

ORDINANCE NO. 2022-24

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,
AMENDING RICHLAND MUNICIPAL CODE SECTIONS
24.14.020, 24.14.040, 24.14.090 AND 24.14.100 RELATED TO
PROCEDURES FOR PROCESSING BINDING SITE PLANS.**

WHEREAS, the City has need, from time to time, to amend the Richland Municipal Code to resolve conflicts and eliminate ambiguity; and

WHEREAS, an unintended conflict currently exists within Chapter 24.14 RMC related to jurisdiction for review of binding site plans; and

WHEREAS, the edits contained herein are necessary to resolve the conflict.

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

Section 1. Richland Municipal Code Section 24.14.020, entitled Overview of procedures, as adopted by Ordinance No. 47-94, is hereby amended to read as follows:

24.14.020 Overview of procedures.

The general procedures for processing a binding site plan shall consist of the following steps:

A. Preparation and submittal of a preliminary site plan (optional) for review by affected city departments and other appropriate agencies;

B. Submittal of an application for binding site plan processing:

1. For a lot containing less than 200,000 square feet in surface area, administrative review and action on the binding site plan;

2. For a lot containing 200,000 square feet or more in surface area, review and recommendation by the technical advisory committee and review and action by the [hearing examiner](#) ~~physical planning commission~~;

C. Approval by the city engineer of appropriate engineering design plans for streets and other public improvements and either construction of improvements or provision of bonding or other legally sufficient assurance of improvement as required;

D. Approval of the binding site plan by the administrator; and

E. Recording of binding site plan with the Benton County auditor.

Section 2. Richland Municipal Code Section 24.14.040, entitled Application for binding site plan approval, as first adopted by Ordinance No. 47-94, and last amended by Ordinance No. 13-96, is hereby amended to read as follows:

24.14.040 Application for binding site plan approval.

Prior to the division of commercial or industrial land, a binding site plan application shall be filed.

If the property to be divided is 200,000 square feet or more in surface area, application for binding site plan approval shall be filed with the administrator at least 30 calendar days prior to the [hearing examiner](#) ~~physical planning commission~~ meeting at which the application is to be considered. The application shall include:

A. A completed application form;

B. Fifteen copies of the binding site plan prepared by a registered professional land surveyor and one set of letter size (eight and one-half inches by 11 inches) or legal size (eight and one-half inches by 14 inches) reductions of the binding site plan;

C. For properties containing over 200,000 square feet in surface area, a report from a title insurance company showing:

1. Ownership of the property involved;

2. Easements, exceptions and restrictions of record;

3. A list of names and addresses of owners of property within 300 feet of the property involved, exclusive of the public rights-of-way and other property owned by the applicant; and

4. A key map showing the property involved and delineating the adjacent property exclusive of the public rights-of-way with each parcel that is shown numbered to correspond with the ownership report.

D. For properties containing less than 200,000 square feet in surface area, a report from a title insurance company showing:

1. Ownership of the property involved; and

2. Easements, exceptions, and restrictions of record.

E. Application fee as required by RMC 19.80.020.

Section 3. Richland Municipal Code Section 24.14.090, entitled Commercial and industrial subdivisions and binding site plan, as first adopted by Ordinance No. 47-94, and last amended by Ordinance No. 31-03, is hereby amended to read as follows:

24.14.090 Commercial and industrial subdivisions and binding site plan.

In addition to the design criteria found elsewhere in this chapter, commercial and industrial property proposed to be divided under the binding site plan provisions of this title shall be evaluated according to the following criteria:

A. Streets. Where necessary to meet the criteria for length and width of commercial and industrial blocks or where shown on the comprehensive plan, access streets shall be dedicated to the public. The design and improvement of commercial and industrial streets shall conform to the applicable

criteria and standards for streets elsewhere in this code. In addition, they shall be designed and improved in a manner sufficient to accommodate the types of vehicles and volume of traffic expected as determined by the city engineer. The city engineer may require commercial or industrial access streets to be developed to a greater width than required for residential access streets. Where it is proposed that frequent truck and bus traffic will share roadways with passenger vehicles, turning radii shall be such that encroachment of trucks and buses into adjacent lanes is minimized.

B. Access Roadways. In addition to any required public streets, private roadways or traffic aisles shall provide access to lots created such that the traffic generated by ultimate development within the boundaries of the property to be divided will be separated from through traffic on collector and arterial streets. The number of intersections of commercial and industrial access roadways with collector and arterial streets shall be minimized.

1. Except for driveway entrances of corner lots, the number of intersections of private streets and traffic aisles with arterial streets on any one street frontage of any block shall be limited to one for every 400 feet of street frontage, or portion thereof, on that side of the block, except where specifically permitted by the reviewers;
2. Corner lots shall be permitted a maximum of two driveway entrances for each street frontage and all driveway entrances shall be at least 25 feet from the right-of-way line of an intersecting street;
3. Corner lots shall have access to the access roadways for other lots in the block as described in this section;
4. As nearly as is practicable, intersections of access roadways with public streets, including driveway entrances, shall be evenly spaced; and
5. All access roadways shall be a minimum of 20 feet in width and shall be designed and improved in a manner sufficient to accommodate the type of vehicles and volume of traffic expected as determined by the city engineer.

C. Trails, Walkways, and Paths. Safe and convenient pedestrian and bicycle access shall be provided from public streets to commercial and industrial lots as determined by the reviewers.

D. Utilities and Storm Drainage. Utility plans and storm drainage plans shall be reviewed and approved by the utilities and public works group and community and development services group prior to approval of any binding site plan.

E. Blocks. Block length shall normally not exceed 2,000 feet or be less than 600 feet. Block width shall normally not exceed 1,000 feet or be less than 300 feet. When staff or the [hearing examiner commission](#) reviews and approves a detailed site plan containing specific location of building and design of traffic aisles and parking areas, or when special circumstances are found to exist, they may waive this requirement.

Section 4. Richland Municipal Code Section 24.14.100, entitled Appeals, as first adopted by Ordinance No. 47-94, and last amended by Ordinance No. 27-14, is hereby amended to read as follows:

24.14.100 Appeals.

Any action taken by the hearing examiner on a binding site plan application may be appealed ~~to the city council~~ in accordance with the requirements set forth in RMC Title 19 for a Type II permit application.

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.

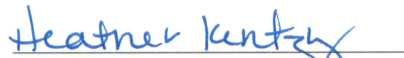
PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 19th day of July, 2022.


Michael Alvarez, Mayor

Attest:


Jennifer Rogers, City Clerk

Approved as to Form:


Heather Kintzley, City Attorney

First Reading: July 5, 2022

Second Reading: July 19, 2022

Date Published: July 24, 2022