



3100 Belmont Blvd., Suite 104 * West Richland, WA 99353 * www.westrichland.org
Community Development Department * (509) 967-5902

November 19, 2019

TO: Shannon and Laura Johnston, Applicants
Anasazi Builders, Contractor

Nearby Property Owners - *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.*

Affected and Interested Agencies

FROM: West Richland Community Development Department

SUBJ: Conditional Use Permit File No.: CUP 2019-08

**Notice of Application, Notice of Completeness, Notice of SEPA O-DNS,
Request for Comment, Notice of Public Hearing**

DESCRIPTION OF PROPOSAL

Shannon and Laura Johnston of 4345 Twin Lake Ct. have submitted a Conditional Use Permit application to authorize a large-scale home occupation in accordance with West Richland Municipal Code (WRMC) 17.54.048. The applicants have two approved small-scale home occupations (Three Rivers Tackle and Cluster Fix) which were previously approved by the City. This application for the "large scale home occupation" is needed so the applicants may expand their business activities into a detached (accessory) building, because WRMC 17.54.047 specifies that all on-premises work and storage associated with the small-scale home occupations must occur within the main residence or attached garage.

The project site is zoned RL-40 and contains an existing detached (accessory) building and the applicants have applied for a building permit to add an addition. The proposed large-scale home occupation would occupy a portion of the existing building and proposed addition.

The application was determined complete for processing on November 18, 2019.

ENVIRONMENTAL REVIEW

The 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 proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained from this department upon request. The environmental checklist and related file information are available to the public at the Community Development Department or online at www.westrichland.org under the "Public Hearings and Notices" tab. You may provide written

comments on the O-DNS to the Community Development Department to the staff contact. Comments must be received by 5:00pm, **December 4, 2019**.

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., **December 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, Chapters 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, December 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 on the Conditional Use Permit 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:

