



NOTICE OF DECISION

PURSUANT TO RICHLAND MUNICIPAL CODE SECTIONS 19.60.080 & 23.46.050, NOTICE IS HEREBY GIVEN THAT THE RICHLAND PLANNING COMMISSION HELD A PUBLIC HEARING ON JANUARY 22, 2020 TO CONSIDER A REQUEST SUBMITTED BY SAGEBRUSH MONTESSORI FOR A SITE SIZE REDUCTION TO LOCATE A SCHOOL ON A SITE LESS THAN FIVE ACRES IN A SINGLE-FAMILY RESIDENTIAL (R-1-12) ZONE.

REQUEST: A site size reduction to locate a school on a site less than five (5) acres in size, as provided for in Article B of RMC 24.42.250

LOCATION: 304 Thayer Drive

DESCRIPTION OF ACTION: Request approved subject to the following findings of fact. No conditions of approval.

FINDINGS OF FACT:

1. The site is comprised of one platted parcel totaling approximately 44,731 square feet (1.027 acres) in area;
2. The site is currently zoned R-1-12 (Single-Family Residential);
3. Schools are a permitted land use in the R-1-12 zoning district;
4. The site contains an existing 3,815 square foot building used for education;
5. Access to the site is via Thayer Drive;
6. The project is exempt from the provisions of the State Environmental Policy Act (SEPA);
7. All required public facilities necessary to serve the project have adequate capacity to serve the proposed project;
8. The Planning Commission is given authority to allow the operation of a school on the subject site provided that, pursuant to RMC 23.42.250.B., it makes a finding that *“the neighborhood in which the school facility is or will be situated will not be detrimentally impacted by the proposed site size reduction for reasons including, but not limited to, lack of parking for students, employees and the public or by the reduction of open space in general.”*
9. RMC 23.42.250 empowers the Planning Commission to hold a public hearing in accordance with the provisions of RMC 23.46. A public hearing has been properly advertised by publication of a legal advertisement in the newspaper; by mailing notice to property owners within 300 feet of the subject site; by posting notification on the site; and by posting a notice on the City’s website.
10. Based on the above findings and conclusions, approval of the request would be in the public interest.

APPEAL PROCEDURES: Written notice of appeal to the city council, together with such fees as are required by RMC [19.80.020](#), must be filed with the city clerk within 10 days from the date of the issuance of this notice of decision. Such appeal shall be consistent with the requirements set forth in Chapter [19.70](#) RMC for appeal of decisions on Type II permit applications. Appeals must be filed within 10 business days of issuance of this notice. The deadline for filing an appeal is February 5, 2020.



Mike Stevens,
Planning Manager

January 23, 2020

Date