



# NOTICE OF PUBLIC HEARING CAMPBELL REZONE

A public hearing for the proposed rezone of the property located at 5889 West Van Giesen St., West Richland has been scheduled. The proposal is to rezone the single family portion of the lot (3.32 acres), from RM-10 to RM-6 single family residential. The minimum lot size would be reduced to 6,000 SF from the current 10,000 SF

- Open record public hearing before the Planning Commission has been scheduled for Thursday, February 9, 2012. Notice for the closed record appeal City Council hearing will be sent only to Parties of Record.

The hearing will be held at 7:00 p.m. in the in the City Council Chambers (Library Building) located at 3803 W. Van Giesen, West Richland, WA.

A copy of the staff report will be available on Friday, February 3rd. All interested parties are invited to attend and participate in the Planning Commission hearing. At the hearing, comments may be made verbally or in writing.

For more information, please contact Aaron Lambert, Senior Planner, at 509.967.5902 or [alambert@westrichland.org](mailto:alambert@westrichland.org).



## Notice of Completeness, Notice of Application, and Notice of Environmental Decision

January 5, 2012

**TO:** Applicant(s), Adjoining Property Owners, and Affected Agencies

**FROM:** West Richland Community Development Department

**SUBJECT:** Rezone 3.32 acres of the 4.35 acre parcel located at 5889 W. Van Giesen Street. The property is zoned RM-10 Single Family Residential and C1, Commercial. .

City of West Richland File No.: RZ 2011\_47.

### DESCRIPTION OF PROPOSAL

The single family portion (3.32 acres) is proposed to be rezoned to RM-6 single family residential. The minimum lot size would be reduced to 6,000 SF from the current 10,000 SF. The purpose of the rezone is to allow for more efficient development of the generally flat portion of the parcel located centrally on the site. No development plans have been submitted for future development.

West Richland Municipal Code requires the City to send notice of rezones to properties that are within 600 feet of the subject property. If you are receiving this notice, it is because you fall within this area.

If the rezone is approved, the uses that could be considered for the property are found in Chapter 17.31 of the Municipal Code (viewable online at [www.westrichland.org](http://www.westrichland.org)). The property is designated Medium Density Residential by the Comprehensive Plan.

The rezone application was received and determined complete for processing on December 19, 2011.

### ENVIRONMENTAL REVIEW

The proposal is subject to environmental review. The West Richland Community Development Department is lead agency for this proposal under the State Environmental Policy Act (SEPA). West Richland issued a Determination of Non-Significance (DNS) for this proposal, see attached. The environmental checklist and related file information is available to the public at the Community Development Department and on the City website ([www.westrichland.org](http://www.westrichland.org)) under "Public Notices" on the right hand side of the page. Note, this is if you are not receiving this notice as an affected agency as an email as the environmental checklist is attached.

**REQUEST FOR WRITTEN COMMENT**

You may provide written comments on the rezone and any environmental impacts relating to the proposal. Send your written comments to the Community Development Department at 3801 W. Van Giesen, West Richland, WA 99353. Please make your comments as specific as possible. All written comments received by 5:00 p.m. on **Friday, January 20, 2012** will be considered during preparation of all Staff Reports & recommendations.

**NOTICE OF PUBLIC HEARINGS**

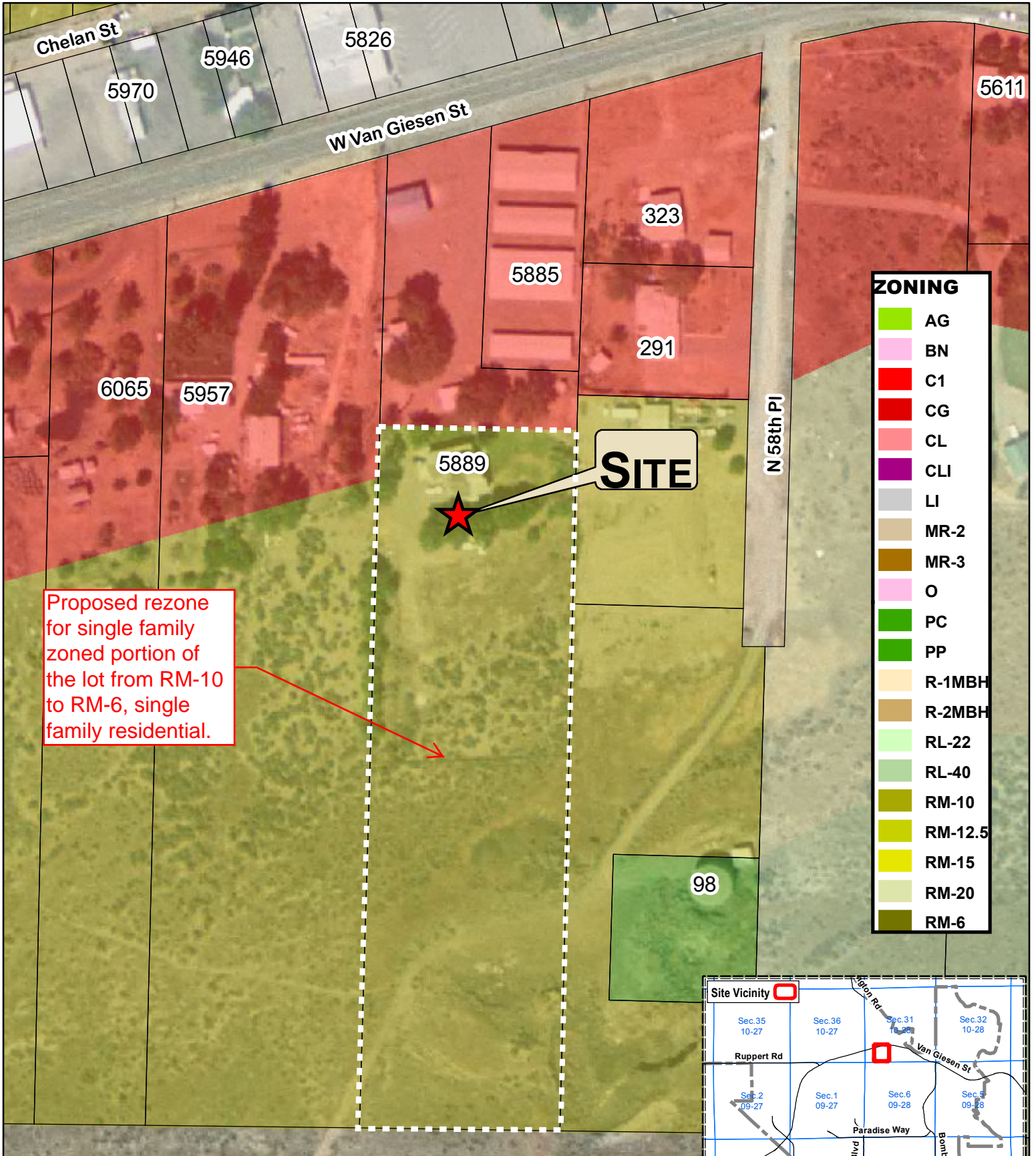
In accordance with West Richland Municipal Code 17.78, 14.05 and 14.06, public hearings will be held before the West Richland Planning Commission and City Council. The hearing dates are not yet scheduled. If you are receiving this notice, you will be receiving notice of the dates for the public hearings.

