2013-017372 ORD
05/23/2013 08:23:48 AM Pages: 6 Fee: $77.00
City Of Richland
Benton County, Benton County Auditor's Office

WHEN RECORDED RETURN TO:

Richland City Clerk
P.O. Box 190 MS-05
Richland, WA 99352

PID#1-10881000003001, PID#1-10881000003000, PID#1-10881000004001, PID#1-11882013177001, PID#1-02883011509005, PID#1-11882013177002, PID#1-11882013177003, PID#1-11882013177004, PID#1-11882000005004, PID#1-11881000006000, PID#1-11881013301003, PID#1-11881013301002, PID#1-11881013301001, PID#1-11881012147003, PID#1-11881012147004, PID#1-11881012147002, PID#1-11881012147001, PID#1-11881000005004,

ORDINANCE NO. 16-13

AN ORDINANCE of the City of Richland, Benton County Washington, annexing approximately 137 acres of land located south of Reata Road and west of Leslie Road, providing for assumption of existing City indebtedness and amending the Official Zoning Map.

WHEREAS, the City received a notice of intent from the owners of more than ten percent in value of the real property legally described in Exhibit A attached hereto, to commence annexation proceedings for annexation into the City of Richland; and

WHEREAS, a meeting was held on the nineteenth day of June, 2012 between the initiating parties of this annexation and the Council of the City of Richland, at which time the Council passed Resolution No. 49-12, accepting the notice of intention to commence annexation proceedings for the real property legally described in Exhibit A attached hereto, subject to simultaneous adoption of the Comprehensive Plan for the proposed annexation area, and the assumption of the appropriate share of all existing City indebtedness; and

WHEREAS, Resolution 49-12 further authorized and directed the Richland Planning Commission to propose and forward a recommendation to the City Council as to the most appropriate zoning designations for the areas proposed to be annexed; and

WHEREAS, a notice of intention to annex was duly filed with the Benton County Boundary Review Board on September 7, 2012; Jurisdiction of the boundary Review Board was not invoked within 45 days of filing, and thus the proposed annexation was deemed approved by the Boundary Review Board on October 23, 2012 and

WHEREAS, the Richland Planning Commission held a public hearing on December 19, 2012 and January 23, 2013 to consider appropriate zoning designations for the proposed annexation area;

WHEREAS, on November 5, 2012, Council passed Resolution No. 90-12, authorizing the circulation of an annexation petition for annexation of the real property legally described in Exhibit A attached hereto;

WHEREAS, a petition was circulated and signed by owners of not less than 60% in value, according to the assessed valuation for general taxation, of the property to be annexed; and

WHEREAS, the City Council held a public hearing to consider the annexation on April 16, 2013, which hearing was duly noticed by the City Clerk through publication in a newspaper of general circulation and through the mailing of notice to all property owners within the annexation area, specifying the time and place of the hearing and inviting interested persons to appear and voice approval or disapproval of the annexation; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland and the Council has determined that the annexation would be of general benefit to the residents of the City of Richland;

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

Section 1.01. The real property legally described in Exhibit A attached hereto is hereby annexed to the City of Richland and is hereby declared to be within the corporate limits of the City of Richland, Benton County Washington (the "Annexed Area")

Section 1.02 The Richland Comprehensive Plan, adopted October 6, 1997 by Ordinance 26-97, shall serve as the comprehensive plan for the Annexed Area. All properties within the annexation shall be designated as either "commercial" or "low density residential" under the land use map that is part of the comprehensive plan.

Section 1.03 The property within the Annexed Area shall be assessed and taxed at the same rate and on the same basis as other property within the City, including

assessments or taxes in payment for all or of any portion of the outstanding indebtedness of the City, approved by the voters, contracted, or incurred prior to, or existing at the date of annexation.

Section 1.04 Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City as adopted by Section 23.08.040 of said title, hereby amends Sectional Map No. 68 which is one of a series of maps constituting said Official Zoning Map, bearing the number and date of passage of this ordinance and by this reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 1.05 It is hereby found, as an exercise of the City's police power, that the best zoning for the properties included in the Annexed Area shall be a combination of C-1 – Neighborhood Business, C-3 General Business and R1-10 Single Family Residential, as depicted on Exhibit B, when consideration is given to the interest of the general public.

Section 1.06 The City Clerk is directed to file a copy of this annexation with the Board of Commissioners of Benton County and the State of Washington in the manner required by law. The City Clerk is also directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach amended sectional maps and additional sectional maps as necessary and an amended Annexation map, duly certified by the Clerk as a true copy.

Section 1.07 The Public Works Department is directed to provide notice this annexation to the Washington State Utilities and Transportation Commission indicating the City's intent to provide solid waste collection services to the Annexed Area after satisfaction of the requirements of RCW 35.13.280. As authorized and required by RCW 35.13.280, the Public Works Department is directed to prepare a franchise to the solid waste collection service providers currently serving the Annexed Area under Washington State Utilities and Transportation Commission permits. The franchise shall be presented for Council action and shall include terms that comply with the municipal code and the City's 2011 Solid Waste Management Plan.

