

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

**STAFF REPORT TO THE
BENTON COUNTY HEARINGS EXAMINER
Knobbs – Overnight Lodging**

HEM 1.1

FILE NO: CUP 2025-008

MEMO DATE: June 10, 2025

HEARING DATE: June 20, 2025

APPLICANT: Karl Knobbs, 23133 W Orcutt Rd, Benton City, WA 99320.

OWNERS: Karl and Amy Knobbs, 23133 W Orcutt Rd, Benton City, WA 99320.

LOCATION: General Location: The property is located .40 miles southwest of the corner of Roza and Orcutt Roads in the Benton City area of unincorporated Benton County, Washington.
Legal: Section 34, Township 10 N, Range 26 E, W.M.. The west half of the northeast quarter of Section 34.
Parcel Number: 1-3406-100-0002-001

PROPERTY SIZE: Approximately 59.55 Acres

AREA TO BE USED: 607 square feet

LAND USE: Residential and agricultural

ZONING: Growth Management Act Agricultural District (GMAAD)

COMPREHENSIVE PLAN DESIGNATION: Growth Management Act Agriculture (GMA AG)

RECOMMENDATION:

The Planning Division recommends approval of the application request, subject to the suggested twenty (20) Findings of Fact and eight (8) Conditions of Approval as outlined in this staff report.

APPLICATION DESCRIPTION:

The applicant is seeking a Conditional Use Permit (CUP) under BCC 11.17.070(q) which allows overnight lodging within a structure primarily used for processing of beer, wine, or spirits in the Growth Management Act Agricultural District (GMAAD). If granted, this CUP would allow for the applicant to construct two guest suites within their distillery processing structure.

The proposed guest suites will not exceed a cumulative area of 607 square feet and will be available for business use and distillery patrons year around. (HEM 1.3).

The application for CUP 2025-008 was submitted to the Benton County Planning Division on May 6, 2025. (HEM 1.3)

The application was declared complete for processing on May 9, 2025. (HEM 1.5)

The application documents were distributed to reviewing agencies on May 9, 2025. (HEM 1.6)

The Benton County Hearings Examiner Notice of Open Record Hearing for application CUP 2025-008 was published on June 4, 2025 the Prosser Record Bulletin. (HEM 1.12)

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

(196) "Wineries/Breweries/Distilleries" means facilities where fruit or other products are processed into wine or spirits and related storage, bottling, shipping, sampling, tasting and sale of such.

Chapter 11.17 Growth Management Act Agricultural District (GMAAD)

Section 11.17.070 Uses Requiring a Conditional Use Permit

(q) Overnight lodging within a structure primarily used for processing of beer, wine, or spirits that meets the following criteria:

- (1) The number of guest rooms may not exceed two (2); and, (2) The area used for the guest rooms and associated with overnight lodging shall not exceed eight hundred square feet (800); and,
- (3) The overnight lodging guest rooms shall meet Benton Franklin Health District requirements for septic systems and domestic water usage shall be demonstrated; and,
- (4) The overnight lodging guest rooms shall comply with all the applicable building code requirements.

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 May 9, 2025:
 - a. Benton County Public Works Department
 - b. Benton County Rural Water Supply Program Coordinator
 - c. Benton County Code Enforcement
 - d. Benton-Franklin Health District
 - e. Benton County Fire District #2
 - f. Benton County Building Division
 - g. Benton County Fire Marshal
 - h. Benton REA
 - i. Cascade Natural Gas
 - j. Roza Irrigation District
2. The following comment was received from the **Benton County Building Division** May 12, 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. Please contact the Building Division at (509) 735-3500 for more information.
3. The following comment was received from the **Benton Rural Electric Association** on May 12, 2025 (HEM 1.8):
 - a. Benton REA will handle any power requirements and possible easements with the owner.
 - b. Please contact Jason Brown at (509) 786-2913 for more information.
4. The following comment was received from the **Roza Irrigation District** on May 13, 2025 (HEM 1.9):
 - a. Roza Irrigation District has no comments for CUP 2025-008. Since no land is being parceled off and there is an existing water delivery for Parcel # 1-3406-100-0002-001.

