





**STAFF REPORT TO THE  
BENTON COUNTY HEARINGS EXAMINER  
Knobbs – Agritourism**

# HEM 1.1

**FILE NO:** CUP 2025-021  
**MEMO DATE:** December 10, 2025  
**HEARING DATE:** December 19, 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:** Approximately 0.50 acres.  
**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-one (21) Findings of Fact and nine (9) 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(x) which allows agri-tourism accommodations in the Growth Management Act Agricultural District (GMAAD). If granted, this CUP would allow for the applicant to place five (5) recreational vehicles (RV) west of the existing residence and accessory structures.

The subject property as well as surrounding properties are currently utilized for residential and agricultural purposes. The landowners are currently working to establish a distillery on site with two guest suites approved under a Conditional Use Permit (CUP 2025-008). The proposed recreational vehicle accommodation would be available to rent May through September and is expected to bring approximately 10-50 people to the property each week (HEM 1.3).

The application for CUP 2025-021 was submitted to the Benton County Planning Division October 23, 2025. (HEM 1.3)

The application was declared complete for processing on October 24, 2025. (HEM 1.5)

The application documents were distributed to reviewing agencies on October 24, 2025. (HEM 1.6)

The Benton County Hearings Examiner Notice of Open Record Hearing for application CUP 2025-021 was published on December 3, 2025 the Prosser Record Bulletin. (HEM 1.14)

The Notice was mailed to property owners of record within 300 feet of the outer boundaries of the parcel on November 26, 2025.

The Open Record Hearing is scheduled for December 19, 2025.

**APPLICABLE STANDARDS/ORDINANCES:**

1. *Benton County Comprehensive Plan*

3.3.2.5 Agricultural Land Use Designation

GMA Agriculture (GMA AG) includes agricultural land (such as dryland and irrigated land) identified by the County based on the criteria established by the GMA. A GMA Agricultural District zone conserves agricultural lands by establishing a 20-acre minimum parcel size and (with exceptions e.g., resort destinations, wineries) limits the range of other land uses to those which are dependent upon, supportive of, ancillary to, or compatible with, agricultural production as the principal land use.

2. *Benton County Code (BCC)*

Title 11 Zoning

Chapter 11.03 Definitions

Section 11.03.010 Definitions

(14) "Agri-tourism Accommodation" means an agricultural business or organization offering overnight lodging in an agricultural setting. The purpose is to provide temporary tourist accommodations that are accessory to an onsite or adjacent agricultural use. Overnight lodging facilities are not to exceed a maximum of 5 guest units. An agri-tourism accommodation does not include bed and breakfast establishments, motels, hotels, and other similar uses.

Chapter 11.17 Growth Management Act Agricultural District (GMAAD)

Section 11.17.070 Uses Requiring a Conditional Use Permit

(x) Agri-tourism accommodations.

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 November 26, 2025.

**AGENCY COMMENTS:**

1. The application documents were distributed to the following reviewing agencies on October 24, 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 was received from the **Cascade Natural Gas Corporation** on October 27, 2025 (HEM 1.7):
  - a. No conflicts with Cascade Natural Gas.
  - b. Please contact the Cascade Natural Gas Corporation at (509) 736-5564 for more information.
3. The following was received from the **Roza Irrigation District** on October 27, 2025 (HEM 1.9):
  - a. After reviewing the attached CUP 2025-021, Roza Irrigation District has no comments. Since there will be no Parcel division or creation of a new parcel, then Roza Irrigation District has no comment.
  - b. Please contact the Roza Irrigation District at (509) 837-5141 for more information.
4. The following was received from the **Benton County Public Works Department** on October 27, 2025 (HEM 1.8):
  - a. Public Works has no comments.

