

Received By

JUL 22 2019



City of West Richland

Conditional Use Application

Community Development Department

3100 Belmont blvd. Suite 104, West Richland, WA 99353

509-967-5902 Fax 509-967-2419 Inspection Line 967-3518

Note: Application shall not be accepted unless the applicant has attended a Pre-Application conference or has submitted a Pre-Application conference waiver

PROPERTY OWNER INFORMATION

Contact Person

Owner: Brent and Annie Thielges

Address: 4275 Rosencrans St, West Richland, WA 99353

Phone: 509-528-4583

Email: b.thielges@gmail.com

APPLICANT/CONTRACTOR INFORMATION (if different)

TBD

Contact Person

Company:

UBI#

Contact:

Address:

Phone:

Email:

PROPERTY INFORMATION

Legal Description: Section 8, Willamette Heights, Lot 46

Parcel # 108982020046000

Current Zoning: RM-10

Current Land Use Designation: Single Family Residential

DESCRIPTION OF PROJECT

30x40 Pole-building Shop/Garage, detached

APPLICATION MUST INCLUDE

- 1. Completed Application.
2. Title Insurance company certificate, issued no more than 30 days prior to application, showing ownership of the property and all lien holders.
3. A site plan, drawn to scale, showing all details of the proposal - include property lines, easements, building locations(s) and dimensions, parking areas, access driveways, landscaping areas, critical area features, fences, signs, storm water control features, existing wells and drainfields, fire hydrants, significant cut or fill areas, etc...
4. Preliminary layout of building interior (uses and sizes of rooms).
5. Any other information the Planning Director deems necessary to determine compliance with applicable codes.
6. Pre-Application Conference waiver (if applicable).
7. SEPA Checklist.

COMPLETE QUESTIONS AS THOROUGHLY AS POSSIBLE

Describe the unique characteristics, if any, of the property or circumstances of the owner:

Large 2.5 acre lot

Describe the hardship, if any, that may result in the event the conditional permit is not granted:

Not having room to store equipment to maintain land/lot

Describe the manner in which the proposed use conforms to general use patterns of adjacent land areas:

Adjacent lots also have large, detached garages over 900 sqft

Describe the beneficial or adverse effects the granting or denial of the conditional permit would have on adjacent or surrounding lands:

Benefits: Not having vehicles or equipment out randomly on the lot

Adverse effects: None

Describe the beneficial or adverse effects the granting or denial of the conditional permit would have in relation to the overall purpose and intent of this title:

Increase property value, increase lot storage space

Describe the benefits or detriments accruing to the city which could result from the granting or denial of the conditional permit:

None

I authorize employees and officials of the City of West Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

*Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of West Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.*

Applicant Printed Name: Brent Thielses

Applicant Signature:  Date 7/10/19

**SITE PLAN**

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THIELGES

ROSENCRANS, WEST RICHLAND WA

PARCEL 108982020046000  
WILLAMETTE HEIGHTS LOT 46

SCALE: 1" = 50'

4275 Rosencrans Rd.

**APPROVED  
PLANNING DEPARTMENT**

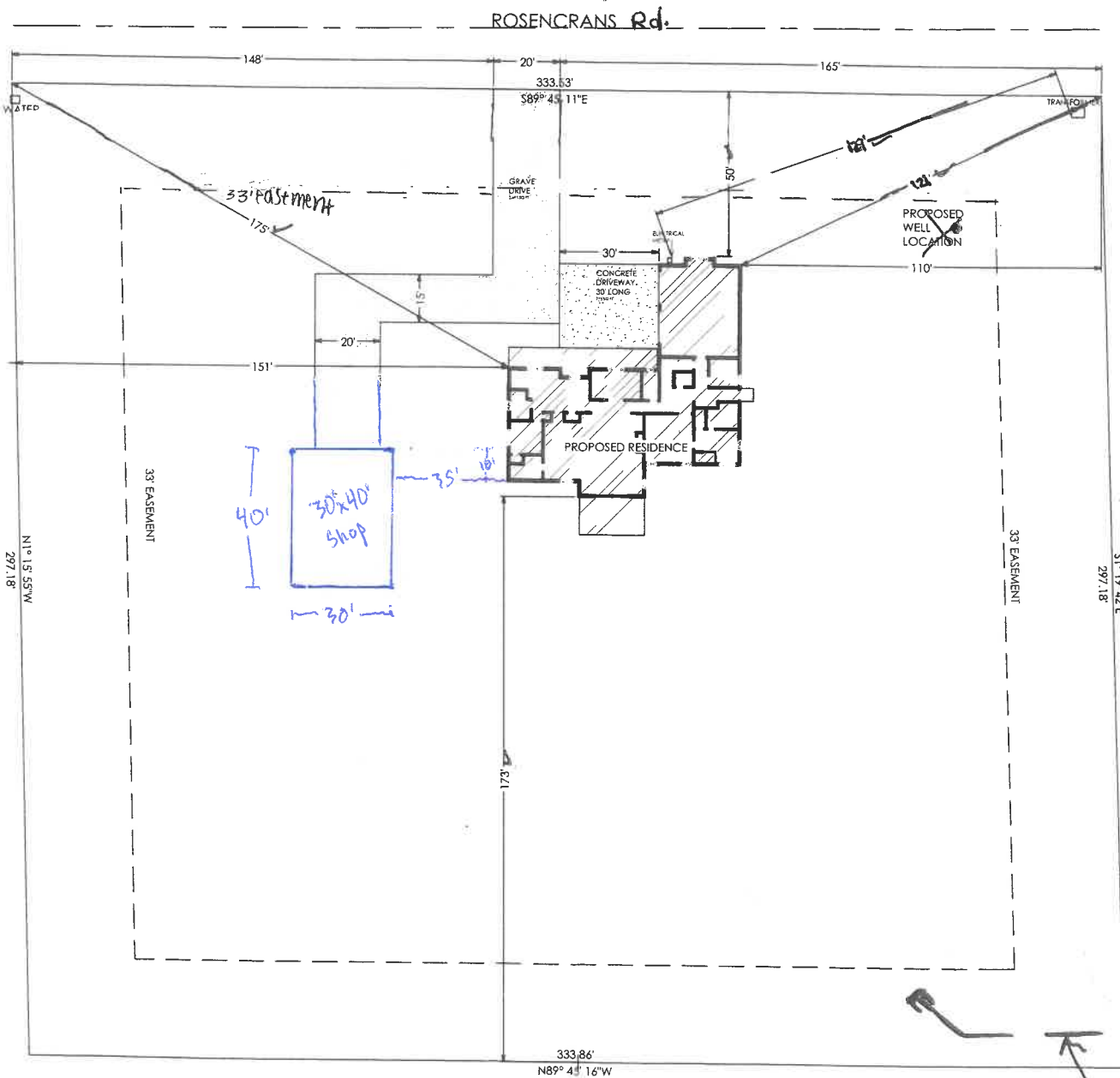
New SFR-only residence

OCT 9 2018

BY KMV  
CITY OF WEST RICHLAND

OCT 02 2018  
DMM 10/23/18  
City of West Richland

N



Received By

JUL 22 2019

City of West Richland

sewer service  
from mainline  
in Paint.

BENTON COUNTY EXCISE TAX PAID  
07/13/2017 128407 \$2,319.00 AAC

When recorded return to:

Mr. and Mrs. Brent Thielges  
4612 Catalonia Dr.  
Pasco, WA 99301

Filed for Record at Request of  
Tri-City Title & Escrow LLC  
Escrow Number: 17-20737-JL

**TRI-CITY TITLE & ESCROW**      **Statutory Warranty Deed**      **73**

THE GRANTORS Stephen W. Hansen and Christina M. Hansen, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brent Thielges and Annie Thielges, Husband and Wife the following described real estate, situated in the County of Benton, State of Washington

Abbreviated Legal:  
Government Lot 46, Section 8, Township 9 North, Range 28 East, W.M.

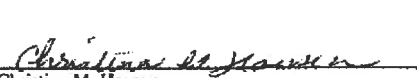
Tax Parcel Number(s): 1-0898-202-0046-000

Government Lot 46, Section 8, Township 9 North, Range 28 East, W.M., records of Benton County, Washington.

SUBJECT TO Easements, Covenants, Conditions, Reservations and Restrictions of Record.

Dated July 10, 2017

  
\_\_\_\_\_  
Stephen W. Hansen


  
\_\_\_\_\_  
Christina M. Hansen

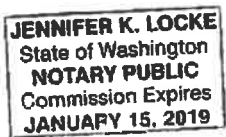
STATE OF Washington }  
COUNTY OF Benton } SS:

I certify that I know or have satisfactory evidence that Stephen W. Hansen and Christina M. Hansen

are the persons who appeared before me, and said persons acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 7/12/2017

  
\_\_\_\_\_  
Jennifer K. Locke  
Notary Public in and for the State of Washington  
Residing at Kennewick  
My appointment expires: 1/15/2019



# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. Background** [HELP]

1. Name of proposed project, if applicable: N/A
2. Name of applicant: Brent and Annie Thielges
3. Address and phone number of applicant and contact person:  
4275 Rosenerans St, West Richland, WA 99353. (509) 528-4583

4. Date checklist prepared: 7/19/2019
5. Agency requesting checklist: City of West Richland, Community Development Dept.
6. Proposed timing or schedule (including phasing, if applicable): 26 mo.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. N/A
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
None
10. List any government approvals or permits that will be needed for your proposal, if known.  
N/A
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) Addition of a 30x40 Detached pole-building garage
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. Section 8 Willamette Heights, Lot 46, West of single family residence

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site: Single family residential lot

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?

5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Sand, clay, basalt

No significance of removal

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
NO
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.  
Site already graded, no fill/excavating needed
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
NO
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
1.1% of 2.5 acre lot w/ asphalt + building
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
N/A

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. None
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. NO
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
N/A

## 3. Water [\[help\]](#)

### a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.  
NO
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.  
NO
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.  
N/A
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.  
NO
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.  
NO

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

NO

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: NO

#### 4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: *Sagebrush*

\_\_\_\_deciduous tree: alder, maple, aspen, other



- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None, proposed site clear of vegetation

c. List threatened and endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A

e. List all noxious weeds and invasive species known to be on or near the site.

None

## 5. **Animals** [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. None

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any: N/A

e. List any invasive animal species known to be on or near the site. None

## 6. **Energy and Natural Resources** [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet

the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric - used for lighting, operation of garage door, power tools, etc

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No solar panels nearby

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None

## 7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **No**

- 1) Describe any known or possible contamination at the site from present or past uses.

None known

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **None**

- 4) Describe special emergency services that might be required.

N/A

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None

### b. **Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None**

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term during construction (normal construction hours - daytime)

- 3) Proposed measures to reduce or control noise impacts, if any:

None

**8. Land and Shoreline Use** [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Single family residential. Will not affect nearby land use

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **NO**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **NO**

c. Describe any structures on the site.

Single family home

d. Will any structures be demolished? If so, what?

**NO**

e. What is the current zoning classification of the site?

RM-10 Single family residential

f. What is the current comprehensive plan designation of the site?

Single family residential

g. If applicable, what is the current shoreline master program designation of the site?

**N/A**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

**NO**

i. Approximately how many people would reside or work in the completed project?

**0**

j. Approximately how many people would the completed project displace?

**0**

k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **N/A**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: N/A

**9. Housing** [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  $\emptyset$

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  $\emptyset$

c. Proposed measures to reduce or control housing impacts, if any: N/A

**10. Aesthetics** [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

10', corrugated painted steel

b. What views in the immediate vicinity would be altered or obstructed?

None

b. Proposed measures to reduce or control aesthetic impacts, if any: N/A

**11. Light and Glare** [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

No

d. Proposed measures to reduce or control light and glare impacts, if any: N/A

**12. Recreation** [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

None

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

### 13. **Historic and cultural preservation** [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

### 14. **Transportation** [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Rosencrans St. (gravel road) to property's gravel driveway

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

2. 0.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **NO**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **NO**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **0**
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **NO**
- h. Proposed measures to reduce or control transportation impacts, if any: **N/A**

### 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **NO**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **N/A**

### 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other LP service
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **utilities already present, none to be added**

## C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

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

*Brent Thielses*

Name of signee \_\_\_\_\_

*Brent Thielses*

Position and Agency/Organization \_\_\_\_\_

*Owner*

Date Submitted: \_\_\_\_\_

*7/10/19*

#### **D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

*N/A*

Proposed measures to avoid or reduce such increases are: *N/A*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

*None*

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

*N/A*

3. How would the proposal be likely to deplete energy or natural resources?

*General use of electricity*

Proposed measures to protect or conserve energy and natural resources are:

*N/A*

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

*None*

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

None

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N/A

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None