



HEM 1.1

**STAFF REPORT TO THE
BENTON COUNTY HEARINGS EXAMINER
The Pit Bull Pen Dog Kennel**

FILE NO: CUP 2020-013

MEMO DATE: January 7, 2025

HEARING DATE: January 17, 2025

APPLICANT: The Pit Bull Pen via Trish Tricket
22206 E Kennedy Road, Benton City, WA 99320

LAND OWNER: Jesse Greenough, 4209 S. Cascade Street, Kennewick, WA 99337

LOCATION: General Location: The property is located on the north side of Kennedy Road, which is directly north of Interstate I-82.
Address: 22206 E Kennedy Road, Benton City, WA 99320
Legal: Section 16, Township 9 North, Range 27 E, Quarter SE; Short Plat #2653, Lot 3.
Parcel Number: 1-1697-301-2653-003.

PROPERTY SIZE: Approximately 2.50 acres

AREA TO BE USED: 1800 sq. ft. interior space, in addition to outdoor areas.

LAND USE: Residential

ZONING: Rural Land 5 Acre

COMPREHENSIVE PLAN DESIGNATION: Rural Remote

SPECIFIC REQUEST:

The current property owner, Jesse Greenough, is requesting to null and void Conditional Use Permit CUP 2020-013 for a commercial dog kennel business that has been operating on the subject property.

BACKGROUND:

Conditional Use Permit 2020-013 was issued to a 501(c)(3) known as The Pit Bull Pen on May 26, 2022, to allow the conversion of an existing accessory structure to a commercial kennel of not more than 20 dogs in order to operate a dog rescue kennel and adoption center onsite.

At the time of the CUP application process, the prior property owner, Nancy Strom, had given her consent for the operation of the rescue on the subject parcel. After the passing of Ms. Strom, property ownership rights transferred to Jesse Greenough on October 4, 2023.

On September 20, 2024, Mr. Greenough served The Pit Bull Pen notice to terminate their tenancy after which time the rescue decided to transition from a rescue center-based operation to a home foster-based operation. As of November 14, 2024, The Pit Bull Pen has removed all dogs from the property and no longer has any onsite operations occurring. Additionally on November 22, 2024, the prior Executive Director and primary contact for the initial CUP application, Trish Tricket, stepped down from her role with

The Pit Bull Pen and no longer is involved with the rescue organization. The Pit Bull Pen Board of Directors fully support the applicant's request to null and void CUP 2020-013.

FINDINGS OF FACT:

1. On May 26, 2022, Conditional Use Permit 2020-013 for a commercial kennel of not more than 20 dogs was issued to The Pit Bull Pen, a 501(c)(3), allowing the operation of a dog rescue and adoption center at 22206 E Kennedy Road, Benton City, WA 99320.
2. At the time of CUP 2020-013 issuance, the applicant was Trish Tricket dba The Pit Bull Pen and the subject property owner was Nancy Strom.
3. The property owner, Nancy Strom, passed away on January 24, 2023, and the subject property transferred ownership to Jesse Greenough on October 4, 2023.
4. On August 18, 2024, The Pit Bull Pen Board of Directors were notified of pending eviction proceedings for Trish Tricket and The Pit Bull Pen operation (HEM 1.6).
5. Mr. Greenough served The Pit Bull Pen notice to terminate tenancy on September 30, 2024 (HEM 1.6).
6. The Pit Bull Pen ceased all onsite activities and vacated 22206 E Kennedy Road, Benton City, WA 99320 on November 14, 2024 (HEM 1.6).
7. The Benton County Planning Division received a written request (HEM 1.2) from the property owner, Jesse Greenough, on November 19, 2024, requesting to null and void CUP 2020-013.
8. On November 22, 2024, Trish Tricket resigned from her role as the Executive Director of The Pit Bull Pen and is no longer involved with the dog rescue operation (HEM 1.3).
9. The Benton County Planning Division received an email (HEM 1.4) on December 5, 2024, from the Treasurer of The Pit Bull Pen inquiring on the steps to revoke CUP 2020-013.
10. On December 23, 2024, the Planning Division sent an email (HEM 1.5) to both Ms. Tricket and The Pit Bull Pen notifying them of the null and void request for CUP 2020-013 and the date and time of the public hearing for this matter.
11. On December 27, 2024, a Notice of Open Record Hearing was mailed to:
 - a. Pit Bull Pen C/O Trish Tricket at 22114 E Kennedy Road, Benton City WA 99320
 - b. Pit Bull Pen C/O Trish Tricket at PO Box 112, Benton City, WA 99320
 - c. Jesse Greenough Jr at 22206 E Kennedy Road, Benton City WA 99320
 - d. Jesse Greenough Jr at 4209 S Cascade, Kennewick, WA 99337
12. On January 5, 2025, the Planning Division received an email (HEM 1.6) from the Treasurer of The Pit Bull Pen providing a timeline of the rescue's departure from 22206 E Kennedy Road, Benton City WA 99320 and confirming The Pit Bull Pen's current Board of Director's support for null and voiding CUP 2020-013.
13. As of the date of this memo, the Planning Division has not received any response or communication from the original permit applicant, Trish Tricket, pertaining to the null and void request for CUP 2020-013 conditional use permit.

