

Community Development Department

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



Planning Division

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

**STAFF REPORT TO THE
BENTON COUNTY HEARINGS EXAMINER
Aguirre – Countertop Fabrication Business**

HEM 1.1

FILE NO: CUP 2025-006

MEMO DATE: June 3, 2025

HEARING DATE: June 20, 2025

APPLICANT: Alma Aguirre, 29304 S. Gerards Rd., Kennewick, WA 99337.

OWNERS: Alma and Alejandro Aguirre, 29304 S. Gerards Rd., Kennewick, WA 99337.

LOCATION: General Location: The property is located west of the intersection of Gerards Rd. and 292 PR SE in the Kennewick area of unincorporated Benton County, Washington.
Legal: Section 21, Township 8 North, Range 30 E, W.M. Lot 1 of Short Plat 2886.
Parcel Number: 1-2180-201-2886-001

PROPERTY SIZE: Approximately 5.61 Acres

AREA TO BE USED: 2000 square feet

LAND USE: Residential

ZONING: Rural Lands Five Acre District (RL-5)

COMPREHENSIVE PLAN DESIGNATION: Rural Remote

RECOMMENDATION:

The Planning Division recommends approval of the application request, subject to the suggested twenty (20) Findings of Fact and seven (7) Conditions of Approval as outlined in this staff report.

APPLICATION DESCRIPTION:

The applicant is seeking a Conditional Use Permit (CUP) under BCC 11.11.060(w) which allows business activities in the Rural Land Five Acre Zoning District (RL-5). If granted, this CUP would allow for the applicants to operate a countertop fabrication business in the Kennewick area of unincorporated Benton County.

The proposed countertop fabrication business would occur within an existing 2,000 square foot accessory structure (shop). Deliveries of small supplies are expected to occur 1–2 times a month with countertop slab materials to be being picked up from an offsite location and transported to the property as needed. Operating hours shall be Monday through Friday 8 am to 5:30 pm with no customers coming to the location at any time (HEM 1.3).

The application for CUP 2025-006 was submitted to the Benton County Planning Division on April 14, 2025. (HEM 1.3)

The application was declared complete for processing on April 23, 2025. (HEM 1.5)

The application documents were distributed to reviewing agencies on April 23, 2025. (HEM 1.6)

The Benton County Hearings Examiner Notice of Open Record Hearing for application CUP 2025-006 was published on June 4, 2025 the Prosser Record Bulletin. (HEM 1.11)

The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on May 30, 2025.

The Open Record Hearing is scheduled for June 20, 2025.

APPLICABLE STANDARDS/ORDINANCES:

1. *Benton County Comprehensive Plan*

3.3.2.3 Rural Land Use Designations

Rural Remote is the predominant rural land use in the County. This land is located mostly between the agricultural lands (GMA Agriculture), Rural Transition, and the UGAs. Rural Remote land use is intended to enhance and preserve the County's rural character, which includes rural open space, low densities, wildlife habitat, public open space for outdoor recreational activities, and rural home sites on which a limited range of agricultural activities may be conducted. Allowable density in Rural Remote land use is 1DU/5acres.

2. *Benton County Code (BCC)*

Title 11 Zoning

Chapter 11.03 Definitions

Section 11.03.010 Definitions

(33) "Business activity" means the production or sale of goods, or the sale of services that is clearly incidental and secondary to the use of the property for residential purposes and that complies with the criteria set forth in this title.

Chapter 11.11 Rural Lands Five Acre District (RL-5)

Section 11.11.060 Uses Requiring a Conditional Use Permit

(w) Business activities, other than those set forth above, that are compatible with the principal uses and purpose of the underlying zone and the surrounding land uses may be conducted from within an approved accessory building detached from all dwelling units if the following criteria as well as any other conditions required by the Hearings Examiner are satisfied:

(1) The business activity must take place on a parcel of land that is 2.0 acres or greater in size. (2) There must be a residence on site, and at least one (1) of the proprietors of the business must be the owner or lessee of the property where the business and the residence are located and must reside in said residence.

(3) No more than four (4) non-resident persons, whether they work on site or not, may be employed by or be partners in the business.

