

Exhibit 6

2024-005529 ORD
03/26/2024 01:57:19 PM Pages: 11 Fee: \$313.50
Richland City Clerks Office
Benton County, Benton County Auditor's Office



Return Name and Address:

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

PLEASE PRINT OR TYPE INFORMATION:

Document Title:

Ordinance No. 2024-07

Grantor(s)(Last name first, first name, middle initials):

1. City of Richland
- 2.
- 3.
- 4.

Additional names on page _____ of document.

Grantee(s)(Last name first, first name, middle initials):

1. Public
- 2.
- 3.
- 4.

Additional names on page _____ of document.

Legal description (abbreviated: i.e., lot, block, plat or section, township, range, qtr./qtr.)

Additional legal is on page _____ of document.

Reference Number(s) of documents assigned or released:

Additional numbers on page _____ of document.

Assessor's Property Tax Parcel/Account Number: (MUST HAVE 15 DIGITS)

126082000001003

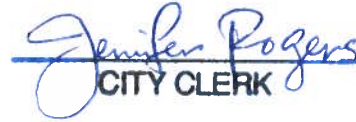
Property Tax Parcel ID is not yet assigned.

Additional parcel numbers on page 7 of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

WHEN RECORDED RETURN TO:
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625 Swift Boulevard, MS-05
Richland, WA 99352

A CERTIFIED TRUE COPY


CITY CLERK

ORDINANCE NO. 2024-07

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,
ADOPTING THE 2023 COMPREHENSIVE PLAN AMENDMENTS
INTO THE EXISTING 2017 COMPREHENSIVE PLAN AND
ADOPTING THE RESULTING DOCUMENT.**

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

WHEREAS, through Ordinance No. 51-20, the City updated its Comprehensive Plan on January 19, 2021; and

WHEREAS, through Ordinance No. 41-21, the City updated its Comprehensive Plan on January 4, 2022; 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 procedures for comprehensive plan or development regulation amendments 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, 2022 and March 1, 2023; and

WHEREAS, six (6) proposed amendments were received; and

WHEREAS, on May 23, 2023, Richland City Council held a workshop to review the proposed 2023 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, on July 6, 2023, Richland City Council passed Resolution No. 2023-110 authorizing the 2023 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, the Richland Planning Commission held a duly advertised public hearing on September 13, 2023 to accept testimony from anyone wishing to speak for or against the proposed changes; and

WHEREAS, on September 13, 2023, the Richland Planning Commission voted to recommend all six (6) of the proposed amendments as evidenced in the Planning Commission's meeting minutes; and

WHEREAS, on March 5, 2024, 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 proposed 2023 Comprehensive Plan amendments into the updated 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 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. Consistent with the Planning Commission's recommendation, Council hereby approves the six (6) proposed amendments to the Comprehensive Plan map and/or text as follows: CPA2023-101; CPA2023-102; CPA2023-103; CPA2023-104; CPA2023-105; and CPA2023-106. City 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 2023 Comprehensive Plan Policies, Maps and Code Amendments Docket was March 1, 2023.
3. Six (6) applications were received and deemed complete and are identified herein as numbers 12-17 in this Ordinance.
4. City Council conducted a workshop on May 23, 2023 to review the proposed 2023 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket.
5. City Council established the 2023 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket on July 6, 2023.
6. On August 16, 2023, the City of Richland Community Development Department issued a SEPA Threshold Determination of Non-Significance for the proposed 2023 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket.
7. On August 2, 2023, 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 2023 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket and intent to adopt.
8. On August 17, 2023, the City of Richland provided notice of a public hearing to be held on September 13, 2023 to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration.
9. On September 6, 2023, public hearing notice signs were posted on, or near, the five (5) physical properties affected by the proposed amendments to the Comprehensive Plan map or Richland Zoning Code submitted for consideration.
10. On August 6, 2023, a Notice of Public Hearing was published in the Tri-City Herald and at Richland City Hall and on the City's website.
11. All public notification requirements for the public workshops and public hearings have been met.
12. Nicole Stickney, AHBL, on behalf of Washington State University, requests to change the Comprehensive Plan Land Use designation for 3.37 acres of an existing 19.62-acre parcel from Public Facility (PBF) to High-Density Residential (HDR), to be accompanied by a rezone of the 3.37 acres from Parks & Public Facilities (PPF) to Multi-Family Residential (R-3). Assigned File No. CPA2023-101 (Washington State University).
13. Washington State University (WSU) requests text amendments to both the Comprehensive Plan and Title 23 RMC: Zoning to create a new zoning district to be referred to as University District (UNIV). Zoning map amendments would also be required. Although

