

**CITY OF WEST RICHLAND
RESOLUTION NO. 40- 23**

**A RESOLUTION OF THE CITY OF WEST RICHLAND, WASHINGTON, GRANTING
A FRONTAGE IMPROVEMENT WAIVER FOR FRONTAGE IMPROVEMENTS TO
SANDHILL DRIVE PER WRMC 12.04.060 FOR LOT 1, SHORT PLAT NO. 13130.**

(Benton County Parcel #1-2507-401-1330-001)

WHEREAS, pursuant to Resolution No. 27-23 passed by the City Council on May 16, 2023, setting forth the City's intention to consider granting a frontage improvement waiver for specific frontage improvements to Sandhill Drive associated with a building permit for a new single-family residential home, a public hearing was held before the City Council of the City of West Richland on June 20, 2023; and

WHEREAS, written notice of the City's intention to consider granting a frontage improvement waiver for specific frontage improvements to Sandhill Drive associated with a building permit for a single-family residential home 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, does ordain as follows:

Section 1. The property owner(s) of Lot 1, Short Plat No. 1330, are hereby granted a frontage improvement waiver conditioned per Section 2 for the following required frontage improvements to Sandhill Drive associated with a building permit for a new single-family residential home as follows:

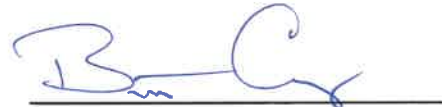
- 1) Storm drainage facilities shall not be required.
- 2) Construction of a new 32' wide rural roadway meeting city design standards along the frontage of Sandhill Drive shall not be required.
- 3) LED streetlights shall not be required.
- 4) Roadway striping shall not be required.
- 5) Signage shall not be required.

Section 2. City Council's granting of the frontage improvement waiver for the items listed in Section 1 is conditioned on the property owner(s) of Lot 1, Short Plat No. 1330, completing the following; 1) property owner waiving all rights to protest against future local improvement district (LID) proceedings for the construction of said frontage improvements by executing and recording, at property owner's cost, a city attorney approved waiver of protest agreement, in compliance with RCW 35.43.182, prior to issuance of the certificate of occupancy / final building permit inspection and 2) property owner to execute and record a deed to the City of West Richland via a Statutory Warranty Deed 50' of road right-of-way along the frontage of Sandhill Drive together with a 12' utility easement adjacent to the south side of the dedicated road right of way, prior to issuance of the certificate of occupancy / final building permit inspection.

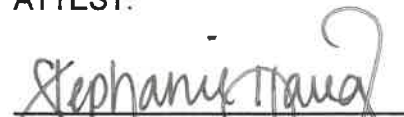
Section 3. City Council hereby finds that granting a frontage improvement waiver from the requirements of West Richland Municipal Code Chapter 12.04 with conditions noted in Section 2 will in no way be detrimental to the best interests of the city, will not be contrary to its intent or to the public 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 property owner(s) of Lot 1, Short Plat No. 1330.

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


PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON, this 20th day of June 2023.


Brent Gerry, Mayor

ATTEST:


Stephanie Haug, City Clerk

APPROVED AS TO CONTENT AND FORM:


Jessica Foltz, City Attorney