- b. Please contact the Public Works Department at (509) 786-5611 for more information.
- 5. The following comment was received from the **Benton County Building Division** on October 28, 2025 (HEM 1.11):
  - a. Project must comply with all current Benton County building and fire codes.
  - b. Please contact the Building Division at (509) 735-3500 for more information.
- 6. The following was received from the **Benton County Rural Water Supply Program Coordinator** on October 28, 2025 (HEM 1.10):
  - a. The Rural Water Supply Program has no comments on this application. This property is within the Rural Water Supply Program area, but the nature of the proposed use does not require participation in the program.
  - b. Please contact the Rural Water Coordinator at (509) 786-5612 with the Planning Division for more information.
- 7. The following is summarized from correspondence received from the **Benton Franklin Health District** on October 30, 2025 (HEM 1.12):
  - a. There will be 5 trailers, a tasting room in the barn and two air bnb suites in the barn. People staying in the trailers will utilize the bathrooms in the barn.
  - b. Please contact the Benton Franklin Health District at (509) 460-4313 for more information.
- 8. The following was received from the **Benton Franklin Health District** on November 7, 2025 (HEM 1.13):
  - a. No further comments for the onsite sewage portion.
  - b. Please contact the Benton Franklin Health District at (509) 460-4313 for more information.
- 9. 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. The associated agricultural activities shall remain active on-site and in compliance with all state and local regulations for the lifetime of this CUP. If at any time the agricultural activities on-site cease the CUP will be null and void and the five recreational vehicles must be removed from the site.
  - e. 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 2025-021 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(x) which allows for agri-tourism accommodations in the Growth Management Act Agricultural District (GMAAD).
2. Agri-tourism accommodations are intended to provide agricultural related short term lodging opportunities and are not intended to provide opportunities for long term rent or lease.
3. If granted, this CUP would allow for the applicant to place five recreation vehicles on-site to provide temporary tourist accommodations accessory to onsite and adjacent agricultural uses.
4. The applicant is Karl Knobbs, 23133 W Orcutt Rd, Benton City, WA 99320.
5. Karl and Amy Knobbs, 23133 W Orcutt Rd, Benton City, WA 99320.
6. The site is located .40 miles southwest of the corner of Roza and Orcutt Roads in the Benton City area of unincorporated Benton County.
7. 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.
8. The property is zoned Growth Management Agricultural District (GMAAD).
9. The proposed agri-tourism accommodations would be situated in an area approximately .50 acres in size located west of the existing residence and accessory structures.
10. The number of guest units will not exceed five units and will be available to rent May through September.
11. The number of guests is expected to be between 10 and 50 guests per week during the open season of May through September.
12. Public notice and application requirements have been met per BCC 11.50 Variance and Conditional Use.
13. The proposed agri-tourism accommodations are allowable by Conditional Use Permit if approved by the Benton County Hearings Examiner.
14. The proposed agri-tourism accommodations comply with Benton County Building Division standards and requirements.
15. The application for CUP 2025-021 is consistent with the Growth Management Act.
16. The application for CUP 2025-021 is consistent with the goals and policies of the Benton County Comprehensive Plan.
17. The application for CUP 2025-021 is consistent with the requirements of the Benton County Zoning Code.

18. The proposed agri-tourism accommodations 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.
19. The proposed agri-tourism accommodations 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.
20. The pedestrian and vehicular traffic caused by the proposed agri-tourism accommodations 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.
21. The proposed agri-tourism accommodations will not adversely affect public services to the surrounding area.
22. The proposed agri-tourism accommodations 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 recreational agri-tourism accommodations shall be rented for short term accommodations only and no customer shall stay on site for a period greater than ten (10) consecutive days.
4. The associated agricultural activities shall remain active on-site and in compliance with all state and local regulations for the lifetime of this CUP. If at any time the agricultural activities on-site cease the CUP will be null and void and the five recreational vehicles must be removed from the site immediately.
5. Any occupant of the agri-tourism accommodations must use the restroom facilities located within the accessory structure/brewery on site. The proposed recreational vehicles cannot hook up to septic services without prior approval from the Benton Franklin Health District and the Benton County Planning Division.
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.

