



Richland

## CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING (PLN-T2-2024-00003)

**Notice** is hereby given that Shane O' Neill, Clover Planning and Zoning, on behalf of Wake Up Call coffee, has filed a special use permit application to construct a 498 square foot drive through coffee stand located at 590 Gage Boulevard. The subject site is designated as the Neighborhood Retail Business (C-1) zone, which requires a special use permit for the drive through restaurant use in accordance with RMC 23.22.030 commercial land use table.

**Project Site:** The project site is located at 590 Gage Boulevard (APN 1-26984000012000).

**Public Hearing:** The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, August 12th, 2024 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in 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 issued a determination of non-significance on 7/3/2024.

**Public Comment:** Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planning, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to [planning@ci.richland.wa.us](mailto:planning@ci.richland.wa.us). The deadline for written comments is 6:00 p.m., Sunday, August 11th. However, written comments must be received no later than 5:00 p.m. on Thursday, August 1st, 2024 to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

**Appeal:** The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning and Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced applications 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.

# Vicinity Map

Item: 590 Gage Blvd Special Use Permit  
Applicant: Shane O' Neill  
File #: PLN-T2-2024-00003

