



Agenda
Planning Commission Meeting
Wednesday, March 22, 2023
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Commission Members: Chair Maier, Vice-Chair Richardson, and Members Eadie, Mealer, Nicholson, Richardson, and Townsend

Liaisons: Council Liaison: VanDyke
Council Liaison Alternate: Jones
Staff Liaison: Stevens

Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

January 25, 2023 Planning Commission Meeting Minutes

Public Comments: Please limit public comments to 2 minutes. The public comment period is not an opportunity for dialogue with the Planning Commission, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, the Planning Commission will accept comments, but will not directly respond to comments, questions or concerns during public comment. Records intended for the Planning Commission's consideration must be submitted to the Planning Manager by 4:00 p.m. the day of the meeting for distribution.

Public Hearing : Please limit public comments to 3 minutes.

Unfinished Business - Public Hearing:

2. CA2021-108 Badger Mountain South LUDR Amendments (continued)

-

Mike Stevens, Planning Manager

New Business - Public Hearing:

3. 150 Keene Road Proposed Surplus
- Darin Arrasmith, Planner
4. ANX2022-102 - 24907 Dallas Road - Zoning Determination
- Mike Stevens, Planning Manager, Matthew Howie, Senior Planner

Communications:

5. Future Discussion - Residential Height Standards

- Kerwin Jensen, Development Services Director

Adjournment

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 3/22/2023

Agenda Category: Approval of Minutes

Prepared By: Carly Kirkpatrick, Administrative Assistant II

Subject:

January 25, 2023 Planning Commission Meeting Minutes

Request:

Recommended Motion:

Move to approve the January 25, 2023 Planning Commission Meeting minutes.

Summary:

January 25, 2023 minutes are attached for review and consideration

Attachments:

1. 2023.01.25 Planning Commission Meeting Minutes DRAFT



**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 25, 2023
City Hall – 625 Swift Boulevard – Council Chamber
6:00 p.m.**

Call to Order:

Chairperson Maier called the meeting to order at 6:00 p.m.

Attendance:

Present: Chairperson Maier, Vice Chair Mealer, Commissioners Townsend, Eadie, Nicholson, and Smith.

Commissioner Richardson asked to be excused.

Also, present: Development Services Director Jensen, Planning Manager Stevens, and Permit Technician Hogan.

Approval of Agenda:

Chair Maier presented the meeting agenda for approval and asked for a motion to approve.

COMMISSIONER EADIE MOVED AND COMMISSIONER NICHOLSON SECONDED THE MOTION TO APPROVE THE JANUARY 25, 2023 MEETING AGENDA. THE MOTION CARRIED UNANIMOUSLY 6-0.

Approval of Minutes:

Chairperson Maier presented the minutes from the December 14, 2022 Planning Commission meeting for approval.

COMMISSIONER TOWNSEND MOTIONED AND VICE CHAIR MEALER SECONDED THE MOTION TO APPROVE THE MINUTES OF THE DECEMBER 14, 2022 PLANNING COMMISSION MEETING. THE MOTION PASSED 6-0.

Public Comments:

Chairperson Maier opened public comment at 6:03 pm, with community members present Chairperson Maier confirmed that they were there to speak on an item of

business. With no public comments, she closed the comment period at 6:04 pm.

Old Business – Public Hearing:

1. CA2021-108 Badger Mountain South LUDR Amendments (continued)

Chairperson Maier recognized Planning Manager Stevens regarding the continuation of this item. It was indicated that the applicant and the city agreed to continue the item until the March 22nd, 2023, Planning Commission Meeting. Chairperson asked if anyone in audience had public comment. No public comment. Also recognized was Development Services Director Jensen he asked Mr. Stevens if this was when we would announce the discontinuation of Zoom meetings. Mr. Stevens advised yes this would be the last meeting using Zoom and wanted that on record tonight. He advised we had not had anyone in attendance via the Zoom meetings. Chairperson Maier stated that we did not have anyone on the Zoom but also had not had anything on the packet. In past when there were deliberations there was a pretty large contingent of Zoom people, she asked if we could resume Zoom meetings when it is back on the agenda, not to be continued. Mr. Stevens advised the Council and City Administration wants us to wean off Zoom meetings for public meetings, all other boards and commissions are back to in-person. Chairperson Maier asked what the benefit was to stop the Zoom meetings other than making it harder for people to participate. Mr. Stevens advised there had been technical issues in the past and we do not have IT support available to help with those issues. Commissioner Townsend commented that it would limit the Commission's participation if they were not able to attend. Mr. Jensen commented that was the decision of the Council. Mr. Stevens indicated that the Hearing Examiner is the only one we are using Zoom with. Mr. Jensen also stated that the City attorney also advised the need to announce tonight as public notice. Chairperson Maier stated she would need to look at the handbook as she is pretty sure the Commission gets to set its rules of procedure. Mr. Stevens added that we do not have IT support for the Zoom platform. Mr. Stevens also stated this is a decision made by City Administration and there will be no IT funding for meeting support.

AT 6:10 P.M. COMMISSIONER EADIE MOTIONED TO CONTINUE THE ITEM CA2021-108 BADGER MOUNTAIN SOUTH LUDR AMENDMENTS TO THE MARCH 22, 2023 PLANNING COMMISSION MEETING. COMMISSIONER NICHOLSON SECONDED. THE MOTION PASSED 6-0.

2. Adoption of the Finding of Fact Regarding CPA2022-105

Chairperson Maier recognized Planning Manager Stevens to present the 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. Specifically, the Planning Commission directed staff to create the necessary findings to exclude File No. CPA2022-102 (City View – COR Economic Development Department) as it is being recommended for denial by the Planning Commission. Commissioner Maier asked if anyone wanted to speak to the topic. Mr. Stevens advised the Planning Commission hearing for the Comp Plan docket has closed. Chairperson Maier asked if anyone has questions for Mr. Stevens. No one did.

AT 6:13 P.M. COMMISSIONER NICHOLSON MOTIONED THAT THE PLANNING COMMISSION RECOMMEND TO CITY COUNCIL TO ADOPT THE NECESSARY FINDINGS OF FACT AND CONCLUSIONS OF LAW IN SUPPORT OF THEIR RECOMMENDATION FOR THE COMP PLAN UPDATE AND COMMISSIONER TOWNSEND SECONDED. THE MOTION PASSED 5-1.

COMMISSIONER EADIE OPPOSED.

AT 6:15 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

New Business – Public Hearing:

3. Recommendation of Zoning for the North Horn Rapids Industrial Park Annexation

AT 6:19 P.M. CHAIRPERSON MAIER OPENED THE PUBLIC HEARING.

Chairperson Maier recognized Planning Manager Stevens presented the annexation for approximately 1,643 acres of land previously owned by the US Dept. of Energy and provided to the City of Richland, Port of Benton, and Energy Northwest. City Council authorized the annexation process to begin through the adoption of Resolution No. 2022-111, which directed the Planning Commission to consider what zoning would be appropriate for this site. Mr. Stevens recommended that the land be zoned Heavy Manufacturing (M-2) as it will effectuate the Comprehensive Land Use Designation of the site as well as fulfill the intent of the land being transferred to the City, Port and Energy Northwest from the U.S. Department of Energy for large-scale manufacturing/industrial purposes. Commissioner Townsend asked if there were any comments. Mr. Stevens said he would go over comments in a moment. Mr. Stevens showed a map of the area and discussed the zoning both what it was previously and recommended. Mr. Stevens advised that a Representative from the Port of Benton was in attendance and in favor of recommended zoning. Chairperson Maier recognized Ashley Garza, 5440 Hershey Ln, West Richland. She stated she is a consultant for the Port of Benton. She advised the Port of Benton is also in favor of the M-2 zoning. Chairperson Maier asked if anyone would like to speak to this. No comments. Commissioner Townsend asked Ms. Garza to clarify why M-2 zoning as opposed to medium industrial, is more appropriate. She advised that the development of the area is primarily the same zoning and it goes along with the other growth of manufacturing already established in the area. It partners with what they have been doing and what they envision for the Port of Benton. Mr. Jensen commented that the City has intentions of extending City services in this area and as part of the long-range plan that this be zoned heavy industrial for all players in this. Chairperson Maier asked about an easement in this area. Ms. Garza spoke regarding the easements. Commissioner Smith asked who owns some section of the map “the E.T. cut outs”. Mr. Jensen advised it is locations of a former landfill and former European homesite. He advised they are properties we expect to acquire in the future. Mr. Jensen stated that the City continues to work with BPA regarding power to the area. Commissioner Townsend asked about a triangle section where the annexation boundary does not follow the property boundary. Mr. Stevens advised the boundary line adjustment had been done to include that area, after printing of the map.

AT 6:28 P.M. COMMISSIONER TOWNSEND MOTIONED TO RECOMMEND FORWARDING A RECOMMENDATION TO CITY COUNCIL THAT THE AREAS SUBJECT TO ANNEXATION REQUEST BE ZONED HEAVY MANUFACTURING M-2 AND COMMISSIONER EADIE SECONDED. THE MOTION PASSED 6-0.

AT 6:30 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

4. Election of Officers

Nominations were made for Francesca Maier as Chairperson by Commissioner Nicholson and Chairperson Maier nominated Jet Richardson as Vice-Chairperson. Since there were no other nominations there was no vote. Chairperson Maier accepted nomination for Chairperson. Commissioner Jet Richardson accepted nomination for Vice-Chairperson.

Communications:

Chairperson Maier asked if there were any communications. There were none.

Adjournment:

Chairperson Maier adjourned the meeting at 6:34 p.m.

