

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 51-20

AN ORDINANCE of the City of Richland adopting the 2020 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan and adopting the resulting document.

WHEREAS, through City of Richland Ordinance No. 42-17, the City adopted the Comprehensive Plan of the City of Richland (the "Comprehensive Plan") on October 3, 2017; and

WHEREAS, through City of Richland Ordinance No. 38-19, the City updated its Comprehensive Plan on October 1, 2019; and

WHEREAS, pursuant to RCW 36.70A.470(2), each city and county planning under RCW 36.70A.040 must include in its development regulations a procedure for any interested person, including applicants, citizens, hearings examiners, and staff of other agencies, to suggest plan or development regulation amendments; and

WHEREAS, the suggested amendments shall be docketed and considered on at least an annual basis, consistent with the provision of RCW 36.70A.130; and

WHEREAS, Chapter 19.90 of the Richland Municipal Code, titled Comprehensive Plan and Development Regulation Amendments, establishes the procedures as required by RCW 36.70A.470(2); and

WHEREAS, the City of Richland accepted applications suggesting comprehensive plan or development regulation amendments between March 2, 2019 and March 1, 2020; and

WHEREAS, two (2) proposed amendments were received as identified in **Exhibit A**; and

WHEREAS, on August 18, 2020, Richland City Council held a workshop to review the proposed 2020 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, on September 1, 2020, Richland City Council passed Resolution No. 125-20 authorizing the 2020 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, the Planning Commission held a duly advertised public hearing on October 28, 2020 to accept testimony from anyone wishing to speak for or against the proposed changes; and

WHEREAS, on October 28, 2020, the Richland Planning Commission voted to accept staff's suggested findings, conclusions and recommendations on the proposed amendments as evidenced in the Planning Commission's adopted meeting minutes; and

WHEREAS, on December 1, 2020, Richland City Council held a public hearing to consider the proposed amendments and the recommendation of the Planning Commission. All testimony from anyone wishing to speak for or against the changes was accepted, after which Council deliberated on the proposed changes; and

WHEREAS, the Richland City Council finds it prudent to adopt the updated 2020 Comprehensive Plan of the City of Richland by ordinance.

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

Section 1. The recitals and findings set forth above are hereby incorporated by reference.

Section 2. Richland City Council acknowledges that the Planning Commission conducted appropriate investigation and study and held a public hearing on the proposed amendments to the Comprehensive Plan. Council hereby approves the two (2) proposed amendments to the Comprehensive Plan map. The Council has read and considered the Planning Commission's findings, and hereby makes the following findings for the record:

1. Chapter 19.90 RMC provides that City Council will consider each comprehensive plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by staff or Council.

2. The deadline for submittal of private party applications for consideration as part of the 2020 Comprehensive Plan Policies, Maps and Code Amendments Docket was March 1, 2020.
3. Two (2) applications were received and deemed complete.
4. City Council conducted a workshop on August 18, 2020 to review the proposed 2020 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket.
5. City Council, after holding a public hearing on September 1, 2020, established the 2020 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket.
6. On September 17, 2020, public notice was sent to property owners within 300 feet of each of the proposed Comprehensive Plan Map and Zoning Map changes.
7. On October 22, 2020, the City of Richland Community Development Department issued a SEPA Threshold Determination of Non-Significance for the proposed 2020 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket. The SEPA Threshold Determination of Non-Significance was issued after utilizing the Optional DNS Method.
8. On September 17, 2020, the City of Richland provided, as required by RCW 36.70A.106, the required sixty (60) day notification to the State of Washington of the City's proposed 2020 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket and intent to adopt.
9. On September 17, 2020, the City of Richland provided notice to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration of a public hearing to be held on October 28, 2020.
10. On September 27, 2020, a Notice of Public Hearing was published in the Tri-City Herald.
11. On September 17, 2020, a Notice of Public Hearing was posted at Richland City Hall and on the City of Richland Website.
12. By September 18, 2020, public hearing notice signs were posted on, or near, the two (2) properties which had submitted applications for consideration.
13. All public notification requirements for the public workshops and public hearings were met.
14. CPA 2020-102 & Z2020-101 consists of an application to change the land use designation and zoning districts on approximately 300 acres from Public Facilities (Agriculture Zoning District) to Medium-Density Residential (R-2) and Commercial (C-LB & C-3).