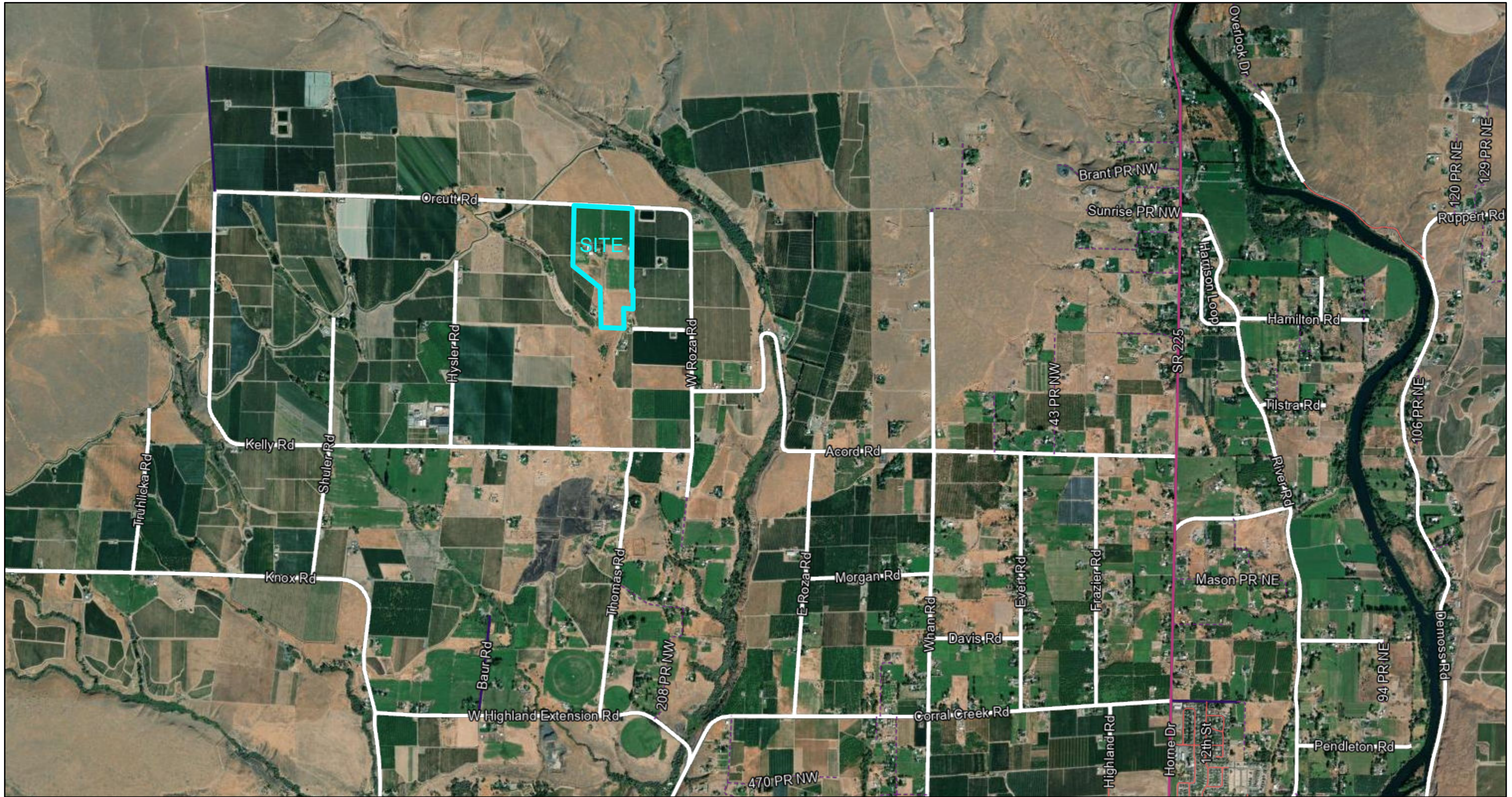
### **VIOLATIONS OF CONDITIONS OF APPROVAL:**

The applicant/owner shall continue to meet all conditions of this Conditional Use Permit while CUP 2025-021 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.