(4) The business activity, including all storage space, shall not occupy more than two thousand (2,000) square feet of total floor area within the detached accessory

building.

(5) Only one (1) approved detached accessory building on a parcel may be used for business activities. If more than one (1) business will be conducted within an approved detached accessory building, then a separate application must be submitted for each business activity, provided that the total area used by all business activities shall not exceed that permitted by BCC 11.11.060(w)(4).

(6) No more than two (2) non-illuminating signs, with a maximum area of four (4) square feet each, shall be permitted in connection with the business activity. The posting of such signs is limited to the parcel on which the approved detached accessory building is located. On-street (inside the road right-of-way) sign posting and sign posting which interferes with the line-of-site for road intersections are prohibited.

(7) Not more than three (3) vehicles marked to identify the business may be on the parcel at any one time. No other onsite outside storage of vehicles, equipment and/or supplies is allowed in connection with the business activity. This prohibition applies to, but is not limited to: lumber, plasterboard, pipe, paint, inoperable vehicles, and heavy equipment that are related to the business.

(8) The property owner and the proprietor(s) of the business shall comply with all requirements of the Benton County Building Department, the Benton County Fire Marshal, the Benton-Franklin Health District, and all other local, state and federal regulations pertinent to the business activity pursued. The requirements of or permission granted by the Hearings Examiner shall not be construed as an exemption from such regulations.

(9) Adequate off-street parking, as determined by the Hearings Examiner, must be provided.

(10) Any waste created as a result of the business activity must be disposed of off-site in compliance with all local, state and/or federal regulations.

(11) The presence of customers/clients and non-resident employees at the location of the business activity shall be limited to the days and hours of operation as determined by the Hearings Examiner.

(12) The business activity does not require a marijuana processor or retailer license from the Washington State Liquor Control Board.

Chapter 11.50.040 Conditional Use.

Section 11.50.040 (a) Conditional Use Permit- General Standards.

The conditional use permit application process allows the Hearings Examiner to review the location and design of certain proposed uses, the configuration of improvements, and the potential impacts on the surrounding area. The application process also allows the Hearings Examiner to ensure that development in each zoning district protects the integrity of that district. The notice, hearing, decision, and enforcement procedures are as set forth herein and in BCC 11.50.050.

Certain uses are classified as conditional uses because of their unusual nature, infrequent occurrence, special requirements, or potentially significant impacts to the environment, public infrastructure, or adjacent properties, and/or possible safety hazards and other similar reasons.

Once granted, a conditional use permit may be transferred by a holder thereof after written notice to the Hearings Examiner; provided the use and location must remain the same and the transferee must continue to comply with the conditions of the permit and, if applicable, the requirements set forth in Chapter 11.51 BCC.

Section 11.50.040 (d) Conditional Use Permit- Permit Granted Or Denied.

A conditional use permit shall be granted only if the Hearings Examiner can make findings of fact based on the evidence presented sufficient to allow the Hearings Examiner to conclude that, as conditioned, the proposed use:

- (1) Is compatible with other uses in the surrounding area or is no more incompatible than are any other outright permitted uses in the applicable zoning district.
- (2) Will not materially endanger the health, safety, and welfare of the surrounding community to an extent greater than that associated with any other permitted uses in the applicable zoning district.
- (3) Would not cause the pedestrian and vehicular traffic associated with the use to conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with any other permitted uses in the applicable zoning district.
- (4) Will be supported by adequate service facilities and would not adversely affect public services to the surrounding area; and
- (5) Would not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district.

It is the applicant's burden to present sufficient evidence to allow the above conclusions to be made. If such evidence is not presented or all necessary reasonable conditions are not identified by the applicant so as to allow the Hearings Examiner to make the conclusions required above, the conditional use application shall be denied.

