



### Zoning Map Amendment Application

**Note: A Pre-Application meeting is required prior to submittal of an application.**

**PROPERTY OWNER INFORMATION**

Contact Person

Owner: City of Richland (contact: Joe Schiessl, Deputy City Manger)

Address: 625 Swift Blvd, Richland, WA 99352

Phone: 509.942.7778

Email: jschiessl@ci.richland.wa.us

**APPLICANT/CONTRACTOR INFORMATION (if different)**

Contact Person

Company:

UBI#:

Contact:

Address:

Phone:

Email:

**DESCRIPTION OF WORK**

*Rezone a portion of parcel 1-1808100002001 (Richland Off Road Vehicle Park) from Agriculture to Parks & Public Facilities to bring the property into conformance with the Comprehensive Land Use Plan designation of Developed Open Space and current use as an off-road vehicle park. The property is owned by the City of Richland and leased to operators in support of an off-road vehicle park and other supportive uses.*

**PROPERTY INFORMATION**

Parcel #: Portion of Benton County TID No. 1-1808100002001

Legal Description: ALL OF SECTION 18, TOWNSHIP 10, RANGE 28 SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF HORN RAPIDS ROAD, AND EAST OF THE EAST RIGHT-OF-WAY LINE OF THE FORMER RICHLAND IRRIGATION DISTRICT CANAL. LESS 18.73 ACRES FOR STATE HIGHWAY 11-C. RAILROAD RIGHT-OF-WAY EXCLUDING AREA SOUTH OF THE NORTH RIGHT-OF-WAY BOUNDARY OF VANTAGE HWY.

Current Zoning: *Agriculture*

Current Comp Plan: *Dev Open Space*

Requested Zoning: *PPF*

Current Use: *Off-road vehicle park*

Proposed Use: *Off-road vehicle park*

Area of Property: *15,965,789 sf*

**APPLICATION MUST INCLUDE**

1. Completed application and filing fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

**ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE**

The unique characteristics, if any, of the property or circumstances of the owner:

*None known.*

Any hardship that may result in the event the rezone is not granted:

*None known.*

The manner in which the proposed rezone conforms to patterns in adjacent zones:

*Adjacent land is vacant and is zoned Business Commerce and Commercial Limited Business. A Park & Public Facility zoning designation is consistent with adjacent zoning designations.*

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

*None known.*

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:

*None known.*

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:

*None known.*

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:

*Yes, Park & Public Facility zoning is consistent with the current use of the property as an off road vehicle park. The current land use (off road vehicle park) is not consistent with the existing agricultural zoning designation.*

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

*No.*

Identify impacts on the environment and public safety:

*There are no known impacts to changing the zoning designation of the existing off road vehicle park.*

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

*Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.*

Applicant Printed Name: Joe Schiessl

Applicant Signature: Joe Schiessl Date 8.11.23



## CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING (Z2023-107)

**Notice** is hereby given that the City of Richland, has filed a change of zoning application to rezone approximately 366 acres near the intersection of Twin Bridges Road and State Highway 240 from Agricultural (AG) to Public Parks and Facilities (PPF). This change of zoning is intended to implement the Comprehensive Plan which designates this area as Developed Open Space. The site is generally located west of Twin Bridges Road, east of Beardsley Road, north of State Highway Route 240, and south of Horn Rapids Road this parcel is specifically known as parcel number APN 118081000002001 along with the unaffected portion to the south of the highway, only the portion north of State Highway Route 240 is subject to this zone change.

A public hearing on the proposed site plan review will be held before the Hearing Examiner on Monday, September 11, 2023 at 6:00 PM within the City Council Chambers located at 625 Swift Blvd. All interested parties are invited to attend and present testimony at the public hearing or via Zoom by visiting the City's website: [www.ci.richland.wa.us](http://www.ci.richland.wa.us).

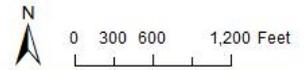
**Environmental Review:** The proposal is not subject to environmental review according to WAC 197-11-904.

**Public Comment:** Any person desiring to express their views or to be notified of any decision pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to [khendricks@ci.richland.wa.us](mailto:khendricks@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Friday, September 1st, 2023, to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. Written comment will not be accepted after 6 p.m. on Sunday, September 10th, 2023; however verbal comments may be presented during the public hearing.

