

**CITY OF WEST RICHLAND
DETERMINATION OF NON-SIGNIFICANCE**

1. **Description of Proposal:** The City is proposing to update the area and dimensional standards for residential and commercial lots in the City found in Table 17.54.050(T)/(NT) . The proposed amendments are described as follows and attached. 1) Decrease the side yard structural setbacks for structures on corner lots. 2) Increase lot coverage maximum by 10% which is consistent with neighboring jurisdictions. 3) Change the minimum lot size for properties which do not have access to City services (water, sewer) from 10 acres to 5 acres. WRMC 17.54.050 Note N.
2. **Applicant:** City of West Richland
Community Development Department
3801 W. Van Giesen Street
West Richland, WA 99352
3. **Location of Proposal:** The proposed code revision applies to all properties in the City of West Richland excluding Agriculture and Public zoned spaces.
4. **Lead Agency:** West Richland Community Development Department
5. **File Number:** ER 2009-43 (Min. Lot Size, Setback & Lot Coverage Amendments)
6. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.
7. **Comment Period:** This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. You may submit comments on this proposal to the address below before 5:00 PM, **October 8, 2009**.
8. **Staff Contact:** For information on this proposal, contact Aaron Lambert, Associate Planner, at (509) 967-5902 or alambert@westrichland.org.
9. **Responsible Official:** Bob Leedy, Director
City of West Richland
Community Development Department
3801 W. Van Giesen Street
West Richland, WA 99353
Phone: (509) 967-5902

Date: September 24, 2009

Signature: 