



October 3, 2019

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

CC: *State of Wash. Court of Appeals Div. III No. 35825-9-III and 36012-1-III Coyne v. Grigg Family, LLC*
filed opinion legal counsel: Bronson Brown, William Edelblute, Justine Koehle, Brian Davis

SUBJ: **Notice of Public Hearing to Establish a 2019 Comprehensive Plan Amendment Emergency Docket, File CPA #2019-05**

NOTICE OF PUBLIC HEARING

In accordance with West Richland Municipal Code, Section 14.09, a public hearing to consider the proposed 2019 Comprehensive Plan Amendment Emergency Docket will be held before the West Richland City Council on **Tuesday, October 15, 2019, at 6:00 p.m.** in the City Council Chambers located at 3100 Belmont Blvd., West Richland, WA. The City Council shall review and consider a proposal by the Community Development Department to docket proposed revisions to the Comprehensive Plan, to change three affected parcels, as described below, from *"H-COM, High Intensive Commercial"* to *"LD-RES: Low Density Residential"* for processing. All interested parties are invited to attend and participate in the hearing. At the hearing, comments may be made verbally or in writing.

Affected Parcels:

<i>Parcel #</i>	<i>Owner</i>	<i>Description</i>	<i>Current Use(s)</i>
105982060000029	Grigg Family LLC	<i>Canal Heights Lot 29 (less road ROW)</i>	<i>Underdetermined address / vacant</i>
105982060000001	Grigg Family LLC	<i>Canal Heights Lot 1 (Address: 111 Austin Drive)</i>	<i>Single family residential</i>
105982060000028	City of West Richland	<i>Canal Heights Lot 28 (with deed restriction for stormwater retention)</i>	<i>Stormwater retention facility and City Park (Community Garden)</i>

Although Comprehensive Plan amendments may not typically be considered more frequently than once every year, amendments may be considered more often under specific circumstances (WAC 365-196-640). Due to the timing of the *State of Wash. Court of Appeals Div. III No. 35825-9-III and 36012-1-III Coyne v. Grigg Family, LLC* filed opinion, it is prudent for the City to consider a docket for the described amendment (which will be the second docket established in 2019) to resolve inconsistencies between the Court's findings and the City's adopted Land Use Map in an expedient fashion.

It is anticipated that, should the docket be set for processing and referred to the Planning Commission for further action, the affected parcels will also be considered for an “area-wide rezone” to change the zoning on the parcels to the Low Density Residential Use District, RL-40.

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 will be made following the City Council establishment of the 2019 Comprehensive Plan Emergency Amendment docket. 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. Written comments must be received by 5:00 p.m., October 9, 2019 in order to be included in the staff report to the City Council.

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 2019 Comprehensive Plan Amendments, you will need to contact the Community Development Department with your name and address. The staff contact for this project is Emily Weimer, Senior Planner, at (509) 967-5902 or eweimer@westrichland.org.

