



**STAFF REPORT TO THE
BENTON COUNTY HEARINGS EXAMINER
Todd Thornock
Setback Variance**

HEM 1.1

FILE NO: VAR 2026-002

MEMO DATE: June 2, 2026

HEARING DATE: June 12, 2026

APPLICANTS/OWNERS: Todd and Sandra Thornock, 723 S Lower County Line Rd. Prosser, WA 99350.

LOCATION: General Location: The property is located approximately 0.25 miles northeast of the intersection of North River Rd. and Lower County Line Rd. in the Prosser area of unincorporated Benton County.
Address: 723 S Lower County Line Rd. Prosser, WA 99350.
Legal: Short Plat #2525: Lot 3
Parcel Number: 106843012525003

PROPERTY SIZE: Approximately 3.00 acres

AREA TO BE USED: The applicant is seeking a 23-foot reduction to the 25-foot setback requirement from access easements.

LAND USE: Residential

ZONING: Rural Lands 5 Acre District (RL5)

COMPREHENSIVE PLAN DESIGNATION: Rural Remote

RECOMMENDATION:

The Planning Division recommends approval of the application request, subject to the suggested fourteen (14) Findings of Fact and three (3) Conditions of Approval outlined in this Staff Report.

APPLICATION DESCRIPTION:

The applicant is requesting a variance from the setback requirements in BCC 11.11.090 (a)(1) regarding setbacks from any legally established boundary line of a private access easement in the RL5 Zoning District. The applicant constructed a 1,260 square foot carport in 2023 without permitting or approvals from the Benton County Building or Planning Division. After an investigation by Benton County Code Enforcement it was discovered that the carport was constructed within a thirty (30) foot wide access

easement located fifteen (15) feet south of the north property line of the subject parcel. (HEM 1.3)

The applicant completed a short plat vacation with the Benton County Planning Division to vacate the thirty (30) foot easement and relocate it fifteen (15) feet north to be immediately adjacent to the north property line. With this vacation and relocation, the carport is no longer located within the access easement and the north setback was reduced from seventy (70) feet to fifty-five (55) feet from the property line. The constructed carport is located approximately thirty-two (32) feet from the north property line. (HEM 1.16) (HEM 1.14)

The proposed variance would allow the carport to encroach twenty-three (23) feet into the required twenty-five (25) foot setback from an access easement. If granted, this variance would result in a total setback of two (2) feet from the edge of the access easement or thirty-two (32) feet from the north property line.

There are no designated critical areas located within the property boundaries that would affect the placement of the carport elsewhere on the property. (HEM 1.15)

The application for VAR 2026-002 was submitted to the Benton County Planning Division on April 24, 2026. (HEM 1.3)

The application was declared complete for processing on April 28, 2026. (HEM 1.5)

The application documents were distributed to reviewing agencies on April 28, 2026. (HEM 1.6)

The Benton County Hearings Examiner Notice of Open Record Hearing for application VAR 2026-002 was published on May 27, 2026 in the Prosser Record Bulletin. (HEM 1.17)

The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on May 22, 2026.

The Open Record Hearing is scheduled for June 12, 2026.

APPLICABLE STANDARDS/ORDINANCES:

1. *Benton County Comprehensive Plan*
3.3.2.3 Rural Land Use Designations
Rural Remote is the predominant rural land use in the County. This land is located mostly between the agricultural lands (GMA Agriculture), Rural Transition, and the UGAs. Rural Remote land use is intended to enhance and preserve the County's rural character, which includes rural open space, low densities, wildlife habitat, public open space for outdoor recreational activities, and rural home sites on which a limited range of agricultural activities may be conducted. Allowable density in Rural Remote land use is 1DU/5acres.

2. *Benton County Code (BCC)*
Title 11 Zoning
Chapter 11.11.090 Property Development Standards—Setback Requirements
All lands, structures, and uses in the RL5 Acre District shall meet the following setback requirements, and if applicable, the setback requirements set forth in Chapter 15.02 BCC, Chapter 15.04 BCC, Chapter 15.06 BCC, Chapter 15.08 BCC, Chapter 15.12 BCC, and Chapter 15.14 BCC.
(a) Setback Requirements. The following minimum setbacks shall apply:

(1) Each dwelling unit, accessory building, and accessory use on a parcel shall have a setback of fifty-five (55) feet from the centerline of any public road right-of-way or twenty-five (25) feet from the property line bordering any public road right-of-way, whichever is greater; and a setback of twenty-five (25) feet from the closest edge of any legally established boundary line of a private access easement.

Chapter 11.50 Variance and Conditional Use

11.50.030 Variance

(a) Variance—General Standards. The variance application process allows the Hearings Examiner in specific cases, as provided in RCW 36.70.970, to grant a variance to the provisions of this title when it can be demonstrated that such variance is in harmony with the general purposes and intent of this title and is in accordance with the requirements of this section. No variance shall be granted to allow the use of property for purposes not authorized in the district in which the proposed use would be located, create lots with less than the minimum size required by the district, increase densities above that established for the district, or reduce/eliminate standards of other BCC Titles.

(d) Variance—Permit Granted.

(1) A variance shall be granted only if the Hearings Examiner concludes that based on his or her findings and the conditions imposed, if any, that:

- (i) Granting of the proposed variance will not permit a use that is not classified as an allowable, accessory or conditional use in the zoning district wherein the use would be located;
- (ii) Special circumstances such as lot size, slope, topography or necessary size or shape of the building prevent compliance with the applicable property development standards;
- (iii) Due to special circumstances applicable to the subject property, strict application of the zoning district property development standards would deprive the subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning district classification;
- (iv) The problem sought to be addressed by the variance is related to the physical features of the particular property or building and would exist regardless of the identity of the owner;
- (v) The problem sought to be addressed is not common for other property in the surrounding area;
- (vi) The variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity under the same zoning classification;
- (vii) The variance will not adversely affect the health or safety of persons residing or working in the neighborhood in which the variance is being requested; and,
- (viii) The variance would not deny the preservation and enjoyment of substantial property rights of those owning property in the vicinity.

(2) The Hearings Examiner may grant a variance subject to specified conditions designed to ensure that the purpose and intent of this title and the Comprehensive Plan will not be violated; provided, the specified conditions are needed to make the conclusions required by BCC 11.50.030(d)(1).

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 April 28, 2026:
 - a. Benton County Building Division
 - b. Benton County Fire District #3
 - c. Benton County Fire Marshal
 - d. Benton County Public Works Department
 - e. Benton County Rural Water Supply Coordinator
 - f. Benton-Franklin Health District
 - g. Benton PUD
 - h. Benton REA
 - i. Sunnyside Valley Irrigation District
2. The following comment was received from the **Benton County Building Division** on April 30, 2026 (HEM 1.9):
 - a. The proposal must comply with all current building and fire codes.
 - b. If you have any questions about these comments, please contact the Benton County Building Division at (509) 735-3500.

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 VAR 2026-002 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.

The Hearings Examiner may grant a variance subject to specified conditions designed to ensure that the purpose and intent of this title and the Comprehensive Plan will not be violated; provided, the specified conditions are needed to make the conclusions required by BCC 11.50.030 (d)(1).

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 applicants and owners are Todd and Sandra Thornock, 723 S Lower County Line Rd Prosser, WA 99350.
2. The property is approximately 3.00 acres in size and is zoned Rural Lands Five Acre District (RL-5).
3. The property is located approximately 0.25 miles northeast of the intersection of North River Rd. and Lower County Line Rd. in the Prosser area of unincorporated Benton County. (Parcel 106843012525003).
4. The applicant constructed a 1,260 square foot carport in 2023 without permitting or approvals from the Benton County Building or Planning Division on the parcel located at 723 S Lower County Line Rd Prosser, WA 99350.
5. Benton County Code Enforcement discovered that the carport was constructed within a thirty (30) foot wide access easement located fifteen (15) feet south of the north property line of the subject parcel.
6. Benton County Code Enforcement initiated enforcement action to seek compliance by and through enforcement file number 23-04-048.
7. The applicant completed a short plat vacation to vacate the thirty (30) foot easement and relocate it fifteen (15) feet north. With this vacation and relocation, the carport is no longer located within the access easement and the north setback was reduced from seventy (70) feet to fifty-five (55) feet from the property line.
8. The constructed carport is located approximately thirty-two (32) feet from the north property line and two (2) feet from the edge of the access easement.
9. In the RL5 Acre Zoning District each dwelling unit, accessory building, and accessory use on a parcel shall have a setback of twenty-five (25) feet from the closest edge of any legally established boundary line of a private access easement.
10. This variance would result in a total setback of two (2) feet from the edge of the access easement or thirty-two (32) feet from the north property line.
11. There are no designated critical areas located within the property boundaries that would affect the placement of the carport elsewhere on the property.
12. Per BCC 11.11.090 each accessory building shall have a setback of twenty-five (25) feet from

any legally established boundary line of a private access easement in the Rural Lands Five Acre District.

13. Public notice and application requirements have been met per BCC 11.50 Variance and Conditional Use.
14. A variance shall be granted only if the Hearings Examiner concludes, based on the findings and conditions imposed, that:
 - (i) granting of the proposed variance will not permit a use that is not classified as an allowable, accessory or conditional use in the zoning district wherein the use would be located;
 - (ii) special circumstances such as lot size, slope, topography or necessary size or shape of the building prevent compliance with the applicable property development standards;
 - (iii) due to special circumstances applicable to the subject property, strict application of the zoning district property development standards would deprive the subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning district classification;
 - (iv) the problem sought to be addressed by the variance is related to the physical features of the particular property or building and would exist regardless of the identity of the owner;
 - (v) the problem sought to be addressed is not common for other property in the surrounding area;
 - (vi) the variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity under the same zoning classification;
 - (vii) the variance will not adversely affect the health or safety of persons residing or working in the neighborhood in which the variance is being requested; and,
 - (viii) the variance would not deny the preservation and enjoyment of substantial property rights of those owning property in the vicinity.
15. The Hearings Examiner may grant a variance subject to specified conditions designed to ensure that the purpose and intent of this title and the Comprehensive Plan will not be violated; provided, the specified conditions are needed to make the conclusions required by BCC 11.50.030(d)(1).

SUGGESTED CONDITIONS OF APPROVAL:

1. The applicant shall provide an accurate site plan and all activities on the site shall comply with the submitted site plan and materials submitted for this application.
2. The approval grants the applicant the ability to deviate from the property development setback standard in BCC 11.11.090 (a)(1) as follows:

The carport may be retained in-situ no greater than twenty-three (23) feet into the required twenty-five (25) foot setback from the thirty (30) foot wide access easement located on the north property line. The twenty-three (23) foot encroachment would result in a total setback of thirty-two (32) feet, from the north property line or two (2) feet from the edge of the access easement.

3. The applicant is required to obtain and maintain a Benton County Building Permit for the accessory structure.

TIME TO COMPLETE CONDITIONS OF APPROVAL:

The applicant shall have one (1) year to meet all of the Conditions of Approval.

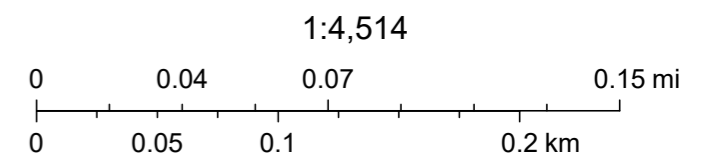
If all conditions of approval have not been met and the Planning Division does not issue the Variance within one (1) year from the time the Hearings Examiner has conditionally approved the Variance, the Hearings Examiner may declare its approval null and void at a regular Hearings Examiner meeting. Prior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

Thornock - VAR 2026-002 - Vicinity Map

HEM 1.2



4/24/2026, 1:42:28 PM



Vantor

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



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

VARIANCE APPLICATION

File No. VAR 2026-002

RECEIVED

APR 24 2026

Benton County
Planning Division

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Applicant/Agent:

LODD THORNOCK

Mailing Address: 723 LOWER COUNTY LINE RD City: PROSSER

State: WA ZIP: 99350 Phone: 509-832-1620 Work: _____

Email Address: woodguy723@yahoo.com

Signature: [Signature] / Sanaha J. Thornock Date: _____

Property Owner(s) (if different): SAME

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*

Land Surveyor: _____

Mailing Address: _____ City: _____

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

Email Address: _____

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

If the applicant or legal owner of the property is a corporation, partnership, trust or LLC use the following signature block.

Applicant/Legal Owner: N/A

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: 723 LOWER COUNTY LINE RD

City: PROSSER State: WA ZIP: 99350

2. Parcel number: 1-0684-301-2525-003 Acres: 3.0

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

4. Utilities: Power: Benton PUD Benton REA PACIFIC POWER

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) SVID

5. Requested setback variance: 2 ft. from which boundary line? Front Rear Side NORTH

6. Describe the requested variance: REQUEST "SETBACK" BE REDUCED OR VARIANCE ALLOWED SO THAT EXISTING (SINCE 2023) CARPORT BE ALLOWED 2' FROM 30' ACCESS EASEMENT BORDER

7. Does the variance being requested border an easement? Yes No Unknown

8. Has approval been obtained from the Benton-Franklin Health District? Yes No N/A

9. Are there circumstances (lot size/shape, topography, structure size) that prevent compliance with required setbacks? Yes No

a. If yes, describe the circumstances which exist on your property that justify deviation from the required setbacks: SLOPED PROPERTY & EXISTING BUILDINGS/ WELL/DRAINFIELD ETC. LEFT ONLY THIS AREA SUITABLE FOR STRUCTURE

b. Are the circumstances above a result from actions of past/present property owner?
 Yes No If yes, please explain: PROPERTY GRADE UNCHANGED BY PROP OWNER. PAST BUILDING/WELL BY OWNER

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.

10. Are the circumstances creating the need for a variance/deviation unique to your property not experienced by other properties in the area?

YES BASICALLY ~~THE~~ THE PROPERTY HAS DRAMATIC SLOPE BEHIND (SOUTH) HOME. THE SHORT PLAT ASKED FOR 50' COLDESAS FOR FIRE. ONLY THE TOP PORTION OF PROPERTY WAS LEVEL ENOUGH TO BE SUITABLE FOR CARPORT OR OTHER STRUCTURES

11. Do you believe a variance is your only option to solve the problem or is there another reasonable way to accomplish your project that would not require a variance? _____

YES. BUILDING IS EXISTING SINCE 2023 NEIGHBORS HAVE SIGNED STATING NO OBJECTION TO THE EXISTING STRUCTURE VARIANCE IS OUR ONLY OPTION

12. Describe how granting this variance will not be materially detrimental to the public health, safety, welfare, surrounding properties or improvements in the vicinity: _____

NO EFFECT TO NEIGHBORS OR HEALTH. CARPORT ONLY NO PLUMBING, NO SEWER

13. Additional comments or information: SITUATED ON THE ONLY AVAILABLE SPOT OF

FLAT AREA ANYWHERE NEAR DRIVEWAYS, I WAS UNAWARE OF SETBACK (OR THE NEED FOR PERMIT FOR A STRUCTURE WITH NO FOUNDATION) AFTER STRUCTURE BUILT AND COUNTY NOTIFIED ME OF NEED FOR A BUILDING PERMIT, I OBTAINED SIGNATURES FROM ALL NEIGHBOR OF THE LACK OF OBJECTION TO THIS STRUCTURE. I THEN OBTAINED A "VACATION" OF OLD SIDE BY SIDE EASEMENTS (NOW OVERLAP), THIS VARIANCE IS THE LAST STEP SO THAT I CAN GET A BUILDING PERMIT.
NO EFFECT FOR ANY ACCESS (FIRE/OTHERS) EVIDENCED BY EXISTING NEIGHBOR'S STEEL FENCE CLOSER TO DRIVEWAY (26') THAN THIS BUILDING.

(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.

Attachment: Variance Application file # VAR 2026-002

The undersigned property owners hereby state no objection to the Variance requested by N. Todd Thornock and Sandra J. Thornock and to their carport being allowed within the normal "setback" area normally required by short plat 2525. We express no concern that the building will affect use of the short plat or access thereto in any way.


 _____ Micah Koopman

 _____ Corryn Koopman

Parcel **106843012525001** (Lot 1 of Short Plat)

Address: 791 S. Lower County Line Rd. Prosser

 _____ Steven Greydanus

 _____ Letitia Greydanus

Parcel **106843012525002** (Lot 2 of Short Plat)

Address: 717 S. Lower County Line Rd. Prosser

 _____ Christen S. Gray

Parcel **106843012525004** (Lot 4 of Short Plat)

Address: 729 S. Lower County Line Rd. Prosser

241.04



RECEIVED

APR 24 2026

Benton County
Planning Division

Address
Easement
30'
UTIL
EASEMENT 10'

DRIVEWAY

PROP LINE

32

44.5'

28.5 x 45

CARPORT

40 x 60

EXISTING

SHOP

Well

DRIVEWAY

PARKING

YARD

0
0
0
0
0
0

HEM 1.4

SLOPE

EXIST
HOUSE

25'

SEPTIC

SLOPE

SLOPE

DRAINFIELD

542.76

PROP ADDRESS

723 LOWER COUNTY LINE RD
PROSSER, WA 99350

LOT 3 SHORT PLAT 2525

PARCEL 1-0684-301-2525-003

Community Development Department

102206 E Wiser Parkway
Kennewick, WA 99338



Planning Division

(509) 786-5612

Planning.department@co.benton.wa.us

HEM 1.5

April 28, 2026

Todd Thornock
723 Lower County Line Rd
Prosser, WA 99350

Email: woodguy723@yahoo.com

RE: Written Determination of Completeness
File Number: VAR 2026-002

Dear Mr. Thornock,

This office is in receipt of your project permit application for a variance to encroach 23' into the required 25' setback from the closest edge of a private access easement, resulting in a 2' setback to allow for the existing detached accessory building. We have determined that the required materials have been submitted and the application is complete. A file number has been assigned (VAR 2026-002) 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 black ink that reads "Andrea Watts".

Andrea Watts- Senior Planner
Benton County Community Development Dept
Planning Division



HEM 1.6

April 28, 2026

Benton County Building Division
Benton County Fire District #3
Benton County Fire Marshal
Benton County Public Works Department
Benton County Rural Water Supply Coordinator
Benton-Franklin Health District
Benton REA
Sunnyside Valley Irrigation District

RE: Variance Request
File #: VAR 2026-002
Parcel #: 1-0684-301-2525-003
Applicant: Todd Thornock

The applicant is proposing to reduce the required setback from the access easement to allow for an existing detached accessory building within the Rural Lands 5 Acre (RL-5) zoning district. The applicant is requesting a variance to reduce the twenty-five (25) foot setback from a private access easement.

The RL-5 zoning district setbacks require all single family dwellings to have a setback of twenty-five (25) feet from the closest edge of any legally established boundary line of a private access easement. Granting this variance would allow the structure to have a setback of two (2) feet from the private access easement located on the northwest side of the property.

Attached please find the application materials submitted for your review.

Please submit your comments to planning.department@co.benton.wa.us by **May 12, 2026**. Please reference file number **VAR 2026-002** in all correspondence.

Thank you.

Benton County Planning Division

From: Rural Water Supply Program
Sent: Tuesday, April 28, 2026 4:26 PM
To: Planning Department
Subject: RE: Agency Review - VAR 2026-002 - Thornock

Good afternoon,

The Rural Water Supply Program has no comments on this application.

Thank you,

From: Chris Cooke <ccooke@bentonrea.org>
Sent: Thursday, April 30, 2026 7:18 AM
To: Planning Department
Subject: RE: [External] Agency Review - VAR 2026-002 - Thornock

Good morning,

Benton REA does not serve this parcel and thus has no comments.
Thank you and good day,

CHRIS COOKE

Office: 509-786-2913

Direct: 509-781-6735



6095 W Van Giesen St | West Richland, WA 99353

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Tuesday, April 28, 2026 4:05 PM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>;
cdamron@westbentonfirerescue.org; ECLARA@WESTBENTONFIRERESCUE.ORG; gcarrasco@westbentonfirerescue.org;
Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Shane Elledge
<Richard.Elledge@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@co.benton.wa.us>; Carrie Hoburg
<Carrie.Hoburg@co.benton.wa.us>; Rural Water Supply Program <Rural.Water@co.benton.wa.us>;
erin.hockaday@bfhd.wa.gov; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>;
deana.chiodo@bfhd.wa.gov; Chris Cooke <ccooke@bentonrea.org>; Jason Brown <jabrown@bentonrea.org>;
svidinfo@svid.org
Subject: [External] Agency Review - VAR 2026-002 - Thornock

This message came from outside of Benton REA.

Good afternoon,

Attached you will find the necessary application materials for Todd and Sandra Thornock, who are requesting a variance to reduce the twenty-five (25) foot setback from a private access easement to allow for the structure to have a setback of two (2) feet to an existing accessory building at 723 Lower County Line Rd in Prosser.

Please review and provide any comments by **March 12, 2026.**

Have a wonderful week,

From: Troy Taylor
Sent: Thursday, April 30, 2026 9:09 AM
To: Planning Department
Subject: RE: Agency Review - VAR 2026-002 - Thornock

Building- comply with all applicable current Benton County and fire codes.

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Tuesday, April 28, 2026 4:05 PM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>;
cdamron@westbentonfirerescue.org; ECLARA@WESTBENTONFIRERESCUE.ORG; gcarrasco@westbentonfirerescue.org;
Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Shane Elledge
<Richard.Elledge@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@co.benton.wa.us>; Carrie Hoburg
<Carrie.Hoburg@co.benton.wa.us>; Rural Water Supply Program <Rural.Water@co.benton.wa.us>;
erin.hockaday@bfhd.wa.gov; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>;
deana.chiodo@bfhd.wa.gov; ccooke@bentonrea.org; jabrown@bentonrea.org; svidinfo@svid.org
Subject: Agency Review - VAR 2026-002 - Thornock

Good afternoon,

Attached you will find the necessary application materials for Todd and Sandra Thornock, who are requesting a variance to reduce the twenty-five (25) foot setback from a private access easement to allow for the structure to have a setback of two (2) feet to an existing accessory building at 723 Lower County Line Rd in Prosser.

Please review and provide any comments by **March 12, 2026.**

Have a wonderful week,

Jill James
Permit Technician
Benton County Community Development Department
Planning Division
Jill.James@co.benton.wa.us
Planning.Department@co.benton.wa.us
(509) 786-5612



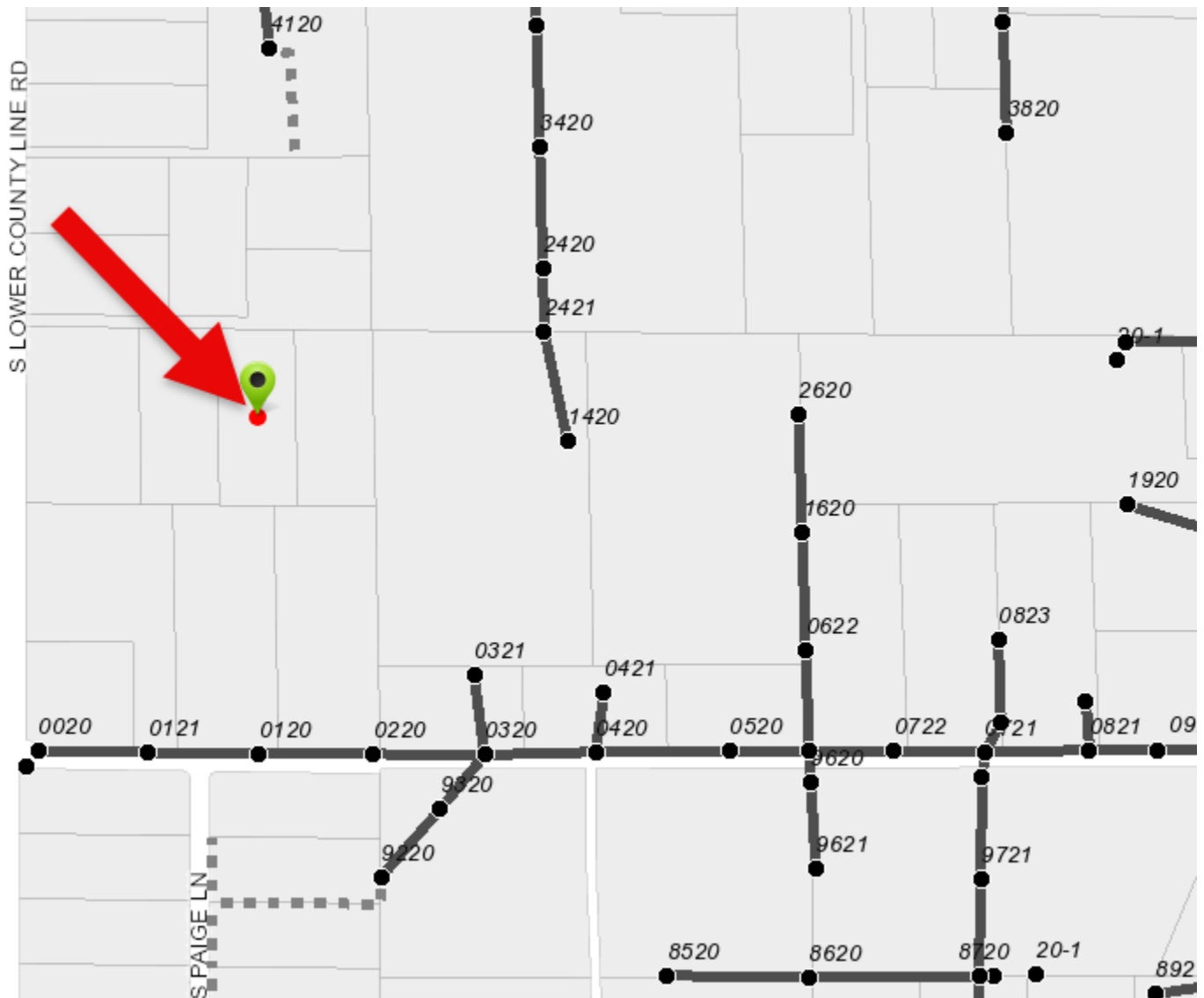
Jill James

From: Angela Richman <richmana@bentonpud.org>
Sent: Thursday, April 30, 2026 9:21 AM
To: Planning Department; Nick Pryor
Subject: [EXTERNAL] RE: [E] FW: Agency Review - VAR 2026-002 - Thornock
Attachments: VAR 2026-002 Thornock - Agency Review.pdf; VAR 2026-002 Thornock - Application.pdf; VAR 2026-002 Thornock - Site Plan.pdf

Jill,

I checked our map and the end of BPUD line is marked below. The black lines, dots, and numbers are BREA infrastructure. I also marked the parcel with a red arrow.

From this info, I would think that this would be served by Benton REA. I added Nick w/ BREA to this email to confirm.



