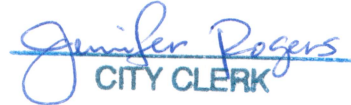


A CERTIFIED TRUE COPY


CITY CLERK

WHEN RECORDED RETURN TO:

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

CORRECTED - SCRIVENER'S ERROR - UPDATED PUBLICATION DATE

ORDINANCE NO. 2025-04

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON
ADOPTING THE 2022 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 (the 10-year update); and

WHEREAS, through Ordinance No. 38-19, the City updated its Comprehensive Plan on October 1, 2019 (the 2018-2019 Amendments); and

WHEREAS, through Ordinance No. 51-20, the City updated its Comprehensive Plan on January 19, 2021 (the 2020 Amendments); and

WHEREAS, through Ordinance No. 41-21, the City updated its Comprehensive Plan on January 4, 2022 (the 2021 Amendments); and

WHEREAS, through Ordinance No. 2024-07, the City updated its Comprehensive Plan on March 19, 2024 (the 2023 Amendments); and

WHEREAS, through Ordinance No. 2024-41, the City updated its Comprehensive Plan on December 17, 2024 (the 2024 Amendments); 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 RCW 36.70A.130; and

WHEREAS, Chapter 19.90 of the Richland Municipal Code, titled Comprehensive Plan and Development Regulation Amendments, establishes the 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, 2021 and March 1, 2022 for the 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, four (4) proposed amendments were received; and

WHEREAS, on April 26, 2022, Richland City Council held a workshop to review the proposed 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, on May 17, 2022, Richland City Council passed Resolution No. 2022-74, authorizing the 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, the Richland Planning Commission held a duly advertised public hearing on December 14, 2022 to accept testimony from anyone wishing to speak for or against the proposed changes to the Richland Comprehensive Plan or existing development regulations; and

WHEREAS, at the conclusion of the December 14, 2022 Planning Commission public hearing, the Planning Commission directed staff to prepare Findings of Fact and Conclusions of Law supporting the Planning Commission's decision to recommend approval of three (3) of the four (4) applications to City Council, and directing that findings be prepared to exclude File No. CPA2022-102 (City View – COR Economic Development Division) from a favorable recommendation for approval by the Planning Commission; and

WHEREAS, on January 25, 2023, the Richland Planning Commission adopted Findings of Fact and Conclusions of Law recommending City Council approval of three (3) of the four (4) proposed amendments as evidenced in the Planning Commission's meeting minutes; and

WHEREAS, the Richland Planning Commission did not recommend approval of CPA2022-102 (City View – COR Economic Development Division); and

WHEREAS, on February 4, 2025, 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 updated 2022 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, City Council hereby approves three (3) of the four (4) proposed amendments to the Comprehensive Plan map and/or text as follows: CPA2022-101, CPA2021¹-103 and CPA2021¹-104. 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 2022 Comprehensive Plan Policies, Maps and Code Amendments Docket was March 1, 2022.
3. Four (4) applications were received and deemed complete and are identified herein as numbers CPA2022-101, CPA2022-102, CPA2021-103¹ and CPA2021-104¹ as reflected in Exhibit A to Resolution No. 2022-74; and
4. City Council conducted a workshop on April 26, 2022 to review the proposed 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket.
5. City Council, after holding a public hearing on May 17, 2022, established the 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket through adoption of Resolution No. 2022-74.

¹ These applications were assigned 2021 numbers due to numbering errors occurring in Exhibit A to Resolution No. 2022-74. The numbering is retained in this Ordinance to ensure consistency in the record. These same applications are referenced throughout Planning staff and Planning Commission documentation as CPA2022-103 and CPA2022-104.

