

**WEST RICHLAND PLANNING COMMISSION**  
**Preliminary Agenda**  
**Mid Columbia Library Council Chambers**  
**December 13, 2012 at 7:00 pm**

1. **Call to Order:**

2. **Roll Call:**

<b>Commissioner</b>	<b>Present</b>	<b>Excused</b>	<b>Absent</b>
Diediker, Nona, Chair			
Aldrich, Nancy			
Carlisle, Janet			
Curtiss, Johan			
Luke, Lucinda			
Shupe, Steven			
Webb, Eileen, Vice Chair			

3. **Approval of the Agenda:**

4. **Presentations:**

5. **Approval of the Minutes:**

a. November 8, 2012

6. **Announcements, Reports, and Comments:**

7. **Citizen Public Comments:**

8. **Motions and Public Hearings:**

a. Plat Alteration Request for preliminary plat of Kingview No. 7

9. **New Business:**

10. **Unfinished Business** (*workshop*):

11. **Adjournment:**

City of West Richland  
Planning Commission Meeting  
November 8, 2012

**1. Call to Order:** Chair Diediker called the meeting to order at 7:00 pm.

**2. Roll Call:** Chair Nona Diediker and Vice Chair Eileen Webb were present. Planning Commission members Steven Shupe, Johan Curtiss, Nancy Aldrich, Lucinda Luke, and Janet Carlisle were also present.

Staff present were Community & Economic Development Director Ruth Swain, Associate Planner Thaniel Gouk, and staff recorder Penny Mayfield.

**3. Approval of the Agenda:** Member Luke moved, seconded by Commissioner Shupe, to approve the November 8, 2012 agenda as presented. The motion carried unanimously.

**4. Presentations:** There were no presentations.

**5. Approval of the Minutes:** June 14, 2012 and October 25, 2012

Vice Chair Webb moved, seconded by Commissioner Shupe to approve the June 14, 2012 meeting minutes as presented. The motion carried unanimously.

Commissioner Shupe moved, seconded by Vice Chair Webb to approve the October 25, 2012 minutes as presented. The motion carried unanimously.

**6. Announcements, Reports, and Comments:** Director Swain updated an update on the council's decision to switch to a bi-annual budget in 2013. She also said that city employees would be paying more of their health insurance due to the budget shortfall. The budget is scheduled to be approved the first Tuesday in December. The City is planning to move to a values based performance system.

Director Swain said the soccer task force would be having their first meeting Tuesday night.

Chair Diediker reminded everyone up the upcoming Veterans Day parade on Saturday morning.

**7. Citizen Public Comments:** Chair Diediker opened the meeting to citizen public comment on items not listed on the agenda. There were no citizen public comments.

**8. Motions and Public Hearings:**

a) Preliminary Plat of Columbia Living Development – (Continued)

Chair Diediker swore-in Ahmad Qayoumi to give testimony.

This hearing is quasi-judicial in nature and therefore the appearance of fairness and conflict of interest rules apply. Quasi-judicial actions determine legal rights, duties, or privileges of specific parties in a hearing. The public hearing must be fair in three respects: form, substance, and appearance.

Do any Planning Commissioners have an interest in this property or issue, or stand to gain or lose any financial benefit as a result of the outcome of this hearing, or have any disclosures to make? Seeing none,

Is there anyone in the audience who objects to my participation or other Planning Commission member's participation in these proceedings? There was none.

Chair Diediker reopened the public hearing for the proposed preliminary plat.

Chair Diediker inquired if there were any written materials that have been submitted, or that anyone wished to submit without speaking. Staff recorder Penny Mayfield responded no.

Associate Planner Gouk summarized the staff report. He explained that the hearing was continued from the October 25<sup>th</sup> 2012 hearing to allow Public Works to respond to the Planning Commissions' questions regarding the recommended plat conditions numbers 11, 22, 27, 28 29, and 31.

Member Aldrich said she was in disagreement with the 20-foot landscaping easement in that it is an additional unnecessary expense for the developer. Director Slade agreed the two 10 foot easements could overlap and long as there was no site distance issues and to strike out the sentence in condition no. 11 "Said 10' landscape easement shall be separate from the 10' utility easement".

Further decision on lower cost options for sewer ensued giving the developer some other choices to look at other than a lift station.

Ahmad Qayoumi asked to enter into record a consideration to retract their original acceptance of conditions no. 11, 16, 18, 22, 24, 25, and 29.

Chair Diediker closed the public hearing at 7:25 p.m.

Discussion followed on the request to retract acceptance of conditions listed above.

Associate Planner Gouk submitted verbiage to modify conditions 24 and 25 and if Planning Commission concurs, a dry irrigation system would not be required.

Associate Planner Gouk said a fix to condition no. 16 would be to say the roadway width shall meet the International Fire Code. Condition 18 is only clarifying because they will not go passed 150 feet so a turnaround would not be required.

Motion: Commission Aldrich moved, seconded by Commissioner Luke that the preliminary plat be approved subject to the following conditions with the exception of item 11, the easement will be reduced to only 10 feet. Item no. 16; add to end of first sentence "shall meet IFC." For number 24 and 25 refer to verbiage given by Thaniel Gouk on the irrigation system. The motion carried.

b) Rezone of Westwood Estates Phase 1

Chair Diediker opened the public hearing at 7:45 p.m.

Associate Planner Gouk presented the proposed rezone of Westwood Estates Phase 1. The purpose of the rezone stems from the recently adopted accessory building regulations, which limits the size to 960 sq. ft. in the RM-10 zoning district. Lots in phase one range in size from 12,994 sq. ft to 19,541 sq. ft. Sullivan Rowell Homes build many house and shop packages and would like to have the option of building larger shops for their customers. Staff recommends approving the rezone of Westwood Estates Phase 1 from RM-10 to RM-12.5.

Nathan Machiela, Sullivan Rowell Homes, 6601 W Deschutes Avenue, Kennewick. Sullivan Rowell started out believing they had the option of building larger shops. It was not until their first sale, which included a large shop they found they could no longer build that size. He said they are only requesting to

rezone phase one at this time allowing them to build the larger shop. Their customers move to this area and buy larger lots so they can build a shop.

After a brief discussion and no further testimony, Chair Diediker closed the public hearing at 7:52 p.m.

Motion: Commissioner Aldrich moved, seconded by Commissioner Curtiss, that the Planning Commission recommends rezoning Westwood Estates Phase One to RM-12.5. The motion carried unanimously.

c) Plat Alteration Request for Collins Heights.

Chair Diediker swore-in Tom Bromley, Allied Activities to give testimony.

This hearing is quasi-judicial in nature and therefore the appearance of fairness and conflict of interest rules apply. Quasi-judicial actions determine legal rights, duties, or privileges of specific parties in a hearing. The public hearing must be fair in three respects: form, substance, and appearance.

Do any Planning Commissioners have an interest in this property or issue, or stand to gain or lose any financial benefit as a result of the outcome of this hearing, or have any disclosures to make? Seeing none,

Is there anyone in the audience who objects to my participation or other Planning Commission member's participation in these proceedings? There was none.

Associate Planner Gouk presented the proposed alteration, which would modify Condition 9 to omit the offset sidewalk requirements for three Phase 2 lots (8-10) with long street frontage as depicted on the attached Exhibit A. The affected parcels were previously numbered lots 8-11 on the approved preliminary plat. The offset sidewalk condition for the smaller Phase 1 lots would remain unchanged.

Tom Bromley, 4360 Ironton Drive, said he did not notice the plat condition until a prospective buyer checked with the City, found out about it, and shied away. Frontage on one of the lots is 378 feet, another at 288 feet and yet another one in excess of 460 feet. This is a lot of material to put between sidewalks and curb. Maintenance would also be a problem. This affects the sale ability of these lots.

Public Works Director Roscoe Slade said the condition was an aesthetic one that comes from the planning department. City code only requires a five-foot sidewalk either way is acceptable.

A brief discussion ensued. There was no further testimony; Chair Diediker closed the public hearing at 8:00 p.m.

Motion: Commissioner Aldrich moved, seconded by Commissioner Shupe, that the Planning Commission recommends approval of the plat alteration request.

**9. New Business:** There was no new business.

**10. Unfinished Business:** There was none.

**11. Adjournment:** The meeting adjourned at 8:02 p.m.

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Nona Diediker, Chair

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Penny Mayfield Staff Recorder

**PLANNING COMMISSION ACTION AGENDA ITEM**

<b>AGENDA ITEM:</b>	<b>8 a</b>	<b>TYPE OF ACTION NEEDED</b>	
<b>MEETING DATE:</b>	December 13, 2012	<i>Open Record Hearing</i>	<b>X</b>
<b>SUBJECT:</b>	Public Hearing to consider File No. PA 2012-49, Kingview No. 7 Plat Alteration	<i>Recommend to Council</i>	<b>X</b>
<b>PREPARED BY:</b>	Thaniel Gouk	<i>1st Discussion</i>	
<b>REVIEWED BY:</b>	Roscoe Slade	<i>2nd Discussion</i>	

*Attached Exhibits: (1) Vicinity Map; (2) Revised Phasing Plan; (3) Transportation Impact Fee Mitigation Agreement; (4) Section 8 Roadway Plan Amendment; (5) Paradise Street Readdressing Info; (6) Background Documents; (7) Original Preliminary Plat Conditions*

**BACKGROUND**

Tom Bromley, representing Allied Activities, has submitted a plat alteration request for the preliminary plat of Kingview No. 7. The request pertains to the following items:

1. Revise the phasing of the plat from 3 phases to 8.
2. Revise the condition requiring improvements to King Dr. to reflect the proposed phasing plan.
3. Modify the condition relating to the timing of construction for S. 38<sup>th</sup> Ave., and remove the requirement for construction of offsite improvements to S. 38<sup>th</sup> (from the northern edge of the plat to the CID canal).
4. Strike out the requirement (Conditions 13-15) for dedication of the open space tract as this was completed by Allied Activities in 2009 and the City now has ownership.
5. Remove the requirement for a Pressure Reducing Vault in S. 45<sup>th</sup> Ave. as this was constructed along with a City project earlier this year.

