



CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (SUP2019-100 & EA2019-100)

Notice is hereby given that Bush Living Trust has filed an application for special use permit approval to construct a drive-thru coffee shop in the C-1 (Neighborhood Retail) zone. The project site is located southeast corner of Steptoe Street and Center Parkway (APN's 1-01881BP4808001 & 1-01881BP4808002). In 2015 the city issued a SUP to allow the site to be developed with a carwash and coffee shop which has since expired. The current application excludes the carwash. The subject of the current SUP application is whether or not the drive-thru component is appropriate in this location.

The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, February 11, 2019 in the Richland City Hall Council Chambers, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland 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 non-significance (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 development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 840 Northgate Drive, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to soneill@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Friday, February 1, 2019 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Tile 23 Zoning. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.



