



**September 17, 2021**

**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 on the 2021 Comprehensive Plan Amendment Docket, File no. COMP-005-2021**

**NOTICE OF PUBLIC HEARING**

In accordance with West Richland Municipal Code, Section 14.09, a public hearing to consider the proposed 2020 Comprehensive Plan Amendment Docket will be held before the West Richland City Council on **Tuesday, October 5, 2021 at 6:00 p.m.** Due to the global pandemic, the public hearing will be held remotely. The online meeting link and call-in numbers are available on the City's website on the City Council Agenda page, or by emailing [planner@westrichland.org](mailto:planner@westrichland.org). All interested parties are invited to attend and participate in the hearing. At the hearing, comments may be made verbally or in writing.

**DESCRIPTION OF PROPOSALS**

The 2021 Comprehensive Plan Amendment Docket consists of five applications. The City received four private-party applications to amend the Land Use Map. The City is proposing a text amendment to update a portion of the comprehensive plan. On April 6, 2021, the City Council established the 2021 Comprehensive Plan Amendment Docket under file number COMP-005-2021 and forwarded the applications to the Planning Commission. On August 12, 2021, the Planning Commission held a public hearing on the Docket and voted to recommended approval.

**COMP-0001-2020 (Frank Tiegs LLC):** The applicant applied for a map amendment for three areas: Area 1 from High Density Residential to Medium Density Residential. The applicant has also applied for associated rezone for this area which includes the following parcel number: 102971000001016.

**COMP-0001-2021 (WOOD-BUSH):** The applicant applied for a map amendment: Area 2 from Medium Density Residential to Low Intensity Commercial. The applicant has also applied for associated rezone for this area which includes the following parcel number: 117984020000017.

**COMP-0003-2021 (MARKEL):** The applicant applied for a map amendment: Area 3 from High Intensity commercial to Medium Density Residential. The applicant has also applied for associated rezone for this area which includes the following parcel numbers: 106984020211002 and 106984020210001.

**COMP-0004-2021 (7HA-ALEXANDER):** The applicant applied for a map amendment: Area 4 from that swaps High Intensity Residential to Medium Density Residential designations across the properties. The applicant has also applied for associated rezone for this area which includes the following parcel numbers: 101973000001000, 101973000003000, 112972000000000 and 112971013449002.

**COMP-0005-2021 (City of West Richland) – Text Amendment Application:** The City is proposing to update the text of the Comprehensive Plan as follows:

1. Chapter Seven TRANSPORTATION. Adopt policies for gridded street patterns; highly discourage cul-de-sacs, dead-end streets, loops and other designs that form barriers that promote interconnected network of streets, sidewalks, bicycle lanes, and trails.
2. Appendix 2 CAPITAL IMPROVEMENT PLAN. Update the Capital Improvement Plan.
3. Chapter Six PARKS AND RECREATION. Update the section to be consistent with the Parks and Recreation Master Plan that is expected to be adopted in 2021

