

Community Development Department

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Planning Division

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BENTON COUNTY HEARINGS EXAMINER

Regular Meeting 10:00 a.m.

January 17, 2025

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

CONSENT AGENDA:

A. CONDITIONAL USE PERMIT – CUP 2020-013 The legal landowner, Jesse Greenhough Jr., is requesting to null and void the existing permit for a dog kennel. The previous operators have vacated the property, and Mr. Greenhough does not wish to continue the operation on the property.

B. CONDITIONAL USE PERMIT – CUP 2023-009 The applicant, Tina Miller, is requesting a one-year extension to meet the conditions of approval. The extension will allow time to obtain the necessary approvals with the Department of Health and Ecology to operate an event center at Wheat Head Brewery. The project is located at 92308 E Locust Grove Road, Kennewick, WA 99338. Parcel number 1-2788-300-0002-004.

C. CONDITIONAL USE PERMIT – CUP 2023-010 The applicant, Tina Miller, is requesting a one-year extension to meet the conditions of approval. The extension will allow time to obtain the necessary approvals with the Department of Health and Ecology to operate a farmers market at Wheat Head Brewery. The project is located at 92308 E Locust Grove Road, Kennewick, WA 99338. Parcel number 1-2788-300-0002-004.

NEW BUSINESS:

A. PUBLIC HEARING ON CONDITIONAL USE PERMIT – CUP 2024-021 The applicant, Trevor Tapani, is proposing to construct a 798 sq. ft. detached accessory dwelling unit while finishing construction on their 3,840 sq. ft. single family residence. The project is located at 33501 S Clodfelter Road, Kennewick, WA 99338 in the Rural Lands 5 Acre District. Parcel number 1-2388-400-0004-000.

B. PUBLIC HEARING ON CONDITIONAL USE PERMIT – CUP 2024-022 The applicant, Richard Davey, is proposing to construct a 347 sq. ft. detached accessory dwelling unit on a parcel with an existing 960 sq. ft. single family residence. The project is located at 4674 E Arena Road, Richland, WA 99352 in the Urban Growth Area Residential District. Parcel number 1-2098-101-1616-002.

C. PUBLIC HEARING ON VARIANCE PERMIT – VAR 2024-004 The applicants, Brad and Tera Seabaugh, are requesting a variance to install flood venting rather than elevating a proposed 2,080 sq. ft. addition to a detached shop in the Rural Lands 5 Acre District. The project is located at 67818 E Ranch Road, West Richland, WA 99353. Parcel number 1-3108-101-1541-002.

D. PUBLIC HEARING ON VARIANCE PERMIT – VAR 2024-005 The applicant, Knutzen Engineering on behalf of AirGas USA, LLC, is proposing to construct four railcar offloading structures within the Heavy Industrial District and is requesting a variance to reduce the required 30-foot. The project is located at 231808 E SR 397, Kennewick, WA 99337. Parcel number 1-2680-100-0029-000.

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