this action is a city-wide initiative, the new zoning district would only apply to properties associated with institutions of higher education as defined in RCW 28B.07.020(4) or 28B.10.016(4)). Assigned File No. CPA2023-102 (2710 Crimson Way – Washington State University).

14. MD&D Investment, LLC requests a change to the Badger Mountain Subarea Plan Land Use designations to reclassify portions of five (5) parcels to reapportion the existing land use designations Medium-Density Residential (MDR), Civic (CIVIC), and Commercial (COM). This proposal is intended to contemporize land use designations in the area based on recent boundary line adjustments and the topographical challenges associated with extension of Gage Blvd. Assigned File No. CPA2023-103 (1251 Bermuda Rd. – Peach Tree Estates).
15. Washington State Department of Natural Resources (DNR) requests a Comprehensive Plan Map amendment for approximately 16 acres of land from Public Facilities (PBF) to Medium-Density Residential (MDR) (a portion of Parcel No. 1-1698-200-0001-006). Assigned File No. CPA2023-104 (3580 Kennedy Rd – Department of Natural Resources).
16. The City of Richland Public Works Department requests Comprehensive Plan text amendments to the Transportation Element of the City's Comprehensive Plan to reflect routine and anticipated changes that have been made over the past 6 years and in anticipation of future needs. Changes include, but are not limited to: street functional classifications, short-term transportation improvements, long-term transportation improvements, future impacts to the City's collector street system, the City's traffic impact fee program, and amending the level-of-service language to meet concurrence requirements. Assigned File No. CPA2023-105 (2023 Transportation Element Update).
17. The City of Richland Economic Development Division requests a Comprehensive Plan Map amendment for approximately 4.3 acres (no assigned parcel number) to classify the property as a Commercial (COM) land use. Assigned File No. CPA2023-106 (24 Lawless Dr. – City of Richland).
18. 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 general governmental services.
19. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.
20. The proposed amendments are consistent with the goals, policies and objectives of the City of Richland's Comprehensive Plan.

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21. The proposed Comprehensive Plan amendments will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, or environmental features.
22. The subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested.
23. 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.
24. The proposed amendments will not have a cumulative adverse effect on the planning area.
25. The State of Washington's Growth Management Act requires that comprehensive plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning.
26. The requested area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the Comprehensive Plan.
27. Through a separate ordinance action adopted simultaneous with this Ordinance No. 2024-07, City Council will 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 six (6) applications.

Section 3. The 2023 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 in its entirety by this Ordinance No. 2024-07 and set forth in **Exhibit C**.

Section 4. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and the attached exhibits, duly certified by the City Clerk as a true copy.

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.

COPY

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 19th day of March, 2024.

Theresa A Richardson

Theresa Richardson, Mayor

Attest:

Jennifer Rogers

Jennifer Rogers, City Clerk

Approved as to Form:

Heather Kintzley

Heather Kintzley, City Attorney

First Reading: March 5, 2024

Second Reading: March 19, 2024

Date Published: March 24, 2024

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2023 DOCKET

File Number: CPA2023-101 & Z2023-101

Applicant: Nicole Stickney, AHBL on behalf of Washington State University (owner)

Nicole Stickney, AHBL on behalf of Washington State University, is proposing to change the Comprehensive Plan Land Use designation for 3.37 acres of an existing 19.62-acre parcel from Public Facility (PBF) to High-Density Residential (HDR) and rezone the 3.37 acres from Parks & Public Facilities (PPF) to Multi-Family Residential (R-3). (Assessor's Parcel Number 126082000001003, located along the west side of George Washington Way between University Drive and Hanford Street).

