling unit within an existing shop on a parcel with an existing 2,200 sq. ft. single family residence. The project is located at 27446 N Case Rd, Prosser, WA 99350.

**C. CONDITIONAL USE PERMIT – CUP 2026-010** The applicant, Brian Williamson, is proposing to construct a 720 sq. ft. detached accessory dwelling unit on a parcel with an existing 1,994 sq. ft. single family residence. The project is located at 8501 N Canyon View PR NE, Benton City, WA 99320.

**D. VARIANCE PERMIT – VAR 2026-002** The applicant, Todd Thornock, is requesting a variance to reduce the twenty-five (25) foot setback to two (2) feet from a private access easement to allow for an existing detached accessory building. The project is located at 723 Lower County Line Rd, Prosser WA 99350.

**E. CONDITIONAL USE PERMIT – CUP 2026-011** The applicant, Rafael Rivera, is proposing to convert 720 sq. ft. of an existing structure to a detached accessory dwelling unit on a parcel with an existing 1,982 sq. ft. single family residence. The project is located at 3505 S Yew Street, Kennewick, WA 99337.