PREPARED BY: _____
Jodi Hogan, Permit Technician

REVIEWED BY: _____
Mike Stevens, Planning Manager

APPROVED BY: _____
Francesca Maier, Chairperson



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 3/22/2023

Agenda Category: Unfinished Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

CA2021-108 Badger Mountain South LUDR Amendments (continued)

Request:

Core Focus Area 3 - Increase Economic Vitality

Recommended Motion:

Summary:

Attachments:



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 3/22/2023

Agenda Category: New Business - Public Hearing

Prepared By: Darin Arrasmith, Planner

Subject:

150 Keene Road Proposed Surplus

Request:

Core Focus Area 3 - Increase Economic Vitality

Recommended Motion:

Motion to recommend that the City Council approve the proposed surplus and give special consideration to the abutting property owner in negotiating a future land sale.

Summary:

The City owns approximately 2.5 acres of park property located between Keene Road and the Keene Road Trail corridor, and adjacent to the two retail center properties located at 112-120 Keene Road and 130-138 Keene Road. These retail properties occupy land that was once owned by the City and sold for private development.

In June 2022, City staff was approached by the owner of the retail center properties regarding acquiring a portion of the adjacent trail corridor, which is the property under consideration with this action. The subject property is under a maintenance agreement with the original retail center owner, KTV Inc., and is for the duration of twenty years, which is set to expire in 2029.

Rather than pursue negotiations with the City for new maintenance agreement terms, it is the desire of the owners to end the maintenance agreement prior to 2029 and pursue a purchase of the property in order to expand their existing commercial development. This area of park property is proposed for surplus, and is no longer needed for municipal purposes.

There will be no direct access granted to the subject property from Keene Road. Access to the subject property will be required from the adjacent property. This may be accomplished by providing an access easement or by completing a boundary line adjustment.

Surplus of the subject property received a favorable recommendation from the Parks Commission on March 9th and by the Economic Development Committee on March 20th.

If/when the surplus action is approved, the City will enter into negotiations with the owners of the retail center properties for the sale and purchase of the approximately 2.5 acres of City-owned property, which will be brought before the City Council for consideration at a future date.

Attachments:

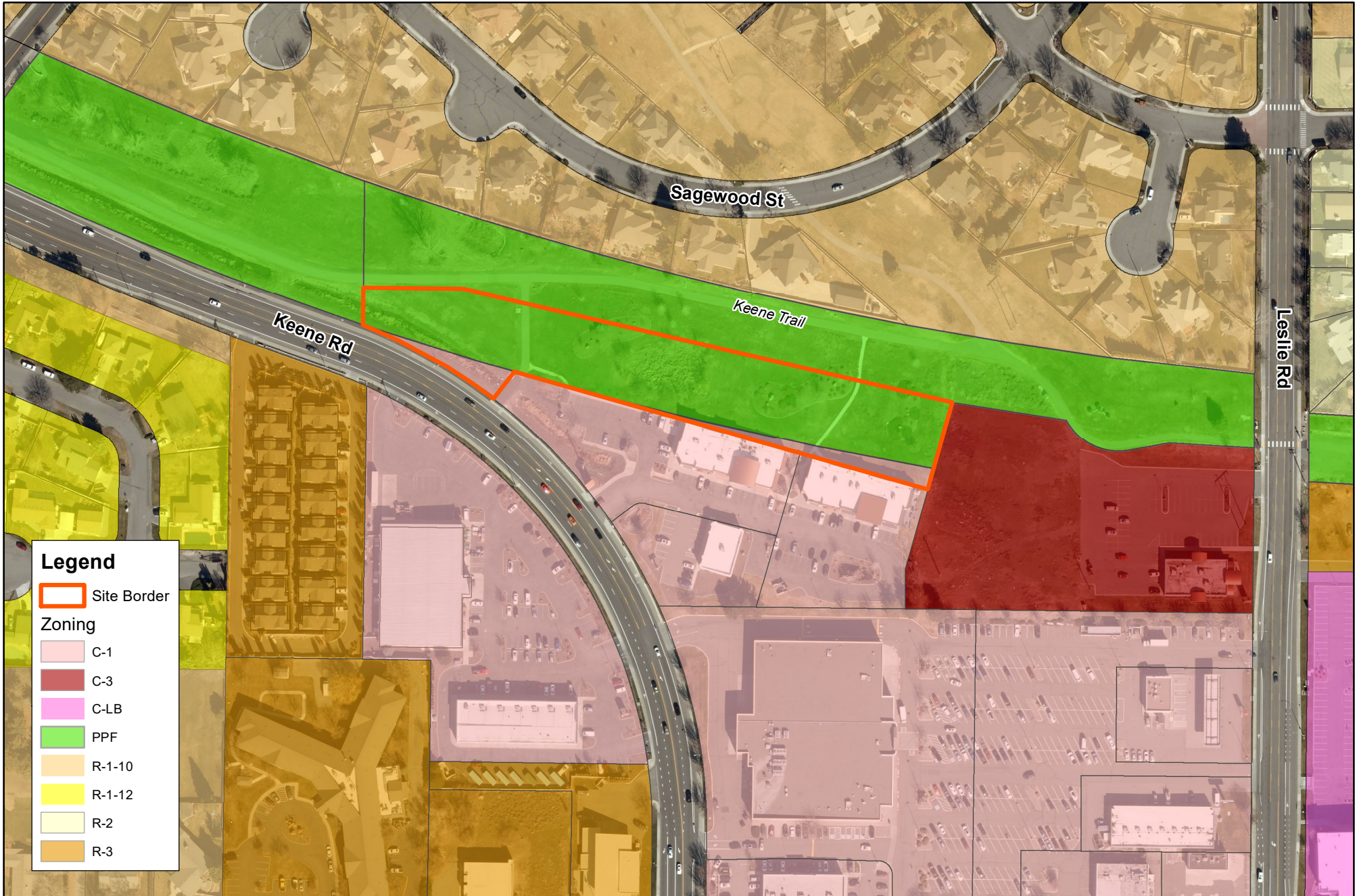
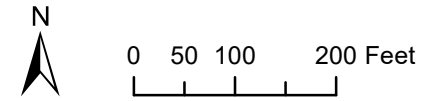
1. 150 Keene Road Surplus - Site Map
2. 150 Keene Zoning



150 KEENE ROAD
AREA OF SURPLUS (~2.5 ACRES)

Zoning Map

Item: 150 Keene Road Surplus
Address: 150 Keene Rd





PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 3/22/2023

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager
Matthew Howie, Senior Planner

Subject:

ANX2022-102 - 24907 Dallas Road - Zoning Determination

Request:

Core Focus Area 3 - Increase Economic Vitality

Recommended Motion:

Staff recommends adoption of zoning type R-1-10.

Summary:

The City received a written annexation request for the annexation of 1.83 acres from property owner Ryan Tucker. The request is in regard to Lot 3 of Short Plat No. 739 located at 24907 Dallas Road (APN No. 120983010739003). The proposed annexation site has a single-family house that is presently under construction and nearly complete, as well as a 2,500 square-foot detached garage that is utilized as an office and storage building related to a business that is operated off-site.

The subject property is located within the City of Richland's Urban Growth Area boundary, as established with the adoption of the Benton County Comprehensive Plan in 1998. The subject property is also located immediately west of the White Bluffs subdivision.

Pursuant to RCW 35.13.125, the Richland City Council set a date, by resolution, for a meeting with the annexation petitioner. Through Resolution No. 2023-16, the City Council established February 21, 2023 as the date on which to meet with the annexation petitioner regarding the proposed annexation request. Through Resolution No. 2023-26, the City Council accepted the request for annexation subject to the following conditions:

1. That the annexation is accepted as proposed.
2. That simultaneous adoption of the City's Comprehensive Plan for the proposed annexation is required.
3. That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

The City Council now directs the Richland Planning Commission to review the proposal and forward a recommendation to City Council as to the most appropriate zoning designation for the area proposed for annexation.

Planning staff recommends zone type R-1-10.

Attachments:

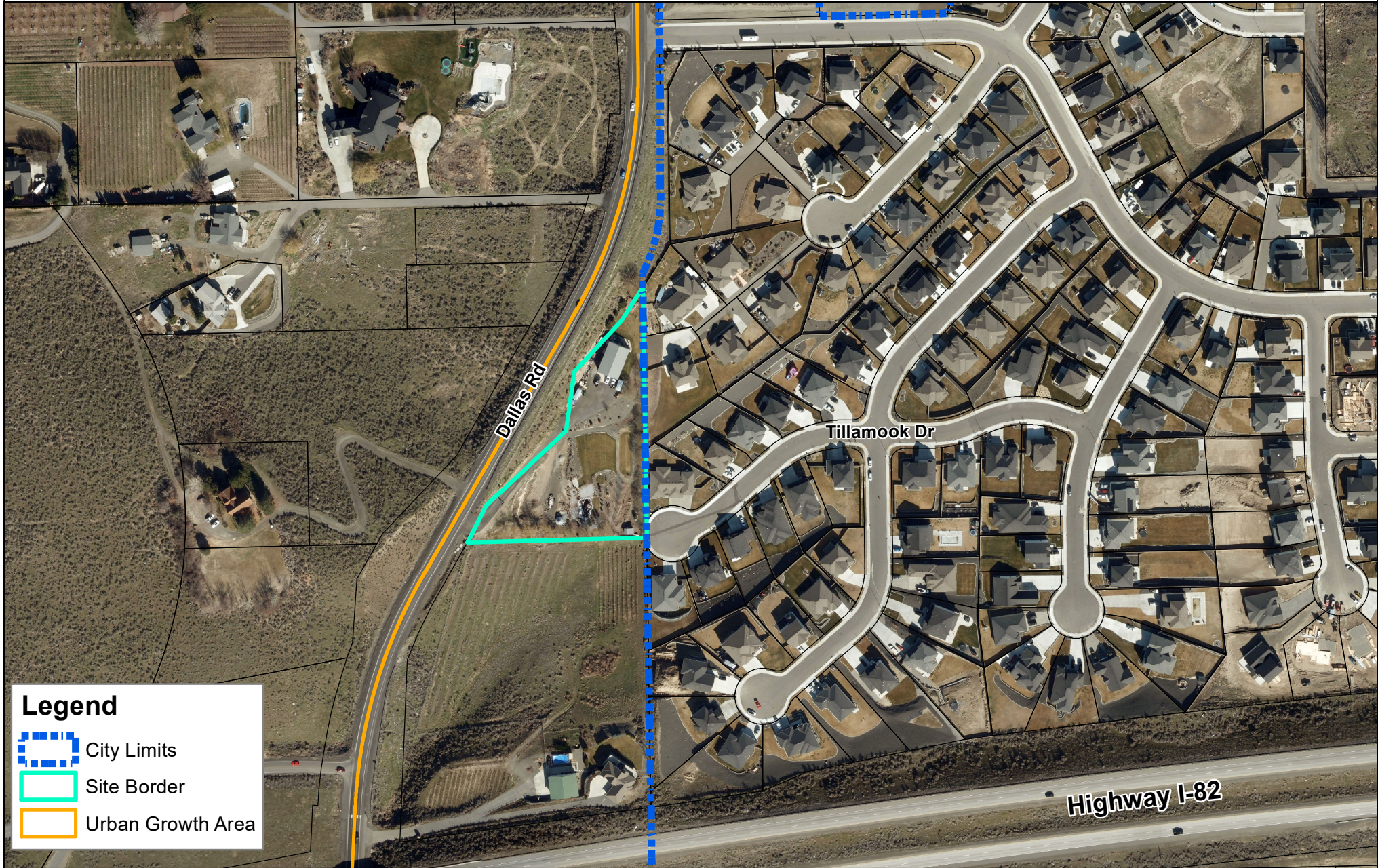
1. Vicinity map
2. ANX2022-102 Staff Report [Full Report]

Vicinity Map

Item: Short Plat 739, Lot 3
Applicant: Ryan Tucker
File #: ANX2022-102



0 250 500 Feet



STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: ANX2022-102

PREPARED BY: MATTHEW HOWIE
MEETING DATE: MARCH 22, 2023

GENERAL INFORMATION:

APPLICANT: RYAN TUCKER (OWNER)

REQUEST: CONSIDERATION OF APPROPRIATE ZONING FOR A PROPOSED ANNEXATION.

LOCATION: THE PROPERTY IS DESCRIBED AS ASSESSOR'S TAX PARCEL NO. 120983010739003 AND IS GENERALLY LOCATED 740 FEET NORTH OF THE I-182 OVERPASS OF DALLAS ROAD AT 24907 DALLAS ROAD WITHIN SECTION 20, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON.

REASON FOR REQUEST:

The City is currently considering the annexation of approximately 1.83-acres of land owned by Ryan Tucker at 24907 Dallas Road, Richland, WA.

BACKGROUND

The City Council passed resolution No. 2023-26 authorizing the annexation proceedings to begin. The next step includes the Planning Commission to consider what zoning designation(s) would be appropriate if the property were to be annexed.

SITE DATA

Size: Approximately 1.83 acres.

Ownership: Currently owned by Ryan Tucker.

Current Use: The proposed annexation site is currently developed with one nearly complete single-family residence and a 2,500 square foot detached accessory structure which has previously been used for the operations of a business as well as living quarters. Upon approval of the annexation request the applicant has indicated that the accessory structure will no longer be used for business or living activities.

The impetus for the annexation application is connection to City water as the well water at the house is described as being hard and has a sulfur-like smell and taste. While this has been tolerable for the business, Mr. Tucker would prefer to use City water in his home. With the construction of the White Bluffs subdivision,

Mr. Tucker asked (and paid) one of the contractors associated with the development to extend a water line stub from the subdivision to the edge of their shared property line. City utility maps do seem to indicate a stub under the Tillamook Drive right-of-way, potentially corroborating this assertion.).

Comprehensive Plan: The site is within the City of Richland's adopted Urban Growth Area (UGA) boundary and is designated as Low-Density Residential by the Richland Comprehensive Plan.

Utilities: City water, city sewer and city electrical services are available in the vicinity to serve the proposed annexation area. Water was stubbed to the property during the buildout of the White Bluffs subdivision.

Existing County Zoning: Urban Growth Area Residential District.