The applicant has provided the following reasoning for the request:

Revised Phasing to allow flexibility in size and sequencing. Phase 1 proposed to be where Phase 2 was shown on the approved preliminary plat.

Revise condition #11 to reflect the current proposed phasing number.

Revise condition #12 to require South 38th Avenue improvements when the phase abutting 38th is developed, and omit the requirement for offsite improvements from the NE corner of the plat to the canal bridge.

Omit and/or revise conditions #13-15 relating to sewer easement and sewer maintenance road within the open space tract, since sewer will no longer be required through that area.

Omit last sentence of condition #20 relating to pressure reducing vault in S. 45th Avenue that was constructed by the City.

For reference, the original Preliminary Plat Conditions are attached as **Exhibit 7**.

Pursuant to WRMC Title 14 and 17.78, the Planning Commission is to hold an open record public hearing to consider the plat alteration request, and then formulate a recommendation to be considered by the City Council at a closed record public hearing. The Planning Commission recommendation is to include the factors considered at the hearing and an analysis of findings the Planning Commission considers to be controlling. If the Planning Commission recommends approval of the proposed rezone, a closed-record hearing will be held before the City Council on Tuesday, January 15, 2013. If the Planning Commission denies the rezone, the Applicant may take the applicable path for an appeal.

**ANALYSIS**

Staff has been working the owner/developer on this issue for some time now to determine the most effective way for this

preliminary plat to proceed. This plat alteration requests reflects the work between the two parties.

1. Revise the phasing of the plat from 3 phases to 8.

*The original preliminary plat showed the subdivision being built in three large phases. The proposal is to change the phasing to show eight smaller phases instead, allowing for more flexibility in construction. Staff sees no issues with this and recommends approval. The new phasing plan is shown on **Exhibit 2**.*

2. Revise the condition requiring improvements to King Dr. to reflect the proposed phasing plan.

*Modify Condition No. 11 to read as follows:*

11. As part of the interior street improvements, the developer shall be responsible to improve King Drive along ~~Phase 3~~ **Phase 8** to current standards (36' wide as measured from curb to curb, curb and gutter on both sides, streetlights and stormwater control per city standards). The developer shall also be responsible for installing sidewalks in front of the developed lots on the south side of these street improvements.

3. Modify the condition relating to the timing of construction for S. 38th Ave., and remove the requirement for construction of offsite improvements to S. 38th (from the northern edge of the plat to the CID canal).

*Preliminary Plat Condition No. 12 requires S. 38<sup>th</sup> Ave. to be constructed along with the first phase of development, even if the first phase is not fronting it. The proposed phasing plan shows Phase 1 in the southwest corner of the property, about 1,000' west of S. 38<sup>th</sup> Ave., so requiring construction of S. 38<sup>th</sup> Ave. along with the first phase of development is not logical. Construction would be required when the phase fronting the road is constructed, Phase 2 in this case.*

*As S. 38<sup>th</sup> Ave. is a City arterial, the owner/developer may enter into an agreement with the City to receive credits towards the Transportation Impact Fees for the development. Public Works has worked with the owner/developer to draft this agreement, and is attached as **Exhibit 3**.*

*The final part of this item relates to the requirement for the owner/developer to construct S. 38<sup>th</sup> Ave. from the northeastern corner of the property to the CID canal bridge. This would require several hundred feet of offsite construction and should be removed from the conditions.*

*As such, Staff recommends modifying Condition No. 12 to read as follows:*

~~The developer shall be responsible for constructing the west half of South 38<sup>th</sup> Avenue from the canal bridge to the southeast corner of the plat with the first phase of development along the frontage of the development to City standards. Construction also includes storm water systems, street lights, and the off-site sidewalk. The developer shall be credited against the Transportation Impact Fee for the improvements, as set forth in the findings of this report (full credit for improvements from the NE corner of the plat to the canal bridge, and the difference between an access street and an arterial street for the frontage). Transportation Impact Fee Mitigation Agreement shall apply per Resolution xx-2012.~~

4. Strike out the requirement (Conditions 13-15) for dedication of the open space tract as this was completed by Allied Activities in 2009 and the City now has ownership.

*Preliminary Plat Conditions 13-15 pertained to a sewer easement and access road and dedication of the 5-acre open space tract. The sewer through this area is no longer needed, and the owner/developer has already dedicated the tract to the City (done through a short plat in 2009). Staff recommends striking out these conditions as they are no longer applicable.*

~~13. The developer is responsible for constructing a 12' wide, gravel, sewer maintenance road inside a 20' wide sewer easement, extending from the Jordan Court cul-de-sac to Bing Street. The construction shall be completed prior to finalizing any phase of the plat.~~

~~14. The dedication of the open space tract shall occur only after the completion of the sewer maintenance road, establishment of sewer easements, and the provision of legal access to the tract; but not after final plat approval for any of the phases.~~

~~15. Disturbance of the open space tract shall be minimized. While some disturbance will occur with the construction of the cul-de-sac and the sewer maintenance road, the boundaries of the area to be disturbed shall be the minimum necessary and shall be marked prior to excavation. Silt fencing shall be provided at the edges of the 20-foot sewer easement during construction to help ensure that the vegetation outside of the~~

~~easement is not disturbed. The disturbed ground areas on or adjacent to the open space tract shall be seeded with a native grass seed mix upon completion of construction.~~

Remove the requirement for a Pressure Reducing Vault in S. 45th Ave. as this was constructed along with a City project earlier this year.

All lots must be served with City water service and accompanying easements, per City standards. The lots are located within pressure zones 2, 3, and 4. The developer is responsible for installing Pressure Reducing Vaults (several may be required). ~~If the Pressure Reducing Vault in S. 45<sup>th</sup> Avenue is not rebuilt as required by the condition on the Kingview #6 plat prior to the area of Phase 3 being developed, then it must be done in conjunction with Phase 3.~~

Two other items that are directly related to this proposal relate to the Section 8 Roadway Plan to the south, and the need for some readdressing of existing homes.

- The existing Section 8 Roadway Plan, which is the recommended road development pattern for the section of houses to the south of this property, currently shows a future through-street connecting Section 8 with this plat. The original Roadway Plan did not have access to this preliminary plat, and therefore had to make a best guess as to how the adjacent Section 8 properties would tie in. After overlaying this plat and looking the connectivity with Section 8, Staff has recommended that the Roadway Plan be amended. This proposal and more in-depth information is shown in **Exhibit 4**.
- The existing homes along Paradise St. will need to be readdressed prior to completion of the first phase of construction. The homes will receive new address numbers, and the road name will change to Maple St. Staff has conversed with Benton County Emergency Services on this matter, and it is also their recommended best course of action. See communication from BCES and map of affected properties in **Exhibit 5**.

### **CONCLUSIONS**

1. The Planning Commission has jurisdiction to hold an open record public hearing and issue a recommendation on this request to the City Council.
2. Staff has worked with the owner/developer to determine the best course of action to complete this development. This plat alteration request follows the work that was done.
3. The attached Transportation Impact Fee Mitigation Agreement, and Section 8 Roadway Plan amendment are slated for public hearings at the January 15, 2013 City Council meeting (the same night as this alteration if it is recommended for approval).

