



HEM 1.1

STAFF REPORT TO THE BENTON COUNTY HEARINGS EXAMINER Hoppe – Winery Expansion

FILE NO: CUP 2026-003

MEMO DATE: March 12, 2026

HEARING DATE: March 20, 2026

APPLICANTS/OWNERS: Eric and Leslie Hoppe, 27938 W Old Inland Empire Highway,
Benton City, WA 99320.

LOCATION: General Location: The property is located approximately 0.58 miles west of the intersection of Corral Creek Rd. and Old Inland Empire Highway in the Benton City area of unincorporated Benton County, Washington.

Legal: A portion of Government Lots 1-3 in Section 10, Township 9 N, Range 26 E, W. M.

Parcel Number: 1-1096-100-0003-006

PROPERTY SIZE: Approximately 47.38 Acres

AREA TO BE USED: 4,977 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-three (23) 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(j) which allows wineries greater than 3,000 square feet in size in the Rural Lands Five Acre Zoning District (RL-5). If granted, this CUP would allow the applicants to expand an existing 2,800 square foot winery to have a collective square footage of all structures greater than 3,000 square feet in the Benton City area of unincorporated Benton County.

The proposed expansion involves construction of a 1,025 square foot barn and a 1,152 square foot addition to the existing 2,800 square foot winery structure resulting in a collective square

footage of 4,977 square feet for all structures used for the winery operation. The barn and addition will be utilized as storage. Two signs are also proposed at the entrances to the facility. A sign at the east entrance is proposed to be 3 feet by 5 feet and a sign at the west entrance shall be 8 feet by 4 feet.

No changes to existing winery operations are proposed. Hours of operation are Thursday through Sunday from 12:00pm to 5:00pm with approximately 8 visitors expected daily and 30 visitors expected weekly (HEM 1.3).

The application for CUP 2026-003 was submitted to the Benton County Planning Division on February 12, 2026. (HEM 1.3)

The application was declared complete for processing on February 12, 2026. (HEM 1.5)

The application documents were distributed to reviewing agencies on February 12, 2026. (HEM 1.6)

The Benton County Hearings Examiner Notice of Open Record Hearing for application CUP 2026-003 was published on March 4, 2026 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 February 27, 2026.

The Open Record Hearing is scheduled for March 20, 2026.

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 11.11 Rural Lands Five Acre District (RL-5)

Section 11.11.030 Allowable Uses

(l) Wineries/Breweries/Distilleries; provided structures used as part of the operation of the winery/brewery collectively do not exceed three thousand (3,000) square feet in size.

Section 11.11.060 Uses Requiring a Conditional Use Permit

(j) Wineries/Breweries/Distilleries not otherwise allowed under BCC 11.11.030.

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 February 27, 2026.

AGENCY COMMENTS:

1. The application documents were distributed to the following reviewing agencies on February 12, 2026:
 - a. Benton County Building Division
 - b. Benton County Code Enforcement
 - c. Benton County Fire Marshal
 - d. Benton County Fire District #2
 - e. Benton County Public Works Department
 - f. Benton County Rural Water Supply Program
 - g. Benton-Franklin Health District
 - h. Benton REA
 - i. Benton Irrigation District
2. The following comment was received from the **Benton County Building Division** on February 17, 2026 (HEM 187):
 - 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.
3. The following comment was received from the **Benton County Fire Marshal** on February 20, 2026 (HEM 1.9):
 - a. The proposed commercial structures for the "Hoppe Winery" will have to comply with Benton County Code 3.16 & 3.18, IFC and the NFPA. During preapplication meetings it has been determined that the proposed structure will need to have on

site water per NFPA 1142. This is calculated by the volume of the largest building. This water source will need a dedicated access for fire apparatus and a draft hydrant to access the water. The building will also need a fire access road for fire apparatus to gain access to within 150' of any point of the structure and to turn around. Also, if the occupant load exceeds 100 (as calculated by IBC chapter 10) for the structure this would trigger the need for an automatic sprinkler system.

