

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 52-20

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 of Richland to change zoning on certain parcels or portions of parcels to conform to the updated Comprehensive Plan of the City of Richland.

WHEREAS, this area-wide rezone includes reclassifying all, or portions of, parcels as indicated in Section 1 herein and depicted in **Exhibit A**; and

WHEREAS, the Richland Development Services Department completed environmental review (SEPA) for the land use changes and issued a Threshold Determination of Non-Significance (DNS) on October 22, 2020, which was not appealed; and

WHEREAS, on August 18, 2020, Richland City Council held a workshop to review the proposed 2020 Comprehensive Plan Policies, Maps and Zoning Code Amendment 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, Richland City Council reviewed the application materials, staff report, and comments concerning the rezoning; and

WHEREAS, on December 1, 2020, Richland City Council voted to amend the City's Comprehensive Plan and change the land use designations for the associated parcels by approval of Ordinance No. 52-20 for first reading, by title only; and

WHEREAS, also on December 1, 2020, Richland City Council voted to approve the proposed area-wide rezone and accept staff's recommended findings of fact, conclusions of law and recommendations by approval of Ordinance No. 52-20 for first reading, by title only; and

WHEREAS, Richland City Council finds the proposed amendments to be in compliance with the Comprehensive Plan of the City of Richland as amended by Ordinance No. 52-20 and area-wide rezone criteria of the Richland Municipal Code.

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

Section 1. Change in Zones. To implement the 2020 amendments to the Comprehensive Plan of the City of Richland as adopted by Ordinance No. 52-20, the property listed below is rezoned as follows:

- Parcel Nos. 112074000000000, 10783000000000, 113071000002000 & 118081000001002 (300 Acres) is rezoned from AG (Agriculture) to R-2 (Medium Density Residential), C-LB (Limited Business Use District) and C-3 (General Business Use District).
- A portion of Parcel No. 120081000001004 (approximately 30 acres) is rezoned from I-M (Medium Industrial Use District) to C-3 (General Business Use District).

Section 2. Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said title, are amended by amending Sectional Map Nos. 5 and 6, which are two (2) maps in a series of maps constituting said Official Zoning Map, as shown on the attached **Exhibit A** 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 3. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and the attached amended Zoning Map, duly certified by the City Clerk as a true copy.

Section 4. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 5. 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 6. 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:

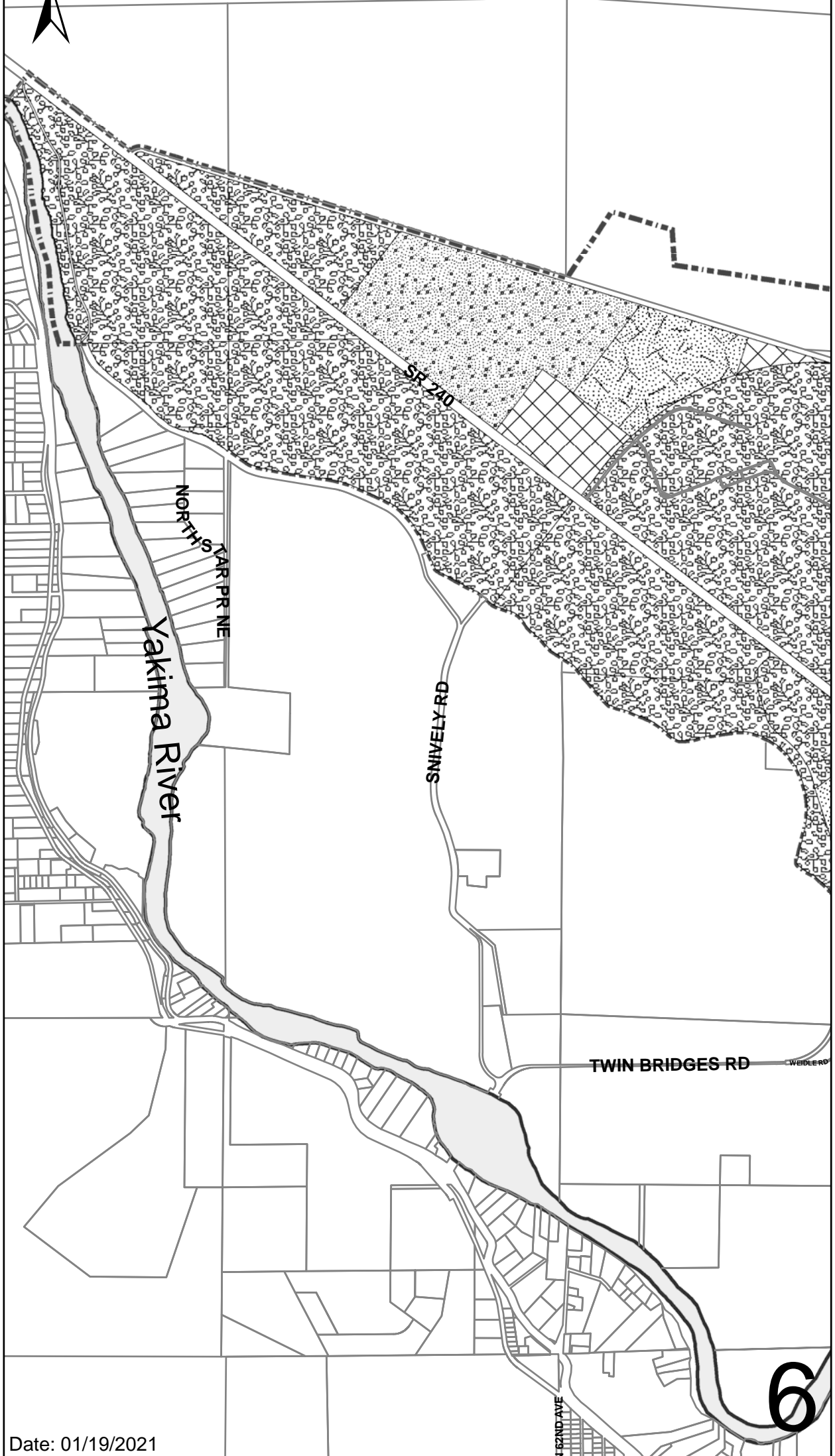

Jennifer Rogers, City Clerk

Approved as to form:


Heather Kintzley, City Attorney

Date Published: January 24, 2021

EXHIBIT A



Date: 01/19/2021



Date: 01/19/2021

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