File Number: CPA2023-102 & Z2023-102

Applicant: Washington State University

Washington State University is proposing text amendments to both the Comprehensive Plan and RMC Title 23, Zoning, to create a new zoning district to be referred to as University District (UNIV). Zoning map amendments would also be required. (This is City-wide but would apply only to properties associated with institutions of higher education, as defined in RCW 28B.07.020(4) or 28B.10.016(4)).

File Number: CPA2023-103

Applicant: MD&D INVESTMENT, LLC

MD&D Investment, LLC is proposing to change the Badger Mountain Subarea Plan Land Use designations to reclassify portions of Assessor's Parcel ID numbers 134982010595001 and 134982000005004 to a mix of medium-density residential and commercial for the Bermuda Frontage site, commercial on the Commercial site, and civic/schools on the school site.

File Number: CPA2023-104 & Z2023-103

Applicant: Washington State Department of Natural Resources (DNR)

Washington State Department of Natural Resources is proposing to increase the amount of Medium Density Residential within the area commonly referred to as "The Richland 16" due to a recent boundary line adjustment that reduced the size of the parcel to be transferred to the Richland School District and increased the size of the residential parcel directly to the north. DNR is also proposing to rezone the additional land area to Medium Density Residential (R-2). (Location: Richland DNR 16 located west of Truman Ave and north of Kennedy Road, behind Target shopping complex).

File Number: CPA2023-106 & Z2023-105

Applicant: AHBL on behalf of City of Richland Economic Development Division

AHBL, on behalf of the City of Richland Economic Development Division, is proposing the establishment of the Commercial Land Use Designation on approximately 4.3 acres located at 24 Lawless Drive. The site is also proposed to be zoned Retail Business (C-2).

COPY

File Number: CPA2023-105

Applicant: City of Richland Public Works Department

The City of Richland Public Works Department proposes a text amendment to the Transportation Element of the City's Comprehensive Plan in order to reflect changes which have been made over the past 6 years to the existing transportation system in Richland, including, but not limited to: Street functional classifications, short-term transportation improvements, long term transportation improvements, future impacts to the City's collector street system, the City's traffic impact fee program, and amending the level-of-service language to meet concurrency requirements.

COPY

Benton County Auditor's Office Staff
determined that this page does not meet
their scanning requirements.

The page contained:

Exhibit B to ORD 2024-07
Proposed Land Use Maps
Pages 1-4

Please contact the City Clerk's Office,
at the City of Richland, to obtain a
copy of this omitted page.

Benton County Auditor's Office Staff
determined that this page does not meet
their scanning requirements.

The page contained:

Exhibit C to ORD 2024-07
2017 Richland Comprehensive Plan

Please contact the City Clerk's Office,
at the City of Richland, to obtain a
copy of this omitted page.

