



City of West Richland

Community Development Department
3100 Belmont Blvd., Suite 104, West Richland, WA 99353
Phone (509) 967-5902 Fax (509) 967-2419

NOTICE OF DECISION

File No: PLAT-020-2021

Date of Complete Application: 05/05/2022	Date of Decision: 08/16/2022
Date Decision Posted/Mailed: 08/18/2022	Deadline for Appeal: 09/08/2022

Application For:

Preliminary Plat Approval – Red Mountain Multiuse

Description of Proposal:

Frank Tiegs, LLC, applicant, together with PBS Engineering, submitted a Preliminary Plat application on behalf of Frank Tiegs, LLC, owner, to divide approximately 59.44 acres into 21 lots (12 multi-family lots, one commercial lot, and eight light-industrial lots). Utilities will include domestic water, storm water, and sewer (City of West Richland), electric services (Benton REA), and telecommunications. The submittal was deemed complete for processing on May 5, 2022.

Applicant:

Frank Tiegs, LLC, applicant, together with PBS Engineering, submitted a Preliminary Plat application on behalf of Frank Tiegs, LLC, owner.

Location of Proposal:

The project site is located generally to the west of the Paradise Way and Keene Rd intersection. The legal description is Parcel 3 and a Portion of Parcel 4 of the Deed Recorded under AFN 2019-009254 and shown on Survey for Exempt Parcel Segregation Recorded under Benton County AFN 2019-000751, Located in a Portion of the Northeast Quarter of the Southwest Quarter, parcel number 1-0297-100-0001-019.

Date of Open Record Hearing:

07/14/2022

Hearing Before:

Planning Commission

Date of Closed Record Hearing:

08/16/2022

Hearing Before:

City Council

Decision:

Approved with Conditions.

FINDINGS OF FACT

1. All submittal and processing requirements are met:
 - a. Frank Tiegs LLC, owner, with PBS Engineering, submitted a preliminary plat application in order to divide 59.44 acres into 21 total lots—12 multifamily residential lots, 1 commercial lot, and 8 light industrial lots.
 - b. The City of West Richland deemed the application complete for processing on May 5, 2022. The project is vested to that date.
 - c. In accordance with WRMC Chapter 14.03, notice of the public hearings were posted to the City's website, at the three official posting places, and mailed to property owners within 600 feet of the subject property on June 21, 2022. Public notice was posted to the subject site on June 21, 2022.
 - d. On June 28, 2022, the City of West Richland Community Development Department issued a SEPA Threshold of Mitigated Determination of Non-Significance (MDNS) with a comment period that concluded on July 12, 2022. There were no appeals of the SEPA (see attachment 4).
 - e. No written comment letters were submitted by July 7, 2022 when the staff report was prepared (see attachment 2).
 - f. The City's Planning Commission held an open record public hearing on July 14, 2022 where the project proponent and members of the public were provided the opportunity to testify and provide comments on the proposal. The Planning Commission subsequently voted to recommend approval of the preliminary plat.

