



March 7, 2023

TO: Dirks Properties LLC, Property Owner
Affected Property Owners
Affected Agencies

FROM: West Richland Community Development Department

SUBJ: SEPA-002-2023 (Caden Estates Preliminary Plat)
Notice of Application and Request for Comment

***Note:** West Richland Municipal Code requires the City to send notice of State Environmental Policy Act 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

Knutzen Engineering, applicant, has submitted a Preliminary Plat application on behalf of the property owner, Dirks Properties LLC, in order to divide approximately 1.19 acres into 9 parcels. The proposed subdivision will be completed in one phase. The average lot area is 5,547 sf.

The property is zoned RM-6 Medium Density Residential. The legal description for the project site is Lot 2 of Short Plat 531. The parent parcel number (subject to change per the Assessor's office) is 101972010531002.

The Preliminary Plat application file number is PLAT-003-2022 and the proposed preliminary plat is called Caden Estates. The application was received February 2, 2023, and determined complete for processing on March 1, 2023.

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 reviewed the proposed action for probable adverse environmental impacts and anticipates issuing a mitigated determination of non-significance (MDNS) for this proposal on or after March 22, 2023. The comment period for the SEPA concludes at 5:00 p.m. on **March 21, 2023**. 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 SEPA Review. Send written comments to the Community Development Department at 3100 Belmont Blvd., Suite 104, West Richland, WA 99353, or to eransom@westrichland.org. Written comments must be received by 5:00 p.m., **March 21, 2023**, in order to be included for consideration for the determination by the Community Development Department.

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, you will need to contact the Community Development

Department with your name and address. The staff contact for this project is Elisha Ransom, Planner, at (509) 967-5902 or eransom@westrichland.org.

Project Site:

