



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

Notice is hereby given that Resolution 42-18 was passed by the City of West Richland's City Council on December 4, 2018 setting the date for a Public Hearing to consider a petition from the Richland School District for a frontage improvement waiver for specific frontage improvements to Keene Road associated with their new Teaching, Learning and Administration Center Facility.

Per Resolution 42-18, an open Public Hearing will be held at the West Richland City Council Chambers located at 3100 Belmont Blvd, West Richland, on January 15, 2019, at 6:00pm to consider the Richland School District'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 42-18.

The petition requests a waiver for the following frontage improvements to Keene Road: 1) curb, gutter, ADA handicap ramps and sidewalks, 2) widening the street from its preexisting edge to the new curb line and 3) LED street lights. Anyone for or objecting to the proposed frontage improvement waiver should attend the public hearing or send a letter to the City Clerk, Julie Richardson, 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, January 15, 2018. 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 julie@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**

**CITY OF WEST RICHLAND
RESOLUTION NO. 42-18**

**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 Richland School District has submitted a petition for a frontage improvement waiver dated November 26, 2018 requesting a waiver for specific frontage improvements to Keene Road associated with their TLAC Project; 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 15th day of January, 2019, at 6:00pm.


Section 2. The proposed frontage improvements to Keene Road petitioned to be waived are as follows: 1) curb, gutters, ADA handicap ramps and sidewalks, 2) widening the street from its preexisting edge to the new curb line and 3) LED street lights.

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


PASSED by the City Council of the City of West Richland, Washington, this 4th day of December, 2018.


Brent Gerry, Mayor

ATTEST:


Julie Richardson, City Clerk

APPROVED AS TO FORM:


Bronson Brown, City Attorney



DESIGN
WEST

November 26, 2018

Drew Woodruff, P.E.
City Engineer
City of West Richland
3100 Belmont Blvd., Suite 102
West Richland, WA 99353

RE: **Frontage Improvement Waiver Petition**
Richland School District – TLAC Project

Dear Drew,

In accordance with Section 12.04.060 WRMC, the Richland School District requests a frontage improvement waiver for its property located on Keene Road, Benton County parcel number 112973000001002. Specific frontage improvements requested for waiver include:

1. Curbs, gutters, ADA handicap ramps and sidewalks
2. Widening the street from its preexisting edge to the new curb line
3. LED Street Lights

The Richland School District's Teaching, Learning, & Administration Center (TLAC) will be located on the north-east corner of the parcel noted above. The parcel is 72 acres in size, only 8 of which will be developed at this time for the new TLAC facility. The remaining 64 will acres will be developed in the future and contain a new High School campus for the school district. Approximately 60% of the existing parcel frontage is beyond the TLAC project boundaries.

Nearly 90% of this 72 acre parcel will be developed in the future and the Richland School District requests that full frontage improvements occur at that time while the High School is constructed rather than during the TLAC project. Design of the High School campus has not yet occurred and constructing frontage improvements now in front of this non-developed portion of the parcel will limit future design flexibility or result in the unnecessary modifications of relatively new improvements.

It is understood by the Richland School District that widening of Keene Road is required in front of the TLAC project. Our request is to limit the road widening to the length of the TLAC project frontage and omit curbs, gutters, ADA ramps, and sidewalks in their entirety until the High School project is constructed. We also request limiting street lighting to what is required for the new signaled intersection only. All remaining lighting would be installed on the south side of Keene Road when the High School is constructed.

Please consider this Frontage Improvement Waiver request and feel free to contact us with any questions.

Sincerely,

Matt Whitish, AIA
Design West Architects

Caren Johnson
Richland School District

MERIDIAN, IDAHO
PULLMAN, WASHINGTON
KENNEWICK, WASHINGTON
SPOKANE, WASHINGTON
ONTARIO, OREGON

DESIGN WEST
ARCHITECTS, P.A.

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KENNEWICK, WA 99336
TEL. 509-783-2244
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 ARCHITECTS, P.L.L.C.
 10000 WEST RICHMOND AVENUE, SUITE 100
 WEST RICHMOND, VA 23181
 PHONE: 757.261.1100
 FAX: 757.261.1101
 WWW.DESIGNWESTVA.COM

REVISIONS
 JOB NUMBER
 DATE

JUB
 JUB ENGINEERS, INC.
 Kennewick, WA
 Phone: 509.783.2144

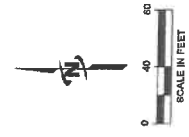
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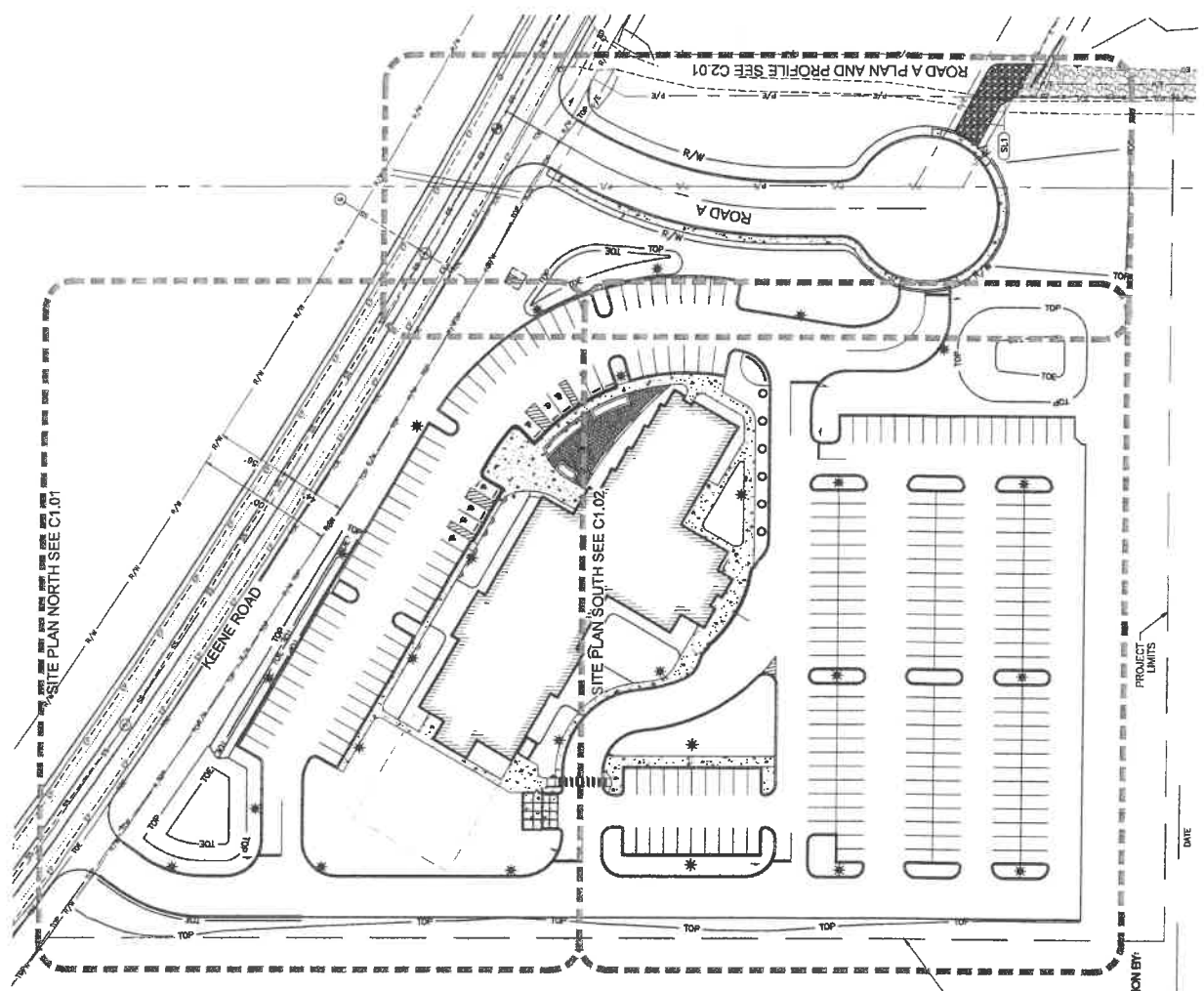
TEACHING, LEARNING, AND
 ADMINISTRATION CENTER
 KEENE RD
 WEST RICHMOND, VA 23181

DATE
 10/31/2018
 SHEET NAME
 OVERALL
 SITE PLAN

SHEET
C1.00



KEYED NOTES:
 SITE LAYOUT
 (S.D.) 4" DEPTH CURB PER MOST 8'-0" O.D., 20'-FT WIDH.
 CONNECT TO EXIST. DRAINAGE ROAD AT EAST GATE.



APPROVED FOR CONSTRUCTION BY:
 CITY OF WEST RICHMOND
 PUBLIC WORKS DIRECTOR



CALL & BUSINESS DAYS IN ADVANCE BEFORE
 YOU DIG, GRADE, OR EXCAVATE FOR THE
 MARKING OF UNDERGROUND MEMBER
 UTILITIES

