

TG-120163



City of Richland  
Public Works Administration & Engineering  
840 Northgate Drive  
Richland, WA 99352  
(509) 942-7500

January 11, 2012

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

**Washington Utilities and Transportation Commission**

Attn: Penny Ingram  
P.O. Box 47250  
Olympia, WA 98504-7250

**REF: Solid Waste Collection Service – Permit No. G-237 – City of Richland Annexations**

2012 FEB - 6 AM 8:28  
STATE OF WASH  
UTIL AND TRANSP  
COMMISSION

Dear Ms. Ingram:

During a meeting held on January 6, 2012 the City of Richland notified Waste Management of Washington, Inc. (WMW) of various annexations affecting properties located within Waste Management's permitted service area under Washington State Utilities and Transportation Commission Permit No. G-237. A summary table and map describing the annexed properties is attached. At the time of annexation the properties contained little or no urban development.

The City of Richland, by Resolution No. 31-09, adopted its 2009 Solid Waste Management Plan (2009 Plan). The 2009 Plan established solid waste system goals and recommended program changes for solid waste services within the City of Richland. The City, by Ordinance No. 03-10, adopted rates and implemented residential waste diversion programs in early 2010 as recommended in the 2009 Plan. The 2009 Plan was subsequently amended to fulfill Washington State solid waste planning requirements. The City adopted the amended plan by Resolution No. 95-11, dated December 6, 2011, naming the amended document the 2011 Solid Waste Management Plan (2011 Plan). These Council actions establish the service level for residential solid waste collection services within the City of Richland.

The City of Richland and WMW, each fully aware of its rights and responsibilities under Washington State regulations and the City of Richland's solid waste policies, agree that the City of Richland will be the exclusive solid waste collection service provider within the previously annexed properties, effective March 1, 2012. WMW, by execution of this letter below, hereby (1) waives its rights under RCW 35.13.280 to contract for and/or continue solid waste collection services in the identified annexed areas, and (2) waives any claims to measurable damages suffered as the result of these annexations. WMW's waiver applies only to those areas specifically identified in the attached map and does not apply to any territories within its G-237 permit that are annexed after the date of this letter.

By the signatures below the City of Richland and WMW agree with the terms above and hereby notify the Washington State Utilities and Transportation Commission that the City of Richland is providing solid waste collection services in the above-described annexed areas and that Permit No. G-237 is hereby cancelled with respect to the above-described annexed territories.

Sincerely,



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PETER K. ROGALSKY, P.E.  
Public Works Director  
City of Richland



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DEAN KATTLER  
Vice President  
Waste Management of Washington, Inc.

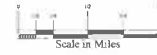
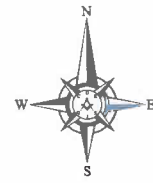
cc: Kip Eagles, Solid Waste Manager  
Tom Lampson, City Attorney

Attachments: Annexation Summary Table  
Annexation Summary Map  
Annexation Ordinances (2003 – 2011)  
Resolution 31-09 – 2009 Solid Waste Management Plan  
Ordinance 03-10 – Solid Waste Programs and Rates  
Resolution 95-11 – 2011 Solid Waste Management Plan

Ord #	Annexation	Date
2010		
41-10	Ordinance Approving the Annexation of Badger Mountain South Area (Passage) (KING)	12/7/10
2009		
25-09	Request for Annexation of 3.2 Acres of Property at 135-139 Meadow Hills Dr. (Simon-KING)	8/4/09
2007		
09-07	Ordinance Approving Department of Energy Annexation	3/20/07
09-07A	Ordinance Correcting Department of Energy Annexation (eff. 5/31/07)	5/1/07
2006		
19-06	Ordinance Approving Sterling Annexation	6/20/06
25-06	Ordinance Approving Colley Annexation	8/1/06
2005		
31-05	Ordinance Annexing Westcliffe Park Site	9-20-05
2004		
01-04	Ordinance Approving Shockley Road Area Annexation	1/13/04
15-04	Ordinance Approving Penttila/Katzaroff Annexation	6/1/04
42-04	Ordinance Approving Crosby/Ward Annexation	11/16/04
2003		
02-03	Ordinance Approving Bauder Annexation	1/7/03
09-03	Ordinance Approving Gulley Annexation	3/18/03
24-03	Ordinance Approving Ford Annexation	6/17/03
16-01	<i>Granting to Ed's Disposal of Pasco and Waste Management of Kennewick a franchise for garbage and refuse collection for an approximately 26.9-acre parcel known as the Ellison annexation, an annexed area to the City</i>	7/17/01
2000		
5-00	Powers Annexation	1-18-00
16-00	Watts Annexation Approval	5-16-00
22-00	Bauder Annexation	7-11-00
23-00	Ellison Annexation	7-11-00
1999		
4-99	Approve Annexation of Hanford 1100 Area	1-19-99
13-99	<i>Zoning Designation for Hanford 1100 Area Annexation</i>	3-16-99
41-99	Zoning and Annexing Bauder Property	8-3-99
1995		
15-95	Annexation of land near Kennedy Road	3-20-95
21-95	Annexation of Comprehensive Plan Designations & Zoning Westermeyer et al	6-5-95
39-95	Stallings Annexation	11-6-95
49-95	Hills Mobile Home Park Annexation	12-18-95
1994		
7-94	Zone Amendment to C-1 (Donna Bauder	3-7-94
8-94	Annexation - Westcliffe	3-7-94
9-94	Annexation - Meadow Hills No. 2	3-7-94
28-94	Annexation re: Etter-Gulley	6-20-94

# City of Richland

## Annexation Boundaries GIS Map



### Annexation Ordinance Index

1 Original City Boundary Description 5600 Ac. 8.79 sq. Mi.

Ordinance #	Date	Acres	Sq. Mi.
47	5-25-59	665	1.04
48	5-25-59	1060	1.66
58	6-29-59	836	1.31
91	10-26-59	23	.04
148	11-21-60	316	.49
184	8-7-61	17	.03
269	9-3-63	90	.14
279	1-27-64	403	.63
328	1-4-65	205	.32
332	2-23-65	850	1.33
343	6-21-65	18	.03
428	9-5-67	6100	9.53
551	8-23-69	60	.09
611	4-20-70	382	.57
640*	10-5-70	1370	2.45
653	1-18-71	540	.84
723	4-3-72	076	.13
821	11-5-73	6250	13
10-74	3-4-74	85	.13

### Annexation Ordinance Index (cont)

Ordinance #	Date	Acres	Sq. Mi.
15-74	3-18-74	60	.09
27-74	5-6-74	51	.08
40-74	7-5-74	446	.70
7-75*	2-25-75	-72	-.11
50-75	11-3-75	3	-
91-76	12-6-76	1.5	-
34-77	5-2-77	3.3	-
54-77	8-15-77	15.17	.02
82-77	11-21-77	1.9	-
64-78	10-16-78	176.07	.27
66-78	10-16-78	44.80	.07
36-79	5-7-79	7.07	.01
50-79	7-2-79	858	1.34
24-81	5-4-81	3.50	-
44-82	10-4-82	58.28	.09
30-84	10-1-84	38.30	.06
8-89	6-5-89	285	.45
20-91	5-20-91	50	.08
31-93	7-23-93	42.41	.07
8-94	3-7-94	232.17	.36
9-94	3-7-94	126.5	.20
7-94	3-7-94	1.34	.002
28-94	6-20-94	28	.044
15-95	3-20-95	3.2	.05
21-95	6-5-95	490	.466
39-95	11-6-95	7.8	.004
49-95	12-18-95	125	.195
4-99	3-29-99	368	.58
41-99	8-3-99	2.69	.004
5-00	1-18-00	81.38	1.27
16-00	5-15-00	3.07	.003
22-00	7-11-00	4.2	.007
23-00	7-11-00	26.9	.042
02-03*	01-13-03	235	.369
09-03	03-23-03	4.73	.007
24-03	06-17-03	226	.353
01-04	01-13-04	42.9	.072
15-04	06-01-04	50.95	.080
42-04	11-21-04	9.4	.015
31-05	09-25-05	39.9	.062
19-06	06-06-06	117.24	.062
25-06	08-07-06	30.09	.031
63	04-01-07	104.3	.031
25-09	08-09-09	5.2	0.005
41-10	12-12-10	1878	2.93

**DRAFT**

Total Land Area incorporated: 26,980.5 acres - 42.16 sq mi  
 \* Ord. 7-75 Amends Ord. 640, 1498 Acres, 2.34 sq. Mi.  
 \*\* Resolution 22-09 Boundary line adjustment for the south west portion 21-03 with no change in area



Generated: JAN 2011



WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 41-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RICHLAND, Benton County Washington, annexing approximately 1,878 Acres including the Badger Mountain South Master Planned Community, 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 17th day of August, 2010, between the initiating parties of this annexation and the Council of the City of Richland, at which time the Council passed Resolution No. 46-10, 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 Badger Mountain Subarea Plan to serve as the Comprehensive Plan for the proposed annexation area, and the assumption of the appropriate share of all existing city indebtedness; and

WHEREAS, Resolution No 46-10 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 Boundary Review Board on September 10, 2010; 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 25, 2010; and

WHEREAS, the Richland Planning Commission held a public hearing on October 27, 2010 to consider appropriate zoning designations for the proposed annexation area; and

WHEREAS, on November 2, 2010, the Council passed Resolution No. 73-10, authorizing the circulation of an annexation petition for annexation of the real property legally described in Exhibit A attached hereto; and

WHEREAS, a petition was circulated, filed with Benton County, and certified by the County Assessor as containing signatures of the owners of not less than 60% in value, according to the assessed valuation for general taxation, of the property to be annexed; and

WHEREAS, a City Council held a public hearing to consider the annexation on November 16, 2010, which hearing was duly noticed by the City Clerk through publication in a newspaper of general circulation in the City and the proposed annexation area, and through posting of a hearing notice in three public places within the territory proposed for annexation, 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. 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 City of Richland, Benton County, Washington (the "Annexed Area")

Section 2. The Badger Mountain Subarea Plan, adopted September 7, 2010, by Ordinance No. 25-10, shall serve as the Comprehensive Plan for the Annexed Area.

Section 3. 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 4. The zoning for the portion of the Annexed Area within the Badger Mountain South Master Planned Community shall be as set forth in the Master Agreement and associated Land Use and Development Regulation for the Badger Mountain Master Planned area adopted December 7, 2010 by Resolution No. 77-10 ("LUDR").

Section 5. It is hereby found, as an exercise of the City's police power, that the best zoning for the existing Reata Ridge Subdivision residential lots, located in the southeastern portion of the Annexed Area, shall be R-1-12 Single Family Residential zoning, when consideration is given to the interest of the general public.

Section 6. It is hereby found, as an exercise of the City's police power, that the best zoning for the remaining portion of the Annexed Area shall be Agricultural Use zoning, when consideration is given to the interest of the general public.

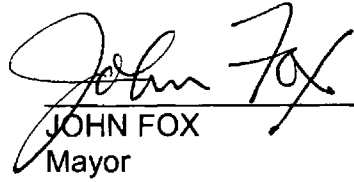
Section 7. A map identifying the zoning classifications for the Annexed Area is attached hereto as Exhibit B. The Official Zoning Map of the City, as adopted by RMC 23.08.040, is hereby amended by adding the Annexed Area with the zoning designations set forth in Exhibit B. Sectional maps shall be amended and new sectional maps shall be created as necessary to reflect the zoning designations set forth in Exhibit B. Said maps shall bear the number and date of passage of this ordinance, and be made a part of the Official Zoning Map of the City.

Section 8. The City Clerk is directed to file a copy of this annexation with the Board of County 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 9. As authorized and required by RCW 35.13.280, the City shall negotiate a new franchise with the solid waste collection service provider currently serving the Annexed Area on terms that are acceptable to the City and that requires compliance with the City's Solid Waste Management Plan.

Section 10. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the 7th day of December, 2010.

  
\_\_\_\_\_  
JOHN FOX  
Mayor

ATTEST:

  
\_\_\_\_\_  
DEBRA C. BARHAM, CMC  
Chief Deputy City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney

Date Published: December 12, 2010



**EXHIBIT A  
LEGAL DESCRIPTION OF  
ANNEXED AREA**

**Parcel "A":**

The East half of the East half of Section 31, Township 9 North, Range 28 East, W.M., Benton County, Washington; EXCEPT that portion described as follows:

The Southwest corner of the Southeast quarter of the Southeast quarter being the True Point of Beginning;

Thence East along the South line thereof 360.00 feet;

Thence Northwesterly in a straight line to a point on the West line of said Southeast quarter of the Southeast quarter, a distance of 360.00 feet North of the Southwest corner thereof;

Thence Southerly along said West line 360.00 feet to the True Point of Beginning;

AND EXCEPT that portion thereof lying Southerly and Westerly of the State Highway right-of-way.

AND EXCEPT that portion deeded to the County of Benton, State of Washington, under Quit Claim Deed, recorded October 10, 1968, under Auditor's File No. 595151, records of Benton County, Washington;

AND EXCEPT State Highway right-of-ways;

AND EXCEPT those portions acquired by the State of Washington under eminent domain proceedings filed in Benton County Superior Court Cause No. 82-2-00869-6;

**Parcel "B":**

All of Section 32, Township 9 North, Range 28 East, W.M., Benton County Washington;

EXCEPT that portion deeded to the County of Benton, State of Washington, under Quit Claim Deed, recorded October 10, 1968, under Auditor's File No. 595151, records of Benton County, Washington;

AND EXCEPT that portion thereof lying Southerly and Westerly of the State Highway right-of-way.

AND EXCEPT State Highway right-of-ways;

AND EXCEPT those portions acquired by the State of Washington under eminent domain proceedings filed in Benton County Superior Court Cause No. 82-2-00869-6;

AND ALSO EXCEPT any portion lying within Short Plat 2465.

**Parcel "C":**

Section 33, Township 9 North, Range 28 East, W.M., Benton county, Washington, EXCEPT that portion thereof lying Northerly and Easterly of the following described line:

Beginning at the Northwest corner of said section;

Thence South 02°34'20" West, 1330.20 feet along the West line of said section to the True Point of Beginning;

thence South 77°57'14" East, 2389.11 feet;

thence South 83°23'24" East, 1450.14 feet;

thence South 48°00'49" East, 1013.41 feet;

thence South 28°44'51" East, 566.24 feet;

thence North 88°55'28" East, 380.42 feet to the East line of said section and the terminus of said line, said point bears South 00°45'19" West, 3237.80 feet from the Northeast corner of said section.

(Also known as Tract 4 of Survey recorded August 31, 1998, under Recording No. 1998-025706, records of Benton County, Washington.)

EXCEPT State Highway right-of-way;

AND EXCEPT those portions acquired by the State of Washington under eminent domain proceedings filed in Benton County Superior Court Cause No. 82-2-00869-6;

**Parcel "D":**

Section 4, Township 8 North, Range 28 East, W.M., Benton County, Washington,  
EXCEPT that portion lying within the plat of EL RANCHO REATA NO. 3, according to the Plat thereof recorded  
in Volume 12 of Plats, Page 42, records of Benton County, Washington,  
ALSO EXCEPT State highway right-of-way conveyed under Recording No. 870597, records of Benton County,  
Washington;  
AND EXCEPT that portion lying southerly of the Reata Road right of way  
AND EXCEPT the South 420 feet of the Southeast quarter thereof;  
AND ALSO EXCEPT that portion conveyed to Benton County by deed recorded May 1, 2007, under Auditor's  
File No. 2007-013594, records of Benton County, Washington.

**Parcel "E":**

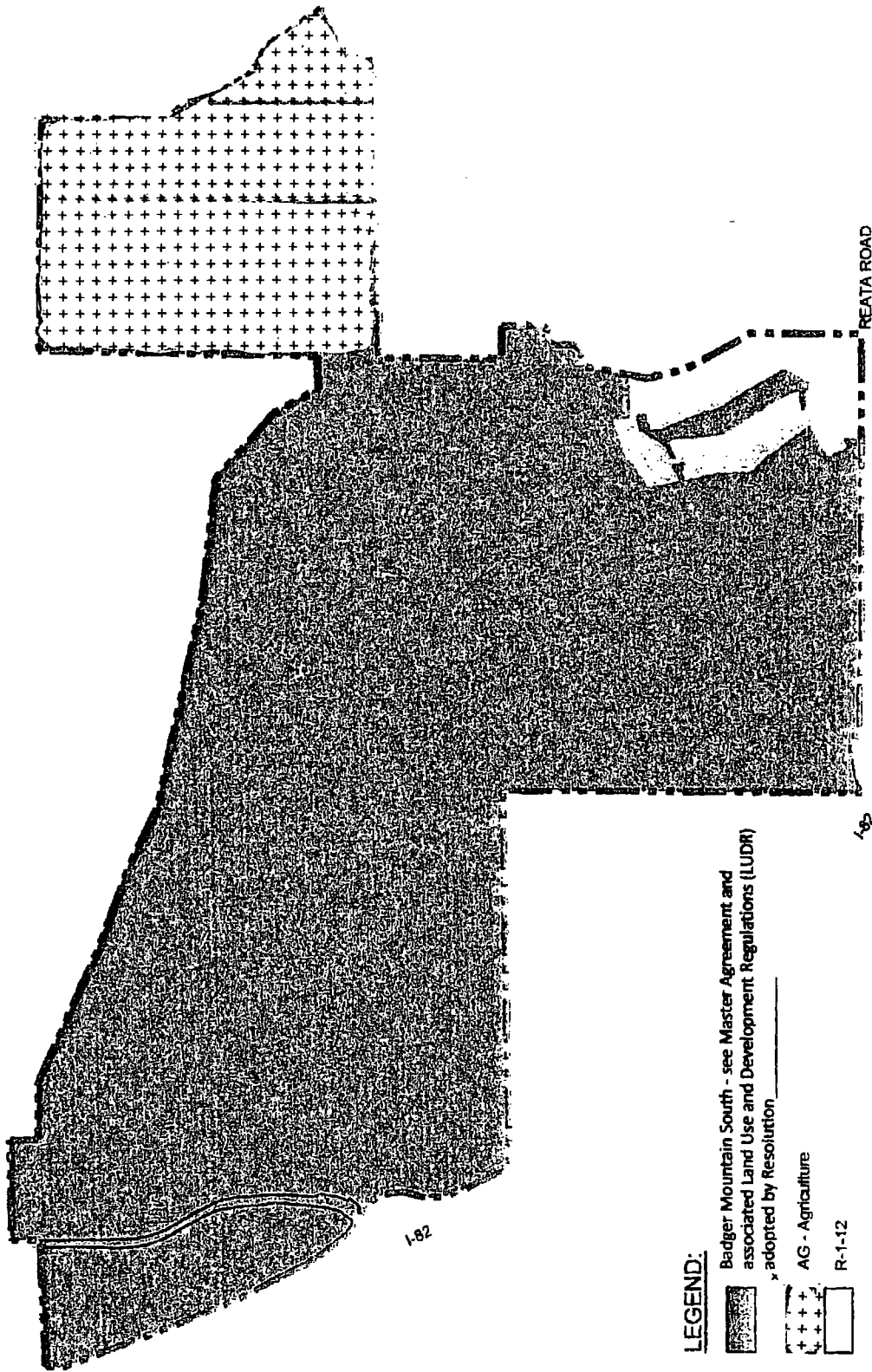
That portion of Section 29, Township 9 North, Range 28 East, W.M., Benton County, Washington, lying Southerly  
and Westerly of the following described line:

Beginning at the Southwest corner of said Section 29;  
Thence South 89°23'44" East 1951.66 feet along the South line of said Section to the True Point of Beginning;  
Thence North 65°57'03" West, 116.18 feet;  
Thence South 89°48'41" West, 641.83 feet;  
Thence North 00°38'28" West, 324.30 feet;  
Thence South 89°21'30" West, 1154.45 feet to the East line of Dallas Road and the terminus of said line.  
EXCEPT the West 40 feet for County Road right-of-way;  
AND EXCEPT that portion deeded to the County of Benton, State of Washington, under Quit Claim Deed dated  
November 20, 1978, recorded February 13, 1979, under Auditor's File No. 783437, records of Benton County,  
Washington;  
AND EXCEPT State Highway right-of-way;  
AND EXCEPT that portion conveyed to Benton County for road purposes under Auditor's File No's. 92-16778 and  
92-16779;  
AND ALSO EXCEPT those portions acquired by the State of Washington under eminent domain proceedings filed  
in Benton County Superior Court Cause No. 82-2-00889-6;

**Parcel "F":**

That portion of Section 34, Township 9 North, Range 28 East, W.M., Benton County, Washington, described as  
follows:

Beginning at the Northwest corner of said section; thence southerly on the West line of said section to the  
Northwest corner of the plat of Badger Mountain Plateau, recorded in Volume 15 of Plats, at Page 196, records of  
the County of Benton, Washington, said corner being coincident with the Southwest corner of Tract 2 as shown on  
Record of Survey No. 3894, recorded May 29, 2008, under Auditor's File No. 2008-015497, records of Benton  
County, Washington; thence easterly on the North line of said plat of Badger Mountain Plateau (and its extension  
thereof), also being the South line of said Tract 2, to the Southeast corner of said Tract 2; thence northerly on the  
East line of said Tract 2 to its intersection with the extension of the southerly line of New Parcel "C" as described  
in Quit Claim Deed, recorded April 6, 2009, under Auditor's File No. 2009-009248, records of Benton County,  
Washington; thence easterly on said southerly line of New Parcel "C" to its southeast corner, said corner being  
coincident with the City Limits of Richland; thence northerly on the East line of said New Parcel "C" and the East  
line of New Parcel "B" of same said Quit Claim Deed, both being coincident with said city limits to the Northeast  
corner of said New Parcel "B", said Northeast corner lying on the North line of said section 34, and coincident with  
said city limits; thence westerly on said north line and city limits line to the point of beginning.