RECOMMENDATION:

The Planning Division recommends approval of the null and void request for CUP 2020-013.



**STAFF REPORT TO THE
BENTON COUNTY HEARINGS EXAMINER
The Pit Bull Pen Dog Kennel**

HEM 1.2

FILE NO: CUP 2020-013

MEMO DATE: January 13, 2025

HEARING DATE: January 17, 2025

APPLICANT: The Pit Bull Pen via Trish Tricket
22206 E Kennedy Road, Benton City, WA 99320

LAND OWNER: Jesse Greenough, 4209 S. Cascade Street, Kennewick, WA 99337

LOCATION: General Location: The property is located on the north side of Kennedy Road, which is directly north of Interstate I-82.
Address: 22206 E Kennedy Road, Benton City, WA 99320
Legal: Section 16, Township 9 North, Range 27 E, Quarter SE; Short Plat #2653, Lot 3.
Parcel Number: 1-1697-301-2653-003.

PROPERTY SIZE: Approximately 2.50 acres

AREA TO BE USED: 1800 sq. ft. interior space, in addition to outdoor areas.

LAND USE: Residential

ZONING: Rural Land 5 Acre

COMPREHENSIVE PLAN DESIGNATION: Rural Remote

SPECIFIC REQUEST:

The current property owner, Jesse Greenough, is requesting to null and void Conditional Use Permit CUP 2020-013 for a commercial dog kennel business that has been operating on the subject property.

BACKGROUND:

Conditional Use Permit 2020-013 was issued to a 501(c)(3) known as The Pit Bull Pen on May 26, 2022, to allow the conversion of an existing accessory structure to a commercial kennel of not more than 20 dogs in order to operate a dog rescue kennel and adoption center onsite.

At the time of the CUP application process, the prior property owner, Nancy Strom, had given her consent for the operation of the rescue on the subject parcel. After the passing of Ms. Strom, property ownership rights transferred to Jesse Greenough on October 4, 2023.

On September 20, 2024, Mr. Greenough served The Pit Bull Pen notice to terminate their tenancy after which time the rescue decided to transition from a rescue center-based operation to a home foster-based operation. As of November 14, 2024, The Pit Bull Pen has removed all dogs from the property and no longer has any onsite operations occurring. Additionally on November 22, 2024, the prior Executive Director and primary contact for the initial CUP application, Trish Tricket, stepped down from her role with

The Pit Bull Pen and no longer is involved with the rescue organization. The Pit Bull Pen Board of Directors fully support the applicant's request to null and void CUP 2020-013.

FINDINGS OF FACT:

1. On May 26, 2022, Conditional Use Permit 2020-013 for a commercial kennel of not more than 20 dogs was issued to The Pit Bull Pen, a 501(c)(3), allowing the operation of a dog rescue and adoption center at 22206 E Kennedy Road, Benton City, WA 99320.
2. At the time of CUP 2020-013 issuance, the applicant was Trish Tricket dba The Pit Bull Pen and the subject property owner was Nancy Strom.
3. The property owner, Nancy Strom, passed away on January 24, 2023, and the subject property transferred ownership to Jesse Greenough on October 4, 2023.
4. On August 18, 2024, The Pit Bull Pen Board of Directors were notified of pending eviction proceedings for Trish Tricket and The Pit Bull Pen operation (HEM 1.6).
5. Mr. Greenough served The Pit Bull Pen notice to terminate tenancy on September 30, 2024 (HEM 1.6).
6. The Pit Bull Pen ceased all onsite activities and vacated 22206 E Kennedy Road, Benton City, WA 99320 on November 14, 2024 (HEM 1.6).
7. The Benton County Planning Division received a written request (HEM 1.2) from the property owner, Jesse Greenough, on November 19, 2024, requesting to null and void CUP 2020-013.
8. On November 22, 2024, Trish Tricket resigned from her role as the Executive Director of The Pit Bull Pen and is no longer involved with the dog rescue operation (HEM 1.3).
9. The Benton County Planning Division received an email (HEM 1.4) on December 5, 2024, from the Treasurer of The Pit Bull Pen inquiring on the steps to revoke CUP 2020-013.
10. On December 23, 2024, the Planning Division sent an email (HEM 1.5) to both Ms. Tricket and The Pit Bull Pen notifying them of the null and void request for CUP 2020-013 and the date and time of the public hearing for this matter.
11. On December 27, 2024, a Notice of Open Record Hearing was mailed to:
 - a. Pit Bull Pen C/O Trish Tricket at 22114 E Kennedy Road, Benton City WA 99320
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 - d. Jesse Greenough Jr at 4209 S Cascade, Kennewick, WA 99337
12. On January 5, 2025, the Planning Division received an email (HEM 1.6) from the Treasurer of The Pit Bull Pen providing a timeline of the rescue's departure from 22206 E Kennedy Road, Benton City WA 99320 and confirming The Pit Bull Pen's current Board of Director's support for null and voiding CUP 2020-013.
13. As of the date of this memo, the Planning Division has not received any response or communication from the original permit applicant, Trish Tricket, pertaining to the null and void request for CUP 2020-013 conditional use permit.

RECOMMENDATION:

The Planning Division recommends approval of the null and void request for CUP 2020-013 with the condition that the two signs associated with the business (an address sign along Kennedy Road and a business sign attached to the building) are removed within 14 days of this approval.

I Jesse Greenough JB wish to Null + Void
CMP 2020-013.

I, the legal landowner, do not wish to continue
operating "the Pit Bull Pen".

The previous operators have vacated the property.

Jesse Greenough

HEM 1.3

Bedford County
Planning Division

NOV 19 2024

RECEIVED



☎ 509-579-1665

✉ pitbullpenrescue@gmail.com

📍 PO Box 112
Benton City, WA 99320

FOR IMMEDIATE RELEASE

Contact:

Amber Hall
President, Adoption and Foster Coordinator
The Pit Bull Pen
509-579-1665
pitbullpenrescue@gmail.com

The Pit Bull Pen Transitions to Foster-Based Care to Continue its Mission of Saving Dogs, Trish Trickit Steps Down as Executive Director

[Benton City, WA] — November 22, 2024

The Pit Bull Pen, a dedicated dog rescue organization, is announcing a transition to foster-based care effective November 14, 2024. This change comes as our facility is no longer available due to circumstances beyond our control, prompting us to adapt our operations to ensure the continued safety and well-being of the dogs in our care. By moving to a foster-based model, we aim to provide the necessary support and love to our dogs who are at risk and in need of safe, nurturing environments. We understand the importance of our mission and the impact we have on these dogs' lives, and we believe this approach allows us to maintain our commitment to rescue and rehabilitation. While this transition presents challenges, we remain as steadfast in our mission as ever.

