



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-002-2023 (Inspired Home Design)—**Notice of Public Hearing**

DATE: May 10, 2023

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, June 6, 2023 at 6:00 p.m.** The date and time of the public hearing was set by Council with the passage of Resolution 24-23 on May 2, 2023.

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 Planner Elisha Ransom at 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.

DESCRIPTION OF PROPOSAL

The applicant, Inspired Home Design LLC, submitted an application for a utility easement vacation, along with the applicable fee. The site is 803 Creer Way, legal description Western Ridge Phase 2, Lot 35 (Parcel No: 101973030000035). The easements sought to be vacated are a 20-foot-wide storm drain easement within lot 35 of the plat of Western Ridge Phase 2, and a five foot wide irrigation easement within lot 35 of the plat of Western Ridge Phase 2.

ENVIRONMENTAL REVIEW

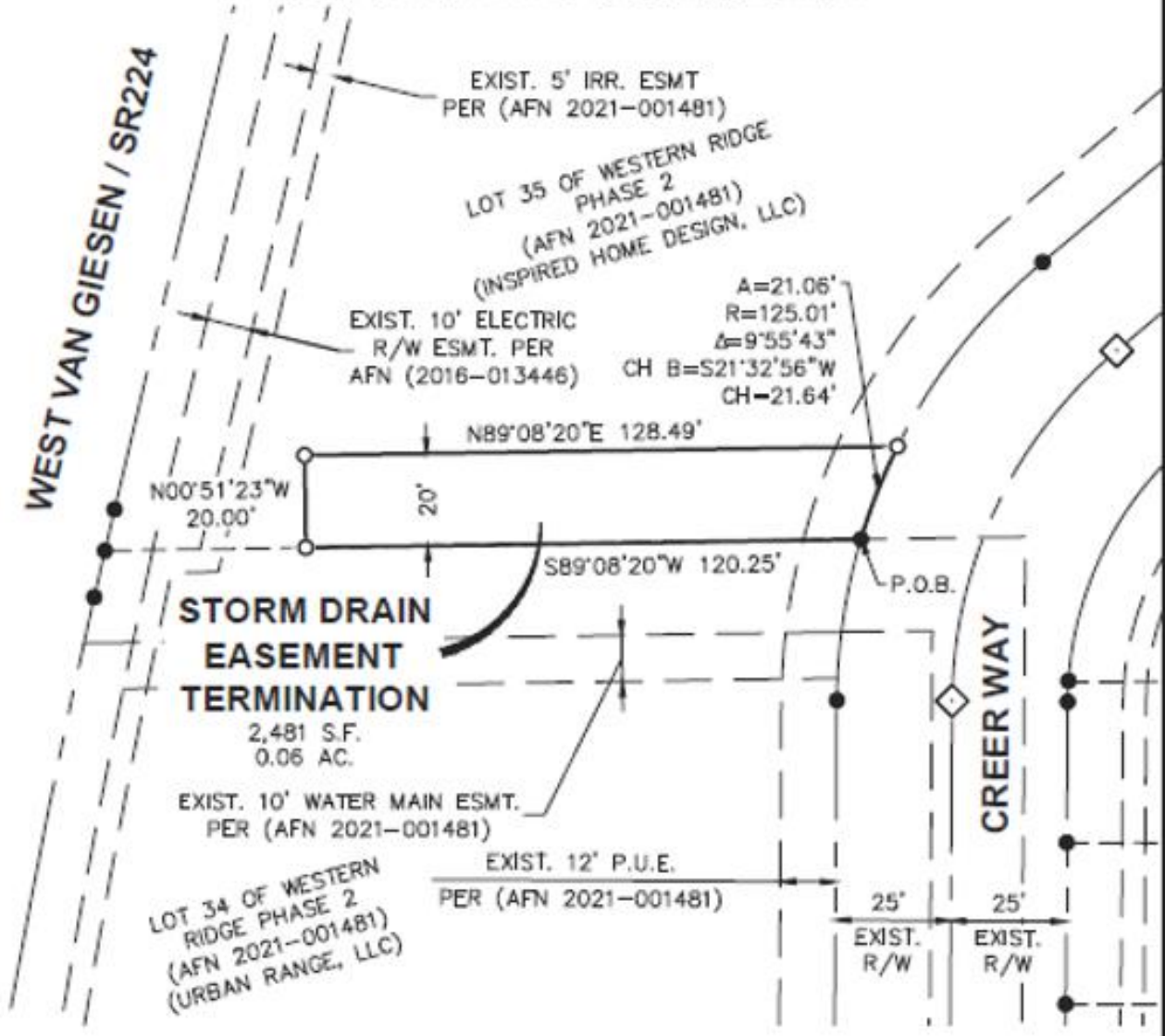
The proposal is not subject to environmental review (SEPA).

