

CITY OF RICHLAND
NOTICE OF PUBLIC HEARING AND OPTIONAL DNS FOR THE
2018-2019 CITY OF RICHLAND ANNUAL COMPREHENSIVE
PLAN AND DEVELOPMENT REGULATIONS UPDATE

Notice is hereby given that the Richland Planning Commission will conduct a public hearing on Wednesday, June 26, 2019 at 6:00 p.m. within the Council Chambers at Richland City Hall, 625 Swift Boulevard, Richland, to consider proposed amendments to the City's adopted comprehensive plan and zoning ordinance (area-wide rezone). The proposed amendments are as follows:

- **CPA2018-102 & Z2018-105:** Filed by the Richland Fire Department to change the land use designation on approximately 2 acres from undetermined/undesignated to Parks & Public Facilities (Parks & Public Facilities Zoning District) on property located at the intersection of SR 240 and Stevens Drive.
- **CPA2018-103:** Filed by Brad & Thera Rew (HJBT Properties) to change the land use designation on approximately 1.99 acres from Developed Open Space to Medium-Density Residential. The property is located at the SW corner of the Clubhouse Lane and River Valley Drive intersection within the Horn Rapids Golf Community (northern portion of the existing parking lot for the Horn Rapids Golf Course).
- **CPA2018-104:** City of Richland FD – Filed by the Richland Fire Department in order to amend Capital Facilities Goal 12 (Relabel current Policy 3 to Policy 4 and add a new Policy 3).
- **CPA2019-101 & Z2019-101:** Filed by the Bethel Church to change the land use designation on approximately 10 acres from Low-Density Residential to High Density Residential and change the zoning district from Low-Density Residential R-1-12 to High Density Residential R-3. The property is located north of Shockley Road immediately west of the existing Bethel Church.
- **CPA2019-102 & Z2019-102:** Filed by Northstone Richland, LLC to change the land use designation from Low Density Residential to Medium Density Residential and change the zoning district from Low Density Residential R-1-10 and Medium Density Residential R-2 to Medium Density Residential R-2S. The property is located within an undeveloped area of Horn Rapids west of the 4th Hole Fairway.
- **CPA2019-103 & Z2019-103:** Filed by Tim Bush to change the land use designation on approximately 1.8 acres from Developed Open Space to High Density Residential and change the zoning district from Parks & Public Facilities (PPF) to Multiple Family Residential R-3. The property is located north of Duportail Street immediately east of 412 Thayer Drive.
- **CPA2019-104 & Z2019-104:** Filed by Tim Bush, Lot 4 to change the land use designation on approximately 2 acres from Developed Open Space to Commercial and change the zoning district from Parks & Public Facilities to

Retail Business C-2. The property is located south of Lawless Drive immediately west of Fred Meyer.

- **CPA2019-104 & Z2019-105:** Filed by the City of Richland to change land use designations and zoning districts on portions of city owned properties located at Leslie Grove Park, Howard Amon Park, Amon Preserve and W.E. Johnson Park.

Environmental Review: The proposals are subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed projects for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for these amendments. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed amendments. The environmental checklists and related file information are available to the public and can be viewed at www.ci.richland.wa.us/departments/community-development-services/planning/pending-land-use-actions .

Any person desiring to express their views or to be notified of any decisions pertaining to any of these amendment requests should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, Richland, WA 99352. Comments may also be emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Wednesday, June 19, 2019 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. The requested amendment materials are available to the public and can be viewed at www.ci.richland.wa.us . The staff report and recommendation will be available on the city's website beginning Friday, June 21, 2019. All interested persons are invited to attend and give testimony at the public hearing.