- b. Please contact Benton County Fire Marshal at (509) 735-3500 for more information.

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 2026-003 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(j) which allows wineries greater than 3,000 square feet in size in the Rural Lands Five Acre Zoning District (RL-5).
2. If granted, this CUP would allow for the applicants to expand an existing 2,800 square foot winery resulting in a collective square footage of all structures used for the winery being greater than 3,000 square feet.
3. The applicants and owners are Eric and Leslie Hoppe, 27938 W Old Inland Empire Highway, Benton City, WA 99320.
4. The property is located approximately 0.58 miles west of the intersection of Corral Creek Rd. and Old Inland Empire Highway in the Benton City area of unincorporated Benton County, Washington.
5. The subject parcel is approximately 47.38 acres in size.
6. The parcel is legally described as a portion of Government Lots 1-3 in Section 10, Township 9 N, Range 26 E, W. M.
7. The proposed expansion involves construction of a 1,025 square foot barn and a 1,152 square foot addition to the existing 2,800 square foot winery structure resulting in a collective square footage of 4,977 square feet for all structures used for the winery operation.
8. The proposed barn and addition will be utilized for storage.
9. A sign at the east entrance is proposed to be 3 feet by 5 feet and a sign at the west entrance shall be 8 feet by 4 feet.

10. No operational changes are proposed.
11. Operating hours shall be Thursday through Sunday 12:00pm to 5:00pm with approximately 8 visitors expected daily and 30 visitors expected weekly
12. The property is zoned Rural Lands Five Acre District (RL-5).
13. Public notice and application requirements have been met per BCC 11.50 Variance and Conditional Use.
14. The proposed winery expansion is allowable by Conditional Use Permit if approved by the Benton County Hearings Examiner.
15. The proposed winery expansion complies with Benton County Building Division standards and requirements.
16. The application for CUP 2026-003 is consistent with the Growth Management Act.
17. The application for CUP 2026-003 is consistent with the goals and policies of the Benton County Comprehensive Plan.
18. The application for CUP 2026-003 is consistent with the requirements of the Benton County Zoning Code.
19. The proposed winery expansion 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.
20. The proposed winery expansion 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.
21. 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.
22. The proposed business use will not adversely affect public services to the surrounding area.
23. 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.
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. Any proposed outdoor lighting associated with this CUP shall be directed downward to avoid unnecessary glare on neighboring parcels.
4. The proposed business must comply with BCC 11.11.060(w) while CUP 2026-003 is in effect.
5. All required development permits shall be obtained and final approvals granted by the following agencies, as applicable:
 - a. Benton County Building Division; for building permits.
 - b. Benton County Fire Marshal; for fire and safety regulations.
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:

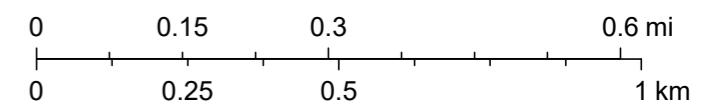
The applicant/owner shall continue to meet all conditions of this Conditional Use Permit while CUP 2026-003 is in effect.

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.



2/12/2026, 11:52:42 AM

1:18,056



Vantor

Community Development Department
102206 East Wiser Parkway
Kennewick, WA 99338



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

RECEIVED

CONDITIONAL USE PERMIT APPLICATION

File No. CNP 2020-003

FEB 19 2026

Benton County
Planning Division

HEM 1.3

APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

Name of Applicant/Agent: Eric & Leslie Hoppe
Mailing Address (with City, State & zip): 27938 W Old Inland Empire Hwy
Phone #1: 509.628.0797 Phone #2: _____
Email Address(es): ew_hoppe@yahoo.com
Signature: [Signature] Date: 2-12-26

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): 27938 W Old Inland Empire Hwy, Benton City WA 99320

2. Parcel number(s): 110961000003006

3. Total Acreage: 47.38 Acres

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: _____

Irrigation: No Yes Provider name: Benton Irrigation District

6. Current use(s) on property: Winery

7. What are you proposing to do that requires a Conditional Use Permit? Add 1152sf of case goods storage space to 2800sf winery building, add 1025sf metal barn shed

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
BUSINESS ACTIVITIES/USE

RECEIVED

FEB 19 2026

Benton County
Planning Division

File No. CNP 2024-03 Applicant Name: Eric Hoppe

1. Type of business you wish to operate on the property: Winery
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. Eric & Leslie Hoppe
3. Who are the proprietors of the business? Eric & Leslie Hoppe
4. Where on the property will the business be conducted? Northwest Corner
5. Square footage of the accessory building where the business will be conducted 1152sf addition to 2800sf & 1025sf shed
6. Does the landowner currently have any other land use permits? yes
7. Size and type of signage to be used: 3'Wx5'H east & west entrance, 8'Wx4'H main, B&W lettering
8. Estimated number of visitors to the property **on a daily & weekly basis:** 8 daily, 30 weekly
9. Number of employees who do not live on site: 6
10. Number of off-street parking spaces available: 30
11. Hours of operation for the business: 12-5pm, Thursday-Sunday
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. Outdoor patio seating is lit from cover above

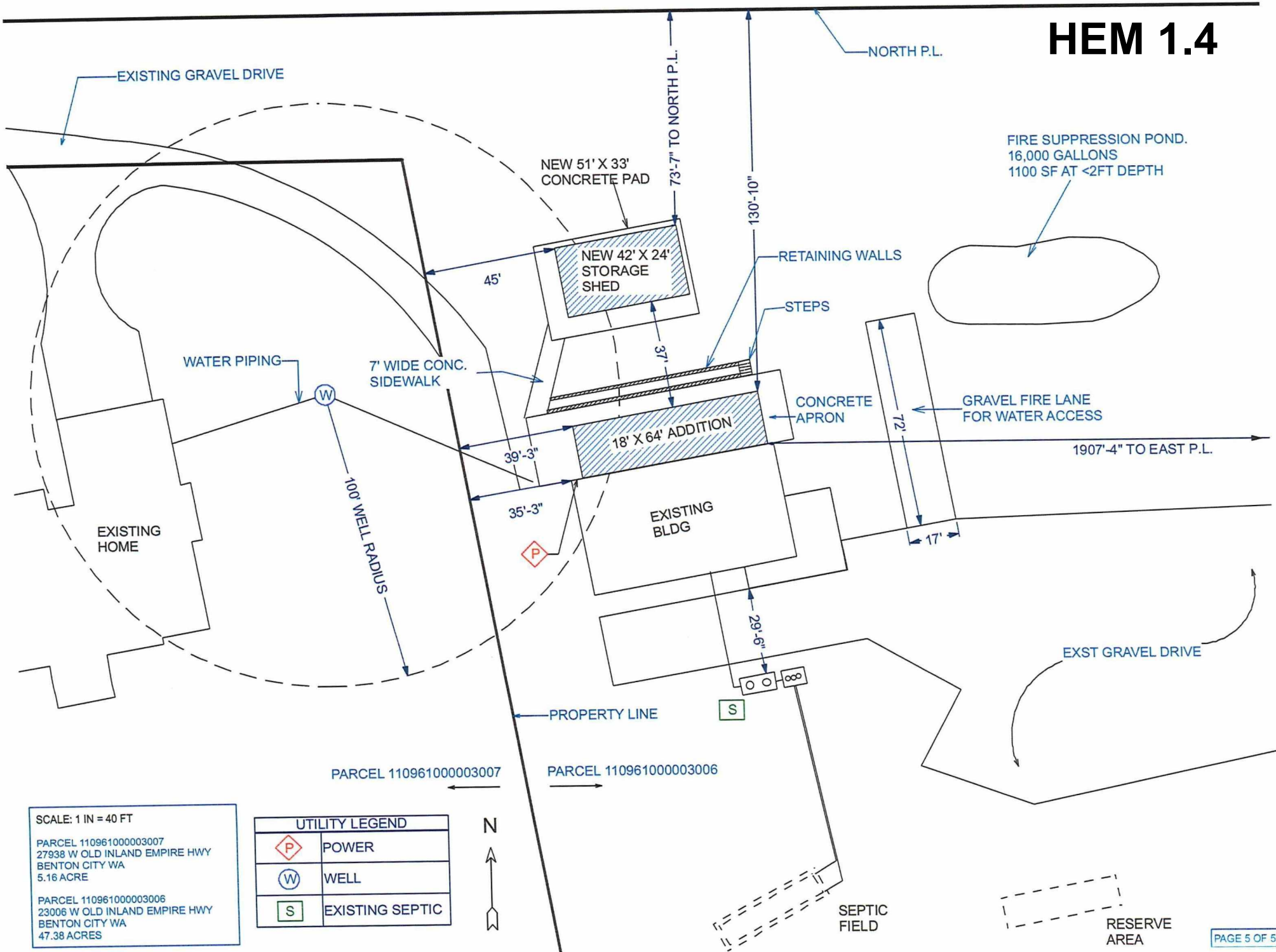
Additional Information:

Changing access point to main entrance for winery. Adding area to winery for case goods storage. Footprint of winery changing from 2800 sf to 3952 sf. No operational changes

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

HEM 1.4



FIRE SUPPRESSION POND.
16,000 GALLONS
1100 SF AT <2FT DEPTH

SCALE: 1 IN = 40 FT

PARCEL 110961000003007
27938 W OLD INLAND EMPIRE HWY
BENTON CITY WA
5.16 ACRE

PARCEL 110961000003006
23006 W OLD INLAND EMPIRE HWY
BENTON CITY WA
47.38 ACRES

UTILITY LEGEND	
	POWER
	WELL
	EXISTING SEPTIC



Community Development Department

102206 East Wiser Parkway
Kennewick, WA 99338



Planning Division

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

February 12, 2026

HEM 1.5

Eric and Leslie Hoppe
27938 W Old Inland Empire Highway
Benton City, WA 99320

Email: ew_hoppe@yahoo.com

RE: Written Determination of Completeness
File Number: CUP 2026-003

Dear Mr. and Mrs. Hoppe,

This office is in receipt of your project permit application for a Conditional Use Permit to add 1,152 square feet of case goods storage space to an existing 2,800 square foot winery building as well as construct a 1,025 square foot accessory building for storage. We have determined that the required materials have been submitted and the application is complete. A file number has been assigned (CUP 2026-003) 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



February 12, 2026

HEM 1.6

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 Irrigation District
Benton REA
Rural Water Supply Program Coordinator

RE: Agency review of a Conditional Use Permit application
File #: CUP 2026-003
Parcel #: 1-1096-100-0003-006
Applicant: Eric and Leslie Hoppe

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

The Conditional Use Permit request is to add 1,152 square feet of storage space to an existing 2,800 square foot winery building as well as construct a 1,025 square foot accessory building for storage. The project is located in the Benton City area within the Rural Lands 5 Acre Zoning District (RL-5).

PLEASE SUBMIT YOUR COMMENTS to Planning.department@co.benton.wa.us by **February 26, 2026**. Please reference file number **CUP 2026-003** 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: Rural Water Supply Program
Sent: Thursday, February 12, 2026 2:39 PM
To: Planning Department
Subject: RE: Agency Review - Hoppe - CUP 2026-003

HEM 1.7

Good afternoon,

Rural Water Supply Program has no comments on CUP 2026-003.

Thank you,

Nikki Relyea

From: Troy Taylor
Sent: Tuesday, February 17, 2026 2:23 PM
To: Planning Department
Subject: RE: Agency Review - Hoppe - CUP 2026-003

HEM 1.8

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

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Thursday, February 12, 2026 1:22 PM
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>; 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; deana.chiodo@bfhd.wa.gov; benton.irrigation@frontier.com; Benton REA - Chris Cooke <CCooke@bentonrea.org>; jbrown@ci.benton-city.wa.us; Rural Water Supply Program <Rural.Water@co.benton.wa.us>
Subject: Agency Review - Hoppe - CUP 2026-003

Good afternoon,

Attached you will find the necessary application materials for Eric and Leslie Hoppe who are requesting a Conditional Use Permit add 1,152 square feet of storage space to an existing 2,800 square foot winery building as well as construct a 1,025 square foot accessory building for storage. The project is located on parcel 110961000003006, in Benton City.

Please review and provide any comments by **February 26, 2026.**

Have a wonderful week,

Nikki Relyea

Associate Planner

Benton County Community Development Department

Planning Division

Nikki.Relyea@co.benton.wa.us

Planning.Department@co.benton.wa.us

(509) 786-5612





Fire Marshal Comments:

HEM 1.9

Andrea,

The proposed commercial structures for the "Hoppe Winery" will have to comply with Benton County Code 3.16 & 3.18, IFC and the NFPA. During preapplication meetings it has been determined that the proposed structure will need to have on site water per NFPA 1142. This is calculated by the volume of the largest building. This water source will need a dedicated access for fire apparatus and a draft hydrant to access the water. The building will also need a fire access road for fire apparatus to gain access to within 150' of any point of the structure and to turn around. Also, if the occupant load exceeds 100 (as calculated by IBC chapter 10) for the structure this would trigger the need for an automatic sprinkler system.

If you have questions on these comments, please, feel free to contact the County Fire Marshal at (509) 735-3500. Ext 2411.

Re: CUP 2026-003, CUP 2026-003 Hoppe

Gary Tiplady
Benton County Fire Marshal
Building Inspector II
509-735-3500
Gary.Tiplady@co.benton.wa.us

Nikki Relyea

From: Shane Elledge
Sent: Monday, February 23, 2026 9:08 AM
To: Planning Department
Subject: RE: Agency Review - Hoppe - CUP 2026-003

HEM 1.10

Good morning,

Public works has no comments.

Thank you.



R. Shane Elledge, LSIT • *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: Thursday, February 12, 2026 1:22 PM
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>; 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; deana.chiodo@bfhd.wa.gov; benton.irrigation@frontier.com; Benton REA - Chris Cooke <CCooke@bentonrea.org>; jbrown@ci.benton-city.wa.us; Rural Water Supply Program <Rural.Water@co.benton.wa.us>
Subject: Agency Review - Hoppe - CUP 2026-003

Good afternoon,

Attached you will find the necessary application materials for Eric and Leslie Hoppe who are requesting a Conditional Use Permit add 1,152 square feet of storage space to an existing 2,800 square foot winery building as well as construct a 1,025 square foot accessory building for storage. The project is located on parcel 110961000003006, in Benton City.

Please review and provide any comments by **February 26, 2026.**

Have a wonderful week,



HEM 1.11

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 **March 20, 2026** 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.

CONDITIONAL USE PERMIT – CUP 2026-002 The applicant, Fansler Construction on behalf of Anthony and Amanda Trethewey, is proposing to construct a 786 sq. ft. detached accessory dwelling unit on a parcel with an existing 3,128 sq. ft. single family residence. The project is located at 8110 Harvest Ridge Loop, Kennewick, WA 99338.

CONDITIONAL USE PERMIT – CUP 2026-003 The applicant, Eric Hoppe, is requesting to add 1,152 square feet of storage space to an existing 2,800 square foot winery building as well as construct a 1,025 square foot accessory building for storage. The proposed project is located at 23006 W Old Inland Empire Highway, 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 **March 17, 2026** via email or submitted to the Planning Division office at the Public Services Building, 102206 E Wisser 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 27th day of February, 2026.

PUBLICATION DATE: March 4, 2026

SUSAN E. DRUMMOND
Benton County Hearings Examiner

Damien Hooper – Planning Manager
Community Development Department