



May 16, 2021

TO: Brad Beauchamp, Owner, BMB Development Inc, Applicant, Adjoining Property Owners, and Affected Agencies

FROM: West Richland Community Development Department

SUBJ: Preliminary Plat File No.: PLAT-016-2021—The Ridge at Candy Mountain Phase 2
Notice of Application, Notice of Completeness, and Notice of Public Hearing

Note: West Richland Municipal Code requires the City to send notice of Preliminary Plat Permit 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.

Attachments: 1) Vicinity Map

DESCRIPTION OF PROPOSAL

BMB Development Inc, applicant, has submitted a Preliminary Plat application on behalf of Brad Beauchamp, owner, in order to divide approximately 10.24 acres into 25 single-family parcels. The average lot area is 14,542 sf.

The property is zoned RM-10 Medium Density Residential. The legal description for the project site is Ridge at Candy Mountain Tract F, recorded under AFN 2019-004278. The parent parcel number (subject to change per the Assessor's office) is 118984070003000.

The Preliminary Plat application file number is PLAT-016-2021 and the proposed preliminary plat is called The Ridge at Candy Mountain Phase 2. The application was received September 1, 2021 and determined complete for processing on March 9, 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 received a SEPA checklist associated with this application (File No. SEPA-019-2021). 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 preliminary plat. Send written comments to the Community Development Department at 3100 Belmont Blvd, West Richland, WA 99353. All written comments received by 5:00 p.m., June 2, 2022 will be included in the staff report to the Planning Commission. Written comments received after June 2, 2022 will be provided to the Planning Commission during the public hearing.

NOTICE OF PUBLIC HEARING

In accordance with West Richland Municipal Code, Chapter 16.05, public hearings will be held before the West Richland Planning Commission and City Council. An open record public hearing to consider the preliminary plat application will be held before the West Richland Planning Commission on **Thursday, June 9, 2022** at 6:00 p.m.

The closed record hearing is tentatively scheduled to be held before the City Council on **Tuesday, June 21, 2022** at 6:00 p.m. A copy of the staff reports will be available prior to each meeting. All interested parties are invited to attend and participate in the hearings. At the Planning Commission open record public hearing, comments may be made verbally or in writing.

Due to the global pandemic, the public hearing will be held in person in the City Council Chambers at 3100 Belmont Blvd, West Richland, WA 99353 with an option for participation via online video. The online meeting link and call-in numbers are available on the City's website on the Planning Commission and City Council Agenda pages, or by emailing Associate Planner Elisha Ransom (Planning Commission) at eransom@westrichland.org or City Clerk Stephanie Haug (City Council) at shaug@westrichland.org.

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 of the Preliminary Plat application, 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.

ATTACHMENT 1:

