

**CITY OF WEST RICHLAND  
ORDINANCE NO. 9-19**

**AN ORDINANCE OF THE CITY OF WEST RICHLAND, WASHINGTON,  
RELATING TO REQUIRED FRONTAGE IMPROVEMENTS AND REQUIRED  
SETBACKS, AMENDING WEST RICHLAND MUNICIPAL CODE SECTIONS  
12.04.030(c)(4)(c)(ii) & 12.04.030(c)(8)(c)(ii)**

**THE CITY COUNCIL FOR THE CITY OF WEST RICHLAND, WASHINGTON,** does hereby resolve as follows:

**Section 1.** West Richland Municipal Code Sections 12.04.030(c)(4)(c)(ii) and 12.04.030(c)(8)(c)(ii) are hereby amended as shown.

**12.04.030 Frontage Improvements Required.**

- C. Property owners / developers shall be required to construct frontage improvements along the full abutting public street frontage of property when developed as follows:
  - 4. Construction of a new single-family residential dwelling unit, accessory dwelling unit or non-commercial shop: frontage improvements and dedication of road right-of-way shall be completed prior to issuance of certificate of occupancy of the dwelling unit, provided the following exceptions apply:
    - C. An existing lot where there are no existing frontage improvements meeting current city standards constructed within 200 feet of the lot, conditioned on the following:
      - ii. Property owner / developer shall waive all rights to protest against a future Local Improvement District (LID) proceedings for the construction of said frontage improvements by executing and recording at property owner's / developer's cost, a city attorney approved, Waiver of Protest Agreement in compliance with RCW 35.43.182, prior to issuance of certificate of occupancy.
  - 8. Street cut/road right-of-way permit for access to a public street: frontage improvements and dedication of road right-of-way shall be completed prior to occupancy, provided the following exceptions apply:

C. An existing lot zoned RL (residential low-density) or RM (residential medium density) where there are no existing frontage improvements meeting current city standards constructed within 200 feet of the lot, conditioned on the following:

- ii. Property owner / developer shall waive all rights to protest against a future Local Improvement District (LID) proceedings for the construction of said frontage improvements by executing and recording at property owner's / developer's cost, a city attorney approved, Waiver of Protest Agreement in compliance with RCW 35.43.182, prior to issuance of certificate of occupancy.

**Section 2.** This ordinance shall become effective five (5) days after its passage and publication as required by law.


**PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND,  
WASHINGTON, this 7th day of May, 2019.**

  
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Brent Gerry, Mayor

ATTEST:

  
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Julie Richardson, City Clerk

APPROVED AS TO FORM:

  
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Bronson Brown, City Attorney