- b. Please contact Lazaro Lopez at (509) 837-5141 for more information.
- 5. The following comment was received from the **Benton County Rural Water Supply Program Coordinator** on June 10, 2025 (HEM 1.11):
 - a. The existing home is exempt from the Rural Water Mitigation Program as it existed prior to February 2020.
 - b. This project is exempt from the Rural Water Supply Program however, the property owner should be aware that the Department of Ecology limits the daily ground water withdrawal to 5,000 gallons per day per development. The existing home is required to share this water allotment with the new guest suites for the distillery. The applicant will need to contact the Department of Ecology to determine the water usage requirements for the distillery portion of this project.
 - c. Please contact the Rural Water Coordinator at 509-786-5612 with the Planning Division for more information.
- 6. The following comment was received from the **Benton County Public Works Department** on May 20, 2025 (HEM 1.10):
 - a. Applicant will need to apply for a road approach permit.
 - b. Please contact the Public Works Department at (509) 786-5611 for more information.
- 7. The following are general comments and discussion points from the **Benton County Planning Division**:
 - a. The property is zoned Growth Management Act Agricultural District (GMAAD).
 - b. The lot designation is Growth Management Act Agriculture in the Benton County Comprehensive Plan.
 - c. Surrounding land uses: Similar in nature to the applicant's property, the adjacent properties are residential and agricultural in nature.
 - d. Overnight lodging is to be associated with the processing of spirits and shall not be used in conjunction with any other uses occurring on the property.
 - e. The associated distillery shall remain in operation on-site and in compliance with all state and local regulations for the lifetime of this CUP. If at any time the distillery stops operation and/or production or becomes non-compliant with state or local regulations this CUP will be null and void and the two guest suites shall be decommissioned with all required permitting from the Benton County Building Division.
 - f. Spirit processing must occur within the distillery structure in which the guest suites are proposed for lodging to continue to be permitted.
 - 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 2025-008 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 11.17.070(q) which allows overnight lodging within a structure primarily used for processing of beer, wine, or spirits in the Growth Management Act Agricultural District (GMAAD).
2. If granted, this CUP would allow for the applicant to construct and two guest suites within the distillery processing structure to patrons of the distillery.
3. The applicant is Karl Knobbs, 23133 W Orcutt Rd, Benton City, WA 99320.
4. Karl and Amy Knobbs, 23133 W Orcutt Rd, Benton City, WA 99320.
5. The site is located .40 miles southwest of the corner of Roza and Orcutt Roads in the Benton City area of unincorporated Benton County.
6. The subject parcel is approximately 59.55 acres in size and legally described as a portion of Section 34, Township 10 N, Range 26 E, W.M. Parcel Number: 1-3406-100-0002-001.
7. The proposed guest suites will occur within a 4,396 square foot distillery and tasting room structure.
8. The two proposed guest suites will not exceed a cumulative area of 607 square feet and will be available for distillery patrons year around.
9. The property is zoned Growth Management Agricultural District (GMAAD).
10. Public notice and application requirements have been met per BCC 11.50 Variance and Conditional Use.
11. The proposed guest suites are allowable by Conditional Use Permit if approved by the Benton County Hearings Examiner.
12. The proposed guest suites comply with Benton County Building Division standards and requirements.
13. The application for CUP 2025-008 is consistent with the Growth Management Act.
14. The application for CUP 2025-008 is consistent with the goals and policies of the Benton County Comprehensive Plan.
15. The application for CUP 2025-008 is consistent with the requirements of the Benton County Zoning Code.
16. The proposed guest suites are 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 guest suites 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 guest suites 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 guest suites will not adversely affect public services to the surrounding area.
20. The proposed guest suites 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.
 - b. Benton County Building Permit.
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 guest suites shall be used solely for customers of the distillery and shall not be utilized for any other existing or future uses on the property.
4. The associated distillery shall remain in operation on-site and in compliance with all state and local regulations for the lifetime of this CUP. If at any time the distillery stops operation and/or production or becomes non-compliant with state or local regulations this CUP will be null and void and the two guest suites shall be decommissioned with all required permitting from the Benton County Building Division.
5. Spirit processing must occur within the distillery structure in which the guest suites are proposed for lodging to continue to be permitted.
6. Any proposed outdoor lighting associated with this CUP shall be directed downward to avoid unnecessary glare on neighboring parcels.
7. All required development permits shall be obtained and final approvals granted prior to the commencement of occupancy of the guest suites. 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.
8. 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.
9. 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 may be transferable by the holder.