2. The development's site location, features and characteristics have been considered:
 - a. The site is Parcel 3 and a Portion of Parcel 4 of the Deed Recorded under AFN 2019-009254 and shown on Survey for Exempt Parcel Segregation Recorded under Benton County AFN 2019-000751, Located in a Portion of the Northeast Quarter of the Southwest Quarter, parcel number 1-0297-100-0001-019.
 - b. The site is designated by the City's Comprehensive Plan as IND (Industrial), HD-RES (High Density Residential), and H-COM (High Intensity Commercial) and the proposed uses are consistent with those designations.
 - c. As shown in the zoning map, the site is zoned MR Multifamily Residential, CG Commercial General, and LI Light Industrial. The minimum lot size for MR is 2,000 sf per dwelling unit. The minimum lot size for LI is 10,000 sf. There is no minimum lot size for CG. Accordingly, the average residential lot area proposed in the MR area plat is 34,149 sf and all the proposed lots meet or exceed the minimum size requirements.
 - d. The project site contains gradual slopes between 1-3% and is relatively flat.
 - e. The Benton County soil survey indicates that the property contains HeE and QuE (Hezel loamy fine sand and Quincy loamy sand).
 - f. The site is currently vacant with some natural vegetation.
 - g. A portion of the subject property is located in a Wellhead Protection Area and is subject to the City's Critical Areas Ordinance. The site does not contain any other areas that are designated for protection or consideration by the city's Critical Areas Ordinance.
 - h. Domestic water mains are available within 500 feet of the parcel to be subdivided (at the corner of Paradise Way and Keene Rd).
 - i. Public sanitary sewer is available within 500 feet of the parcel to be subdivided (at the corner of Paradise Way and Keene Rd).
 - j. Extension of Paradise Way is necessary for orderly development and to accommodate increase trips generated by the development.
 - k. Measures will be in place for the purposes of assuring the public use and public

interest is supported, addressing the proper and necessary timing of requirements and improvements needed for orderly and sensible neighborhood development.

3. Development impacts and necessary measures to address impact mitigation have been considered:
 - a. Measures necessary to mitigate any real and/or perceived noise and visual impacts from the arterial roadways to single family development areas have been determined.
 - b. The plat is estimated to accommodate 376 residents at build-out that would directly and negatively impact the City's adopted level of service standard for parks, trails and open space as a consequence of the proposed development without mitigation. The developer shall be subject to parks and recreation impact mitigation fees per WRMC 16.14.100.
 - c. Public health will not be negatively impacted by this proposal as the development will be served by municipal sewer and water.
 - d. The significant impacts of the development on the surrounding transportation system or other public facilities can be mitigated through improvements and dedications as identified in the SEPA MDNS, and will be subject to impact mitigation fees per WRMC 16.14.200.
 - e. The development is not expected to result in any public health, safety, or general welfare impacts that are not sufficiently mitigated by the conditions of this recommendation or through the SEPA determination.
 - f. The proposed preliminary plat is designed in a manner that is compatible with the physical characteristics of the subject property and the proposed preliminary plat contributes to the orderly development and land use patterns in the area.

4. Utilities, public services and community needs have been properly addressed:
 - a. The project will result in an increase demand for fire protection and policing. Police protection is provided by the West Richland Police Department and Fire protection is provided by Benton County Fire District #4.
 - b. The project will result in an increase demand to the public school system. The development is located within the Richland School District.
 - c. The city's water and sewer systems will be extended to the development and service connections will be provided to each lot. Conditions for the systems, including the placement and design of water mains and fire hydrants are necessary to ensure orderly development.
 - d. Public health, safety, or welfare requires the connection of an electrical system to each lot. Written conditions for the system ensure orderly development.
 - e. Public health, safety, or welfare requires connection to a communication system to each lot with telephone service. Written conditions for the system ensure orderly development.
 - f. The developer has the option of providing a complete communication system with cable TV, internet and telephone service.
 - g. The developer has the option of providing a complete Cascade Natural Gas (CNG) natural gas system serving each lot.

5. Approval of the plat is in the public interest:
 - a. Development and approval of the final plat(s) will conform to the standards, requirements and regulations contained in City Code, including those ordinances codified in Title 15, Title 16, Title 17 and Title 18.
 - b. The developer will complete public improvements, such as roads, city water extension, city sewer extension, creation of an irrigation system, installation of fire

-
- hydrants, and parks/open space/trail improvements, all to benefit the public use and interest of this area.
- c. The proposed plat will provide for additional housing in the City.
 - d. The proposed plat, with mitigation as outlined in this report's conditions and through the MDNS, is consistent with the City's Comprehensive Plan and current zoning regulations, and the public interest will be served by the subdivision and dedications. Specifically, appropriate provisions are made for public health, safety and general welfare, for open spaces, drainage ways, streets, alleys, other public ways, water supplies, sanitary waste, parks, playgrounds, schools and school grounds.

