



TO: Property Owners  
All concerned (*This notice is posted on the site and in other locations as required by code*)

SUBJ: Utility Easement Vacation, File No.: VACA-008-2022 (Nuxall)—**Notice of Public Hearing**

DATE: November 4, 2022

### **NOTICE OF PUBLIC HEARING**

In accordance with RCW 35.94.040 and West Richland Municipal Code Chapter 12.60, a public hearing to consider the proposed vacation of a public utility easement will be held before the West Richland City Council on **Tuesday, December 6, 2022 at 6:00 p.m.** The date and time of the public hearing was set by Council with the passage of Resolution 57-22 on November 1, 2022.

The City Council's public hearing on the proposed vacation will be conducted in the manner required by WRMC Chapter 12.60. **Anyone objecting to the proposed vacation should attend the public hearing or send a letter to the City indicating his or her objection prior to the public hearing date.** Comments should be submitted to the Community Development Department at 3100 Belmont Blvd., Suite 104, West Richland, WA 99353 or via email to Associate Planner Elisha Ransom at [eransom@westrichland.org](mailto:eransom@westrichland.org).

The public hearing will be held in person in the City Council Chambers at 3100 Belmont Blvd, West Richland, WA 99353 with an option for participation via online video. The online meeting link and call-in numbers are available on the City's website on the City Council Agenda page, or by emailing City Clerk Stephanie Haug at [shaug@westrichland.org](mailto:shaug@westrichland.org).

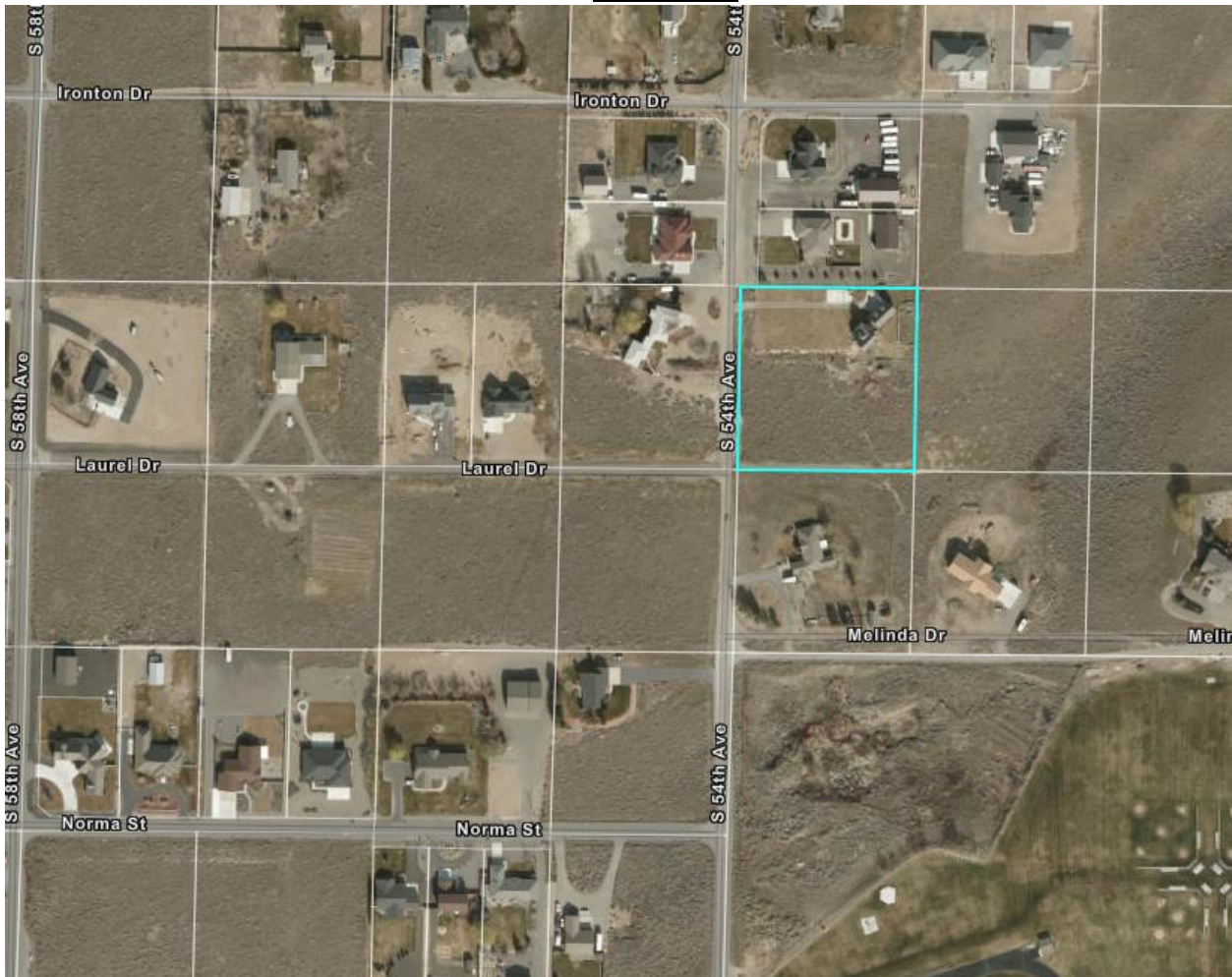
### **DESCRIPTION OF PROPOSAL**

The property owners, Pamela and Russell Warren, submitted an application for a utility easement vacation along with the applicable fee. The site is 1074 S 54<sup>th</sup> Ave, legal description Willamette Heights, Section 6 Lot 165 (Parcel No: 106984020165000). The easement sought to be vacated is the south 14 feet of the north 30 feet except the west 30 feet, and the west 20 feet of the east 30 feet, except the south 30 feet of Lot 165, Plat of Section 6 of Willamette Heights.