15. CPA2020-103 & Z2020-102 consists of an application filed by the City of Richland Economic Development Department to change the land use designation on approximately 30 acres from Industrial to Commercial and change the zoning district from Medium Industrial (I-M) to General Business (C-3).
16. Based upon the application materials submitted, and upon presentation by the applicants, the proposed amendments will not adversely impact the City's ability to provide sewer and water, and will not adversely impact adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services.
17. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.
18. The proposed amendments are consistent with the goals, policies and objectives of the Comprehensive Plan.
19. The proposed Comprehensive Plan amendments will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, and environmental features.
20. The subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested.
21. The proposed amendments are consistent with the Washington State Growth Management Act, the Benton County planning policies, and other applicable local and state policies, agreements, and laws.
22. The proposed amendments will not have a cumulative adverse effect on the planning area.
23. The State of Washington's Growth Management Act (RCW 36.70A) requires that comprehensive plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning.
24. The proposed area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the Comprehensive Plan.
25. The Planning Commission has recommended that City Council authorize the associated rezones in order to bring the zoning into compliance with the change of land-use designations authorized by the passage of the two (2) applications.

Section 3. The 2020 amendments to the 2017 Richland Comprehensive Plan as identified in **Exhibit A** and depicted in **Exhibit B** are hereby adopted and incorporated into the Comprehensive Plan of the City of Richland, which is adopted by this Ordinance No. 51-20.

Section 4. Pursuant to RCW 36.70A.106(2), this Ordinance shall be transmitted to the Washington State Department of Commerce within ten (10) days of adoption.

Section 5. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 6. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 7. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 19th day of January, 2021.



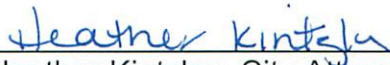
Ryan Lukson, Mayor

Attest:



Jennifer Rogers, City Clerk

Approved as to form:



Heather Kintzley, City Attorney

Date Published: January 24, 2021

2020 DOCKET

File Number: CPA2020-102 & Z2020-101
Applicant: Greg Markel – Vantage Way Properties

Greg Markel (Vantage Way Properties) is proposing to amend the Land Use Map for approximately 300 acres from Public Facility (zoned Agriculture) to Commercial (C-LB & C-3) and Medium-Density Residential (R-2). (Parcel Numbers 112074000000000, 113071000002000, 107083000000000 & 118081000001002).