Section 1.08 This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this 21st day of May, 2013.

JOHN FOX
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

THOMAS O. LAMPSON
City Attorney

Date Published: May 26, 2013

EXHIBIT A

Legal Description for Reata Annexation

Those portions of Sections 2, 10 and 11 of Township 8 North, Range 28 East W.M., that are situated north of the Interstate 82 Right-of-Way; south of Reata Road, west of the Burlington Northern Railroad Right-of-Way and east of the Kennewick Irrigation District Badger Lateral Canal; together with those lands lying within Section 11, Township 8 North, Range 28 East W.M. that are situated north of Reata Road, west of Leslie Road and south of the plat of Lorayne J Ranch Phase I. Also included are those portions of the Reata Road and Leslie Road Rights-of-Way that lie adjacent to the lands so described.

This legal description includes the following Assessor Parcel Numbers:

PD# 1-1088-100-0003-001; PID#1-1088-100-0003-000: PID#1-1088-100-0004-001;

PID#1-1188-201-3177-001; PID#1-0288-301-1509-005; PID#1-1188-201-3177-002;

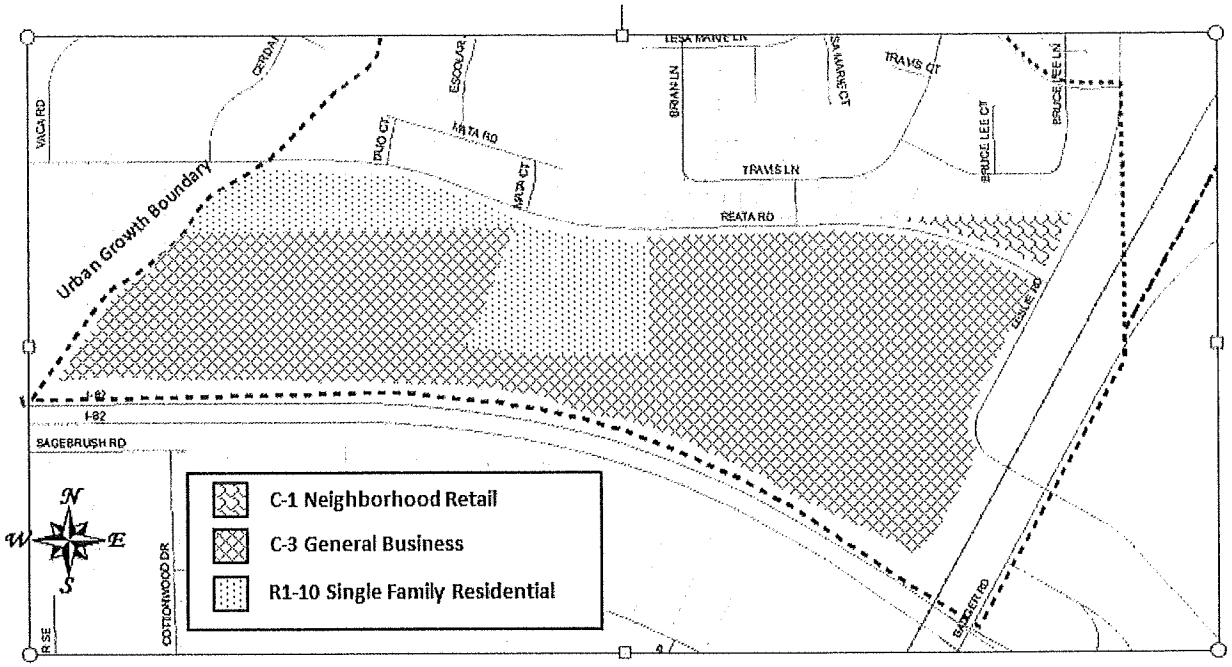
PID#1-1188-201-3177-003; PID#1-1188-201-3177-004; PID#1-1188-200-0005-004;

PID#1-1188-100-0006-000; PID#1-1188-101-3301-003; PID#1-1188-101-3301-002;

