



City of West Richland

Community Development Department
3801 W. Van Giesen, West Richland, WA 99353
Phone (509) 967-5902 Fax (509) 967-2419

NOTICE OF DECISION

File No: PP 2016-02

Date of Application: December 7, 2016	Date of Decision: February 21, 2017
Date Decision Posted/Mailed: February 22, 2017	Deadline for Appeal: March 17, 2017

Application For:
 Preliminary Plat Approval – Lattin Meadows Subdivision

Description of Proposal:
 Subdivision of approximately 4.86 acres of land into 14 residential lots.

Applicant:
 Brad Beauchamp (BMB Development, Inc.), owner.

Location of Proposal:
 The subject property is located at the NE corner of the intersection of W. Lattin Road and Watkins Way and south and west of the existing Hazelwood Estates, Phase 2, upon Assessor's Parcel Number 118981000005001, located within Section 18, Township 9 North, Range 28 East, W.M., City of West Richland, Benton County, Washington.

Date of Open Record Hearing: February 9, 2017	Date of Closed Record Hearing: February 21, 2017
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Hearing Before: Planning Commission	Hearing Before: City Council
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Decision:
 Approved

Conditions of Approval:

1. The placement of fill materials on lots exceeding 24" shall be placed and compacted in accordance with the latest version of the International Building Code (IBC). The developer shall be responsible for hiring an independent materials testing company to complete and document compaction tests and a licensed professional engineer to certify that the fill placed on lots is buildable meeting the latest version of the IBC. A copy of this certification shall be provided to the City Engineer and Building Inspector prior to final plat approval.
2. Native vegetation removal shall be minimized, by avoiding grading outside of right-of-way and utilities. Vegetation that is scrubbed from the land shall be removed from the site and disposed of at an authorized facility. Scrubbed vegetation shall not be buried on site.
3. 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 shall be treated with tackifier.
4. The final plat shall substantially reflect the layout of the preliminary plat. The final plat survey

shall conform to WRMC 16.04.130, the Survey Recording Act, and State Auditor recording requirements. A paper copy of the final plat shall be submitted for review with the final plat application, before the mylar is printed for signatures.

5. In order to receive the County Treasurer's signature on the plat, all property taxes and special assessments shall 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 15th.
6. The plat shall otherwise conform to all applicable local, state and federal regulations.
7. The final plat shall be submitted for City Council approval within five (5) years, unless extended by the process outlined in WRMC 16.04.130(A).
8. Prior to final plat approval, the developer shall 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 the City Engineer and is to be held for one year from the date of Council acceptance of the public improvements.
9. The construction plans and installations for all public improvements shall be reviewed, inspected, and approved by the Public Works Department, pursuant to WRMC 16.16.360. The plan review fee is \$200 per lot, to a maximum of \$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. Developer shall 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.
10. Road ROW for residential streets shall be 50 feet. Cul-de-sacs shall have 60' road ROW radius. 12' utility easements shall be provided along both side of Road ROW. 12' utility easements shall be provided along both sides of Road ROW. In areas where irrigation lines are to be installed adjacent to the utility easement, an separate 5' irrigation easement shall be required in addition to the 12' utility easement.
11. Watkins Way -- Developer responsible for constructing a 34' wide asphalt pavement roadway with curb and gutter on east side of roadway only from the existing terminus of Watkins Way near the norther boundary of proposed Lot #14 to West Lattin Road. The West side of the roadway shall be rural roadway section with provisions for storm drainage as determined by the City Engineer.
12. West Lattin Road – Developer responsible for reconstructing a 27' wide asphalt pavement roadway with curb and gutter on the north side of roadway from the eastern boundary of proposed Lot #7 to Watkins Way. The South side of the roadway shall be constructed to meet rural roadway section with provisions for storm drainage, as determined by the City Engineer.
13. Inter-roadway – Developer shall be responsible for constructing 36' wide asphalt pavement roadway with curb and gutter.
14. All roadway construction plans to be designed by a Washington State licensed engineer and submitted to the City Engineer for approval.
15. Developer responsible for the construction of handicap ramps at intersections and asphalt ramps at end of sidewalks.
16. Developer responsible for providing vacant conduit banks at every street intersection or approximately 300 feet intervals per WRMC 16.16.030 or as determined by City Engineer.
17. Per Shannon – Wilson Geotechnical Report dated February 5, 2007 (completed for the LDS Church Project), all roadways in this area to have minimum 3" of ACP and 8" of crushed rock, unless the Developer provides a geotechnical report from a licensed professional engineering firm, to the City Engineer for review and approval, that recommends a different roadway section.
18. WRMC 16.16.300 Capacity for future development, the developer shall provide for the future needs of other undeveloped properties in the general vicinity. Developer shall be required to extend residential streets and associated utilities to property boundaries as determined by the

City Engineer.

