



City of West Richland

Community Development Department
3100 Belmont Blvd., Suite 104, West Richland, WA 99353

NOTICE OF DECISION

File No: PP 2019-06 - Minor Revision

Date of Application: August 27, 2019	Date of Decision: August 28, 2019
Date Decision Posted/Mailed: August 27,	Deadline for Appeal: N/A

Application For:

Minor Revision to the Preliminary Plat for Eagle Point (PP 2017-05)

Description of Proposal:

PP 2017-05 was a proposal to subdivide approximately 7.63 acres of land into 39 lots plus some additional tracts. Preliminary approval was granted on January 2, 2018 following an open record hearing held by the Planning Commission on December 7, 2017 and a Closed Record Hearing held by the City Council on January 2, 2018.

The applicant requested a minor revision to the Preliminary Plat on August 27, 2019, requesting that the city allow an exception to allow the plat to be constructed without a Dry Irrigation System. It is also important to note that the final plat will have 38 lots.

Applicant:

CB Group LLC (Brett Creer)

Location of Proposal:

The property is located east of Belmont Boulevard and south of Sully Lane. The legal description for the project site is: Lot 8 of Plat of Belmont Place, located within the East ½ of the NW ¼ of Section 1, Township 9 North, Range 27 East, W.M., Benton County, Washington (Assessor's Parcel Number 101972020000008)

Findings:

- (1) The applicant submitted to the Community Development Department a request to revise a plat that has received preliminary approval.
- (2) The City Attorney determined that the proposed revisions (approval of a waiver for a dry irrigation system) would not result in a substantial change and could be processed as a minor revision.
- (3) Per WRMC 16.04.140 (E), proposed changes to a subdivision, short subdivision or binding site plan that do not result in a substantial change, shall be treated as a minor change and may be approved administratively by the department.
- (4) In their comments on the Preliminary Plat application, the City Engineer indicated, "Public Works recommends the Planning Commission approve a dry irrigation system deviation conditioned on the Developer waiving of right to protest a future irrigation LID (note to be placed on Plat) and dedicating a 5' irrigation easement adjacent to the 12' utility easement." (A "deviation" means waiving the requirement for the dry irrigation system.)

(Continued)

(5) The preliminary plat decision contained a condition that stated "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 not within an irrigation district and as such shall be required to install a dry irrigation system and service to each lot meeting 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."

(6) Staff finds that it is in the public interest to waive the requirement to install a dry irrigation system due to environmental factors and because surrounding properties have no systems.

(7) Granting the exceptions to the development standards, as requested, will not result in any detrimental impacts to safety, health or welfare.

Decision:

The request is **approved**, subject to conditions.

Conditions:

The Developer must waive the right to protest a future irrigation LID (note to be placed on Plat) and dedicate a 5' irrigation easement adjacent to the 12' utility easement.

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:

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Date: August 28, 2019

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Parties of Record:

None

CC:

Alex Matarazzo, PBS Engineering

West Richland Public Works Department