Should the legal landowner of the parcel change at any time during the life of this Conditional Use Permit, the new property owner must provide a written request to the Planning Division for the continuation or termination of the CUP.

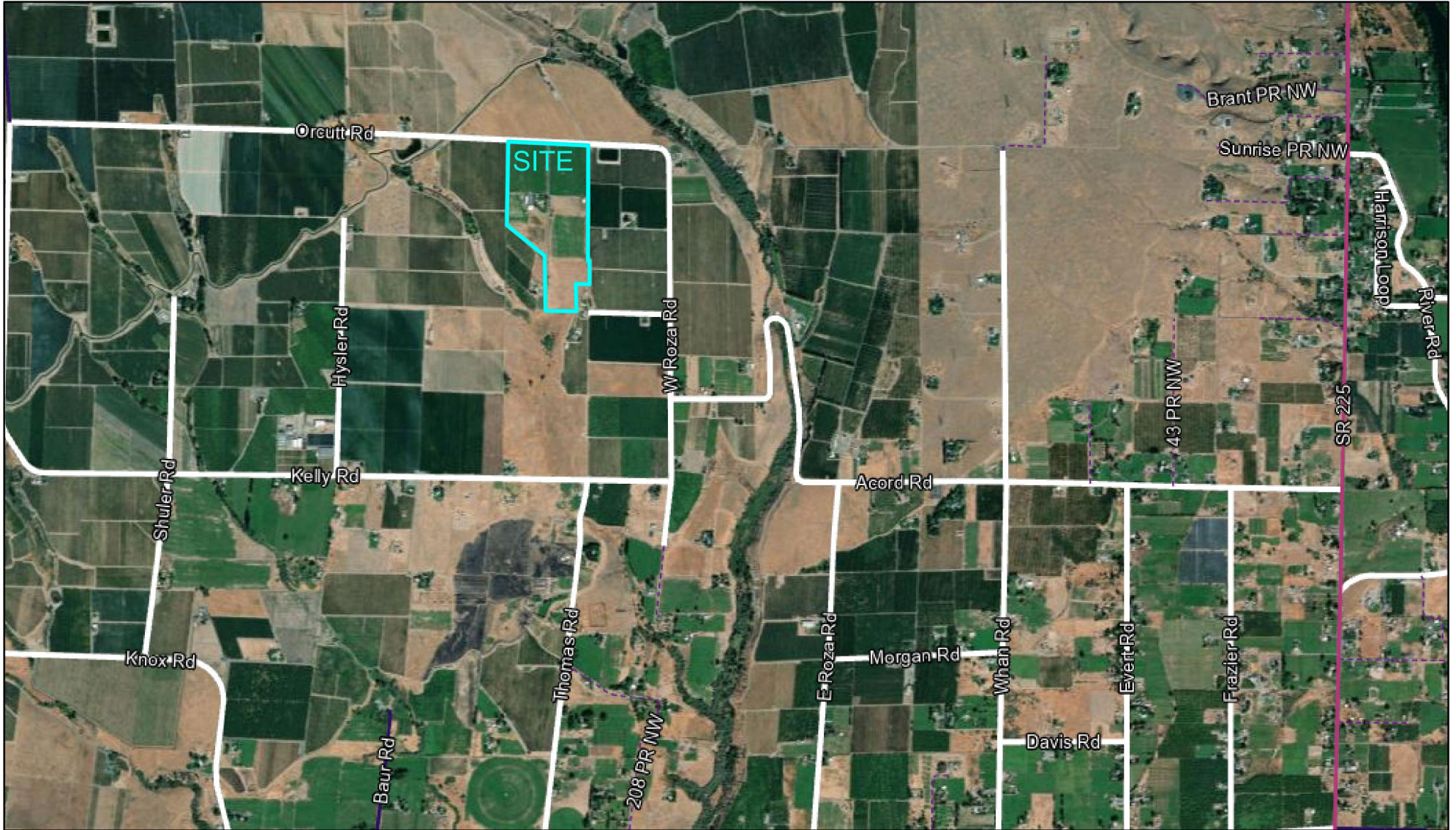
Should a new applicant wish to continue operating the CUP, the new applicant must update the Conditional Use Permit application, provide evidence that the processing of beer, wine, or spirits is the primary use of the structure, accept the Conditions of Approval in writing, submit written consent from the legal landowner (if different from applicant) and receive approval by the Planning Division prior to transfer of the permit.

