



May 10, 2022

TO: Frank Tiegs, LLC, Property Owner
Affected Property Owners
Affected Agencies

FROM: West Richland Community Development Department

SUBJ: SEPA 0024-2021 (Red Mountain Multiuse)
Notice of Application and Request for Comment

***Note:** West Richland Municipal Code requires the City to send notice of State Environmental Policy Act 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.*

DESCRIPTION OF PROPOSAL

Frank Tiegs, LLC, applicant, has submitted a Preliminary Plat application in order to divide approximately 59.44 acres into 21 commercial, multi-family residential, and light industrial parcels. The average lot area is 123,358 sf.

The property is zoned CG Commercial General, MR Multifamily Residential, and LI Light Industrial. The legal description for the project site is a portion of adjusted parcel 3 of deed recorded under Benton County Auditor's File Number 2020-012091 and shown on boundary line adjustment Survey No. 5313 recorded under Benton County Auditor's File Number 2020-009337. The parent parcel number (subject to change per the Assessor's office) is 102971000001023.

The Preliminary Plat application file number is PLAT-020-2021 and the proposed preliminary plat is called Red Mountain Multiuse. The application was received December 29, 2021 and determined complete for processing on May 5, 2022.

ENVIRONMENTAL REVIEW

The proposal is subject to environmental review. The West Richland Community Development Department is the lead agency for the proposal under the State Environmental Policy Act (SEPA) and reviewed the proposed action for probable adverse environmental impacts and anticipates issuing a mitigated determination of non-significance (MDNS) for this proposal on or after May 25, 2022. The comment period for the SEPA concludes at 5:00 p.m. on **May 24, 2022**. The environmental checklists and related file information are available to the public at the Community Development Department.

REQUEST FOR WRITTEN COMMENT

You may provide written comments on the proposed SEPA Review. Send written comments to the Community Development Department at 3100 Belmont Blvd., Suite 104, West Richland, WA 99353, or to. Written comments must be received by 5:00 p.m., **May 24, 2022** in order to be included for consideration for the determination by the Community Development Department.

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, you will need to contact the Community Development Department with your name and address. The staff contact for this project is Elisha Ransom, Associate Planner, at (509) 967-7114 or eransom@westrichland.org.

Project Site:

