



September 20, 2022

TO: RP Development LLC, Applicant, Adjoining Property Owners, and Affected Agencies
FROM: West Richland Community Development Department
SUBJ: Preliminary Plat File No.: PLAT-011-2022—Riesling Estates Preliminary Plat
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.

Note 2: Due to an error with the Municipal Services Facility's security systems, the front door was locked during the public hearing previously held on September 8, 2022. Another public hearing has been scheduled to remedy this error.

Attachments:

- 1) Vicinity Map
- 2) Notice of Public Hearing for Frontage Waiver Petition

DESCRIPTION OF PROPOSAL

RP Development LLC, applicant, has submitted a Preliminary Plat application in order to subdivide approximately 5.12 acres into 38 parcels of single-family residential lots. The average lot area is 4,407 sf.

The property is zoned RM-6 medium density residential. The legal description for the project site is the NW quarter of the NW quarter of Section 1, Township 9 North, Range 27 East of the Willamette Meridian. The parcel number is 101972000006000.

The Preliminary Plat application file number is PLAT-011-2022 and the proposed preliminary plat is called Paradise Townhomes. The application was determined complete for processing on July 15, 2022.

The applicant petitioned for a frontage improvement waiver per West Richland Municipal Code Chapter 12.04 associated with the preliminary plat of Riesling Estates. The petition requests a waiver for the following frontage improvements to SR 224/W Van Giesen: 1) curb, gutter, ADA handicap ramps and sidewalks, 2) storm drainage facilities, 3) widening of SR 224 / Van Giesen from its preexisting edge to the new curb line, 4) milling and asphalt pavement overlay of SR 224 / Van Giesen to its centerline, 5) LED street lights, 6) roadway striping and 7) signage. For further information on the petition and hearing, please see attached information.

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-014-2022). 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 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., October 6, 2022 will be included in the staff report to the Planning Commission. Written comments received after October 6, 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, October 13, 2022** at 6:00 p.m. in the City Council Chambers located at 3100 Belmont Blvd., West Richland, WA 99353. The closed record hearing is tentatively scheduled to be held before the City Council on **Tuesday, November 1, 2022** at 6:00 p.m. in the City Council Chambers located at 3100 Belmont Blvd., West Richland, WA 99353. 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.

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:

