

**Planning Department**

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**Prosser Office:** 620 Market Street, 1<sup>st</sup> Floor

**Kennewick Office:** 102206 East Wiser Parkway



**BENTON COUNTY HEARINGS EXAMINER**

**Regular Meeting, 10:00 a.m.**

**June 15, 2020**

**Benton County Planning Annex Hearing Room  
1002 Dudley Avenue, Prosser WA**

**NEW BUSINESS:**

**CONDITIONAL USE PERMIT: CUP 2020-002** – The applicants, **Greg & Becky Detloff**, are requesting to operate a commercial kennel and grooming business to be located on approximately 9.10 acres in the Rural Lands 5 (RL-5) Zoning District. The applicants are proposing to use an existing building for grooming and boarding of pets in addition to a fenced outdoor area for recreation and relief. The 2,100 sq. ft. (30' x 72') accessory building has the capacity to individually contain 30 pets and the 6,500 sq. ft. grassy/fenced area is separated into three (3) play yards and an ingress/egress holding area. The site consists of an owner-occupied single-family 2,400 sq. ft. home, an 1,800 sq. ft. accessory building to be used as a workshop, and a newly constructed 2,100 sq. ft. accessory building to be used for proposed grooming and boarding of pets. The groom/board building is situated near the rear of the property. The fenced play areas, located in the center of the property, are fully enclosed by a 6ft high top/bottom rail chain-link fence with 10" wide and 4" deep concrete mow strip for safety and containment of dogs. The date of the written determination of completeness on this action is March 2, 2020.

The site is located south of Bowles Road, on the east side of Oak St at 29807 S. Oak Street Kennewick, WA in Section 20, Township 8 North, Range 30 East, W.M.

**CONDITIONAL USE PERMIT: CUP 2020-003** – The applicant, **Delia Hernandez**, is requesting a Conditional Use Permit to build and utilize a Detached Accessory Dwelling Unit inside an existing shop building to be located on approximately 5.7 acres in the Rural Lands 5 (RL-5) Zoning District. The date of the written determination of completeness on this action is March 5, 2020.

The site is located at 229906 East 549 PR SE, in Kennewick Section 35, Township 08 North, Range 30 East, W.M.

**CONDITIONAL USE PERMIT: CUP 2020-004** – The applicant, **Aquilini Red Mountain Vineyards, LP**, is requesting a Conditional Use Permit to sell mineral aggregate extracted during mining activities from an existing

pit site south of Highway 224. The proposal is to extract approximately 30,000 cubic yards of material and allow the applicant the ability to sell the product off site as necessary. The parcel is approximately 1.5 miles east of the City of West Richland and is designated Rural Remote in the Benton County Comprehensive Plan. The project site occupies roughly 4.5 acres of a 21-acre property and is zoned Rural Land 5 Acre District. The project property consists of an ongoing quarry operation and a vineyard. The date of the written determination of completeness on this action is April 7, 2020. The site is located south of Highway 224, South of Antinori Road, in West Richland Section 15, Township 9 North, Range 27 East, W.M. **NOTICE IS FURTHER GIVEN** that this application (CUP 2020-004) was reviewed under the requirements of the State Environmental Policy Act and a Determination of Non-Significance (DNS) was issued on April 30, 2020 and, accordingly, an Environmental Impact Statements were not required. Any comments regarding the determination and the environmental impacts of the proposal can be made at the Hearing using the method noted below or in writing to the Benton County Planning Department by 5 p.m. on Friday June 12, 2020.

**CONDITIONAL USE PERMIT: CUP 2020-005** – The applicants, **Larry and Estella Lamm**, are requesting a Conditional Use Permit to construct a 728 sq. ft. Accessory Dwelling Unit on a lot with an existing single-family dwelling on approximately 2.81 acres in the Rural Lands 5 (RL-5) Zoning District. The date of the written determination of completeness on this action is April 7, 2020.

The site is located at 22908 East Kennedy Road in Benton City, Section 16, Township 9 North, Range 27 East, W.M.

**PLANNING DEPARTMENT DISCUSSIONS:**

NONE

Greg J. Wendt, Planning Manager  
Susan Drummond, Hearings Examiner