6. On November 4, 2022, the City of Richland issued a SEPA Threshold Determination of Non-Significance for the proposed 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket.
7. On November 4, 2022, as required by RCW 36.70A.106, the City of Richland provided the State of Washington with the required sixty (60) day notification of the City's proposed 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket and intent to adopt.
8. On November 22, 2022, the City of Richland provided notice of a public hearing to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration.
9. By November 23, 2022, Public Hearing Notice signs were posted on, or near, the three (3) physical properties potentially affected by applications submitted for consideration.
10. The City of Richland satisfied all public notification requirements for the requisite public workshops and public hearings.
11. CPA2022-101 consists of an application from the City of Richland's Parks & Public Facilities Department to replace the existing CF-1 map found within the text of the Comprehensive Plan with an updated map that includes recreational trail data as adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution No. 94-19.
12. CPA2022-102 consists of a request from the City of Richland's Economic Development Division to amend the existing Comprehensive Plan land use designation for a city-owned parcel from High-Density Residential (HDR) to Commercial (COM) with an associated rezone of the site from Commercial Limited Business (C-LB) to Retail Business Use District (C-2) (portion of Assessor's Parcel No. 1169-840-0000-3001).
13. CPA2021-103 consists of a request from Hayden Homes, LLC to amend the Comprehensive Plan land use designation on approximately 10.43 acres of land located at the intersection of Steptoe Street and Center Parkway from Commercial (C) to Medium Density Residential (MDR) with an associated rezone of the property from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S) (Assessor's Parcel No. 1018-810-3000-0009).
14. CPA2021-104 consists of a request from Teresa Reents and Ken Hofstad to amend the Badger Mountain Subarea Plan land use designation from Civic (Civic) to Low-Density Residential (LDR) with an associated rezone of the site from BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12) (Assessor's Parcel No. 1048-840-3000-9000 and Portions of Parcel Nos. 1048-840-3000-4011, 1048-840-3000-4010, 1048-840-3000-4007, 1048-840-3000-4005, 1048-840-3000-5007, 1048-840-3000-5008, 1048-840-3000-5011, 1048-840-3000-5013, 1048-840-3000-4001 and 1048-840-3000-5003).

15. The Planning Commission voted against approval of CPA2022-102 & Z2022-101.
16. Based upon the application materials submitted and upon presentation by the applicants, the three (3) amendments recommended for approval by the Planning Commission will not adversely impact the City's ability to provide sewer and water, and will not adversely affect adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services.
17. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.
18. The proposed amendments are consistent with the goals, policies, and objectives of the City of Richland's Comprehensive Plan.
19. The proposed Comprehensive Plan amendments will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, and environmental features.
20. The subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested.
21. The three (3) proposed amendments are consistent with the Washington State Growth Management Act, Benton County planning policies, and other applicable local and state policies, agreements and laws.
22. The three (3) proposed amendments recommended for approval by the Planning Commission will not have a cumulative adverse effect on the planning area.
23. The State of Washington's Growth Management Act (Ch. 36.70A RCW) requires that Comprehensive Plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning.
24. The proposed area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the Comprehensive Plan as a condition precedent.
25. The Planning Commission has recommended that City Council authorize the associated rezones in order to bring the zoning into compliance with the changed land-use designations authorized by the passage of the two (2) applications subject to land-use map changes.

Section 3. The 2022 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.

Section 4. Pursuant to RCW 36.70A.106(2), this Ordinance shall be transmitted to the Washington State Department of Commerce within ten (10) days of adoption.

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 4th day of March, 2025.

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: February 4, 2025

Second Reading: March 4, 2025

Date Published: ~~March 9, 2025~~ April 13, 2025

Exhibit A to Ordinance No. 2025-04

2022 DOCKET

File Number: CPA2022-101

Applicant: City of Richland Parks & Public Facilities Department

Replace the existing CF-1 map with the attached updated map that includes recreational trail data as adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution No. 94-19.

File Number: CPA2021¹-103 & Z2022-102

Applicant: Hayden Homes, LLC - Clearwater Creek

RE: Parcel No. 1018-810-3000-0009

Amend the Comprehensive Plan Land Use Map for approximately 10.43 acres from Commercial to Medium-Density Residential and rezone the site from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S).

File Number: CPA2021¹-104 & Z2022-103

Applicant: Teresa Reents & Ken Hofstad - Plat of Reata Ridge Tract C

RE: Parcel No. 1048-840-3000-9000 and Portions of Parcel Nos. 1048-840-3000-4011, 1048-840-3000-4010, 1048-840-3000-4007, 1048-840-3000-4005, 1048-840-3000-5007, 1048-840-3000-5008, 1048-840-3000-5011, 1048-840-3000-5013, 1048-840-3000-4001 and 1048-840-3000-5003

Amend the Badger Mountain Subarea Plan map from Civic (Civic) to Low-Density Residential (LDR) with an associated rezone of the site from BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12). Site is approximately 12.9 acres in size and rezone affects numerous parcels.

¹ These applications were assigned 2021 numbers due to numbering errors occurring in Exhibit A to Resolution No. 2022-74. The numbering is retained in this Ordinance to ensure consistency in the record. These same applications are referenced throughout Planning staff and Planning Commission documentation as CPA2022-103 and CPA2022-104.

City of Richland

Richland Parks & Trails GIS Map



Legend

City Limits

Railroad

City Road

Private Road

Schools

City Park Types

Community

Linear

Neighborhood

Open Space

Regional

Special Use

Future Park

Trail Types

Existing Class I Trail

Future Class I Trail

Existing Secondary Trail

Proposed Secondary Trail

Existing Soft Trail

Proposed Soft Trail

Park Index

- 1 Abbot Shelterbelt
- 2 Amon Creek Natural Preserve
- 3 Little Badger Mountain
- 4 Badger Mountain Park
- 5 Badger Mt Natural Preserve (Benton County)
- 6 Barth Park
- 7 Bateman Island
- 8 Beverly Heights Park
- 9 Bradley Blvd Park
- 10 Brookstone Park
- 11 By-Pass Shelterbelt
- 12 Carol Woodruff Plaza
- 13 Channah Natural Preserve
- 14 Chaparral Park
- 15 Claybell Park
- 16 Columbia Park West
- 17 Columbia Playfield
- 18 Columbia Point Golf Course
- 19 Columbia Point Marina Park
- 20 Columbia Point South
- 21 Craighill Playground
- 22 Crested Hills Park
- 23 Desert Rim Park
- 24 Drollinger Park
- 25 Frankfort Park
- 26 Gala Park
- 27 Gillespie Parkway
- 28 Goethals Park
- 29 Goethals Shelterbelt
- 30 Hains Ave Levy Park
- 31 Hanford Legacy Park
- 32 Heritage Hills Park
- 33 Hills West Park
- 34 Horn Rapids Natural Space
- 35 Horn Rapids Athletic Complex
- 36 Horn Rapids O.R.V. Park
- 37 Howard Amon Park
- 38 Hunt Point Circle
- 39 James J. Lawless Park
- 40 Jason Lee Park
- 41 Jeannette Taylor Park
- 42 Jefferson Park
- 43 John Dam Plaza
- 44 Keene Rd Trail
- 45 Leslie Groves Park
- 46 Lynnwood Loop Park
- 47 Marjorie Sutch Park
- 48 McMurray Park
- 49 McPherson Circle
- 50 Meadows East Park
- 51 Oak Park
- 52 Overlook Park
- 53 Paul Liddell Park
- 54 Rod Block Park
- 55 Stevens Dr Buffer Strip
- 56 Stevens Park
- 57 The Greater Years Park
- 58 Trailhead Park
- 59 W.E. Johnson Park
- 60 Westwood Park
- 61 Wye Levee Natural Space
- 62 Wye Neighborhood Park
- 63 Yakima Delta Management Unit (Corps of Engineers)



