



CITY OF WEST RICHLAND  
PUBLIC WORKS DEPARTMENT  
3100 BELMONT BLVD., SUITE 102  
WEST RICHLAND, WA 99353  
(509) 967-5434 FAX: (509) 967-2419

## NOTICE OF PUBLIC HEARING BEFORE THE WEST RICHLAND CITY COUNCIL

Per Resolution 36-21, a virtual open Public Hearing will be held via Zoom on October 19, 2021, at 6:00pm to consider the Community Development Director's petition for a frontage improvement waiver per West Richland Municipal Code Chapter 12.04. Please see attached petition letter, vicinity map and copy of Resolution 36-21.

The petition requests a waiver for the following frontage improvements to Keene Road: 1) curb, gutter, ADA handicap ramps and sidewalks, 2) storm drainage facilities, 3) widening of Keene Road from its preexisting edge to the new curb line, 4) milling and asphalt pavement overlay of Keene Road to its centerline and 5) LED Street lights.

Anyone for or objecting to the proposed frontage improvement waiver should attend the virtual public hearing via Zoom or send a letter to the City Clerk, Stephanie Haug, indicating his or her opinion, prior to the public hearing date. Written comments must be received by the City Clerk no later than 3:00pm, Tuesday, October 19, 2021. Letters should be addressed to the City Clerk at the following address: 3100 Belmont Blvd Suite 106, West Richland, Washington 99353 or via email to [shaug@westrichland.org](mailto:shaug@westrichland.org).

Please contact the West Richland Public Works Department at 967-5434 with any questions regarding the proposed frontage improvement waiver.

Roscoe C. Slade III, P.E.  
City of West Richland  
Director of Public Works

The link to attend the virtual City Council meeting during which the public hearing will be held is below:

Topic: West Richland City Council Meeting – Frontage Improvement Waiver Public Hearing  
Tuesday, October 19, 2021 @ 6pm

<https://us02web.zoom.us/j/86707731943>

Meeting ID: 867 0773 1943  
One tap mobile  
+12532158782, 86707731943# US (Tacoma)



August 30, 2021

City of West Richland  
Andrew Woodruff, City Engineer  
3100 Belmont Blvd.  
West Richland, WA 99353

RE: Keene Road Frontage Improvement Waiver – Lot #5, ROS #5496

Dear Mr. Woodruff,

In accordance with Section 12.04.060 WRMC, I'm requesting a frontage improvement waiver for Lot #5, ROS #5496 along Keene Road for a proposed economic development project. The specific frontage improvements requested for a waiver include:

1. Curb, gutters, ADA handicap ramps and sidewalks
2. Storm drainage facilities
3. Widening the street from its preexisting edge to the new curb line
4. Milling and asphalt pavement overlayment of the existing street to its centerline
5. LED street lights.

This waiver is being requested because the City of West Richland plans to widen Keene Road in the future, but not in the time frame of the proposed economic development of said parcel. Frontage improvements to Keene Road along the frontage of Lot #5, ROS #5496 would most likely end up being removed with the City widening Keene Road to four-lanes in the future.

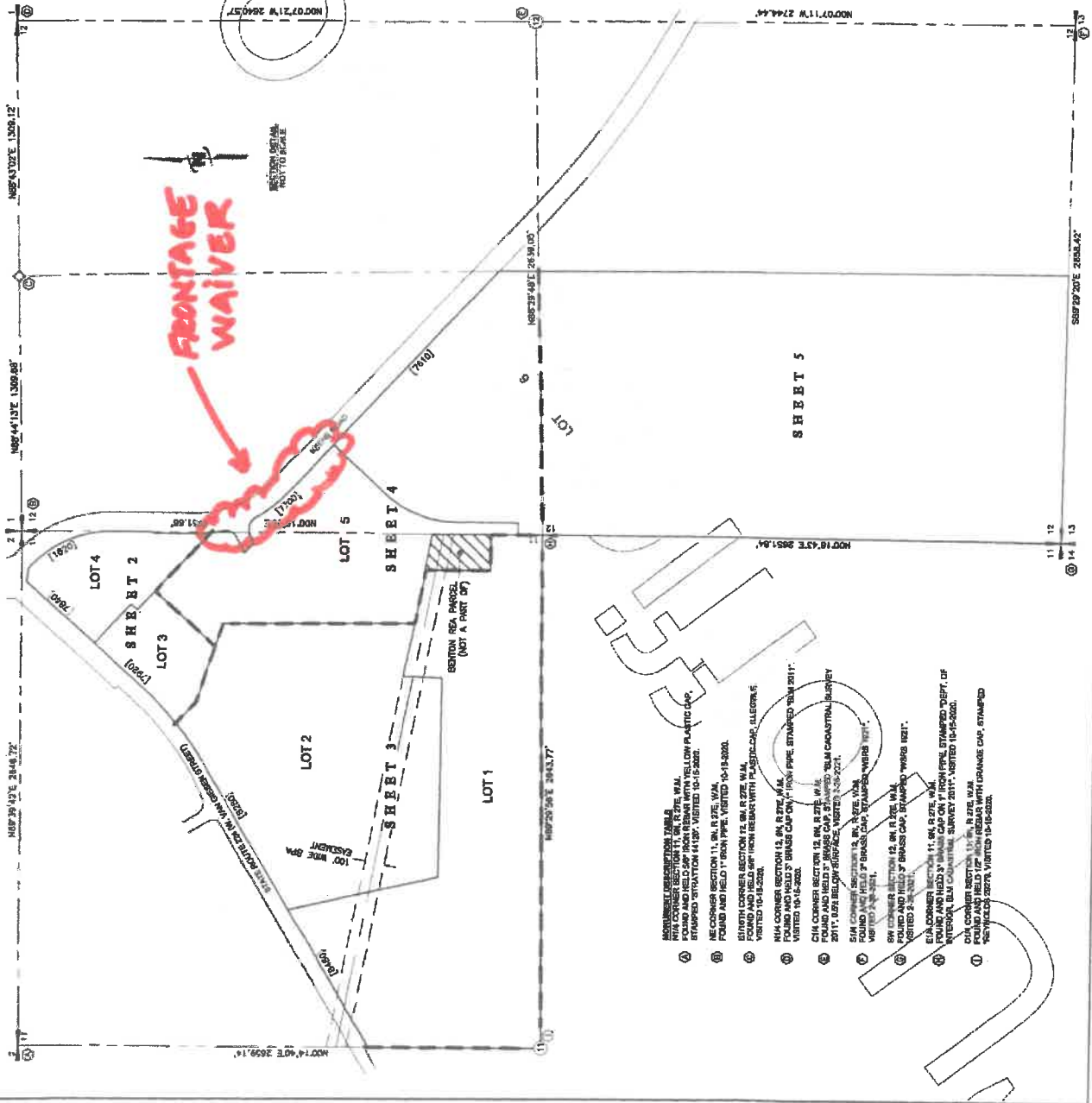
Thank you for your consideration.

Sincerely,

Eric Mendenhall  
Community Development Director

**RECORD OF SURVEY NO. 5496**  
**FOR A BOUNDARY LINE ADJUSTMENT**

LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, THE WEST-HALF OF THE NORTHWEST QUARTER OF SECTION 12, AND THE WEST-HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 27 EAST, W.M., CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON



APPROVALS: PAID FOR RECORD THE 5th DAY OF MAY 2021, AT 2:50 P.M. RECORDED VOLUME 01 OF SURVEYS, AT PAGE 5496. AT THE OFFICE OF JUDITH SHERMAN, RECORDER OF BENTON COUNTY, WASHINGTON. BY: *Megan Robinson* Deputy REC. NO. 2021-021929

**BASE OF RECORD FOR THIS PROJECT IS A LOCAL BITE PRODUCTION ORGANIZING FROM THE 1901 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1880 (NAD 83) TO THE NATIONAL STATE PLANE COORDINATE SYSTEM. SOUTH ZONE (6603 BASED UPON THE 1983 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1880) WITH Spheroid Heights UNDER ALTA MEASUREMENTS. THE BOUNDARY VOLUMES 1, 2, 3, 4, 5, 6, 7 AND 8 ARE PART OF THE 2007 RECORD OF SURVEY VOLUME 1, PAGE 2824. THE BOUNDARY VOLUMES 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.**

**THIS SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS OUTLINED IN 2007 FOR SURVEY CONTROL CLASS B. THIS SURVEY MEETS THE DUAL FREQUENCY MULTICORRELATION CROSS RESECTION, TRIMBLE SURVEYS TOTAL STATION, AND THE TRIMBLE 1937 DATA COLLECTOR.**



**RECORD OF SURVEY NO. 5496**  
**FOR A BOUNDARY LINE ADJUSTMENT**  
**FOR A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, THE WEST-HALF OF THE NORTHWEST QUARTER OF SECTION 12, AND THE WEST-HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 27 EAST, W.M., CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON.**

RECORDED VOLUME 01 OF SURVEYS, AT PAGE 5496. AT THE OFFICE OF JUDITH SHERMAN, RECORDER OF BENTON COUNTY, WASHINGTON. BY: *Megan Robinson* Deputy REC. NO. 2021-021929



