

A CERTIFIED TRUE COPY

Jennifer Rogers
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. 2025-05

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 the attached **Exhibit A**; 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 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, concurrent with this Ordinance No. 2025-05, Richland City Council approved Ordinance No. 2025-04 to amend the City of Richland Comprehensive Plan to change the land use designations for two (2) sites 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. 2025-04 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 2022 amendments to the Comprehensive Plan of the City of Richland as adopted by Ordinance No. 2025-04, the property listed below is rezoned as follows:

- Parcel No. 1018-810-3000-0009 (10.43 acres) is rezoned from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S) (Hayden Homes application; **Exhibit A** – Pg. 1).
- 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 are rezoned from BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12) (Theresa Reents application; **Exhibit A** – Pg. 2).

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. 20 and 23, which are two (2) 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. 20 and 23 (**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 4th day of March, 2025.


Theresa Richardson, Mayor

Attest:


Jennifer Rogers, City Clerk

Approved as to Form:


Heather Kintzley, City Attorney

First Reading: February 4, 2025

Second Reading: March 4, 2025

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

EXHIBIT A - Pg. 1 to Ordinance No. 2025-05; Passed 03/04/2025 Neighborhood
Retail Business (C-1) to Medium Density Residential Small (R-2S)

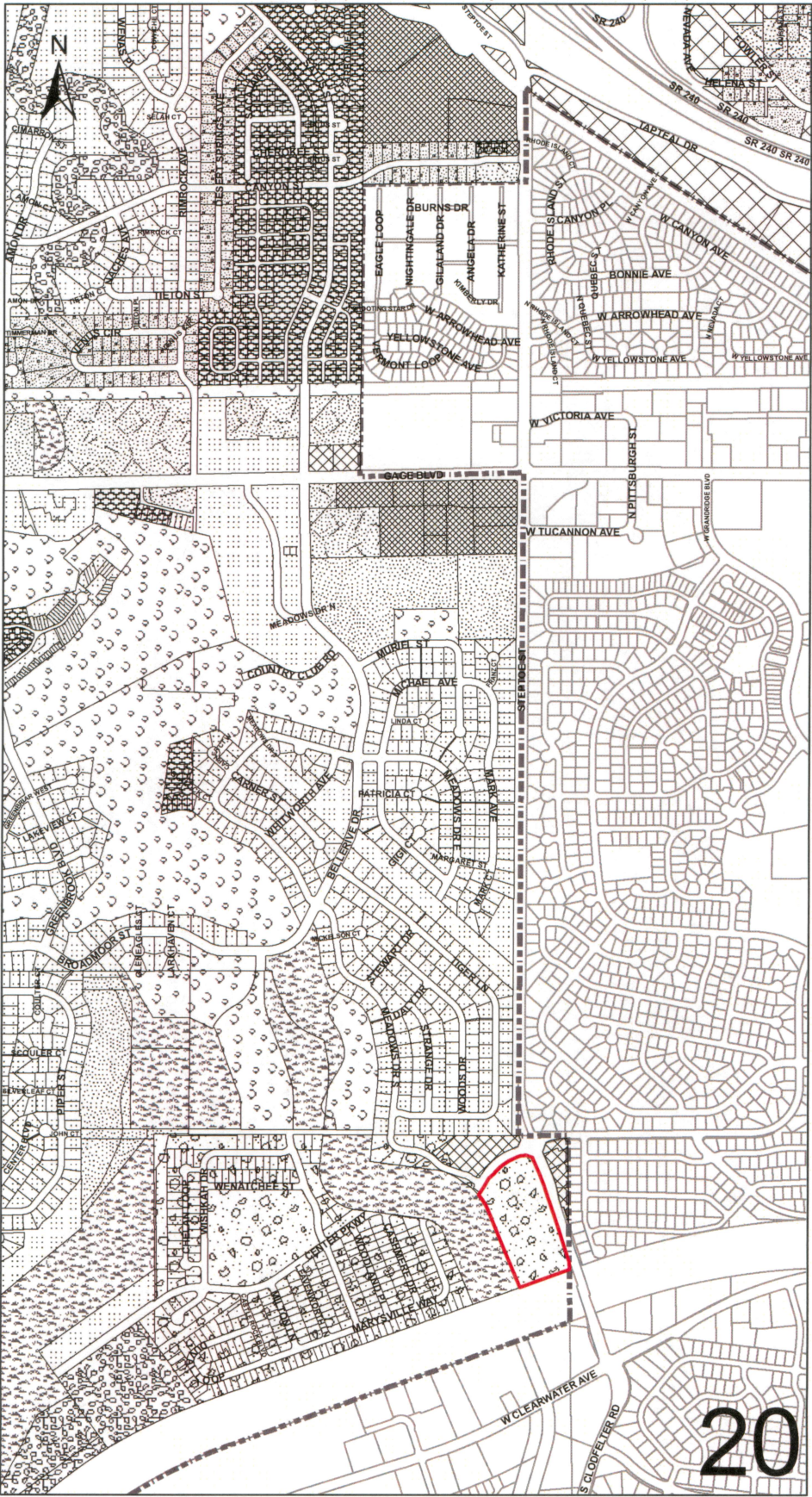


EXHIBIT A - Pg. 2 to Ordinance No. 2025-05; Passed 03/04/2025
BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12)