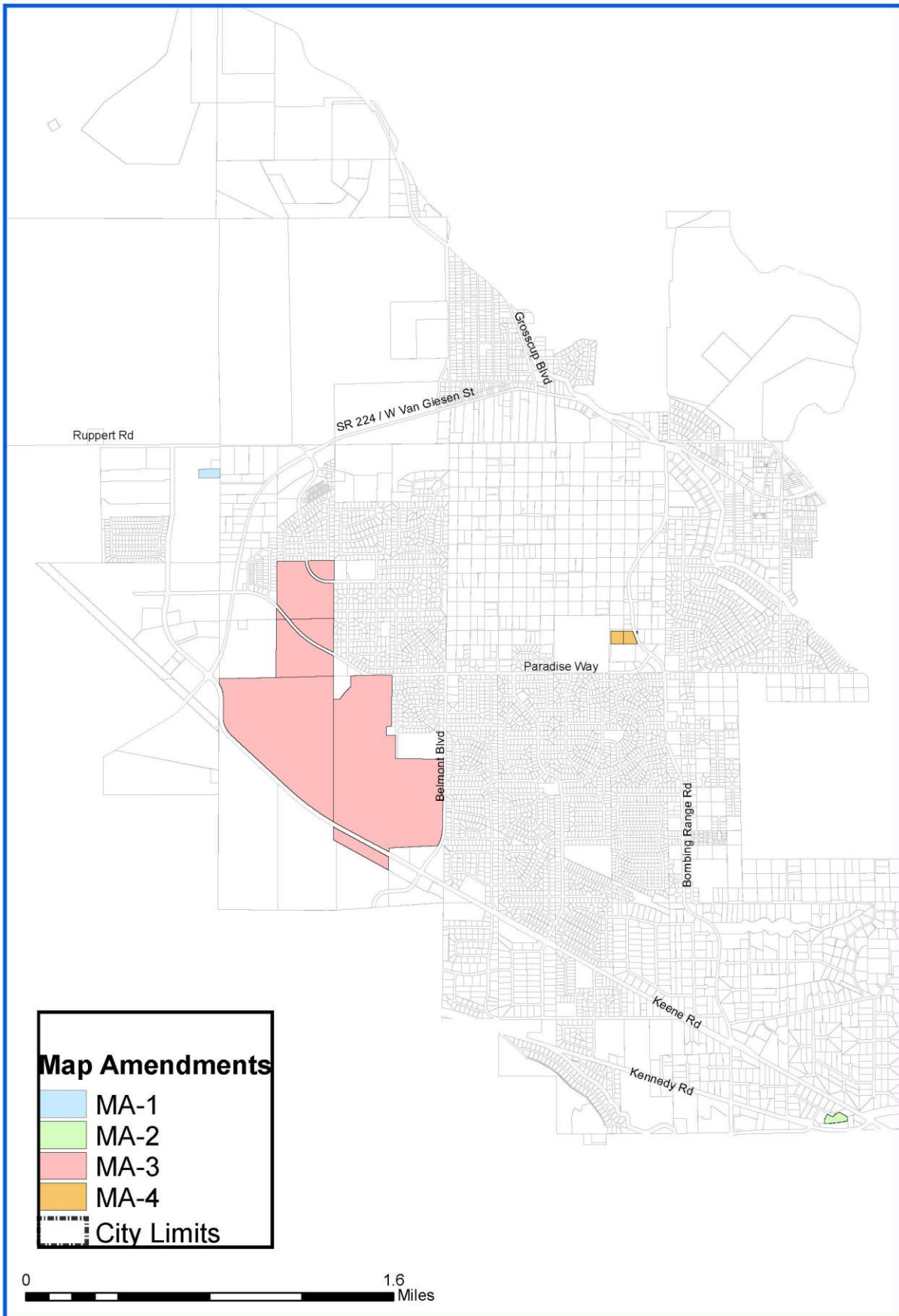
COMP-005-2021 Affected Parcels:

<b>Site</b>	<b>Parcel #</b>	<b>Size (Acres)</b>	<b>Current Land Use (LU) Designation</b>	<b>Requested LU Designation</b>	<b>Current Zoning</b>	<b>Requested Zoning</b>
Area 1	102971000001016*	2.10	High Density Residential	Medium Density Residential	Multifamily Residential	Medium Density Residential (RM-6)
Area 2	117984020000017*	0.15	Medium Density Residential	Low Intensity Commercial	Low Density Residential (RM-40)	Commercial Limited (C-L)
Area 3	101973000001000*, 101973000003000* 112972000000000* and 112971013449002*	38.04 37.85 125.03  174.70	High Density Residential   Medium Density Residential	Medium Density Residential   High Density Residential	Multifamily Residential Use (MR)   Medium Density Residential (RM-10)	Medium Density Residential (RM-10)   Multifamily Residential Use (MR)
Area 4	106984020211002 and 106984020210001	1.97  2.27	High Intensity Commercial	Medium Density Residential	Commercial General (GC)	Medium Density Residential (RM-6)

\*A portion of the parcel



# COMP PLAN AMENDMENT MAP



THIS MAP IS FOR REPRESENTATION PURPOSES ONLY. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT (509) 967-5902 WITH ANY QUESTIONS.

COMP-005-2021 (City of West Richland) – Text Amendment Application:

The City is proposing to update the text of the Comprehensive Plan as follows:

1. Chapter Seven TRANSPORTATION. Adopt policies for gridded street patterns; highly discourage cul-de-sacs, dead-end streets, loops and other designs that form barriers that promote interconnected network of streets, sidewalks, bicycle lanes, and trails.
2. Appendix 2 CAPITAL IMPROVEMENT PLAN. Update the Capital Improvement Plan.
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**ASSOCIATED REZONE APPLICATIONS**

It is anticipated that, should the docket be set for processing and referred to the Planning Commission for further action, the parcels affected by the map amendment application (File No. CPA 2020-01) 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 Development Department is the lead agency for the proposal under the State Environmental Policy Act (SEPA) and reviewed the proposed non-project action for probable adverse environmental impacts and issued a determination of non-significance (DNS) for this proposal on July 20, 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 Comprehensive Plan amendment docket. Send written comments to the Community Development Department at 3100 Belmont Blvd., Suite 104, West Richland, WA 99353. You may also provide written comments on the proposal to [emendenhall@westrichland.org](mailto:emendenhall@westrichland.org). To be included in the staff report, please submit comments by Monday, **September 27, 2021**. Any comments submitted after that date will be read during the City Council meeting.

**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 2021 Comprehensive Plan Amendment, you will need to contact the Community Development Department with your name and address. The staff contact for this project is Eric Mendenhall, Community Development Director, at (509) 967-5902 or [emendenhall@westrichland.org](mailto:emendenhall@westrichland.org).