CONDITIONS OF APPROVAL

1. WRMC 16.04.030 B) requires that each lot within a subdivision shall adjoin a public street that is improved to City Standards by the landowner / developer.
 - a. The developer shall dedicate 50' Road ROW with 12' utility easements on both sides of roadway for all local city roadways within the development to the City, except Paradise Way, which shall be 80' Road ROW with 12' utility easements. The developer is responsible for constructing all local city roadways within the development as 36' wide asphalt pavement roadway (3" HMA and 8" of CSTC) with curb and gutter, storm drainage, streetlights, ADA handicap ramps, etc. per City standards.
 - b. Per Resolution 03-09, West Richland's Urbanized Area Functional Classification System designates Paradise Way as a minor arterial. Within 60 days of record of decision for the preliminary plat, the developer shall dedicate 80' Road ROW with 12' utility easements on both sides of roadway for Paradise Way between City Limits at the north boundary of the plat and Keene Road. The developer is responsible for constructing Paradise Way within the development as a 46' wide asphalt pavement roadway (3" HMA, 4" CSTC, 10" of CSBC with Mirafi HP370 geotextile or City Engineer approved equal) with separated 5' concrete sidewalk on the south side of the street and a separated 12' HMA pathway on the north side of Paradise Way, concrete curb and gutter, storm drainage, streetlights, etc. per City standards.
 - c. The developer shall install street lights per City Standard Detail 6-2; Type II poles with 300' spacing for local streets and local intersections and 200' spacing for Paradise Way, or as determined by City Engineer.
 - d. Developer shall construct a block wall where one doesn't exist along the boundary of residential zoned areas along the north boundary of the development.
 - e. Temp turnarounds shall be constructed to meet Appendix D of International Fire Code.
 - f. Paradise Way and Keene Road are limited access facilities, and as such City Engineer shall approve any access to these streets.
 - g. Landowner/developer will be required to design pedestrian facilities within this preliminary plat to meet the United States Access Board's Accessibility Guidelines for Public Right of Way (PROWAG). When pedestrian facility designs cannot be constructed to full PROWAG design requirements they shall be built to conform to

the maximum extent possible. Developer's engineer shall draft an engineering report identifying the location(s) this occurs and justify why full PROWAG compliance is not possible (utilizing WSDOT templates for documenting these instances) for the City Engineer's review and approval.

- h. All roadway construction plans to be designed by a Washington State licensed engineer and submitted to the City Engineer for approval
 - i. Stormwater from the development shall be collected and treated on-site with a piped emergency overflow when required by City Engineer. Said system shall still be required to meet Department of Ecology's NPDES Phase II requirements and City of West Richland regulations and Design Guidelines.
 - j. Factor of safety of 3 shall be used for design of all storm-water facilities
2. WRMC 16.04.040 requires the landowner/developer to connect to the sanitary sewer system if the sanitary sewer is within 500' of the parcel to be subdivided.
- a. There is currently a 12" sewer stub at the intersection of Keene Road and Paradise Way, as well as a 12" sewer stub off at Road B off Keene Road.
 - b. There is currently an 8" industrial sewer stub at the west end of the Paradise/Keene Road intersection. Developer shall extend 8" industrial sewer main through the proposed development and serve each industrial lot with 6" sewer services.
 - c. Sewer main construction plans to be designed by a Washington State licensed engineer and submitted to the City Engineer for approval.
 - d. Provide dedicated 20' minimum sewer easement centered over sewer mains not located within road ROW.
 - e. The developer shall be responsible for payment of the developer's portion of the Sewer System Development Fee per City's Master Fee Schedule for the proposed development prior to the City's approval of the construction plans.
3. WRMC 16.04.050 requires the landowner/developer to connect to the water system if the water system is within 500' of the parcel to be subdivided with fire hydrants at each intersection and every 400'.
- a. There is currently a 12" water stub off of Keene Rd that stubs to both Paradise Way and at Road B. Developer shall extend the water main per City of West Richland's Standards consistent with City's Water System Plan, and JUB's water system modeling memo dated April 26, 2019 or as amended by City Engineer. The developer shall be responsible for looping the water system, installing pressure reducing stations, and / or increasing water line size, as needed, to meet required fire flow requirement and overall consistency with the City's Water System Plan
 - b. Fire hydrants shall be installed at every intersection and every 400' per City Standards, with 1,500 psi in residential areas and 4,000 psi in commercial/industrial areas.
 - c. Water main construction plans to be designed by a Washington State licensed

engineer and submitted to the City Engineer for approval.

- d. The developer shall be responsible for payment of the developer's portion of the Water System Development Fee per City's Master Fee Schedule for the proposed development prior to the City's approval of the construction plans.
 - e. Provide dedicated 10' minimum water easement centered over water main, fire hydrants and water services not located within road ROW.
4. WRMC 16.04.060 requires that the landowner/developer install an irrigation system whether or not the parcel is in an irrigation district. Parcel is within the Lewis & Clark Irrigation District and as such shall be required to install a pressurized irrigation system and service to each lot meeting LCID and City Engineer requirements. Developer to provide 10' irrigation easement for said system (said easement shall not straddle a property line) if in rear of lot or a 5' irrigation easement adjacent to the 12' utility easement if in front of lot.
- a. Construction plans to be designed by a Washington State licensed engineer and submitted to the City Engineer for approval, or as amended by the City Engineer.
5. The project proponent will need to execute a **Transportation Impacts Development Agreement** with the City. The developer/owner shall provide, dedicate, and improve the City's Transportation System in accordance with Transportation Impacts Development Agreement. The Transportation Impacts Development Agreement will specify necessary road right-of-way dedications and transportation system improvements, and address the specific phasing and timing of such dedication and improvements. The agreement will further detail how the goals, policies and minimum Level of Service standards of the Transportation Element of the City's Comprehensive Plan will be met in lieu of payment of the City's Transportation Impact Fee. The development agreement will be subject to approval by City Council as a part of their preliminary plat review process.
- a. The mitigation under the Transportation Impacts Development Agreement will be based on attaining: minimum Level of Service requirements, consistency with the City's Six-Year Transportation Improvement Program, and consistency with Transportation Element of the City's Comprehensive Plan. The agreement will not be primarily based on the value of land or improvements, or the cost to furnish and construct such improvements.
 - b. The mitigation under the Transportation Impacts Development Agreement will outline the specific phasing of the road right-of-way dedications and adjacent 12' utility easements. However, the dedication of road right-of-way and adjacent 12' utility easements to the City for Paradise Way between Keene Road and Western City limits (80' road row) shall all be dedicated to the City within 60 days of the record of decision for the preliminary plat.
 - c. The mitigation under the Transportation Impacts Development Agreement will outline the specific roadway construction phasing, roadway widths and roadway sections for Paradise Way, and other roadway improvements to be consistent with the City's Six-Year Transportation Improvement Program, Complete Streets Policies, Transportation Element of the City's Comprehensive Plan, ADA requirements, Red Mountain Center Traffic Impact Analysis and International Fire Code.
 - d. The mitigation under the Transportation Impact Development Agreement will

outline the specific improvements including, but not limited to the construction of a 12' separated asphalt multi-purpose pathway along north side of Paradise Way, construction of 5' bike lanes on each side of Paradise Way, construction of transit bus pull-outs (locations determined by City Engineer if required), construction of separated sidewalk on the south side of Paradise Way, and the installation of Rectangular Rapid Flash Beacons at a minimum of one location on Paradise Way and Keene Road (locations to be determined by City Engineer) to facilitate safe crossing locations, and accessibility to regional pathways.

6. Park Impact Fee shall apply per West Richland Municipal Code Chapter 16.14 and the City's Master Fee Schedule. In addition to the park impact fee, all multi-family development within the subdivision shall include the useable outdoor space required by WRMC 17.54.130.
7. Trail Connectivity: In order to provide connectivity from the Bonneville Power Administration (BPA) overhead power trail at the southwest corner of the Heights at Red Mountain Ranch subdivision to Paradise Way, the developer shall be responsible for the connection and the construction of an HMA pathway matching the existing pathway. This construction shall occur prior to **Phase 3** final plat approval.
8. In order to provide connectivity from the Heights at Red Mountain Ranch subdivision to Paradise Way, the developer must dedicate a 20' pathway easement along the west property line of Lot 1 to the City. This dedication shall occur prior to **Phase 2** final plat approval. The developer of Lot 1 shall be responsible for the construction of a 10' HMA pathway and landscaping within this easement along with the maintenance of said pathway and landscaping. The owner of Lot 1 shall execute a maintenance agreement with the City for the maintenance of the pathway and landscaping. The construction of said 10' HMA pathway and landscaping shall occur concurrently with the issuance of a building permit for Lot 1.
9. The developer shall be responsible for obtaining and complying with all permit requirements and conditions from Bonneville Power Administration (BPA) for the construction of pathways, irrigation system and other amenities within the BPA easement. City shall not approve construction plans with improvements within BPA's easement until BPA permits have been secured by the Developer.
10. The City has determined that public health, safety or welfare requires connection to an electrical system, the development shall be provided with a complete electrical transmission and distribution system serving each lot. Design of electrical system shall require the approval of the City Engineer and comply with Benton Rural Electric Association's Franchise Agreement (Ordinance 09-15) and provisions of any applicable city and or Benton Rural Electric Associate codes, ordinances, regulations, standards, procedures, policies, permits, approvals, as from time to time amended; provided, however, that in the event of a conflict or inconsistency between any such provision and said Franchise Agreement, the express terms and conditions of the Franchise Agreement shall govern.
11. The City has determined that public health, safety or welfare requires connection to a communication system, the development shall be provided with a complete communication system serving each lot with cable TV, internet and telephone service. Design of communication system shall require the approval of the City Engineer and comply with Charter's Franchise Agreement (Ordinance 08-96) and provisions of any applicable city and or Charter codes, ordinances, regulations, standards, procedures, policies, permits, approvals, as from time to time amended; provided, however, that in the event of a conflict

or inconsistency between any such provision and said Franchise Agreement, the express terms and conditions of the Franchise Agreement shall govern.

12. Developments shall have the option of providing a complete Ziplly communication system and/or complete Cascade Natural Gas natural gas system serving each lot. If the Development chooses to provide a complete Ziplly communication system, the design of the communication system shall require the approval of the City Engineer and comply with provisions of any applicable city and or Ziplly codes, ordinances, regulations, standards, procedures, policies, permits, approvals, as from time to time amended. If the Development chooses to provide a complete Cascade Natural Gas natural gas system, the design of the natural gas system shall require the approval of the City Engineer and comply with Cascade Natural Gas's Franchise Agreement (Ordinance 37-13) and provisions of any applicable city and or Cascade Natural Gas codes, ordinances, regulations, standards, procedures, policies, permits, approvals, as from time to time amended; provided, however, that in the event of a conflict or inconsistency between any such provision and said Franchise Agreement, the express terms and conditions of the Franchise Agreement shall govern.
13. Short Plat's survey to be tied into a minimum of two City control monuments shown on Record of Survey #3910 and established per Washington South (3602) State plane (NAD 83/91) coordinates and NAVD 88 elevations.
14. Plat Map information – all lines require bearings, curve require all pertinent information, tie survey into monumentation, basis of bearing and basis of elevation.
15. Street Signs to be purchased and installed by the City. City Engineer to determine type, location and when signs will be installed. Developer to reimburse the City for said work prior to Final Plat.
16. Developer responsible for purchasing and installing mailbox cluster units, or as amended by City Engineer. Developer to coordinate this work and the location of the mailbox cluster units with the US Postal Office. Contact West Richland Post Office. Mailbox cluster is not permitted on Keene Road or Paradise Way.
17. Landowner/developer shall be required to comply with the City of West Richland's Public Infrastructure Construction Plan Requirements and Design Guidelines dated July 2018, or as revised by the City Engineer. Copy of document is available on the City's website, www.westrichland.org.
18. Native vegetation removal shall be minimized, by avoiding grading outside of right-of-way and utilities. Vegetation that is scrubbed from the land shall be removed from the site and disposed of at an authorized facility. Scrubbed vegetation shall not be buried on site.
19. The placement of fill materials on lots exceeding 24" shall be placed and compacted in accordance with the latest version of the International Building Code (IBC). The developer shall be responsible for hiring an independent materials testing company to complete and document compaction tests and a licensed professional engineer to certify that the fill placed on lots is buildable meeting the latest version of the IBC. A copy of this certification shall be provided to the City Engineer and Building Inspector prior to final plat approval.
20. Prior to excavation and infrastructure development, a dust control plan shall be submitted to the city for approval by the City Engineer. Dust control during construction shall be closely monitored and utilized as necessary to minimize fugitive dust. At the completion of

grading and road/utility construction, all disturbed soil areas shall be treated with tackifier.

21. Prior to final plat approval, the developer shall provide a Maintenance Bond to the city to be held for one year from acceptance as a guarantee on materials and workmanship (5% of the value of improvements). The amount of the maintenance bond will be calculated by the City Engineer and is to be held for one year from the date of council or Public Works acceptance of the public improvements, whichever comes later.
22. The construction plans and installations for all public improvements shall be reviewed, inspected, and approved by the Public Works Department, pursuant to WRMC 16.16.360. The plan review fee and construction inspection fee follows the master fee schedule found on our website: www.westrichland.org. Developer shall work with the Public Works Department to coordinate the review and inspection process for the public improvements required for this plat. Inspection fees will apply and must be paid prior to construction.
23. The developer shall construct roads, clear and grub property, backfill trenches, grade the site, prepare the site, and conduct other related activities in accordance to and consistent with the recommendations and conclusions contained in the PBS Environmental Geotechnical Letter (April 1, 2022) unless amended by the City Engineer or City's Building Official.
24. No grading, excavating and or filling on the proposed preliminary plat property shall occur until the Developer has approved construction plans and or a grading permit issued by the City.
25. The final plat(s) shall be submitted for City Council approval within five (5) years, unless extended by the process outlined in WRMC 16.04.130(A).
26. The street address for each lot shall be indicated on the face of the final plat(s). The City reserves the right to confirm the actual address at the time a building permit is issued.
27. Appropriate street name(s) for all public and private streets, approved by the City, shall be drafted on the face of the final plat(s). No street name shall be used which will duplicate or be confused with the names of existing streets in Benton or Franklin County, except extensions of existing streets may be permitted.
28. Appropriate water, sewer, irrigation, and utility easements shall be indicated on copies of the proposed final plat. Franchise utility companies will be provided up to fifteen (15) days to review the proposed final plat map prior to City approval.
29. All conduits or service lines for aerial feeder and service lines must be installed underground. All new utility distribution and service lines serving the plat must be located underground.
30. Mitigation requirements under the SEPA MDNS decision issued June 28, 2022, shall apply as conditions to the plat.
31. The developer shall be responsible for determining if the project needs to obtain coverage under a Construction Stormwater General Permit (CSWGP) from the Washington State Department of Ecology and obtaining said permit prior to beginning any grading and/or construction activities.

-
32. The developer shall produce a professional archaeological survey of the project area and produce a report prior to any ground disturbing activities. This report shall meet DAHP's [Standards for Cultural Resource Reporting](#). A copy of the report shall be provided to the Yakama Nation for review.
 33. The developer shall follow all conclusions and recommendations outlined in the Cultural Resource Survey for the Red Mountain Multi-Use Development—West Richland, Washington (DAHP Project #2022-05-02926).
 34. Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the City's Community Development Department, the City's Public Works Department, the affected Tribe(s) and the county coroner (if applicable) shall be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.
 35. The project area contains an area identified as shrub-steppe habitat by the Washington Department of Fish and Wildlife's Priority Habitats and Species map. The developer shall produce a habitat assessment that meets the requirements of WRMC 18.25.250.C.1 or other solution as determined by the Washington Department of Fish and Wildlife.
 36. Construction equipment shall be properly maintained to meet emission standards. Construction vehicles shall be turned off when not in use to limit emissions caused by idling, and unnecessary noise.
 37. All easements, rights-of-way, and encumbrances shall be shown and noted on the final plat(s) as identified in Benton Franklin Title Company's latest title report/subdivision guarantee report for said property.
 38. Nothing in this approval shall limit the developer's ability to request to revise the plat under a plat revision, reducing the number of authorized residential lots, in order to sell property for primary and secondary permitted uses (i.e., churches / similar places of worship, schools, minor utility facilities, and uses allowed only under an approved conditional use permit) to enhance the neighborhood. All uses shall be limited to those allowed as primary or secondary permitted or conditional uses in the zoning district. Plat revisions are processed per WRMC 16.04.140.
 39. The landowner/developer of the proposed plat may seek a variance from the requirements of WRMC Chapter 16 by submitting a written request to the Community Development Director stating the reason for a variance per WRMC 16.16.380. The basis for such a variance from the strict application of the requirements of this chapter is undue and unnecessary hardship on the property owner. No variance from these requirements shall be authorized by the Community Development Director unless the Director finds:
 - a. That exceptional or extraordinary circumstances or conditions exist to the division of the property or to the intended use of the property that do not apply generally to other properties similarly situated.
 - b. That the variance is necessary for the preservation and enjoyment of a substantial property right of the property owner /developer or is necessary for the reasonable

and acceptable development of the property. Financial hardship is not a basis for variance from these requirements.

- c. The authorization of the variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.
- d. That the variance from the provisions and requirements of this chapter do not grant a special privilege to the applicant.

Right to Appeal:

As the application was approved by the City Council, there is no local appeal option. Any appeal must be filed within 21 days with Benton County Superior Court per RCW 36.70C.

City Staff Contact Person:
Elisha Ransom, Associate Planner

Phone: 509-967-7114
Fax: 509-967-2419
Email: eransom@westrichland.org

Parties of Record:

Frank Tiegs LLC
Jim Mclelland
6610 W Court St, Suite B
Pasco, WA 99301

Kennewick Irrigation District
Chris Sittman
2015 S Ely St
Kennewick, WA 99337

Benton REA
Scott Stearns
402 7th St
Prosser, WA 99350

Ziply
Katherine Cichy
4916 W Clearwater Ave
Kennewick, WA 99336

Columbia Irrigation District
Lila Freshment
10 E Kennewick Avenue
Kennewick, WA 99336

Benton Clean Air Agency
Noah Lee
526 S Steptoe St
Kennewick, WA 99336

Yakama Nation
Cultural Resources Program
Corrine Camuso
401 Fort Rd
Toppenish, WA 98948

Washington Department of Ecology
Central Regional Office
Gwen Clear
1250 Alder St
Union Gap, WA 98903

Washington State Department of Transportation
Paul Gonseth
2809 Rudkin Rd
Union Gap, WA 98903