SURROUNDING LAND USES

North: RL-5, Rural Lands Five Acre District, across Dallas Road in County

East: R-1-10, single-family residential use, White Bluffs subdivision

South: UGAR, Urban Growth Area Residential District, in UGA, in County

West: RL-5, Rural Lands Five Acre District, across Dallas Road in County

PROPOSED ZONING

Based on the property's shape, size, and topography it has limited development potential. The site slopes down sixty (60) feet from Dallas Road to its lowest point at the southeast corner of the lot. The Owner has requested R-1-10 zoning and proposes and has indicated that he has no future development plans outside of the existing single-family residence and detached accessory structure. R-1-10 is a residential zoning category requiring a low density of population, providing protection against hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Likewise, the R-1-10 designation is intended to be applied where designated Low-Density Residential (zero to five dwellings per acre) is recommended under the City of Richland Comprehensive Plan. This property is already designated as Low-Density Residential by the Comprehensive Plan. Finally, all neighboring properties east of Dallas Road are likewise both zoned R-1-10 (See *Exhibit 6*) and under the Low-Density Residential designation in the Comprehensive Plan, so this choice of zoning would be contextually appropriate as well.

ANALYSIS

Zoning designations R-1-12 and SAG (Suburban Agriculture) would also serve as appropriate based on the applicant's proposed use, intensity of use, generous lot size, topographic limitations, and the Comprehensive Plan's existing Land Use designation for the property as Low-Density Residential. Only compared contextually with its neighbors in White Bluffs subdivision would the R-1-12 and SAG designations distinguish themselves from the recommended R-1-10

designation. Reference *Exhibit 4* for RMC definitions/purpose of SAG, R-1-12 and R-1-10.

SUMMARY

Application of R-1-10 zoning represents the most appropriate zoning designation for the proposed annexation area as it would be most-consistent with the City's Comprehensive Plan and existing development pattern within the proposed annexation area.

FINDINGS OF FACT

1. The site is within the City of Richland's Urban Growth Area boundary as those boundaries were established with the adoption of the Benton County Comprehensive Plan in 1998 and subsequent periodic updates;
2. The City's Comprehensive Plan designates the proposed annexation area as suitable for Low-Density Residential;
3. There are only two zoning districts that can be applied to the property that would implement the Low-Density Residential Comprehensive Plan designation;
4. The Low-Density Residential land use designation allows for single family residential (R-1-10 and R-1-12) zoning;
5. The approximately 1.83 acres of land subject to the proposed annexation request are currently partially developed;
6. Properties located east of the proposed annexation area that are within the City of Richland are zoned single-family residential (R-1-10);
7. Properties located to the west and to the north, which are located within unincorporated Benton County are currently zoned Urban Growth Area Residential District (UGAR) and Rural Lands Five Acre District (RL-5)

CONCLUSIONS OF LAW:

1. Based on the above findings of fact, assignment of R-1-10 zoning would be in the best interest of the City of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (ANX2022-102) and recommend to the City Council assignment of single-family (R-1-10) zoning.

EXHIBITS

1. Annexation Request Letter
2. Resolution No. 2023-16
3. Resolution No. 2023-26
4. Purpose of Use Districts
5. Vicinity Map
6. Richland Zoning Map



Exhibit I

Annexation Request Letter

APPLICATION LETTER FOR VOLUNTARY ANNEXATION OF TUCKER PROPERTY
24907 DALLAS RD, SHORT PLAT 739, LOT3

Mr. Mike Stevens
Planning Manager
City of Richland Development Services Dept.
625 Swift Boulevard, MS-35
Richland, WA 99352

Dear Mr. Mike Stevens :

As the owners of the below-referenced property, please accept this letter as a formal request by us to annex into the City of Richland. The 1.83-acre property is located at 24907 Dallas Road, Richland WA 99352. Benton County Parcel Tax I.D. No. 1-2098-301-0739-003. Legal Description (Short Plat 739, Lot 3). See attached maps for property location reference.

If you have any questions about this application for annexation, please call me at 509-308-2239.

Whatever your decision, please accept my sincere thanks for your time and consideration of my request.

Sincerely,



Ryan Tucker



Application for Annexation

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Ryan Tucker

Address: 24907 Dallas Rd, Richland WA 99352

Phone: 509-308-2239

Email: Safeset1@hotmai.com

APPLICANT INFORMATION (if different)

☐ Contact Person

Company:

UBI#

Contact:

Address:

Phone:

Email:

DESCRIPTION OF REQUEST

Connect to the City water system and annex to City of Richland.

PROPERTY INFORMATION

Parcel #: 1-20983010739003

Legal Description:

SHORT PLAT 739, LOT 3

Current Comp. Plan: LDR

Requested Zoning: R-1-10

Size of Property: 79,952 ☒

Domestic Water Supply: ☐ City ☒ Private Well

Sewage Disposal: ☐ City ☒ Septic

Irrigation Source: ☐ City ☒ Private Well ☐ Columbia Irrig. District ☐ Kennewick Irrig. District ☐ BMID

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. A "Notice of Intent" form requesting annexation to the City of Richland
3. Full legal description of the proposed annexation area
4. A map showing all of the following: general vicinity of proposed annexation in relation to the City of Richland, the proposed boundaries of the annexation, and all public roads near the annexation area
5. Other information as determined by the Administrator

ANSWER QUESTIONS BELOW AS COMPLETELY AS POSSIBLE – USE ADDITIONAL SHEET(S) IF NECESSARY

Why are you requesting annexation into the City of Richland?