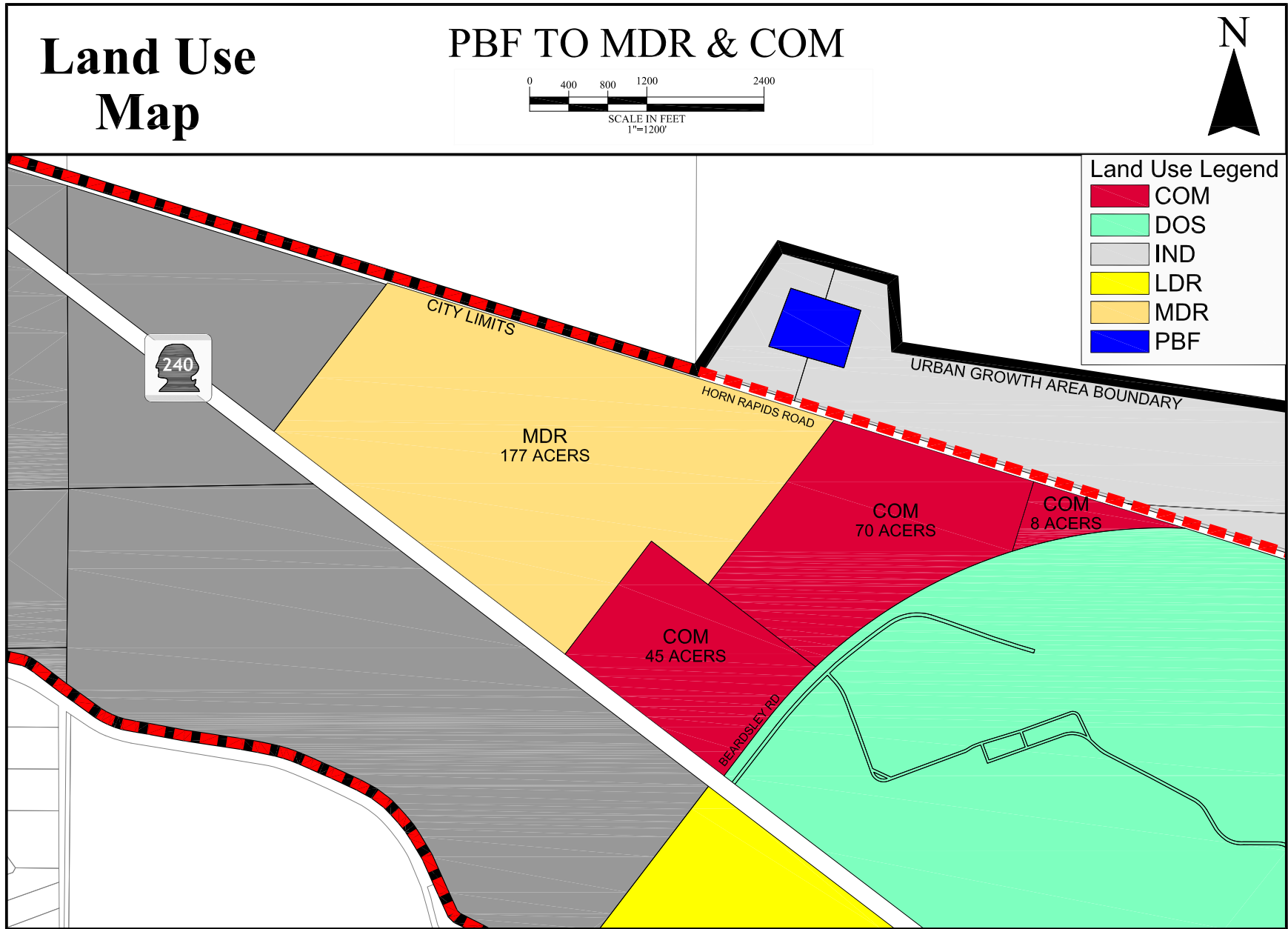
File Number: CPA2020-103 & Z2020-102
Applicant: City of Richland – Horn Rapids Industrial Park

The City of Richland Economic Development Department is proposing to amend the Land Use Map to change the current land use designation for approximately 30 acres of Horn Rapids Industrial Park property from Industrial to Commercial, and the underlying zoning district from Industrial (I-M) to Commercial (C-3). (Portion of Parcel Number 120081000001004).

2020 Docket Schedule (Tentative).

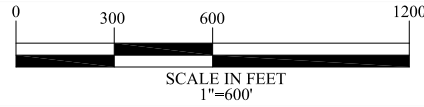
- **March 1, 2020 = Application Deadline**
- **August 18, 2020 = City Council Workshop**
- **September 1, 2020 = City Council Establishes Docket**
- **September 4, 2020 = Initiate Public Hearing and Dept. of Commerce 60-Day Review and SEPA Process**
- **October 14, 2020 = Planning Commission Workshop**
- **October 28, 2020 = Planning Commission Public Hearing.**
- **November 17, 2020 = City Council Adoption Hearing – First Reading.**
- **December 1, 2020 = City Council Adoption Hearing – Second Reading.**

Exhibit B



Land Use Map

IND TO COM



	COM
	DOS
	IND
	HDR
	MDR
	PBF



Site

KETCH RD
VILLAGE PARKWAY
BOBWHITE WAY

