

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
625 Swift Boulevard, MS-07
Richland, WA 99352

ORDINANCE NO. 2024-42

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, AMENDING RICHLAND MUNICIPAL CODE TITLE 23: ZONING REGULATIONS 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, on April 23, 2024, Richland City Council held a workshop to review the proposed 2024 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, on June 4, 2024, Richland City Council passed Resolution No. 2024-71, authorizing the 2024 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, the Richland Development Services Department completed an environmental review (SEPA) for the land use changes and issued a Threshold Determination of Non-Significance (DNS) on August 6, 2024, which was not appealed; and

WHEREAS, on September 25, 2024, the Richland Planning Commission held a duly advertised public hearing to accept testimony from anyone wishing to speak for or against the proposed changes; and

WHEREAS, on September 25, 2024, the Richland Planning Commission voted to recommend approval of two (2) proposed zoning map amendments as evidenced in the Planning Commission's meeting minutes; and

WHEREAS, on December 3, 2024, Richland City Council held a duly advertised 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 proposed rezoning action; and

WHEREAS, on December 3, 2024, by approval of Ordinance No. 2024-41 for first reading, Richland City Council voted to amend the City of Richland Comprehensive Plan and change the land use designations for the two (2) parcels that were recommended for zoning map change approval by the Planning Commission; 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. 2024-41 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 2024 amendments to the Comprehensive Plan of the City of Richland as adopted by Ordinance No. 2024-41, the property listed below is rezoned as follows:

- Parcel No. 1-1598-201-1748-012 (2.13 Acres) is rezoned from Commercial Limited Business (C-LB) to Waterfront (WF).
- Parcel No. 1-3498-300-0001-009 is rezoned by relocating/swapping the locations of the existing Commercial Limited Business (C-LB) and Single-Family Residential (R-1-10) zoning districts.

Section 2. Title 23 of the Richland Municipal Code and the Official Zoning Map of the City of Richland as adopted by RMC 23.08.040 are hereby amended by amending Sectional Map Nos. 12, 13 and 22, which are three (3) of a series of maps constituting said Official Zoning Map of the City of Richland, as shown on the attached **Exhibit A** and bearing the number and date of passage of this Ordinance, and by reference made a part of this Ordinance and of the Official Zoning Map of the City of Richland.

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 Sectional Map Nos. 12, 13 and 22 (**Exhibit A**), 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.

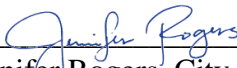
Section 6. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 17th day of December, 2024.



Theresa Richardson, Mayor

Attest:


Jennifer Rogers, City Clerk

Approved as to Form:


Heather Kintzley, City Attorney

First Reading: December 3, 2024

Second Reading: December 17, 2024

Date Published: December 22, 2024

This is a detailed street map of a residential area in Yakima, Washington. The map shows a grid of streets including Tripp St, Torbett St, Williams Blvd, and others. The Yakima River is shown at the bottom, with a red line indicating a specific area. A large number '12' is in the bottom right corner.

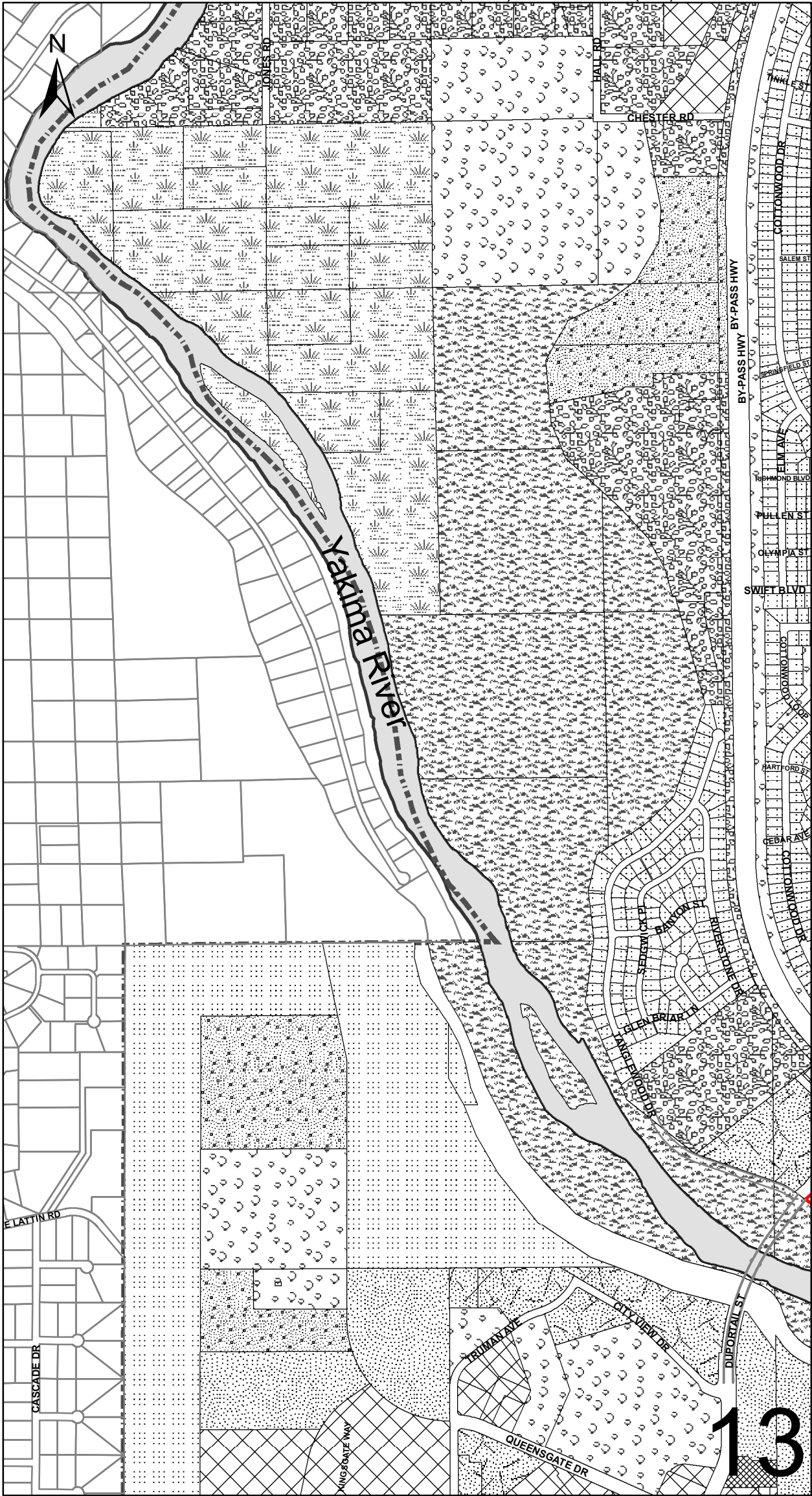


Exhibit A - Pg. 3 to Ordinance No. 2024-42 passed 12/17/2024
Swapping Commercial Limited Business (C-LB) and Single-Family Residential (R-1-10)

