

Roscoe Slade

No. 11

From: duvalljs@aol.com
Sent: Thursday, November 14, 2019 1:43 PM
To: Roscoe Slade
Subject: Re: Section 8; Lot 28

Follow Up Flag: FollowUp
Flag Status: Flagged

Thank you for getting back to me Roscoe.

I can absolutely work on getting the signed letters from the affected neighbors. At the meeting I asked if I should notify the neighbors and get their buy-in for the submittal, but was told no, that the City would make the appropriate notifications. So I will begin working on that part and hopefully have it all pulled together after the Holidays.

Yes, we were planning on attending the meeting next week, but I just had shoulder surgery so our attendance depends on how I feel that day. It would be great if you could put this string of e-mails and attachments on record just in case we cannot make it.

If there is anything else I need to do, please let me know.

Thanks!

Peggy

-----Original Message-----

From: Roscoe Slade <roscoe@westrichland.org>
To: duvalljs <duvalljs@aol.com>
Cc: Drew Woodruff <drew@westrichland.org>
Sent: Thu, Nov 14, 2019 9:20 am
Subject: RE: Section 8; Lot 28

Hi Peggy,

At this time, we are not accepting / processing any changes to the Section 8 Local Roadway Plan until the current process of accepting the offers of dedication has been completed. Once completed, the City would be open to reviewing proposed amendments to the roadway plan. One question for you is, have you discussed and have written support from each of the effected property owners in Section 8 on your proposed changes? Any petition to amend the roadway plan would need to include written support from these property owners and since these changes are primarily within Benton County, they would also need to be consulted (City staff would handle discussions with the county). Amending these roadway plans takes considerable staff time and before moving forward the City would need to know that there is a clear majority in support of the changes; again after the offer of dedication process has been completed.

In regards to your comments to the offers of dedication, City staff is proposing to retain the 33' road right-of-way and utility easement on the north, south and east side of your property. The west side is proposed to be reduced from 33' to a 10' utility easement. The reason is that there are currently existing and or planned roadways on these sides of your property. In the future, if the roadway plan is amended, you will be able to go through a vacation process to have these easement potentially reduced. Not sure if you are planning on attending the public hearing on this matter on November 19th, but I can make sure your comments below are included into the record.

If you have questions, please give me a call. 967-5434.

Thanks

Roscoe Slade

From: duvalljs [mailto:duvalljs@aol.com]
Sent: Wednesday, November 13, 2019 7:47 PM
To: Drew Woodruff; Roscoe Slade
Subject: RE: Section 8; Lot 28

Thank you Drew, I would like to move forward as soon as possible to get the amendment process going. We initiated a request last year when it was brought to our attention, but was told it had already been adopted through council. We were a little disappointed that we had not been notified by the City that a Section 8 Road Plan was going through an update, therefore we were not given the opportunity to address our proposal during that process. We would like that opportunity.

My second request was to have the 33' easement on the south side of our property reduced to 10'. Currently 3 sides (north, east, south) of our property are reflecting no relief of the 33' easement. Have you had a chance to review this? The majority of the lot owners are getting their 33' reduced to 10' on 2 sides of their lot and some are getting it reduced on 3 sides. We are only getting one side of our lot (west side) reduced.

Thank you,

Peggy

Sent from my Sprint Samsung Galaxy S9+.

----- Original message -----

From: Drew Woodruff <drew@westrichland.org>
Date: 11/12/19 4:50 PM (GMT-08:00)
To: duvalljs@aol.com, Roscoe Slade <roscoe@westrichland.org>
Subject: RE: Section 8; Lot 28

Peggy

The first step is to provide what you are proposing which it appears you have done. In order for this to advance there are numerous entities that would have to be involved like the impacted residents and the County. The County currently has not adopted any of the road plans that the City has created for Section 8. The Section 8 road plans was just updated in 2018 and the City is not processing road plan amendments until the offers of dedication process is complete. After that feat has been achieved the City would then consider reviewing amendments to the plans.

Thanks.