**LEGEND:**

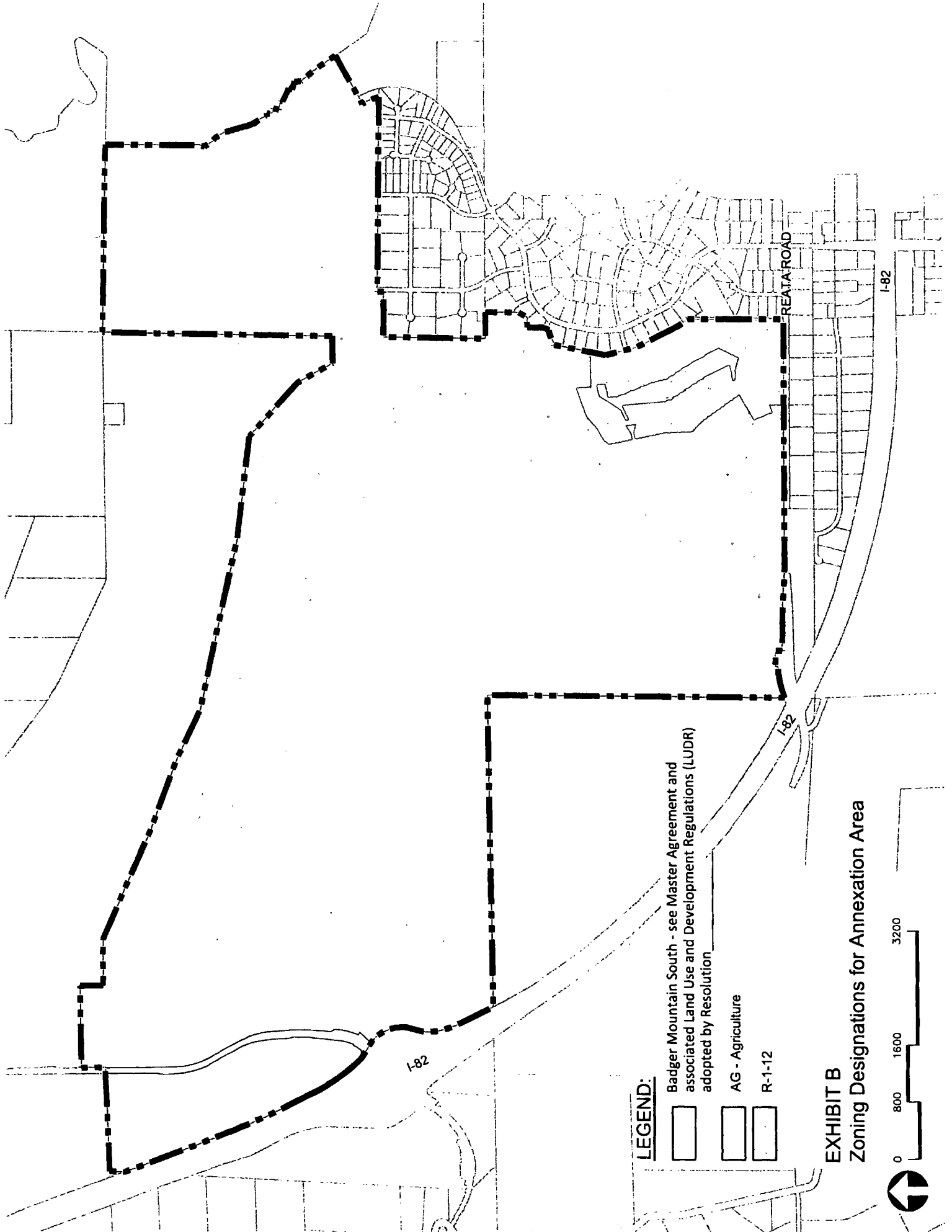
Badger Mountain South - see Master Agreement and associated Land Use and Development Regulations (LUDR) adopted by Resolution \_\_\_\_\_

AG - Agriculture




R-1-12

**EXHIBIT B**  
Zoning Designations for Annexation Area

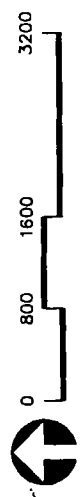




**LEGEND:**

- 
 Badger Mountain South - see Master Agreement and associated Land Use and Development Regulations (LUDR) adopted by Resolution
- 
 AG - Agriculture
- 
 R-1-12

**EXHIBIT B**  
 Zoning Designations for Annexation Area



WHEN RECORDED RETURN TO:

Richland City Clerk  
P.O. Box 190  
Richland, WA 99352

**COPY**  
*Certified true copy*  
*Debbie Burkman*  
*Chief Deputy City Clerk*

PID #1-02881012378001, 1-02881012378002 & 1-02881012378003

**ORDINANCE NO. 25-09**

AN ORDINANCE of the City of Richland providing for the annexation and assignment of a zoning classification for approximately 3.2 acres located adjacent to and south of Meadow Hills Drive and west of the Kennewick Irrigation District Badger East Lateral Canal and amending the Official Zoning Map No 63 and 64. (Nail/Mercer Annexation)

WHEREAS, the City received a letter of request from residents living at 135 and 137 Meadow Hills Drive, for annexation into the City of Richland; and

WHEREAS, the City Council held a meeting on February 17, 2009 and adopted Resolution No. 12-09, which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and

WHEREAS, the Planning Commission at their regular meeting on March 25, 2009, did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designation for the property to be annexed; and

WHEREAS the Boundary Review Board reviewed the proposal and waived its right to formally review the requested annexation pursuant to RCW 36.93.110; and

WHEREAS, the City received a formal petition requesting annexation from the owners of all three parcels included in the annexation request, and

WHEREAS, July 21, 2009 was established as the date for City Council to hold a public hearing to consider the annexation petition; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that annexation would be of general benefit to the residents of the City of Richland.

# COPY

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

Section 1.01 The real property as more specifically described as:

*Lots 1, 2 and 3 of Short Plat #2378 in Section 2, Township 8 North, Range 28 East of WM. in Benton County, Washington and including those portions of the Kennewick Irrigation District Badger East Lateral Canal lying immediately east of and adjacent to said lots containing 3.22 Acres.*

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

Section 1.02 The area proposed for annexation has been included in the City of Richland Comprehensive Plan and is hereby designated as Low Density Residential

Section 1.03 The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04 It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be R-1-12 Single Family Residential zoning when consideration is given to the interest of the general public.

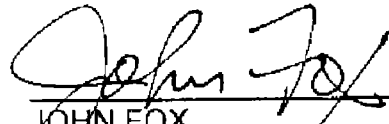
Section 1.05 Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said title, are amended by amending Sectional Map No's: 63 and 65, which are two of a series of maps constituting said Official Zoning Map. Said maps shall bear the 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 1.06 The City Clerk is directed to file a copy of this annexation with the Board of County 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 Map No's 63 and 64 and additional sectional map(s) as necessary and an amended Annexation Map, duly certified by the Clerk as a true copy.


Section 1.07 This ordinance shall become effective at such time that it is recorded with the Benton County Auditor

COPY


PASSED by the City Council of the City of Richland at a regular meeting on the 4<sup>th</sup> day of August, 2009.

  
\_\_\_\_\_  
JOHN FOX  
Mayor

ATTEST:

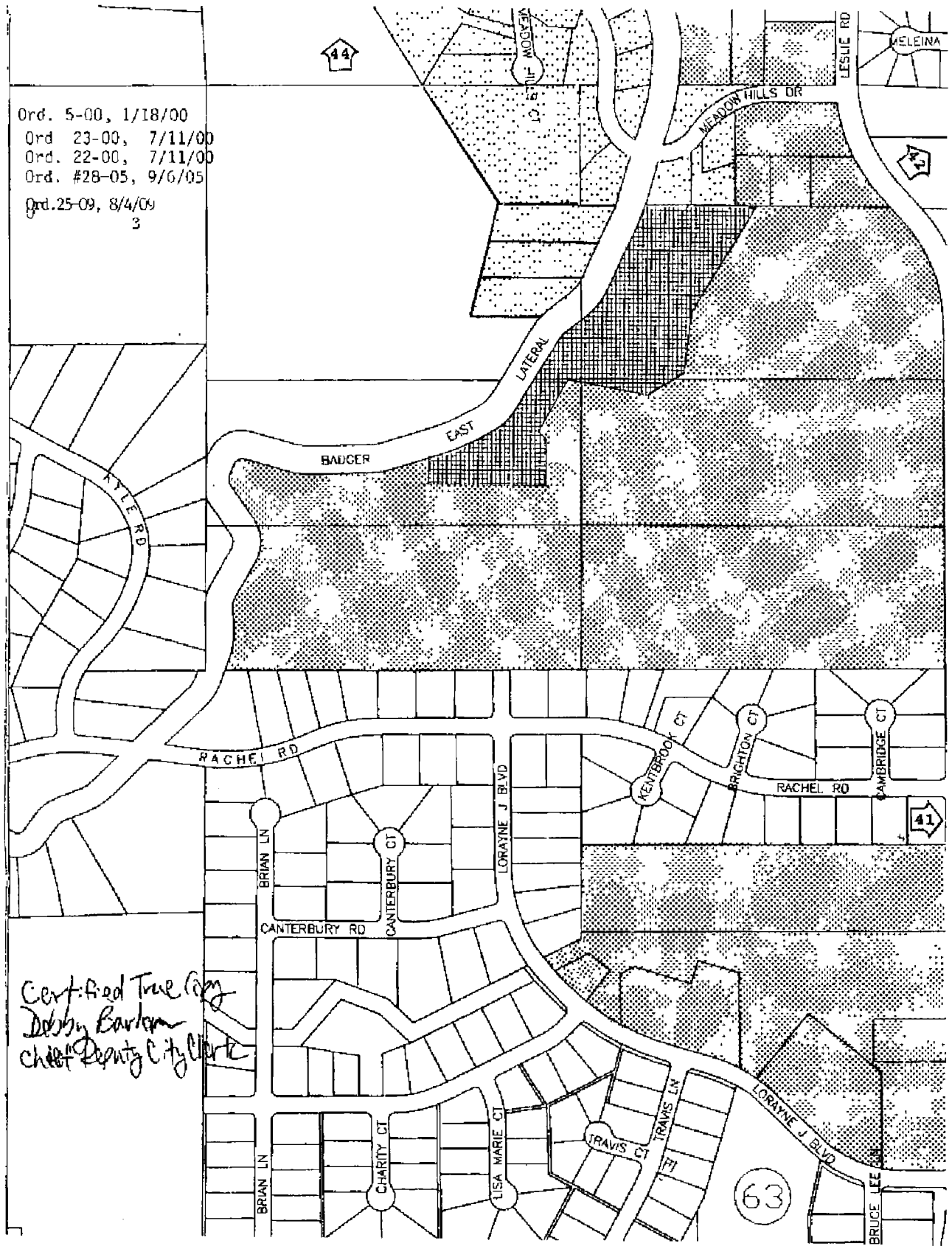
  
\_\_\_\_\_  
DEBRA C. BARHAM, CMC  
Chief Deputy City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
THOMAS O LAMPSON  
City Attorney

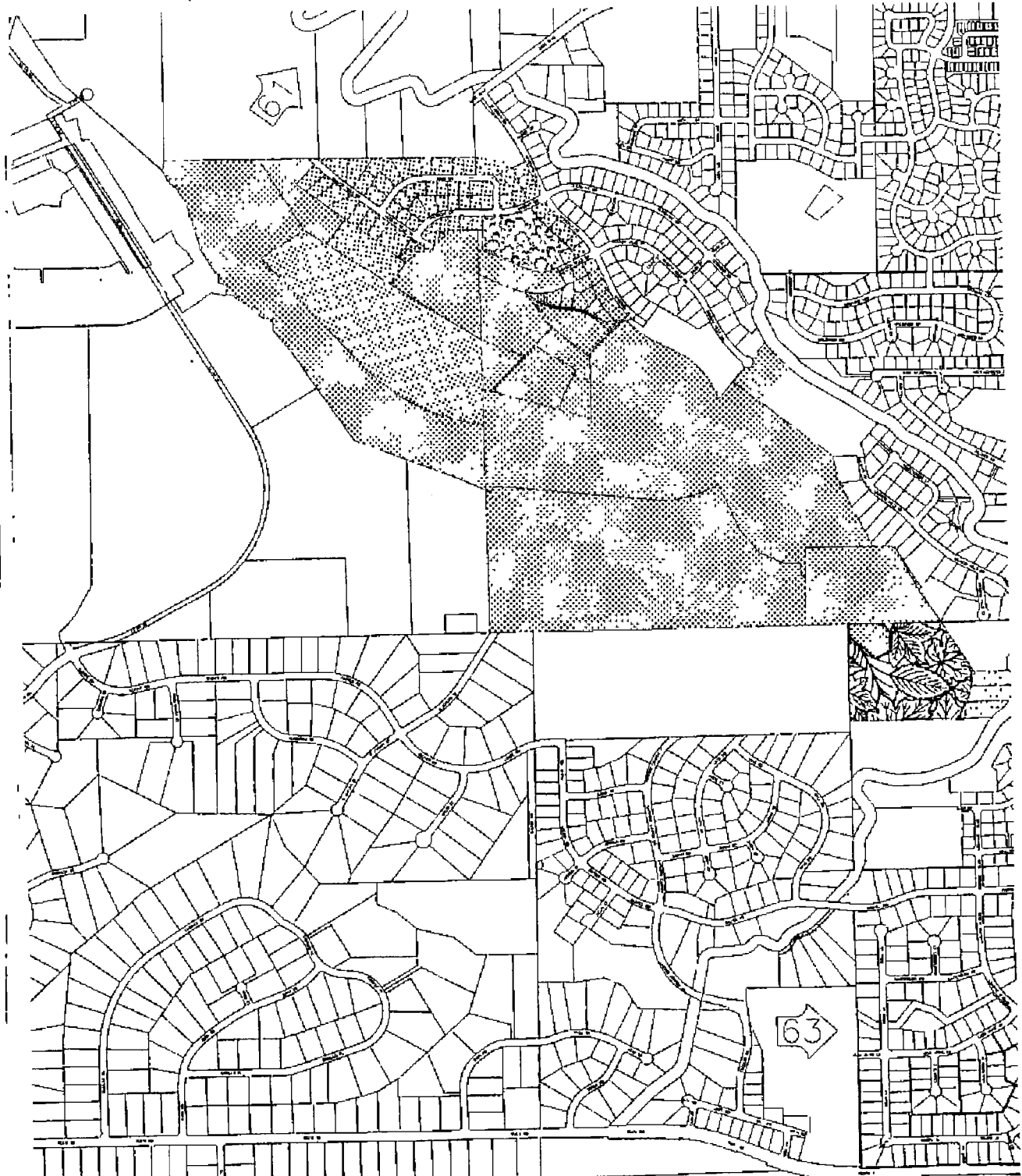
Date Published: August 9, 2009

Ord. 5-00, 1/18/00  
Ord. 23-00, 7/11/00  
Ord. 22-00, 7/11/00  
Ord. #28-05, 9/6/05  
Ord. 25-09, 8/4/09  
3



*Cert. Fred True Coy  
Deby Barton  
Chief Deputy City Clerk*





Ord. 2-03, 1/7/03  
Ord. 42-07, 12/4/07  
Ord. 25-09, 8/4/09

Certified True Copy  
Jenny Ercham  
City Deputy City Clerk

WHEN RECORDED RETURN TO:

Richland City Clerk  
P O. Box 190  
Richland, WA 99352

PID #1-02881012378001, 1-02881012378002 & 1-02881012378003

ORDINANCE NO 25-09

AN ORDINANCE of the City of Richland providing for the annexation and assignment of a zoning classification for approximately 3.2 acres located adjacent to and south of Meadow Hills Drive and west of the Kennewick Irrigation District Badger East Lateral Canal and amending the Official Zoning Map No. 63 and 64. (Nail/Mercer Annexation)

WHEREAS, the City received a letter of request from residents living at 135 and 137 Meadow Hills Drive, for annexation into the City of Richland; and

WHEREAS, the City Council held a meeting on February 17, 2009 and adopted Resolution No. 12-09, which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness; and

WHEREAS, the Planning Commission at their regular meeting on March 25, 2009, did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designation for the property to be annexed, and

WHEREAS, the Boundary Review Board reviewed the proposal and waived its right to formally review the requested annexation pursuant to RCW 36.93 110, and

WHEREAS, the City received a formal petition requesting annexation from the owners of all three parcels included in the annexation request, and

WHEREAS, July 21, 2009 was established as the date for City Council to hold a public hearing to consider the annexation petition; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that 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 as more specifically described as.

*Lots 1, 2 and 3 of Short Plat #2378 in Section 2, Township 8 North, Range 28 East of W.M. in Benton County, Washington and including those portions of the Kennewick Irrigation District Badger East Lateral Canal lying immediately east of and adjacent to said lots containing 3.22 Acres*

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.

Section 1.02 The area proposed for annexation has been included in the City of Richland Comprehensive Plan and is hereby designated as Low Density Residential.

Section 1.03 The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation

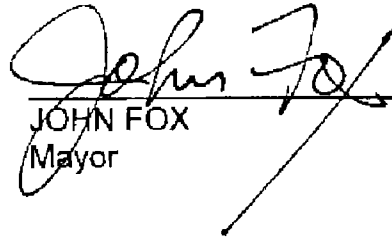
Section 1.04 It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be R-1-12 Single Family Residential zoning when consideration is given to the interest of the general public

Section 1.05 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, are amended by amending Sectional Map No's: 63 and 65, which are two of a series of maps constituting said Official Zoning Map. Said maps shall bear 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 1.06 The City Clerk is directed to file a copy of this annexation with the Board of County 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 Map No's 63 and 64 and additional sectional map(s) as necessary and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.07 This ordinance shall become effective at such time that it is recorded with the Benton County Auditor.

PASSED by the City Council of the City of Richland at a regular meeting on the 4<sup>th</sup> day of August, 2009.

  
\_\_\_\_\_  
JOHN FOX  
Mayor

ATTEST:

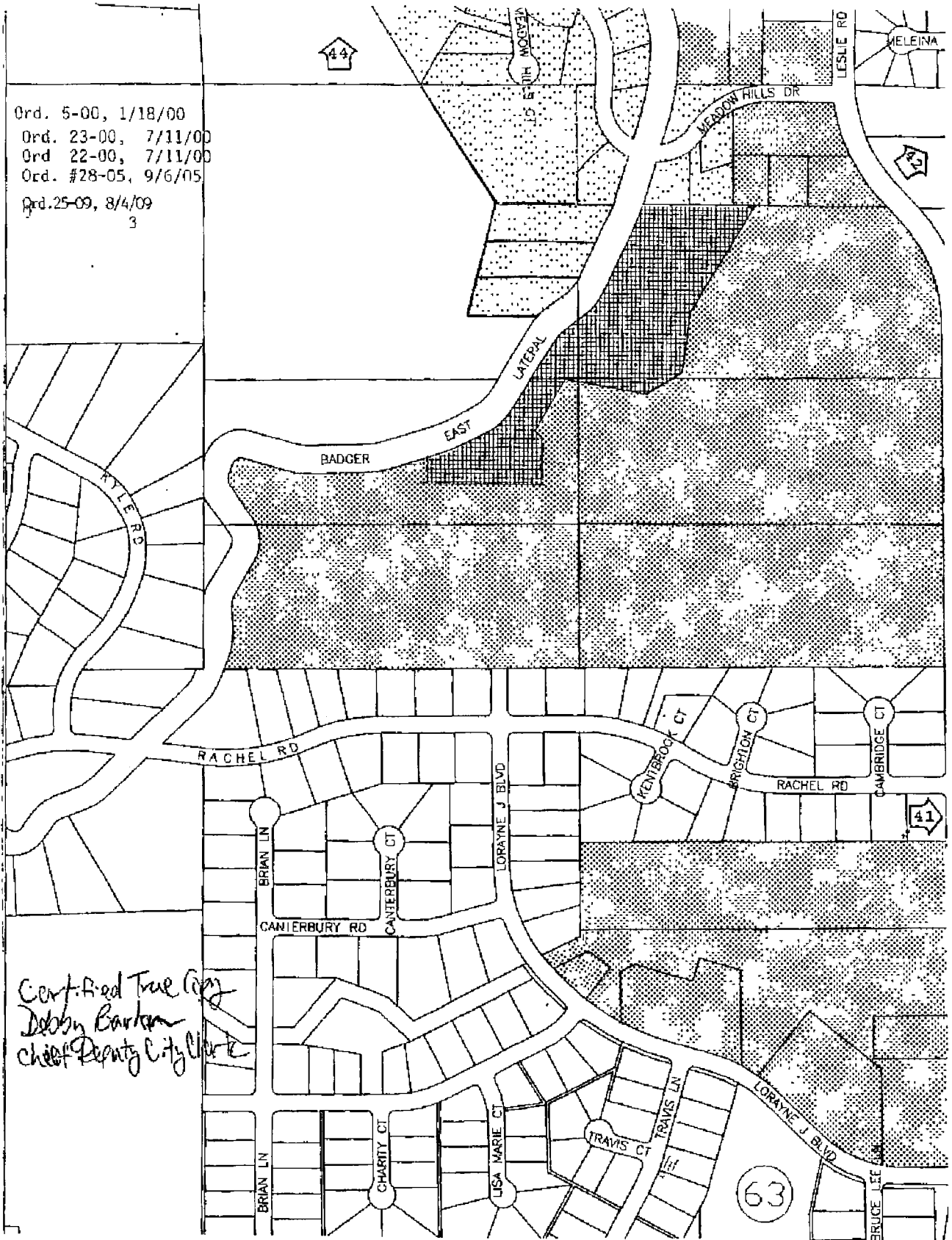
  
\_\_\_\_\_  
DEBRA C. BARHAM, CMC  
Chief Deputy City Clerk

APPROVED AS TO FORM:

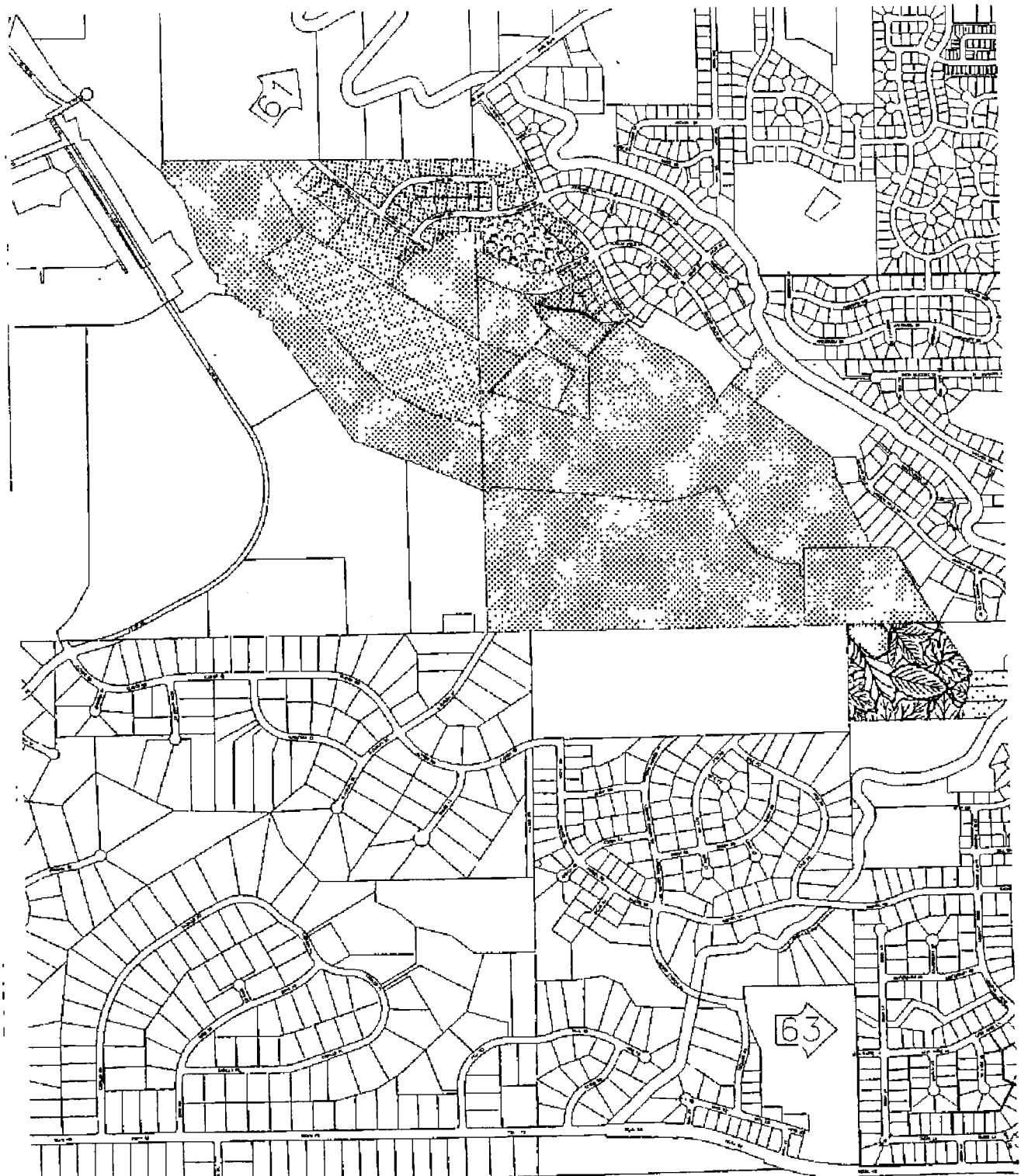
  
\_\_\_\_\_  
THOMAS O LAMPSON  
City Attorney

Date Published: August 9, 2009

Ord. 5-00, 1/18/00  
Ord. 23-00, 7/11/00  
Ord. 22-00, 7/11/00  
Ord. #28-05, 9/6/05  
Ord. 25-09, 8/4/09  
3