Building a single family residence and we would like to get on the city water system. Water was stubbed to my property by RC of Washington as part of the White Bluffs Subdivision.

What use, building or structure is intended for the property?

Single Family Dwelling

What changes have occurred in the area that justify the requested annexation?

White Bluffs Subdivision brought in city utilities close to my county property.

Are there any other properties in your neighborhood that could be part of your annexation request? If so, have you spoken to the owners about joining your annexation request?

One lot. Spoke to neighbor

~~None at this time~~

He is not interested in annexation.

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 submittals.
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 the 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: Ryan Tucker

Applicant Signature:  Date 9-12-22



Exhibit 2

Resolution No. 2023-16

RESOLUTION NO. 2023-16

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON
SETTING A MEETING DATE TO REVIEW A PROPOSED
ANNEXATION OF 1.83 ACRES KNOWN AS SHORT PLAT 739, LOT
3, LOCATED WITHIN PORTIONS OF SECTION 20, TOWNSHIP 9
NORTH, RANGE 28 EAST, W.M., BENTON COUNTY,
WASHINGTON.**

WHEREAS, the City received a written request for annexation of 1.83 acres of property owned by Ryan Tucker legally described as Lot 3 of Short Plat 739 in Benton County, Washington; and

WHEREAS, Richland City Council was presented with the request at its regular meeting on February 7, 2023; and

WHEREAS, RCW 35.13.125 requires the legislative body to set a date for a meeting with the annexation petitioners.

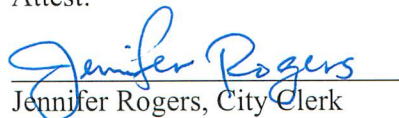
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the regular meeting date of **February 21, 2023** at or after **6:00 p.m.** is hereby established as the date on which the Richland City Council will meet with the annexation petitioners.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 7th day of February, 2023.


Terry Christensen, Mayor

Attest:


Jennifer Rogers, City Clerk

Approved as to Form:

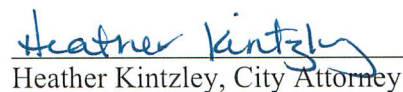

Heather Kintzley, City Attorney



Exhibit 3

Resolution No. 2023-26

RESOLUTION NO. 2023-26

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, ACCEPTING A REQUEST FOR ANNEXATION OF 1.83 ACRES KNOWN AS SHORT PLAT 739, LOT 3, LOCATED WITHIN PORTIONS OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON.

WHEREAS, owner Ryan Tucker submitted a written request for annexation of 1.83 acres of property legally described as Lot 3 of Short Plat 739 in Benton County, Washington; and

WHEREAS, on February 7, 2023, Richland City Council was presented with the request for annexation and passed Resolution No. 2023-16, establishing February 21, 2023 as the date for Council to meet with the proponent of the annexation; and

WHEREAS, as required by RCW 35.13.125, Richland City Council met with the annexation proponent on February 21, 2023 and reviewed the proposed annexation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland as follows:

Section 1. The City of Richland hereby accepts the request for annexation subject to the following conditions:

1. That the annexation is accepted as proposed.
2. That simultaneous adoption of the City's Comprehensive Plan for the proposed annexation is required.
3. That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

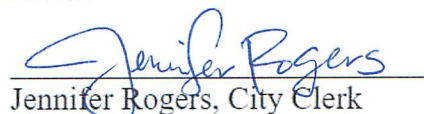
Section 2. The Richland Planning Commission is hereby directed to review the proposal and forward a recommendation to City Council as to the most appropriate zoning designation for the area proposed for annexation.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 21st day of February, 2023.


Terry Christensen, Mayor

Attest:


Jennifer Rogers, City Clerk

Approved as to Form:

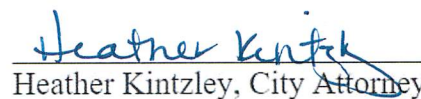

Heather Kintzley, City Attorney



Exhibit 4

Purpose of Use Districts

23.14.010 Purpose of agricultural use districts.

A. The agricultural use district (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the city that are designated as agriculture or as urban reserve under the city of Richland comprehensive plan.

B. The suburban agricultural use district (SAG) is a zone classification providing for residential areas, rural in nature, with sufficiently large lots to allow for the maintenance of certain animals and farm crops, while at the same time establishing and maintaining a living environment of high standards for residential uses. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].

23.18.010 Purpose of residential use districts.

Five residential zone classifications permit a variety of housing and population densities without conflict. Protection is provided against hazards, objectionable influences, traffic, building congestion and lack of light, air and privacy. Certain essential and compatible public service installations are permitted in residential use districts.

A. The single-family residential – 12,000 (R-1-12) is a residential zone classification requiring the lowest density of population within the city, providing protection against hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan.

