

WHEN RECORDED RETURN TO:

Richland City Clerk's Office  
625 Swift Boulevard, MS-05  
Richland, WA 99352

ORDINANCE NO. 19-20

AN ORDINANCE of the City of Richland amending Title 23: Zoning Regulations of the Richland Municipal Code and the Official Zoning Map of the City to change the zoning on 98.16 acres from Agriculture (AG) to Limited Business (C-LB), Medium Density Residential (R-2) and Low-Density Residential (R-1-10); said property being located approximately 900 feet south of the intersection of Queensgate Drive and Legacy Lane, and adopting the findings and conclusions of the Hearing Examiner as the findings and conclusions of the Richland City Council.

WHEREAS, on December 9, 2019, the Richland Hearing Examiner held a duly advertised public hearing to consider a petition from Sienna Hills Development, LLC on behalf of Richland Properties, LLC (Greg Johnson) to change the zoning of the property hereafter described in Section 2 and located approximately 900 feet south of the intersection of Queensgate Drive and Legacy Lane; and

WHEREAS, on March 3, 2020, the Richland Hearing Examiner issued a written decision recommending approval of the requested rezone; and

WHEREAS, the Richland City Council has considered the record created at the December 9, 2019 public hearing, and the written recommendation of the Richland Hearing Examiner.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. It is hereby found, as an exercise of the City's police power, that the best land use classifications for the land described below is Limited Business (C-LB), Medium-Density Residential (R-2), and Low-Density Residential (R-1-10) when consideration is given to the interest of the general public.

Section 2. Said property, depicted in **Exhibit A**, attached hereto and incorporated by this reference, is more particularly described as follows:

Legal Description: Parcel 1 of Record Survey No. 5031

Assessor's Tax Parcel No. 1-329-8300-0001-005


Section 3. Such property is rezoned from Agriculture (AG) to Limited Business (C-LB), Medium-Density Residential (R-2), and Low-Density Residential (R-1-10).

Section 4. Richland Municipal Code Title 23 and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said Title, are hereby amended by amending Sectional Map Nos. 22 and 23, which are two of a series of maps constituting said Official Zoning Map, as shown on the attached **Exhibit B**, and bearing the number and date of passage of this Ordinance, and by this reference made a part of this Ordinance and of the Official Zoning Map of the City.

Section 5. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and the attached amended Sectional Map Nos. 22 and 23, duly certified by the City Clerk as a true copy.

Section 6. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

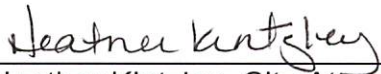
PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 21<sup>st</sup> day of July, 2020.

  
Ryan Lukson, Mayor

Attest:

  
Jennifer Rogers, City Clerk



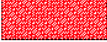
Approved as to form:

  
Heather Kintzley, City Attorney

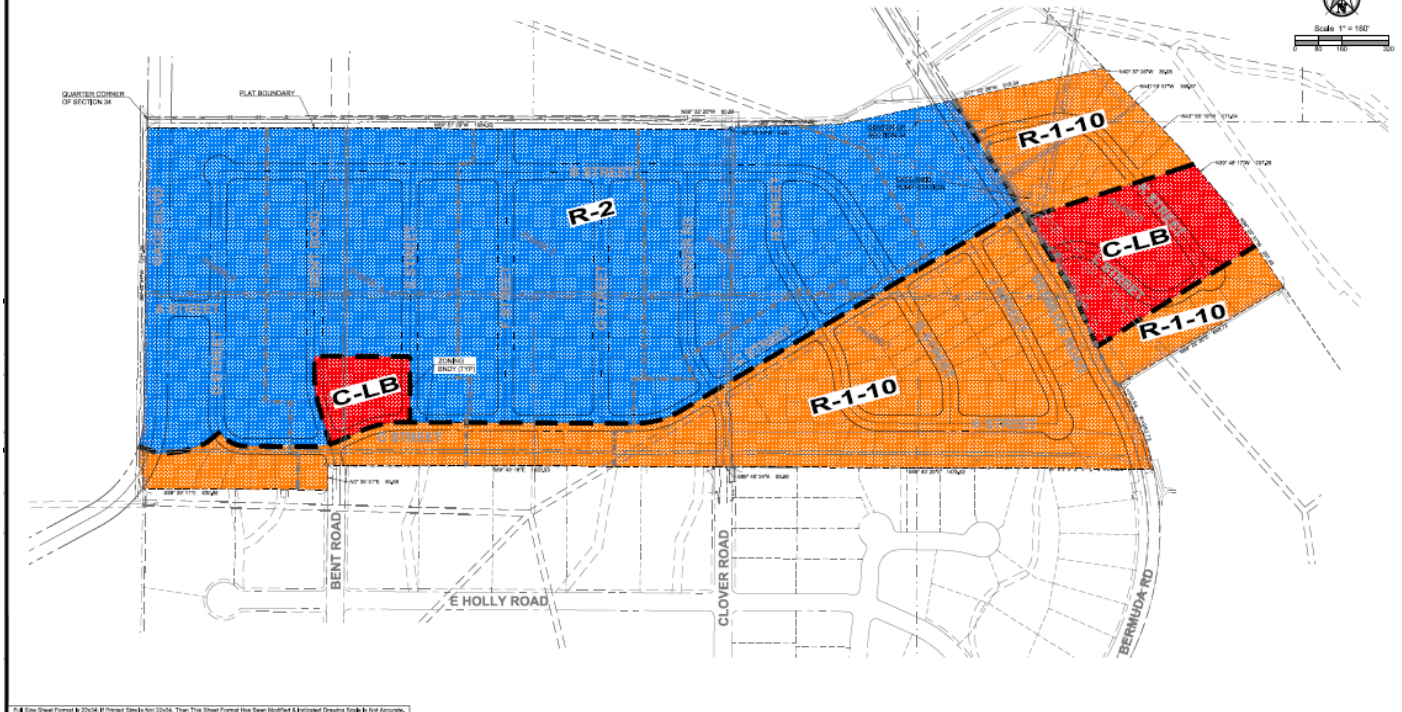
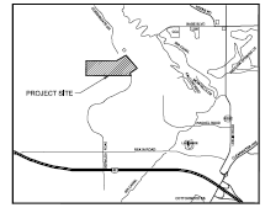
Date Published: July 26, 2020

