



CITY OF WEST RICHLAND
PUBLIC WORKS DEPARTMENT
3100 BELMONT BLVD., SUITE 102
WEST RICHLAND, WA 99353
(509) 967-5434 FAX: (509) 967-2419

NOTICE OF PUBLIC HEARING BEFORE THE WEST RICHLAND CITY COUNCIL

Per Resolution 49-22, a hybrid open Public Hearing will be held at the Municipal Services Facility located at 3100 Belmont Blvd and via Zoom on November 1, 2022, at 6:00pm to consider a property owner's petition for a frontage improvement waiver per West Richland Municipal Code Chapter 12.04. Please see attached petition letter, vicinity map and copy of Resolution 49-22.

The petition requests a waiver for the following frontage improvements to SR 224 / Van Giesen: 1) curb, gutter, ADA handicap ramps and sidewalks, 2) storm drainage facilities, 3) widening of SR 224 from its preexisting edge to the new curb line, 4) milling and asphalt pavement overlay of SR 224 to its centerline, 5) LED street lights, 6) roadway striping and 7) signage.

Anyone for or objecting to the proposed frontage improvement waiver should attend the public hearing in-person, via Zoom or send a letter to the City Clerk, Stephanie Haug, indicating his or her opinion, prior to the public hearing date. Written comments must be received by the City Clerk no later than 3:00pm, Tuesday, November 1, 2022. Letters should be addressed to the City Clerk at the following address: 3100 Belmont Blvd Suite 106, West Richland, Washington 99353 or via email to shaug@westrichland.org.

Please contact the West Richland Public Works Department at 967-5434 with any questions regarding the proposed frontage improvement waiver.

Roscoe C. Slade III, P.E.
City of West Richland
Director of Public Works

The link to attend the virtual City Council meeting during which the public hearing will be held is below:

Topic: West Richland City Council Meeting -- Frontage Improvement Waiver Public Hearing
Tuesday, November 1, 2022 @ 6pm

<https://us02web.zoom.us/j/86707731943>

Meeting ID: 867 0773 1943
One tap mobile
+12532158782, 86707731943# US (Tacoma)

**CITY OF WEST RICHLAND
RESOLUTION NO. 49-22**

**A RESOLUTION OF THE CITY OF WEST RICHLAND,
WASHINGTON, SETTING THE PUBLIC HEARING DATE TO
CONSIDER A PETITION FOR A FRONTAGE IMPROVEMENT
WAIVER PER WRMC 12.04.060.**

WHEREAS, West Richland Municipal Code Chapter 12.04, Frontage Improvements Required, requires property owners / developers to construct frontage improvements, as defined by WRMC section 12.04.030(a), along the full abutting street frontage of property when developed; and

WHEREAS, the property owner of Parcel 11, ROS #3871 has submitted a petition for a frontage improvement waiver dated September 1, 2022 requesting a waiver for specific frontage improvements to SR 224 / Van Giesen associated with Short Plat application PLAT 009-2022 and future building permits; and

WHEREAS, the City Council is required to adopt a resolution fixing a time when the petition will be heard and determined; and

WHEREAS, said time shall not be more than 90 days nor less than 21 days after the passage of the resolution;

NOW, THEREFORE, the City Council of the City of West Richland, Washington does hereby resolve as follows:

Section 1. There shall be a public hearing to consider the petition for a frontage improvement waiver before the City Council of the City of West Richland, Washington, at its regularly scheduled meeting to be held on the 1st day of November, 2022, at 6:00pm.

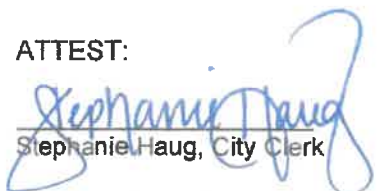
Section 2. The proposed frontage improvements to SR 224 / Van Giesen petitioned to be waived are as follows: 1) curb, gutters, ADA handicap ramps and sidewalks, 2) storm drainage facilities with the exception of roadside ditches, 3) widening of SR 224 / Van Giesen from its preexisting edge to the new curb line with the exception of widening to allow for center left turn lane 4) milling and asphalt pavement overlay of SR 224 / Van Giesen to its centerline, 5) LED street lights, 6) Roadway striping and 7) Signage.

Section 3. This resolution shall be in effect immediately upon approval.

**PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND,
WASHINGTON, this 20TH day of September, 2022.**


Brent Gerry, Mayor

ATTEST:


Stephanie Haug, City Clerk

APPROVED AS TO FORM:


Bronson Brown, City Attorney



VICINITY MAP

PARCEL 11 FRONTAGE WAIVER

DESIGN: JNM
DRAWN: JNM
CHECK: RCS



SHEET: 1
SCALE: N/A
DATE: 09/12/2022
CADFILE: Vicinity Map2.dwg



Sept 1, 2022

66033.000

Drew Woodruff, PE, City Engineer
City of West Richland
3100 Belmont Blvd.
West Richland, Washington 99353

Via email: drew@westrichland.org

Regarding: Frontage Improvement Waiver Request for W. Van Giesen St. (SR 224)
Ref: PLAT-009-2022

Dear Mr. Woodruff:

In accordance with Section 12.04.050 WRMC, we are requesting a frontage improvement waiver for Parcel 11, ROS #3871, as recorded March 8th, 2008, under AFN 2008-008652. Benton County Tax parcel 101973000007000. This request involves public street frontage along the east side of Van Giesen Street (SR 224), on the west boundary of the subject parcel and is associated with Short Plat application PLAT-009-2022.

As shown on the attached Site Vicinity Map, the intersection of Van Giesen St. with Paradise Way has been improved with concrete curb, gutter, ADA sidewalk ramps, sidewalks, street lights and signage. The street lights extend along the subject parcel frontage on Van Giesen, which was also widened along with the intersection improvements. We are requesting a waiver for the specific frontage improvements listed below.

- Roadway pavement widening
- Concrete curb and gutter, sidewalks, ADA sidewalk ramps
- Storm drainage facilities

The requested waiver is warranted because the City plans to widen West Van Giesen on both sides of the street corridor in the future, but not in the timeframe for developing the proposed Short Plat. Any additional frontage improvements made in conjunction with developing Lots 1 and 2 of the proposed Short Plat at this time would likely need to be removed once the City is ready to construct the ultimate, 4-lane roadway. The additional road right of way needed to complete the future widening of Van Giesen was dedicated under AFN 2020-033-651.

Please consider this request to grant a waiver for specific frontage improvements to Van Giesen St, (SR 224), associated with development of Lots 1 and 2 of the proposed Short Plat. (See attached), or with building permits for the same.

Paradise Way frontage improvements associated with this Short Plat will include road pavement widening, curb, gutter, sidewalks, ADA sidewalk ramps and storm drainage catch basins. Please feel free to contact me at 509.521-1325 or kevin.barney@pbsusa.com with any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Kevin W. Barney".

Kevin Barney, PE
Senior Civil Engineer

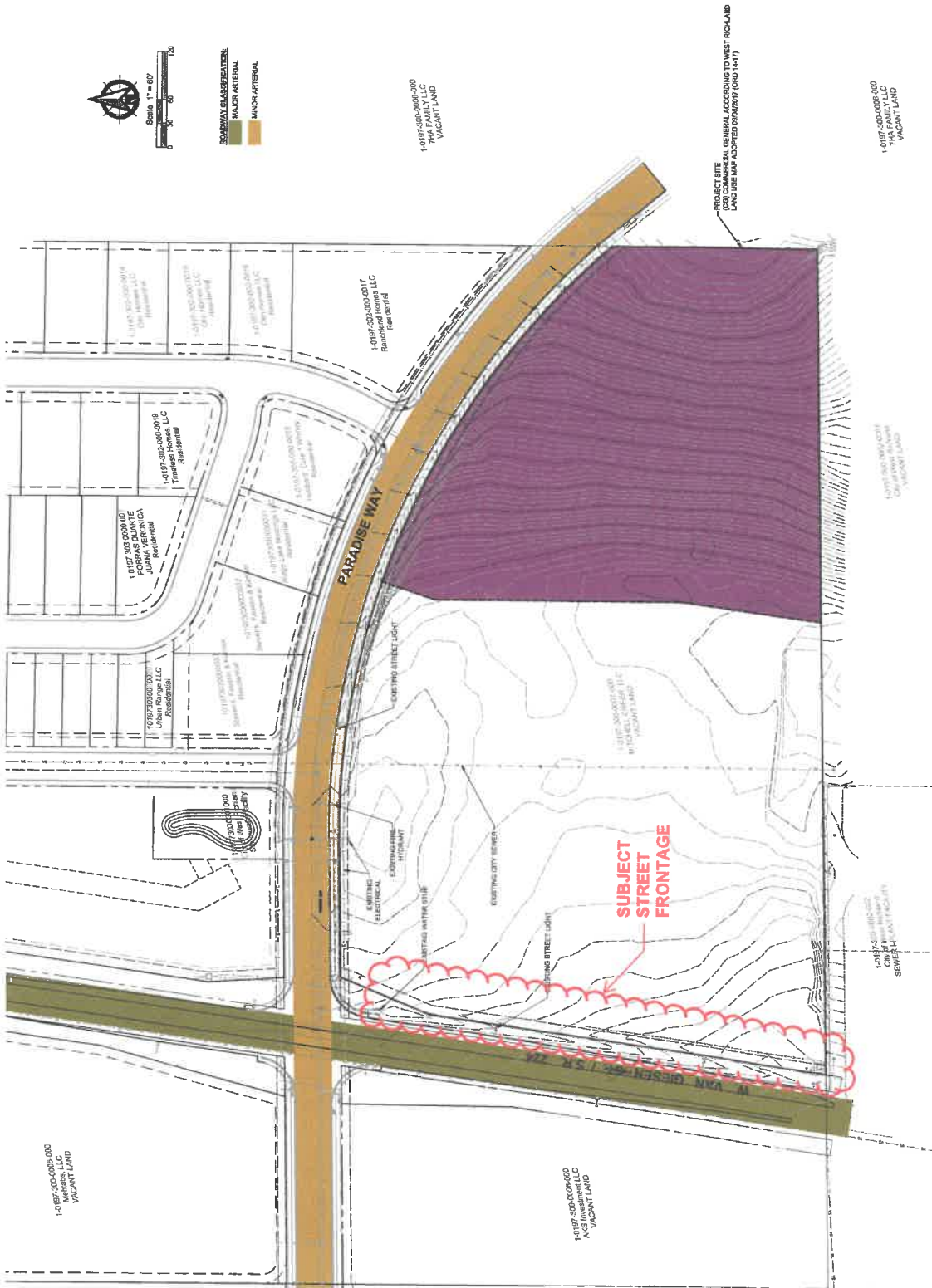


FIGURE 2: SITE VICINITY AND TOPOGRAPHIC MAP

File Size Based Format is 250x4. Printed Size is 11x17.25x4. Then the sheet format has been marked & measured. Do not use for accuracy.

SHORT PLAT

LOCATED IN THE NW 1/4 OF SECTION 1, TOWNSHIP 9 NORTH,
RANGE 27 EAST OF THE WILLAMETTE MERIDIAN, CITY OF WEST
RICHLAND, BENTON COUNTY, WASHINGTON

LEGEND & ABBREVIATIONS

- ◆ FOUND 3" BRASS CAP IN CASE AND COVER STAMPED: "48318 2018" PER (R1) OR (R2)
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO LS 43918" (R1) OR (R2) UNLESS OTHERWISE NOTED
- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO LS 46318"
- COMPUTED POINT, NOT FOUND OR SET
- (R#) / (M#) DENOTES SURVEY / DEED REFERENCE, SEE LIST

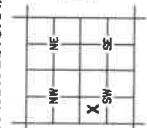
- COMR CITY OF WEST RICHLAND
- AFN AUDITOR FILE NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT. EASEMENT
- EXIST. EXISTING
- R/W RIGHT OF WAY
- YPC YELLOW PLASTIC CAP
- BPC BLUE PLASTIC CAP
- ## UNROOT INTERVAL EXISTING GROUND CONTOURS
- X — FENCELINE
- — CENTERLINE OF ROAD
- — SECTION LINE
- — ROAD RIGHT OF WAY
- — EXISTING PROPERTY EASEMENT
- — SHORT PLAT BOUNDARY
- — PROPERTY BOUNDARY
- — PROPOSED PROPERTY BOUNDARY
- — EASEMENT GRANTED IN THIS SHORT PLAT



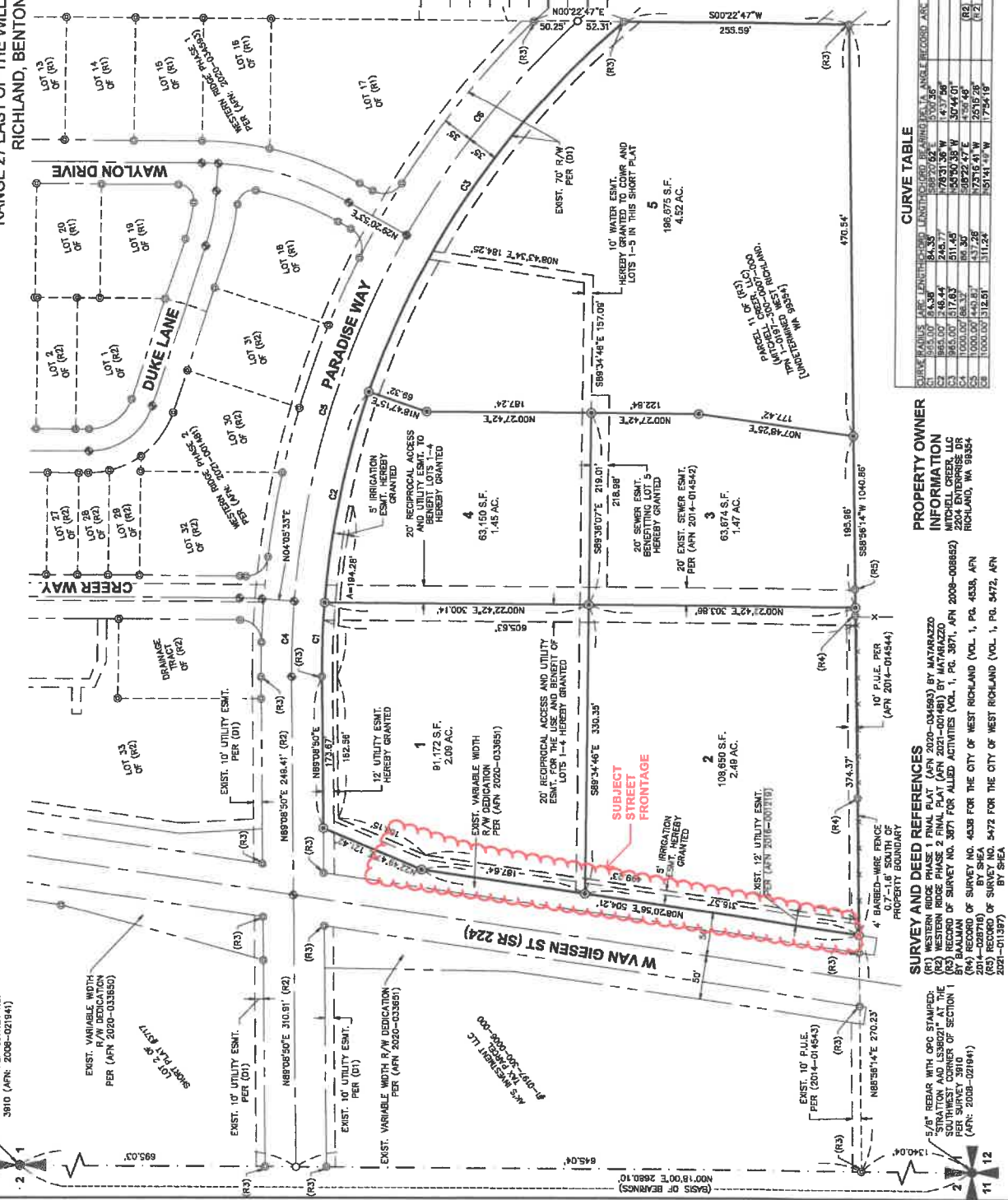
Scale 1" = 80'

BASIS OF BEARINGS
NADES, WASHINGTON STATE SOUTH ZONE. TO REPRODUCE HOLD A GRID BEARING OF 0.7° SOUTH OF THE WEST LINE OF THE SW 1/4 OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN. DISTANCES SHOWN ARE GROUND LENGTHS EXPRESSED IN U.S. SURVEY FEET USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0000037852387

SECTION DIAGRAM



CHORD BEARING	CHORD DISTANCE	ARC LENGTH	ANGLE	ARC LENGTH
N00°00'00" E	100.00	100.00	90°	100.00
N00°00'00" E	100.00	100.00	90°	100.00
N00°00'00" E	100.00	100.00	90°	100.00
N00°00'00" E	100.00	100.00	90°	100.00
N00°00'00" E	100.00	100.00	90°	100.00
N00°00'00" E	100.00	100.00	90°	100.00
N00°00'00" E	100.00	100.00	90°	100.00
N00°00'00" E	100.00	100.00	90°	100.00
N00°00'00" E	100.00	100.00	90°	100.00
N00°00'00" E	100.00	100.00	90°	100.00



PROPERTY OWNER INFORMATION

MICHEL CREER, LLC
400 Bradley Blvd Ste 108
Richland, WA 99352
509.942.1800
phsusa.com

SURVEY AND DEED REFERENCES

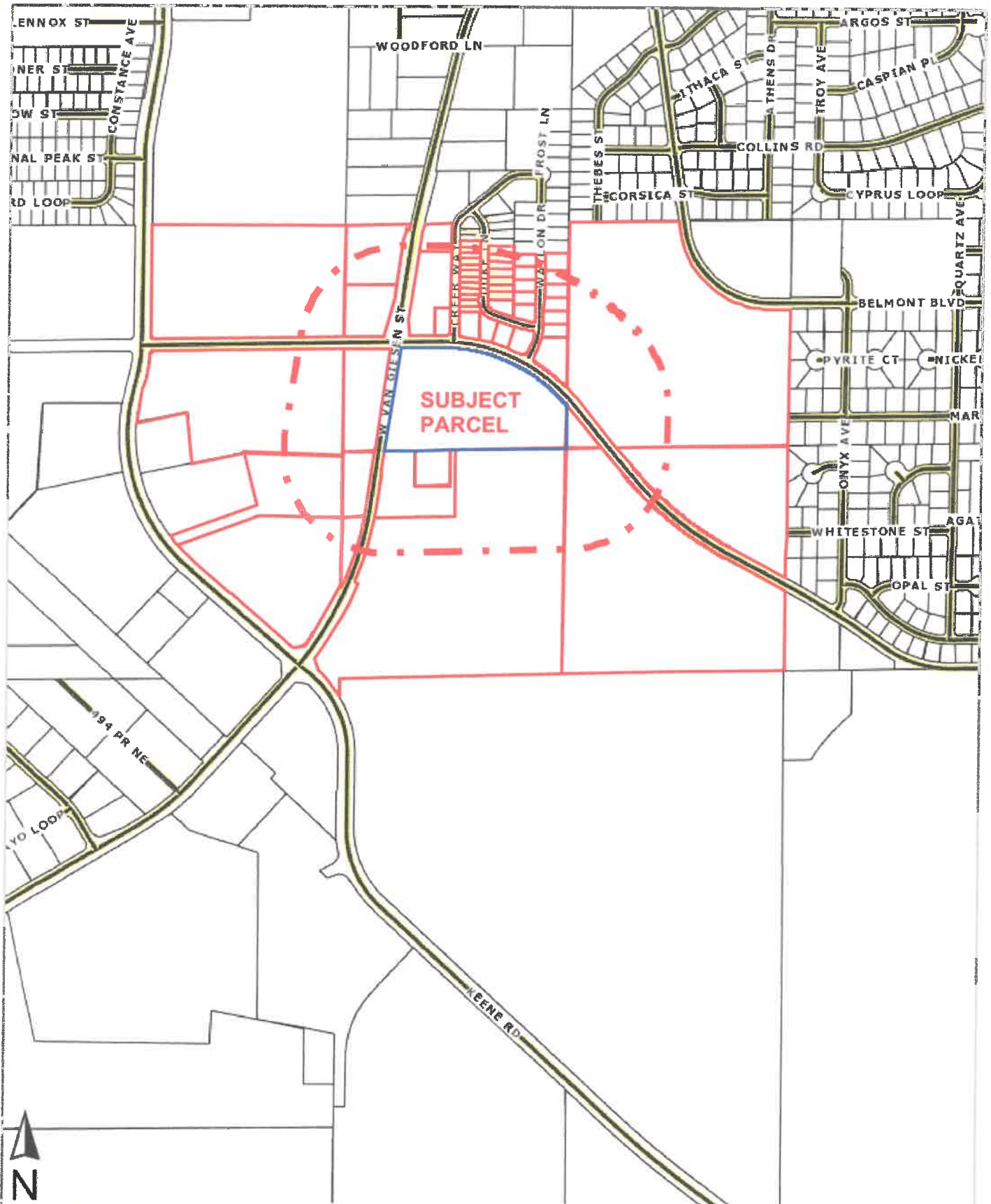
(R1) WESTERN RIDGE PHASE 1 FINAL PLAT (AFN 2020-034983) BY MATARAZZO
(R2) WESTERN RIDGE PHASE 2 FINAL PLAT (AFN 2021-001481) BY MATARAZZO
(R3) RECORD OF SURVEY NO. 3871 FOR ALLEED ACTIVITIES (VOL. 1, PG. 3871, AFN 2008-008852) BY MICHEL CREER, LLC
(R4) RECORD OF SURVEY NO. 4638 FOR THE CITY OF WEST RICHLAND (VOL. 1, PG. 4638, AFN 2014-028716) BY SHEA
(R5) RECORD OF SURVEY NO. 5472 FOR THE CITY OF WEST RICHLAND (VOL. 1, PG. 5472, AFN 2021-011387) BY SHEA

AUDITOR'S CERTIFICATE

I, ALEXANDER D. MATARAZZO, PLS 46318, DATE 07/20/2022
IN VOLUME 1 OF 3
AT THE REQUEST OF PHAS ENGINEERING & ENVIRONMENTAL, INC.
DAY OF THE MONTH OF 2022 AT
FOR RECORD THIS SHORT PLAT AT PAGE 2021-011387

PBS Engineering and Surveying
400 Bradley Blvd Ste 108
Richland, WA 99352
509.942.1800
phsusa.com

PROJECT NO.: 8603.005
CLIENT: MITCHELL CREER, LLC
DATE: 07/20/2022
SURVEYOR: ALEX D. MATARAZZO
CALC BY: ADM
DRAWN BY: BCH
SCALE: 1"=80'
SECTION: 1
TOWNSHIP: 9 NORTH
RANGE: 27 EAST
COUNTY: BENTON
SHEET 1 OF 3



**SUBJECT
PARCEL**



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.