



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

June 27, 2019

TO: Frank Tiegs LLC, Owner, Aho Construction, Applicant, Adjoining Property Owners, and Affected Agencies

FROM: West Richland Community Development Department

SUBJ: Preliminary Plat File No.: PP 2019-01 The Heights at Red Mt Ranch
Notice of Application, Notice of Completeness, Mitigated Determination of Non-Significance, and Request for Comment and Notice of Public Hearing

Note: West Richland Municipal Code requires the City to send notice of Preliminary Plat Permit 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

Aho Construction, applicant, has submitted a Preliminary Plat application on behalf of Frank Tiegs LLC, owner, in order to divide approximately 184 acres into 563 residential lots and four tracts over 10 phases. The average lot area is 7,702 sf. The proposal would include the extension of Keene Rd north, to connect to Ruppert Rd. The proposal includes a park and a trail system.

The property is zoned RM-6 Medium Density Residential, CG Commercial General, and MR Multifamily Residential. The legal description for the project site is Parcels 1, 2, 5, and 6 of ROS 2019-000751. The parent parcel number (subject to change per the Assessor's office) is 1-0297-100-0001-008.

The Preliminary Plat application file number is PP 2019-01 and the proposed preliminary plat is called The Heights at Red Mountain. The application was received February 22, 2019 and determined complete for processing on June 25, 2019.

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 has reviewed the proposed project for probable adverse environmental impacts and issued a mitigated determination of non-significance (MDNS) for this proposal on June 27, 2019. The comment period for the MDNS concludes at 5:00pm on July 11, 2019. 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 Preliminary Plat. Send written comments to the Community Development Department at 3100 Belmont Blvd, West Richland, WA 99353. All written comments received by 5:00 p.m., **July 31, 2019** will be included in the staff report to the Planning Commission. Written comments received after July 31, 2019 will be provided to the Planning Commission during the public hearing.

NOTICE OF PUBLIC HEARING

In accordance with West Richland Municipal Code, Chapter 16.05, public hearings will be held before the West Richland Planning Commission and City Council. An open record public hearing to consider the Preliminary Plat application will be held before the West Richland Planning Commission on **Thursday, August 8, 2019** at 6:00 p.m. in the City Council Chambers located at 3100 Belmont Blvd., West Richland, WA. The closed record hearing

is tentatively scheduled to be held before the City Council on **Tuesday, August 20, 2019** at 6:00 p.m. in the City Council Chambers located at 3100 Belmont Boulevard, West Richland, WA. A copy of the staff reports will be available prior to each meeting. All interested parties are invited to attend and participate in the hearings. At the Planning Commission open record public hearing, comments may be made verbally or in writing.

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 of the Preliminary Plat application, 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.

Vicinity Map

The project site is a portion of Parcel Number 1-0297-100-0001-008, which will be changed by the Benton County Assessor's Office per ROS 2019-000751.