**Appeal:** The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Title 23 Zoning. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

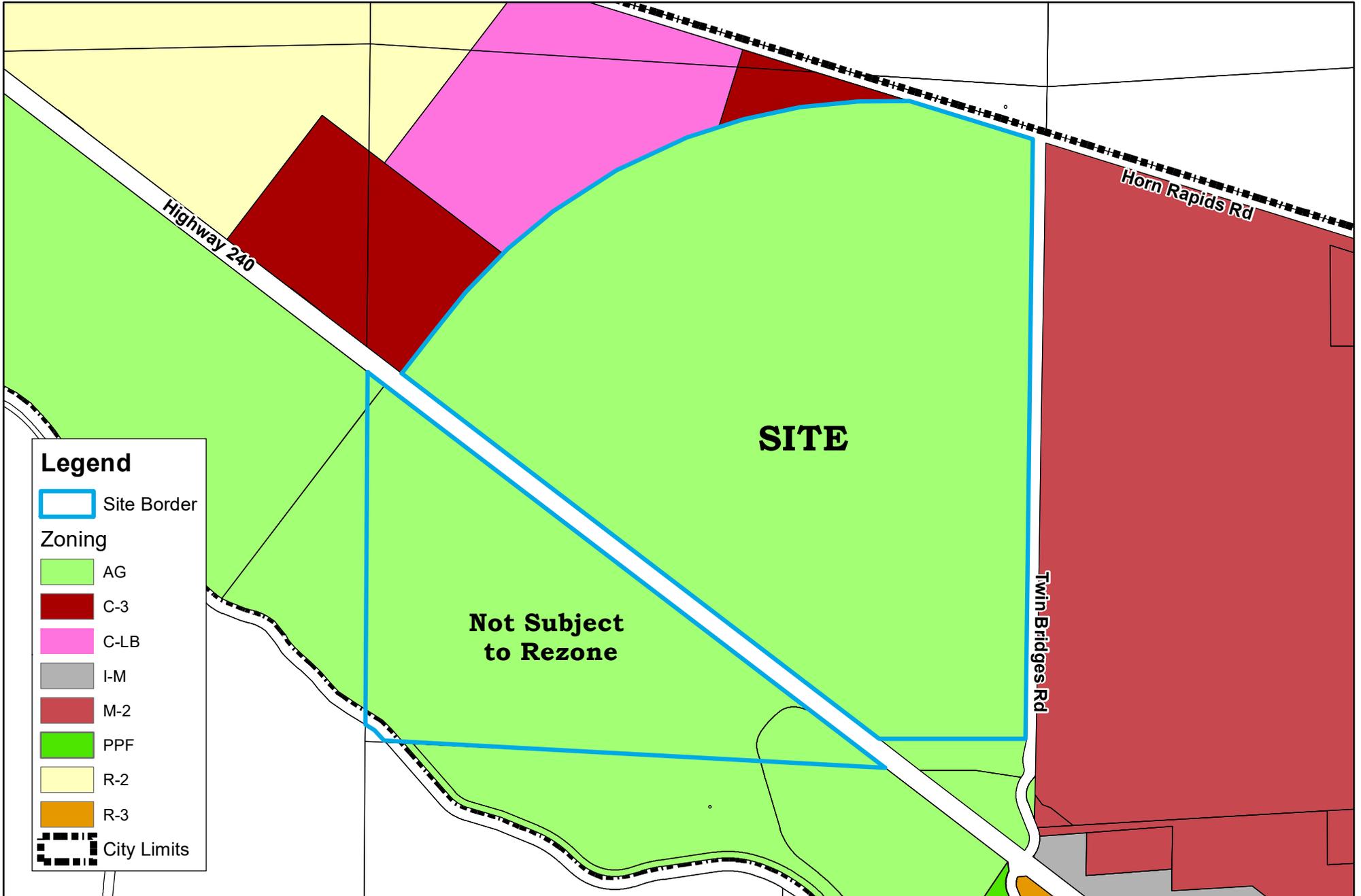
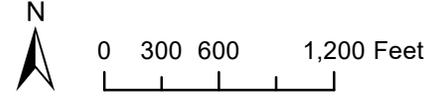
# Vicinity Map

Item: 3229 Twin Bridges Road Rezone  
Applicant: City of Richland  
File #: Z2023-107



# Zoning Map

Item: 3229 Twin Bridges Road Rezone  
Applicant: City of Richland  
File #: Z2023-107

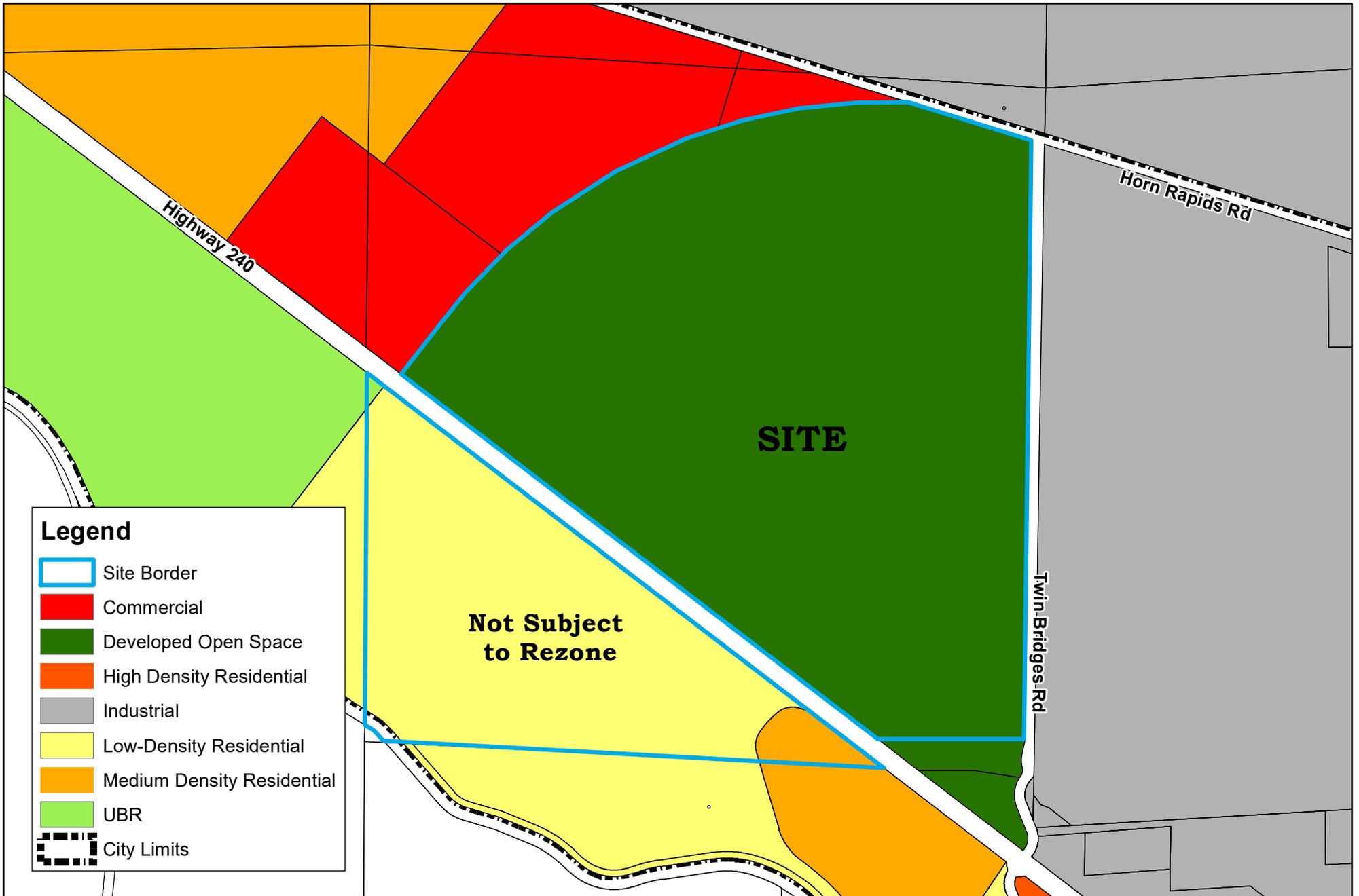
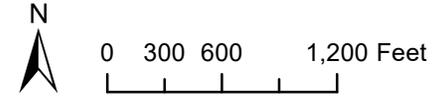


**Legend**

- Site Border
- Zoning
  - AG
  - C-3
  - C-LB
  - I-M
  - M-2
  - PPF
  - R-2
  - R-3
- City Limits

# Land Use Map

Item: 3229 Twin Bridges Road Rezone  
Applicant: City of Richland  
File #: Z2023-107



## Legend

-  Site Border
-  Commercial
-  Developed Open Space
-  High Density Residential
-  Industrial
-  Low-Density Residential
-  Medium Density Residential
-  UBR
-  City Limits