



January 9, 2023

**TO:** JLW Asset Management LLC, Property Owner  
Affected Property Owners  
Affected Agencies

**FROM:** West Richland Community Development Department

**SUBJ:** SEPA-022-2022 (Wenner Development)  
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**

Knutzen Engineering, applicant, has submitted a civil plan review application on behalf of the property owner, JLW Asset Management LLC, in order to construct a commercial development. The commercial development will have three buildings and 81 parking stalls. Building 1 will be approximately 6,000 square feet, building 2 will be approximately 1,200 square feet, and building 3 will be approximately 7,000 square feet.

The property is zoned CG Commercial General. The legal description for the project site is that portion of Lots 214 And 237, Section 6 of Willamette Heights, according to the Plat Thereof Recorded in Volume 5 of Plats, Page 52 Records of Benton County Washington. The parcel number (subject to change per the Assessor's office) is 106984020214002.

**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 January 24, 2023. The comment period for the SEPA concludes at 5:00 p.m. on **January 23, 2023**. 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 [planner@westrichland.org](mailto:planner@westrichland.org). Written comments must be received by 5:00 p.m., **January 23, 2023**, 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) 967-5902 or [eransom@westrichland.org](mailto:eransom@westrichland.org).

**Project Site:**