19. All trees and vegetation in the road ROW or within 12' of the road ROW shall be removed and properly disposed of off-site.
20. Sidewalks shall be constructed against the back of the curb, but must be 5' wide (not including the width of the curb).
21. Public sanitary sewer is available within 500' of the parcel to be subdivided. Sanitary sewer is available at the south end of the existing pavement on Watkins Way and along West Lattin Road. The Developer is responsible for extending sanitary sewer from these locations to the proposed development.
22. The sanitary sewer shall be constructed at minimum grade (unless otherwise approved by the City Engineer) so that the sanitary sewer can be extended by others in the future to surrounding vacant property. The Developer shall be responsible for providing the proposed subdivision with a complete sanitary sewer system serving each of the proposed lots.
23. The Developer shall be responsible for providing documentation for the abandonment of the existing septic tank and drainfield and the connection to the City's sanitary sewer system for the existing house located on the property (this information shall include location of service line and documentation of said easement for said side sewer service). The City Engineer may require that the house be connected to the new sanitary sewer main being installed and subsequent vacation of the side sewer easement.
24. Developer shall be responsible for identifying the location of the existing septic drainfield. If the drainfield is located within the proposed road ROW or easements, the existing septic drainfield shall be removed and geotechnical engineering firm certified structural fill placed within road ROW and easements. If the existing septic drainfield is located outside of the road ROW and easements, the abandoned septic drainfield shall be shown and labeled on the final plat map.
25. Sanitary sewer construction plans to be designed by a Washington State licensed engineer and submitted to the City Engineer for approval.
26. Domestic water main is available within 500 feet of the parcel to be subdivided. Existing 8" water main in Watkins Way and existing 8" water main in West Lattin Road. Developer shall be responsible for providing subdivision with a complete water main system serving each proposed lot with fire hydrants installed at every intersection and at 400 foot intervals.
27. Fire hydrants servicing development shall provide a minimum of 1,500 gpm fire flow. Developer shall be responsible for looping water system, acquiring necessary easements and or increasing water line size, as needed, to meet required fire flow requirement.
28. Developer shall be responsible for paying the cost for the City to hire a consultant to hydraulically model the proposed water main system for the development (this cost is in addition to the construction plan review fee).
29. The landowner/developer shall be responsible for payment of the developer's portion of the Water System Development Fee of \$750 per single family residential lot.
30. Water main construction plans to be designed by a Washington State licensed engineer and submitted to the City Engineer for approval.
31. Developer shall be responsible for abandoning the existing well for the existing house located on the property. The developer shall be required to connect this home to the City's water system and pay for all applicable connection fees. Developer shall be required to obtain a separate permit from the City's Building Department prior to commencing this work. The location of the abandoned well shall be shown on the final plat map.
32. Developer shall install an irrigation system service to each lot meeting KID and City Engineer requirements.
33. Developer to provide 10' irrigation easement for said irrigation 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.

34. Proposed Lot #13 is an existing KID irrigation pond and pump station currently servicing the plat of Hazelwood Estates and the proposed preliminary plat property. The developer's proposed irrigation system and or modifications to the existing pond and pump station will need to be reviewed and approved by both KID and the City Engineer. If the existing irrigation pond and pump station are to be removed, the developer will need to complete separate process to vacate the existing pond and irrigation main easements prior to final plat approval.
35. Developer responsible for obtaining and complying with all necessary permits and or permission from Bureau of Reclamation and/or KID to construct roadway and other infrastructure across the existing 20' USBR Easement located along the southern boundary of the proposed plat.
36. Streets lights shall be installed at every intersection and at 300 foot intervals in residential areas meeting the City's new LED Street Light and ROAM System standards.
37. Storm drainage system to be designed, at a minimum, for a 25-year 24-hour storm event by a licensed professional engineer in the State of Washington to meet Department of Ecology's NPDES Phase II requirements and City of West Richland regulations. City Engineer will require piped emergency overflows at all roadway low spots.
38. Park Impact Fee shall apply per West Richland Municipal Code chapter 16.14 and the City's Master Fee Schedule (Ordinance #27-09 and as amended by Ordinance #19-15 and Ordinance #13-16).
39. Transportation Impact Fee shall apply per West Richland Municipal Code Chapter 16.14 and the City's Master Fee Schedule (Ordinance #2-10 and as amended by Ordinance #25-16 and Ordinance #13-16).
40. Street Signs to be purchased and installed by the City. City Engineer to determine the type, location and when signs will be installed. Developer to reimburse the City for said work prior to Final Plat.
41. Developer shall provide all other City franchised utilities to lots including, but not limited to, electrical power (Benton REA), telephone (Frontier), and cable TV (Charter) deemed reasonable by the City Engineer. Developer has the option of extending natural gas.
42. Developer shall be responsible for purchasing and installing mailbox cluster units and 10 LF of sidewalk in front of mailbox cluster units. Developer to coordinate this work and the location of the mailbox cluster units with the US Postal Office. Contact Richland Post Office.
43. Plat's survey to be tied into a minimum of two City control monuments shown on Record of Survey #3910 and established per Washington South (3602) State plane (NAD 83/91) coordinates and NAVD 88 elevations.
44. Plat Map information – all lines require bearings, curve require all pertinent information, tie survey into monumentation, basis of bearing and basis of elevation.
45. Street names shall be determined by the Planning Department prior to approval of Construction Plans.
46. A utility phasing plan (if necessary) shall be prepared for the project and submitted to the City Engineer for review and approval as part of the construction review plans. Changes to the phasing plan shall be approved by the City Engineer.

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.

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