PUBLIC NOTICE:

The Public Notice Requirements for this application as per BCC 11.50.050(b) are as follows:

1. The Planning Division shall provide written notification for an open record hearing, subject to the rules and regulations set forth in RCW 36.70. Written notice shall be mailed at least twelve (12) days in advance of the open record hearing to the applicant and the owner of the parcel(s) to which the proposed variance or conditional use permit would apply, and to all owners of real property, as shown in the records of the Benton County Assessor, located within a distance of three hundred (300) feet of any portion of the applicable parcel, provided that if the owner of the parcel for which the proposed variance or conditional use permit is requested owns another parcel or parcels adjacent the parcel at issue, notification shall be mailed to owners of real property located within three hundred (300) feet of any portion of such adjacent parcels as well. Failure to receive the notice shall not invalidate any proceedings or decision in connection with the proposed variance or conditional use permit. Notices addressed to the last known owner of record as shown on the County Assessor's records shall be deemed proper notice to the owner of such property; and,
2. By publication of a legal notice in a newspaper of general circulation in the County at least ten (10) days prior to the open record hearing date.

PUBLIC COMMENTS:

1. The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on May 30, 2025.

AGENCY COMMENTS:

1. The application documents were distributed to the following reviewing agencies on April 23, 2025:
 - a. Benton County Public Works Department
 - b. Benton County Code Enforcement
 - c. Benton-Franklin Health District
 - d. Benton County Fire District #1
 - e. Benton County Building Division
 - f. Benton County Fire Marshal
 - g. Benton PUD
 - h. Columbia Irrigation District
2. The following comment was received from the **Benton County Building Division** April 23, 2025 (HEM 1.7):
 - a. Project must comply with all current Benton County building and fire codes, up to and including possible change of use in occupancy of the building to be utilized.
 - b. Future construction must comply with Benton County Building and Fire Codes.
 - c. Please contact the Building Division at (509) 735-3500 for more information.
3. The following comment was received from the **Benton Public Utility District** on April 23, 2025 (HEM 1.8):
 - a. If the existing buildings will remain as is and if there is no need for additional power then BPUD has no comment.
 - b. Please contact Angela Richman at (509) 582-2175 for more information.
4. The following comment was received from the **Benton County Public Works Department** on April 28, 2025 (HEM 1.9):
 - a. Applicant will need to apply for a road approach permit for access to their parking lot.
 - b. Please contact the Public Works Department at (509) 786-5611 for more information.
5. The following are general comments and discussion points from **Benton County Code Enforcement** on May 30, 2025 (HEM 1.10):
 - a. Code Enforcement requests that a stipulation be included requiring all business-related products, equipment, and materials to be stored within the detached shop. Specifically, items such as A-frames, granite slabs, and mechanical equipment—including forklifts—must not be stored outside the shop.
 - b. Please contact Benton County Code Enforcement at (509) 222-2301 for more information.

6. The following are general comments and discussion points from the **Benton County Planning Division**:
 - c. The lot is zoned Rural Lands Five Acre District (RL-5).
 - d. The lot designation is Rural Remote in the Benton County Comprehensive Plan.
 - e. Surrounding land uses: Similar in nature to the applicant's property, the adjacent properties are residential in nature.
 - f. There is an active Code Enforcement case for the operation of this business at this location. The property owners are currently working with Benton County Code Enforcement to bring the business into compliance. If issued this CUP will resolve the Code Enforcement violation.
 - g. If you have any questions on these comments, please contact the Benton County Planning Division at (509) 786-5612.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

The following Findings of Fact and Conditions of Approval are based on comments received up to the date of this staff memo. Any comments received after the completion of this staff memo or submitted during the advertised public hearing for CUP 2025-006 will need to be considered by the Hearings Examiner and may be added to the suggested Findings of Fact and Conditions of Approval as set forth below. The Hearings Examiner may decide to adopt these as their own or amend/add to these Findings of Fact and Conditions of Approval after holding the open public hearing.

Based on the information received to date, Planning staff recommends approval of the applicant's request with the following suggested findings of fact and conditions of approval:

SUGGESTED FINDINGS OF FACT

1. The applicant is seeking a Conditional Use Permit (CUP) under BCC 11.11.060(w) which allows business activities in the Rural Land Five Acre Zoning District (RL-5).
2. If granted, this CUP would allow for the applicants to operate a countertop fabrication business.
3. The applicant is Alma Aguirre, 29304 S. Gerards Rd., Kennewick, WA 99337.
4. The owners are Alma and Alejandro Aquirre, 29304 S. Gerards Rd., Kennewick, WA 99337.
5. The site is located west of the intersection of Gerards Rd. and E 292 PR SE in the Kennewick area of unincorporated Benton County.
6. The subject parcel is approximately 5.61 acres in size.
7. The parcel is legally described as Lot 1 of Short Plat 2886. Parcel number 1-2180-201-2886-001.
8. The proposed business use will occur within a 2000 square foot accessory structure (shop).
9. The property is zoned Rural Lands Five Acre District (RL5).

10. Public notice and application requirements have been met per BCC 11.50 Variance and Conditional Use.
11. The proposed business use is allowable by Conditional Use Permit if approved by the Benton County Hearings Examiner.
12. The proposed business use complies with Benton County Building Division standards and requirements.
13. The application for CUP 2025-006 is consistent with the Growth Management Act.
14. The application for CUP 2025-006 is consistent with the goals and policies of the Benton County Comprehensive Plan.
15. The application for CUP 2025-006 is consistent with the requirements of the Benton County Zoning Code.
16. The proposed business use is compatible with other uses in the surrounding area and is no more incompatible than any other outright permitted uses in the applicable zoning district.
 - a. Subject to potential mitigating measures as determined by the Hearings Examiner.
17. The proposed business use will not materially endanger the health, safety, and welfare of the surrounding community to an extent greater than that associated with any other permitted uses in the applicable zoning district.
18. The pedestrian and vehicular traffic caused by the proposed business use will not conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with any other permitted uses in the applicable zoning district.
19. The proposed business use will not adversely affect public services to the surrounding area.
20. The proposed business use will not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district.
 - a. Subject to potential mitigating measures as determined by the Hearings Examiner.

SUGGESTED CONDITIONS OF APPROVAL

1. The activities on the site shall comply with the submitted site plan and materials submitted for this application, including but not limited to:
 - a. Benton County Conditional Use Permit application.
2. The applicant shall provide written consent to the Planning Division from the legal landowner (if different from applicant) granting permission for the operation of the conditional use prior to issuance of the CUP permit.
3. The applicant shall perform all fabrication activities and store all products and materials inside the 2,000 square foot accessory building only. No use of additional buildings, or outdoor storage and/or fabrication shall be permitted.
4. Any proposed outdoor lighting associated with this CUP shall be directed downward to

avoid unnecessary glare on neighboring parcels.

5. All required development permits shall be obtained and final approvals granted prior to the commencement of business activities. This includes approval of permits required by the following, as applicable:
 - a. Benton County Building Division; for building permits.
 - b. Benton County Fire Marshal; for fire and safety regulations.
 - c. Benton Franklin Health District.
 - d. Benton Clean Air Authority.
6. Future construction or activities associated with this conditional use require review under the Benton County Zoning Ordinance. Applicants shall contact the Planning Division prior to any construction or changes in activities on site.
7. The project facility shall follow the rules and regulations of the Benton-Franklin Health District at all times, including standards for drinking water, on-site sewage systems, and BFHD standards.

TIME TO COMPLETE CONDITIONS OF APPROVAL:

The applicant shall have one year to meet all of the Conditions of Approval.

If all conditions of approval have not been met and the Planning Division does not issue the Conditional Use Permit within one (1) year from the time the Hearings Examiner has conditionally approved the Conditional Use Permit, the Hearings Examiner may declare its approval null and void at a regular Hearings Examiner meeting. Prior to doing so, the applicant shall be notified in writing at the applicant's last known address at least twelve (12) days in advance of the upcoming Hearings Examiner meeting.

TRANSFERABILITY

This Conditional Use Permit is not transferrable by the holder.