Generated : FEB 2022

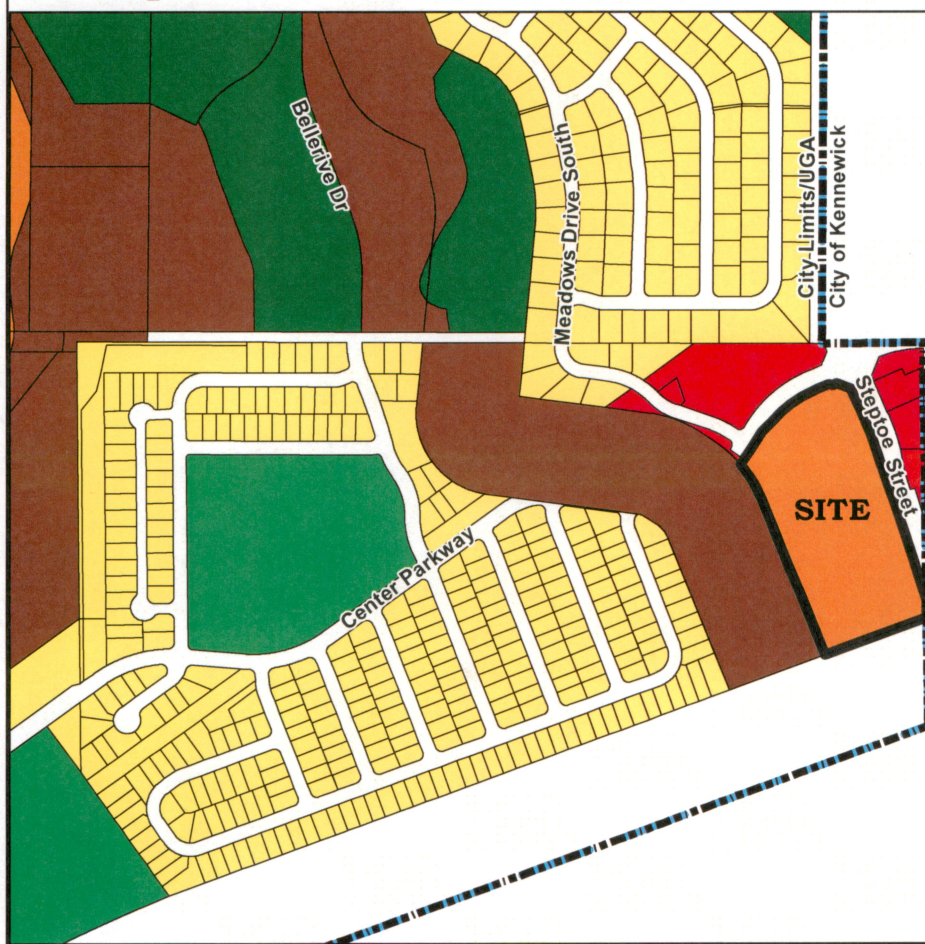
Public School Index

- 1 Badger Mountain Elementary - 1515 Elementary St
- 2 Orchard Elementary - 1600 Gala Way
- 3 White Bluffs Elementary - 1250 Kensington Way
- 4 Lewis & Clark Elementary - 415 Jadin Ave
- 5 Rivers Edge - 975 Gillespie St
- 6 Carmichael Middle School - 620 Thayer Dr
- 7 Marcus Whitman Elementary - 1704 Gray St
- 8 Richland High School - 930 Long Ave
- 9 Jefferson Elementary - 1525 Hunt Ave
- 10 Chief Joseph Middle School - 504 Wilson St
- 11 Jason Lee Elementary - 1750 McMurray Ave
- 12 Sacajawea Elementary - 535 Fuller St
- 13 Hanford High School - 450 Hanford St
- 14 William Wiley Elementary - 2820 S Highland Blvd
- 15 Enterprise Middle School - 5200 Paradise Way
- 16 Taptale Elementary - 705 N 62 Ave
- 17 Leona Libby Middle School - 3259 Belmont Ave
- 18 Amon Creek Elementary - 18 Center Parkway


Proposed Item: Comprehensive Plan Amendment
Land Use Applicant: Richland 132 LLC (Hayden Homes)
Map File #: CPA2022-103



**Exhibit B to
Ordinance No.
2025-04 (Pg. 1)**



Legend

-  City Limits
-  Urban Growth Area
-  Commercial
-  Developed Open Space
-  Low-Density Residential
-  Medium Density Residential
-  Natural Open Space
-  Public Facilities

Proposed Land Use Map

Item: Comprehensive Plan Amendment
Applicant: Teresa Reents Et Al.
File #: CPA2022-104

Exhibit B to
Ordinance No.
2025-04 (Pg. 2)

