

**CITY OF WEST RICHLAND  
RESOLUTION NO. 3- 19**

**A RESOLUTION OF THE CITY OF WEST RICHLAND, WASHINGTON,  
GRANTING A FRONTAGE IMPROVEMENT WAIVER FOR FRONTAGE  
IMPROVEMENTS TO KEENE ROAD PER WRMC 12.04.060 FOR RICHLAND  
SCHOOL DISTRICT'S TLAC PROJECT**

**(Benton County parcel #1-1297-300-0001-002)**

**WHEREAS**, pursuant to Resolution No. 42-18 passed by the City Council on December 4, 2018, setting forth the City's intention to consider granting a frontage improvement waiver for specific frontage improvements to Keene Road associated with the Richland School District's TLAC Project, a public hearing was held before the City Council of the City of West Richland on January 15, 2019; and

**WHEREAS**, written notice of the City's intention to consider granting a frontage improvement waiver for specific frontage improvements to Keene Road associated with the Richland School District's TLAC Project 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 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**, do ordain as follows:

**Section 1.** The Richland School District is hereby granted a frontage improvement waiver for the following required frontage improvements to Keene Road associated with Richland School District's TLAC Project as follows:


- 1) Curb, gutters ADA handicap ramps and sidewalks along the parcel's Keene Road frontage shall not be required.
- 2) Widening of Keene Road from its preexisting edge to the new curb line shall only be required to accommodate a center-left turn lane along the frontage of the TLAC Project and associated pavement tapers.
- 3) Installation of LED Street Lights shall only be required at the new intersection of Keene Road and Preakness Blvd (total of 4 LED streetlights required at intersection).
- 4) Milling and asphalt pavement overlayment of Keene Road to the centerline shall not be required.

**Section 2.** The City Council hereby conditions the granting of said frontage improvement waiver for frontage improvements to Keene Road for Richland School District's TLAC Project on the following: 1) all of the required frontage improvements waived with Richland School District's TLAC Project shall be required to be constructed by the Richland School District if a high school is constructed on the property or if an addition, attached or detached, is constructed to the TLAC Facility expanding the overall square footage of the facility.

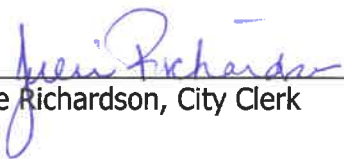
**Section 3.** City Council hereby finds that granting a frontage improvement waiver from the requirements of West Richland Municipal Code Chapter 12.04 with the conditions in Section 2 will in no way be detrimental to the best interests of the city, will not be contrary to its intent or to the public 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 the Richland School District.

**Section 4.** This resolution shall be in effect immediately upon approval.

**PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON,**  
this 15th day of January, 2019.

  
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Brent Gerry, Mayor

ATTEST:

  
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Julie Richardson, City Clerk

APPROVED AS TO CONTENT AND FORM:

  
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Bronson Brown, City Attorney