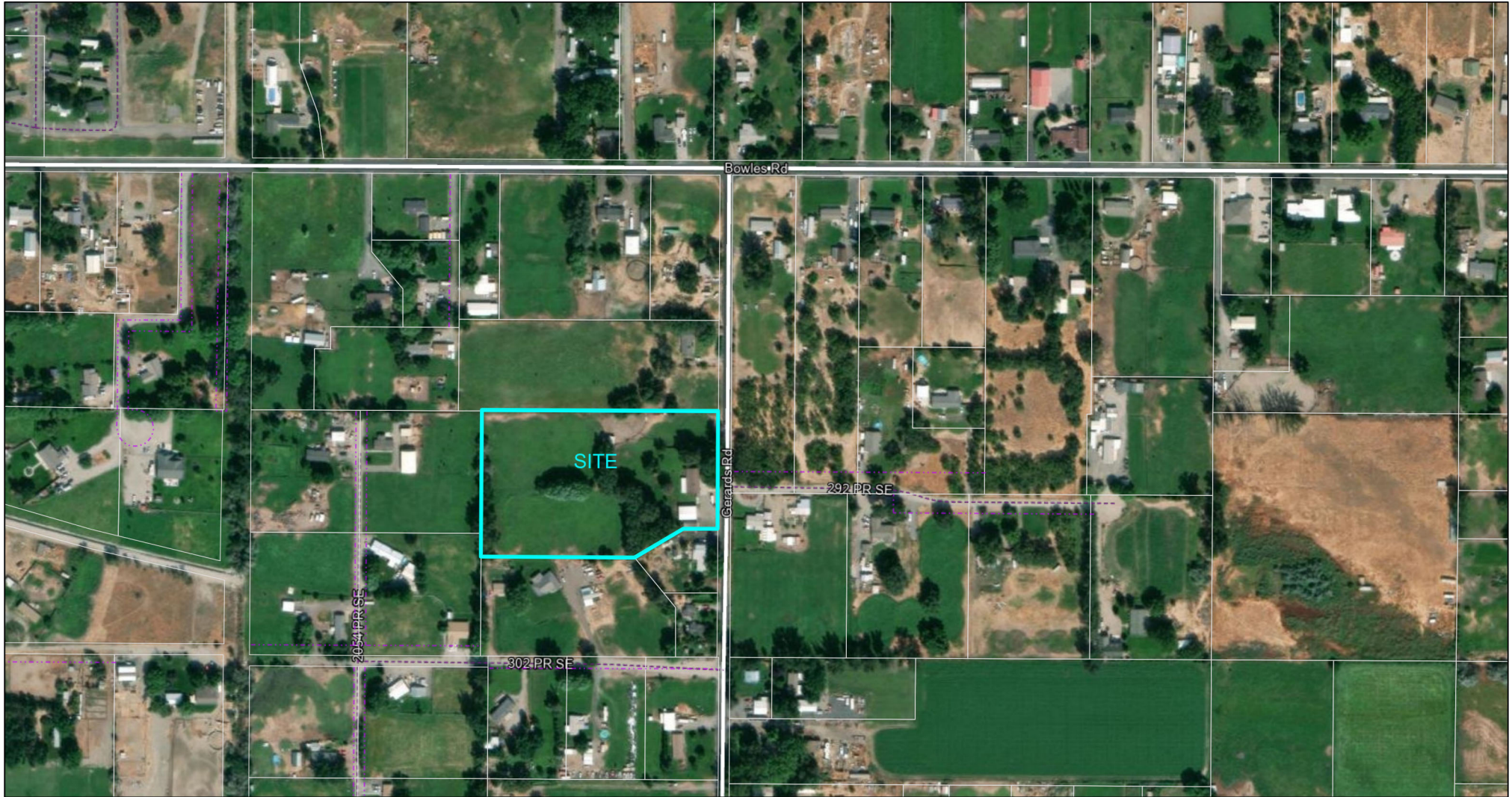
VIOLATIONS OF CONDITIONS OF APPROVAL:

The applicant/owner shall continue to meet all conditions of this Conditional Use Permit while CUP 2025-006 is in effect.

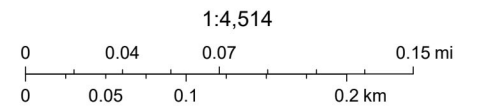
Any violation of the conditions of approval will be processed in accordance with BCC Title 11, Chapter 11.43 Administration and Disposition of Infractions. If the Conditional Use Permit has been issued and violations exist, the Hearings Examiner may revoke the permit after an open record hearing with notice as set forth in BCC 11.50.050(b), as amended. This condition does not foreclose the County's use of other enforcement mechanisms.