**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 rezone or Environmental Review, you will need to contact the Community Development Department with your name and address. The staff contact for this project is Aaron Lambert, Senior Planner and may be contacted at (509) 967-5902 or [alambert@westrichland.org](mailto:alambert@westrichland.org).

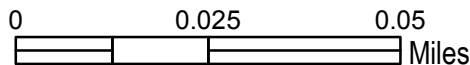
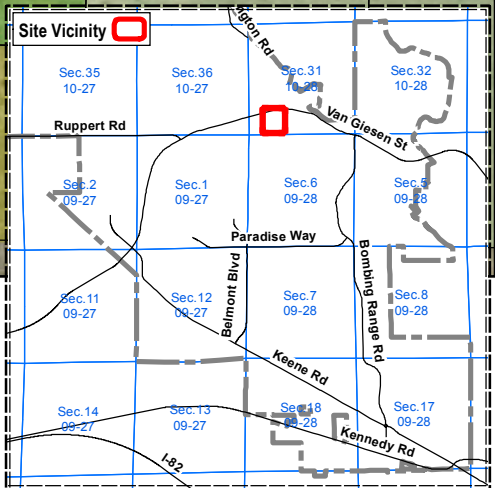
**IDENTIFICATION OF OTHER PERMITS NEEDED, TO EXTENT KNOWN BY CITY:**

None with the rezone application.



Proposed rezone for single family zoned portion of the lot from RM-10 to RM-6, single family residential.

ZONING	
	AG
	BN
	C1
	CG
	CL
	CLI
	LI
	MR-2
	MR-3
	O
	PC
	PP
	R-1MBH
	R-2MBH
	RL-22
	RL-40
	RM-10
	RM-12.5
	RM-15
	RM-20
	RM-6



1 in = 132 ft

THIS MAP IS FOR REPRESENTATION PURPOSES ONLY. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 509.967.5902 OR [cityhall@westrichland.org](mailto:cityhall@westrichland.org) WITH QUESTIONS REGARDING THIS MAP OR FOR SPECIFIC QUESTIONS.





## DETERMINATION OF NON-SIGNIFICANCE

1. **Description of Proposal:** Rezone 3.32 acres of the 4.35 acre parcel located at 5889 W. Van Giesen Street. The property is zoned RM-10 Single Family Residential and C1, Commercial. The single family portion (3.32 acres) is proposed to be rezoned to RM-6 single family residential. The minimum lot size would be reduced to 6,000 SF from the current 10,000 SF. The purpose of the rezone is to allow for more efficient development of the generally flat portion of the parcel located centrally in the site. No development plans have been submitted to date.
2. **Applicant:** The Kenneth & Jean Campbell Trust  
715 SE Derby St.  
Pullman, WA 99163
3. **Location of Proposal:** 5889 W. Van Giesen St. See attached vicinity map.
4. **Lead Agency:** West Richland Community Development Department
5. **File Number:** RZ 2011\_47 (SEPA)
6. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.
7. **Comment Period:** This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. You may submit comments on this proposal to the address below before 5:00 PM, **Friday, January 20, 2012**
8. **Staff Contact:** For information on this proposal, contact Aaron Lambert, Senior Planner, at (509) 967-5902 or [alambert@westrichland.org](mailto:alambert@westrichland.org).
9. **Responsible Official:** Bob Leedy, Director  
City of West Richland  
Community Development Department  
3801 W. Van Giesen Street  
West Richland, WA 99353  
Phone: (509) 967-5902

Date: January 5, 2012

Signature: \_\_\_\_\_