

Community Development Department

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Planning Division

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December

BENTON COUNTY HEARINGS EXAMINER

Regular Meeting 10:00 a.m.

December 15, 2023

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

NEW BUSINESS:

A. PUBLIC HEARING ON VARIANCE PERMIT – VAR 2023-007 The applicant, John Sawyer, is proposing to construct a 20' x 26' shop on his property at 937 View Drive, Richland, WA 99352 and is requesting a variance to reduce the 25' setback from the north property line by 20 feet. The Rural Lands 1 Acre District (RL-1) requires all structures have a setback of 25 feet from the edge of any access easements. The granting of this variance would allow the proposed shop to have a setback of 5 feet from the north property line. Parcel #1-2298-201-0046-001.

B. PUBLIC HEARING ON CONDITIONAL USE PERMIT – CUP 2023-009 The applicant, Christina Miller of Wheat Head Brewing, is proposing to operate an event center in association with an onsite brewery that is currently under construction in the Growth Management Agriculture District (GMAAD) at 92308 E Locust Grove, Kennewick, WA 99338. There are proposed to be 10 to 15 indoor/outdoor events per year with no more than 200 guests per event. Parcel # 1-2788-300-0002-004.

C. PUBLIC HEARING ON CONDITIONAL USE PERMIT – CUP 2023-010 The applicant, Christina Miller of Wheat Head Brewing, is proposing to operate a farmers market in association with an onsite brewery that is currently under construction in the Growth Management Agriculture District (GMAAD) at 92308 E Locust Grove, Kennewick, WA 99338. The market is proposed to take place April through October on the first Tuesday of each month with approximately 10-20 vendors. Parcel # 1-2788-300-0002-004.

D. PUBLIC HEARING ON CONDITIONAL USE PERMIT – CUP 2023-015 The applicant, Lenard Beierle, is proposing to construct an airstrip for a commercial crop dusting operation on DNR owned property within the Growth Management Agriculture District (GMAAD). The airstrip will include a 2,800 foot by 40 foot compacted dirt runway with a 120 foot by 100 foot loading area. Parcel # 1-2675-200-0000-000.

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