### **FISCAL IMPACT (Indicate amount, fund, and impact on budget):**

None

### **MOTION:**

1. I move that the Planning Commission recommend approval of the plat alteration request.

Or

2. I move that the Planning Commission deny the plat alteration request.

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# **EXHIBIT 1**

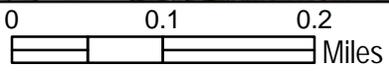
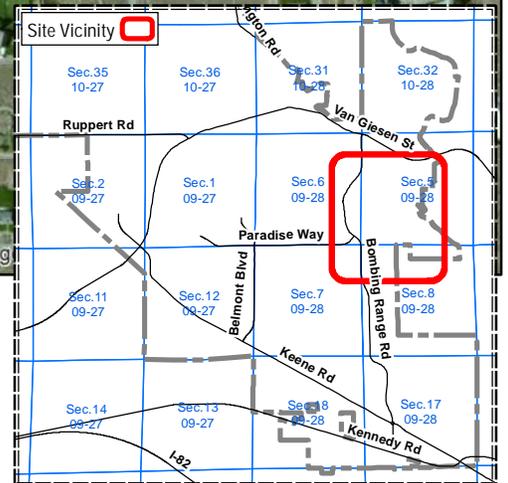
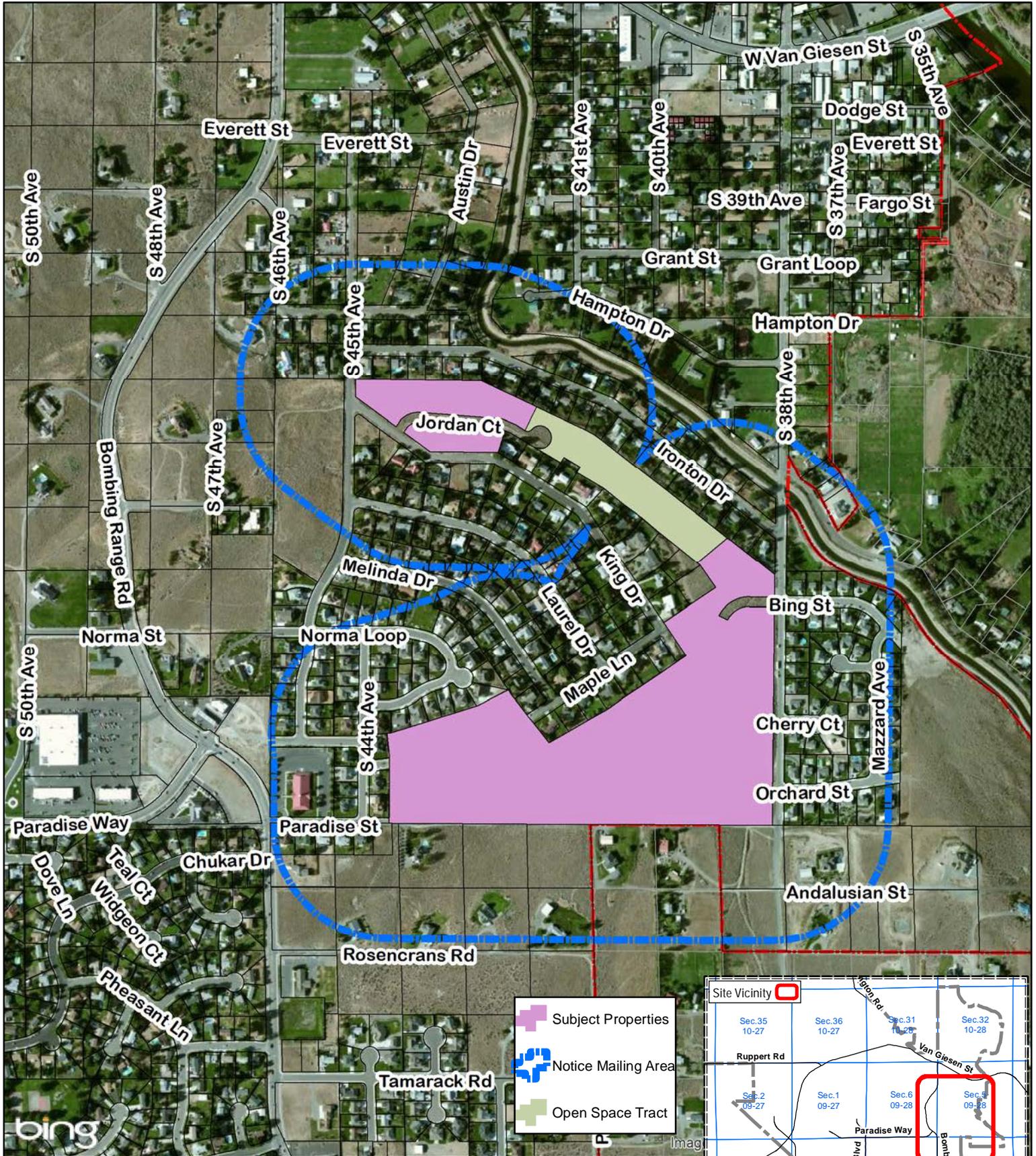
## **Vicinity Map**

12/13/2012 Planning Commission Packet  
Kingview No. 7 Plat Alteration Request  
Public Hearing

City of West Richland

# Plat Alteration - Kingview No. 7

Plotted by: ngouk  
12/3/2012  
04:53 PM



THIS MAP IS FOR REPRESENTATION PURPOSES ONLY. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 509.967.5902 OR [cityhall@westrichland.org](mailto:cityhall@westrichland.org) WITH QUESTIONS REGARDING THIS MAP OR FOR SPECIFIC QUESTIONS.

Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation

# **EXHIBIT 2**

## **Revised Phasing Plan**

12/13/2012 Planning Commission Packet  
Kingview No. 7 Plat Alteration Request  
Public Hearing

City of West Richland

*PRELIMINARY PLAT OF*  
**KINGVIEW ADDITION NO. 7**  
 LOCATED IN A PORTION OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.  
 CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON

**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBES AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE NORTH 89°23'16" WEST 30.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 5 TO THE WEST LINE OF SOUTH 38TH AVENUE AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 5 NORTH 89°23'16" WEST 1987.84 FEET TO THE EAST LINE OF KINGVIEW ADDITION NO. 5, AS RECORDED IN VOLUME 15 OF PLATS, PAGE 107, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE THE FOLLOWING THIRTEEN COURSES ALONG THE EAST AND SOUTH LINES OF KINGVIEW ADDITION, AS RECORDED IN VOLUME 8 OF PLATS, PAGE 152, RECORDS OF BENTON COUNTY, WASHINGTON; KINGVIEW ADDITION NUMBER 2, AS RECORDED IN VOLUME 10 OF PLATS, PAGE 6, RECORDS OF BENTON COUNTY, WASHINGTON; KINGVIEW ADDITION NUMBER 4, AS RECORDED IN VOLUME 13 OF PLATS, PAGE 5, RECORDS OF BENTON COUNTY, WASHINGTON, AND SAID KINGVIEW ADDITION NUMBER 5:

NORTH 00°56'30" EAST 283.31 FEET; THENCE NORTH 07°43'26" WEST 50.67 FEET; THENCE NORTH 05°04'00" WEST 136.22 FEET; THENCE NORTH 84°29'19" EAST 20.28 FEET; THENCE NORTH 73°01'00" EAST 472.28 FEET; THENCE NORTH 62°59'05" EAST 86.17 FEET; THENCE NORTH 62°54'17" EAST 90.64 FEET; THENCE SOUTH 33°49'45" EAST 38.89 FEET; THENCE SOUTH 39°37'20" EAST 22.58 FEET; THENCE SOUTH 37°40'49" EAST 99.64 FEET; THENCE SOUTH 38°00'18" EAST 184.49 FEET; THENCE NORTH 60°28'34" EAST 347.28 FEET; THENCE NORTH 59°25'10" EAST 495.00 FEET TO THE EAST LINE OF KING DRIVE;

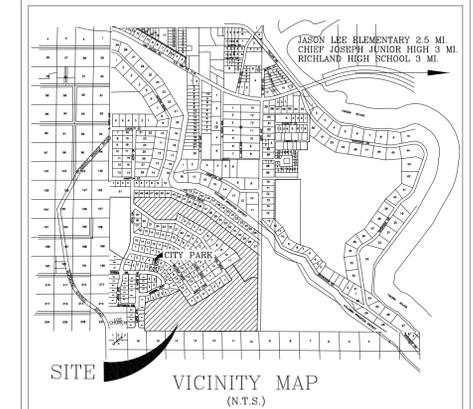
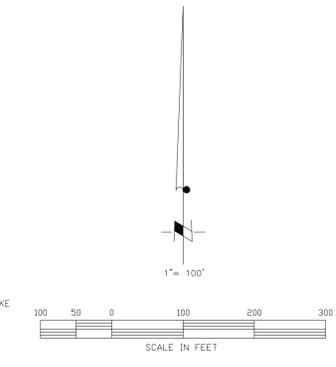
THENCE NORTH 33°38'00" WEST 209.87 FEET ALONG THE EAST LINE OF SAID KING DRIVE TO THE SOUTHEASTERLY LINE OF LAUREL HILL SUBDIVISION, AS RECORDED IN VOLUME 5 OF PLATS, PAGE 71, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE THE FOLLOWING TEN COURSES ALONG THE SOUTHEASTERLY, NORTHEASTERLY, AND NORTHWESTERLY LINES OF SAID LAUREL HILL SUBDIVISION:

NORTH 56°22'18" EAST 150.07 FEET; THENCE NORTH 56°21'44" EAST 173.17 FEET; THENCE NORTH 33°38'00" WEST 141.21 FEET; THENCE NORTH 51°07'45" WEST 636.98 FEET; THENCE NORTH 58°01'59" WEST 314.44 FEET; THENCE NORTH 61°50'12" WEST 332.66 FEET; THENCE NORTH 57°48'50" WEST 200.00 FEET; THENCE NORTH 58°10'30" WEST 194.23 FEET; THENCE NORTH 66°20'43" WEST 28.73 FEET; THENCE SOUTH 16°21'56" WEST 119.35 FEET TO THE NORTH LINE OF SAID KING DRIVE; THENCE THE FOLLOWING TWO COURSES ALONG SAID NORTH LINE OF KING DRIVE:

NORTH 88°41'30" WEST 353.20 FEET; THENCE NORTH 50°32'50" WEST 480.69 FEET TO THE EAST LINE OF 45TH AVENUE; THENCE NORTH 01°00'31" EAST 94.51 FEET ALONG SAID EAST LINE OF 45TH AVENUE TO THE SOUTH LINE OF SUMAC ADDITION, AS RECORDED IN VOLUME 5 OF PLATS, PAGE 35, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE THE FOLLOWING THREE COURSES ALONG THE SOUTH AND SOUTHWEST LINES OF SAID SUMAC ADDITION:

SOUTH 88°59'30" EAST 653.22 FEET; THENCE SOUTH 64°15'38" EAST 840.12 FEET; THENCE SOUTH 07°55'29" EAST 1194.31 FEET TO THE WEST LINE OF SAID SOUTH 38TH AVENUE; THENCE SOUTH 07°55'29" WEST 1306.31 FEET TO THE POINT OF BEGINNING.

