

Community Development Department

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Planning Division

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BENTON COUNTY HEARINGS EXAMINER

Regular Meeting 10:00 a.m.

March 17, 2023

Benton County Planning Division Hearing Room
620 Market Street, Courthouse 1st Floor, Prosser WA 99350

CONSENT AGENDA

A. CONDITIONAL USE PERMIT - CUP 2022-002 The applicant is requesting an six month extension to meet the conditions of approval as they are waiting for verification on whether they will need a Winery General Permit from the Dept. of Ecology. The extension will allow time to obtain a permit if one is required.

NEW BUSINESS:

A. PUBLIC HEARING ON CONDITIONAL USE PERMIT - CUP 2023-001 - For an outdoor reception facility (event center) with permanently affixed restroom accommodations, and a 125-space parking area. Events held on-site shall not exceed two hundred (200) attendees and will be limited to conditions determined through the Conditional Use Permit process. The project is located in the Finely area, approximately 1 mile east of the intersection of Oak Street and Game Farm Road, across from Santiago Country View Estates Mobile Home Park, at site address 201005 E Game Farm Road, Kennewick, WA. The parcel is legal described as Lot 1 of Short Plat 3728 in Section 29, Township 08 North, Range 30 East, W. M., parcel number 129801013728001.

B. PUBLIC HEARING ON CONDITIONAL USE PERMIT - CUP 2023-002 The applicant is proposing construction of a detached 500 sq. ft. accessory dwelling unit on a parcel with an existing 4,500 sq. ft. single-family residence and 1,200 sq. ft shop building. The project address is 42212 E Ridge Crest Loop, Benton City, WA 99320.

C. PUBLIC HEARING ON CONDITIONAL USE PERMIT - CUP 2023-003 The applicant is proposing construction of a detached 640 sq. ft. accessory dwelling unit on a parcel with an existing 3,341 sq. ft. single-family residence. The project address is 87321 E Calico Rd Kennewick, WA 99338.

D. PUBLIC HEARING ON VARIANCE PERMIT - VAR 2023-001 The applicant is requesting a variance to reduce the South side and East rear property line setbacks by 5' each in the Urban Growth Area Residential District in Kennewick, Washington for an accessory building. The granting of a variance would allow the applicant to have a final

side and rear setback of 5' total from each property line. The property is located at 1210 N. Sheppard St., Kennewick WA 99336

E. NULL AND VOID REQUEST ON CONDITIONAL USE PERMIT - CUP 2017-008 Pronghorn LLC originally applied to operate a commercial concrete and asphalt batch plant on several parcels in Section 23, Township 8 North, Range 30 East, W.M. Due to the lack of progress and updates from the applicant, the Planning Division is recommending a revocation of the conditions of approval and a null and void status on the application.

Michelle L. Cooke, Planning Manager
Susan Drummond, Hearing Examiner