



3100 Belmont Blvd., Suite 104 \* West Richland, WA 99353 \* [www.westrichland.org](http://www.westrichland.org)  
Community Development Department \* (509) 967-5902

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**August 17, 2020**

**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 2020 Comprehensive Plan Amendment Docket, File No. CPA 2020-03**

#### **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, September 1, 2020 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 2020 Comprehensive Plan Amendment Docket consists of two applications. The City received one application to amend the Land Use Map, which consists of three areas under the same ownership. The City is proposing text amendments to update portions of the plan. On March 17, 2020, the City Council established the 2020 Comprehensive Plan Amendment Docket and forwarded the applications to the Planning Commission. On August 18, 2020, the Planning Commission held a public hearing on the Docket and voted to recommended approval.

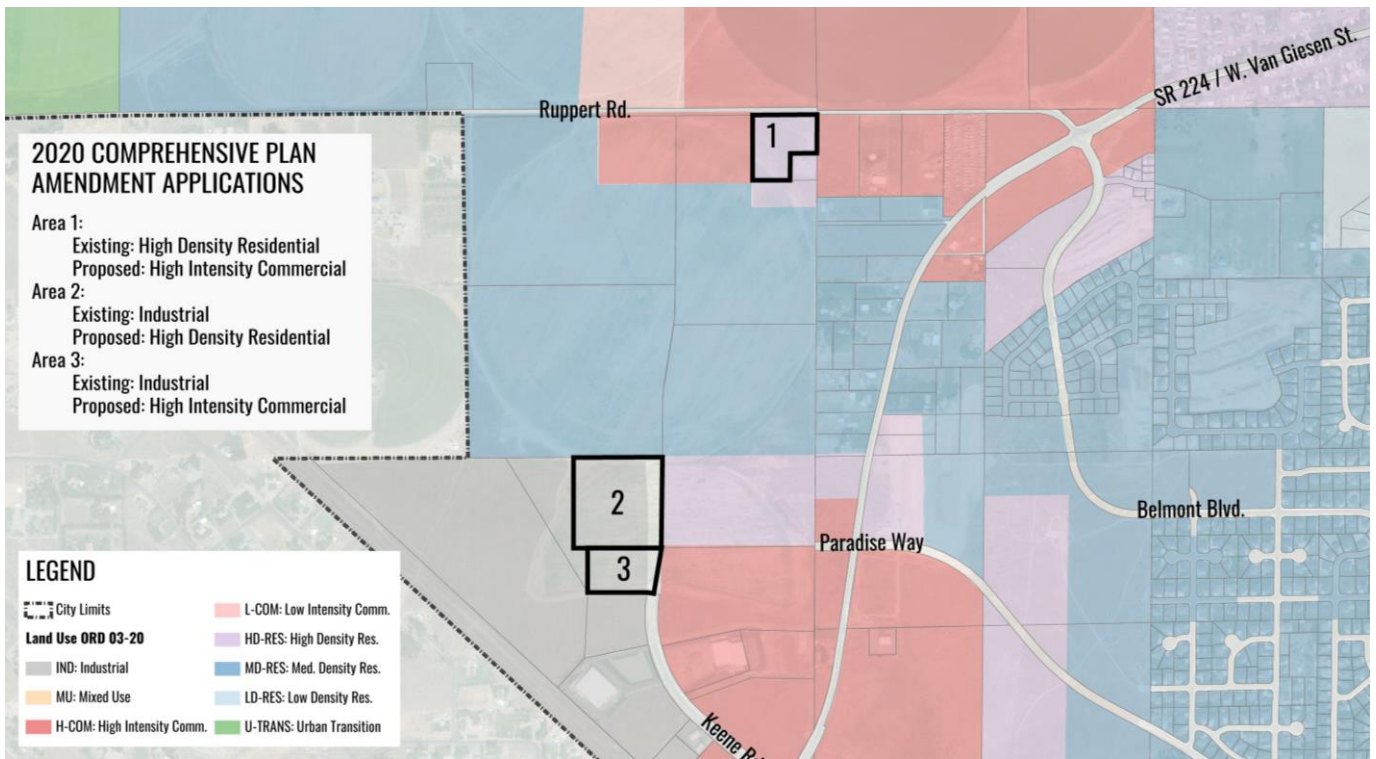
CPA 2020-01 (Frank Tiegs LLC) -- Map Amendment Application: Frank Tiegs LLC, property owner, with PBS Engineering and Environmental, has applied for a map amendment for three areas.

CPA 2020-01 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      | 102971000001014* | 5.25                | High Density Residential                 | High Intensity Commercial       | Multifamily Residential | Commercial General      |
| Area 2      | 102971000001012* | 11.53               | Industrial                               | High Density Residential        | Light Industrial        | Multifamily Residential |
| Area 3      | 102971000001012* | 4.36                | Industrial                               | High Intensity Commercial       | Light Industrial        | Commercial General      |

\*A portion of the parcel

CPA 2020-01 Affected Parcels:



CPA 2020-02 (City of West Richland) – Text Amendment Application:

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

1. *Chapter Nine CAPITAL FACILITIES.* Since the adoption in 2017, the City’s Buildings and Facilities have changed, including the new City Hall and the purchase of the former Raceway property and plans for the Police Station. Additionally, the Fire District #4 station is under construction, the Richland School District has finished construction of an elementary school and the Teaching Learning and Administration Center (TLAC) is under construction.
2. *Chapter One INTRODUCTION.* Update of port-owned properties and the Red Mountain Center.

3. *Chapter Six PARKS AND RECREATION.* Update the section with the park improvements and reference the update to the Parks and Recreation Master Plan that is expected to be adopted in late 2020 / early 2021.
4. *Chapter Seven TRANSPORTATION.* Adopt into reference plans, documents, and ordinances.
5. *Appendix 2 CAPITAL IMPROVEMENT PLAN.* Update the Capital Improvement Plan.

### **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 May 13, 2020. 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 [eweimer@westrichland.org](mailto:eweimer@westrichland.org). To be included in the staff report, please submit comments by Monday, **August 24, 2020**.

### **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 2020 Comprehensive Plan Amendment, 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](mailto:eweimer@westrichland.org).