



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

June 14, 2019

TO: Jody Mangold, Applicant
John Becker, Applicant
Michelle Marcum, Applicant
Adjoining Property Owners
Affected Agencies

FROM: West Richland Community Development Department

SUBJ: Notice of Public Hearing: 2019 Comprehensive Plan Amendment Docket CPA 2019-04 (File Nos: CPA 2019-01, CPA 2019-02, and CPA 2019-03) and Notice of SEPA Threshold Determination

Note: 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. If you are receiving this notice, it is because you fall within this area.

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 Docket will be held before the West Richland Planning Commission on **Thursday, June 27, at 6:00 p.m.** and the Commission is expected to render a recommendation on the matter at their meeting on **July 11, 2019 at 6:00 p.m.** A public hearing before the City Council is tentatively scheduled for **August 20, 2019 at 6:00 p.m.**, and the Council is expected to take final action on the amendment at their meeting on **September 3, 2019 at 6:00 p.m.**

A copy of the staff report will be available prior to the meetings. All interested parties are invited to attend and participate in the hearings. At the hearings, comments may be made verbally or in writing. The hearings will be held in the City Council Chambers located at **3100 Belmont Blvd., West Richland, WA.**

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 June 14, 2019. The Comment period for the DNS concludes at 5:00 p.m. on June 28, 2019. The environmental checklists and related file information are available to the public at the Community Development Department.

DESCRIPTION OF PROPOSALS

On April 16, 2019, the City Council established the 2019 Comprehensive Plan Amendment Docket, comprising of three applications: CPA 2019-01 (Mangold), CPA 2019-02 (Becker), and CPA 2019-03 (Marcum).

CPA 2019-01 (Mangold)

Applicant: Jody Mangold, PR for Estate of Doris Barott

Site Address: 20 N 46th Ave

Parcel No.: 132083010074003

Legal Description: Short Plat #74 Lot 3, in a portion of Section 32, Township 10 North, Range 28 East, W.M., City of West Richland

Change to the Comprehensive Plan: Mangold is requesting a change from H-COM (High Intensity Commercial) to MD-RES (Medium Density Residential).

Rezone: Mangold is requesting a change from CG (Commercial General) to RM-10 (Medium Density Residential).

Existing Conditions: The site has an existing legally nonconforming single-family house.

CPA 2019-02 (Becker)

Applicant: John Becker, Owner

Site Address: 7219 W Van Giesen St

Parcel No.: 101972010532002

Legal Description: Section 2, Township 9, Range 27 East, W.M., SHORT PLAT # 532 LOT 2 SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD

Change to the Comprehensive Plan: Becker is requesting a change from MD-RES (Medium Density Residential) to H-COM (High Intensity Commercial).

Rezone: Becker is requesting a change from RM-6 (Medium Density Residential) to CG (Commercial General)

Existing Conditions: There is an existing manufactured home and two pole buildings.

CPA 2019-03 (Marcum)

Applicant: Michelle Marcum, Owner

Site Address: Undetermined (On Fallon Dr)

Parcel No.: 132083000003002

Legal Description: A portion of Section 32, Township 10 North, Range 28 East, W.M., City of West Richland.

Change to the Comprehensive Plan: Marcum is requesting a change from LD-RES (Low Density Residential), H-COM (High Intensity Commercial), and HD-RES (High Density Residential), to just HD-RES (High Density Residential).

Rezone: Marcum is requesting a change from RL-40 (Low Density Residential), CG (Commercial General), and MR (Multifamily Residential Use) to just MR (Multifamily Residential Use).

Existing Conditions: This lot is 4.4 acres of undeveloped land.

REQUEST FOR WRITTEN COMMENT

You may provide written comments on the proposed Comprehensive Plan Amendments. 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., June 18, 2019 in order to be included in the staff report to the Planning Commission for the June 27th public hearing. Comments received later can still be included in future meeting reports.

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.