

Community Development Department

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Planning Division

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BENTON COUNTY HEARINGS EXAMINER

Regular Meeting 10:00 a.m.

June 20, 2025

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

CONSENT AGENDA:

- A. **CONDITIONAL USE PERMIT – CUP 2018-004** The applicant, Interstate Concrete and Asphalt, is requesting to transfer an existing permit for operating a commercial sand and gravel rock quarry from JMAC Resources to Interstate Concrete and Asphalt dba American Rock Products. The project is located at 39505 S Amon Road, Kennewick, WA 99338.
- B. **CONDITIONAL USE PERMIT – CUP 2024-008** The applicant, Matthew Waddell, originally applied to construct a 614 sq. ft. detached accessory dwelling unit on a parcel with an existing 1,536 sq. ft. single family residence at 626 N Riverside Drive, West Richland, WA 99353. Due to the lack of progress and updates from the applicant, the Planning Division is recommending a null and void status on the application approval.

NEW BUSINESS:

- A. **CONDITIONAL USE PERMIT – CUP 2025-005** The applicant, Darrin Lilly, is proposing to construct an 800 sq. ft. accessory dwelling unit on a parcel with an existing 5,524 sq. ft. single family residence. The project is located at 70405 E 713 PR NE, Richland, WA 99352.
- B. **CONDITIONAL USE PERMIT – CUP 2025-006** The applicant, Alma Aguirre, is proposing to operate a countertop fabrication business in an existing 1,728 sq. ft. shop on a parcel with an existing 1,341 sq. ft. single family residence. The project is located at 29304 S Gerards Road, Kennewick, WA 99337.
- C. **CONDITIONAL USE PERMIT – CUP 2025-008** The applicant, Karl Knobbs, is proposing to convert an existing barn into a craft distillery with two guest suites to provide overnight lodging accommodation. The project is located at 23133 W Orcutt Road, Benton City, WA 99320.
- D. **CONDITIONAL USE PERMIT – CUP 2025-009** The applicant, Sandra Stredwick, is proposing to construct an 800 sq. ft. detached accessory dwelling unit on a parcel with an existing 3,552 sq. ft. single family residence. The project is located at 73027 N Grosscup Road, West Richland, WA 99353.
- E. **VARIANCE PERMIT – VAR 2025-002** The applicant, David Kurth, is requesting a variance to install flood venting rather than elevating a proposed 3,000 sq. ft. detached shop on a property with an existing 1,690 sq. ft. single family residence. The project is located at 54513 N River Road, Benton City, WA 99320.

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