2023 DOCKET

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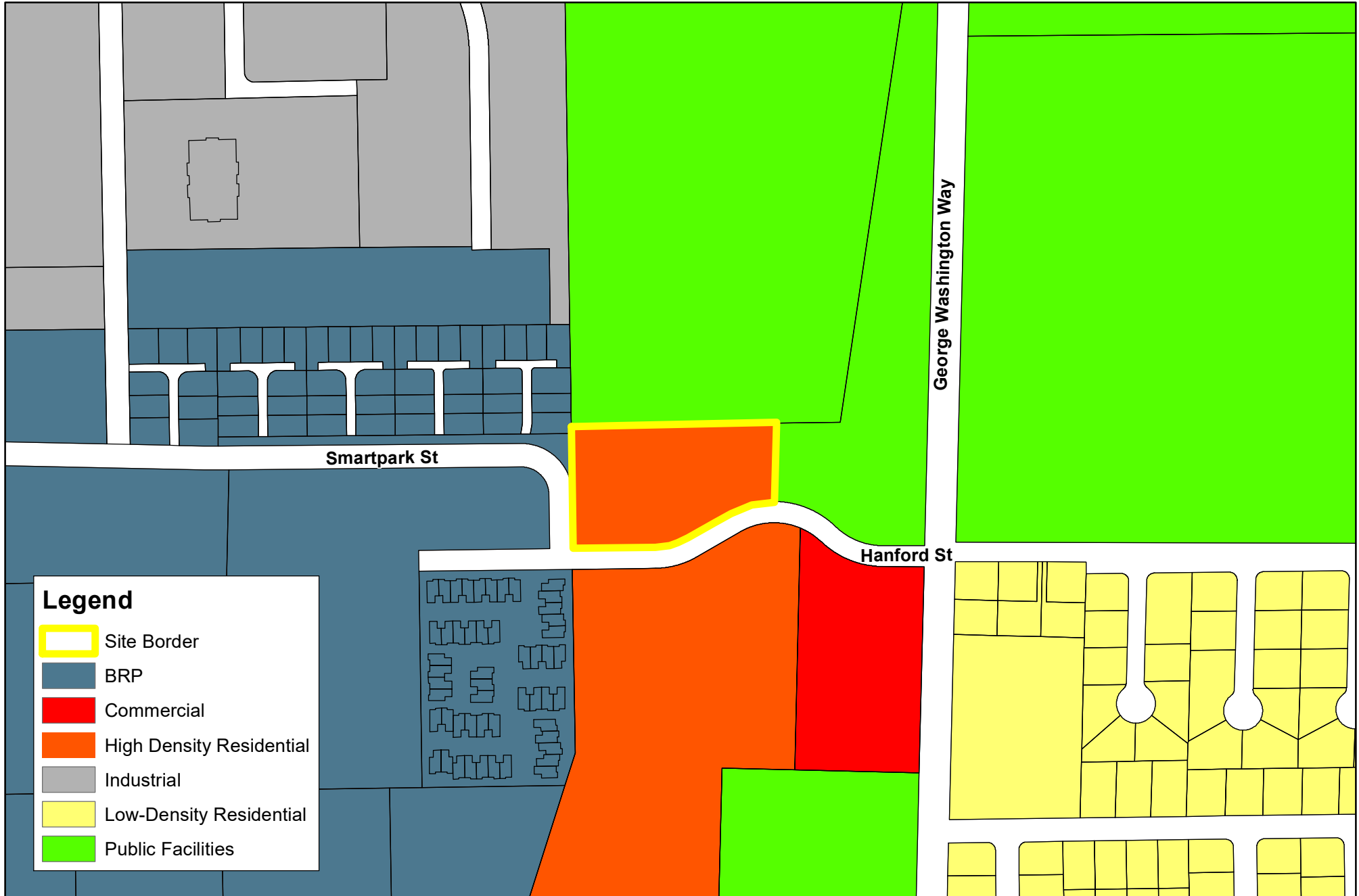
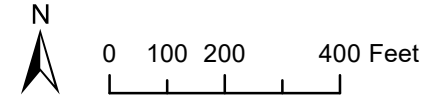
File Number: CPA2023-105
Applicant: City of Richland Public Works Department

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Proposed Land Use Map

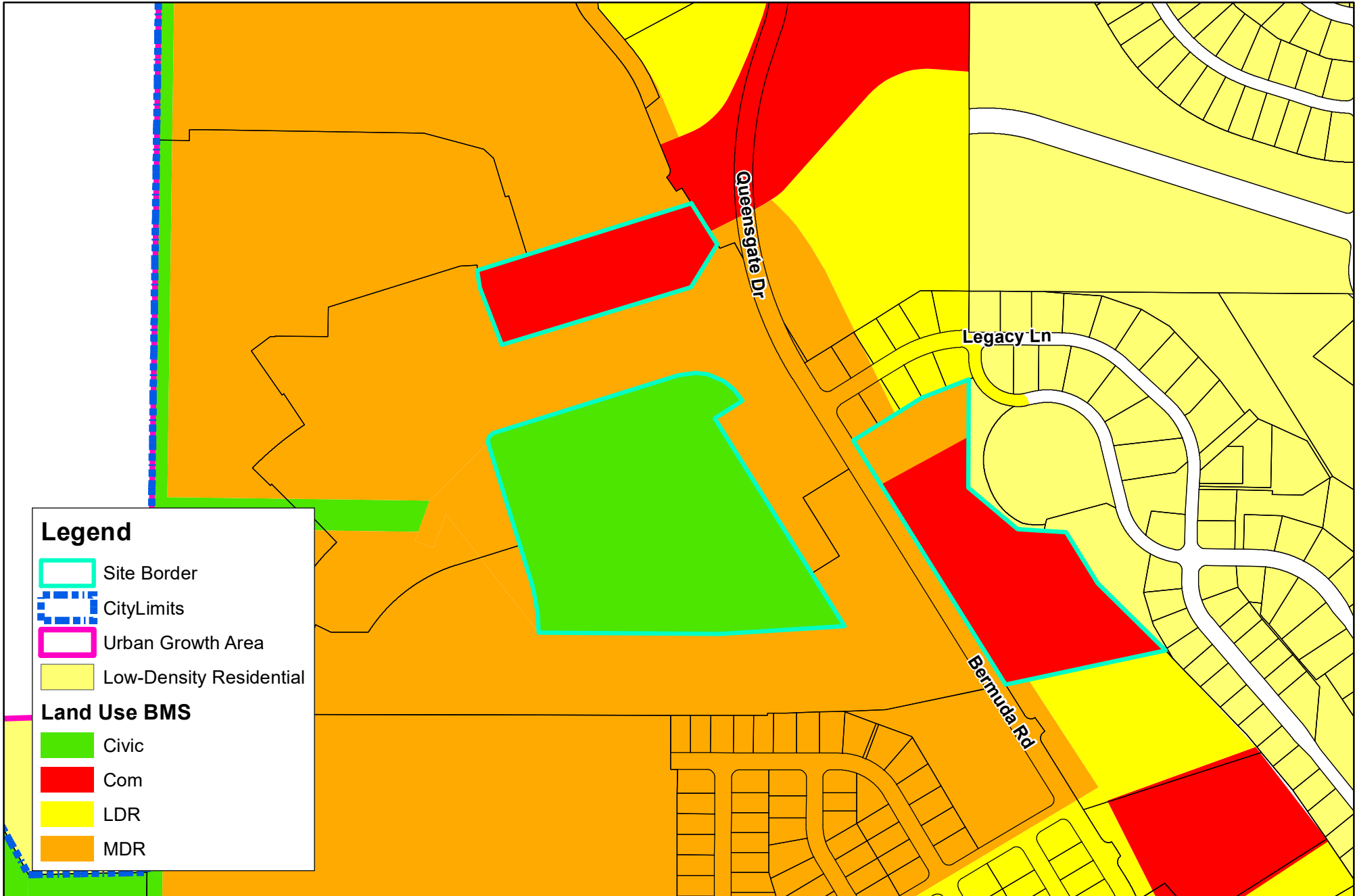
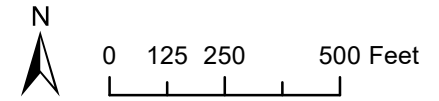
Item: 2605 George Washington Way Applicant:
Nicole Stickney, AHBL
File #: CPA2023-101

Exhibit B



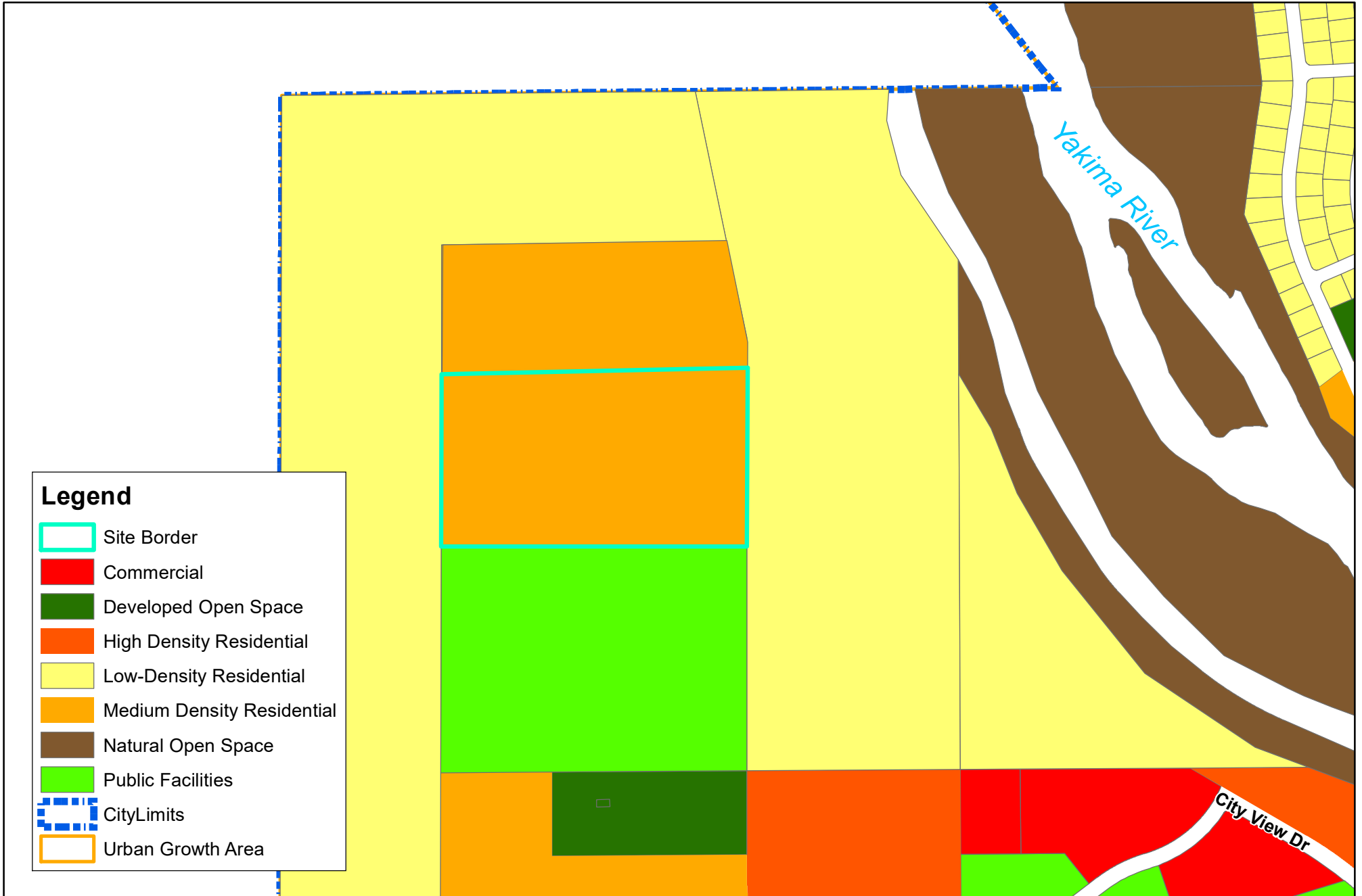
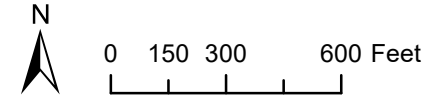
Proposed Land Use Map

Item: Peach Tree Estates Comp Plan Amendment
Applicant: Alex Rietman
File #: CPA2023-103



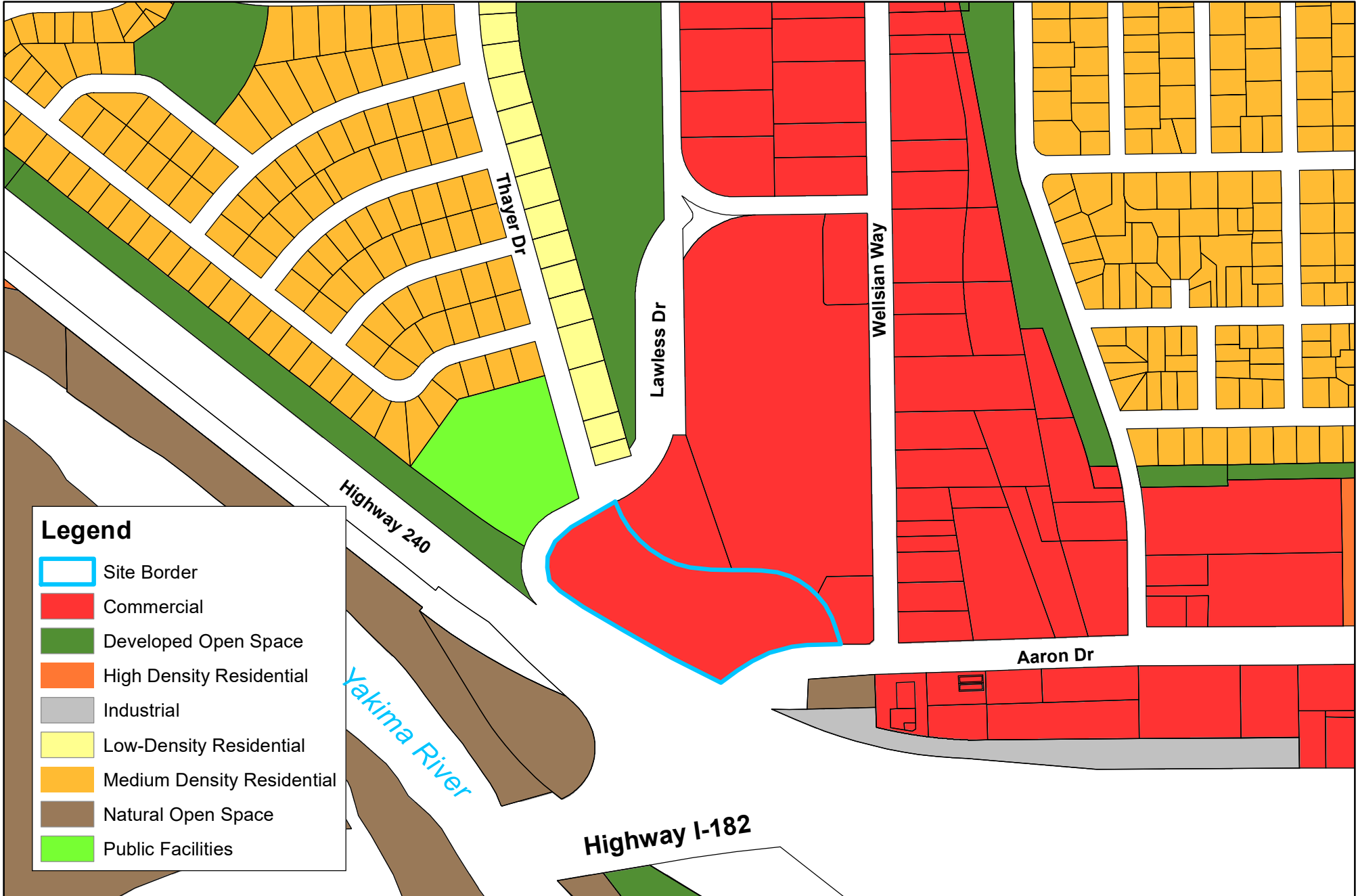
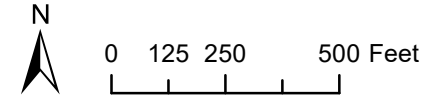
Proposed Land Use Map

Item: 3580 Kennedy Rd Comp Plan Amendment
Applicant: Tina Hochwender, DNR
File #: CPA2023-104





Proposed Land Use Map

Item: 24 Lawless Drive
Applicant: City of Richland
File #: CPA2023-106



Legend

-  Site Border
-  Commercial
-  Developed Open Space
-  High Density Residential
-  Industrial
-  Low-Density Residential
-  Medium Density Residential
-  Natural Open Space
-  Public Facilities