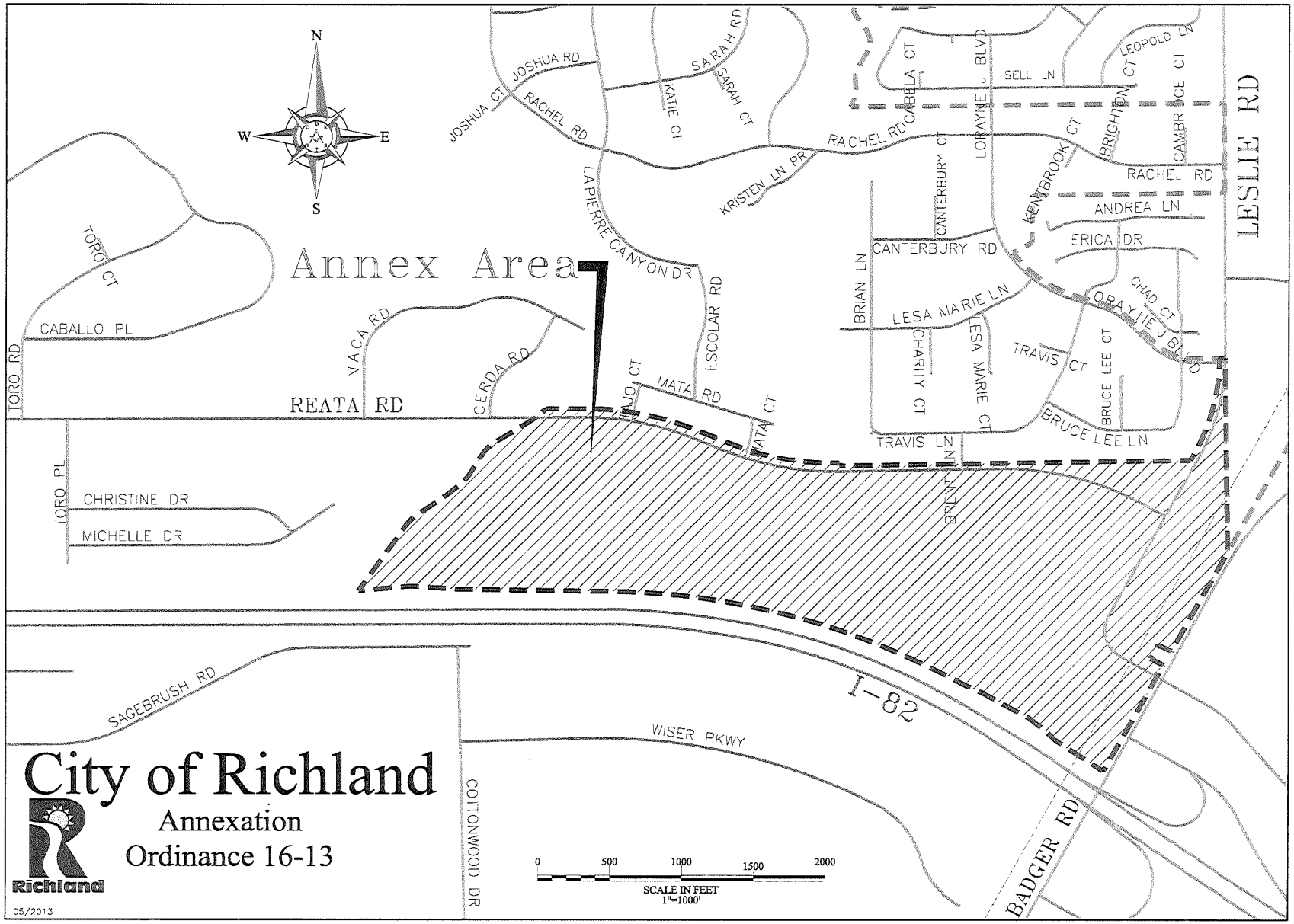
PID#1-1188-101-3301-001; PID#1-1188-101-2147-003; PID#1-1188-101-2147-004;

PID#1-1188-101-2147-002; PID#1-1188-101-2147-001; PID#1-1188-100-0005-004.

EXHIBIT B



ZONING FOR REATA ROAD ANNEXTION


N
S
E
W
Annex Area
JOSHUA CT
JOSHUA RD
RACHEL RD
SARAH RD
SARAH CT
KATIE CT
KRISTEN LN PR
LA PIERRE CANYON DR
ESCOLAR RD
TORO CT
CABALLO PL
TORO RD
VACA RD
CERDA RD
REATA RD
TORO PL
CHRISTINE DR
MICHELLE DR
MATA RD
MATA CT
CABELA CT
LORAYNE J BLVD
SELL LN
LEOPOLD LN
BRIGHTON CT
CAMBRIDGE CT
LESLIE RD
CANTERBURY CT
CANTERBURY RD
KENBROOK CT
RACHEL RD
ANDREA LN
ERICA DR
BRIAN LN
LESA MARIE LN
CHAD CT
LORAYNE J BLVD
CHARITY CT
LESA MARIE CT
TRAVIS CT
BRUCE LEE CT
BRUCE LEE LN
TRAVIS LN
BRENT LN
I-82
SAGEBRUSH RD
WISER PKWY
COTTONWOOD DR
BADGER RD
0
500
1000
1500
2000
SCALE IN FEET
1"=1000'
City of Richland
Annexation
Ordinance 16-13
Richland
05/2013