CONTAINS 47.06 ACRES, MORE OR LESS.



**LAND USAGE**

GROSS PLANNING AREA	47.06 ACRES
5,918 LF. OF PLAT ROADS	6.96 ACRES
PARK	5.09 ACRES

**NET PLANNING AREA**

78 SINGLE FAMILY LOTS	= 35.01 ACRES
35.01 ACRES X 43560 SQ. FT.	AVERAGE LOT SIZE = 19,552 sqft.
78 LOTS	SMALLEST LOT = 15,004 sqft. (LOT 40)
	LARGEST LOT = 38,486 sqft. (LOT 66)
	ZONINGS = RM-10, RM-12.5, RM-15

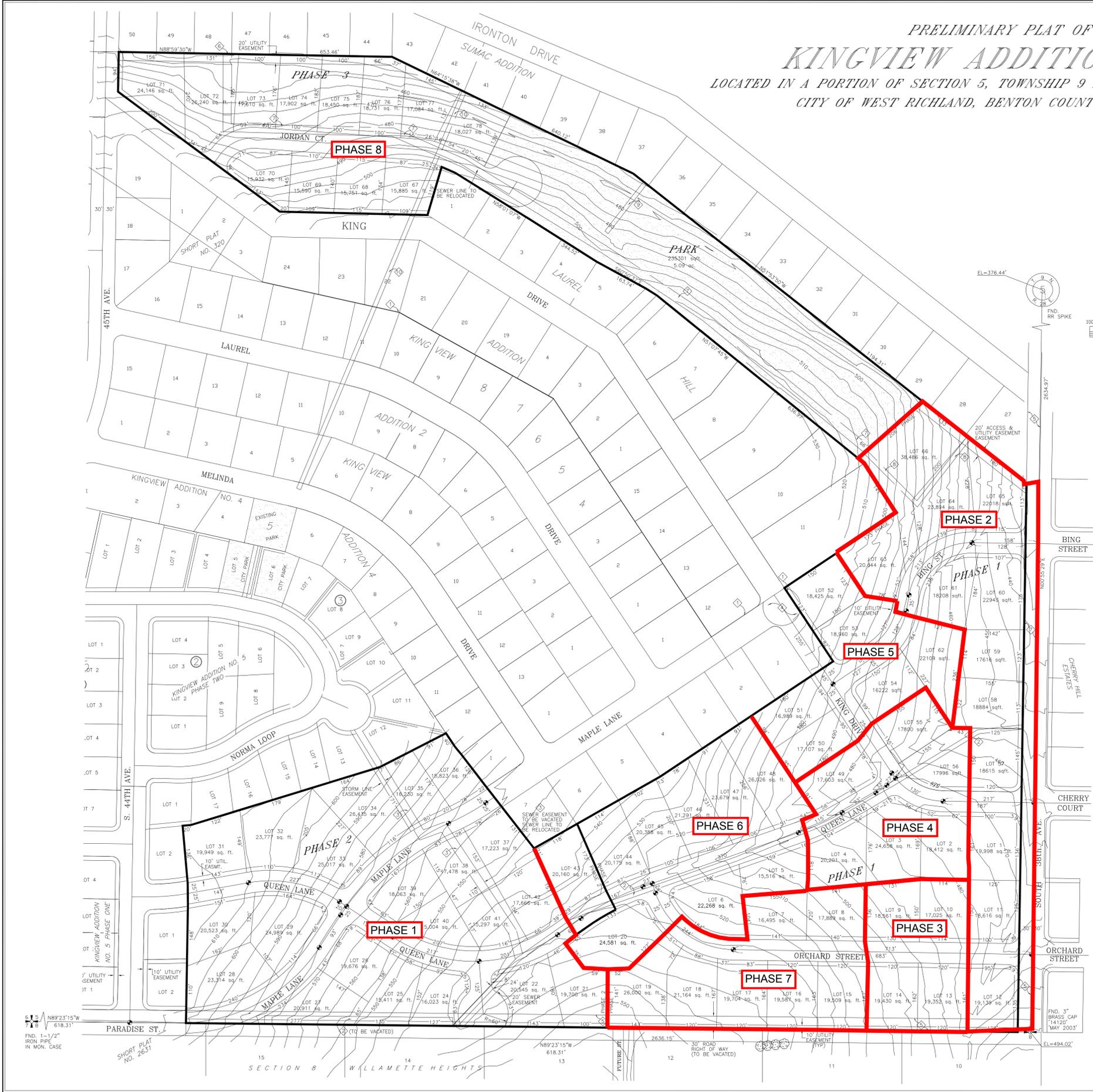
**EXHIBIT A  
REVISED PHASING PLAN**

**EASEMENT NOTES**

- ◆ AN EASEMENT FOR POWER POLES, ANCHORS, AND GUY WIRES IN FAVOR OF BENTON RURAL ELECTRIC ASSOCIATION RECORDED JULY 2, 1959 UNDER RECORDING NO. 419812. THE WIDTH OF SAID EASEMENT IS NOT DISCLOSED IN RECORD.
- ◆ AN EASEMENT FOR SANITARY SEWER IN FAVOR OF COLUMBIA PACIFIC RESOURCES, INC., A WASHINGTON CORPORATION RECORDED MAY 13, 1977 UNDER RECORDING NO. 727477, GRANTED TO THE CITY OF WEST RICHLAND RECORDED MARCH 3, 1978 UNDER RECORDING NO. 751825. PORTIONS OF SAID EASEMENT FALL INTO AN AREA TO BE DEDICATED FOR PUBLIC RIGHT OF WAY & PORTIONS ARE TO BE VACATED.
- ◆ AN EASEMENT FOR SANITARY SEWER AND STORM SEWER IN FAVOR OF THE CITY OF WEST RICHLAND, RECORDED APRIL 12, 2005 UNDER RECORDING NO. 2005-011321, A PORTION OF THE LINE IS TO BE RELOCATED AND EASEMENT VACATED.
- ◆ A RIGHT OF WAY FOR PUBLIC ROADS, FOR USE AS A TURNING SPACE, IN FAVOR OF BENTON COUNTY, RECORDED OCTOBER 26, 1959 UNDER RECORDING NO. 425904 TO BE VACATED.
- ◆ A RIGHT OF WAY FOR A ROADWAY IN FAVOR OF COUNTY OF BENTON RECORDED OCTOBER 21, 1957 UNDER RECORDING NO. 380478. (TO BE VACATED)
- ◆ AN EASEMENT FOR SANITARY SEWER IN FAVOR OF THE CITY OF WEST RICHLAND, RECORDED JANUARY 18, 1962 UNDER RECORDING NO. 469320 (TO BE VACATED & RELOCATED).
- ◆ AN EASEMENT FOR SANITARY SEWER IN FAVOR OF THE CITY OF WEST RICHLAND, RECORDED JANUARY 18, 1962 UNDER RECORDING NO. 469323 (PORTIONS TO BE VACATED & RELOCATED).
- ◆ AN EASEMENT FOR SANITARY SEWER IN FAVOR OF THE CITY OF WEST RICHLAND, RECORDED MARCH 29, 1962 UNDER RECORDING NO. 473698 (PORTIONS TO BE VACATED & RELOCATED).
- ◆ AN EASEMENT FOR SANITARY SEWER IN FAVOR OF THE CITY OF WEST RICHLAND, RECORDED MARCH 29, 1962 UNDER RECORDING NO. 473699 (TO BE VACATED).
- ◆ AN EASEMENT FOR UTILITIES IN FAVOR OF THE CITY OF WEST RICHLAND, RECORDED SEPTEMBER 26, 1967 UNDER RECORDING NO. 582904 (TO BE VACATED AND RELOCATED).

**PREPARED BY**  
 ROGERS SURVEYING INC.  
 1455 COLUMBIA PARK TRAIL  
 RICHLAND, WA, 99352  
 509-783-4141 (OFFICE)  
 509-783-2994 (FAX)

**OWNER/DEVELOPER**  
 ALLIED ACTIVITIES  
 TOM BROMLEY  
 4360 IRONTON DRIVE  
 WEST RICHLAND, WA 99353  
 509-946-0505 (WORK)  
 509-967-9286 (HOME)



# **EXHIBIT 3**

## **Transportation Impact Fee Mitigation Agreement**

12/13/2012 Planning Commission Packet  
Kingview No. 7 Plat Alteration Request  
Public Hearing

City of West Richland

**CITY OF WEST RICHLAND  
RESOLUTION NO. \_\_\_\_-13**

**A RESOLUTION OF THE CITY OF WEST RICHLAND, WASHINGTON,  
AUTHORIZING THE MAYOR TO SIGN AND EXECUTE A TRANSPORTATION  
IMPACT FEE MITIGATION AGREEMENT WITH THE OWNER / DEVELOPER OF  
THE PRELIMINARY PLAT OF KINGVIEW ADDTION NO.7 SUBDIVISION**

**WHEREAS**, the City Council has adopted Ordinance No. 12-92 codified as West Richland Municipal Code Chapter 16.14 to insure that impacts on the City's transportation system will be mitigated as development occurs so that the citizens of the City, both those present and those moving into the City, will continue to enjoy the high quality of life and living environment which currently exists, and

**WHEREAS**, the expansion and improvement of the City's transportation system are necessary to meet demands prompted by development; and

**WHEREAS**, the City Council has adopted Ordinance 02-10, establishing and implementing requirements and formulas for use in mitigating development impacts on the City's transportation system; and

**WHEREAS**, Ordinance 02-10, section 7. Credits, establishes credits against the Developer's Transportation Impact Fee for the value of dedicated land and constructed roadway improvements that are included in the City's Six-Year Transportation Improvement Plan and or transportation element of the Capital Improvement Plan; and

**NOW, THEREFORE, THE CITY COUNCIL FOR THE CITY OF WEST RICHLAND, WASHINGTON**, does hereby resolve as follows:

**Section 1.** The City Council of West Richland, Washington authorizes the Mayor to sign and execute the Transportation Impact Fee Mitigation Agreement as shown in exhibit 'A' for the preliminary Plat of Kingview Addition No. 7 subdivision.

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately.

**PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON**, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Donna Noski, Mayor

ATTEST:

\_\_\_\_\_  
Julie Richardson, City Clerk

APPROVED TO FORM:

\_\_\_\_\_  
Bronson Brown, City Attorney

**TRANSPORTATION IMPACT FEE  
MITIGATION AGREEMENT  
Preliminary Plat of Kingview Addition No.7**

THIS AGREEMENT is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by and between the **City of West Richland**, Hereinafter referred to as the "City", and Allied Activities, referred to as the "Owners / Developers" of the preliminary Plat of Kingview Addition No.7 located in the SW ¼ of Section 5, T 9 N, R 28 E, W.M. commonly known as the preliminary Plat of Kingview Addition No.7.

Under the terms of this agreement, the parties do hereby agree as follows:

1) The Developer shall receive a credit against the developments Transportation Impact Fee, as defined by Ordinance 02-10, or as amended by Council for the following items;

Concurrent with the construction of Phase 2 plat improvements, the following improvements are to be completed (Phase 1 and Phase 8 maybe platted prior to these improvements being completed):

- a) S. 38th Avenue shall be widened along the entire plat frontage to measure 46 feet from face of curb to face of curb. Roadway to be constructed with 3" asphalt pavement and 10" crushed surface top/base course.
- b) Sidewalk ADA ramps shall be installed at all intersections and HMA transition ramps shall be installed at northern and southern sidewalk limits.
- c) Storm drainage facilities shall be placed along S. 38th per City Standards and designed to collect and disperse a 25 year storm event.
- d) Install four (4) wood pole mounted 12 foot street light mast arms with 200 Watt luminaries and photo cells per City Standards.
- e) Remove and salvage to the City two existing street lights located on the eastside of S.38th Avenue.
- f) Relocate one (1) existing street light standard located on the eastside of S.38th Avenue and reroute electrical conduit accordingly.
- g) Restripe S. 38<sup>th</sup> Ave along frontage of plat.

2) The City and the Developer agree that the total credit value for the aforementioned improvements is estimated to be approximately \$57,994.20.

3) The City shall issue the Developer a \$1,318.05 per lot credit against the Transportation Impact Fee for the 44 lots in Phase 2, 3, 4, 5, 6 and 7 of the preliminary Plat of Kingview Addition No.7 Subdivision. The 21 lots in Phase 1 and the 12 lots in Phase 8 shall not receive a Transportation Impact Fee credit. The total Transportation Impact Fee credit for the 44 lots in Phase 2, 3, 4, 5, 6 and 7 of the preliminary Plat of Kingview Addition No.7 is \$57,994.20.

4) The remaining balance of Transportation Impact Fee for the 77 lots in the preliminary Plat of Kingview Addition No.7 shall be collected per Ordinance 02-10, or as amended by Council.



# **EXHIBIT 4**

## **Section 8 Roadway Plan Amendment**

12/13/2012 Planning Commission Packet  
Kingview No. 7 Plat Alteration Request  
Public Hearing

City of West Richland

**DRAFT**  
11/29/12

December 10, 2012

RE: Willamette Heights Section 8  
Proposed Amendment to the Local Roadway Plan

Dear Property Owner:

In 2006, the City of West Richland in coordination with Benton County established a Local Roadway Plan for Section 8 outlining where future roadways would be constructed. The plan was last amended in August 2012. The purpose of the roadway plan was to ensure each lot would have access to a future roadway (whether County or City) and aligns with the areas topography. The plan would be used by both the County and City to promote orderly development in Section 8 and to determine access to each lot. This roadway plan is not a proposal, petition, or Local Improvement District to construct these roadways. Enclosed are copies of the Section 8 Local Roadway Plan adopted on August 7, 2012 and a copy of the proposed amendment to the plan.

A public meeting will be held at the Tuesday, January 15, 2013 West Richland City Council meeting at 7:00 pm to allow the public to comment on the proposed amendment to the Local Roadway Plan for Section 8. Council is expected to take final action on amending the roadway plan at this City Council meeting. If you are unable to attend the January 15, 2013 meeting but would like your comments to be entered into the record for or against the proposed amendment, please submit written comments to the City Clerk at 3801 W. Van Giesen or e-mail comments to the City Clerk at [julie@westrichland.org](mailto:julie@westrichland.org) prior to 3:00 pm on January 15, 2013.

The proposed amendment to the Section 8 Local Roadway Plan would eliminate the north/south planned roadway between Lots 12 and 13.

If you have any specific questions, please contact me at 967-5434.

Sincerely,

Roscoe C. Slade III, P.E.  
Public Works Director

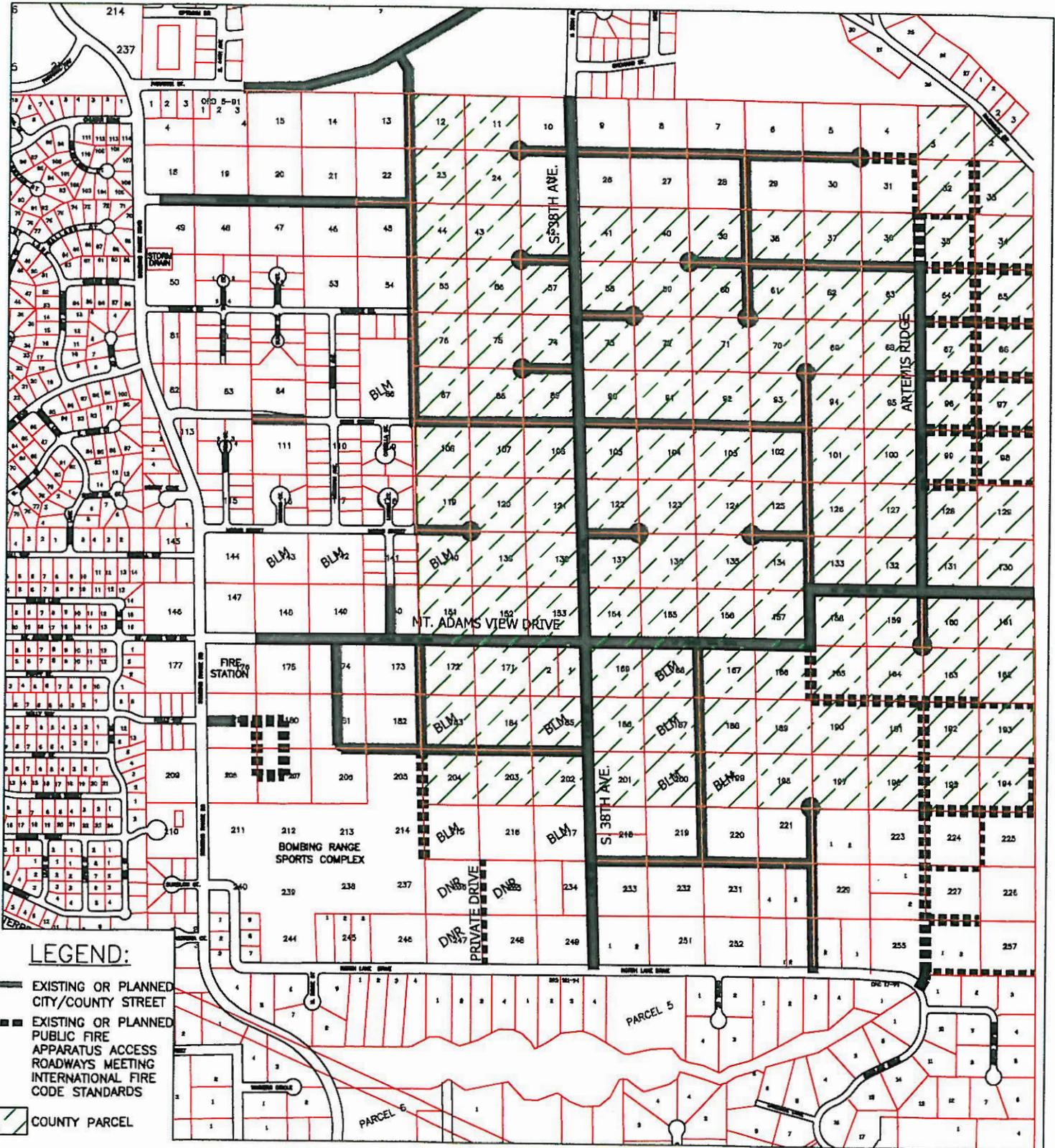
# CITY OF WEST RICHLAND



## SECTION 8 LOCAL ROADWAY PLAN



ADOPTED AUGUST 7, 2012 (AMENDING JULY 19, 2011 PLAN)