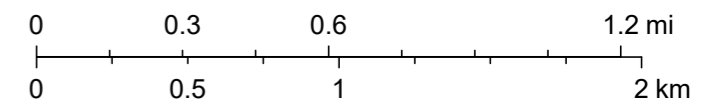
# CUP 2025-021 - KNOBBS - VICINITY MAP

## HEM 1.2



10/23/2025, 1:39:01 PM

1:36,112



Maxar

**Community Development Department**  
Prosser Office: 620 Market Street, 1<sup>st</sup> Floor  
Kennewick Office: 102206 East Wisner Parkway  
[www.bentoncountywa.gov](http://www.bentoncountywa.gov)



**Planning Division**  
(509) 786-5612  
Planning.department@co.benton.wa.us  
102206 East Wisner Parkway, Kennewick, WA 99338

## CONDITIONAL USE PERMIT APPLICATION

File No. WP 2025-021

RECEIVED

OCT 23 2025

Benton County  
Planning Division

### 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 ORCUTT RD BENTON CITY WA 99320

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

Email Address(es): INFO@THELARKANDWILLOW.COM, KKNOBBS@MSN.COM

Signature: [Signature] Date: 8/29/25 10/23/25

**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:** \_\_\_\_\_

**Applicant/Legal Owner Contact Information:** \_\_\_\_\_

Officer name: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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): 23133 W ORLUFF RD BENTON CITY WA 99320

2. Parcel number(s): 134061000002001

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: GROWING ALFALFA, RAISING CATTLE, CHICKENS AND PIGS

7. What are you proposing to do that requires a Conditional Use Permit? AGRI TOURISM  
5 FARM STAY DWELLINGS

**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: \_\_\_\_\_

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.



CONDITIONAL USE PERMIT APPLICATION ADDENDUM **RECEIVED**

**BUSINESS ACTIVITIES/USE**

OCT 23 2025

File No. WP 2025-02 Applicant Name: KARL AND AMY KNOBBS

Benton County  
Planning Division

- Type of business you wish to operate on the property: AGRI TOURISM  
5 FARM STAY ROOMS SEPARATE FROM EACH OTHER
- 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 business be conducted? MIDDLE OF THE PROPERTY ON NW SIDE
- Square footage of the accessory building where the business will be conducted \_\_\_\_\_
- Does the landowner currently have any other land use permits? CURRENT CUP FOR A DISCOVERY AND
- Size and type of signage to be used: 3X5 SIGN TO BE PLACED ON ORCVT RD.
- Estimated number of visitors to the property on a daily & weekly basis: 10 TO 50 MAY THROUGH SEPTEMBER
- Number of employees who do not live on site: 0
- Number of off-street parking spaces available: 10
- Hours of operation for the business: N/A
- Do you plan to have outdoor lighting, site screening or fencing?  Yes  No  
If yes, please describe where it will be, what kind, etc. LIGHTING TO SHOW WAY TO RESTROOM  
EXISTING PASTURE FENCING NEXT TO FARM STAY SIDE.

**Additional Information:**

WE PLAN TO USE VINTAGE TRAVEL TRAILERS AS THE FARM STAYS

BATH ROOMS WILL BE PORTA POTTIES AND THE BATHROOM AND SHOWER IN THE EXISTING  
SHOP NEAR OUR ~~PROPOSED~~ PROPOSED FARM STAY AREA.

**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





**Community Development Department**

102206 East Wiser Parkway  
Kennewick, WA 99338



**Planning Division**

(509) 786-5612  
Planning.department@co.benton.wa.us

# HEM 1.5

October 24, 2025

Karl Knobbs  
23133 W Orcutt Road  
Benton City, WA 99320

Email: [info@thelarkandwillow.com](mailto:info@thelarkandwillow.com)

RE: Written Determination of Completeness  
File Number: CUP 2025-021

Dear Mr. Knobbs,

This office is in receipt of your project permit application for a Conditional Use Permit for agritourism accommodations to include five (5) travel trailers that will be used as short term rentals. We have determined that the required materials have been submitted and the application is complete. A file number has been assigned (CUP 2025-021) 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



## HEM 1.6

October 24, 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 2025-021  
**Parcel #:** 1-3406-100-0002-000  
**Applicant:** Karl Knobbs

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

The Conditional Use Permit request is for agritourism accommodations and includes five (5) travel trailers that will be used for short term rentals. 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](mailto:Planning.department@co.benton.wa.us) by **November 7, 2025**. Please reference file number **CUP 2025-021** 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**

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**From:** Adams, Jody <jody.adams@cngc.com>  
**Sent:** Monday, October 27, 2025 7:03 AM  
**To:** Planning Department  
**Subject:** [EXTERNAL] RE: Agency Review - CUP 2025-021- Knobbs

