



July 20, 2022

TO: Green Plan Construction LLC, Applicant, Adjoining Property Owners, and Affected Agencies
FROM: West Richland Community Development Department
SUBJ: Preliminary Plat File No.: PLAT-008-2022—Paradise Townhomes Preliminary Plat
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

Green Plan Construction LLC, applicant, has submitted a Preliminary Plat application in order to subdivide approximately 2.4 acres into 20 parcels of single-family residential lots. The average lot area is 4,532 sf.

The property is zoned RM-6 medium density residential. The legal description for the project site is Willamette Heights Section 6, Lot 210. The parcel number is 106984020210001.

The Preliminary Plat application file number is PLAT-008-2022 and the proposed preliminary plat is called Paradise Townhomes. The application was received May 5, 2022 and determined complete for processing on July 1, 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-011-2022). 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., August 3, 2022 will be included in the staff report to the Planning Commission. Written comments received after August 3, 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, August 11, 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, September 6, 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 hearing will be held in person in the City Council Chambers at 3100 Belmont Blvd, West Richland, WA 99353 with an option for participation via online video. 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:

