

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.bentoncountywa.gov



Planning Division

(509) 786-5612
Planning.department@co.benton.wa.us
102206 E Wiser Parkway, Kennewick, WA 99338



BENTON COUNTY HEARINGS EXAMINER

Regular Meeting 10:00 a.m.

May 17, 2024

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

CONSENT AGENDA

A. CONDITIONAL USE PERMIT – CUP 2023-004 -The applicant BNB Kennels is requesting a six month extension to meet the conditions of approval as they are waiting for verification from the Benton Franklin Health District on the approved public water supply that has been submitted to the Department of Ecology. The extension will allow time to obtain a permit if required.

NEW BUSINESS:

A. CONDITIONAL USE PERMIT – CUP 2024-003 The applicant, Tri-Cities Apostolic Lutheran Church, is proposing to construct and operate a church approximately 12,000 sq. ft. in size with an 85 space parking lot. The project is located at 33203 Clodfelter Road, Kennewick, WA 99338. Parcel number 1-2388-401-3191-001.

B. CONDITIONAL USE PERMIT – CUP 2024-007 The applicant, Ronald Duncan, is proposing to construct a 798 sq. ft. detached accessory dwelling unit on a parcel with an existing 3,326 sq. ft. single family residence. The project is located at 54109 N Demoss Road, Benton City, WA 99320. Parcel number 1-0597-301-1740-004.

C. CONDITIONAL USE PERMIT – CUP 2024-008 The applicant, Matthew Waddell, is proposing to construct a 614 sq. ft. detached accessory dwelling unit on a parcel with an existing 1,536 sq. ft. single family residence. The project is located at 626 N Riverside Drive, West Richland, WA 99353. Parcel number 1-0498-200-0017-000.

D. CONDITIONAL USE PERMIT – CUP 2024-009 The applicants, Jay Swope and Christopher Smith, are proposing to construct an 800 sq. ft. detached accessory dwelling

unit on a parcel with an existing 5,229 sq. ft. single family residence. The project is located at 12008 E 568 PR NE, Benton City, WA 99320. Parcel number 1-0597-201-2575-001.

E. CONDITIONAL USE PERMIT – CUP 2024-010 The applicants, Eric and Kimberly Drury, are proposing to construct an 800 sq. ft. accessory dwelling unit within a 24' x 80' shop on a parcel with an existing 2,420 sq. ft. single family residence. The project is located at 89758 E Calico Road, Kennewick, WA 99338. Parcel number 1-0988-405-0000-042.

F. VARIANCE PERMIT – VAR 2024-001 The applicants, Scott and Jessica Meyers, are requesting a variance to allow for the installation of flood venting rather than elevating a new 30'X48' detached shop at 73552 N Pederson Road, West Richland, WA 99353. Parcel number 1-3008-301-1869-003.

G. VARIANCE PERMIT – VAR 2024-002 The applicants, Evan and Kathy Mehlenbacher, are proposing to construct an addition to their existing residence and requesting a variance to reduce the required 25-foot setback from a private access easement by 10 feet, leaving a total setback from the east property line of 15 feet. The project is located at 72812 E 279 PR NE, Richland, WA 99352. Parcel number 1-2098-201-0731-001.

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