**HEM 1.7**

No conflicts with Cascade Natural Gas

Thanks,

**Jody Adams**

**Field Operations Coordinator**

**Cascade Natural Gas Corp.**

O: 509-736-5564 | C: 509-873-2758

[jody.adams@cngc.com](mailto:jody.adams@cngc.com)

[www.cngc.com](http://www.cngc.com)

200 N Union  
Kennewick, Washington, 99336



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**From:** Planning Department <Planning.Department@co.benton.wa.us>  
**Sent:** Friday, October 24, 2025 11:42 AM  
**To:** bradleyjk@charter.net; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Code Enforcement <code.enforcement@co.benton.wa.us>; Firechief@bcfpd2.org; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@co.benton.wa.us>; Shane Elledge <Richard.Elledge@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>; deana.chiodo@bfhd.wa.gov; Benton REA - Chris Cooke <CCooke@bentonrea.org>; Jason Brown <jabrown@bentonrea.org>; Nelson, Walter <Walter.Nelson@cngc.com>; Adams, Jody <jody.adams@cngc.com>; Lopez, Lazaro <llopez@roza.org>; Rural Water Supply Program <Rural.Water@co.benton.wa.us>  
**Subject:** Agency Review - CUP 2025-021- Knobbs

**\*\* WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. \*\***

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Good morning,

Attached you will find the necessary application materials for Karl Knobbs, who is requesting a Conditional Use Permit for agritourism accommodations to include five (5) travel trailers that will be used for short term rentals in the Growth Management Act Agricultural District in Benton City. Parcel 134061000002000.

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

**Nikki Relyea**

---

**HEM 1.8**

**From:** Shane Elledge  
**Sent:** Monday, October 27, 2025 2:36 PM  
**To:** Planning Department  
**Subject:** RE: Agency Review - CUP 2025-021- Knobbs

Good afternoon,

Public Works has no comments.

Thank you.



**R. Shane Elledge** • *Engineering Associate*  
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:** Friday, October 24, 2025 11:42 AM  
**To:** bradleyjk@charter.net; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Code Enforcement <code.enforcement@co.benton.wa.us>; Firechief@bcfpd2.org; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@co.benton.wa.us>; Shane Elledge <Richard.Elledge@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>; deana.chiodo@bfhd.wa.gov; Benton REA - Chris Cooke <CCooke@bentonrea.org>; Jason Brown <jabrown@bentonrea.org>; Walter Nelson - Cascade Natural Gas Corp. <Walter.Nelson@cngc.com>; jody.adams@cngc.com; Lopez, Lazaro <llopez@roza.org>; Rural Water Supply Program <Rural.Water@co.benton.wa.us>  
**Subject:** Agency Review - CUP 2025-021- Knobbs

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

Have a wonderful weekend,

**Nikki Relyea**

---

**HEM 1.9**

**From:** Lopez, Lazaro <LLopez@roza.org>  
**Sent:** Monday, October 27, 2025 8:34 AM  
**To:** Planning Department  
**Subject:** [EXTERNAL] RE: Agency Review - CUP 2025-021- Knobbs

Good morning Nikki,

After reviewing the attached CUP 2025-021, Roza Irrigation District has no comments. Since there will be no Parcel division or creation of a new parcel, then Roza Irrigation District has no comment.

Thank you,

Lazaro Lopez  
Roza Irrigation District  
[LLOPEZ@ROZA.ORG](mailto:LLOPEZ@ROZA.ORG)  
Office: 509-837-5141  
Cell: 509-840-1577

---

**From:** Planning Department <Planning.Department@co.benton.wa.us>  
**Sent:** Friday, October 24, 2025 11:42 AM  
**To:** bradleyjk@charter.net; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Code Enforcement <code.enforcement@co.benton.wa.us>; Firechief@bcfpd2.org; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@co.benton.wa.us>; Shane Elledge <Richard.Elledge@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>; deana.chiodo@bfhd.wa.gov; Benton REA - Chris Cooke <CCooke@bentonrea.org>; Jason Brown <jabrown@bentonrea.org>; Walter Nelson - Cascade Natural Gas Corp. <Walter.Nelson@cngc.com>; jody.adams@cngc.com; Lopez, Lazaro <LLopez@roza.org>; Rural Water Supply Program <Rural.Water@co.benton.wa.us>  
**Subject:** Agency Review - CUP 2025-021- Knobbs

Good morning,

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

Have a wonderful weekend,

**Nikki Relyea**

---

**From:** Rural Water Supply Program  
**Sent:** Tuesday, October 28, 2025 3:05 PM  
**To:** Planning Department  
**Subject:** RE: Agency Review - CUP 2025-021- Knobbs

**HEM 1.10**

Good afternoon,

The Rural Water Supply Program has no comments on this application. This property is within the Rural Water Supply Program area, but the nature of the proposed use does not require participation in the program.