DREW WOODRUFF, P.E.
CITY ENGINEER

City of West Richland
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509-967-5434
www.westrichland.org

From: duvalljs@aol.com [mailto:duvalljs@aol.com]
Sent: Tuesday, November 5, 2019 9:54 AM
To: Drew Woodruff <drew@westrichland.org>; Roscoe Slade <roscoe@westrichland.org>
Subject: Section 8; Lot 28

Good Morning Drew, I just got back in town (I was out of the country for 2 weeks) and wanted to follow-up with you regarding the question we had on Lot 28 at the Open House. Also, I am submitting the request to slightly modify the

proposed road map we discussed. I believe you said we just needed to provide you with a copy of our modification request and you would take it from there.

Attached is a pdf file with 3 pages, the first and second is the Section 8 Road map and aerial view that reflects the current paved and gravel roads along with the requested modification in red. The 3rd page is Lot 28 with the change we would like you to consider.

Please give me a call or email me if there is anything else I need to submit or if you have any questions.

Thanks!

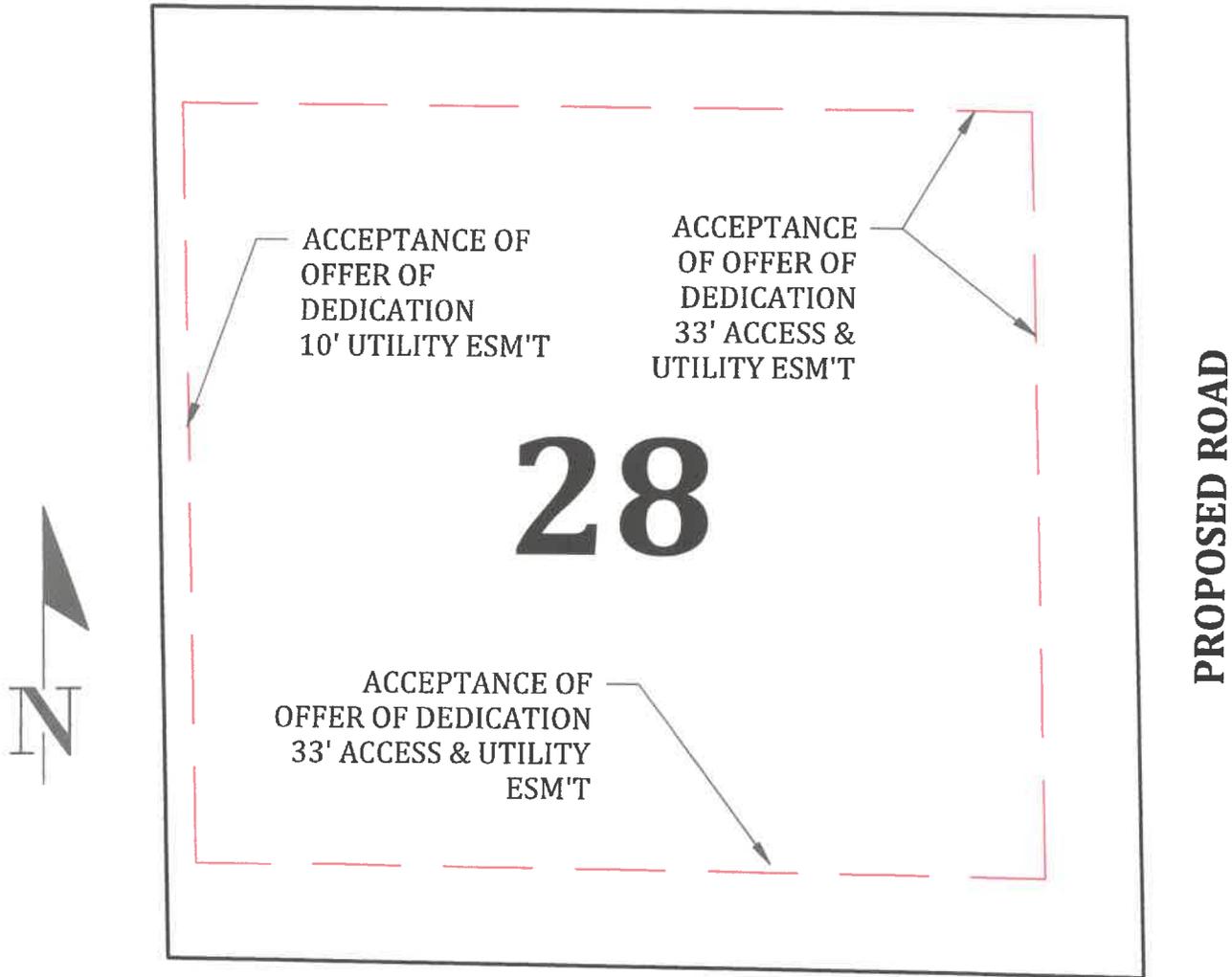
Peggy Duvall
509-308-2220

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ACCEPTANCE OF OFFER OF DEDICATION AS FOLLOWS:

- 33-FOOT ACCESS AND UTILITY EASEMENT ALONG THE NORTH, EAST, AND SOUTH BOUNDARY
- WEST 10-FEET OF THE 33' UTILITY EASEMENT ALONG THE WESTERN BOUNDARY



LOT 28 OF SECTION 8 OF WILLAMETTE HEIGHTS

DESIGN: JNP

CHECK: RCS

SCALE: 1" = 60'

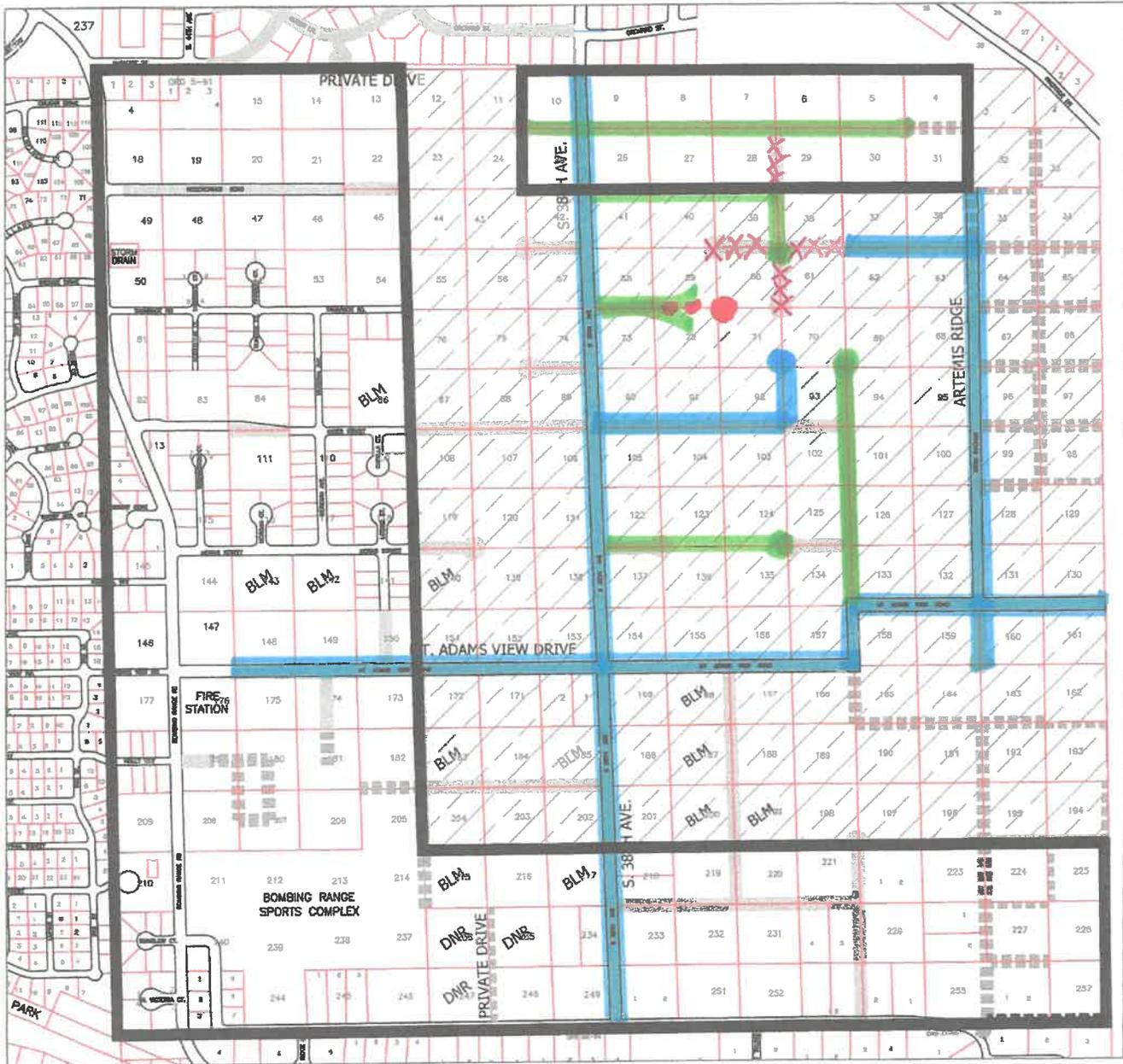
DGW: JNP

SHEET NO. 28 OF 257

DATE: March 20, 2019

CITY OF WEST RICHLAND

SECTION 8



LEGEND:

-  EXISTING OR PLANNED CITY/COUNTY STREET
-  EXISTING OR PLANNED PUBLIC FIRE APPARATUS ACCESS ROADWAYS MEETING INTERNATIONAL FIRE CODE STANDARDS
-  COUNTY PARCEL
-  LIMITS OF FEDERAL LAND PATENT

Existing Paved Road
Existing Gravel Road
Proposed changes

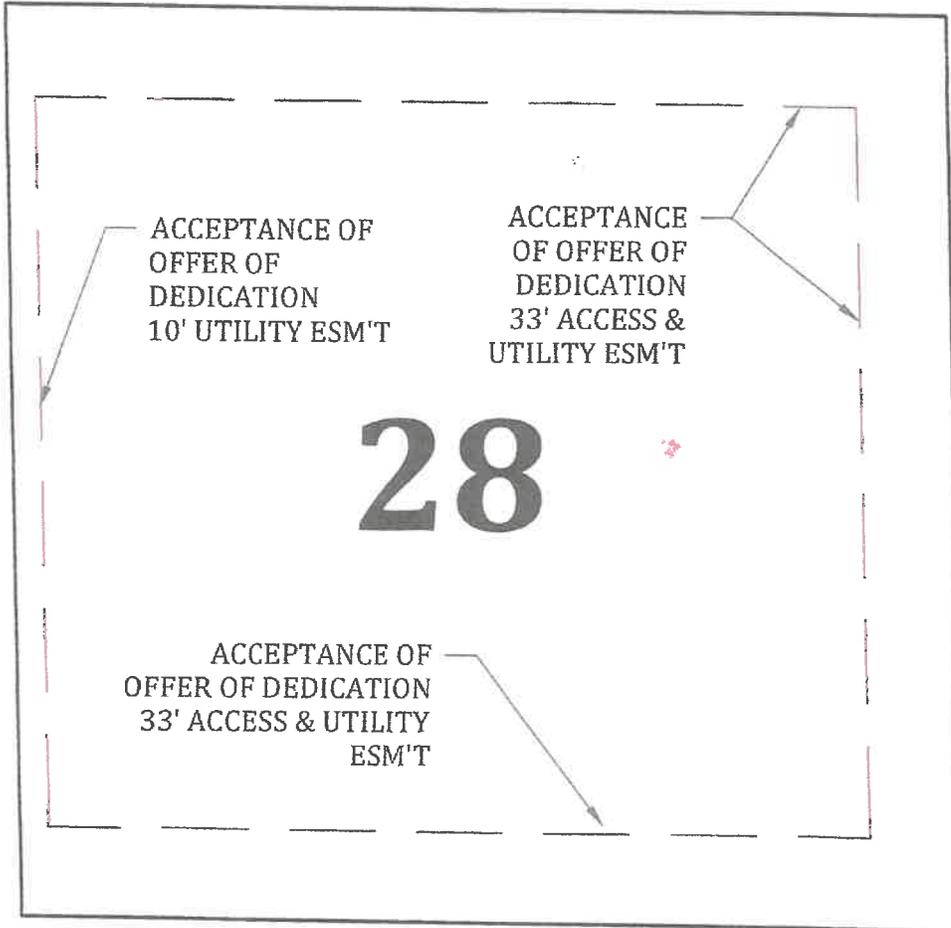
Paved Road

Gravel Road

Propose change



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PROPOSED ROAD

- (1) Request to vacate Proposed Road on East Side and 33' Easement reduced to 10' utility Easement
- (2) Request South 33' Easement be reduced to 10' utility easement

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