

**CITY OF WEST RICHLAND
RESOLUTION NO. 2- 20**

**A RESOLUTION OF THE CITY OF WEST RICHLAND, WASHINGTON,
GRANTING A FRONTAGE IMPROVEMENT WAIVER FOR FRONTAGE
IMPROVEMENTS TO VAN GIESEN (SR 224) PER WRMC 12.04.060
FOR SHORT PLAT APPLICATION 2019-06**

(Benton County parcel #1-0197-202-0000-003)

WHEREAS, pursuant to Resolution No. 43-19 passed by the City Council on December 3, 2019, setting forth the City's intention to consider granting a frontage improvement waiver for specific frontage improvements to Van Giesen (SR 224) associated with Short Plat Application 2019-06 and associated future building permits, a public hearing was held before the City Council of the City of West Richland on January 7, 2020 and action on the motion was continued to the January 21, 2020 City Council meeting; and

WHEREAS, written notice of the City's intention to consider granting a frontage improvement waiver for specific frontage improvements to Van Giesen (SR 224) associated with Short Plat Application 2019-06 and associated future building permits together with a statement of the time and place affixed for a hearing before the West Richland City Council to determine whether said frontage improvement waiver shall be granted has been posted in three public places in the City, posted on the proposed property the frontage improvement waiver is sought for, WSDOT notified and the owners of the property with 600 feet of said property were notified according to law; and

WHEREAS, all other steps and proceedings required by law to grant a frontage improvement waiver have been duly taken and performed;

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON, does ordain as follows:

Section 1. Mr. D. Keith Hughes is hereby granted a frontage improvement waiver for the following required frontage improvements to Van Giesen (SR 224) associated with Short Plat Application 2019-06 as follows:

- 1) Curb, gutters, ADA handicap ramps and sidewalks along Van Giesen (SR 224) frontage of Short Plat Application 2019-06 shall not be required with Short Plat Application 2019-06.
- 2) Storm drainage facilities including low impact development facilities and/or underground facilities for Van Giesen (SR 224) shall not be required with Short Plat Application 2019-06.
- 3) Widening of Van Giesen (SR 224) from its preexisting edge to the new curb line shall not be required with Short Plat Application 2019-06.

- 4) Installation of additional LED Street Lights on Van Giesen (SR 224) shall not be required with Short Plat Application 2019-06.
- 5) Milling and asphalt pavement overlayment of Van Giesen (SR 224) to the centerline shall not be required with Short Plat Application 2019-06.
- 6) Additional road row dedication for Van Giesen (SR 224) shall not be required with Short Plat Application 2019-06.
- 7) Additional roadway striping and or signage for Van Giesen (SR 224) shall not be required with Short Plat Application 2019-06.

Section 2. The City Council hereby conditions the granting of said frontage improvement waiver for frontage improvements to Van Giesen (SR 224) for Short Plat Application 2019-06 on the following:

- 1) State Route 224 (commonly known as Van Giesen) is a Class 3 managed access facility and as such no direct access to Van Giesen will be allowed for the proposed lots of short plat application 2019-06 without prior City Engineer approval. Requests for access to Van Giesen and Belmont for these lots shall be development/ site plan specific and will require an engineering analysis that is signed and sealed by a qualified registered professional engineer. The City and WSDOT encourage internal road/street networks and joint access connection and as such, unless approved by the City Engineer, 1) no more than one access connection may be provided to an individual parcel or to contiguous parcels under the same ownership, unless it can be shown via an engineering analysis that additional access connections will not adversely affect the safety or operation of Van Giesen and or Belmont Blvd (with or without mitigation), 2) the minimum distance to another public or private access point is approximately 330 feet on the same side of the roadway (Belmont Blvd is approximately 200 feet), and 3) joint access points shall be utilized. The City Engineer may require additional mitigation measures to ensure the access will not adversely affect the safety or operation of Van Giesen or Belmont Blvd.

Section 3. City Council hereby finds that granting a frontage improvement waiver from the requirements of West Richland Municipal Code Chapter 12.04 with the conditions in Section 2 will in no way be detrimental to the best interests of the city, will not be contrary to its intent or to the public interest, safety, health and welfare and where due to special conditions or exceptional characteristics of the subject property, a literal enforcement of this chapter would result in practical difficulties or unnecessary hardships for Mr. D. Keith Hughes.

Section 4. Mr. D. Keith Hughes petition for a frontage improvement waiver for frontage improvements to Van Giesen (SR 224) associated with future building permits associated with Short Plat Application 2019-06 is hereby denied.

Section 5. This resolution shall be in effect immediately upon approval.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON, this 21st day of January, 2020.



Brent Gerry, Mayor

ATTEST:



Julie Richardson, City Clerk

APPROVED AS TO CONTENT AND FORM:



Bronson Brown, City Attorney