Thank you,

## Nikki Relyea

---

**From:** Troy Taylor  
**Sent:** Tuesday, October 28, 2025 9:12 AM  
**To:** Planning Department  
**Subject:** RE: Agency Review - CUP 2025-021- Knobbs

# HEM 1.11

Building- comply with all current Benton County and fire codes.

---

**From:** Planning Department <Planning.Department@co.benton.wa.us>  
**Sent:** Friday, October 24, 2025 11:42 AM  
**To:** bradleyjk@charter.net; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Code Enforcement <code.enforcement@co.benton.wa.us>; Firechief@bcfpd2.org; Gary Tiplady <Gary.Tiplady@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Dylan Krantz <Dylan.Krantz@co.benton.wa.us>; Shane Elledge <Richard.Elledge@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>; deana.chiodo@bfhd.wa.gov; Benton REA - Chris Cooke <CCooke@bentonrea.org>; Jason Brown <jabrown@bentonrea.org>; Walter Nelson - Cascade Natural Gas Corp. <Walter.Nelson@cngc.com>; jody.adams@cngc.com; Lopez, Lazaro <llopez@roza.org>; Rural Water Supply Program <Rural.Water@co.benton.wa.us>  
**Subject:** Agency Review - CUP 2025-021- Knobbs

Good morning,

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

Have a wonderful weekend,

**Nikki Relyea**

*Permit Technician*

Benton County Community Development Department

Planning Division

[Nikki.Relyea@co.benton.wa.us](mailto:Nikki.Relyea@co.benton.wa.us)

[Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us)

(509) 786-5612



## Andrea Watts

---

**From:** Cristian Gonzalez <cristiang@bfhd.wa.gov>  
**Sent:** Thursday, October 30, 2025 5:16 PM  
**To:** Andrea Watts  
**Subject:** [EXTERNAL] FW: Karl Knobbs Agritourism CUP 23133 W Orcutt Rd

# HEM 1.12

Andrea this is my most current update for Karl. Does this match yours?

**Cristian Gonzalez**

Environmental Health Specialist II  
Land Use, Sewage and Water Section

**Benton-Franklin Health District**

7102 W. Okanogan Place,  
Kennewick, WA 99336  
p: 509.460.4313

[www.bfhd.wa.gov](http://www.bfhd.wa.gov) [cristiang@bfhd.wa.gov](mailto:cristiang@bfhd.wa.gov)



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---

**From:** Karl Knobbs <kknobbs@msn.com>  
**Sent:** Wednesday, October 29, 2025 9:00 AM  
**To:** Cristian Gonzalez <cristiang@bfhd.wa.gov>  
**Subject:** Re: Karl Knobbs Agritourism CUP 23133 W Orcutt Rd

Cristian,

You are correct. The porta potties were going to be used is the event space had more than 66 people. We will no longer be opening an event space. Only the 5 trailers, tasting room in the barn and two air bnb suites in the barn.

The barn will have two bathrooms ( connected to the new septic that you approved ) and the two air bnb suites will each have their own bathroom. The shop septic will be decommissioned and the bathroom there will hopefully be connected to the new septic. Our thought was the people using the trailers could use the bathrooms in the barn.

I hope that clears it up. Let me know if there are any more questions.

Thanks  
Karl Knobbs

---

**From:** Cristian Gonzalez <cristiang@bfhd.wa.gov>  
**Sent:** Monday, October 27, 2025 10:56 AM  
**To:** Karl Knobbs <kknobbs@msn.com>  
**Subject:** RE: Karl Knobbs Agritourism CUP 23133 W Orcutt Rd

Good Morning Karl,

I am trying to clear up some things with the county and I know a lot has been discussed in the past as your project has gone through its changes.