SITE MAP

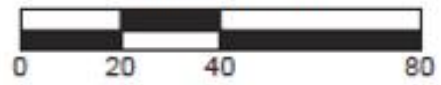


EXHIBIT B.1

SKETCH FOR STORM DRAIN EASEMENT TERMINATION



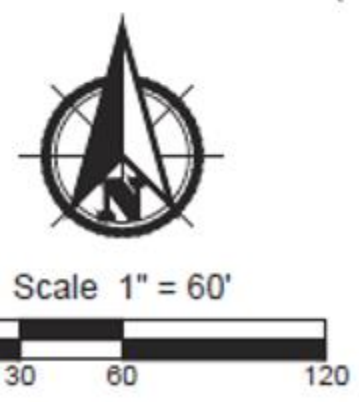
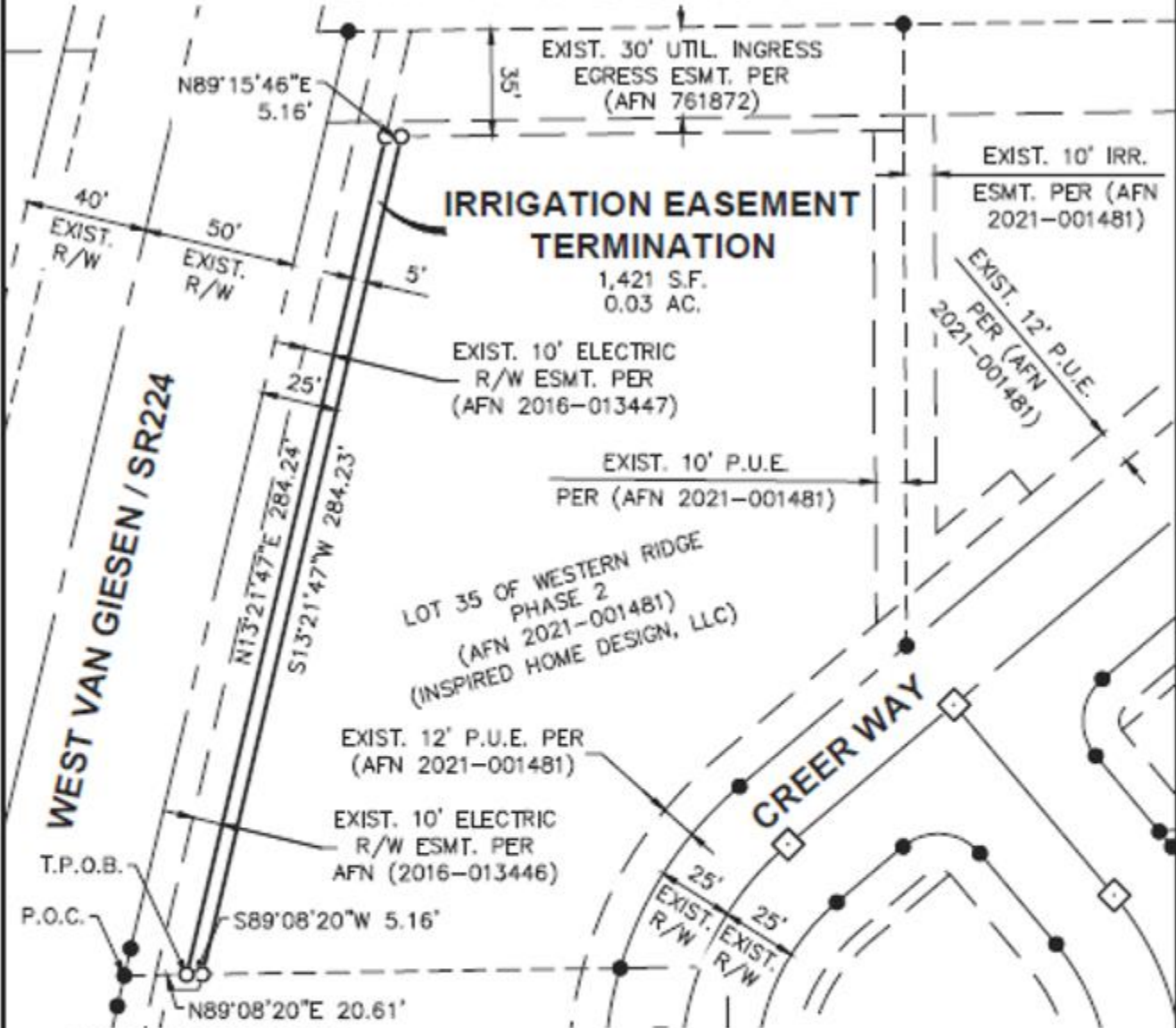
Scale 1" = 40'