Vicinity Map - CUP 2025-006 - Aguirre

HEM 1.2



4/14/2025, 1:29:54 PM



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Community Development Department
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102206 East Wiser Parkway, Kennewick, WA 99338

RECEIVED

APR 14 2025

Benton County
Planning Division

CONDITIONAL USE PERMIT APPLICATION

File No. CUP 2025-001

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Name of Applicant/Agent: Alma Aguirre

Mailing Address (with City, State & zip): 29304 S. Gerards Rd. Kennewick WA. 99337

Phone #1: (509) 539-4402 Phone #2: _____

Email Address(es): alma_xoxo80@yahoo.com

Signature: Alma Aguirre Date: 1/9/2025

Name of Property Owner(s) (if different): _____

Mailing Address (with City, State & zip): _____

Phone #1: _____ Phone #2: _____

Email Address(es): _____

Signature: _____ Date: _____

Signature: _____ Date: _____

**If there are additional owners please copy this section, sign, and attach to the application*

If the property is owned by a corporation, trust, partnership or LLC please complete the entity signature block below showing that the person signing has the authority to sign on behalf of the company.

ENTITY SIGNATURE BLOCK

Applicant/Legal Owner name: Nyah Abraham

Applicant/Legal Owner Contact Information: (509) 537-2047

Officer name: Nyah Abraham **Title:** Owner

Signature: [Signature] Date: 1/9/2025

THE ABOVE SIGNED OFFICER OF (name of entity) _____ WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO PERMIT (name of applicant) _____ TO SUBMIT THIS APPLICATION AND THAT THE ABOVE SIGNED OFFICER HAS BEEN DULY AUTHORIZED AND INSTRUCTED TO EXECUTE THIS APPLICATION.

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

PARCEL INFORMATION

1. Subject property address (including city): 29304 S. Gerards RD. Kennewick WA. 99337

2. Parcel number(s): 121802012886001

3. Total Acreage: 5.61

4. Access: County Road State Road/Highway Private Road

5. Utilities:

Power: Benton PUD Benton REA Other: _____

Sewer: Septic Tank City Sewer Other: _____

Water: Individual well(s) One well serving 2-4 lots One well serving 5+ lots
 City System Provider: _____
 Private System Provider name and address: _____

Gas: No Yes Provider name: _____

Irrigation: No Yes Provider name: Columbia Irrigation District

6. Current use(s) on property: Living

7. What are you proposing to do that requires a Conditional Use Permit? Business Use

For the following proposed uses, please attach the appropriate addendum form:

Business Use, Detached Accessory Dwelling Unit, Child Care Facility (Type B), Bed & Breakfast, Mineral Extraction (Commercial Sand & Gravel), Commercial Kennel, Winery.

8. Additional comments or information: _____

If further explanation is needed for any of the questions above, please attach additional pages.

(FOR STAFF USE ONLY) Access: Y N

Application Complete: Y N

Critical Areas: N Y: _____

Zoning: _____

Reviewed by: _____

Date: _____

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CONDITIONAL USE PERMIT APPLICATION ADDENDUM

RECEIVED

BUSINESS ACTIVITIES/USE

APR 14 2025

Benton County
Planning Division

File No. CWP 2025-001A Applicant Name: Alma Aguirre

1. Type of business you wish to operate on the property: Countertop fabrication (granite, quartz)
2. Is there a single-family dwelling currently on the property? Yes No
If yes, please list the names of those living in the home. Alma Aguirre, Ignacio Birrueta, Kyra Aguirre
Nyah Abraham
3. Who are the proprietors of the business? Nyah Abraham, Alma Aguirre
4. Where on the property will the business be conducted? Shop
5. Square footage of the accessory building where the business will be conducted 50 x 40
6. Does the landowner currently have any other land use permits? NO
7. Size and type of signage to be used: N/A
8. Estimated number of visitors to the property on a daily & weekly basis: N/A
9. Number of employees who do not live on site: 2, total number of employees for the business are 3
10. Number of off-street parking spaces available: 4
11. Hours of operation for the business: 8-5:30pm
12. Do you plan to have outdoor lighting, site screening or fencing? Yes No
If yes, please describe where it will be, what kind, etc. _____

Additional Information:

Please provide a site plan that includes the following:

- Outer boundaries and dimensions of the property including access points
- All existing and planned improvements (including accessory buildings, septic, wells, drainfields, etc)
- Location of roads, easements, etc.
- Where parking will be for the main home and the business

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

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102206 East Wiser Parkway, Kennewick, WA 99338

HEM 1.5

April 23, 2025

Alma Aguirre
29304 S Gerards Road
Kennewick, WA 99337

Via Email: alma_xoxo80@yahoo.com

RE: Written Determination of Completeness
File Number(s): CUP 2025-006

Dear Mrs. Aguirre,

This office is in receipt of your Conditional Use Permit application to operate a granite fabrication business at 29304 S Gerards Road in the Kennewick area of unincorporated, Benton County Washington. We have determined that the required materials have been submitted and the application is complete. A file number has been assigned (CUP 2025-006) and the review process will now begin.

Although this office has determined that your application is complete, more clarification or information may be needed from you as we go through the review process. Additional information and/or permits may be required from other agencies including, but not limited to, the Benton County Building Division, the Benton-Franklin Health District, and the Washington State Department of Health.

If you have any questions regarding this matter, do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink that reads "Andrea Watts".

Andrea Watts - Senior Planner
Benton County Community Development Department
Planning Division

Community Development Department

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Kennewick Office: 102206 East Wiser Parkway
www.bentoncountywa.gov



Planning Division

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102206 E Wiser Parkway, Kennewick, WA 99338

HEM 1.6

April 23, 2025

Benton County Building Division
Benton County Code Enforcement
Benton County Fire District #1
Benton County Fire Marshal
Benton County Public Works Department
Benton-Franklin Health District
Benton PUD
Columbia Irrigation District

RE: Agency review of a Conditional Use Permit application
File #: CUP 2025-006
Parcel #: 1-2180-201-2886-001
Applicant: Alma Aguirre

Attached is a Conditional Use Permit application for your agency's review.

The applicant 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 in the Kennewick area within the Rural Lands 5-Acre District. Parcel number 1-2180-201-2886-001.

PLEASE SUBMIT YOUR COMMENTS to Planning.department@co.benton.wa.us by **May 7, 2025**. Please reference file number **CUP 2025-006** in all correspondence.

If you have any questions or need more time to review the application, please contact the Planning Division at (509) 786-5612 or to the email above.

Thank you,

Benton County Planning Division

Nikki Relyea

From: Troy Taylor
Sent: Wednesday, April 23, 2025 9:26 AM
To: Planning Department
Subject: RE: Agency Review - CUP 2025-006 - Aguirre Business

HEM 1.7

Building- Comply with all current Benton County and fire codes. Up to and including possible change of use in occupancy of building.

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, April 23, 2025 9:03 AM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Code Enforcement <code.enforcement@co.benton.wa.us>; scott@bentonone.org; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Shane Elledge <Richard.Elledge@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@co.benton.wa.us>; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>; erin.hockaday@bfhd.wa.gov; Jack Howard <jack.howard@bfhd.wa.gov>; Angela Richman <richmana@bentonpud.org>; Columbia Irrigation District <CID@columbiairrigation.com>
Subject: Agency Review - CUP 2025-006 - Aguirre Business

Good morning,

Attached you will find the necessary application materials for Alma Aguirre who is requesting a Conditional Use Permit to operate a countertop fabrication business at 29304 S Gerards Road in Kennewick.

Please review and provide any comments by **May 7, 2025.**

Have a wonderful week,

Nikki Relyea

Permit Technician

Benton County Community Development Department

Planning Division

Nikki.Relyea@co.benton.wa.us

Planning.Department@co.benton.wa.us

(509) 786-5612



Nikki Relyea

HEM 1.8

From: Angela Richman <richmana@bentonpud.org>
Sent: Wednesday, April 23, 2025 12:33 PM
To: Planning Department
Subject: [EXTERNAL] RE: [E] Agency Review - CUP 2025-006 - Aguirre Business

Nikki,

It looks like the existing buildings will remain as is, and the shop has a current power service. If no need for additional power and no building changes, no comment from BPUD.