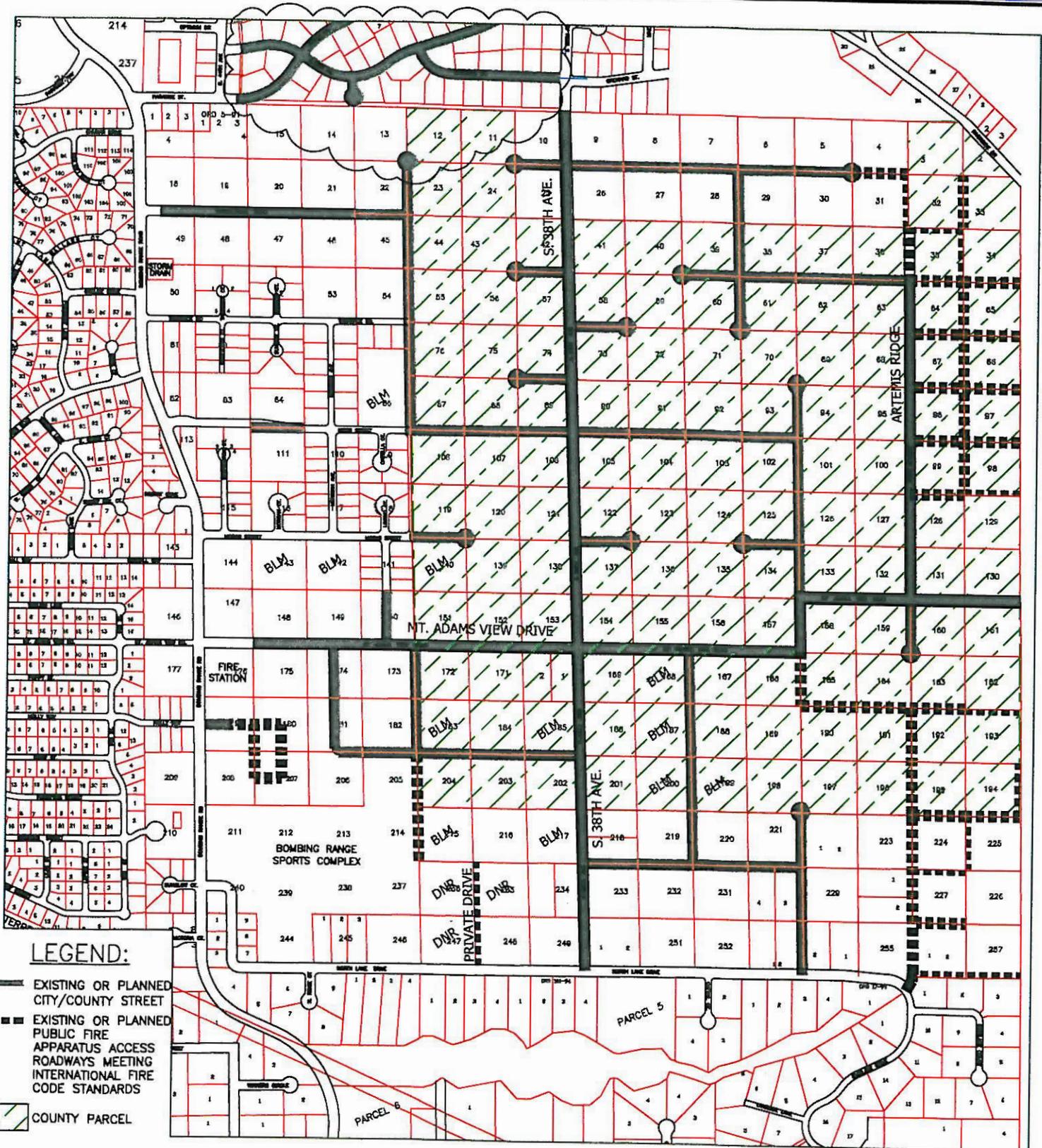
# CITY OF WEST RICHLAND



## SECTION 8 LOCAL ROADWAY PLAN



PROPOSED AMENDMENT TO ADOPTED AUGUST 7, 2012 PLAN



### LEGEND:

- EXISTING OR PLANNED CITY/COUNTY STREET
- EXISTING OR PLANNED PUBLIC FIRE APPARATUS ACCESS ROADWAYS MEETING INTERNATIONAL FIRE CODE STANDARDS
- COUNTY PARCEL
- PARCEL 5
- PARCEL 6

# **EXHIBIT 5**

## **Paradise Street Readdressing**

12/13/2012 Planning Commission Packet  
Kingview No. 7 Plat Alteration Request  
Public Hearing

City of West Richland

**From:** [Ivar Husa](#)  
**To:** [Thaniel Gouk](#)  
**Cc:** [MAP](#)  
**Subject:** RE: Plat Alteration Request - Kingview #7  
**Date:** Friday, December 07, 2012 12:52:46 PM  
**Attachments:** [image002.png](#)

---

Thaniel,

I observed in the plat map that Maple LN will be "flowing into" what is now Paradise ST in a way the suggests that all are one continuous street. In other words, one does not (traveling eastbound) make any turns to leave Paradise ST and then travel on Maple LN. Such transitions with a name change are not unprecedented, but should be avoided. This is especially true when only the single block of Paradise ST is affected. It simply doesn't make sense to change the name (as one travels along the route) for just one block.

I will also note that were you to rename Paradise ST, that would eliminate the potentially confusing second instance of PARADISE/BOMBING RANGE RD (one being WAY, the other ST).

By chance, almost, it happens that homes on PARADISE ST could be renumbered by changing only the most significant digit. For example, 4545 PARADISE ST could become 1545 MAPLE LN. It would at least spare the residents having to buy all new numerals for their house numbering, and may make it easier for them to remember their new address.

Thanks for letting me have some input on this process.

Ivar

=====

**E. Ivar Husa**

GIS Technician  
509 628-8576 Office (509 378-4064 cell)

[Benton County Emergency Services](#)

[651 Truman AVE](#)

[Richland, WA 99352](#)

ICBM Address: W 119:18:55.181 N46:15:47.679

USNG: 11T LM 2155125851

NAC: 51PBS QP9DB



---

**From:** Thaniel Gouk [mailto:[ngouk@westrichland.org](mailto:ngouk@westrichland.org)]  
**Sent:** Monday, December 03, 2012 9:18 AM  
**To:** Mark.Panther@rsd.edu; kevin.knodel@rsd.edu; receptionist@bcfd4.org; chief401@bcfd4.org; bcherwien@bcfd4.org; wwhealan@bcfd4.org; rickd@bfhd.wa.gov; khenderson@bentonrea.org;

sstearns@bentonrea.org; Rich@bentonrea.org; NPryor@bentonrea.org; byamauch@cngc.com; marcia.a.matson@ftr.com; dean.kelley@chartercom.com; Tyler.Chappell@chartercom.com; darrick@basindisposal.com; CID@columbiairrigation.com; webmaster@KID.org; JMcShane@kid.org; James E. Barber; MAP; HolmstR@wsdot.wa.gov; gonsetp@wsdot.wa.gov; lopezlal@dfw.wa.gov; eric.bartrand@dfw.wa.gov; christine.collins@doh.wa.gov; kelly.cooper@doh.wa.gov

**Cc:** Ruth Swain; Rick Wright; Drew Woodruff; Roscoe Slade

**Subject:** Plat Alteration Request - Kingview #7

The City has received a Plat Alteration request for the preliminary plat of Kingview #7. Please use the following link for more information: <http://www.westrichland.org/PublicHearings.cfm> and feel free to contact me with any questions.

Thanks,

**thaniel gouk**

associate planner

city of west richland

[www.westrichland.org/planning.cfm](http://www.westrichland.org/planning.cfm)

509.967.5902

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LEGAL NOTICE:

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the organization. Finally, the recipient should check this email and any attachments for the presence of viruses. The organization accepts no liability for any damage caused by any virus transmitted by this email.

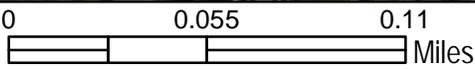
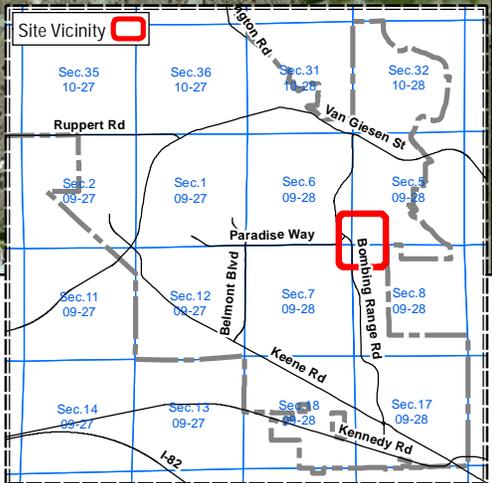
# Paradise St. Readdressing

Plotted by: *ngouk*  
12/7/2012  
03:23 PM



Homes to be readdressed.

Extension of Maple Ln.



THIS MAP IS FOR REPRESENTATION PURPOSES ONLY. PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 509.967.5902 OR [cityhall@westrichland.org](mailto:cityhall@westrichland.org) WITH QUESTIONS REGARDING THIS MAP OR FOR SPECIFIC QUESTIONS.

Microsoft product screen shot(s) reprinted with permission from Microsoft Corporation



# **EXHIBIT 6**

## **Background Documents**

12/13/2012 Planning Commission Packet  
Kingview No. 7 Plat Alteration Request  
Public Hearing

City of West Richland

**From:** Thaniel Gouk  
**To:** "Mark.Panther@rsd.edu"; "kevin.knodel@rsd.edu"; "receptionist@bcfd4.org"; "chief401@bcfd4.org"; "bcherwien@bcfd4.org"; "vwhealan@bcfd4.org"; "rickd@bfhd.wa.gov"; "khenderson@bentonrea.org"; "sstearns@bentonrea.org"; "Rich@bentonrea.org"; "NPryor@bentonrea.org"; "byamauch@cngc.com"; "marcia.a.matson@ftr.com"; "dean.kelley@chartercom.com"; "Tyler.Chappell@chartercom.com"; "darrick@basindisposal.com"; "CID@columbiairrigation.com"; "webmaster@KID.org"; "JMcShane@kid.org"; "j.barber@bces.wa.gov"; "map@bces.wa.gov"; "HolmstR@wsdot.wa.gov"; "gonsetp@wsdot.wa.gov"; "lopezlal@dfw.wa.gov"; "eric.bartrand@dfw.wa.gov"; "christine.collins@doh.wa.gov"; "kelly.cooper@doh.wa.gov"  
**Cc:** Ruth Swain; Rick Wright; Drew; Roscoe Slade  
**Subject:** Plat Alteration Request - Kingview #7  
**Date:** Monday, December 03, 2012 9:18:00 AM

---

The City has received a Plat Alteration request for the preliminary plat of Kingview #7. Please use the following link for more information: <http://www.westrichland.org/PublicHearings.cfm> and feel free to contact me with any questions.

Thanks,  
**thaniel gouk**  
associate planner  
city of west richland  
[www.westrichland.org/planning.cfm](http://www.westrichland.org/planning.cfm)  
509.967.5902

## Public Hearings and Notices

All hearings will be held in City Council Chambers, 3803 W. Van Giesen (Library Building), West Richland, WA unless otherwise noted.

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### The following item(s) have been scheduled for public hearings:

Tom Bromley, representing Allied Activities, has submitted a Plat Alteration Request for the preliminary plat of Kingview No.

7. The request contains the following items:

- Revise phasing to allow for flexibility in size and sequencing.

See the [Revised Phasing Map](#).

- Revise Condition 11 to reflect the proposed phasing plan.

Proposed language\*:

As part of the interior street improvements, the developer shall be responsible to improve King Drive along ~~Phase 3~~ **Phase 8** to current standards (36' wide as measured from curb to curb, curb and gutter on both sides, streetlights and stormwater control per city standards). The developer shall also be responsible for installing sidewalks in front of the developed lots on the south side of these street improvements.

- Revise Condition 12 to require construction of S. 38<sup>th</sup> Ave.

Proposed language\*:

The developer shall be responsible for constructing the west half of South 38<sup>th</sup> Avenue ~~from the canal bridge to the southeast corner of the plat with the first phase of development along the frontage of the development to City standards. Construction also includes storm water systems, street lights, and the off-site sidewalk. The developer shall be credited against the Transportation Impact Fee for the improvements, as set forth in the findings of this report (full credit for improvements from the NE corner of the plat to the canal bridge, and the difference between an access street and an arterial street for the frontage)~~ **Transportation Impact Fee Mitigation Agreement shall apply per Resolution xx-2012.**

- Remove Conditions 13-15 as these items have already been completed or no longer apply (open space tract was dedicated to the City in 2009).

- Omit the last sentence of Condition 20 requiring a Pressure Reducing Vault (PRV construction was completed in 2012).

Proposed language\*:

All lots must be served with City water service and accompanying easements, per City standards. The lots are located within pressure zones 2, 3, and 4. The developer is responsible for installing Pressure Reducing Vaults (several may be required). ~~If the Pressure Reducing Vault in S. 45<sup>th</sup> Avenue is not rebuilt as required by the condition on the Kingview #6 plat prior to the area of Phase 3 being developed, then it must be done in conjunction with Phase 3:~~

*\*The proposed language above is draft. The final recommended language will be available prior to the public hearing.*

The preliminary plat conditions, as approved by City Council in 2009, are available to view [here](#).

Please contact Thaniel Gouk in the Community Development Dept. with any questions or comments at [nkouk@westrichland.org](mailto:nkouk@westrichland.org) or 509-967-5902.

**CITY OF WEST RICHLAND  
COMMUNITY DEVELOPMENT DEPARTMENT**

3801 W. Van Giesen St., West Richland, WA 99353 | 509-967-5902

Notice of Application, Notice of Completeness, and Notice of Public Hearing  
Plat Alteration Request for Kingview No. 7 subdivision

*Note: West Richland Municipal Code requires the City to send notice of plat alterations to properties that are within 600 feet of the subject property(ies). If you are receiving this notice, it is because you fall within this area.*

Tom Bromley, representing Allied Activities, has submitted a plat alteration request for the previously approved Kingview No. 7 preliminary plat. The request includes: revised phasing of the subdivision; revise condition to construct S. 38th Ave. upon first phase of construction, by instead requiring construction upon development fronting on said roadway; remove Conditions 13-15 pertaining to dedication and maintenance of the open space tract (previously completed); and, remove the requirement in Condition 20 requiring a Pressure Reducing Vault (previously constructed).

You may provide written comments on this proposal by submitting them to the address above, or via email to [ngouk@westrichland.org](mailto:ngouk@westrichland.org).

Public Hearings will be held on this proposal as follows: open-record hearing before the Planning Commission on December 13, 2012; and, closed-record/appeal hearing before the City Council on January 15, 2013. The hearings will be held in the City Council Chambers.

For further information, please visit [www.westrichland.org/PublicHearings.cfm](http://www.westrichland.org/PublicHearings.cfm).

City of West Richland  
3801 W. Van Giesen St.  
West Richland, WA 99353



**CITY OF WEST RICHLAND  
COMMUNITY DEVELOPMENT DEPARTMENT**

3801 W. Van Giesen St., West Richland, WA 99353 | 509-967-5902

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You may provide written comments on this proposal by submitting them to the address above, or via email to [ngouk@westrichland.org](mailto:ngouk@westrichland.org).

Public Hearings will be held on this proposal as follows: open-record hearing before the Planning Commission on December 13, 2012; and, closed-record/appeal hearing before the City Council on January 15, 2013. The hearings will be held in the City Council Chambers.

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City of West Richland  
3801 W. Van Giesen St.  
West Richland, WA 99353

ALLIED ACTIVITIES INC  
Or Current Resident  
4360 IRONTON  
WEST RICHLAND, WA 99353-0000

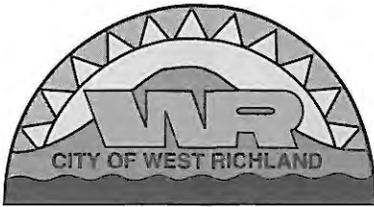


# **EXHIBIT 7**

## **Original Preliminary Plat Conditions**

12/13/2012 Planning Commission Packet  
Kingview No. 7 Plat Alteration Request  
Public Hearing

City of West Richland



# CITY OF WEST RICHLAND

3801 W. Van Giesen ❖ West Richland, WA 99353 ❖ [www.westrichland.org](http://www.westrichland.org)

**Public Works Department** ❖ (509) 967-5434 ❖ FAX (509) 967-2419

**Community Development Department** ❖ (509) 967-5902 ❖ FAX (509) 967-2419

---

March 4, 2009

Tom Bromley, President  
Allied Activities  
4360 Ironton Drive  
West Richland, WA 99353

RE: Preliminary Plat of Kingview No. 7

Dear Mr. Bromley;

On Monday, March 2, 2009, the West Richland City Council approved your application for the Preliminary Plat of Kingview No. 7, based on the conditions listed below. This decision is final unless appealed to superior court per RCW 36.70C.

1. Storm water facilities for the subdivision must be designed by a licensed professional engineer registered in the State of Washington, using accepted best management practices and design standards such as those found in the Eastern Washington Stormwater Manual. The design shall be based on the 25-year, 24-hour storm event, and must comply with the NPDES Phase 2 stormwater requirements. Storm water facilities shall be designed using the recommendations of the Geotechnical Report for the project, prepared by Shannon & Wilson dated July 1, 2008 as amended July 25, 2008, which includes, but is not limited to, not discharging or infiltrating stormwater on areas with slopes of 15% or more.
2. The developer shall submit an erosion control plan for approval by the City Engineer.
3. Vegetation that is scrubbed from the land must be removed from the site and disposed of at an authorized facility. It shall not be buried on site.
4. Prior to excavation and infrastructure development, a dust control plan shall be submitted to the City for approval by the Community Development Director. 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 are to be treated with tackifier and dryland mix.
5. The grading of the subdivision shall be overseen by a licensed professional engineer to ensure that: (1) All fill areas are compacted to standards for residential construction; (2) A minimum slope stability factor of 1.5 is provided for all developed areas; and, (3) The toe of all fill areas on hillsides (15%+ slope) are "keyed in" to further ensure slope stability.