Additionally, Trish Trickit has made the decision to step down as Executive Director of The Pit Bull Pen. Trish has spent the last 12 years building this organization from the ground up, dedicating countless hours to rescuing, rehabilitating, and rehoming hundreds of dogs in need. Her passion, vision, and relentless advocacy for the dogs in our community has shaped The Pit Bull Pen into what it is today. Trish's efforts have left an indelible mark on the rescue community. We extend our deepest gratitude for her leadership, compassion, and the legacy she leaves behind. While she will no longer serve as Executive Director, Trish's unwavering commitment to the dogs remains an inspiration to all of us.

Amber Hall will be fully available to address any needs related to the dogs in our care. This includes medical assistance, behavioral support, and guidance to ensure a successful fostering experience. We appreciate the continued support of our community and are hopeful for a bright future for all the dogs in our care.

For immediate assistance regarding the dogs, please contact Amber via phone or text at 509-579-1665.

Delete Archive Reply Reply all Forward Zoom Read / Unread Categorize Flag / Unflag

[EXTERNAL] CUP for 22206 Kennedy Rd

HC

Hayley Collen <hmcollen13@gmail.com>
To: Planning Department

Reply Reply all Forward

Thu 12/5/2024 10:45 AM

Flag for follow up. Completed on 12/6/2024.

You replied on Fri 12/6/2024 8:10 AM

Good Morning,

I'm the treasurer for The Pit Bull Pen, a local dog rescue. We have recently had to vacate our property due to a family dispute on the land between our (now former) Executive Director and her stepfather. We have now switched to completely foster-based and have no physical location. We were operating under a conditional use permit that I believe was signed by our Executive Director's mother who is now deceased. Our lawyer has recommended we have the CUP revoked. Is this something I can do? I'm not sure if I'm the right person for this to come from.

Thanks,

Hayley Collen
Treasurer
The Pit Bull Pen

Reply Forward

Nikki Relyea

From: Planning Department
Sent: Monday, December 23, 2024 3:49 PM
To: thepitbullpen@gmail.com
Cc: pitbullpenrescue@gmail.com; Planning Department; Code Enforcement
Subject: Null & Void Request Received for CUP 2020-013 - The Pit Bull Pen

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Tricket,

Our office has received a written request from the current property owner, Jesse Greenough, of 22206 E Kennedy Rd, Benton City, asking the Benton County Hearings Examiner to null and void the Conditional Use Permit (CUP 2020-013) for the Pit Bull Pen commercial kennel currently operating at that location.

This matter will be heard at the next Hearing Examiner meeting which is scheduled for January 17th at 10:00 a.m. at the Courthouse in Prosser. More information from our office will follow soon once the Notice of Hearing is sent out to affected/interested parties.

Please keep in mind that should a null and void be issued for this permit, all business related activities must immediately cease including the removal of any signage for the business and any dogs from the property as only four dogs are allowed to be kept on a parcel without additional permits being required.

Should you have any questions prior to the hearing please don't hesitate to contact our office at 509-786-5612.

Regards,



Michelle Mercer • *Planning Manager*
Benton County Community Development Department - Planning Division
Benton County Courthouse, 620 Market Street, Prosser, WA 99350
Benton County Public Services Office, 102206 E Wiser Parkway, Kennewick, WA 99338
Michelle.Mercer@co.benton.wa.us
(509) 786-5612

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Nikki Relyea

From: Hayley Collen <hmcollen13@gmail.com>
Sent: Sunday, January 5, 2025 8:40 PM
To: Planning Department
Cc: amberhall07@yahoo.com; donnaTPBP@yahoo.com; terri.mooney@yahoo.com; Carli Luppold
Subject: [EXTERNAL] Re: Pit Bull Pen Status

Hi Michelle,

Here is the complete timeline of the rescue's departure from the property on Kennedy Rd:

8/18/24 - The Board of Directors was first notified of Trish's impending ejection which had been ongoing since June.

