



June 21, 2022

TO: Frank Tiegs LLC, Applicant, Adjoining Property Owners, and Affected Agencies
FROM: West Richland Community Development Department
SUBJ: Preliminary Plat File No.: PLAT-020-2021—Red Mountain Multi-Use
Notice of Application, Notice of Completeness, 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.*

Attachments: 1) Vicinity Map

DESCRIPTION OF PROPOSAL

Frank Tiegs LLC, applicant, has submitted a Preliminary Plat application in order to subdivide approximately 59.44 acres into 21 parcels of mixed-use development (multifamily residential, commercial, and light industrial). The average lot area is 123,358 sf.

The property is zoned LI Light Industrial, CG Commercial General, and MR Multifamily Residential. The legal description for the project site is 02-09-27: Parcel 3 and a Portion of Parcel 4 of the Deed Recorded under AFN 2019-009254 and shown on Survey for Exempt Parcel Segregation Recorded under Benton County AFN 2019-000751, Located in a Portion of the Northeast Quarter of the Southwest Quarter. The parent parcel number (subject to change per the Assessor's office) is 1-0297-100-0001-019.

The Preliminary Plat application file number is PLAT-020-2021 and the proposed preliminary plat is called Red Mountain Multi-Use. The application was received December 28, 2021 and determined complete for processing on May 5, 2022.

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 received a SEPA checklist associated with this application (File No. SEPA-024-2021). 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 6, 2022 will be included in the staff report to the Planning Commission. Written comments received after July 6, 2022 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, July 14, 2022** at 6:00 p.m in the City Council Chambers located at 3100 Belmont Blvd., West Richland, WA 99353. The closed record hearing is tentatively scheduled to be held before the City Council on **Tuesday, August 16, 2022** at 6:00 p.m in the City Council Chambers located at 3100 Belmont Blvd., West Richland, WA 99353. 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.

Due to the global pandemic, the public hearings will be held remotely. The online meeting link and call-in numbers are available on the City's website on the Planning Commission and City Council Agenda pages, or by emailing Associate Planner Elisha Ransom (Planning Commission) at eransom@westrichland.org or City Clerk Stephanie Haug (City Council) at shaug@westrichland.org.

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 Elisha Ransom, Associate Planner, at (509) 967-7114 or eransom@westrichland.org.

ATTACHMENT 1:

