



TO: Property Owners
All concerned (*This notice is posted on the site and in other locations as required by code*)

SUBJ: Utility Easement Vacation, File No.: VACA-001-2023 (Nissen)—**Notice of Public Hearing**

DATE: May 17, 2023

NOTICE OF PUBLIC HEARING

In accordance with RCW 35.94.040 and West Richland Municipal Code Chapter 12.60, a public hearing to consider the proposed vacation of a public utility easement will be held before the West Richland City Council on **Tuesday, June 6, 2023 at 6:00 p.m.** The date and time of the public hearing was set by Council with the passage of Resolution 28-23 on May 16, 2023.

The City Council's public hearing on the proposed vacation will be conducted in the manner required by WRMC Chapter 12.60. **Anyone objecting to the proposed vacation should attend the public hearing or send a letter to the City indicating his or her objection prior to the public hearing date.** Comments should be submitted to the Community Development Department at 3100 Belmont Blvd., Suite 104, West Richland, WA 99353 or via email to Planner Elisha Ransom at eransom@westrichland.org.

The public hearing will be held in person in the City Council Chambers at 3100 Belmont Blvd, West Richland, WA 99353 with an option for participation via online video. The online meeting link and call-in numbers are available on the City's website on the City Council Agenda page, or by emailing City Clerk Stephanie Haug at shaug@westrichland.org.

DESCRIPTION OF PROPOSAL

The applicant, John Nissen, submitted an application for a utility easement vacation, along with the applicable fee. The site is 6123 Ironton Dr, legal description Willamette Heights Section 6, Lot 142 (Parcel No: 106983020142000). The easement sought to be vacated is the west 20 feet of the east 30 feet and the north 20 feet of the south 30 feet of Willamette Heights Section 6, Lot 142.

ENVIRONMENTAL REVIEW

The proposal is not subject to environmental review (SEPA).

SITE MAP

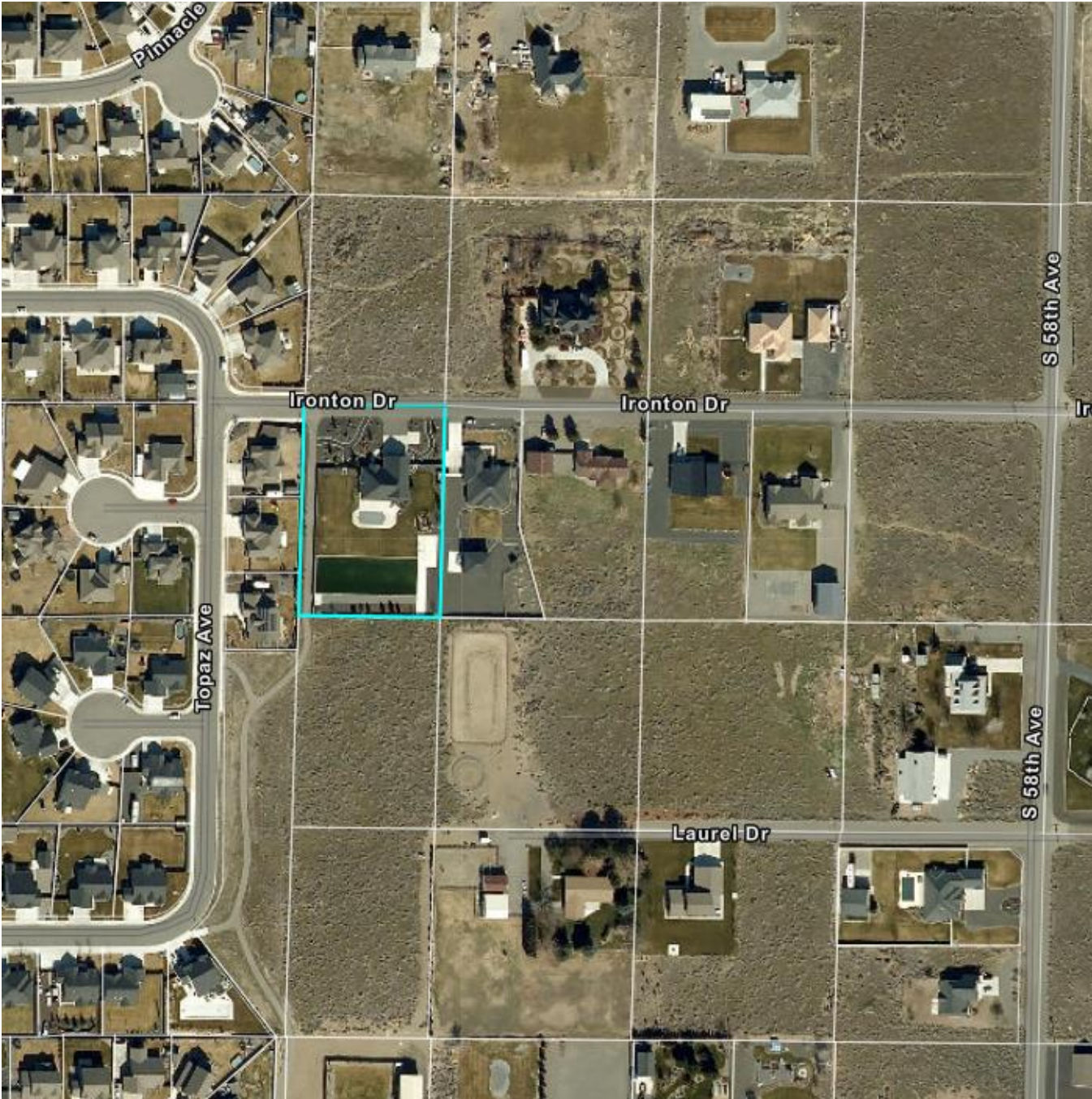
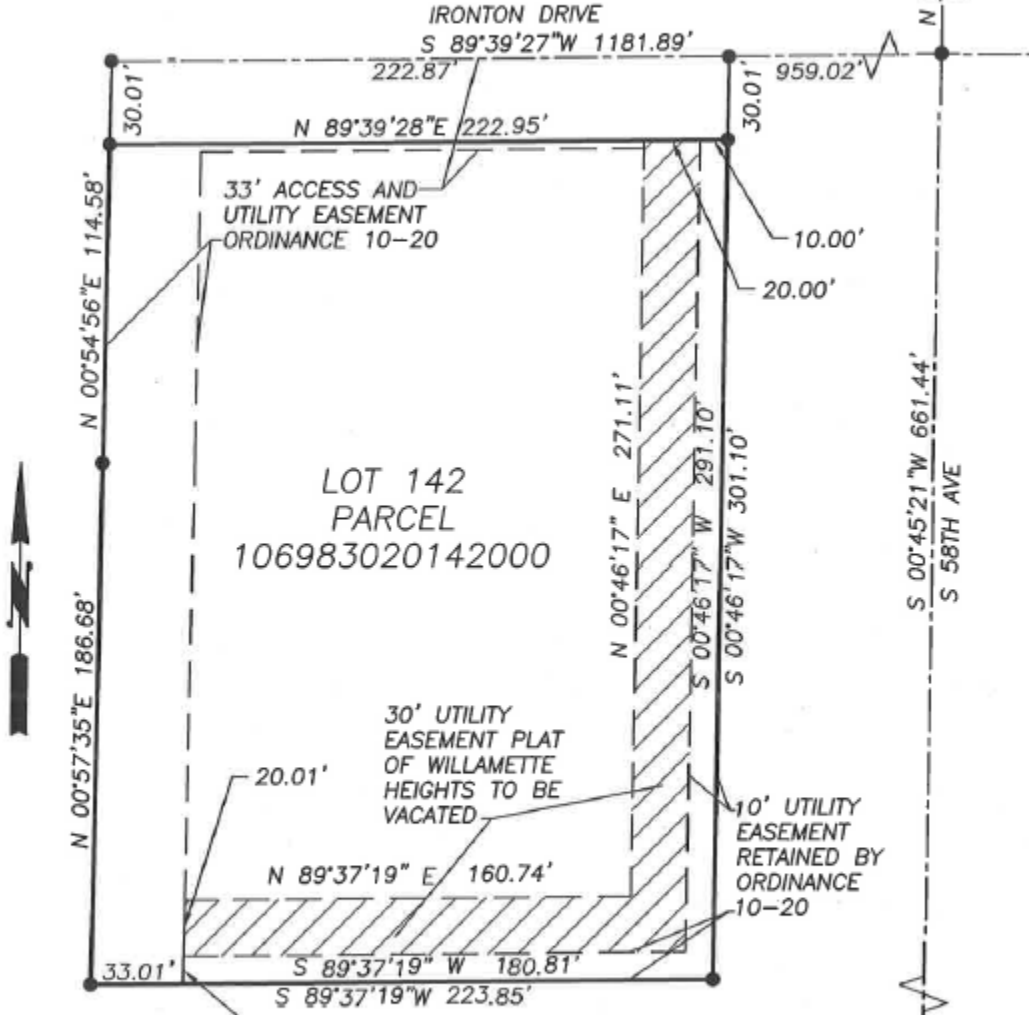


EXHIBIT MAP

CITY OF WEST
RICHLAND POINT 604
ROS 3910



APRIL 28 2023



REF RECORD OF
SURVEY 4634

CITY OF WEST
RICHLAND POINT 605
ROS 3910

WORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 6132
KENNEWICK, WASHINGTON 99336
509-582-6716

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KENNEWICK, WASHINGTON 99336

Utility Easement to be vacated as shown on plat of Willamette Heights

A portion of the 30.00 foot Utility Easement to be vacated in the Northwest quarter of the Southwest quarter of Section 6, Township 9 North, Range 28 East, W.M. Lot 142, plat of Willamette Heights according to the Plat thereof recorded in Volume 5 of Plats Page 52 records of Benton, County, Washington, and described as follows:

Commencing at Northeast corner of said Lot 142; thence along the East line thereof South $00^{\circ}46'17''$ West for 30.01 feet to the right of way of Ironton Drive; thence along said right of way South $89^{\circ}39'28''$ West for 10.00 feet to the Easterly line of the 10.00 foot easement retained by city of West Richland Ordinance 10-20 and the True Point of Beginning of said portion to be vacated; thence parallel with and 10.00 feet distance from the East line of said Lot 142 South $00^{\circ}46'17''$ West for 291.10 feet to a point that is 10.00 feet North of the South line of said Lot 142; thence parallel with and 10.00 distance from the said South line South $89^{\circ}37'19''$ West for 180.81 feet to a point that is 33.00 feet from the West line of said Lot 142; thence parallel with and 33.00 feet distance from said West line North $00^{\circ}57'35''$ East for 20.01 feet to a point that is 30.00 feet North of said South line of Lot 142; thence parallel with and 30.00 feet North of said South line North $89^{\circ}37'19''$ East for 160.74 feet to a point that is 30.00 feet from the East line of said Lot 142; thence parallel with and 30.00 feet distance form said East line North $00^{\circ}46'17''$ East for 271.11 feet to intersect the Southerly right of way of Ironton Drive; thence along said right of way North $89^{\circ}39'28''$ East for 20.00 feet to the True Point of Beginning.