9/16/24 - The Board held a meeting with the rescue's volunteers to let them know about the ejection and to answer any of their questions. Trish's personal attorney, Ben Ramm, attended the meeting and discussed their plan's for fighting the ejection.

9/30/24 - The rescue received a notice to terminate tenancy from Jesse Greenough's lawyer informing us we needed to be off the property by October 31st. At this point the board decided to transition to foster-based only to protect our dogs. Our lawyers negotiated our move out date and we were able to get it extended to November 14th.

As of November 14th, The Pit Bull Pen has had NO onsite operations. All dogs were moved to fosters or boarding prior to this date. Trish stepped down as Executive Director of the rescue on November 20th via Facebook post and no longer has any involvement with the rescue.

Trish has continued to house/foster/rescue dogs on the property. We have been working to distance ourselves from her, and the board of Directors stands behind voiding the CUP.

Please let me know if you have any questions.

Thanks,

Hayley Collen
Treasurer, The Pit Bull Pen

On Fri, Jan 3, 2025, 4:44 PM Carli Luppold <cmluppold@hotmail.com> wrote:

I am including the Board of Directors on this response and will allow them to respond as appropriate.

Carli Luppold

Sent via the Samsung Galaxy S24 Ultra, an AT&T 5G smartphone
Get [Outlook for Android](#)



HEM 1.8

NOTICE OF OPEN RECORD HEARINGS

NOTICE IS HEREBY GIVEN that the following applications have been proposed to the Benton County Hearings Examiner for Benton County, Washington.

NOTICE IS FURTHER GIVEN that the Benton County Hearings Examiner will hold an open record public hearing for each of the below stated applications on **January 17, 2025** at 10 a.m. in the Planning Hearing Room, First Floor Courthouse, 620 Market Street, Prosser, WA 99350. The hearings will be held in-person and virtually/telephonically via Webex. To find information on attendance and testimony options, directions to the meeting room and to review documentation for the application, please visit <https://tinyurl.com/BCpublicnotice>.

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.

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.

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.

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.

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.

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.

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.

Anyone may participate in the hearings and present testimony or comments on an application. Persons may appear in person or virtually/telephonically during the hearing or provide written testimony to the Hearings Examiner on or before **January 14, 2025**. Written comments can be emailed to planning.department@co.benton.wa.us, mailed to or dropped off at the Planning Division office at the Public Services Building, 102206 E Wiser Parkway, Kennewick, WA 99338.

Any information submitted to Benton County is subject to the public records disclosure laws for the State of Washington (RCW Chapter 42.17) and all other laws that may require the release of the documents to the public.

If you wish to provide testimony during the hearing (in person or virtually), we ask that you inform the Planning Division before the meeting. You can do that by filling out a Request to Testify form at <https://tinyurl.com/testifyform> or by contacting our office to be added to the list. **You must submit a request for each hearing in which you wish to participate.** We ask that participants who will be attending virtually please limit background noise and/or mute their line to prevent interruptions of the meeting.

If you have questions regarding any of the actions before the Hearings Examiner or the hearing process, please contact the Planning Division at (509) 786-5612, 102206 E. Wiser Parkway, Kennewick, WA 99338, or planning.department@co.benton.wa.us.

Dated this 26th day of December, 2024.

PUBLICATION DATE: January 1, 2025

SUSAN E. DRUMMOND
Benton County Hearings Examiner

MICHELLE L. MERCER, Planning Manager
Community Development Department