



CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (SSDP2022-101 & EA2022-105)

Notice is hereby given that Knutzen Engineering has applied for a Shoreline Management Substantial Development Permit on behalf of Cedar and Sage Apartments 1, LLC, owner, to construct a 31,400 s.f. apartment building (32 units) with 12,204 s.f. of underground parking. The project will also result in above-ground paved parking with drive aisles, necessary utility improvements, and a pedestrian pathway along the north property line to facilitate public access to the waterfront. The applicants are also requesting to increase the building height pursuant to RMC 26.30.013 from 35-feet to 55-feet.

Project Site: 470 Bradley Blvd. upon Assessor's Parcel No. 114981012801001. The legal description of the site is Lot 1 of Short Plat No. 2801, according to the survey thereof recorded under Auditor's File No. 2004-01330, records of Benton County, Washington.

Public Hearing: The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, June 13, 2022 in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing or by visiting the City of Richland website (www.ci.richland.wa.us) and joining via Zoom. Copies of the complete application packet, SEPA Checklist and related materials can be obtained by visiting the City of Richland website (www.ci.richland.wa.us).

Environmental Review: The proposal is 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 project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. 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 development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS #35, 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, May 25, 2022, to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. Written comment will not be accepted after 6 p.m. on Sunday, June 12, 2022; however verbal comments may be presented during the public hearing.

Appeal: The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Title 26 Shoreline Master Program. Appeal procedures of decisions related to the above referenced application 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: Shoreline Substantial Development Permit
Applicant: Cedar & Sage Apartments 1, LLC
File #: SSDP2022-101 & EA2022-105