Thank you,

Angela

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Thursday, April 30, 2026 8:08 AM
To: Angela Richman <richmana@bentonpud.org>
Subject: [E] FW: Agency Review - VAR 2026-002 - Thornock

[EXTERNAL EMAIL]

Good morning,

Our mapping had noted the property being serviced by Benton REA; however, we were notified by them that they don't service the parcel. Please see below email, and attachments for your review. Please provide comments by March 12, 2026.

Best,

Jill James

Permit Technician

Benton County Community Development Department

Planning Division

Jill.James@co.benton.wa.us

Planning.Department@co.benton.wa.us

(509) 786-5612



From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Tuesday, April 28, 2026 4:05 PM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>;
cdamron@westbentonfirerescue.org; ECLARA@WESTBENTONFIRERESCUE.ORG; gcarrasco@westbentonfirerescue.org;
Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Shane Elledge
<Richard.Elledge@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@co.benton.wa.us>; Carrie Hoburg
<Carrie.Hoburg@co.benton.wa.us>; Rural Water Supply Program <Rural.Water@co.benton.wa.us>;
erin.hockaday@bfhd.wa.gov; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>;
deana.chiodo@bfhd.wa.gov; ccooke@bentonrea.org; jabrown@bentonrea.org; svidinfo@svid.org
Subject: Agency Review - VAR 2026-002 - Thornock

Good afternoon,

Attached you will find the necessary application materials for Todd and Sandra Thornock, who are requesting a variance to reduce the twenty-five (25) foot setback from a private access easement to allow for the structure to have a setback of two (2) feet to an existing accessory building at 723 Lower County Line Rd in Prosser.

Jill James

From: Nick Pryor <NPryor@bentonrea.org>
Sent: Thursday, April 30, 2026 9:47 AM
To: Angela Richman; Planning Department
Subject: RE: [External] RE: [E] FW: Agency Review - VAR 2026-002 - Thornock

Hi there,

This is an existing service on PacifiCorp's lines. We will not be able to serve this location either.

Thanks,

NICK PRYOR

Office: 509-786-8251



6095 W Van Giesen St | West Richland, WA 99353

From: Angela Richman <richmana@bentonpud.org>
Sent: Thursday, April 30, 2026 9:21 AM
To: Planning Department <Planning.Department@co.benton.wa.us>; Nick Pryor <NPryor@bentonrea.org>
Subject: [External] RE: [E] FW: Agency Review - VAR 2026-002 - Thornock

This message came from outside of Benton REA.

Jill,

I checked our map and the end of BPUD line is marked below. The black lines, dots, and numbers are BREA infrastructure. I also marked the parcel with a red arrow.

From this info, I would think that this would be served by Benton REA. I added Nick w/ BREA to this email to confirm.



Thank you,
Angela

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Thursday, April 30, 2026 8:08 AM
To: Angela Richman <richmana@bentonpud.org>
Subject: [E] FW: Agency Review - VAR 2026-002 - Thornock

[EXTERNAL EMAIL]

Good morning,

Our mapping had noted the property being serviced by Benton REA; however, we were notified by them that they don't service the parcel. Please see below email, and attachments for your review. Please provide comments by March 12, 2026.

From: Shane Elledge
Sent: Thursday, April 30, 2026 2:41 PM
To: Planning Department
Subject: RE: Agency Review - VAR 2026-002 - Thornock

Good afternoon,

Public Works has no comments.

Thank you.



R. Shane Elledge, LSIT • *Engineering Associate*
 Benton County Public Works
 102206 Wisner Parkway , Kennewick WA, 99338
 (509) 786-5611 Ext: 5531

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Tuesday, April 28, 2026 4:05 PM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>;
 cdamron@westbentonfirerescue.org; ECLARA@WESTBENTONFIRERESCUE.ORG; gcarrasco@westbentonfirerescue.org;
 Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Shane Elledge
 <Richard.Elledge@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@co.benton.wa.us>; Carrie Hoburg
 <Carrie.Hoburg@co.benton.wa.us>; Rural Water Supply Program <Rural.Water@co.benton.wa.us>;
 erin.hockaday@bfhd.wa.gov; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>;
 deana.chiodo@bfhd.wa.gov; ccooke@bentonrea.org; jabrown@bentonrea.org; svidinfo@svid.org
Subject: Agency Review - VAR 2026-002 - Thornock

Good afternoon,

Attached you will find the necessary application materials for Todd and Sandra Thornock, who are requesting a variance to reduce the twenty-five (25) foot setback from a private access easement to allow for the structure to have a setback of two (2) feet to an existing accessory building at 723 Lower County Line Rd in Prosser.

Please review and provide any comments by **March 12, 2026.**

Have a wonderful week,

Jill James

From: Gary Tiplady
Sent: Monday, May 4, 2026 9:48 AM
To: Jill James
Subject: Comment Letter VAR 2026-002 Thornock
Attachments: Comment Letter VAR 2026-002 Thornock.pdf

Jill,

Here is the comment for VAR 2926-002

Gary Tiplady
Benton County Fire Marshal
Fire Inspector I
Fire Inspector II
Building Inspector I
509-735-3500
Gary.Tiplady@co.benton.wa.

**Community Development
Building Division**
102206 E. Wiser Parkway
Kennewick, WA 99338



Fire Marshal
Gary Tiplady
(509) 735-3500
Gary.Tiplady@co.benton.wa.us

Fire Marshal Comments:

Date: May 4, 2026

Parcel #: 106843012525003

Jill,

From the perspective of the Fire Marshal, I have no comment or objection regarding VAR 2026-002

If you have questions on these requirements, please, feel free to contact the County Fire Marshal at (509) 735-3500. Ext 2411.

Re: VAR 2026-002, Thornock

**Gary Tiplady
Benton County Fire Marshal
Building Inspector II
509-735-3500
Gary.Tiplady@co.benton.wa.us**

Return to
Benton County Commissioners
P.O. Box 190
Prosser WA 99350

HEM 1.14

RESOLUTION 2024-0510

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

IN THE MATTER OF COUNTY PLANNING RE: PROPOSED VACATION OF A THIRTY (30) FOOT ACCESS EASEMENT AND TURNAROUND LOCATED ON LOTS 1-4 OF SHORT PLAT 2525 IN SECTION 6, TOWNSHIP 8 NORTH, RANGE 24 EAST, W.M. APPLICANT: TODD AND SANDRA THORNOCK, PARCEL NUMBER: 106843012525003, FILE NUMBER SPV 2023-003.

WHEREAS, the Board of County Commissioners did conduct a public hearing on January 23, 2024, at 9:00 a.m. in the Commissioners Meeting Room, Benton County Courthouse, Prosser, Washington; and,

WHEREAS, the signature of the property owners of said application includes all properties affected by these easements; and

WHEREAS, upon due notice as provided in RCW 58.17.212, 58.17.080, and 58.17.090, the hearing before the Board of County Commissioners was held on such petition as indicated above; and

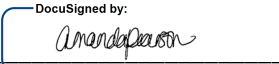
WHEREAS, the Board of County Commissioners agrees with the summary report from the Benton County Planning Division retained in File Number SPV 2023-003; and

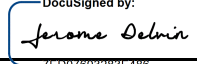
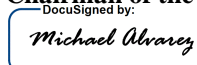

WHEREAS, the thirty (30) foot access easement and turnaround located on Lots 1-4 was recorded on the face of Short Plat 2525; and

WHEREAS, it further appears that the vacation of the above-mentioned easement would not unduly jeopardize the health, safety, welfare and public good; **NOW, THEREFORE**,

BE IT RESOLVED, that the vacation of the thirty (30) foot access easement and turnaround located on Lots 1-4 of Short Plat 2525 in Section 6, Township 8 North, Range 24 East, W.M. is hereby approved.

Dated this 6th day of August 2024.

Attest 
34825A978E094CE
Clerk of the Board

DocuSigned by:

7ED07603283E486
Chairman of the Board
DocuSigned by:

D0C0F07E34874E4...
Commissioner
DocuSigned by:

135987D784E74CF...
Commissioner
Constituting the Board of County Commissioners of Benton County Washington

2024-014676 EAS
07/15/2024 04:11:34 PM Pages: 8 Fee: \$310.50
N Todd Thornock
Benton County Auditor's Office
Benton County, Benton County Auditor's Office

RETURN ADDRESS:
N. Todd Thornock
723 Lower County Line Road
Prosser, WA 99350

EXCISE TAX NOT REQUIRED
BENTON COUNTY EXCISE TAX DIVISION

BY Jessie Long DEPUTY 7/15/2024
Access Easement

COPY

Reference # of related documents:

Grantor(s):

- 1. Koopmans, Corryn E. and Koopmans, Micah J., husband and wife
- 2. Greydanus, Letitia Ann and Greydanus, Steven Warren, husband and wife;
- 3. Thornock, N. Todd and Thornock, Sandra J., husband and wife;
- 4. Gray, Christen S., a single person

Grantee(s):

- 1. Koopmans, Corryn E. and Koopmans, Micah J., husband and wife
- 2. Greydanus, Letitia Ann and Greydanus, Steven Warren, husband and wife;
- 3. Thornock, N. Todd and Thornock, Sandra J., husband and wife;
- 4. Gray, Christen S., a single person

Legal Description: (abbreviated): Lots 1, 2, 3 and 4, Short Plat 2525; AFN 2000-023222

Additional (complete) legal description is on page 2-3 of document
Assessor's Parcel Nos.: 106843012525001, 106843012525002, 106843012525003, and 106843012525004.

GRANT OF RECIPROCAL ACCESS EASEMENT

PARTIES:

GRANTOR:

- 1. Koopmans, Corryn E. and Koopmans, Micah J., husband and wife, hereinafter referred to in the singular as "Koopmans, whose address is 791

- South Lower County Line Road, Prosser, WA 99350;"
- 2. Greydanus, Letitia Ann and Greydanus, Steven Warren, husband and wife, hereinafter referred to in the singular as "Greydanus," whose address is P. O. Box 243, Grandview, WA 98930;
- 3. Thornock, N. Todd and Thornock, Sandra J., husband and wife, hereinafter referred to in the singular as "Thornock," whose address is 723 South Lower County Line Road, Prosser, WA 99350;
- 4. Gray, Christen S., a single person, hereinafter referred to as "Gray," whose address is 729 South Lower County Line Road, Prosser, WA 99350;

GRANTEE:

- 1. Koopmans, Corryn E. and Koopmans, Micah J., husband and wife, hereinafter referred to in the singular as "Koopmans,"
- 2. Greydanus, Letitia Ann and Greydanus, Steven Warren, husband and wife, hereinafter referred to in the singular as "Greydanus,"
- 3. Thornock, N. Todd and Thornock, Sandra J., husband and wife, hereinafter referred to in the singular as "Thornock,"
- 4. Gray, Christen S., a single person, hereinafter referred to as "Gray."

DATE: June 25, 2024

RECITALS:

A. Koopmans are the owners of the following described real property, situated in Benton County, Washington:

Lot 1, SHORT PLAT NO. 2525, according to the survey thereof recorded under Benton County Auditor's File No. 2000-023222; Assessor's Parcel No.: 1-0684-301-2525-001;

B. Greydanus are the owners of the following described real property, situated in Benton County, Washington

Lot 2, SHORT PLAT NO. 2525, according to the survey thereof recorded under Benton County Auditor's File No. 2000-023222; Assessor's Parcel No.: 1-0684-301-2525-002;

C. Thornock are the owners of the following described real property situated in Benton County, Washington:

Lot 3, SHORT PLAT NO. 2525, according to the survey thereof recorded under Benton County Auditor's File No. 2000-023222; Assessor's Parcel No.: 1-0684-301-2525-003;

D. Gray is the owner of the following described real property situated in Benton County, Washington:

Lot 4, SHORT PLAT NO. 2525, according to the survey thereof recorded under Benton County Auditor's File No. 2000-023222; Assessor's Parcel No.: 1-0684-301-2525-004

E. The above-described parcels of real property are adjacent to each other and have been served by a private access roadway along the North portion of each of said parcels. The Parties and owners of the above described parcels of real property desire, for the benefit of each above described parcel of real property, a perpetual, nonexclusive easement being a 30.00 feet access easement over, under, and across and through that portion of Lots 1, 2, 3 and 4 of Short Plat 22525, recorded under Auditor's File No. 2000-023222, records of Benton County, Washington, as specifically described in Exhibit A attached hereto and incorporated herein by this reference, for the purpose of vehicular and pedestrian access, ingress and egress to and from each of the aforesaid parcels of real property to the other said parcels, and to and from each such parcel of real property to Lower County Line Road, a public county roadway, adjoining said Lot 1 on the West.

NOW, THEREFORE, the parties agree as follows:

- 1. GRANT OF EASEMENT, PURPOSE:** Each of the Grantors do hereby grant to the other parties as Grantees, a perpetual, nonexclusive right, privilege and easement over that portion of the Properties described in Exhibit "A" attached to this Reciprocal Grant of Access Easements and incorporated herein by this reference, for vehicular and pedestrian access, ingress and egress on, over, across and through the parcels of property of the parties hereto, as an appurtenance to and as a burden on and encumbrance to the described parcels of real properties.
- 2. MAINTENANCE:** Each property owner shall be responsible for maintaining

his/her/their own Parcel and the improvements on such Parcel, at such Owner's sole cost and expense, including, but not limited to, the easement areas located on the respective Properties as described in this instrument.

3. RESERVATION OF USE: No building or other structure or obstruction shall be permitted or maintained within the Access Easement, nor shall the grade of the Access Easement be altered so as to materially interfere with the use of the Access Easement as contemplated in this instrument, except that paving, curbing, landscaping, light poles and signage or similar easily moved improvements that do not materially interfere with the use of the Access Easement described in this instrument shall be permitted.

4. OWNER: For the purposes of this instrument, "Owner" means, in the singular and plural, as the case may be, any persons or entities owning from time to time fee simple title to all or a portion of a parcel of real property hereinabove described, and their successors and assigns. Each of the Owners of the described properties shall have the right to grant the right to use the Access Easement to its employees, tenants and licensees. Notwithstanding the foregoing, none of the easements created in this Instrument are intended to create any rights to the public.

5. COVENANTS RUNNING WITH LAND: The rights, agreements, duties, obligations and easements set forth in this instrument shall run with the land, binding upon and benefiting and burdening the Owners of the described real properties and every portion of the properties, and their successors, assigns and legal representatives. Any transferee of any portion of the properties shall automatically be deemed, by acceptance of the title to such property, to have assumed all obligations of this instrument relating to the described real properties to the extent of such transferee's interest in the transferred portion of the properties, and the transferor shall upon completion of such transfer be relieved of all further liability under this instrument except liability with respect to matters that may have arisen during his/her/their period of ownership, if any.

6. NO MERGER: There shall be no merger of the easement granted, established and created by this instrument with the fee estate of any party, by reason of the fact that a

party or any one or more of the Owners may own or hold (a) the estate or interest encumbered by such easement and (b) the fee estate of any of the Properties; and no such merger shall occur until such parties and such Owner or Owners, as the case may be, execute a written statement or instrument affecting such merger and shall duly record the same.

7. MODIFICATIONS: This instrument may be amended only by a written instrument executed by: (i) the Owners and (ii) the holders of any portion of the described real properties.

8. NOTICES: Any notice required to be given hereunder or any notice to be given by law shall be in writing and may be given by personal delivery or by certified mail, addressed to the parties at their addresses set forth herein or such other address as they shall provide to the other party in writing, or may be given to either of them in any other manner prescribed or authorized by law. All notices given hereunder shall be conclusively deemed received upon the third day, excluding Sundays, following the date of posting in the United States Mail, if such notice is given by mail.

9. RELEASE AND INDEMNIFICATION: Each Owner shall indemnify, defend and hold harmless the other Owners from and against any and all claims for damages (including, but not limited to, any legal fees actually incurred) which the indemnified party may incur as a result of the indemnifying party's rights under this Instrument, except to the extent such claims arise from the negligence of the indemnified party.

10. LAW: This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Washington, irrespective of the fact that any one of the parties is now or may become a resident of a different state. Venue for any action under this Agreement shall lie in Benton County, Washington.

11. ATTORNEYS FEES: If suit or action is filed to enforce or interpret any provision or to collect any payment due hereunder, the prevailing party shall be entitled to recover reasonable attorney fees to be fixed by the Trial Court and, if any appeal is taken, such further sum as may be fixed by the Appellate Court, together with costs and disbursements as allowed by law.

IN WITNESS WHEREOF, this easement is executed as of this 25 day of June, 2024.


PARTIES:


GRANTOR:

GRANTEE:


CORRYN E. KOOPMANS


MICAH J. KOOPMANS


LETITIA ANN GREYDANUS
GREYDANUS


STEVEN WARREN

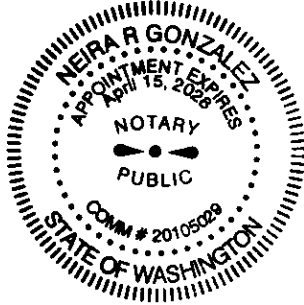

N. TODD THORNOCK


SANDRA J. THORNOCK


CHRISTEN S. GRAY

STATE OF WASHINGTON)
) ss
County of Yakima)

This record was acknowledged before me on June 25, 2024, by **CORRYN E. KOOPMANS** and **MICAH J. KOOPMANS**.



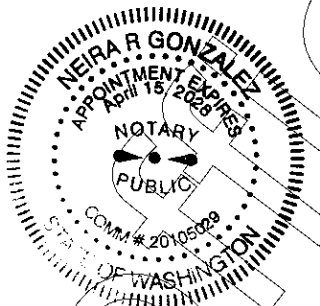
Neira Gonzalez
Print Name: Neira Gonzalez

NOTARY PUBLIC in and for the State of Washington.

My Commission Expires: Apr. 15, 2028

STATE OF WASHINGTON)
) ss
County of Yakima)

This record was acknowledged before me on June 27, 2024, by **LETITIA ANN GREYDANUS** and **STEVEN WARREN GREYDANUS**.



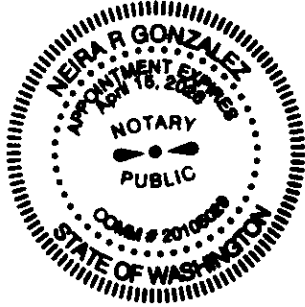
Neira Gonzalez
Print Name: Neira Gonzalez

NOTARY PUBLIC in and for the State of Washington.

My Commission Expires: Apr. 15, 2028

STATE OF WASHINGTON)
) ss
County of Yakima)

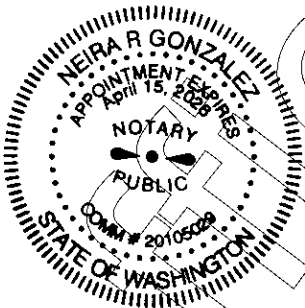
This record was acknowledged before me on June 10, 2024, by **N. TODD THORNOCK** and **SANDRA J. THORNOCK**.



Neira Gonzalez
Print Name: Neira Gonzalez
NOTARY PUBLIC in and for the State
of Washington.
My Commission Expires: Apr. 15, 2028

STATE OF WASHINGTON)
) ss
County of Yakima)

This record was acknowledged before me on June 20, 2024, by **CHRISTEN S. GRAY**.



Neira Gonzalez
Print Name: Neira Gonzalez
NOTARY PUBLIC in and for the State
of Washington.
My Commission Expires: Apr. 15, 2028



Commissioners' Agenda Action Sheet

Meeting Date: August 6, 2024
Subject: Short Plat Vacation- SPV 2023-003 Thornock
Presenter: N/A
Prepared By: Brittany Merrill, Office Assistant II
Reviewed By: Michelle Mercer
PA Review: **Approved:** No **Denied:** No **N/A:** Yes
(If denied, include reasoning)

Type of Agenda Item: Consent Agenda

Summary / Background Information

On January 23, 2024, the Board of County Commissioners held a public hearing and approved the vacation of a 30' access easement and emergency vehicle turnaround located on Lots 1-4 of Short Plat 2525. The approval was conditioned upon the recording of a new access easement and emergency turnaround easement on Lots 1-4. The applicants have provided the Benton County Planning Division with a copy of the new easement recorded under Auditor's File Number 2024-014676. Therefore, the resolution is now ready for signature by the Board.