# EXHIBIT A

## ZONING BOUNDARY LEGEND

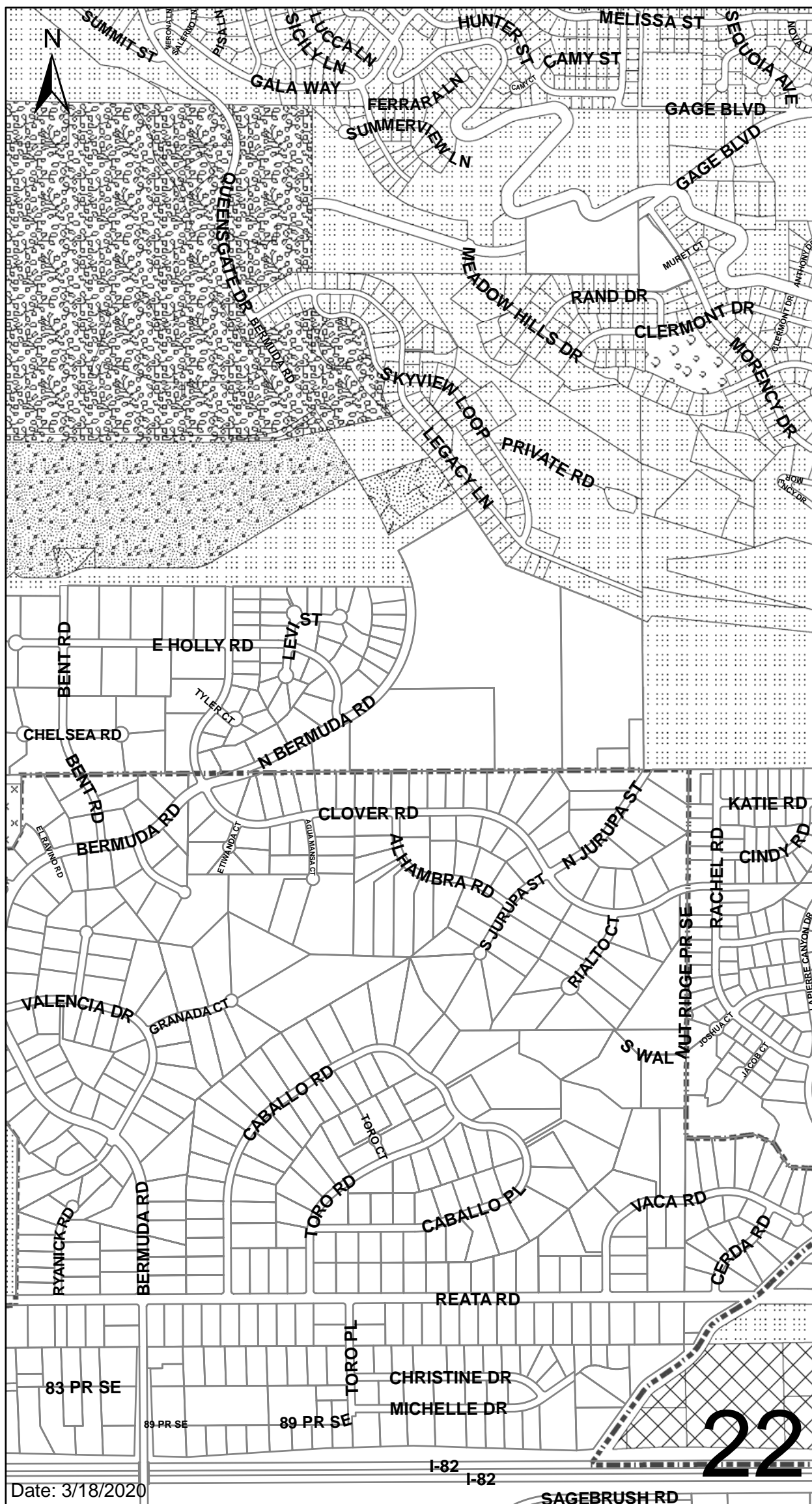
- ZONING BOUNDARY LINE
-  R-2 RESIDENTIAL ZONING
-  R-1-10 RESIDENTIAL ZONING
-  C-LB LIMITED BUSINESS ZONING

DATA SHOWN BASED ON CITY OF RICHLAND COMPREHENSIVE PLAN AND SIENNA HILLS DEVELOPMENT PROPOSED LOT LAYOUT.



1. All data shown herein is based on the City of Richland Comprehensive Plan and the Sienna Hills Development Proposed Lot Layout. This data has been modified and is not for use in any other project.

Exhibit B  
Official Zoning Maps Pages 22 & 23



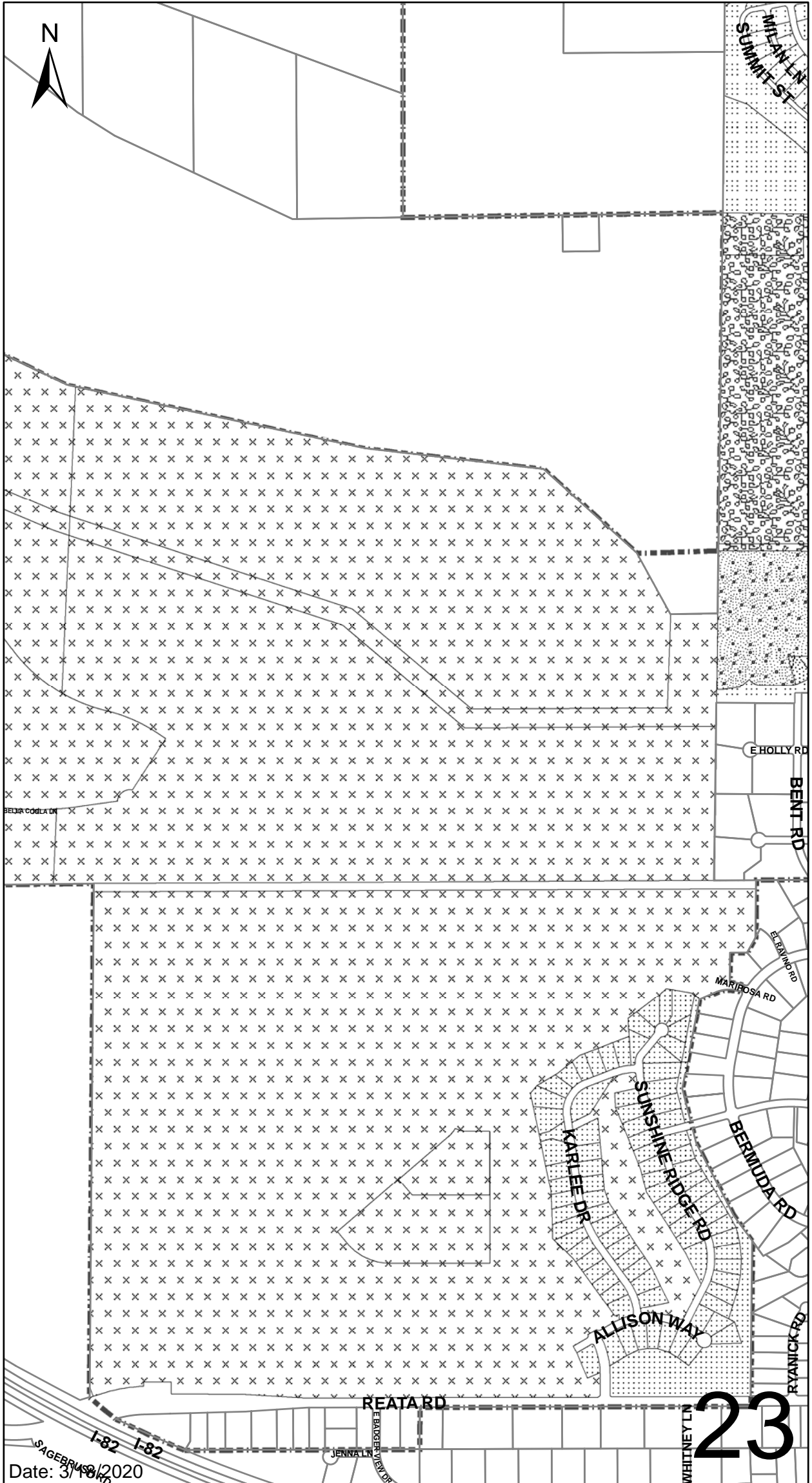
Date: 3/18/2020

I-82  
I-82

22

SAGEBRUSH RD





Date: 3/19/20

23