All areas to be developed must provide a minimum slope stability factor of 1.5. Areas not currently providing such slope stability may be corrected to provide a slope stability factor of 1.5 through grading or engineered retaining walls. If an area of oversteepened slopes within or adjacent to the development cannot or will not be corrected, such as with the oversteepened

slopes on some of the adjacent lots to the north, then a setback for all improvements (sewer line, sewer access road, stormwater piping, etc.) shall be maintained from such oversteepened slope equal to the point where the slope would provide a stability factor of 1.5.

At the completion of the subdivision improvements, all slopes must have a stability factor of at least 1.5; provided, if such slope stability does not current exist and cannot be achieved for any area of the plat, that area and the adjacent setback needed to otherwise provide a slope stability factor of at least 1.5 shall remain undeveloped and be so noted/delineated on the plat. Please realize that this restriction also precludes temporary oversteepened slopes between the time of subdivision development and house construction.

Compaction tests and certification by the engineer shall be provided to document acceptability of the grading, compaction of fill areas, and slope stability.

6. Lot improvements (houses, etc.) shall maintain the minimum slope stability factor of 1.5. To ensure such slope stability and lot-specific suitability of development, construction on each lot with a slope exceeding 15% shall be subject to a further geotechnical review to consider foundations, slopes, stormwater/drainage/roof drains, irrigation, and any other factors identified by the engineer or City. A note to this effect shall be included on the final plat.
7. Notice of the slope limitations and the practices recommended by the Geotechnical report shall be noted on the plat as minimum requirements for development of the lots.
8. If any archaeological remains are encountered during construction, any work in said area must stop immediately and the contractor shall contact the City and Department of Archeology & Historic Preservation.
9. The storm system for Jordan Court must be hard piped to an approved infiltration site. The location and design of the system shall be approved by Public Works. The system is to be designed per Condition 1.
10. All interior streets shall be constructed to city standards for residential access streets (curb, gutter, sidewalk, streetlights, etc.). The subdivision developer is responsible for the sidewalk and handicap ramps at the intersections, with the homebuilder responsible for sidewalk along the lot frontages.
11. As part of the interior street improvements, the developer shall be responsible to improve King Drive along Phase 3 to current standards (36' wide as measured from curb to curb, curb and gutter on both sides, streetlights and stormwater control per city standards). The developer shall also be responsible for installing sidewalks in front of the developed lots on the south side of these street improvements.
12. The developer shall be responsible for constructing the west half of South 38<sup>th</sup> Avenue from the canal bridge to the southeast corner of the plat with the first phase of development. Construction also includes storm water systems, street lights, and the off-site sidewalk. The developer shall be credited against the Transportation Impact Fee for the improvements, as set forth in the findings of this report (full credit for improvements from the NE corner of the plat to the canal bridge, and the difference between an access street and an arterial street for the frontage).
13. The developer is responsible for constructing a 12' wide, gravel, sewer maintenance road inside a 20' wide sewer easement, extending from the Jordan Court cul-de-sac to Bing Street. The

construction shall be completed prior to finalizing any phase of the plat.

14. The dedication of the open space tract shall occur only after the completion of the sewer maintenance road, establishment of sewer easements, and the provision of legal access to the tract; but not after final plat approval for any of the phases.
15. Disturbance of the open space tract shall be minimized. While some disturbance will occur with the construction of the cul-de-sac and the sewer maintenance road, the boundaries of the area to be disturbed shall be the minimum necessary and shall be marked prior to excavation. Silt fencing shall be provided at the edges of the 20-foot sewer easement during construction to help ensure that the vegetation outside of the easement is not disturbed. The disturbed ground areas on or adjacent to the open space tract shall be seeded with a native grass seed mix upon completion of construction.
16. The developer shall provide vacant conduit banks at every street intersection or approximately 300 ft. intervals, per WRMC 16.16.030.
17. Streetlights are to be located along all streets per WRMC 16.04.070.
18. The Developer shall reimburse the City for the costs of furnishing and installing street signs necessary for the development. For consistency, this decision uses the street names shown on the preliminary plat. However, the names of Jordan Court and Queen Lane are not authorized. Queen Lane can be Queen Street. Jordan Court will need to be renamed in accordance with requirements stipulated by the U.S. Postal Service, Benton County Emergency Services, and West Richland Municipal Code, Title 12. All street names are to be determined no later than approval of the construction plans. Addresses will be assigned after the road names are determined.
19. Per WRMC 16.04.080, 10 ft. utility easements shall be provided adjacent to all street right-of-way. Where utility and irrigation utilities are proposed, a combined 15 ft. easement shall be required.
20. All lots must be served with City water service and accompanying easements, per City standards. The lots are located within pressure zones 2, 3, and 4. The developer is responsible for installing Pressure Reducing Vaults (several may be required). If the Pressure Reducing Vault in S. 45<sup>th</sup> Avenue is not rebuilt as required by the condition on the Kingview #6 plat prior to the area of Phase 3 being developed, then it must be done in conjunction with Phase 3.
21. Fire hydrants are required at the intersections and at 400-foot intervals. All hydrants must have storz fittings and be capable of producing the required fire flow.
22. The developer's portion of the water system development fee (\$750 per lot) is to be paid before construction of the subdivision improvements will be authorized.
23. All lots must be provided with City sewer service and accompanying easements, per City standards. When approved to be outside of the street right-of-way, the City shall be provided with a 20' sanitary sewer easement. Said sewer lines shall be constructed a minimum 10' away from a parallel domestic waterline.
24. Power, telephone, and cable service shall be made available to each lot within the subdivision. All utilities must be located underground, with the exception of the standard transmission pads and pedestals.

25. The utility companies with which the City has franchise agreements must sign the final plat indicating their acceptance of the developer installed conduit, or verification that the Developer has completed the utility requirements (as applicable for the utility). Obtain the signatures of Benton R.E.A., Verizon, Suddenlink, and Cascade Natural Gas.
26. Provide a dry irrigation distribution system, separate from the domestic water distribution system, to serve each lot within the subdivision. Minimum 10' wide irrigation easements must be provided for the distribution systems. The easements are to be located entirely on one side of the property lines.

The following irrigation note shall be included on the final plat:

"This property is not currently within an irrigation district. Irrigation easements and a dry irrigation distribution system have been provided to allow for the provision of irrigation water by an irrigation purveyor in the future."

27. The existing irrigation/stormwater pond in the area of proposed Lots 42 and 43 shall be filled and graded so that the lots are development ready at the time of final plat approval for Phase 2. Replacement stormwater facilities are to be included in Phase 2.
28. Mailboxes/Lockboxes for the subdivision shall be furnished and installed by the developer as per U.S. Postal Standards. Submit approval from the Richland Post Office for the mailbox design and location with the construction plans. All mailbox cluster units shall be installed with 10 l.f. of sidewalk, at the approved location(s). Contact Larry Stone, of the Richland Post Office, at (509) 943-2044.
29. The construction plans and installations for all public improvements must be reviewed, inspected, and approved by the Public Works Department, pursuant to WRMC 16.16.360. The plan review fee is \$2,500. An inspection fee equal to 5% of the total estimated construction costs is required at the time the plans are submitted for review. 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.
30. Prior to final plat approval, the Developer must 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 Public Works and is to be held for one year from the date of Council acceptance of the public improvements.
31. The final plat shall substantially reflect the phasing and layout of the preliminary plat. The final plat surveys shall conform to WRMC 16.04.130, the Survey Recording Act, and State Auditor recording requirements. We recommend that a paper copy of the plat be submitted for review with the final plat application, before the mylar is printed for signatures.
32. Include the following note on the final plat:  
*For lots that have a 15% or greater slope, the following street setbacks are authorized: All garages that face the street must be set back 20 feet from the edge of the right-of-way. All other portions of the house, and garages that are entered from the side, need only maintain a 15-foot setback from the edge of the right-of-way.*
32. In order to receive the County Treasurer's signature on the plat, all property taxes and special assessments must be paid on the property through the full year in which the plat is recorded,

plus a prepayment amount toward next year's taxes if recorded after May 15<sup>th</sup>.

33. The survey shall be tied to at least two of the benchmarks established for the City of West Richland in Record Survey #3910.
34. A Transportation Impact Fee shall apply to each lot, per Resolution 04-02, as amended by 29-05, or as amended in the future. The fee may be reduced pursuant to a transportation agreement for the 38<sup>th</sup> Avenue improvements. A note indicating such shall be placed on the plat.
35. The plat shall otherwise conform to all applicable Federal, State and Local regulations.
36. The final plat must be submitted for City Council approval within five (5) years, unless extended by the process outlined in WRMC 16.04.130(A).

Please contact us if you have any questions.

Sincerely,



Bob Leedy, Director  
Community Development Department

BL:tg

CC:	Public Works Dept.	Fire District No. 4	Ben Franklin Transit
	Rogers Surveying	Tetra Tech	Benton REA
	Verizon	Suddenlink	Ed's/Basin Disposal
	U.S. Post Office	Benton County Assessor	

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