Fiscal Impact

None

Recommendation

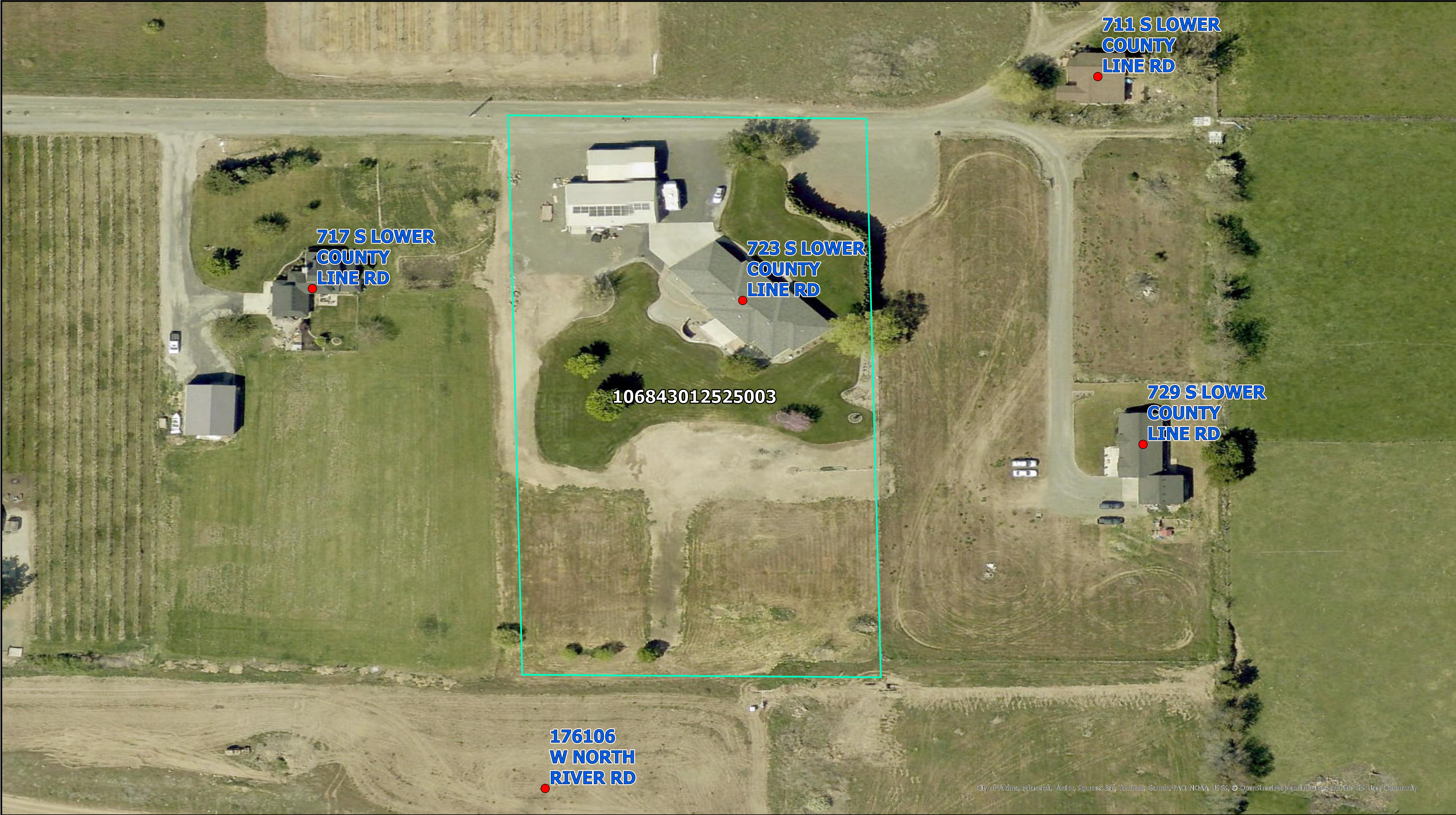
It is the recommendation of the Planning Division that the Board of County Commissioners sign the resolution vacating the access easement and emergency turnaround as the applicants have complied with the conditions of approval as set forth by the Board.

Suggested Motion

Approved with the Consent Agenda.

Signatures Required on Agreements/Contracts

N/A



Critical Area Map

Legend

- Historic Landslide Area
- Wetlands
- Erosion Hazard Area
- Flood Zones

Benton County does not warrant, guarantee, or accept liability for accuracy, precision or completeness of any information shown hereon or for any inferences made therefrom. Any use made of this information is solely at the risk of the user. Benton County makes no warranty, expressed or implied, and any oral or written statement by any employee of Benton County or agents thereof to the contrary is void and ultra vires. The information shown herein is a product of the Benton County Geographic Information Systems and is prepared for presentation purposes only.



From: Elizabeth Koerner
Sent: Thursday, August 24, 2023 9:29 AM
To: Veronica Vogt
Subject: CARIS- 37742- Thornock
Attachments: SP2525.tif

Preliminary Review Complete: HOLD (LK)

Permit #:	37742- Thornock	
Status:	HOLD	
Review By:	LK	
Parcel Number:	106843012525003	
Lot #	Lot 3 of Short Plat 2525	
Zoning	PASS	RL-5
Use	PASS	RG- Carport
Construction Plans	PASS	Ok
Front Setback	HOLD	N Property Line: 70' (25' from edge of access easement and turnaround) *Please submit a revised site plan- Project does not appear to meet the minimum setback requirements*
Rear Setback	PASS	S Property Line: 10'
Side Setback	PASS	E Property Line: 10' W Property Line: 10'
Critical Area Review	PASS	Geologically Hazardous Areas on site, but not within the project location.
Rural Water		NA
Shoreline (SMP)		NA
SEPA		NA



HEM 1.17

NOTICE OF OPEN RECORD HEARINGS

NOTICE IS HEREBY GIVEN that the following applications have been proposed to the Hearings Examiner for Benton County, Washington. An open public record hearing for the below stated applications will be held on **June 12, 2026**, at 10 a.m. via in person and virtual meeting format in the Commissioners Room on the third floor of the Courthouse, 620 Market Street, Prosser WA. To find information on attendance options, please visit <https://tinyurl.com/BCHearingExaminerPublicNotice>.

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.

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.

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.

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.

Questions can be directed to the Planning Division at 509-786-5612 or at planning.department@co.benton.wa.us. Written comments regarding the above applications must be received by **June 9, 2026** via email or submitted to the Planning Division office at the Public Services Building, 102206 E Wiser 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.

No individual with a disability shall be denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at a public meeting, please contact the Benton County Planning Division at least ten days prior to the meeting date to make arrangements for special needs.

Dated this May 21, 2026

PUBLICATION DATE: May 27, 2026

SUSAN E. DRUMMOND
Benton County Hearings Examiner

Andrea Watts – Planning Supervisor
Community Development Department