B. The single-family residential – 10,000 (R-1-10) is a residential zone classification requiring a low density of population, providing protection against hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan.

C. The medium-density residential (R-2) is a residential zone classification permitting a higher density of population including the establishment of duplex dwellings and providing for these single-and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

D. The medium-density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

E. The multiple-family residential use district (R-3) is a residential zone classification allowing for the location of multiple-family dwellings, duplexes and attached and detached one-family dwellings and providing a high degree of protection for such uses and adjacent low-density residential development. This classification shall be designed to give protection from hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and installations are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated high-density residential (10.1 or more dwellings per acre) under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].



Exhibit 5

Vicinity Map

Vicinity Map

Item: Short Plat 739, Lot 3
Applicant: Ryan Tucker
File #: ANX2022-102



0 250 500 Feet

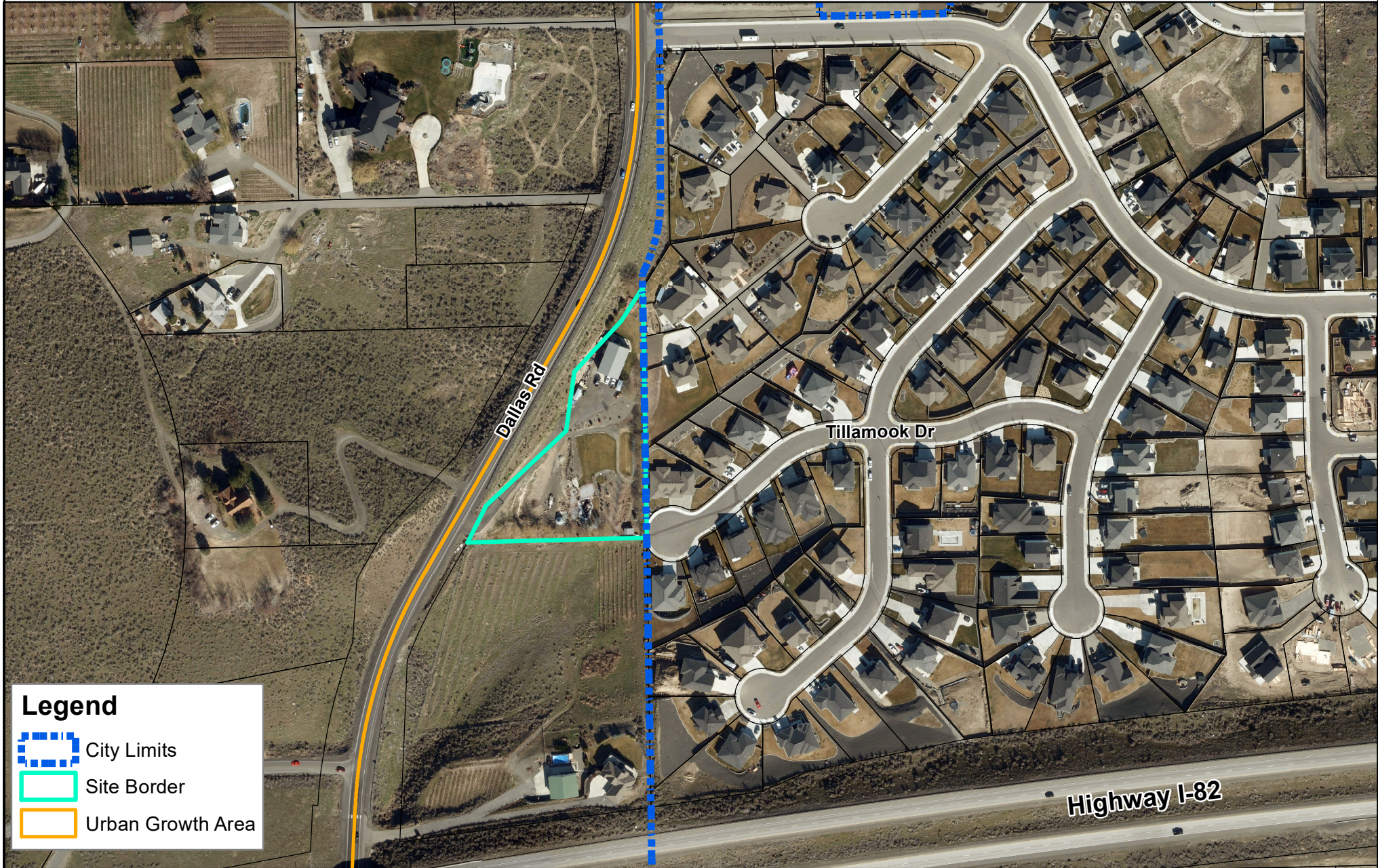




Exhibit 6

Richland Zoning Map

Zoning Map

Item: Short Plat 739, Lot 3
Applicant: Ryan Tucker
File #: ANX2022-102



0 250 500 Feet