I was under the impression that the port a pottys would be a part of the event center that was no longer going to be in play and that the 5 trailers would be utilizing the bathroom facility in the shop/distillery or one that was tied to the septic system from the tasting room, is that correct? Will the 2 br adu have their own bathroom as well as the tasting room area? Or is that going to be a shared space bathroom/facilities.

Can you clarify somethings for me so I can make sure I address Andrea accordingly?

Thank you,

Cristian

**Cristian Gonzalez**

Environmental Health Specialist II

Land Use, Sewage and Water Section

**Benton-Franklin Health District**

7102 W. Okanogan Place,

Kennewick, WA 99336

p: 509.460.4313

[www.bfhd.wa.gov](http://www.bfhd.wa.gov) [cristiang@bfhd.wa.gov](mailto:cristiang@bfhd.wa.gov)



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**From:** Andrea Watts <[Andrea.Watts@co.benton.wa.us](mailto:Andrea.Watts@co.benton.wa.us)>

**Sent:** Friday, October 24, 2025 2:51 PM

**To:** Cristian Gonzalez <[cristiang@bfhd.wa.gov](mailto:cristiang@bfhd.wa.gov)>

**Subject:** RE: Karl Knobbs Agritourism CUP 23133 W Orcutt Rd

Hi Cristian,

Wonderful thank you!

His application is also stating that restrooms will be provided in the form of porta potties. Was this also in his application with BFHD?

Thank you,



*Andrea Watts*

Senior Planner

Benton County Community Development Department - Planning Division  
102206 E. Wiser Pkwy, Kennewick, WA 99338

[Andrea.watts@co.benton.wa.us](mailto:Andrea.watts@co.benton.wa.us)

(509) 786-5612

---

**From:** Cristian Gonzalez <[cristiang@bfhd.wa.gov](mailto:cristiang@bfhd.wa.gov)>

**Sent:** Friday, October 24, 2025 10:17 AM

**To:** Andrea Watts <[Andrea.Watts@co.benton.wa.us](mailto:Andrea.Watts@co.benton.wa.us)>

**Subject:** [EXTERNAL] RE: Karl Knobbs Agritourism CUP 23133 W Orcutt Rd

Andrea,

Apologies I see that the second page didn't even get sent via a single side scan error. I have attached the permit with the conditions page and the site plan with extra verbiage to account for the entirety of their project under the CUP.

Please let me know if you need anything further.

Thank you,

**Cristian Gonzalez**

Environmental Health Specialist II

Land Use, Sewage and Water Section

**Benton-Franklin Health District**

[7102 W. Okanogan Place,](#)

[Kennewick, WA 99336](#)

p: 509.460.4313

[www.bfhd.wa.gov](http://www.bfhd.wa.gov) [cristiang@bfhd.wa.gov](mailto:cristiang@bfhd.wa.gov)



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**From:** Andrea Watts <[Andrea.Watts@co.benton.wa.us](mailto:Andrea.Watts@co.benton.wa.us)>

**Sent:** Thursday, October 23, 2025 10:50 AM

**To:** Cristian Gonzalez <[cristiang@bfhd.wa.gov](mailto:cristiang@bfhd.wa.gov)>

**Cc:** Planning Department <[Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us)>

**Subject:** Karl Knobbs Agritourism CUP 23133 W Orcutt Rd

Good morning Cristian,

I just wanted to touch base with you on a Conditional Use Permit application that we just received. The CUP is for agritourism accommodations and includes 5 travel trailers that will be used for short term rentals.

The attached permit was provided with the application but since these permit sheets don't describe the proposal I wanted to confirm that the permit allows for 5 travel trailers to remain permanently onsite.

Thank you!

## Nikki Relyea

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**From:** Cristian Gonzalez <cristiang@bfhd.wa.gov>  
**Sent:** Friday, November 7, 2025 2:13 PM  
**To:** Planning Department; Nikki Relyea  
**Subject:** [EXTERNAL] RE: Agency Review - CUP 2025-021- Knobbs

# HEM 1.13

No further comments for the onsite sewage portion.

