



## CITY OF RICHLAND NOTICE OF APPLICATION & PUBLIC HEARING (S2023-101)

Notice is hereby given that Brad Beauchamp has filed preliminary plat application to subdivide a 38.2-acre site, with two-hundred twenty-seven (227) residential lots, eight (8) commercial lots, three (3) tracts associated with pedestrian access or proposed park space, and related infrastructure (Preliminary Plat of Desert Sky). The project site is at the northwestern terminus of Meritage Avenue, north of Ava Way and east of Dallas Road near Badger Mountain. The parcel is roughly in the shape of the letter "L" rotated 180-degrees with approximately 725-feet of frontage along Dallas Road, 740-feet of frontage on Ava Way, and 890 feet fronting Meritage Avenue (APNs (APNs: 1-29982000001002 & 1-32983000003037).

The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, November 13<sup>th</sup>, 2023 at City Hall in Council Chambers. Interested parties are also invited to participate virtually by visiting the City of Richland website ([www.ci.richland.wa.us](http://www.ci.richland.wa.us)).

**Environmental Review:** A Supplemental Final Environmental Impact Statement was completed for this site at the time the City adopted the subarea plan for the Badger Mountain South area in 2010. The property was annexed and the City adopted a Planned Action Ordinance (RMC 19.50). The effect of the Planned Action Ordinance is that standard SEPA review is not required, provided that any project proposed within the boundaries of the master planned community is consistent with the master plan and with the mitigation measures identified in the adopted SEPA documents/process. Projects determined to be consistent with the subarea plan, the Master Agreement between the City and Nor Am Investment, and the mitigation measures enumerated in the adopted SEPA documents are issued a Planned Action Consistency Determination (PACD).

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Matthew Howie, Senior Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may emailed to [mhowie@ci.richland.wa.us](mailto:mhowie@ci.richland.wa.us). The deadline for written comments is 6:00 p.m., Monday, November 13<sup>th</sup>. However, written comments must be received no later than 5:00 p.m. on Monday, October 16<sup>th</sup> to be incorporated into the Staff Report. Comments received after that time will be entered into the record during the hearing.

The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning, Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

# Vicinity Map

Item: Desert Sky 2104 Meritage Ave  
Applicant: Brad Beauchamp  
File #: S2023-101