VIOLATIONS OF CONDITIONS OF APPROVAL:

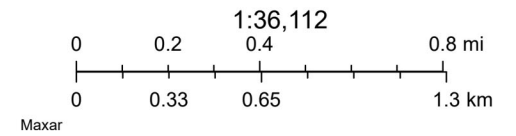
The applicant/owner shall continue to meet all conditions of this Conditional Use Permit while CUP 2025-008 is in effect.

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.

CUP 2025-008 - VICINITY MAP - KNOBBS



5/6/2025, 1:33:45 PM





RECEIVED

MAY 06 2025

Benton County
Planning Division

HEM 1.3

CONDITIONAL USE PERMIT APPLICATION

File No. CWP 2025-008

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Name of Applicant/Agent: KARL KNOBBS

Mailing Address (with City, State & zip): 23133 W ORCUTE RD BENTON CITY WA 99320

Phone #1: 503-332-3563 Phone #2: 503-686-9006

Email Address(es): INFO@THE LARK AND WILLOW.COM / KKNOBBS@MSN.COM

Signature: [Signature] Date: 5/5/25

Name of Property Owner(s) (if different): AMY KNOBBS

Mailing Address (with City, State & zip): 23133 W ORCUTE RD BENTON CITY WA 99320

Phone #1: 503-686-9006 Phone #2: _____

Email Address(es): INFO@THE LARK AND WILLOW.COM

Signature: _____ Date: _____

Signature: [Signature] Date: May 5, 2025

*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: KARL KNOBBS

Applicant/Legal Owner Contact Information: 503-332-3563

Officer name: KARL KNOBBS Title: PARTNER

Signature: [Signature] Date: 5/5/25

THE ABOVE SIGNED OFFICER OF (name of entity) THE LARK AND WILLOW WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO PERMIT (name of applicant) KARL KNOBBS 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): 23133 W ORCUTT RD BENTON CITY WA 99220

2. Parcel number(s): 1-3406-100-0002-000

3. Total Acreage: 59.5

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: _____

PRIVATE SYSTEM: ATTACH APPROVAL DOCUMENTATION

Gas: No Yes Provider name: AMERIGAS

Irrigation: No Yes Provider name: ROSA

6. Current use(s) on property: FARM USE, ALFALFA AND GRASSHAY CROPS, COWS

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

CRAFT DISTILLERY, 2 AIR BNB SUITES AND EVENTUALLY AN EVENT SPACE

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: THE AIR BNB SUITES ARE FOR AGRICULTURE TOURISM

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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102206 East Wiser Parkway, Kennewick, WA 99338

CONDITIONAL USE PERMIT APPLICATION ADDENDUM

~~EVENT CENTER~~ AIR BNB SUITES / CRAFT DISTILLERY

RECEIVED

File No. WP 2025-005 Applicant Name: KARL KNOBBS

MAY 06 2025

Benton County Planning Division

- Type of events you wish to operate on the property: _____
- Is there a single-family dwelling currently on the property? Yes No
If yes, please list the names of those living in the home. KARL AND AMY KNOBBS
- Who are the proprietors of the business? KARL AND AMY KNOBBS
- Where on the property will the events be held (please indicate indoor/outdoor)?
THE SUITES AND DISTILLERY ARE IN A BARN ON THE PROPERTY
- Square footage of any accessory buildings where the events will be conducted 4500 ~ 600
- Does the landowner currently have any other land use permits? NO
- Size and type of signage to be used: 2X2 SIGN ON ENTRY ROAD GATE
- Estimated number of visitors to the property on a daily & weekly basis: _____
- Estimated number of events on a weekly & yearly basis: 5 MONTH PEAK SEASON 25% OCCUPANCY
- Number of employees who do not live on site: 2 30-35 DRINKS TONN, 2 GUESTS PER SUITE
- Number of off-street parking spaces to be provided: 6
- Hours and days of operation for the business: DISTILLERY NOT OPEN TO THE PUBLIC
- Do you plan to have outdoor lighting, site screening (vegetative barrier) or fencing? Yes No
If yes, please describe where it will be, what kind, etc. SOME EXTERIOR LIGHTING OVER DOOR WINDOWS OF THE BARN
- What type of entertainment will be provided (djs, live music, etc.)? NO ENTERTAINMENT WILL BE PROVIDED
- What type of food and drink services are proposed? TASTING ROOM FOR THE CRAFT DISTILLERY

