



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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March 28, 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 File Docket Establishment  
CPA 2019-04 (CPA Nos: CPA 2019-01, CPA 2019-02, and CPA 2019-03)

***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 City Council on **Tuesday, April 16, 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 all of the applications separately and shall decide which applications will be processed as part of the 2019 Docket. 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**

**CPA 2019-01 (Mangold)**

*Applicant:* Jody Mangold, PR for Estate of Doris Barott

*Site Address:* 20 N 46<sup>th</sup> 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. Current use of adjacent properties is primarily residential.

**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, and is located in the Van Giesen commercial corridor.

**CPA 2019-03 (Marcum)**

*Applicant:* Michelle Marcum, Owner

*Site Address:* Undetermined (On Fallon Dr)

*Parcel No.:* 132083000003002

*Legal Description:* A 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.

**ENVIRONMENTAL REVIEW**

The proposals are 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 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 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., April 8, 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](mailto:eweimer@westrichland.org).