



October 26, 2022

TO: Affected Land Owners
Adjoining Property Owners—*West Richland Municipal Code requires the City to send notice of public hearing(s) on proposed amendments to property owners that are within 600 feet of the subject site(s)*
Affected Agencies

FROM: West Richland Community Development Department

SUBJ: **Notice of Public Hearing for the 2022 Comprehensive Plan Amendment Docket, File No. COMP-0003-2022**

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

NOTICE OF PUBLIC HEARING

In accordance with West Richland Municipal Code, Section 14.09, a public hearing to consider the proposed 2022 Comprehensive Plan Amendment Docket will be held before the West Richland Planning Commission on **Thursday, November 10, 2022 at 6:00 p.m.** The City Council reviewed and established a docket of proposed revisions to the Comprehensive Plan on August 16, 2022, to change multiple parcels as described below. All interested parties are invited to attend and participate in the hearing. At the hearing, comments may be made verbally or in writing. The City Council is tentatively scheduled to take action on the proposed amendments on December 6, 2022 at 6:00 p.m. at the regular City Council meeting.

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.

DESCRIPTION OF PROPOSALS

The City received two applications to amend the Land Use Map, which consists of two areas within the city limits. The City is proposing text amendments to update portions of the plan.

COMP-0001-2022 (Indian Eyes) -- Map Amendment Application: Knutzen Engineering, applicant, on behalf of Timothy & Roxie Schescke, property owners, has applied for a map amendment for **MA-1**.

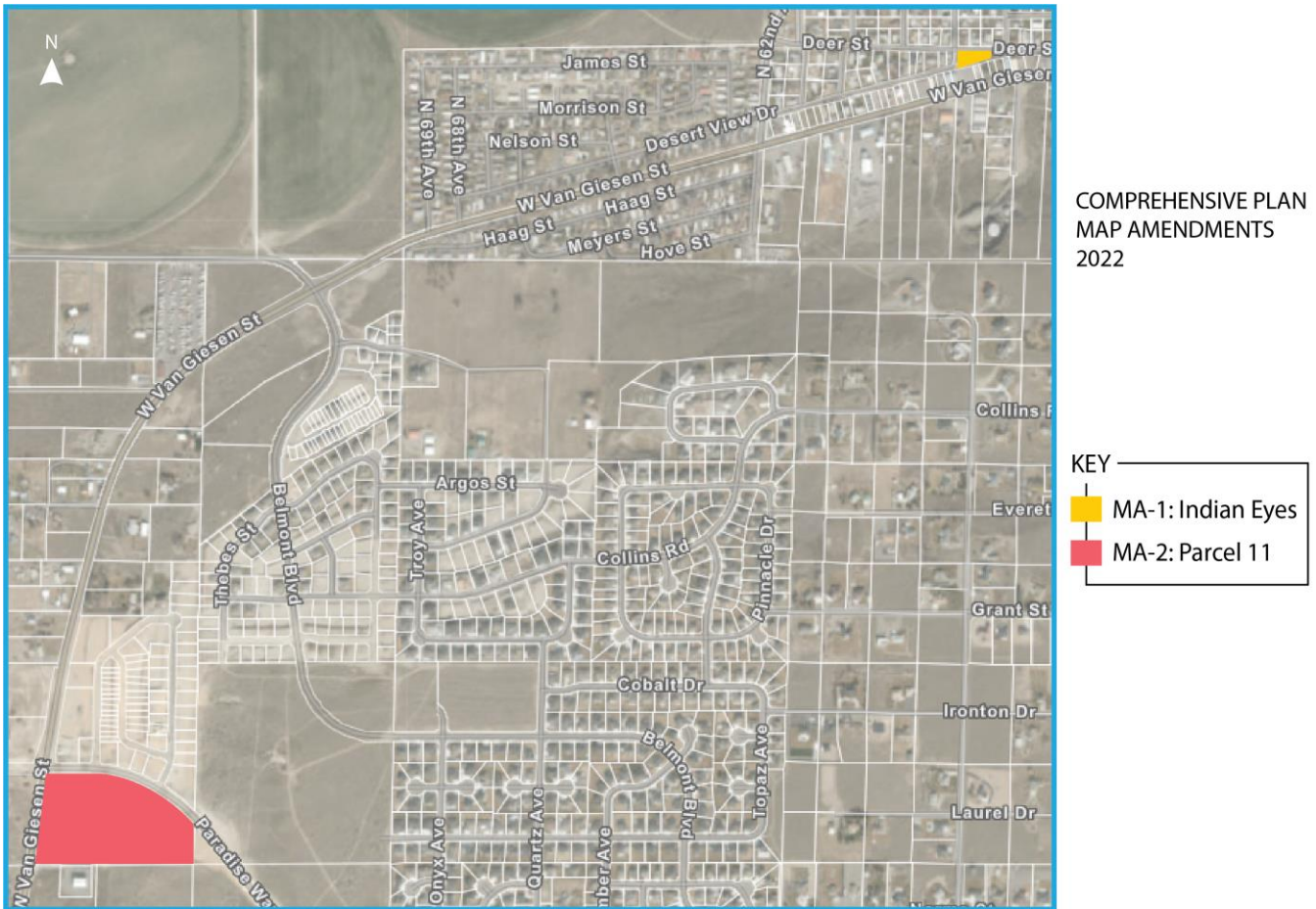
COMP-0002-2022 (Parcel 11) -- Map Amendment Application: Mitchell Creer LLC, property owner, with PBS Engineering and Environmental, has applied for a map amendment for **MA-2**.

Map Amendment Affected Parcels:

Site	Parcel(s) #	Size (Acres)	Current Land Use (LU) Designation	Requested LU Designation	Current Zoning	Requested Zoning
MA-1	131083030003018	0.21	Medium Density Residential (MD-RES)	High Intensity Commercial (H-COM)	Medium Density Residential (RM-10)	Commercial General (CG)
MA-2	101973000007000*	4.51	High Intensity Commercial (H-COM)	High Density Residential (HD-RES)	Commercial General (CG)	Multifamily Residential (MR)

*A portion of the parcel

2022 Comprehensive Plan Affected Parcels:



ASSOCIATED REZONE APPLICATIONS

The parcels affected by the map amendment application (File Nos. COMP-0001-2022, COMP-0002-2022) will also be considered for an “area-wide rezone” to change the zoning on the parcels as described above.

ENVIRONMENTAL REVIEW

The proposal is subject to environmental review. The West Richland Community and Economic Development Department is lead agency for the proposals under the State Environmental Policy Act (SEPA). A SEPA Threshold determination was made on July 26, 2022. The environmental checklists, Determination of Non-significance, 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 Comprehensive Plan amendment docket. Send written comments to the Community Development Department at 3100 Belmont Blvd., Suite 104, West Richland, WA 99353 or via email to eransom@westrichland.org.

NOTICE OF DECISION

The applications and other information on file may be examined at the Community Development Department. If you wish to obtain notice of the final decision on the 2022 Comprehensive Plan Amendment, 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) 967-5902 or eransom@westrichland.org.