



File No. EA2021-129

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: City of Richland 2021 Comprehensive Plan Amendment Docket and Associated Rezones. The City received five private-party applications and SEPA Checklists for map amendments. The items have been consolidated into the 2021 Docket of Comprehensive Plan Policies, Maps and Zone Code Amendments (as established by City Council on June 1, 2021) and is file number CPA2021-101. Staff has prepared a SEPA Checklist to consolidate environmental review and consider the cumulative effects of the docketed proposals.

File Number: CPA2021-102 & Z2021-101
Applicant: Sienna Hills Development, LLC – Sienna Hills

Sienna Hills Development, LLC is proposing to amend the Land Use Map for approximately 1.82 acres from Badger Mountain Subarea Plan – Commercial (BMC) to Badger Mountain Subarea Plan – Medium Density Residential (BMMDR) and underlying zoning district from Commercial Limited Business (C-LB) to Medium-Density Residential (R-2). (Parcel Number 134983000001005).

File Number: CPA2021-103 & Z2021-103
Applicant: City of Richland & Pahlisch Homes – Horn Rapids/Village Parkway

The City of Richland Economic Development Department in cooperation with Pahlisch Homes is proposing to amend the Land Use Map to change the current land use designation for approximately 21 acres of land within the Horn Rapids residential development from Public Facility to High Density Residential, and the underlying zoning district from Parks & Public Facilities (PPF) to Multiple Family Residential (R-3). (Portion of Parcel Numbers 120083000009013 & 120083020005000).

File Number: CPA2021-104 & Z2021-104
Applicant: AHBL, Inc. on behalf of NC Ventures, LLC – C&M Nursery

AHBL, on behalf of NC Ventures, LLC (owner) is proposing to amend the Land Use Map for Parcel Number 104984000001000 to be all Commercial and to rezone the parcel to be all General Business (C-3). The parcel is approximately 6.9 acres in size and the southern portion of the subject property is currently designed Agriculture while the majority of the site is zoned Agriculture (AG) with a small portion zoned General Business (C-3). (Parcel Number 104984000001000).

File Number: CPA2021-105 & Z2021-105
Applicant: Hayden Homes, LLC – Clearwater Creek

Hayden Homes, LLC is proposing to amend the Land Use Map for approximately 10.43 acres from Commercial to Medium-Density Residential and rezone the site from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S). (Parcel Number 101881030000009).

File Number: CPA2021-106 & Z2021-106
Applicant: Tim Bush on behalf of New Heights Baptist Church - 400 Thayer Drive

Tim Bush, on behalf of New Heights Baptist Church (owner) is proposing to amend the Land Use Map for approximately .44 acres of land from Low Density Residential to High Density Residential and rezone the site from Single-family Residential -12,000 (R-1-12) to Multiple-Family Residential (R-3). (Portion of Parcel Number 115981020400007).

Lead Agency: City of Richland

The lead agency for this proposal has determined that it does 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.

() There is no comment for the DNS.

(X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

() This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens
Position/Title: Planning Manager
Address: 625 Swift Blvd., MS #35, Richland, WA 99352
Date: September 1, 2021

Signature 