



August 2, 2019

TO: Brent and Annie Thielges, Applicant, Adjoining Property Owners, and Affected Agencies
FROM: West Richland Community Development Department
SUBJ: Conditional Use Permit File No.: CUP 2019-04 (Thielges Shop)
Notice of Application, Notice of Completeness, Optional DNS, Request for Comment, and Notice of Public Hearing

***Note:** West Richland Municipal Code requires the City to send notice of Conditional Use Permit requests to properties that are within 600 feet of the subject site. If you are receiving this notice, it is because you fall within this area.*

DESCRIPTION OF PROPOSAL

Brent and Annie Thielges, owners, has submitted a Conditional Use Permit application to authorize the construction of a 40' x 30' accessory building (1,200 sf shop) on their property at 4275 Rosencrans St. zoned RM-10. Accessory buildings in RM-10 that are over 960 sf or which cover more than 10% of the lot, whichever is less, are allowed only through the conditional use permit process. The site contains a single-family residence.

The application was determined complete for processing on July 23, 2019.

ENVIRONMENTAL REVIEW

The entire proposal is subject to environmental review. The West Richland Community Development Department is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. The environmental checklist and related file information are available to the public at the Community Development Department or online at www.westrichland.org.

REQUEST FOR WRITTEN COMMENT

You may provide written comments on the proposed Conditional Use Permit. Send written comments to the Community Development Department at 3100 Belmont Blvd., Suite 104, West Richland, WA 99353. Written comments must be received by 5:00 p.m., **September 4, 2019**, in order to be included in the staff report to the Planning Commission.

NOTICE OF PUBLIC HEARING

In accordance with West Richland Municipal Code, Sections 17.66, 14.02 and 14.05, an open record public hearing to consider the Conditional Use Permit will be held before the West Richland Planning Commission on **Thursday, September 12, 2019**, at 6:00 p.m. in the City Council Chambers located at 3100 Belmont Blvd., West Richland, WA. All interested parties are invited to attend and participate in the hearing. At the hearing, comments may be made verbally or in writing. The decision of the Planning Commission is final unless appealed within 10 days of their decision to the City Council.

NOTICE OF DECISION

The application and other information on file may be examined at the Community Development Department. If you wish to obtain notice of the final decision on the Conditional Use Permit, you will need to contact the Community Development Department with your name and address. The staff contact for this project is Emily Weimer, Senior Planner, at (509) 967-5902 or eweimer@westrichland.org.

Project Site:
(Single-family residence constructed after this aerial)