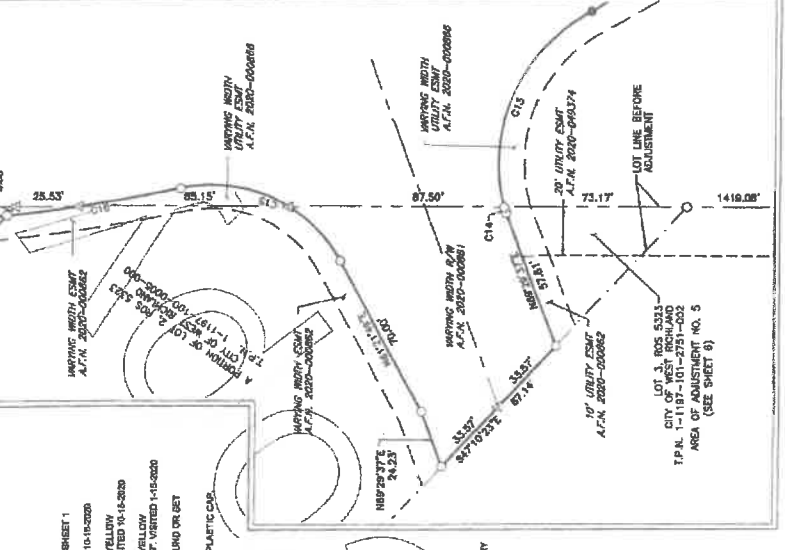
**JUB**  
**JUB ENGINEERS, INC.**  
 2810 W. Chasewater Ave., Suite 203  
 Renton, WA 98556  
 P: 206.780.2464 W: www.jub.com  
 Eng. Name: JOJO JOJO, B.S.  
 Date: April 8, 2021  
 Dr. DKG Dr. JUS Sheet 1 of 10

**RECORD OF SURVEY NO. 5490**  
**FOR A BOUNDARY LINE ADJUSTMENT**

LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, AND THE WEST-HALF OF THE NORTHWEST QUARTER OF SECTION 12, AND THE WEST-HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 27 EAST, W.M., CITY OF WEST RICHLAND, BENTON COUNTY, WASHINGTON

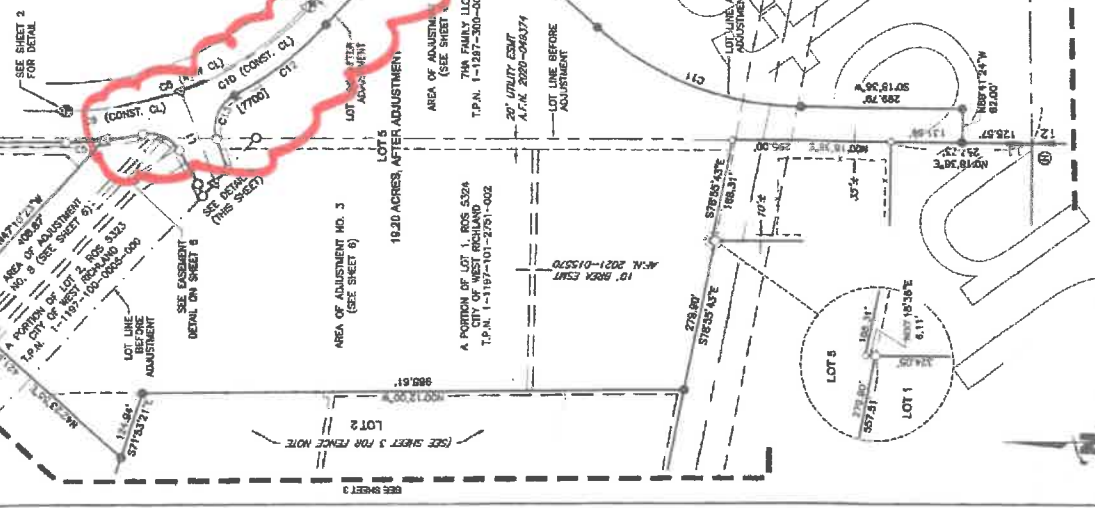
CURVE	LENGTH	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C3	68.78'	657.00'	67°03'38"	N022°44'01"W	68.78'
C4	498.88'	600.00'	47°24'46"	S02°24'41"E	462.78'
C5	210.68'	600.00'	26°07'01"	S09°44'48"E	200.38'
C10	286.20'	600.00'	27°19'48"	S32°28'11"E	253.48'
C11	498.38'	650.00'	42°32'38"	S21°34'55"W	359.07'
C12	211.27'	650.00'	16°37'23"	S37°49'22"E	210.34'
C13	63.86'	70.00'	76°49'23"	N89°48'29"W	69.38'
C14	2.53'	70.00'	3°04'13"	S72°43'13"W	2.53'
C15	70.78'	60.00'	73°19'23"	N4°42'30"E	71.50'
C16	70.84'	657.00'	6°19'40"	S09°51'55"E	70.50'