Thank you,
Angela

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, April 23, 2025 9:03 AM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Code Enforcement <code.enforcement@co.benton.wa.us>; scott@bentonone.org; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Shane Elledge <Richard.Elledge@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@co.benton.wa.us>; Benton Franklin Health District - JoDee Peyton <Jodeer@bfhd.wa.gov>; erin.hockaday@bfhd.wa.gov; Jack Howard <jack.howard@bfhd.wa.gov>; Angela Richman <richmana@bentonpud.org>; Columbia Irrigation District <CID@columbiairrigation.com>
Subject: [E] Agency Review - CUP 2025-006 - Aguirre Business

[EXTERNAL EMAIL]

Good morning,

Attached you will find the necessary application materials for Alma Aguirre who is requesting a Conditional Use Permit to operate a countertop fabrication business at 29304 S Gerards Road in Kennewick.

Please review and provide any comments by **May 7, 2025.**

Have a wonderful week,

Nikki Relyea

From: Shane Elledge
Sent: Monday, April 28, 2025 11:13 AM
To: Planning Department
Subject: RE: Agency Review - CUP 2025-006 - Aguirre Business

HEM 1.9

Good morning

They will need to apply for a road approach permit for access to their parking lot.

Thanks



R. Shane Elledge • *Engineering Associate I*
Benton County Public Works
102206 Wisner Parkway , Kennewick WA, 99338
(509) 786-5611 Ext: 5531

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Wednesday, April 23, 2025 9:03 AM
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Subject: Agency Review - CUP 2025-006 - Aguirre Business

Good morning,

Attached you will find the necessary application materials for Alma Aguirre who is requesting a Conditional Use Permit to operate a countertop fabrication business at 29304 S Gerards Road in Kennewick.

Please review and provide any comments by **May 7, 2025.**

Have a wonderful week,

Nikki Relyea

From: Code Enforcement
Sent: Friday, May 30, 2025 1:46 PM
To: Planning Department
Subject: RE: Agency Review - CUP 2025-006 - Aguirre Business
Attachments: P1220025.JPG

HEM 1.10

Hello,

The attached photograph, taken on May 30, 2025, documents the current condition of storage practices on the Aguirre property. Code Enforcement requests that a stipulation be included requiring all business-related products, equipment, and materials to be stored within the detached shop. Specifically, items such as A-frames, granite slabs, and mechanical equipment—including forklifts—must not be stored outside the shop.

Thanks,



Officer Noah Lee
Code Enforcement
Benton County Washington
(509) 222-2301
Code.Enforcement@co.benton.wa.us

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Friday, May 30, 2025 8:35 AM
To: Code Enforcement <code.enforcement@co.benton.wa.us>
Subject: FW: Agency Review - CUP 2025-006 - Aguirre Business





NOTICE OF OPEN RECORD HEARINGS

HEM 1.11

NOTICE IS HEREBY GIVEN that the following applications have been proposed to the Hearings Examiner for Benton County, Washington. An open public record hearing for the below stated applications will be held on **June 20, 2025** at 10 a.m. via in person and virtual meeting format in the Meeting Room on the first floor of the Courthouse, 620 Market Street, Prosser WA. To find information on virtual attendance options, including streaming video, WebEx video conferencing and telephone, please visit www.tinyurl.com/BCPublicNotice.

CONDITIONAL USE PERMIT – 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.

CONDITIONAL USE PERMIT – 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.

CONDITIONAL USE PERMIT – 2025-008 The applicant, Karl Knobs, 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.

CONDITIONAL USE PERMIT – 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.

VARIANCE PERMIT – 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.

Questions can be directed to the Planning Division at 509-786-5612 or at planning.department@co.benton.wa.us. Written comments regarding the above applications must be received by **June 17, 2025** via email or submitted to the Planning Division office at the Public Services Building, 102206 E Wisner 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.

No individual with a disability shall be denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at a public meeting, please contact the Benton County Planning Division at least ten days prior to the meeting date to make arrangements for special needs.

Dated this 30th day of May, 2025.

PUBLICATION DATE: June 4, 2025

SUSAN E. DRUMMOND
Benton County Hearings Examiner

MICHELLE L. MERCER, Planning Manager
Community Development Department