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

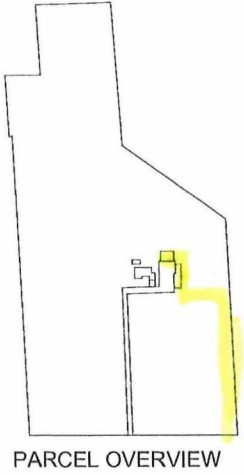
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RECEIVED

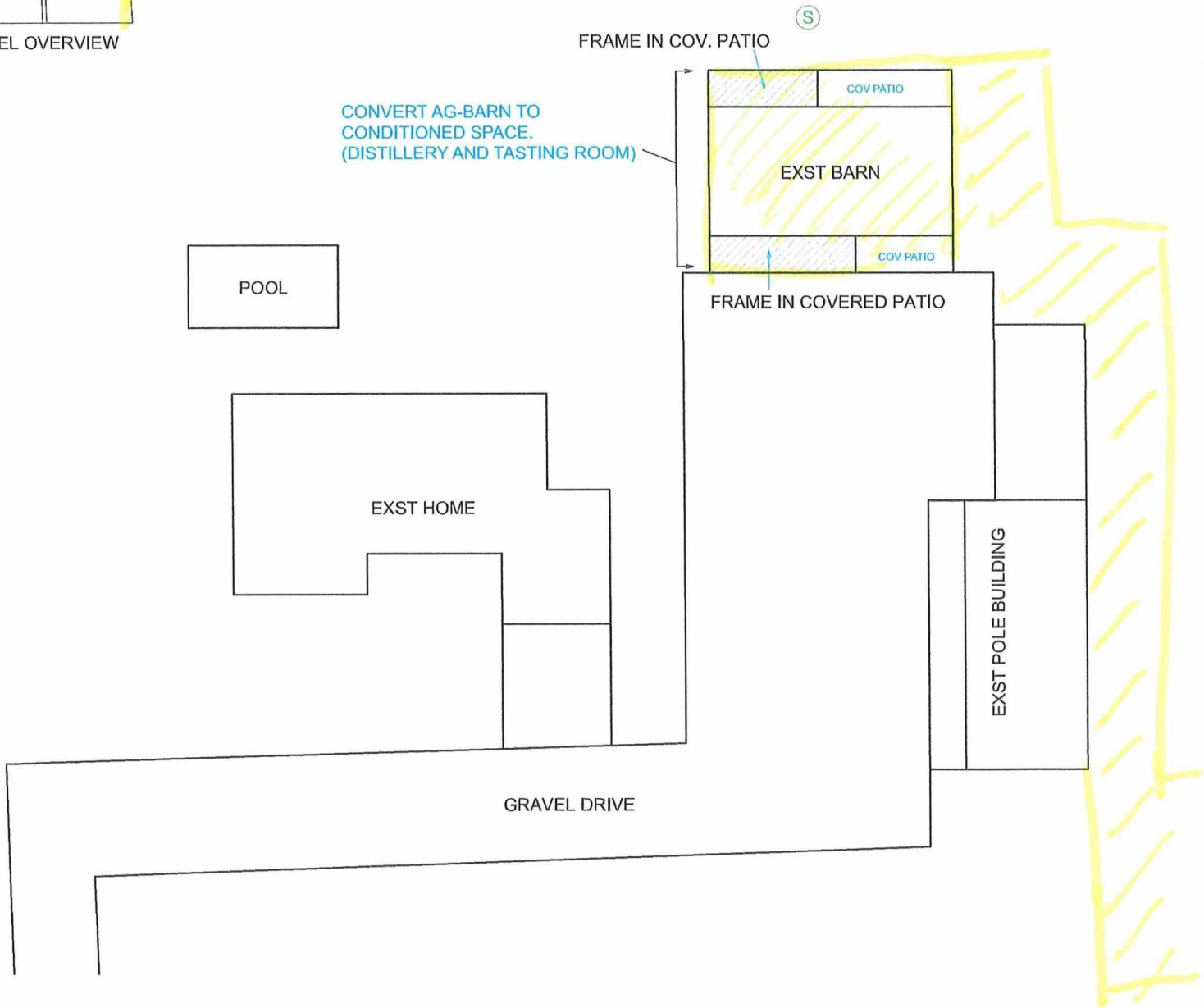
MAY 06 2025

Benton County
Planning Division

HEM 1.4



CONVERT AG-BARN TO
CONDITIONED SPACE.
(DISTILLERY AND TASTING ROOM)