### **ENVIRONMENTAL REVIEW**

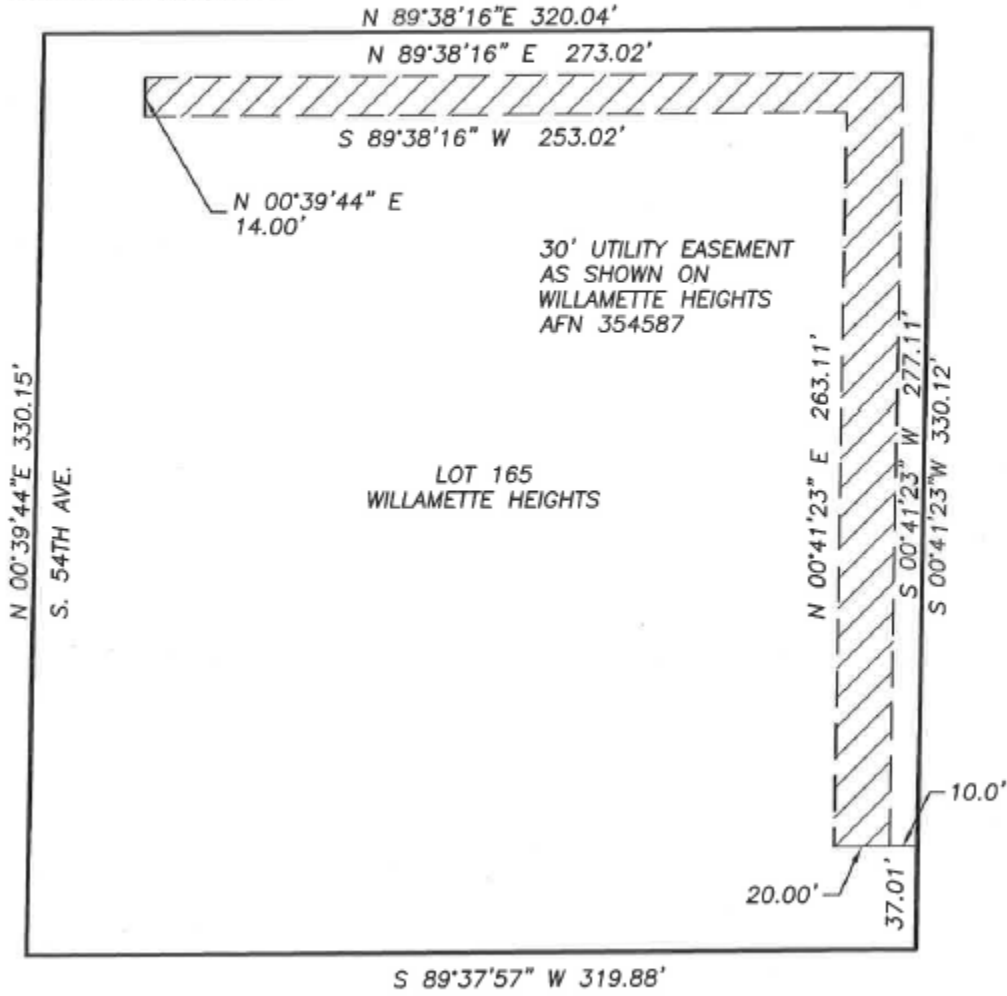
The proposal is not subject to environmental review (SEPA).

# SITE MAP



10-19-2022

# EXHIBIT MAP



WORLEY SURVEYING SERVICE, INC., P.S.  
P.O. BOX 6132  
KENNEWICK, WASHINGTON 99336  
509-582-6716

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KENNEWICK, WASHINGTON 99336

That portion of a 30.00 foot Utility Easement as shown on Lot 165 Plat of Willamette Heights according to the plat thereof recorded in Volume 5 of Plats, Page 52 recorded under Auditor's file number 354587 Records of Benton County Washington to be vacated and described as follows:

Portion of said Easement to be Vacated commencing at the Southeast corner of said Lot 165; thence along the East line thereof North  $00^{\circ}41'23''$  East for 37.01 feet; thence parallel with and 37.00 feet distance North of the South line of said Lot 165 South  $89^{\circ}37'57''$  West for 10.00 feet to the True Point of Beginning of said description; thence continuing South  $89^{\circ}37'57''$  West for 20.00 feet; thence parallel with and 30.00 feet distance from the East line of said Lot 165 North  $00^{\circ}14'23''$  East for 263.11 feet to a point 30.00 feet South of the North line of said Lot 165; thence parallel with and 30.00 feet distance from the North line of said Lot 165 South  $89^{\circ}38'16''$  West for 253.02 feet to a point 37.00 feet East of the West line of said lot 165; thence parallel with and 37.00 feet distance from the West line of Lot 165 North  $00^{\circ}39'44''$  East for 14.00 feet to a point 16.00 feet South of the North line of said Lot 165; thence parallel with the North line of said Lot 165 North  $89^{\circ}38'16''$  East for 273.02 feet to a point 10.00 feet West of the East line of said Lot 165; thence parallel with and 10.00 feet distance from the East line of said Lot 165 South  $00^{\circ}41'23''$  West for 277.11 feet to the True Point of Beginning.