 PBS Engineering and Environmental Inc. pbsusa.com	DRAWN BY: BCH	SCALE: 1" = 40'	DATE: 01/25/2023
	CHECKED BY: ROPI/ADM	PROJECT NO.: 66033.000	SHEET 2 OF 2

EXHIBIT B.2

SKETCH FOR IRRIGATION EASEMENT TERMINATION



<p>PBS Engineering and Environmental Inc. pbsusa.com</p>	DRAWN BY: BCH	SCALE: 1" = 60'	DATE: 01/25/2023
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EXHIBIT A.1

LEGAL DESCRIPTION FOR STORM DRAIN EASEMENT TERMINATION

LEGAL DESCRIPTION

A 20.00 FOOT WIDE STORM DRAIN EASEMENT WITHIN LOT 35 OF THE PLAT OF WESTERN RIDGE PHASE 2 RECORDED IN VOLUME 15 OF PLATS AT PAGE 0697 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-001481, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN, CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO LOTS 34 AND 35 OF SAID PLAT LYING ALONG THE WESTERLY RIGHT-OF-WAY OF CREER WAY, MARKED WITH A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO 46318";

THENCE ALONG THE BOUNDARY OF SAID STORM DRAIN EASEMENT THE FOLLOWING COURSES:

THENCE SOUTH 89°08'20" WEST A DISTANCE OF 120.25 FEET;
THENCE NORTH 00°51'23" WEST A DISTANCE OF 20.00 FEET;
THENCE NORTH 89°08'20" EAST A DISTANCE OF 128.49 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 125.01 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 63°29'13" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 21.06 FEET, WITH A DELTA ANGLE OF 09°55'43", A CHORD BEARING OF SOUTH 21°32'56" WEST, AND A CHORD LENGTH OF 21.64 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 2.481 SQUARE FEET, 0.06 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.



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EXHIBIT A.2

LEGAL DESCRIPTION FOR IRRIGATION EASEMENT TERMINATION

LEGAL DESCRIPTION

A 5.00 FOOT WIDE STRIP OF LAND WITHIN LOT 35 OF THE PLAT OF WESTERN RIDGE PHASE 2 RECORDED IN VOLUME 15 OF PLATS AT PAGE 0697 UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-001481, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN, CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 5.00 FEET OF THE WEST 25.00 FEET LYING SOUTH OF A LINE BEING A 35.00 FOOT OFFSET TO THE SOUTH OF THE NORTH BOUNDARY OF SAID LOT 35.

HAVING AN AREA OF 1,421 SQUARE FEET, 0.03 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.



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SHEET 1 OF 2