SCALE: 1 IN = 50 FT

23133 W ORCUTT
BENTON CITY WA

PARCEL #: 134061000002001

59.55 ACRES

UTILITY LEGEND	
(S)	SEPTIC
(W)	WELL
(P)	POWER

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Planning Division

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102206 East Wiser Parkway, Kennewick, WA 99338

HEM 1.5

May 9, 2025

Karl Knobbs
23133 W Orcutt Road
Benton City, WA 99320

Email: info@thelarkandwillow.com

RE: Written Determination of Completeness
File Number: CUP 2025-008

Dear Mr. Knobbs,

This office is in receipt of your project permit application for a Conditional Use Permit for a craft distillery and two guests suites to provide overnight accommodation. We have determined that the required materials have been submitted and the application is complete. A file number has been assigned (CUP 2025-008) 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 cursive script that reads "Andrea Watts".

Andrea Watts - Senior Planner
Benton County Planning Division

Community Development Department

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HEM 1.6

May 9, 2025

Benton County Building Division
Benton County Code Enforcement
Benton County Fire District #2
Benton County Fire Marshal
Benton County Public Works Department
Benton-Franklin Health District
Benton REA
Cascade Natural Gas
Roza Irrigation District
Rural Water Supply Program Coordinator

RE: Agency review of a Conditional Use Permit application
File #: CUP 2025-008
Parcel #: 1-3406-100-0002-000
Applicant: Karl Knobbs

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

The applicant is proposing to convert an existing barn into a craft distillery with two guest suites to provide overnight lodging accommodation. The project is located in the Benton City area within the Growth Management Act Agricultural District (GMAAD).

PLEASE SUBMIT YOUR COMMENTS to Planning.department@co.benton.wa.us by **May 23, 2025**. Please reference file number **CUP 2025-008** 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

HEM 1.7

From: Troy Taylor
Sent: Monday, May 12, 2025 7:31 AM
To: Planning Department
Subject: RE: Agency Review - Knobbs AirBnB & Distillery (CUP 2025-008)

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: Friday, May 9, 2025 4:09 PM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Firechief@bcfpd2.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>; Benton REA - Chris Cooke <CCooke@bentonrea.org>; Jason Brown <jabrown@bentonrea.org>; Rural Water Supply Program <Rural.Water@co.benton.wa.us>; Lopez, Lazaro <llopez@roza.org>; Roza Irrigation District - Steve Hayman <shayman@roza.org>; Walter Nelson - Cascade Natural Gas Corp. <Walter.Nelson@cngc.com>
Subject: Agency Review - Knobbs AirBnB & Distillery (CUP 2025-008)

Good afternoon,

Attached you will find the necessary application materials for Karl Knobbs, who is proposing to convert an existing barn into a craft distillery with two guest suites to provide overnight lodging accommodations at 23133 W Orcutt Road in Benton City. Parcel # 134061000002000.

Please review and provide any comments by **May 23, 2025.**

Have a wonderful weekend,

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

From: Jason Brown <jabrown@bentonrea.org>
Sent: Monday, May 12, 2025 9:16 AM
To: Planning Department
Subject: RE: [External] Agency Review - Knobbs AirBnB & Distillery (CUP 2025-008)

HEM 1.8

Nikki,
Benton REA will handle any power requirements and possible easements with the owner.
If you have any questions or concerns, please let me know.

JASON BROWN | *Senior Engineering Tech*

BENTON REA

jabrown@bentonrea.org

Office: 509-786-2913

Cell: 509-781-6737



402 7th St. | P.O. Box 1150, Prosser, WA 99350

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Friday, May 9, 2025 4:09 PM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Firechief@bcfpd2.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>; Chris Cooke <ccooke@bentonrea.org>; Jason Brown <jabrown@bentonrea.org>; Rural Water Supply Program <Rural.Water@co.benton.wa.us>; Lopez, Lazaro <llopez@roza.org>; Roza Irrigation District - Steve Hayman <shayman@roza.org>; Walter Nelson - Cascade Natural Gas Corp. <Walter.Nelson@cngc.com>
Subject: [External] Agency Review - Knobbs AirBnB & Distillery (CUP 2025-008)

This message came from outside of Benton REA.