**FRONTAGE WAIVER**



- LEGEND**
- 14 SECTION CORNER AS NOTED
  - SIZE MONUMENT DESCRIPTION TABLE ON SHEET 1
  - FOUND AND HELD BY GRANB CMA VISITED 10-10-2020
  - FOUND AND HELD BY FROM REBAR WITH YELLOW PLASTIC CAP, STAMPED "BEA 3368", VISITED 10-10-2020
  - FOUND AND HELD BY FROM REBAR WITH YELLOW PLASTIC CAP, STAMPED "BEA 3368", VISITED 1-18-2020
  - COMPUTED POSITION, NO MONUMENT FOUND OR SET THIS SURVEY
  - SET 1/2" SECTION REBAR WITH YELLOW PLASTIC CAP, STAMPED "BEA 3368"
  - AUTOTOPIC FILE NUMBER
  - A.F.N.
  - CURVE ANNOTATION
  - CONST. CL
  - CONSTRUCTION CENTERLINE
  - EMB
  - LINE ANNOTATION
  - R/W
  - RIGHT-OF-WAY
  - R/W CL
  - RIGHT-OF-WAY CENTERLINE
  - RO3
  - RECORD OR SURVEY
  - T.P.N.
  - TAX PARCEL NUMBER
  - INDICATED STREET ADDRESS
  - LOT LINE BEFORE ADJUSTMENT
  - EXISTING FENCE-TYPE AND SIZE MAY VARY

LINE #	DIRECTION	LENGTH
L1	N69°29'37"E	178.01'



RECORD OF SURVEY NO. 5490  
 DATE 04-09-2021  
 PROFESSIONAL LAND SURVEYOR NO. 8888



APPROVED FOR THE CITY OF WEST RICHLAND, WASHINGTON  
 BY THE CITY CLERK  
 DATE: April 6, 2021



JUB ENGINEERS, INC.  
 2820 W. Olivehurst Ave., Suite 201  
 Renton, WA 98056  
 P 1509 793 2344 or www.jub.com  
 Doug Harris 30 30 0073 BAA  
 Date: April 6, 2021  
 Dr. DFG  
 Sheet 5 of 10

**CITY OF WEST RICHLAND  
RESOLUTION NO. 36-21**

**A RESOLUTION OF THE CITY OF WEST RICHLAND,  
WASHINGTON, SETTING THE PUBLIC HEARING DATE TO  
CONSIDER A PETITION FOR A FRONTAGE IMPROVEMENT  
WAIVER PER WRMC 12.04.060.**

**WHEREAS**, West Richland Municipal Code Chapter 12.04, Frontage Improvements Required, requires property owners / developers to construct frontage improvements, as defined by WRMC section 12.04.030(a), along the full abutting street frontage of property when developed; and

**WHEREAS**, the West Richland Community Development Director has submitted a petition for a frontage improvement waiver dated August 30, 2021 requesting a waiver for specific frontage improvements to Keene Road associated with a proposed economic development project; and

**WHEREAS**, the City Council is required to adopt a resolution fixing a time when the petition will be heard and determined; and

**WHEREAS**, said time shall not be more than 90 days nor less than 21 days after the passage of the resolution;

**NOW, THEREFORE**, the City Council of the City of West Richland, Washington does hereby resolve as follows:

**Section 1.** There shall be a public hearing to consider the petition for a frontage improvement waiver before the City Council of the City of West Richland, Washington, at its regularly scheduled meeting to be held on the 19th day of October, 2021, at 6:00pm.

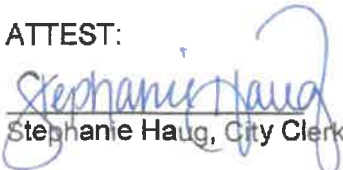
**Section 2.** The proposed frontage improvements to Keene Road petitioned to be waived are as follows: 1) curb, gutters, ADA handicap ramps and sidewalks, 2) storm drainage facilities, 3) widening the street from its preexisting edge to the new curb line, 4) milling and asphalt pavement overlayment of the existing street to its centerline and 5) LED street lights.

**Section 3.** This resolution shall be in effect immediately upon approval.

**PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON, this 7<sup>th</sup> day of September, 2021.**

  
\_\_\_\_\_  
Brent Gerry, Mayor

ATTEST:

  
\_\_\_\_\_  
Stephanie Haug, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Bronson Brown, City Attorney