Thank you,

**Cristian Gonzalez**

Environmental Health Specialist II  
Land Use, Sewage and Water Section

**Benton-Franklin Health District**

7102 W. Okanogan Place,  
Kennewick, WA 99336  
p: 509.460.4313

[www.bfhd.wa.gov](http://www.bfhd.wa.gov) [cristiang@bfhd.wa.gov](mailto:cristiang@bfhd.wa.gov)



Follow us on   

---

**From:** Planning Department <[Planning.Department@co.benton.wa.us](mailto:Planning.Department@co.benton.wa.us)>

**Sent:** Friday, October 24, 2025 11:42 AM

**To:** [bradleyjk@charter.net](mailto:bradleyjk@charter.net); Troy Taylor <[Troy.Taylor@co.benton.wa.us](mailto:Troy.Taylor@co.benton.wa.us)>; Code Enforcement <[code.enforcement@co.benton.wa.us](mailto:code.enforcement@co.benton.wa.us)>; [Firechief@bcfpd2.org](mailto:Firechief@bcfpd2.org); Gary Tiplady <[Gary.Tiplady@co.benton.wa.us](mailto:Gary.Tiplady@co.benton.wa.us)>; Cristina Woods <[Cristina.Woods@co.benton.wa.us](mailto:Cristina.Woods@co.benton.wa.us)>; Dylan Krantz <[Dylan.Krantz@co.benton.wa.us](mailto:Dylan.Krantz@co.benton.wa.us)>; Shane Elledge <[Richard.Elledge@co.benton.wa.us](mailto:Richard.Elledge@co.benton.wa.us)>; JoDee Peyton <[Jodeer@bfhd.wa.gov](mailto:Jodeer@bfhd.wa.gov)>; Erin Hockaday <[erin.hockaday@bfhd.wa.gov](mailto:erin.hockaday@bfhd.wa.gov)>; Jack Howard <[jack.howard@bfhd.wa.gov](mailto:jack.howard@bfhd.wa.gov)>; Deana Chiodo <[deana.chiodo@bfhd.wa.gov](mailto:deana.chiodo@bfhd.wa.gov)>; Benton REA - Chris Cooke <[CCooke@bentonrea.org](mailto:CCooke@bentonrea.org)>; Jason Brown <[jabrown@bentonrea.org](mailto:jabrown@bentonrea.org)>; Walter Nelson - Cascade Natural Gas Corp. <[Walter.Nelson@cngc.com](mailto:Walter.Nelson@cngc.com)>; [jody.adams@cngc.com](mailto:jody.adams@cngc.com); Lopez, Lazaro <[llopez@roza.org](mailto:llopez@roza.org)>; Rural Water Supply Program <[Rural.Water@co.benton.wa.us](mailto:Rural.Water@co.benton.wa.us)>

**Subject:** Agency Review - CUP 2025-021- Knobbs

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



# HEM 1.14

## NOTICE OF OPEN RECORD HEARINGS

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 **December 19, 2025**, at 10 a.m. via in person and virtual meeting format in the Commissioners Room on the third floor of the Courthouse, 620 Market Street, Prosser WA. To find information on attendance options, please visit [www.tinyurl.com/BCPublicNotice](http://www.tinyurl.com/BCPublicNotice).

**CONDITIONAL USE PERMIT – CUP 2025-021** The applicant, Karl Knobbs, is proposing agritourism accommodations including five (5) travel trailers that will be used for short term rentals. The project is located at 23133 W Orcutt Road, Benton City, WA 99320.

**CONDITIONAL USE PERMIT – CUP 2025-022** The applicant, Krista Goodall, is proposing an agricultural machine repair business inside a 100' x 50' building composed of a single-family residence, garage and work area. The proposed project is located at Patterson, WA on parcel 1-3575-200-0000-000.

Questions can be directed to the Planning Division at 509-786-5612 or at [planning.department@co.benton.wa.us](mailto:planning.department@co.benton.wa.us). Written comments regarding the above applications must be received by **December 17, 2025** via email or submitted to 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.

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 26th day of November, 2025.

PUBLICATION DATE: December 3, 2025

SUSAN E. DRUMMOND  
Benton County Hearings Examiner

Damien Hooper – Planning Manager  
Community Development Department