Good afternoon,

Attached you will find the necessary application materials for Karl Knobbs, who is proposing to convert an existing barn into a craft distillery with two guest suites to provide overnight lodging accommodations at 23133 W Orcutt Road in Benton City. Parcel # 134061000002000.

Please review and provide any comments by **May 23, 2025.**

Have a wonderful weekend,

Nikki Relyea

From: Lopez, Lazaro <LLopez@roza.org>
Sent: Tuesday, May 13, 2025 1:59 PM
To: Planning Department
Subject: [EXTERNAL] RE: Agency Review - Knobbs AirBnB & Distillery (CUP 2025-008)

HEM 1.9

Hi Nikki,

Roza Irrigation District has no comments for CUP 2025-008. Since no land is being parceled off and there is an existing water delivery for Parcel # 1-3406-100-0002-001.

Thanks,

Lazaro Lopez
Roza Irrigation District
LLOPEZ@ROZA.ORG
Office: 509-837-5141
Cell: 509-840-1577

P.S. The application listed Parcel # 1-3406-100-0002-000, but there is no such parcel within the GIS Map? However, there is a Parcel # 1-3406-100-0002-001 that the barn and house are located on.

Not sure if it makes a difference, but I wanted to let you know that.

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Friday, May 9, 2025 4:09 PM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Firechief@bcfpd2.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>; Benton REA - Chris Cooke <CCooke@bentonrea.org>; Jason Brown <jabrown@bentonrea.org>; Rural Water Supply Program <Rural.Water@co.benton.wa.us>; Lopez, Lazaro <LLopez@roza.org>; Hayman, Steve <shayman@roza.org>; Walter Nelson - Cascade Natural Gas Corp. <Walter.Nelson@cngc.com>
Subject: Agency Review - Knobbs AirBnB & Distillery (CUP 2025-008)

Good afternoon,

Attached you will find the necessary application materials for Karl Knobbs, who is proposing to convert an existing barn into a craft distillery with two guest suites to provide overnight lodging accommodations at 23133 W Orcutt Road in Benton City. Parcel # 13406100002000.

Please review and provide any comments by **May 23, 2025.**

Nikki Relyea

From: Shane Elledge
Sent: Tuesday, May 20, 2025 9:26 AM
To: Planning Department
Subject: RE: Agency Review - Knobbs AirBnB & Distillery (CUP 2025-008)

HEM 1.10

Good morning

They will need to apply for a road approach permit.

Thanks



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

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Friday, May 9, 2025 4:09 PM
To: Brad O'Brien <Brad.Obrien@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Firechief@bcfpd2.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>; Benton REA - Chris Cooke <CCooke@bentonrea.org>; Jason Brown <jabrown@bentonrea.org>; Rural Water Supply Program <Rural.Water@co.benton.wa.us>; Lopez, Lazaro <llopez@roza.org>; Roza Irrigation District - Steve Hayman <shayman@roza.org>; Walter Nelson - Cascade Natural Gas Corp. <Walter.Nelson@cngc.com>
Subject: Agency Review - Knobbs AirBnB & Distillery (CUP 2025-008)

Good afternoon,

Attached you will find the necessary application materials for Karl Knobbs, who is proposing to convert an existing barn into a craft distillery with two guest suites to provide overnight lodging accommodations at 23133 W Orcutt Road in Benton City. Parcel # 134061000002000.

Please review and provide any comments by **May 23, 2025.**

Have a wonderful weekend,

Nikki Relyea

From: Rural Water Supply Program
Sent: Tuesday, June 10, 2025 10:02 AM
To: Planning Department
Cc: Andrea Watts
Subject: RE: Agency Review - Knobbs AirBnB & Distillery (CUP 2025-008)

HEM 1.11

The existing home is exempt from the Rural Water Mitigation Program as it existed prior to February 2020. This project is exempt from the Rural Water Program however, the property owner should be aware that the Department of Ecology limits the daily ground water withdrawal to 5,000 gallons per day. The existing home will need to share this water usage with the new guest suites for the distillery. The applicant will need to contact the Department of Ecology to determine the water usage requirements for the distillery portion of this project.

Thank You,



NOTICE OF OPEN RECORD HEARINGS

HEM 1.12

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