Cent. Fred True City  
Debby Barkan  
Chief Deputy City Clerk



Ord. 2-03, 1/7/03  
Ord. 42-07, 12/4/07  
Ord 25-09, 8/4/09

Certified True Copy  
Jenny Burkman  
City Deputy City Clerk

64

# City of Richland

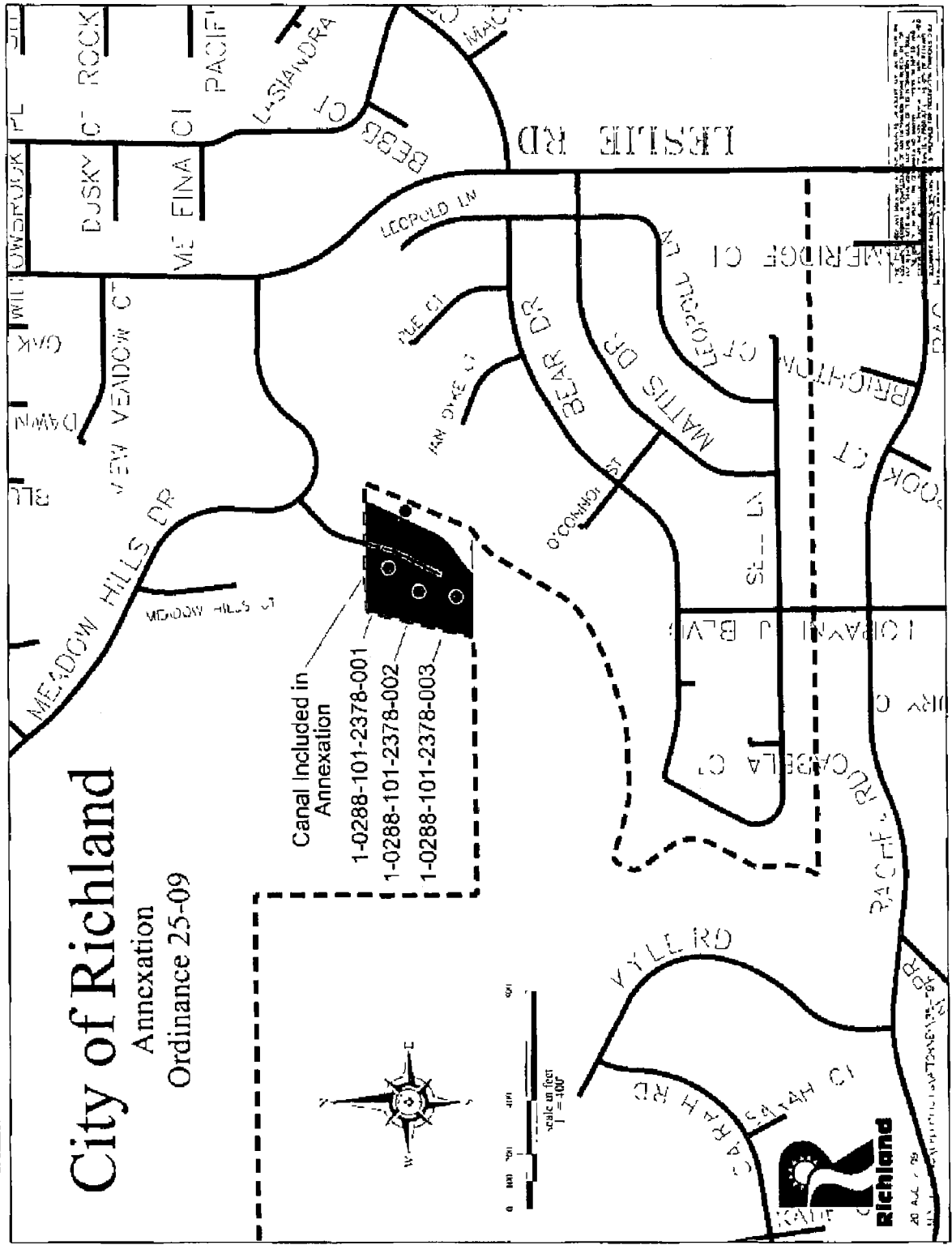
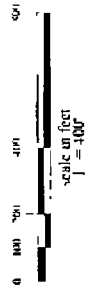
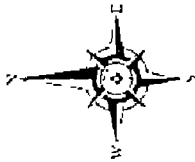
Annexation  
Ordinance 25-09

Canal Included in  
Annexation

1-0288-101-2378-001

1-0288-101-2378-002

1-0288-101-2378-003



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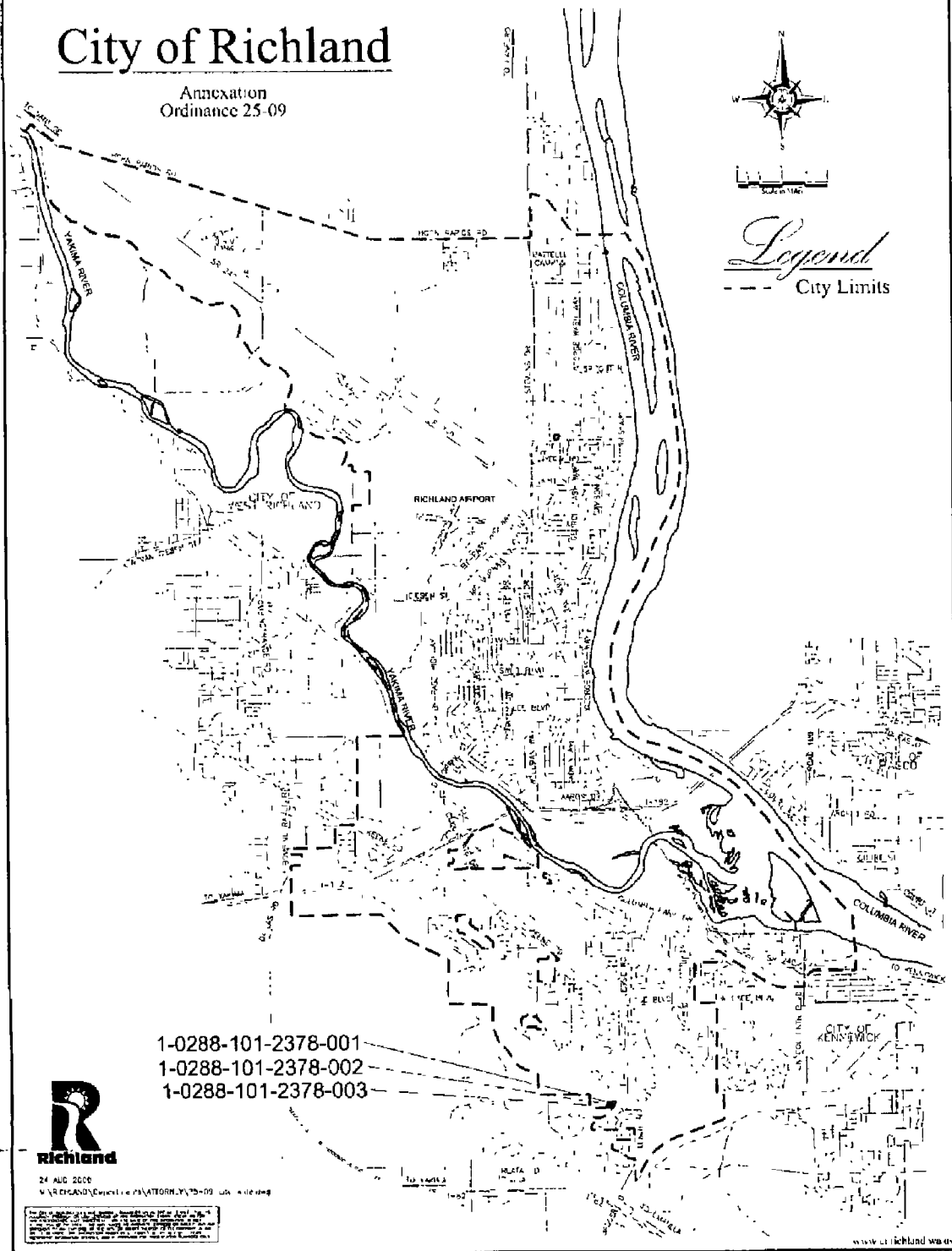
Richland

# City of Richland

Annexation  
Ordinance 25-09



*Legend*  
--- City Limits



1-288-101-2378-001  
1-288-101-2378-002  
1-288-101-2378-003



24 AUG 2009  
BY RICHLAND EXECUTIVE AND ATTORNEY, 25-09 (04) (10/09)

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www.richland.sc.us



WHEN RECORDED RETURN TO:

Richland City Clerk  
P.O. Box 190  
Richland, WA 99352

\* Replaced by  
ORO # 09-07A

PID #1-14081000000000 & 1-1408000002003

ORDINANCE NO. 09-07

AN ORDINANCE of the City of Richland providing for the annexation and assignment of a zoning classification for approximately 100 acres located North of Horn Rapids Road, East of Stevens Drive and west of George Washington Way and amending the Official Zoning Map No. 54 and create additional sectional map(s) to assign zoning to the annexation area. (Department of Energy)

WHEREAS, the City received a letter of request from the U.S. Department of Energy, for annexation into the City of Richland; and

WHEREAS, the City Council held a meeting on May 17, 2005 and adopted Resolution No. 21-05, which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness; and

WHEREAS, the Physical Planning Commission at their regular meeting on June 22, 2005, did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designation for the property to be annexed; and

WHEREAS, staff prepared and submitted a request to the Benton County Boundary Review Board to annex the subject area into the City; and

WHEREAS, the City Council held a meeting on August 1, 2006 and re-adopted Resolution No. 39-06, which accepted the request for proposed annexation and directed staff to prepare an application for submittal to the Boundary Review Board; and

WHEREAS, the Boundary Review Board reviewed the request and, following the provisions of RCW 36.93.110, waived their review of the proposed annexation; and

WHEREAS, March 6, 2007 was established as the date for City Council to hold a public hearing to consider the annexation petition; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by Council that 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 as more specifically described as:

*A Tract Of Land Situated In The Northwest Quarter Of Section 14, And The Northeast Quarter Of Section 15, Township 10 North, Range 28 East, Willamette Meridian, Benton County, Washington, Described As Follows:*

*Commencing At The South One-Quarter Corner Of Said Section 14; Thence North 01°40'09" West, 2640.95 Feet Along The East Line Of Said Southwest Quarter To The Center One-Quarter Corner Of Said Section 14; Thence South 89°37'03" West, 2646.40 Feet Along The North Line Of Said Southwest Quarter To The West One-Quarter Corner Of Said Section; Thence North 70° 28'34" West, 82.43 Feet To The Intersection Of The Easterly Right Of Way Of Stevens Drive And The Northerly Right Of Way Of Horn Rapids Road And The True Point Of Beginning Of This Description; Thence North 00°23'20" West 2493.97 Feet Along Said Easterly Right Of Way; Thence North 16°05'04" East 123.43 Feet To The Westerly Right Of Way Of George Washington Way; Thence South 75°18'23" East, 583.00 Feet Along Said Right Of Way To A Point Of Curve Concave To The Southwest; Thence Southeasterly, 573.62 Feet Along The Arc Of A 855.00 Feet Radius Curve Through A Central Angle Of 38° 26'24" To A Point Of Tangency; Thence South 36°51'59" East, 2335.88 Feet To A Point Of Curve Concave To The Southwest; Thence*

*Southeasterly, 243.49 Feet Along The Arc Of A 1265.82 Feet Radius Curve Through A Central Angle Of 11<sup>0</sup>01'17" To The Northerly Right Of Way Of Horn Rapids Road And A Point On Curve Concave To The North Whose Radius Center Bears North 21<sup>0</sup>18'58" West 767.38 Feet; Thence Westerly, 278.27 Feet Along The Arc Of Said Curve Through A Central Angle Of 20<sup>0</sup>46'37" To A Point Of Tangency; Thence South 89<sup>0</sup>27'39" West, 2304.66 Feet Along Said Right Of Way To The True Point Of Beginning.  
Subject To Easements, Restrictions and Reservations.*

*Containing 98.39 Acres.*

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.

Section 1.02 The area proposed for annexation has been included in the City of Richland Comprehensive Plan and is hereby designated as Business Research Park.

Section 1.03 The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04 It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be B-RP Business Research Park zoning when consideration is given to the interest of the general public.

Section 1.05 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, are amended by amending Sectional Map No. 54, and creating additional sectional map(s) as necessary, which is part of a series of maps constituting said Official Zoning Map. Said map shall bear 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.

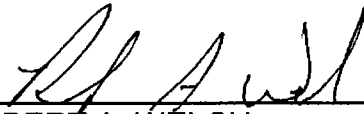
Section 1.06 Unless otherwise agreed to by the City, the City of Richland will be the provider of electrical power services and other utilities for any future development(s) that may occur within the proposed annexation area.

Section 1.07 By annexing this property, the City agrees only to provide a level of police and emergency services that are commensurate with the City's existing facilities and staffing levels. If the Department of Energy at some future point in time desires for the City to increase its levels of service, the City will provide such increased services only upon the execution of a written agreement that specifies the expected levels of service and the payments that the Department of Energy or future property owner would make to the City for the increased levels of service. For the purposes of this section, increased levels of service include but are not limited to: reductions in emergency service response time, security clearances for emergency responders accessing Department of Energy Facilities, or specific training for the emergency responders to facilities that may contain hazardous materials.

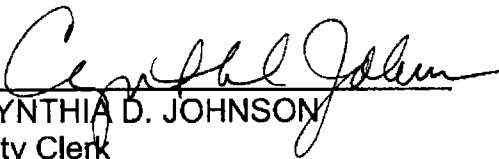
Section 1.08 The City Clerk is directed to file a copy of this annexation with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law. The City Clerk is also directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach amended Sectional Map No. 54 and additional sectional map(s) as necessary and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.09 This ordinance shall become effective at such time that it is recorded with the Benton County Auditor.

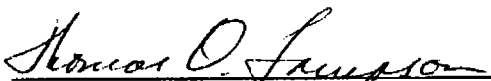
PASSED by the City Council of the City of Richland on this 20th day of March,  
2007.

  
\_\_\_\_\_  
ROBERT A. WELCH  
Mayor

ATTEST:

  
\_\_\_\_\_  
CYNTHIA D. JOHNSON  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney

Date Published: March 25, 2007

WHEN RECORDED RETURN TO:

Richland City Clerk  
P.O. Box 190  
Richland, WA 99352

PID #1-14081000000000 & 1-1408400002003

ORDINANCE NO. 09-07A

AN ORDINANCE of the City of Richland relating to annexation and correcting certain deficiencies in the legal description of Ordinance #9-07 in Section 1.01 thereof and by further modifying such legal description to reflect inclusion of a portion of the Stevens Drive right-of-way, north of Horn Rapids Road.

WHEREAS, the City of Richland passed Ordinance No. 09-07 on March 20, 2007, and thereby annexed approximately 100 acres of unincorporated territory located North of Horn Rapids Road, West of George Washington Way and East of Stevens Drive. Said property is commonly referred to as the Horn Rapids Triangle and is under the ownership of the Department of Energy; and

WHEREAS, the legal description contained in Section 1.01 of Ordinance No. 09-07 did not include the portion of the Horn Rapids Road right-of-way adjacent to the Horn Rapids Triangle; and

WHEREAS, the annexation area is not contiguous to the City of Richland corporate limits unless the portion of the Horn Rapids Road right-of-way adjacent to the Horn Rapids Triangle is annexed.

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

Section 1.01 That Section 1.01 of Ordinance No. 09-07 is hereby amended to read as follows:

Section 1.01 The real property as more specifically described as:

*A Tract of land situated in a portion of the Northeast quarter of Section 15, Township 10 North, Range 28 East, W.M., Benton County, Washington, described as follows:*

*Beginning at the South one-quarter corner of Section 14, Township 10 North, Range 28 East, W.M.; Thence North 01°40'09" West, a distance of 2640.95 feet along the East line of the Southwest quarter to the center one-quarter corner of said Section 14; Thence South 89°37'03" West, a distance of 2646.40 feet along the North line of said Southwest quarter to the West one-quarter corner of said Section 14; Thence North 83°36'49" West, a distance of 239.17 feet to the intersection of the Northerly right-of-way of Horn Rapids Road per. Auditor's file No. 621762 records of said County and State, and the projected Westerly right-of-way of Stevens Drive and the Northerly line of The City of Richland Annexation Ordinance No. 27-74, and the **TRUE POINT OF BEGINNING**. Thence South 89°43'52" West a distance of 279.75 feet along said Northerly right-of-way to a point; Thence North 00°16'08" West a distance of 15.00 feet leaving said Northerly right-of-way to a point; Thence North 89°43'52" East a distance of 256.66 feet; Thence North 42°20'54" East a distance of 33.97 feet to a point on said projected Westerly right-of-way of Stevens Drive; Thence North 00°23'20" West a distance of 25.00 feet along said projected right-of-way to a point; Thence North 89°43'52" East a distance of 160.00 feet leaving said Westerly projection of said Stevens Drive to a point on the Easterly projection of Stevens Drive; Thence South 00°23'20" East a distance of 64.81 feet along said Easterly projection to a point on said Northerly right-of-way of Horn Rapids Road; Thence South 89°27'39" West a distance of 40.89 feet along said Northerly right-of-way to the Northeast corner of said City of Richland Ordinance No.27-74; Thence South 89°43'52" West a distance of 119.11 feet along said Northerly right-of-way and the Northerly line of said Ordinance, back to the true point on beginning.*

**TOGETHER WITH:** *That portion of said Horn Rapids Road, as described by Easement Deed per. said, Auditor's file No. 621762, records of said County and State, lying Easterly of said City of Richland Ordinance No. 27-74, and Northerly of City of Ordinance No. 4-99, and Northerly and Easterly of City of Richland Ordinance No.279, lying Westerly of the Westerly right-of-way of George*



Washington Way, and along the Westerly line of City of Richland Ordinance No.148.

**TOGETHER WITH;** That parcel lying Southerly of the Southerly right-of-way of said Horn Rapids Road and Northeasterly of said City of Richland Ordinance No. 279, and lying Westerly of said Westerly right-of-way George Washington Way, and Westerly of said Westerly line of City of Richland Ordinance No.148.

**TOGETHER WITH:** That parcel described by Record of Survey No. 3393 as recorded in Volume 1 of Surveys on Page No. 3393, records of said County and State, lying Northerly of said Horn Rapids Road, and Westerly of the Westerly projection of said George Washington Way, and Easterly of the Easterly projection of said Stevens Drive.

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.

Section 1.02 That all actions taken by the City of Richland under Ordinance No. 09-07 regarding the annexation of the area described in Section 1.01 of this ordinance are hereby ratified and confirmed.

Section 1.03 This ordinance shall become effective at such time that it is recorded with the Benton County Auditor.

PASSED by the City Council of the City of Richland on this 1st day of May, 2007.

ROBERT A. WELCH  
Mayor

ATTEST:

  
CYNTHIA D. JOHNSON  
City Clerk

APPROVED AS TO FORM:

  
THOMAS O. LAMPSON  
City Attorney

Date Published: May 6, 2007





2007-017240

Pg: 4 of 4

05/31/2007 12:00P

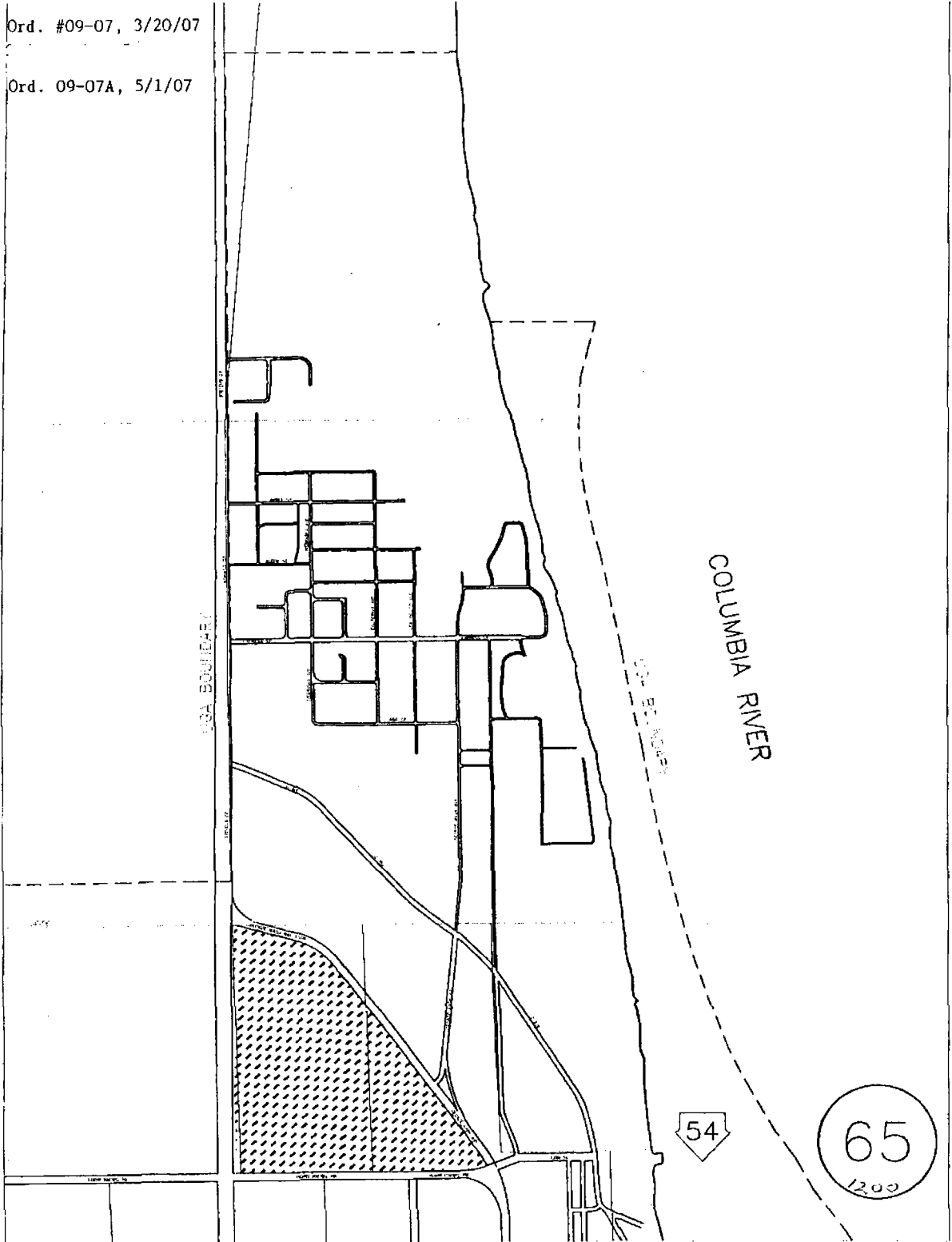
CITY OF RICHLAND

ORD

35.00 Benton County

Ord. #09-07, 3/20/07

Ord. 09-07A, 5/1/07



WHEN RECORDED RETURN TO:

Richland City Clerk  
P.O. Box 190  
Richland, WA 99352

PID #120984000001000, 120983000003000, 120984000003000, 120983000002000,  
120984000002000 & 120984000004000

ORDINANCE NO. 19-06

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classification of approximately 117 acres located south of I-182, east of Dallas Road and west of the plat of Country Estates and amending the Official Zoning Map No. 59 to assign zoning to the annexation area. (Sterling)

WHEREAS, the City received a letter of request from Jim Sterling and Sheri Sterling, requesting annexation into the City of Richland; and

WHEREAS, the City Council held a meeting with the property owners on September 16, 2005 and adopted Resolution No. 37-05, which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit an application to the Benton County Review Board; and

WHEREAS, the Richland Planning Commission at their regular meeting on September 28, 2005, did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designation for the property to be annexed; and

WHEREAS, staff prepared and submitted a request to the Benton County Boundary Review Board to annex the subject area into the City; and

WHEREAS, the City Council re-adopted resolution #20-06 on March 7, 2006, authorizing annexation of the subject property; and

WHEREAS, the Boundary Review Board reviewed the request and, following the provisions of RCW 36.93.110, waived their review of the proposed annexation; and

WHEREAS, June 6, 2006 was established as the date for City Council to hold a public hearing to consider the annexation petition; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that 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 as more specifically described as:

*Those portions of the South ½ of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 20, Township 9 North, Range 28 E.W.M., lying southerly of the I-182 Right-of-Way.*

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.

Section 1.02 The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03 The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04 It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be R1-12 Single Family Residential 12,000 zoning when consideration is given to the interest of the general public.

Section 1.05 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, are amended by amending Sectional Map No. 59, which is one of a series of maps constituting said Official Zoning Map. Said map shall bear 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 1.06 Unless otherwise agreed to by the City, the City of Richland will be the provider of electrical power services and other utilities for any future development(s) that may occur within the proposed annexation area.

Section 1.07 The City Clerk is directed to file a copy of this annexation with the Board of County 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 Map No. 59, and an amended Annexation Map, duly certified by the Clerk as a true copy.


Section 1.08 This ordinance shall become effective at such time that it is recorded with the Benton County Auditor.



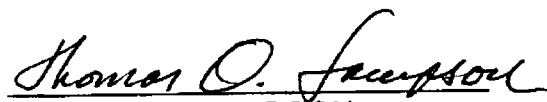
PASSED by the City Council of the City of Richland on this 20th day of June  
2006.

  
\_\_\_\_\_  
ROBERT A. WELCH  
Mayor

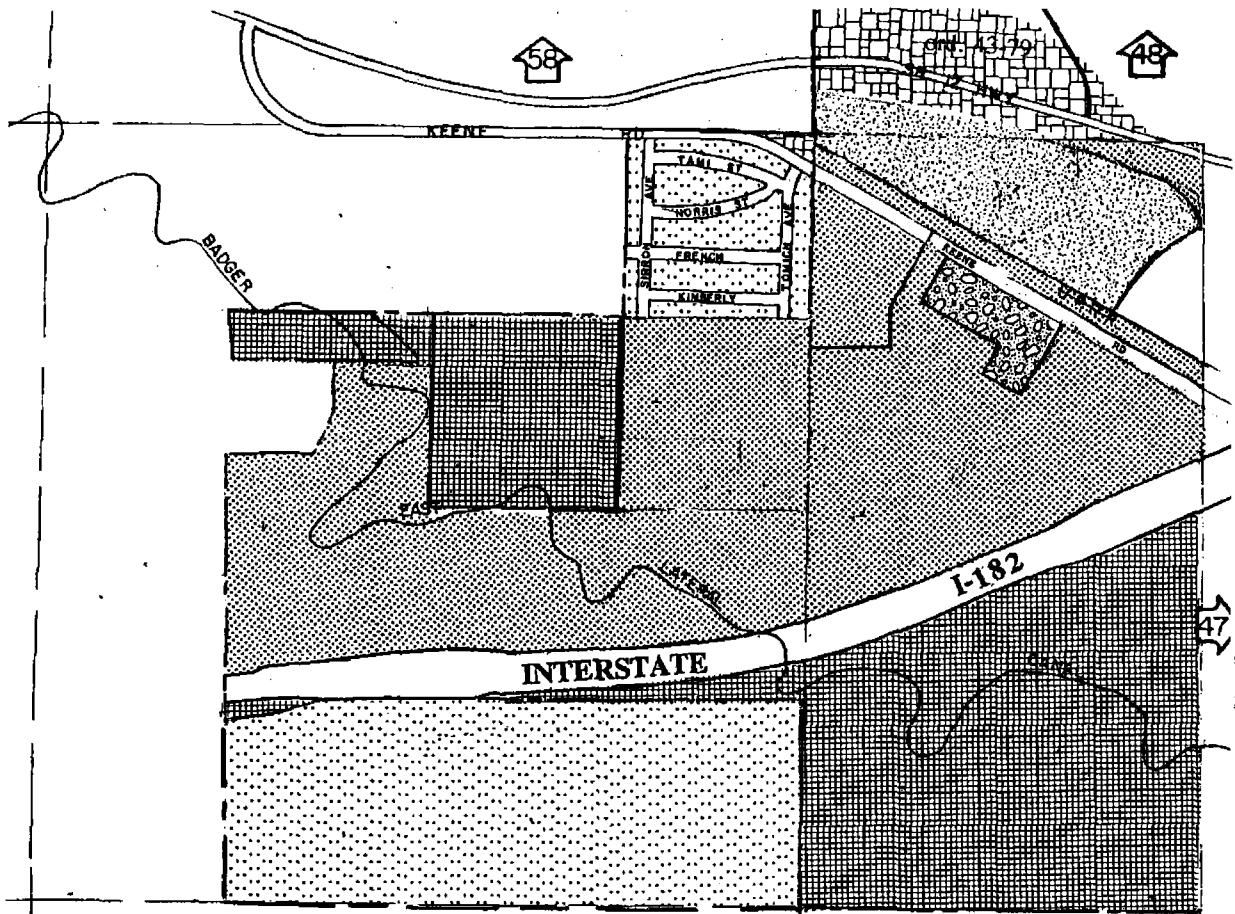
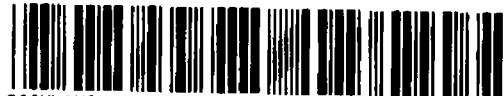
ATTEST:

*for*   
CYNTHIA D. JOHNSON  
City Clerk

APPROVED AS TO FORM:

  
THOMAS O. LAMPSON  
City Attorney

Date Published: June 25, 2006

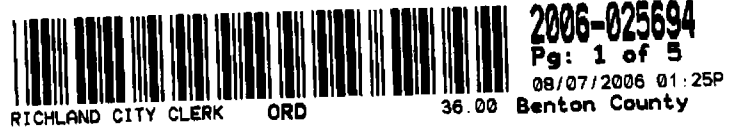


Amended by Ord.:  
 67-78, 10/16/78  
 Ord. 835 12/17/73  
 Ord. 55-77, 10/3/77  
 Ord. 21-95 6/5/95  
 Ord. 14-96 4/15/96  
 Ord. 9-00 4/11/00  
 Ord. 11-01, 5/1/01  
 Ord. 14-01, 6/19/01  
 Ord. 3-03, 1/21/03  
 Ord. 4-03, 1/21/03  
 Ord. #28-05, 9/6/05

Ord. 19-06, 6/20/06

A CERTIFIED TRUE COPY

*Debra C. Barkan*  
 Deputy CITY CLERK



WHEN RECORDED RETURN TO:

Richland City Clerk  
P.O. Box 190  
Richland, WA 99352



PID #128982012727005, 128982012727002, 128982012727006 & 128982012727004

ORDINANCE NO. 25-06

AN ORDINANCE of the City of Richland providing for the annexation and assignment of a zoning classification for approximately 20 acres located south of Country Ridge Drive and amending the Official Zoning Map Nos. 47 and 59 to assign zoning to the annexation area. (Colley)

WHEREAS, the City received a letter of request from Ron Colley, requesting annexation into the City of Richland; and

WHEREAS, the City Council held a meeting with the property owners on January 17, 2006 and adopted Resolution No. 05-06, which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit an application to the Benton County Review Board; and

WHEREAS, the Physical Planning Commission at their regular meeting on February 22, 2006, did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designation for the property to be annexed; and

WHEREAS, staff prepared and submitted a request to the Benton County Boundary Review Board to annex the subject area into the City; and

WHEREAS, the Boundary Review Board reviewed the request and, following the provisions of RCW 36.93.110, waived their review of the proposed annexation; and

WHEREAS, July 18, 2006 was established as the date for City Council to hold a public hearing to consider the annexation petition; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that 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 as more specifically described as:

*Lots 1, 2, 3 and 4 of Short Plat #2727 in the NE ¼ of the NW ¼ in Section 28, T 9N R28 E, W.M.*

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.

Section 1.02 The area proposed for annexation has been included in the City of Richland Comprehensive Plan and is hereby designated as Low Density Residential.

Section 1.03 The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04 It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be R1-12 Single Family Residential 12,000 zoning when consideration is given to the interest of the general public.

Section 1.05 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, are amended by amending Sectional Map Nos. 47 and 59, which are two of a series of maps constituting said Official Zoning Map. Said map shall bear 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 1.06 Unless otherwise agreed to by the City, the City of Richland will be the provider of electrical power services and other utilities for any future development(s) that may occur within the proposed annexation area.

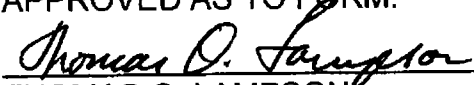
Section 1.07 The City Clerk is directed to file a copy of this annexation with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law. The City Clerk is also directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach amended Sectional Map Nos. 47 and 59, and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.08 This ordinance shall become effective at such time that it is recorded with the Benton County Auditor.

PASSED by the City Council of the City of Richland on this 1st day of August 2006.

  
\_\_\_\_\_  
ROBERT A. WELCH  
Mayor

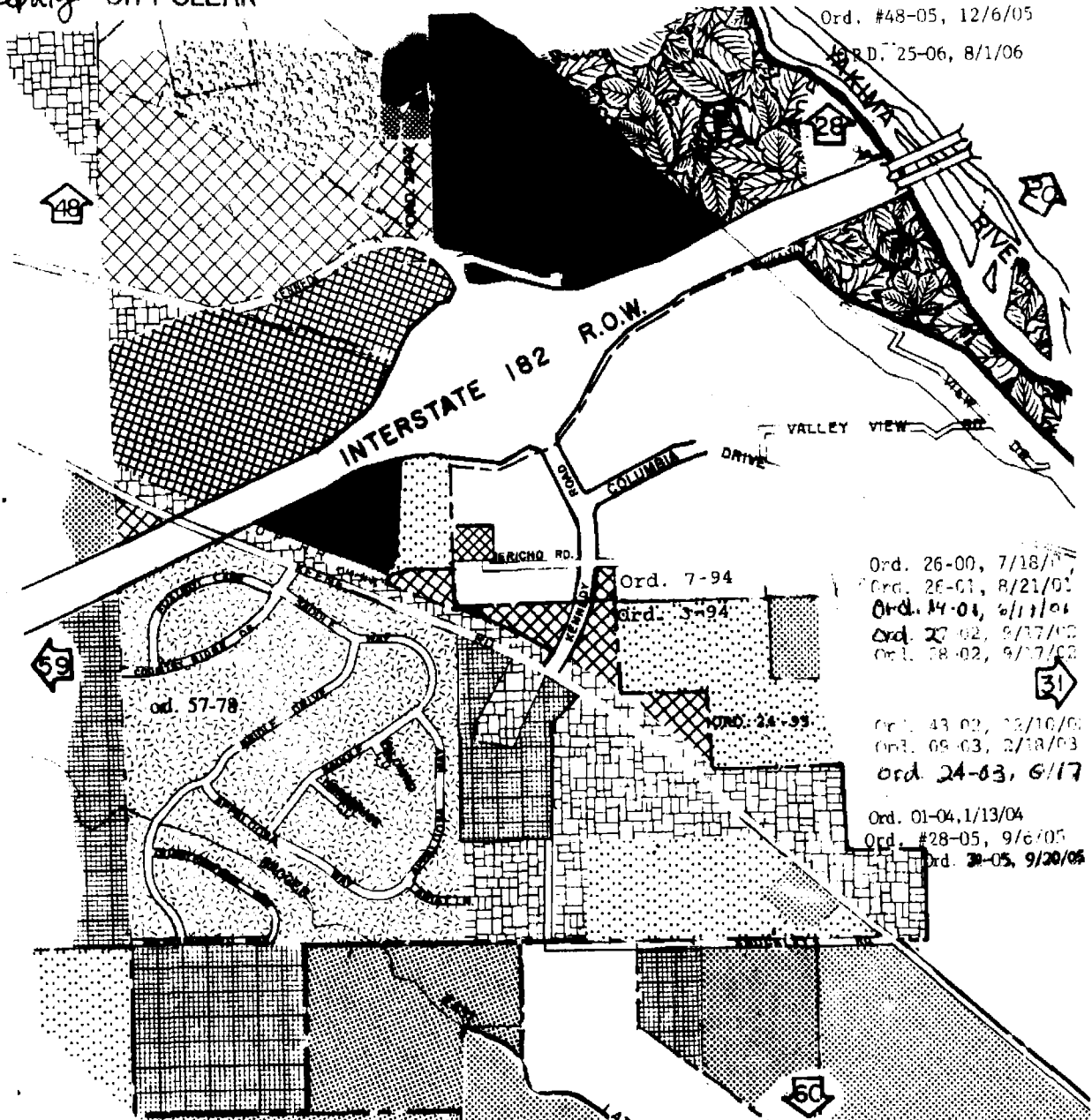
ATTEST  
  
\_\_\_\_\_  
CYNTHIA D. JOHNSON  
City Clerk

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney

Date Published: August 6, 2006

A CERTIFIED TRUE COPY

*Debra C. Burkha*  
 Deputy CITY CLERK



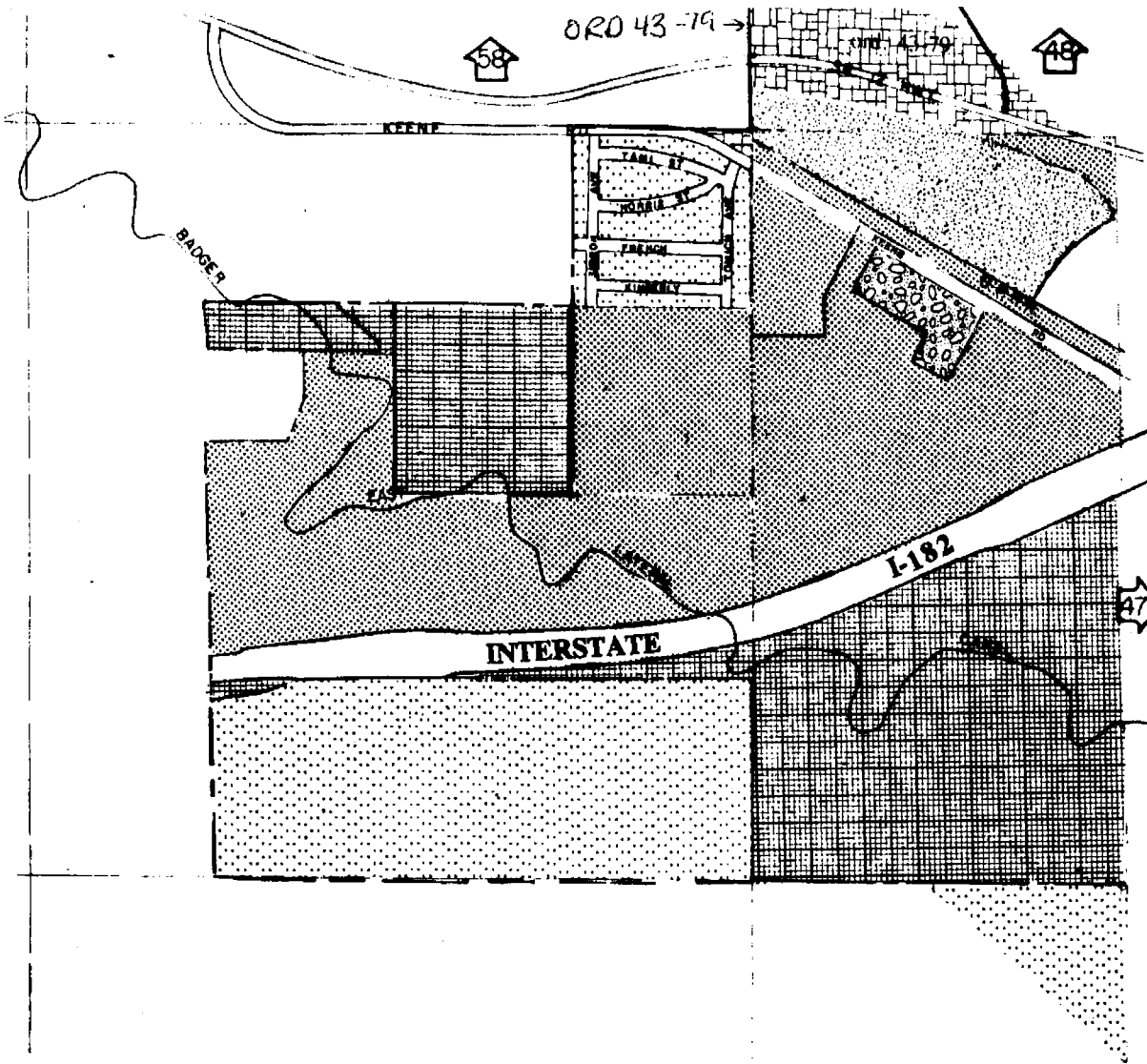
Ord. #48-05, 12/6/05  
 Ord. #25-06, 8/1/06

Ord. 26-00, 7/18/00  
 Ord. 26-01, 8/21/00  
 Ord. 14-01, 6/11/01  
 Ord. 20-02, 9/17/02  
 Ord. 28-02, 9/17/02  
 Ord. 43-02, 12/10/02  
 Ord. 09-03, 2/18/03  
 Ord. 24-03, 6/17  
 Ord. 01-04, 1/13/04  
 Ord. #28-05, 9/6/05  
 Ord. 28-05, 9/20/05

Amended by:

Ord. 653, 1/21/71	Ord. 7-94 3/7/94
Ord. 42-74, 7/1/74	Ord. 9-94 3/7/94
Ord. 57-78, 10/2/78	Ord. 28-94 6/20/94
Ord. 65-73, 10/16/78	Ord. 43-94
Ord. 67-78, 10/16/78	10/3/94
Ord. 51-79, 7/2/79	Ord. 15-95,
Ord. 30-84, 10/1/84	3/20/95
Ord. 1-92, 1-6-92	Ord. 16-95
Ord. 35-92 9/8/92	4/3/95
Ord. 22-93 5/3/93	Ord. 24-95 6/2
Ord. 3-94 2/7/94	Ord. 30-95 11-5
	Ord. 8-94
	Ord. 11-97 6/16/97
	Ord. 21-97 9/2/97
	Ord. 39-99 7/20/99
	Ord. 9-00 4/11/00
	Ord. 15-00 5/16/00
	Ord. 16-00 5/16/00

1000  
 47



- Amended by Ord.: 67-78, 10/16/78
- Ord. 835 12/17/73
- Ord. 55-77, 10/3/77
- Ord. 21-95 6/5/95
- Ord. 14-96 4/15/96
- Ord. 9-00 4/11/00
- Ord. 11-01 5/1/01
- Ord. 14-01, 6/19/01
- Ord. 3-03 1/21/03
- Ord. 4-03, 1/21/03
- Ord. #28-05, 9/6/05
- Ord. 19-06, 6/20/06
- Ord 25-06, 8/1/06

A CERTIFIED TRUE COPY

*Debra C. Barker*  
 Deputy CITY CLERK

59

WHEN RECORDED RETURN TO:

Richland City Clerk  
P.O. Box 190  
Richland, WA 99352

PID #1-2898-100-0005-000

ORDINANCE NO. 31-05

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classification of approximately 40 acres of City owned property located south and west of the Westcliffe subdivision and amending the Official Zoning Map Nos. 47 and 60 to assign zoning to the annexation area. (Westcliffe Park)

WHEREAS, the City is the owner of a 40 acre parcel of property, which has been designated for the development of a neighborhood park site known as Westcliffe Park; and

WHEREAS, state law provides for the annexation of property for municipal purposes, including park purposes through an abbreviated process as specified in RCW 35.13.180.

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

Section 1.01 The real property as more specifically described as:

A portion of the South half of the Northeast quarter of Section 28, Township 9 North, Range 28, defined as follows: The Southeast corner of the Northeast quarter being the true point of beginning. Thence North 00°30'34" East along the East line of said section a distance of 1297.69 feet the

northeast corner of said south half. Thence North 89°33'51" west along the North line of said south half a distance of 2612 feet to the Northwest corner thereof. Thence South 00°05'01" West along the West line of said South half a distance of 36.60 feet. Thence South 63°46'35" East a distance of 2898.79 feet to the True Point of Beginning.

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.

Section 1.02 The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03 It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be R-1M – Medium Density Single Family Residential when consideration is given to the interest of the general public.

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, are amended by amending Sectional Map Nos. 47 and 60, which are two of a series of maps constituting said Official Zoning Map. Said map shall bear 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.

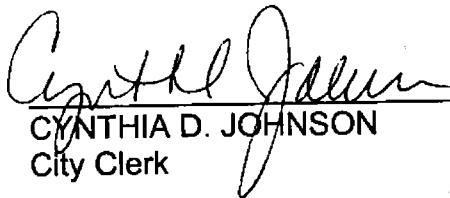
Section 1.05 The City Clerk is directed to file a copy of this annexation with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law. The City Clerk is also directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach amended Sectional Map Nos. 47 and 60, and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.06 This ordinance shall become effective at such time that it is recorded with the Benton County Auditor.

PASSED by the City Council of the City of Richland on this 20th day of September, 2005.

  
\_\_\_\_\_  
ROBERT A. WELCH  
Mayor

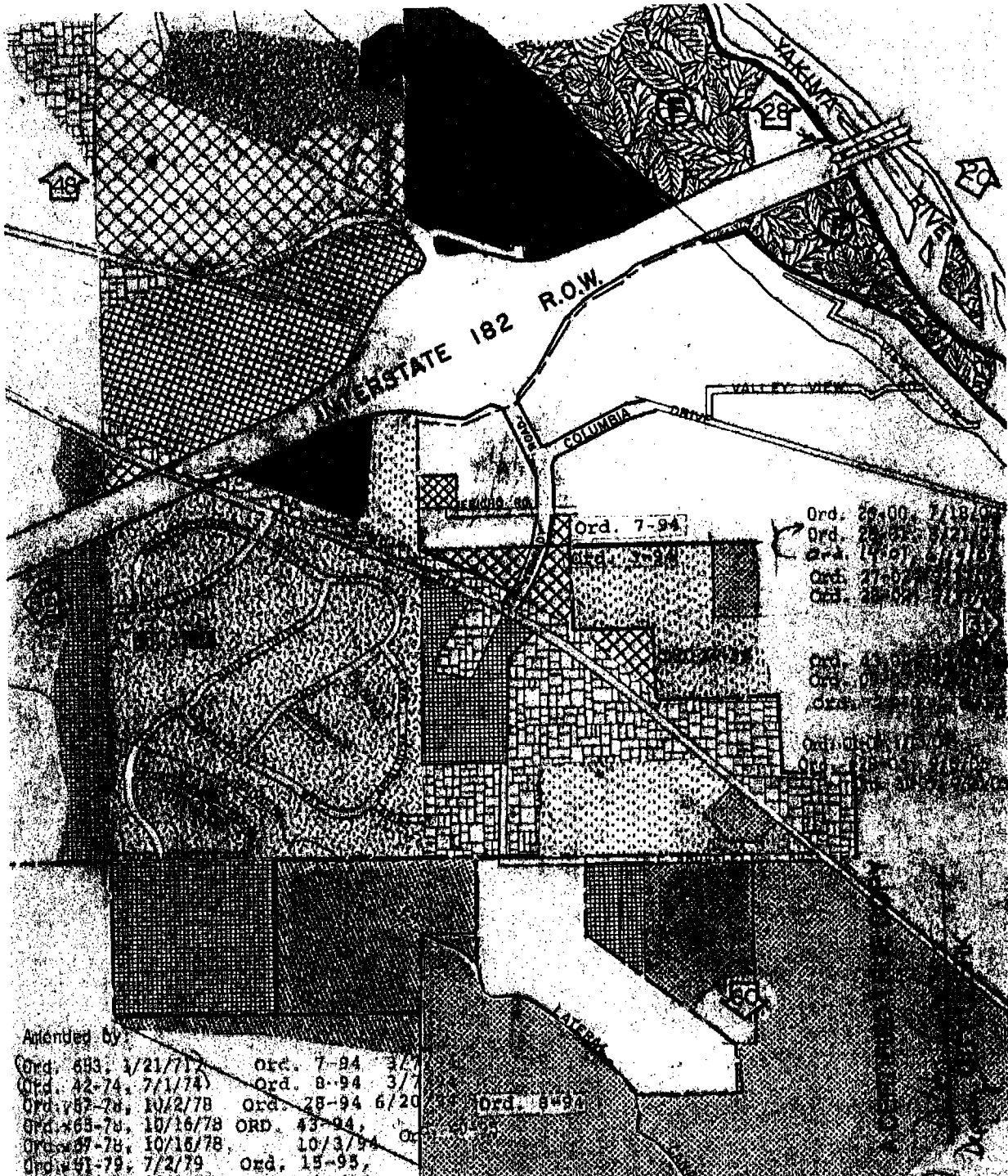
ATTEST:

  
\_\_\_\_\_  
CYNTHIA D. JOHNSON  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney

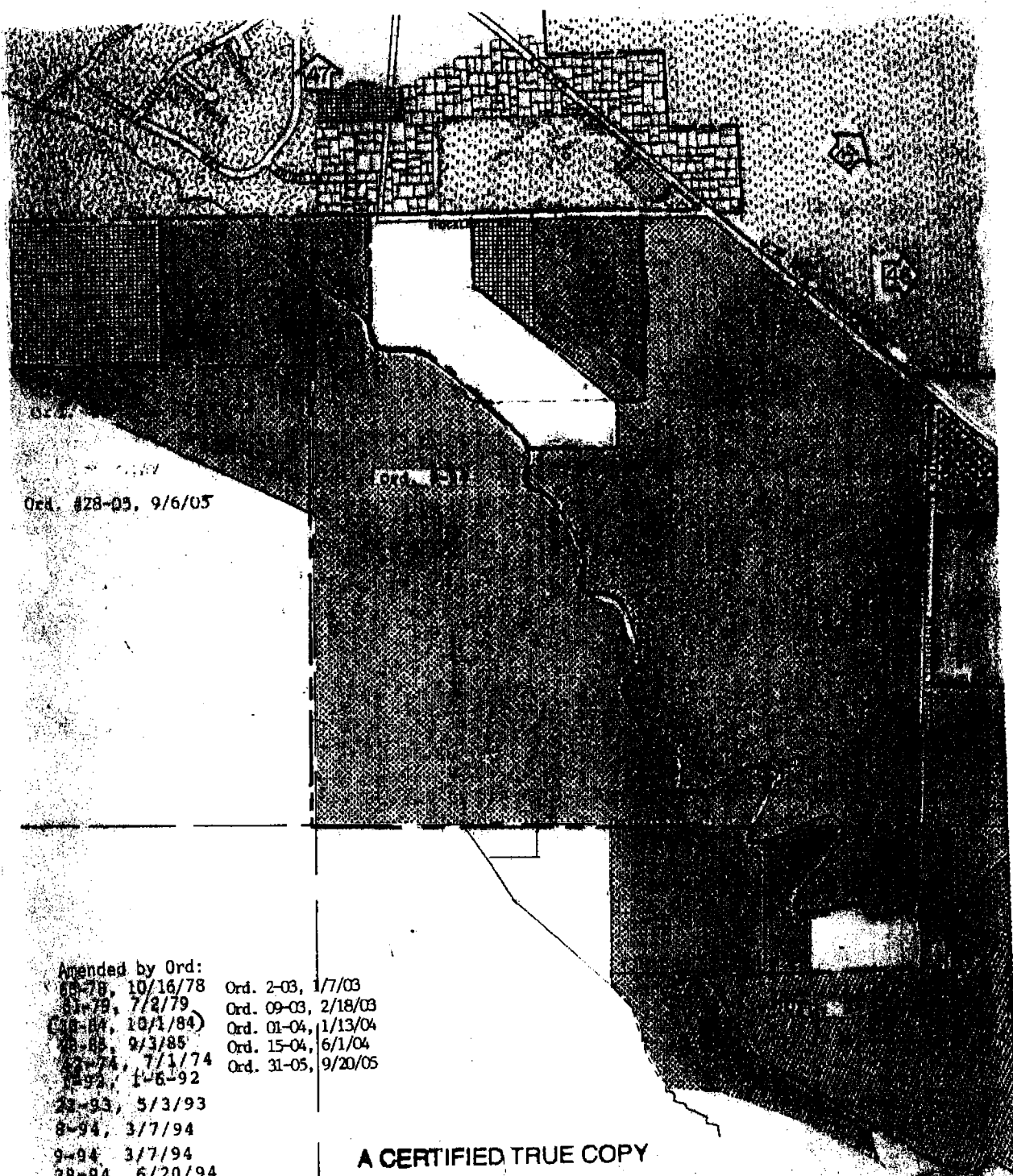
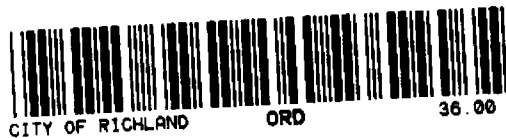
Date Published: 9/25/05



Adopted by:

- |                      |                     |                    |
|----------------------|---------------------|--------------------|
| Ord. 683, 1/21/77    | Ord. 7-94 3/7       | Ord. 29-00 7/18/99 |
| Ord. 42-74, 7/1/74   | Ord. 8-94 3/7       | Ord. 30-00 7/18/99 |
| Ord. 57-78, 10/2/78  | Ord. 28-94 6/20     | Ord. 31-00 7/18/99 |
| Ord. 63-78, 10/16/78 | Ord. 43-94, 10/3/94 | Ord. 32-00 7/18/99 |
| Ord. 67-78, 10/16/78 | Ord. 15-95, 3/20/95 | Ord. 33-00 7/18/99 |
| Ord. 61-79, 7/2/79   | Ord. 16-95, 4/3/95  | Ord. 34-00 7/18/99 |
| Ord. 20-84, 10/1/84  | Ord. 24-95 6/2      | Ord. 35-00 7/18/99 |
| Ord. 1-92, 1-8-92    | Ord. 40-95 11-6     | Ord. 36-00 7/18/99 |
| Ord. 38-92, 8/8/92   |                     | Ord. 37-00 7/18/99 |
| Ord. 22-93, 5/3/93   |                     | Ord. 38-00 7/18/99 |
| Ord. 3-94, 2/7/94    |                     | Ord. 39-99 7/20/99 |
|                      | Ord. 11-97 6/16/97  | Ord. 9-00 4/11/00  |
|                      | Ord. 21-97 9/2/97   | Ord. 15-00 5/16/00 |
|                      |                     | Ord. 18-00 5/16/00 |

47



Ord. #28-05, 9/6/05

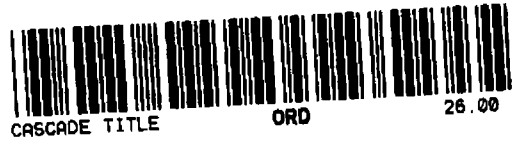
- Amended by Ord:
- 05-78, 10/16/78
- 01-79, 7/2/79
- 08-84, 10/1/84
- 05-85, 9/3/85
- 02-74, 7/1/74
- 05-92, 1-5-92
- 23-93, 5/3/93
- 8-94, 3/7/94
- 9-94, 3/7/94
- 28-94, 6/20/94
- 11-97, 6/18/97
- 02-00, 10/17/00
- Ord. 24-03, 6/17/03
- Ord. 2-03, 1/7/03
- Ord. 09-03, 2/18/03
- Ord. 01-04, 1/13/04
- Ord. 15-04, 6/1/04
- Ord. 31-05, 9/20/05

A CERTIFIED TRUE COPY

*Debby Barkan*  
Deputy CITY CLERK







WHEN RECORDED RETURN TO:  
City Clerk's Office  
City of Richland  
PO Box 190  
Richland, WA 99352

### CASCADE TITLE CO.

MISC. 04-125

2600

128981000001000

128981000002000

ORDINANCE NO. 01-04

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classifications of approximately 44 acres of property located at the Northeast quarter of Section 28, Township 9 North, Range 28 East, W.M., Benton County, Washington, together with the West 465 feet of the Northwest Quarter of the Northwest quarter of Section 27, Township 9 North, Range 28 East, W.M. lying North of the Badger East Lateral Canal, Benton County, Washington, and amending the Official Zoning Maps No. 47 and 60.

WHEREAS, the City received a written petition for the annexation of approximately 44 acres into the City of Richland from Jane and Joyce Haney, Richard and Carel Rogers, Norman and Janice Engelhard, Northcoast Properties and Investments and Jack Monrean; and

WHEREAS, On August 5, 2003, the City Council adopted Resolution No. 40-03 authorizing the annexation to move forward; and

WHEREAS, the annexation proposition stated that upon annexation all property within the annexed area shall be assessed and taxed at the same rate and on the same basis as the property in the City of Richland is assessed and taxed to pay for all of the outstanding indebtedness of the City existing at the date of annexation; and

WHEREAS, The Planning Commission held a public hearing on September 3, 2003 and recommended R-1M zoning for the property; and

WHEREAS, the Benton County Boundary Review Board completed their review of the proposed annexation; and

WHEREAS, the City Council of the City of Richland has deemed that the best interests and general welfare of the City would be served by annexation of the subject property to the City.

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

Section 1.01. The real property as more specifically described as:

See Attached Exhibit A

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.

Section 1.02. The annexation shall be accepted as proposed, with the inclusion of those unincorporated portions of the Shockley Road right-of-way lying east of the proposed annexation area.

Section 1.03. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be Medium Density Single Family Residential (R-1M) when consideration is given to the interest of the general public.

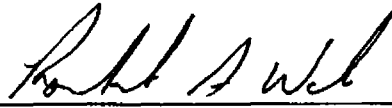
Section 1.06. Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City as adopted by Section 23.08.040 of said title, are amended by amending Sectional Maps 47 and 60 which are two of a series of maps constituting said Official Zoning Map, said maps shall bear the number 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 1.07. Unless otherwise agreed to by the City of Richland, the City of Richland will be the provider of utility services for any future development(s) that may occur within the proposed annexation area.

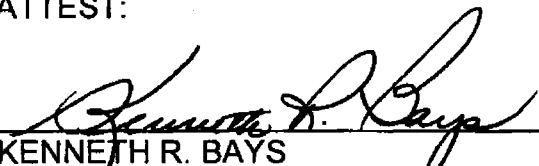
Section 1.08. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and shall attach amended Sectional Maps 47 and 60, and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.09. This ordinance shall become effective at such time that it is recorded with the Benton County Auditor.

PASSED by the City Council of the City of Richland at a regular meeting this 13th day of January, 2004 <sup>old</sup>

  
\_\_\_\_\_  
ROBERT A. WELCH  
Mayor

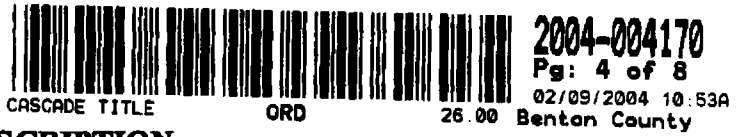
ATTEST:

  
\_\_\_\_\_  
KENNETH R. BAYS  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney

Date Published: JANUARY 25, 2004



**LEGAL DESCRIPTION  
PROPERTY TO BE ANNEXED**

**THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9  
NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON.**

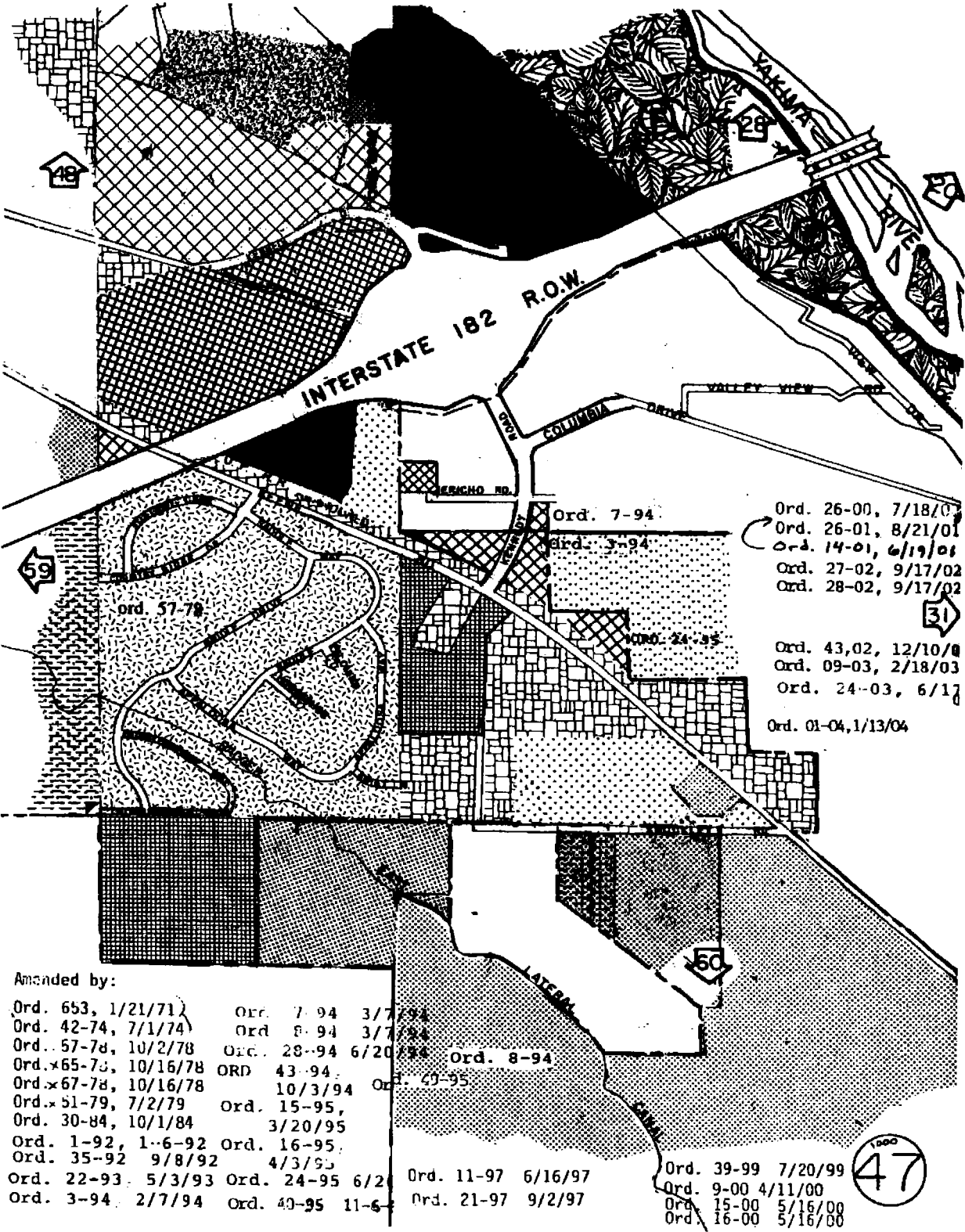
**TOGETHER WITH THE WEST 465 FEET OF THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. LYING  
NORTH OF THE BADGER EAST LATERAL CANAL, BENTON COUNTY, WASHINGTON.**



CASCADE TITLE

ORD

26.00



- Ord. 26-00, 7/18/00
- Ord. 26-01, 8/21/01
- Ord. 14-01, 6/19/01
- Ord. 27-02, 9/17/02
- Ord. 28-02, 9/17/02
- Ord. 43-02, 12/10/00
- Ord. 09-03, 2/18/03
- Ord. 24-03, 6/17/03
- Ord. 01-04, 1/13/04

Amended by:

- |                      |                     |                    |
|----------------------|---------------------|--------------------|
| Ord. 653, 1/21/71    | Ord. 7-94 3/7/94    | Ord. 39-99 7/20/99 |
| Ord. 42-74, 7/1/74   | Ord. 8-94 3/7/94    | Ord. 9-00 4/11/00  |
| Ord. 57-78, 10/2/78  | Ord. 28-94 6/20/94  | Ord. 15-00 5/16/00 |
| Ord. 65-78, 10/16/78 | ORD 43-94 10/3/94   | Ord. 16-00 5/16/00 |
| Ord. 67-78, 10/16/78 | Ord. 43-95          |                    |
| Ord. 51-79, 7/2/79   | Ord. 15-95, 3/20/95 |                    |
| Ord. 30-84, 10/1/84  | Ord. 16-95, 4/3/95  |                    |
| Ord. 1-92, 1-6-92    | Ord. 16-95          |                    |
| Ord. 35-92 9/8/92    | Ord. 24-95 6/2      |                    |
| Ord. 22-93 5/3/93    | Ord. 40-95 11-6     |                    |
| Ord. 3-94 2/7/94     | Ord. 21-97 9/2/97   |                    |



2004-004170

Pg: 6 of 8

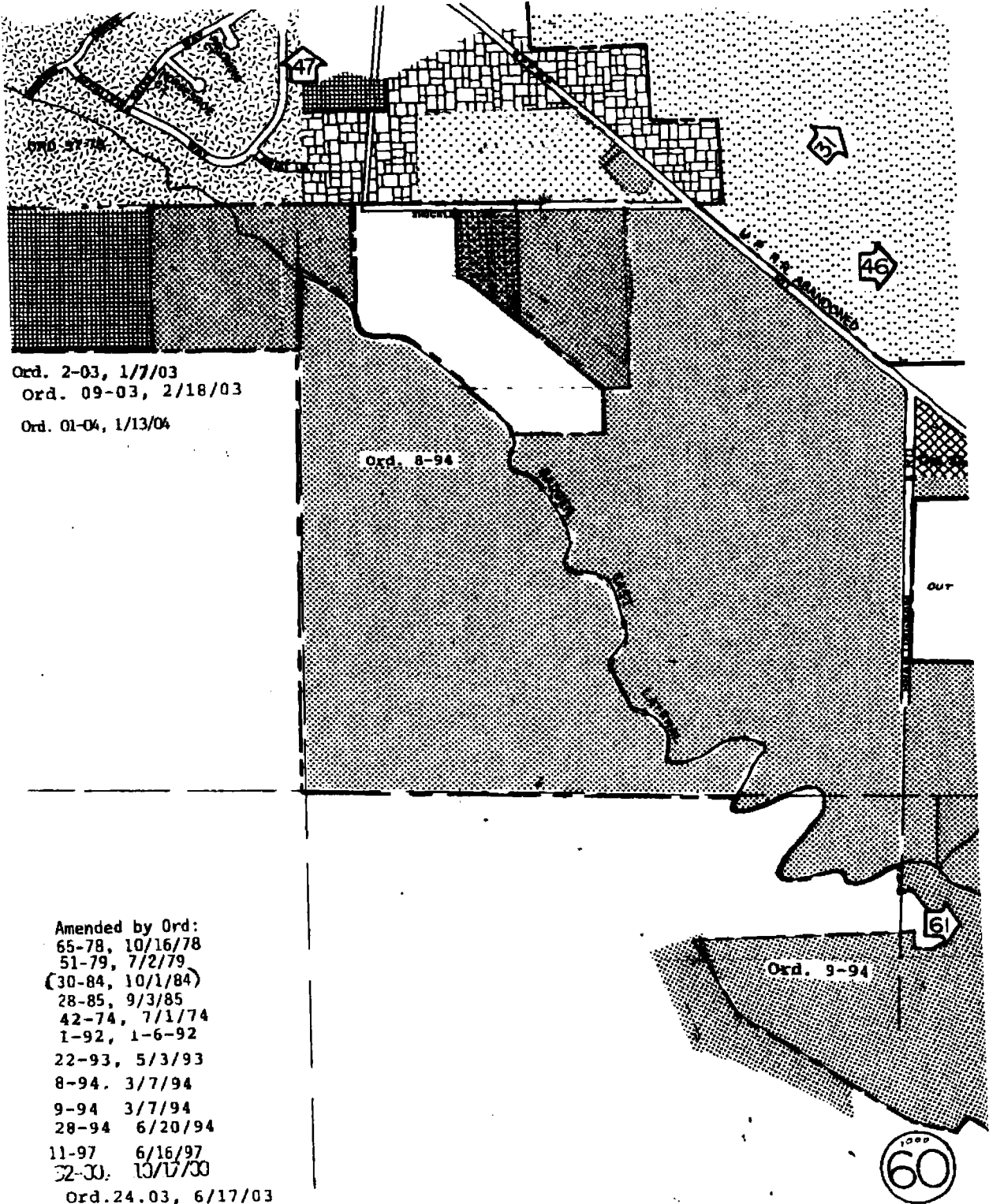
02/09/2004 10:53A

CASCADE TITLE

ORD

26.00

Benton County



Ord. 2-03, 1/7/03  
 Ord. 09-03, 2/18/03  
 Ord. 01-04, 1/13/04

Ord. 8-94

DUT

Ord. 9-94

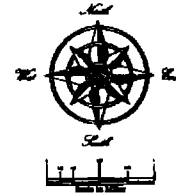
Amended by Ord:  
 65-78, 10/16/78  
 51-79, 7/2/79  
 (30-84, 10/1/84)  
 28-85, 9/3/85  
 42-74, 7/1/74  
 1-92, 1-6-92  
 22-93, 5/3/93  
 8-94, 3/7/94  
 9-94, 3/7/94  
 28-94, 6/20/94  
 11-97, 6/16/97  
 32-00, 10/17/00  
 Ord. 24.03, 6/17/03



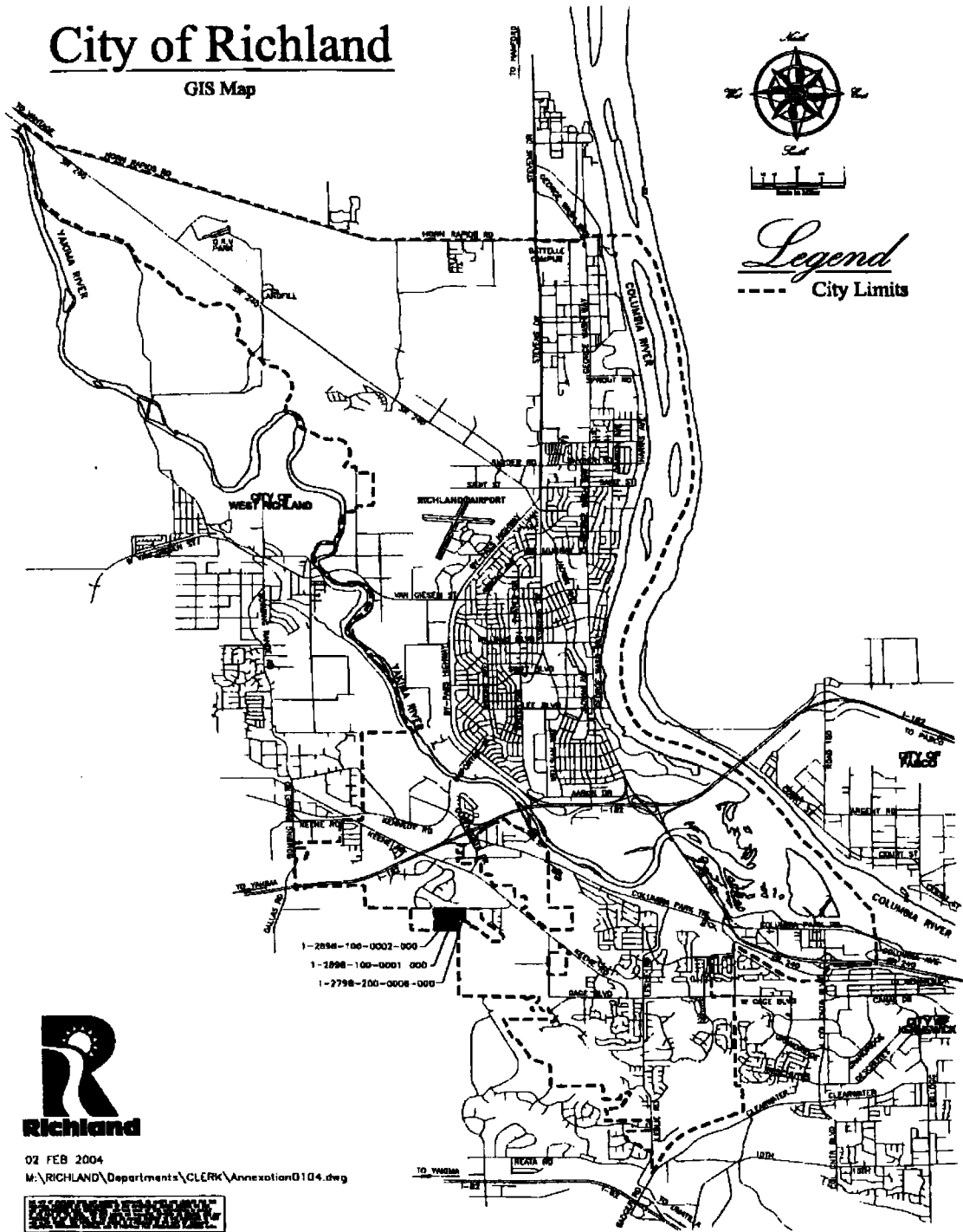


# City of Richland

GIS Map

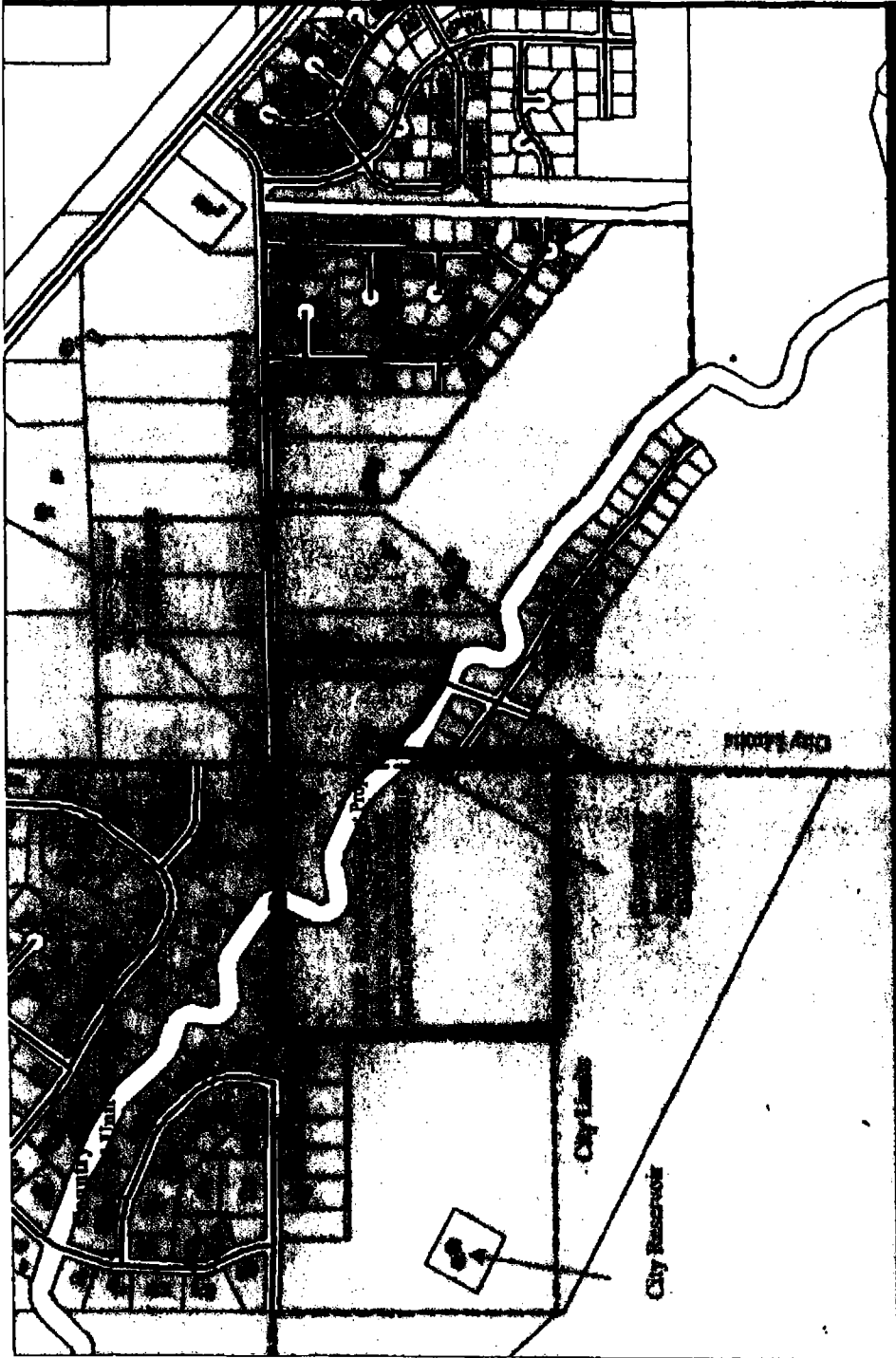


*Legend*  
--- City Limits



02 FEB 2004  
M:\RICHLAND\Departments\CLERK\Annexion0104.dwg





**Proposed Shockley Road Area Annexation**



WHEN RECORDED RETURN TO:



2004-020042  
Pg: 1 of 6  
06/08/2004 10:40A  
Benton County

Richland City Clerk  
P.O. Box 190  
Richland, WA 99352

265



2004-025036  
Pg: 1 of 8  
07/14/2004 01:52P  
Benton County

MISC.04-479

PID #1-3498-100-0004-000 & 1-3498-100-0002-001  
"CORRECTED AND RE-RECORDED" (JULY, 2004)  
ORDINANCE NO. 15-04

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classification of approximately 49 acres located west of Gage Boulevard and the Kennewick Irrigation District East Badger Lateral Canal and north of Clermont Drive and amending the Official Zoning Map Nos. 60 and 61 to assign zoning to the annexation area. (Penttila/Katzaroff)

WHEREAS, on December 8, 2003, a letter requesting annexation to the City of approximately 49 acres of land was received from Wayne and Kim Penttila and Jim Katzaroff; and

WHEREAS, the City Council held a meeting on January 20, 2004, with the property owners; and adopted Resolution No. 06-04 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit an application to the Benton County Review Board; and

WHEREAS, the Physical Planning Commission at their regular meeting on February 4, 2004, did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designation for the property to be annexed; and



WHEREAS, staff did prepare and submitted a request to the Benton County Boundary Review Board to annex the subject area into the City; and

WHEREAS, the Boundary Review Board reviewed the request and did not take action to review the proposed annexation; and

WHEREAS, on May 3, 2004, the City received an annexation petition signed by Wayne and Kim Penttila and Jim Katzaroff; and

WHEREAS, May 18, 2004 was established as the date for City Council to hold a public hearing to consider the annexation petition; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that annexation will be made subject to the assumption of an appropriate share of indebtedness by the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan; and

WHEREAS, it appears to the City Council that annexation would be of general benefit to the residents of the City of Richland.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property as more specifically described as:

*That portion of the Northwest ¼ of the Northeast ¼ of Section 34, Township 9, Range 28 E.W.M., lying southwesterly of and including the Kennewick Irrigation District East Badger Lateral Canal, and*



*That portion of the Westerly 10 acres of the Northeast ¼ of the Northeast ¼ of Section 34, Township 9, Range 28 E.W.M., lying southerly of and including the Kennewick Irrigation District East Badger Lateral Canal.*

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be R-1M – Medium Density Single Family Residential when consideration is given to the interest of the general public.

Section 1.05. 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, are amended by amending Sectional Map Nos. 60 and 61, which are two of a series of maps constituting said Official Zoning Map. Said map shall bear 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 1.06. Unless otherwise agreed to by the City, the City of Richland will be the provider of electrical power services and other utilities for any future development(s) that may occur within the proposed annexation area.

Section 1.07. The City Clerk is directed to file a copy of this annexation with the Board of County Commissioners of Benton County and the State of Washington in the

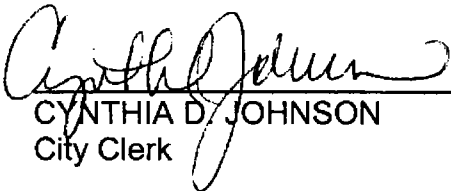
manner required by law. The City Clerk is also directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach amended Sectional Map Nos. 60 and 61, and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.08. This ordinance shall become effective at such time that it is recorded with the Benton County Auditor.

PASSED by the City Council of the City of Richland on this 1st day June 2004.

  
\_\_\_\_\_  
ROBERT A. WELCH  
Mayor

ATTEST:

  
\_\_\_\_\_  
CYNTHIA D. JOHNSON  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney

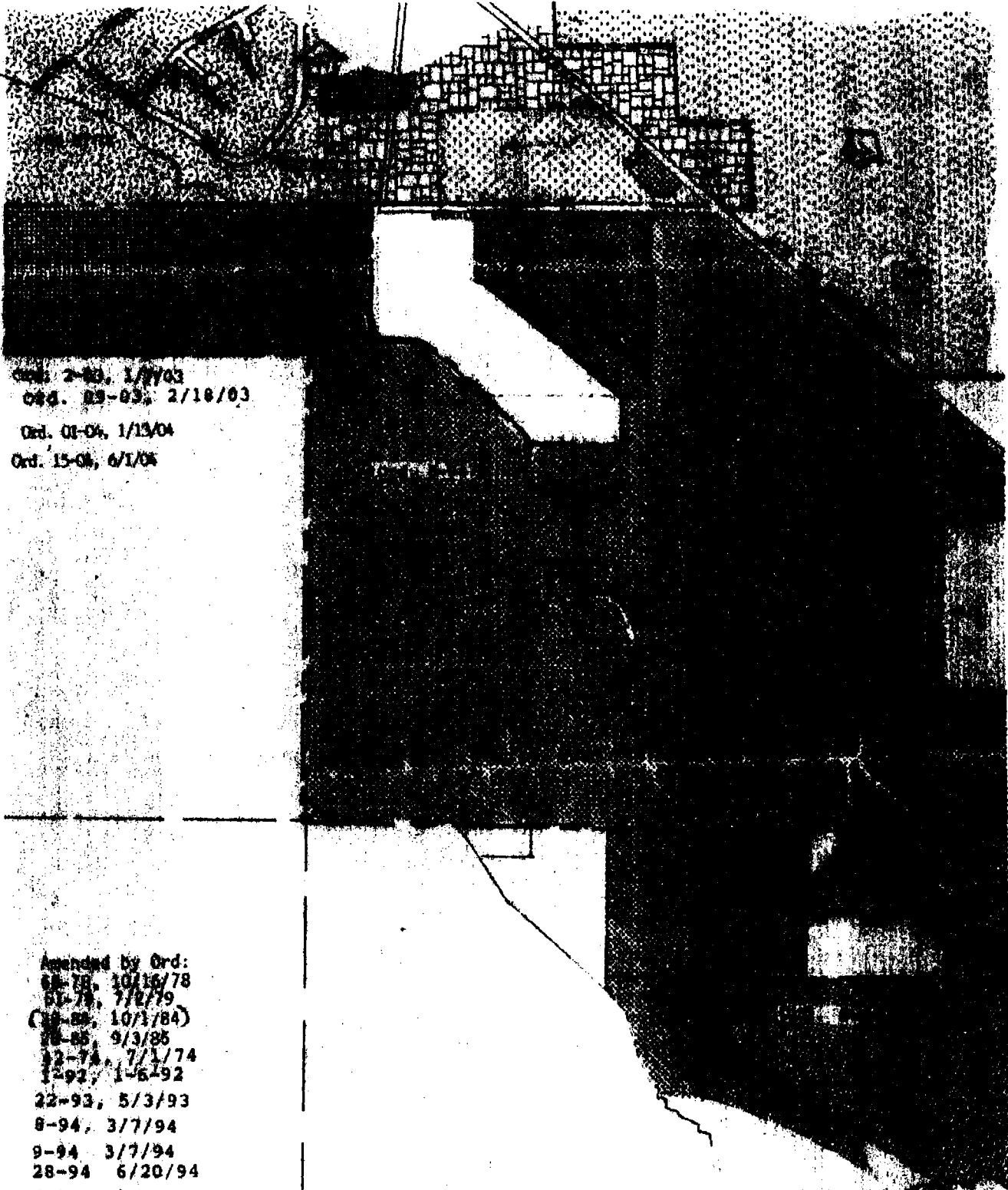
Date Published: June 6, 2004



CASCADE TITLE

ORD

24.00



Ord. 2-03, 1/27/03  
Ord. 03-03, 2/18/03  
Ord. 01-04, 1/13/04  
Ord. 15-04, 6/1/04

Amended by Ord:  
84-78, 10/16/78  
85-78, 7/2/79  
(88-88, 10/3/84)  
88-88, 9/3/85  
92-74, 7/1/74  
1-92, 1-6-92  
22-93, 5/3/93  
8-94, 3/7/94  
9-94, 3/7/94  
28-94, 6/20/94  
11-97, 6/16/97  
22-00, 13/17/00  
Ord. 24.03, 6/17/03



CITY OF RICHLAND

ORD

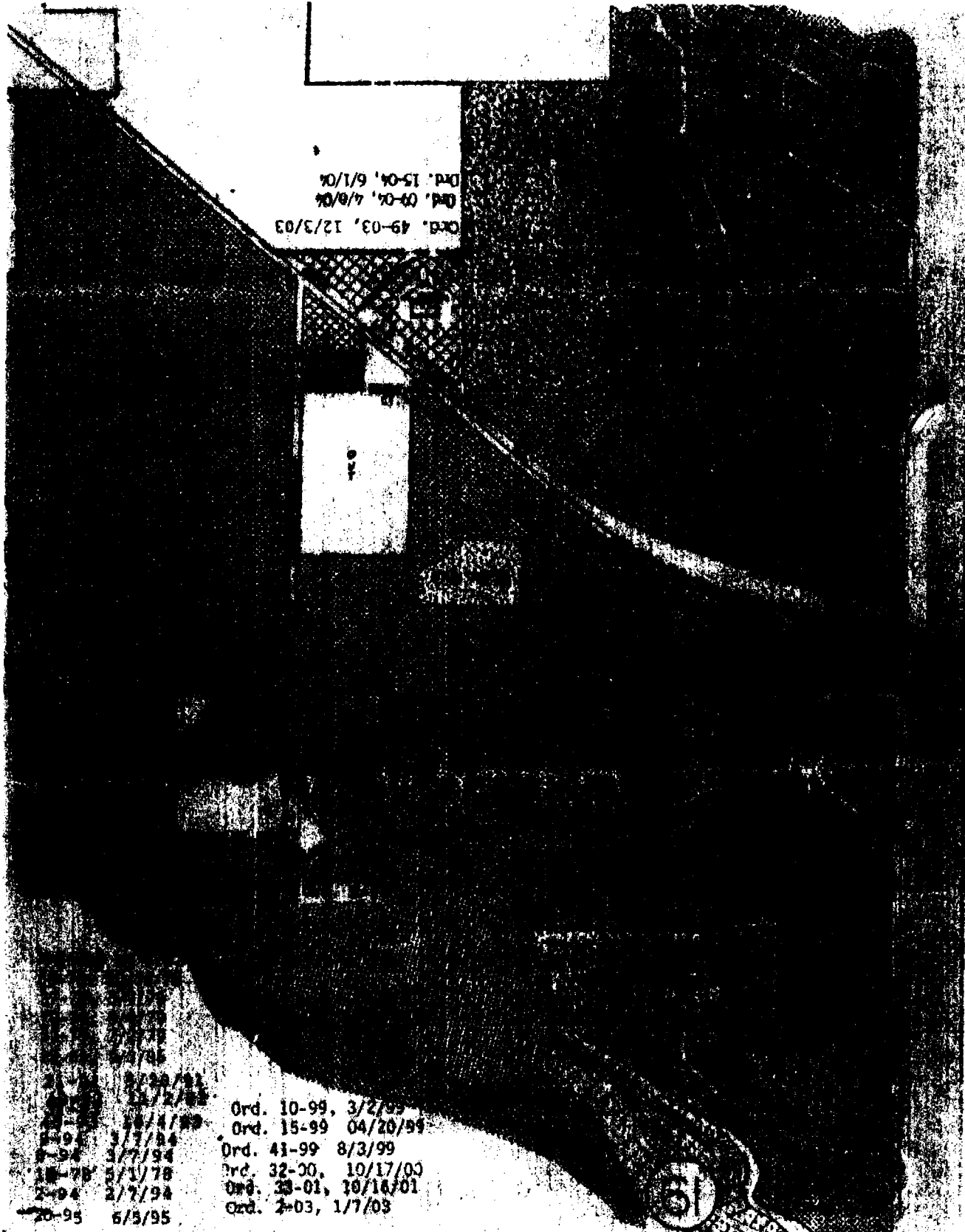
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CASCADE TITLE

ORD

24.00



Ord. 49-03, 12/3/03  
Ord. 09-04, 4/8/04  
Ord. 15-04, 6/1/04

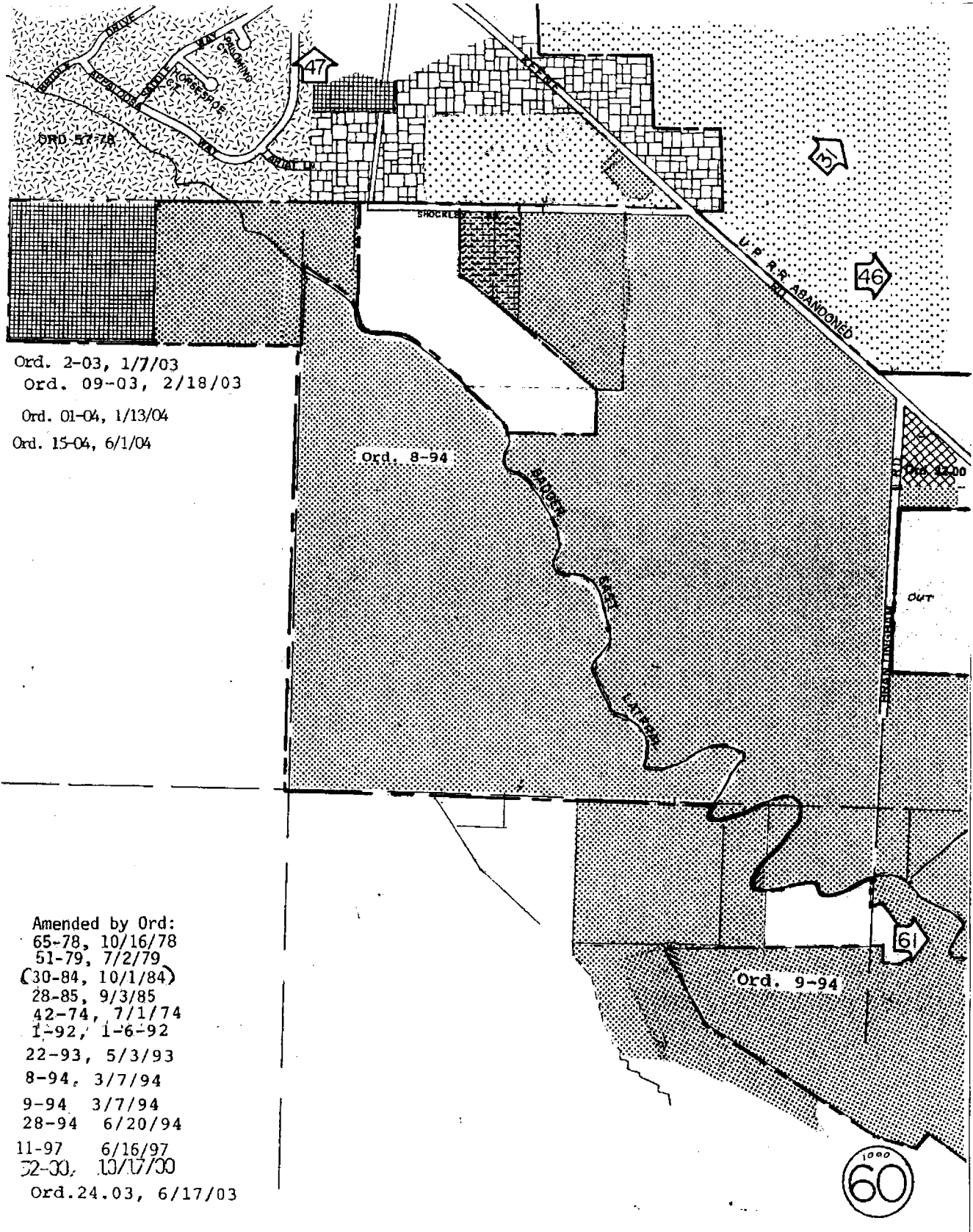
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Ord. 15-99, 04/20/99  
Ord. 41-99, 8/3/99  
Ord. 32-00, 10/17/00  
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Ord. 4-03, 1/7/03



CITY OF RICHLAND

ORD

26.00



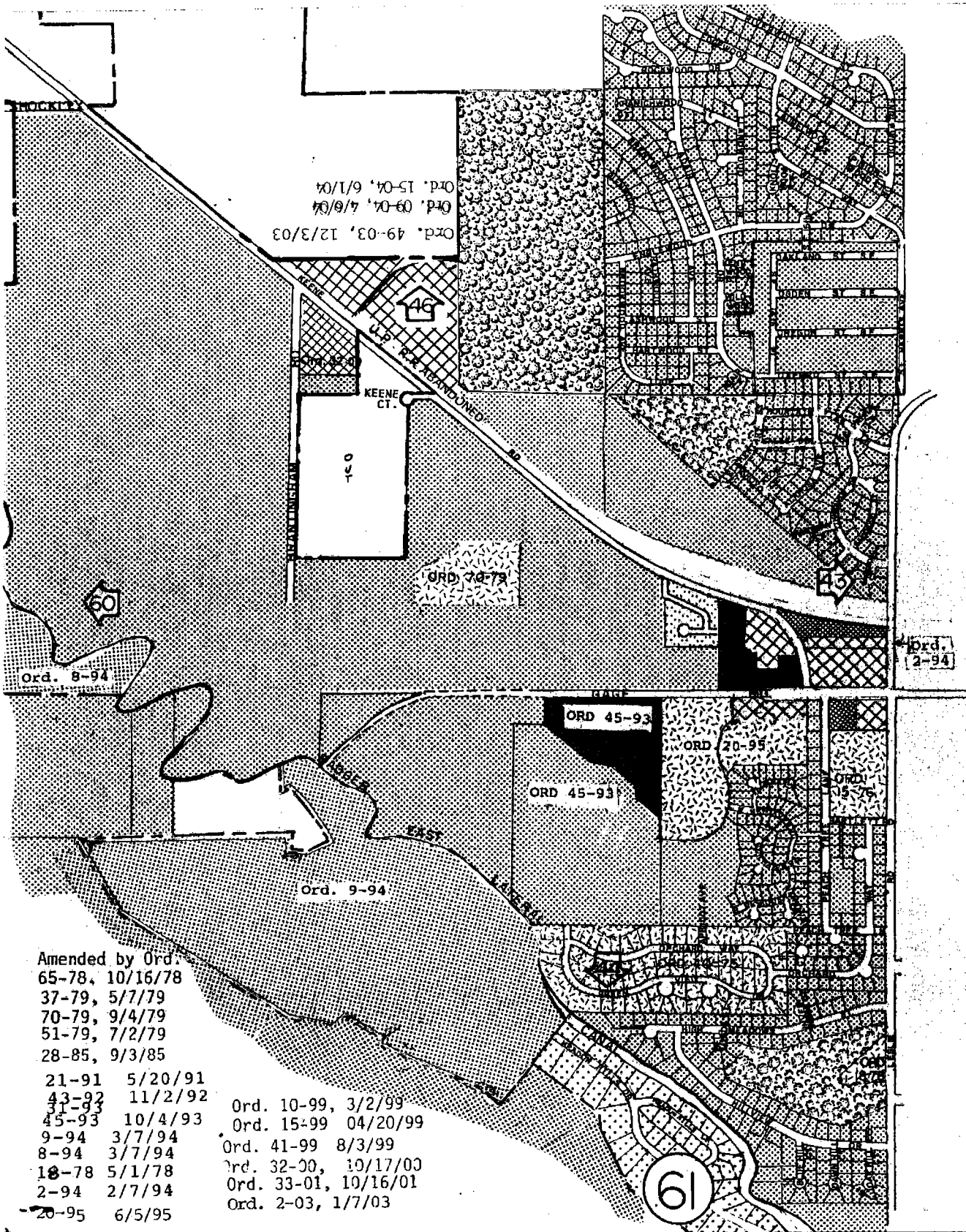
Ord. 2-03, 1/7/03  
 Ord. 09-03, 2/18/03  
 Ord. 01-04, 1/13/04  
 Ord. 15-04, 6/1/04

Ord. 8-94

Ord. 9-94

Amended by Ord:  
 65-78, 10/16/78  
 51-79, 7/2/79  
 (30-84, 10/1/84)  
 28-85, 9/3/85  
 42-74, 7/1/74  
 1-92, 1-6-92  
 22-93, 5/3/93  
 8-94, 3/7/94  
 9-94, 3/7/94  
 28-94, 6/20/94  
 11-97, 6/16/97  
 32-00, 13/17/00  
 Ord. 24.03, 6/17/03





Amended by Ord:

65-78, 10/16/78

37-79, 5/7/79

70-79, 9/4/79

51-79, 7/2/79

28-85, 9/3/85

21-91 5/20/91

43-92 11/2/92

45-93 10/4/93

9-94 3/7/94

8-94 3/7/94

18-78 5/1/78

2-94 2/7/94

20-95 6/5/95

Ord. 10-99, 3/2/99

Ord. 15-99 04/20/99

Ord. 41-99 8/3/99

Ord. 32-00, 10/17/00

Ord. 33-01, 10/16/01

Ord. 2-03, 1/7/03





WHEN RECORDED RETURN TO:

Richland City Clerk  
P.O. Box 190  
Richland, WA 99352

PID #1-2298-202-0005-006, 1-2298-202-0005-007, 1-2298-202-0005-012 &  
1-2298-202-0005-013

ORDINANCE NO. 42-04

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classification of approximately 9.4 acres located south of Columbia Park Trail, approximately ½ mile east of Queensgate Drive and amending the Official Zoning Map No. 31 to assign zoning to the annexation area. (Crosby/Ward)

WHEREAS, the City received a letter of request from Randy Crosby, requesting annexation into the City of Richland; and

WHEREAS, the City Council held a meeting with the property owners on September 7, 2004 and adopted Resolution No. 56-04, which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit an application to the Benton County Review Board; and

WHEREAS, the Physical Planning Commission at their regular meeting on September 22, 2004, did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designation for the property to be annexed; and

WHEREAS, staff prepared and submitted a request to the Benton County Boundary Review Board to annex the subject area into the City; and

WHEREAS, the Boundary Review Board reviewed the request and, following the provisions of RCW 36.93.110, waived their review of the proposed annexation; and

WHEREAS, on October 4, 2004, the City received an annexation petition signed by Randy Crosby; and

WHEREAS, October 19, 2004 was established as the date for City Council to hold a public hearing to consider the annexation petition; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that 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 as more specifically described as:

Lots 6, 7, 12, and 13 of Block 5 of the Badger Heights Subdivision in the Northeast 1/4 of Section 22, Township 9 North, Range 28 E.W.M.

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.

Section 1.02 The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03 The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04 It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be R-1M – Medium Density Single Family Residential when consideration is given to the interest of the general public.


Section 1.05 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, are amended by amending Sectional Map No. 31, which is one of a series of maps constituting said Official Zoning Map. Said map shall bear 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 1.06 Unless otherwise agreed to by the City, the City of Richland will be the provider of electrical power services and other utilities for any future development(s) that may occur within the proposed annexation area.

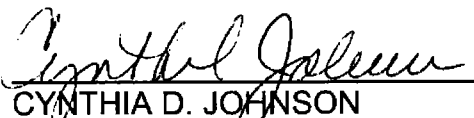
Section 1.07 The City Clerk is directed to file a copy of this annexation with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law. The City Clerk is also directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach amended Sectional Map No. 31, and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.08 This ordinance shall become effective at such time that it is recorded with the Benton County Auditor.

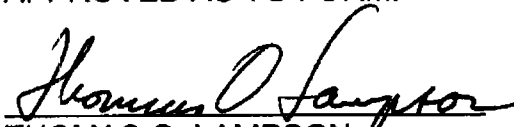
PASSED by the City Council of the City of Richland on this 16th day of  
November, 2004.

  
\_\_\_\_\_  
ROBERT A. WELCH  
Mayor

ATTEST:

  
\_\_\_\_\_  
CYNTHIA D. JOHNSON  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney

Date Published: November 21, 2004



CITY OF RICHLAND

ORD

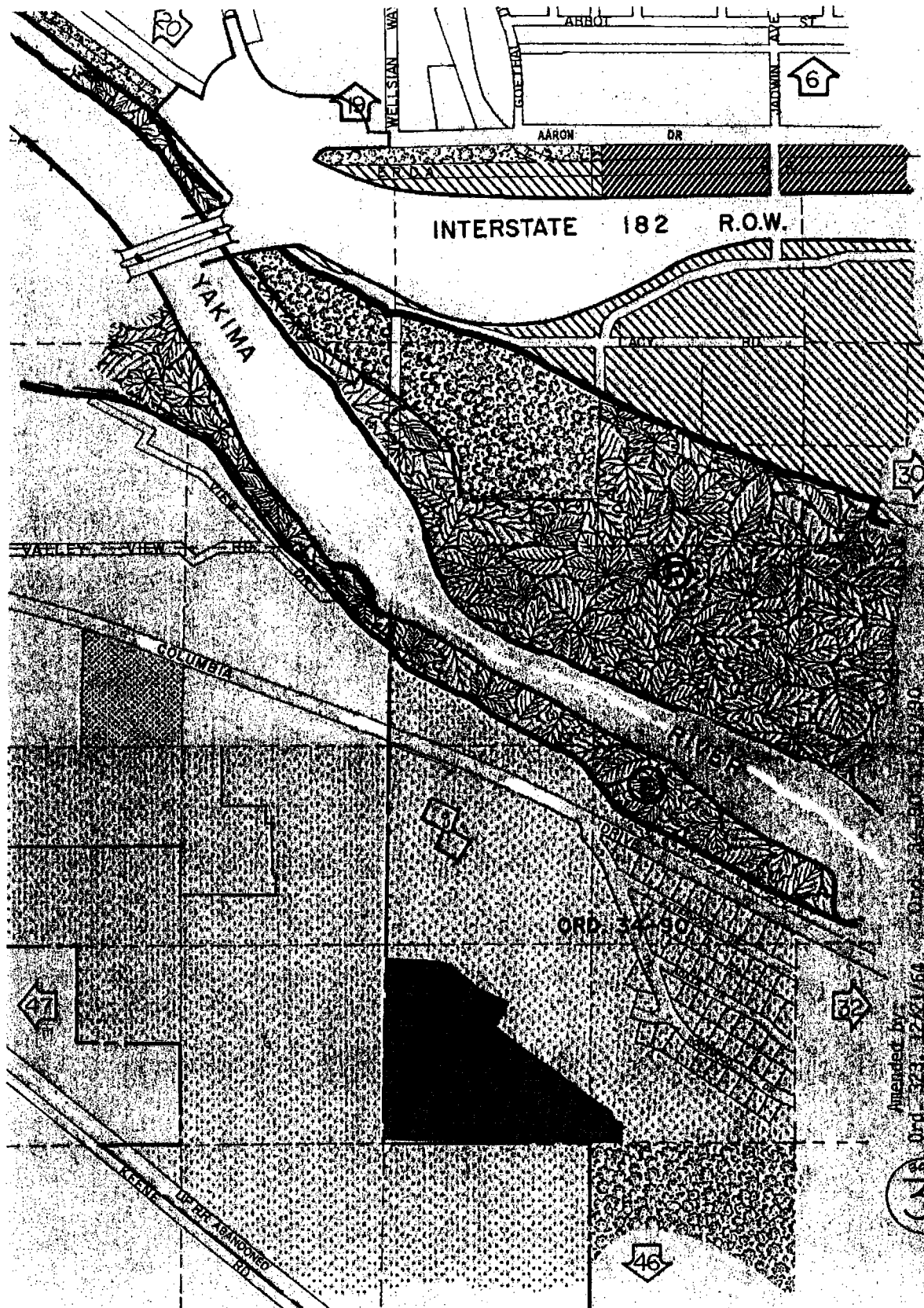
23.00

2004-042288

Pg: 5 of 5

12/03/2004 11:03A

Benton County



Amended by:  
 Ord 323, 12/1/66  
 Ord 39-76, 8/1/67  
 Ord 65-21, 10/16/78  
 Ord 51-79, 7/1/81  
 Ord 25-81, 5/1/81  
 Ord 26-81, 6/1/81  
 Ord 28-81, 7/1/81  
 Ord 30-81, 8/1/81  
 Ord 32-81, 9/1/81  
 Ord 34-81, 10/1/81  
 Ord 36-81, 11/1/81  
 Ord 38-81, 12/1/81  
 Ord 40-81, 1/1/82  
 Ord 42-81, 2/1/82  
 Ord 44-81, 3/1/82  
 Ord 46-81, 4/1/82  
 Ord 48-81, 5/1/82  
 Ord 50-81, 6/1/82  
 Ord 52-81, 7/1/82  
 Ord 54-81, 8/1/82  
 Ord 56-81, 9/1/82  
 Ord 58-81, 10/1/82  
 Ord 60-81, 11/1/82  
 Ord 62-81, 12/1/82  
 Ord 64-81, 1/1/83  
 Ord 66-81, 2/1/83  
 Ord 68-81, 3/1/83  
 Ord 70-81, 4/1/83  
 Ord 72-81, 5/1/83  
 Ord 74-81, 6/1/83  
 Ord 76-81, 7/1/83  
 Ord 78-81, 8/1/83  
 Ord 80-81, 9/1/83  
 Ord 82-81, 10/1/83  
 Ord 84-81, 11/1/83  
 Ord 86-81, 12/1/83  
 Ord 88-81, 1/1/84  
 Ord 90-81, 2/1/84  
 Ord 92-81, 3/1/84  
 Ord 94-81, 4/1/84  
 Ord 96-81, 5/1/84  
 Ord 98-81, 6/1/84  
 Ord 100-81, 7/1/84



ORDINANCE NO. 02-03

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classifications of approximately 225 acres of property located south of existing city limits, lying generally south of the Crested Hills Subdivision and south and west of Meadow Hills Drive in Sections 34 and 35 of Township 9 North, Range 28 East and Section 2, Township 8 North, Range 28 East, W.M., in Benton County, Washington, and amending the Official Zoning Maps No. 44, 60 and 61 and creating Official Zoning Map No. 64 as to assign zoning designations (Bauder).

WHEREAS, the City received a written petition for the annexation of approximately 225 acres into the City of Richland from Milo Bauder; and

WHEREAS, on July 17, 2001, the City Council adopted Resolution No. 34-01 accepting the request for annexation; and

WHEREAS, the City of Richland Planning Commission conducted a public hearing on September 5, 2001 and recommended zoning of the subject property in conformance with the adopted comprehensive plan of the City of Richland; and

WHEREAS, the Benton County Boundary Review Board reviewed the proposed annexation and took action to approve it; and

WHEREAS, the Washington State Supreme Court decision of *Grant County Fire Protection District No. 5 et al. vs. City of Moses Lake* resulted in a finding that the petition method of annexation as permitted under Washington State law (RCW 35.13.125) is unconstitutional; and

WHEREAS, the petitioner still desired to annex the property and state law still allows annexations to occur by election method consistent with the requirements of RCW 35A.13.015; and

WHEREAS, this annexation is exempt from the SEPA process, therefore, no environmental review was necessary; and

WHEREAS, the City Council of the City of Richland deemed that the best interests and general welfare of the City would be served by annexation of the subject property to the City; and

WHEREAS, on September 3, 2002, the City Council adopted Resolution No. 50-02 which called for an election to be held on the first Tuesday following the first Monday in November, 2002 to submit the annexation proposal to the voters residing within the boundaries of the proposed annexation area; and

WHEREAS, the annexation proposition stated that upon annexation all property within the annexed area shall be assessed and taxed at the same rate and on the same basis as the property in the City of Richland is assessed and taxed to pay for all of the outstanding indebtedness of the City existing at the date of annexation; and

WHEREAS, the voters residing within the boundaries of the proposed annexation area approved of the annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHLAND as follows:

Section 1.01. The real property as more specifically described as:

*SEE ATTACHED EXHIBIT A*

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be Medium Density Single Family Residential (R-1M) when consideration is given to the interest of the general public.

Section 1.06. 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, are amended by amending Sectional Maps 44, 60 and 61 which are three of a series of maps

constituting said Official Zoning Map, and creating Sectional Map No. 64, said maps shall bear 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 1.07. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and shall attach amended Sectional Maps 44, 60 and 61, the created Sectional Map No. 64 and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.08. This ordinance shall become effective at such time that it is recorded with the Benton County Auditor. Recordation of this ordinance shall be conducted concurrently with instruments affecting associated boundary line adjustments administratively approved by the City of Richland and Benton County.

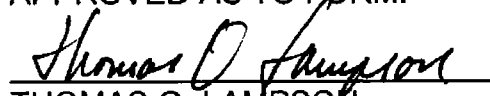
PASSED by the City Council of the City of Richland at a regular meeting this 7th day of January, 2003.

  
 ROBERT J. THOMPSON  
 Mayor

ATTEST:

  
 KENNETH R. BAYS  
 City Clerk

APPROVED AS TO FORM:

  
 THOMAS O. LAMPSON  
 City Attorney

Date Published: 1-12-03

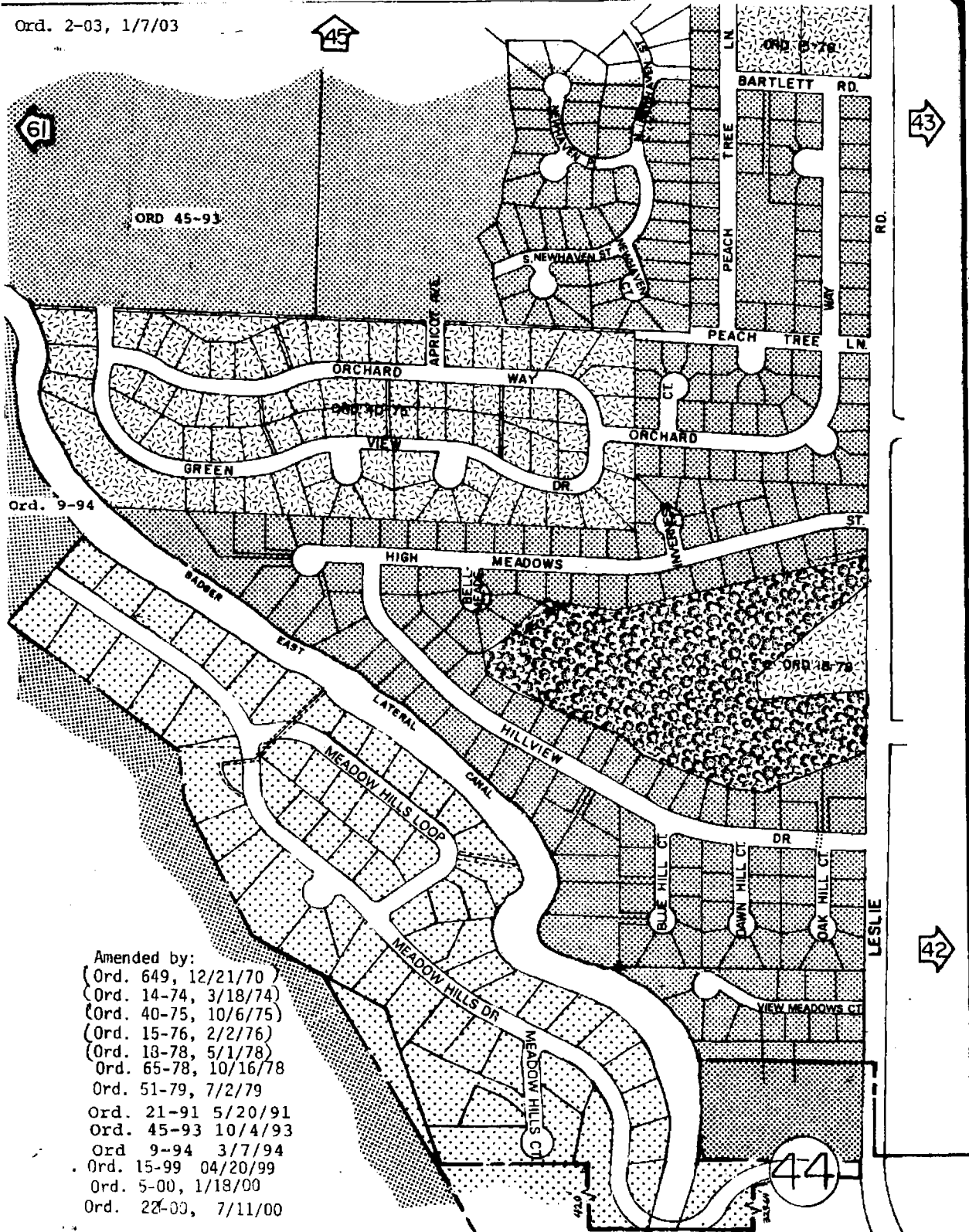
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 1-3598-300-0001-002





Ord. 2-03, 1/7/03



- Amended by:
- (Ord. 649, 12/21/70)
  - (Ord. 14-74, 3/18/74)
  - (Ord. 40-75, 10/6/75)
  - (Ord. 15-76, 2/2/76)
  - (Ord. 13-78, 5/1/78)
  - Ord. 65-78, 10/16/78
  - Ord. 51-79, 7/2/79
  - Ord. 21-91 5/20/91
  - Ord. 45-93 10/4/93
  - Ord 9-94 3/7/94
  - Ord. 15-99 04/20/99
  - Ord. 5-00, 1/18/00
  - Ord. 22-03, 7/11/00

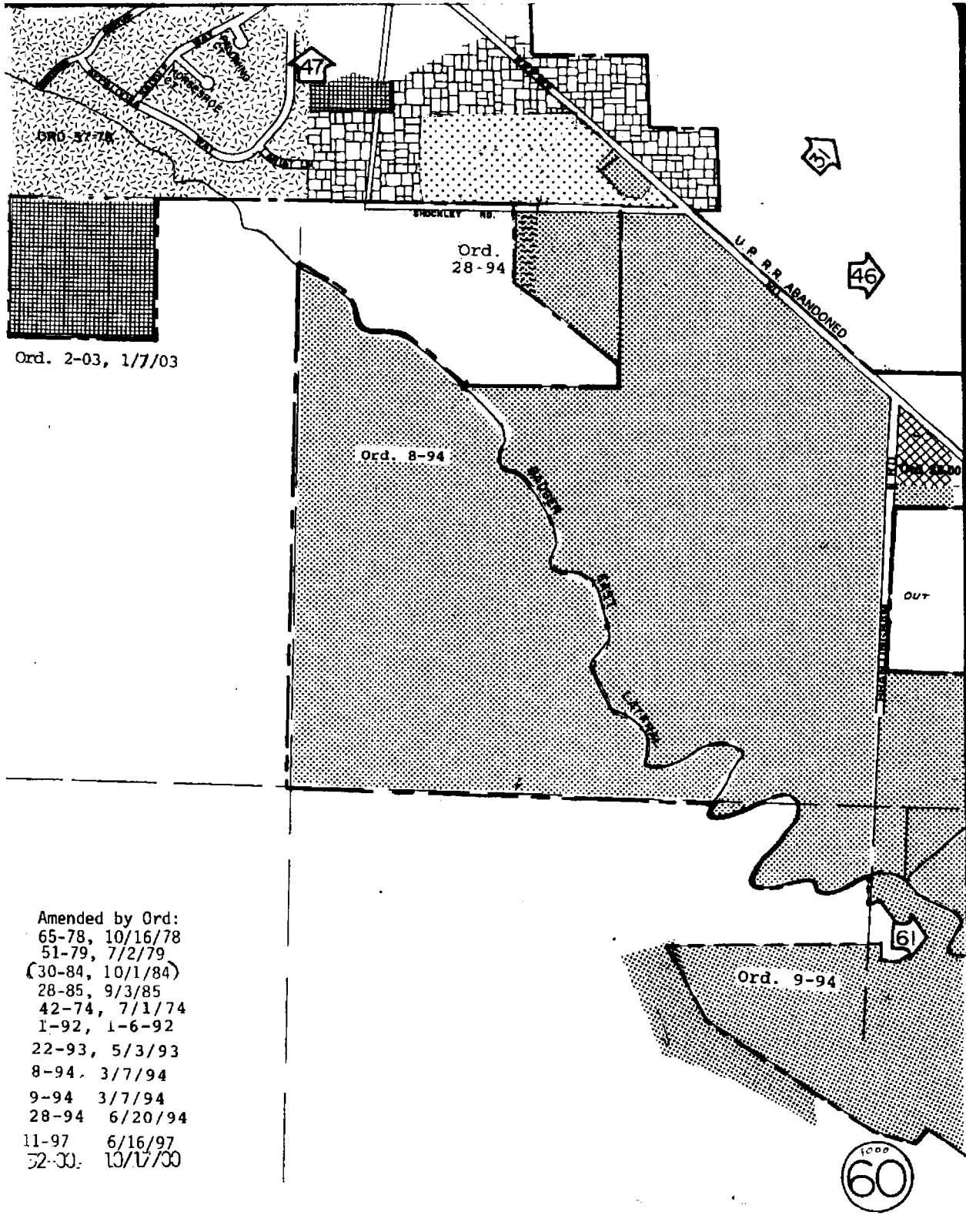




CASCADE TITLE

ORD

29.00



Ord. 2-03, 1/7/03

Ord. 28-94

Ord. 8-94

Ord. 9-94

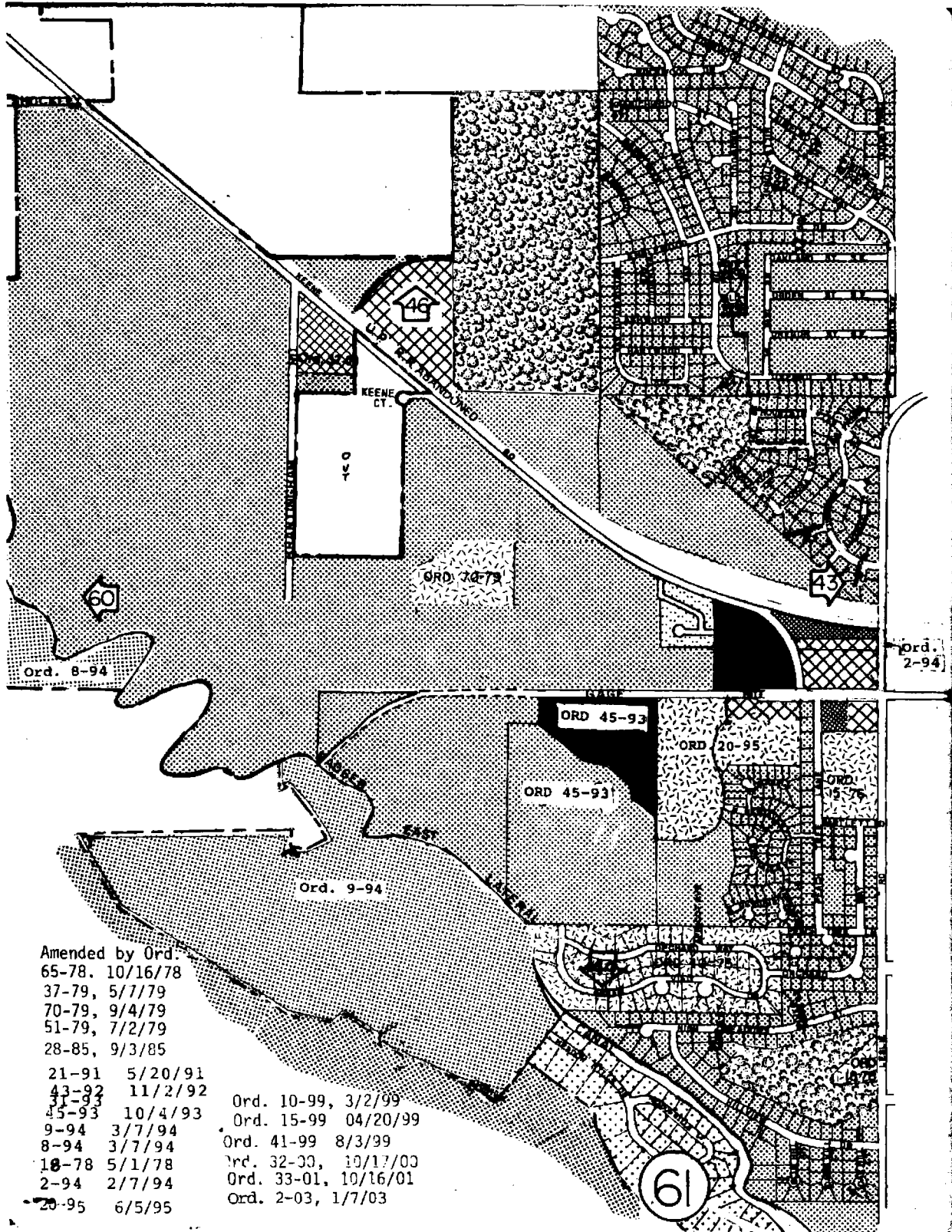
- Amended by Ord:
- 65-78, 10/16/78
  - 51-79, 7/2/79
  - (30-84, 10/1/84)
  - 28-85, 9/3/85
  - 42-74, 7/1/74
  - 1-92, 1-6-92
  - 22-93, 5/3/93
  - 8-94, 3/7/94
  - 9-94, 3/7/94
  - 28-94, 6/20/94
  - 11-97, 6/16/97
  - 32-00, 10/17/00



CITY OF RICHLAND

ORD

30.00



Amended by Ord:  
65-78, 10/16/78  
37-79, 5/7/79  
70-79, 9/4/79  
51-79, 7/2/79  
28-85, 9/3/85  
  
21-91 5/20/91  
43-92 11/2/92  
31-93  
45-93 10/4/93  
9-94 3/7/94  
8-94 3/7/94  
18-78 5/1/78  
2-94 2/7/94  
20-95 6/5/95

Ord. 10-99, 3/2/99  
Ord. 15-99 04/20/99  
Ord. 41-99 8/3/99  
Ord. 32-00, 10/17/00  
Ord. 33-01, 10/16/01  
Ord. 2-03, 1/7/03



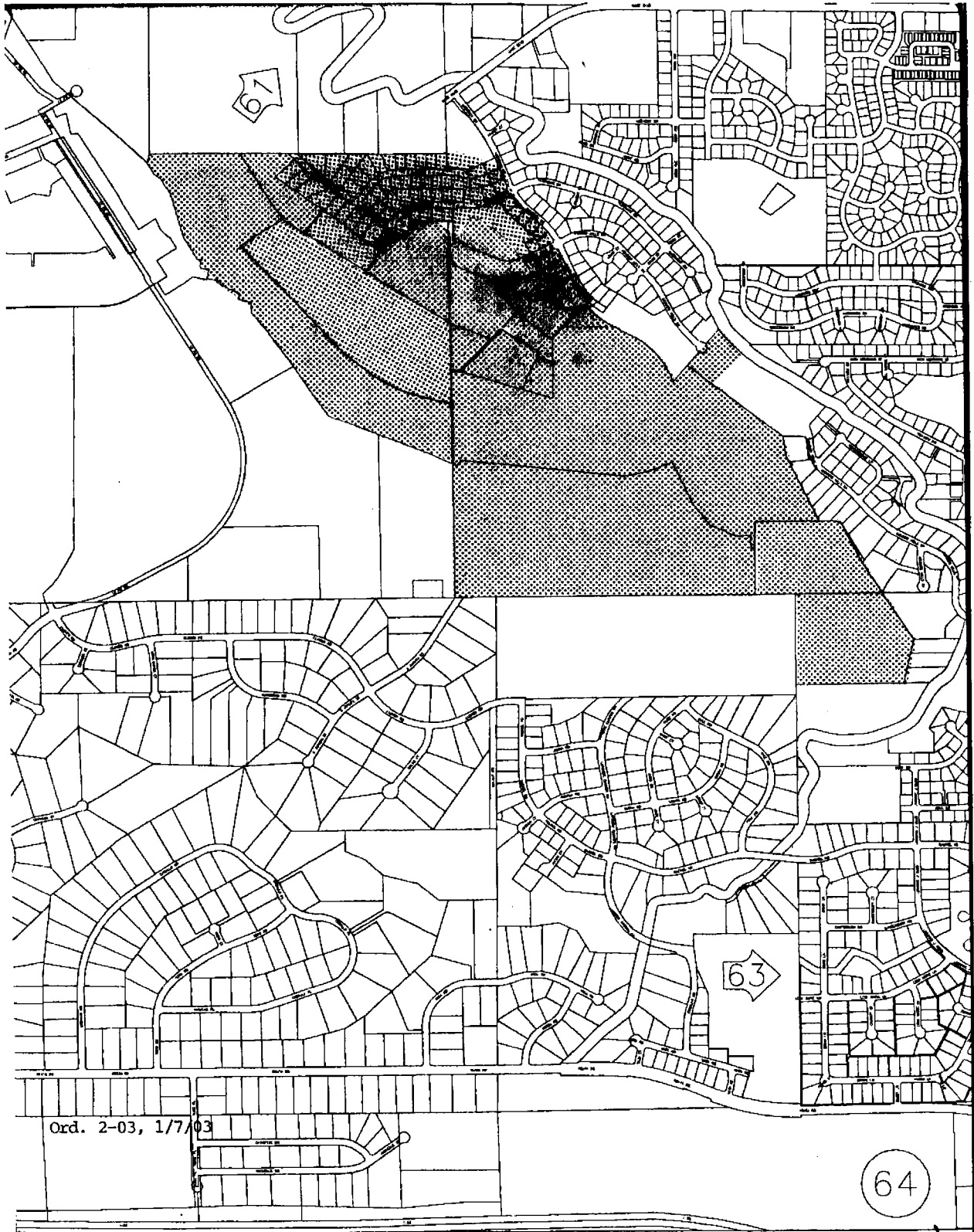


2003-003723  
Pg: 8 of 11  
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Benton County

CASCADE TITLE

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29.00



Ord. 2-03, 1/7/03

63

64

(WDID 2003-003723 PAGE 9 OF 11 10-OF-11 & 11 OF 11)



2003-007205  
Pg: 9 of 12  
02/18/2003 11:46A  
Benton County

CITY OF RICHLAND

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30.00



CITY OF RICHLAND

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2003-007205  
Pg: 10 of 12  
02/18/2003 11:46A  
Benton County

**ANNEXATION AREA LEGAL DESCRIPTION**

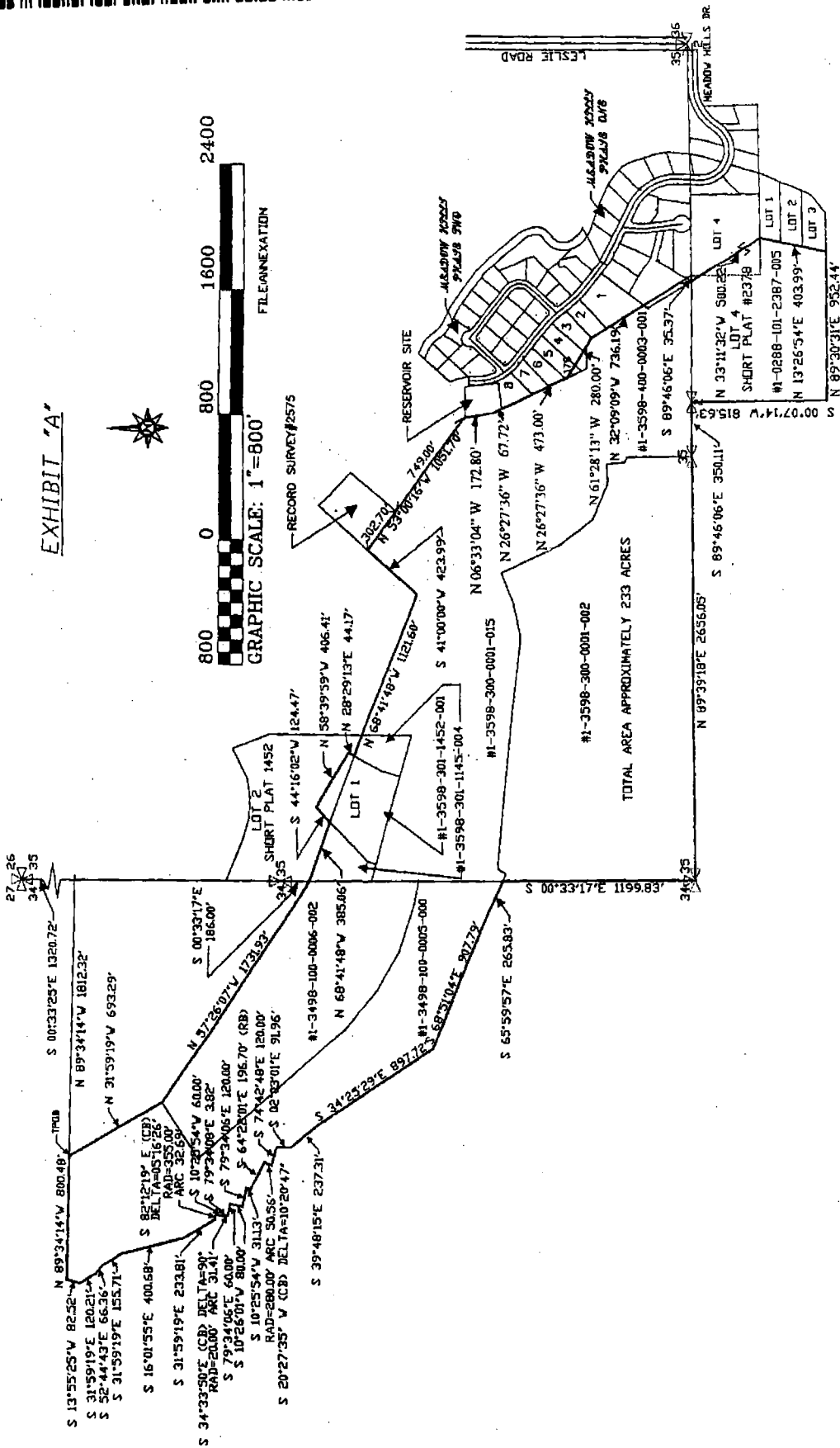
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1-3598-406-0001-010 1-3598-406-0001-011 1-3598-300-0001-002  
1-3598-400-0003-001 1-3598-300-0001-015

A PORTION OF THE EAST HALF OF SECTION 34 AND A PORTION OF THE SOUTH HALF OF SECTION 35, BOTH IN TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., AND A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., ALL SITUATED IN BENTON COUNTY, WASHINGTON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE S 00°33'25" E ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 1320.72 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N 89°34'14" W ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 1812.32 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 89°34'14" W CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 800.48 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE LEAVING SAID NORTH LINE S 13°55'25" W A DISTANCE OF 82.52 FEET; THENCE S 31°59'19" E A DISTANCE OF 120.21 FEET; THENCE S 52°44'43" E A DISTANCE OF 66.36 FEET; THENCE S 31°59'19" E A DISTANCE OF 155.71 FEET; THENCE S 16°01'55" E A DISTANCE OF 400.68 FEET; THENCE S 31°59'19" E A DISTANCE OF 233.81 FEET TO A POINT ON A NON-TANGENT 355.00 FOOT RADIUS CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTH, AN ARC LENGTH OF 32.69 FEET (THE CHORD OF WHICH BEARS S 82°12'19" E); THENCE S 10°25'54" W A DISTANCE OF 60.00 FEET; THENCE S 79°34'08" E A DISTANCE OF 3.82 FEET TO A NON-TANGENT POINT ON A 20.00 FOOT RADIUS CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, AN ARC LENGTH OF 31.41 FEET (THE CHORD OF WHICH BEARS S 34°33'50" E); THENCE S 79°34'06" E A DISTANCE OF 60.00 FEET; THENCE S 10°26'01" W A DISTANCE OF 80.00 FEET; THENCE S 79°34'06" E A DISTANCE OF 120.00 FEET; THENCE S 10°25'54" W A DISTANCE OF 31.13 FEET; THENCE S 64°22'01" E A DISTANCE OF 196.70 FEET TO A NON-TANGENT POINT ON A 280.00 FOOT RADIUS CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, AN ARC DISTANCE OF 50.56 FEET (THE CHORD OF WHICH BEARS S 20°27'35" W) THENCE S 74°42'48" E A DISTANCE OF 120.00 FEET; THENCE S 02°03'01" E A DISTANCE OF 91.96 FEET; THENCE S 39°48'15" E A DISTANCE OF 237.31 FEET; THENCE S 34°25'29" E A DISTANCE OF 897.72 FEET; THENCE S 68°51'04" E A DISTANCE OF 907.79 FEET; THENCE S 65°59'57" E A DISTANCE OF 265.83 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF SOUTHEAST QUARTER OF SAID SECTION 34; THENCE S 00°33'17" E ALONG SAID EAST LINE A DISTANCE OF 1199.83 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89°39'18" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35 A DISTANCE OF 2656.05 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE S 89°46'06" E CONTINUING ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35 A DISTANCE OF 350.11 FEET TO THE NORTHWEST CORNER OF SHORT PLAT #2378 AS RECORDED IN VOLUME 1 OF SHORT PLATS, ON PAGE 2378, RECORDS OF SAID BENTON COUNTY, WASHINGTON; THENCE LEAVING SAID SECTION LINE S 00°07'14" W ALONG THE WEST LINE OF SAID SHORT PLAT #2378 A DISTANCE OF 815.63 FEET TO THE SOUTHWEST CORNER OF SAID SHORT PLAT; THENCE N 89°30'31" E ALONG THE SOUTH LINE OF SAID SHORT PLAT A DISTANCE OF 952.44 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID SHORT PLAT; THENCE N 13°26'54" E ALONG THE WESTERLY LINE OF LOTS 1, 2, AND 3 OF SAID SHORT PLAT #2378, A DISTANCE OF 403.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N 33°11'32" W A DISTANCE OF 500.22 FEET TO A POINT ON THE NORTH LINE OF SAID SHORT PLAT #2378; THENCE S 89°46'06" E A DISTANCE OF 35.37 FEET TO A POINT ON THE WESTERLY LINE OF A PARCEL DESCRIBED IN ANNEXATION ORDINANCE #21-91, AUDITOR FILE #91-10141, AND ORDINANCE #20-91, AUDITOR FILE #91-10143, ALL RECORDS OF SAID BENTON COUNTY, WASHINGTON; THENCE LEAVING SAID NORTH LINE N 32°09'09" W (calculated), N 31°25'21" W (record per said ordinances) ALONG SAID WESTERLY LINE OF ORDINANCE #21-91 AND #20-91, A DISTANCE OF 736.19 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF LOT 3, BLOCK 1, OF THE PLAT OF MEADOW HILLS PHASE TWO, AS RECORDED IN VOLUME 15 OF PLATS ON PAGE 150, RECORDS OF SAID BENTON COUNTY, WASHINGTON; THENCE N 61°28'13" W (calculated), N 60°44'25" W (record per said ordinances) ALONG SAID WESTERLY LINE OF SAID ORDINANCE #21-91 AND #20-91, A DISTANCE OF 280.00 FEET



TO A POINT ON THE WEST LINE OF SAID PLAT OF MEADOW HILLS PHASE TWO; THENCE N 26°27'36" W, (calculated), N 25°43'48" W (record per said ordinances) ALONG SAID WESTERLY LINE OF SAID ORDINANCES AND SAID PLAT A DISTANCE OF 473.00 FEET TO THE SOUTHWEST CORNER OF THE CITY OF RICHLAND RESERVOIR SITE AS DEEDED IN AUDITOR FILE #837303, RECORDS OF SAID BENTON COUNTY, WASHINGTON; THENCE N 26°27'36" W (calculated), N 25°43'48" W (record per said ordinances) ALONG SAID WESTERLY LINE OF SAID ORDINANCES A DISTANCE OF 67.72 FEET, ALSO BEING THE WESTERLY LINE OF SAID RESERVOIR SITE; THENCE N 06°33'04" W (calculated), N 05°49'16" W (record per said ordinances) ALONG SAID WESTERLY LINE OF SAID ORDINANCES A DISTANCE OF 172.80 FEET TO THE NORTHWEST CORNER OF SAID RESERVOIR SITE; THENCE N 53°00'16" W (calculated), N 52°16'28" W (record per said ordinances) ALONG SAID WESTERLY LINE OF SAID ORDINANCES #21-91 AND #20-91 A DISTANCE OF 749.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL AS SHOWN ON RECORD SURVEY #2575, AS RECORDED IN VOLUME 1 OF SURVEYS ON PAGE 2575, RECORDS OF SAID BENTON COUNTY, WASHINGTON; THENCE CONTINUING N 53°00'16" W ALONG THE SOUTHERLY LINE OF SAID RECORD SURVEY #2575 LEAVING SAID WESTERLY LINE, A DISTANCE OF 302.70 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON A LINE AS DESCRIBED IN ANNEXATION ORDINANCE #9-94 UNDER AUDITOR FILE #94-12845, RECORDS OF SAID BENTON COUNTY, WASHINGTON; THENCE S 41°00'00" W ALONG SAID DESCRIBED LINE A DISTANCE OF 423.99 FEET; THENCE N 68°41'48" W ALONG SAID DESCRIBED LINE A DISTANCE OF 1121.60 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1 OF SHORT PLAT #1452, AS RECORDED IN VOLUME 1 OF SHORT PLATS ON PAGE 1452, RECORDS OF SAID BENTON COUNTY, WASHINGTON; THENCE LEAVING SAID DESCRIBED LINE N 28°29'13" E ALONG THE SAID EASTERLY LINE OF LOT 1 A DISTANCE OF 44.17 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 58°39'59" W ALONG THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 406.41 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 44°16'02" W ALONG THE WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 124.47 FEET TO A POINT ON THE AFOREMENTIONED DESCRIBED LINE; THENCE N 68°41'48" W A DISTANCE OF 385.06 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 35 (BEARS S 00°33'17" E A DISTANCE OF 186.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 35); THENCE N 57°26'07" W ALONG SAID DESCRIBED LINE A DISTANCE OF 1731.93 FEET; THENCE N 31°59'19" W ALONG SAID DESCRIBED LINE A DISTANCE OF 693.29 FEET TO THE TRUE POINT OF BEGINNING.



**ORDINANCE NO. 09-03**

**AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classifications of approximately 4.5 acres of property located west of existing city limits, lying generally south of Shockley Road in Section 27, Township 9 North, Range 28 East, W.M., in Benton County, Washington, and amending the Official Zoning Maps No. 47 and 60 (Gulley).**

**WHEREAS, the City received a written petition for the annexation of approximately 4.5 acres into the City of Richland from Robert and Dale Gulley; and**

**WHEREAS, on October 15, 2002, the City Council adopted Resolution No. 70-02 which called for an election to be held on the first Tuesday following the first Monday in February, 2003 to submit the annexation proposal to the voters residing within the boundaries of the proposed annexation area; and**

**WHEREAS, the annexation proposition stated that upon annexation all property within the annexed area shall be assessed and taxed at the same rate and on the same basis as the property in the City of Richland is assessed and taxed to pay for all of the outstanding indebtedness of the City existing at the date of annexation; and**

**WHEREAS, in a letter dated January 15, 2003, the Chairman of the Benton County Boundary Review Board declared the property exempt from the review of the Boundary Review Board; and**

**WHEREAS, state law allows annexations to occur by election method consistent with the requirements of RCW 35A.13.015; and**

**WHEREAS, this annexation is exempt from the SEPA process, therefore, no environmental review was necessary; and**

**WHEREAS, the City Council of the City of Richland deemed that the best interests and general welfare of the City would be served by annexation of the subject property to the City; and**

**WHEREAS, the voters residing within the boundaries of the proposed annexation area approved of the annexation.**



NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHLAND as follows:

Section 1.01. The real property as more specifically described as:

The West 300 feet lying East and North of following described line in Section 27, Township 9 North, Range 28: Beginning at the Northeast corner of the Northwest quarter of the Northwest Quarter of said Section 27; Thence westerly along the North line thereof 25.43 feet to the true point of beginning of said line. Thence southerly parallel with the East line of said Northwest quarter of the Northwest quarter, 571.10 feet. Thence Southeasterly in a straight line 1676.39 feet to a point on the east line of said northwest quarter, said Section 27, a distance of 1,020.65 feet north of the Southeast corner of said Northwest quarter and the terminus of said described line, except the north 30 feet thereof.

Assessor PIN: 1-2798-200-0002-001

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be Medium Density Single Family Residential with an Agricultural Combining District (R-1M-A) when consideration is given to the interest of the general public.

Section 1.06. 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, are amended by amending Sectional Maps 47 and 60 which are two of a series of maps constituting said Official Zoning Map, said maps shall bear 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 1.07. Unless otherwise agreed to by the City of Richland, the City of Richland will be the provider or utility services for any future development(s) that may occur within the proposed annexation area.

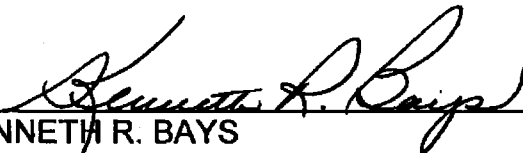
Section 1.08. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and shall attach amended Sectional Maps 47 and 60, and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.09. This ordinance shall become effective at such time that it is recorded with the Benton County Auditor.

PASSED by the City Council of the City of Richland at a regular meeting this 18th day of March, 2003.

  
ROBERT J. THOMPSON  
Mayor

ATTEST:

  
KENNETH R. BAYS  
City Clerk

APPROVED AS TO FORM:

  
THOMAS O. LAMPSON  
City Attorney

Date Published: March 23, 2003

PID #1-2798-200-0002-001



2003-016018

Pg: 5 of 7

04/07/2003 04:16P Benton County

CITY OF RICHLAND

ORD

25.00



Acquired by:

Ord. 653, 1/21/71	Ord. 1-94 3/7
Ord. 62-74, 7/1/74	Ord. 8-94 3/7
Ord. 67-74, 10/2/78	Ord. 28-94 6/2
Ord. 65-73, 10/16/78	ORD 43-94
Ord. 67-74, 10/18/78	10/3/94
Ord. 68-79, 7/2/79	Ord. 15-95,
Ord. 69-74, 10/1/84	3/20/95
Ord. 70-73, 1-8-92	Ord. 16-95,
Ord. 71-73, 2/18/92	4/3/95
Ord. 72-73, 5/3/93	Ord. 34-95 8/2
Ord. 73-74, 9/7/94	Ord. 40-95 11-6

Ord. 11-97 6/16/97
Ord. 21-97 9/2/97

Ord. 20-99 7/26/99
Ord. 9-00 4/11/00
Ord. 18-00 5/18/00

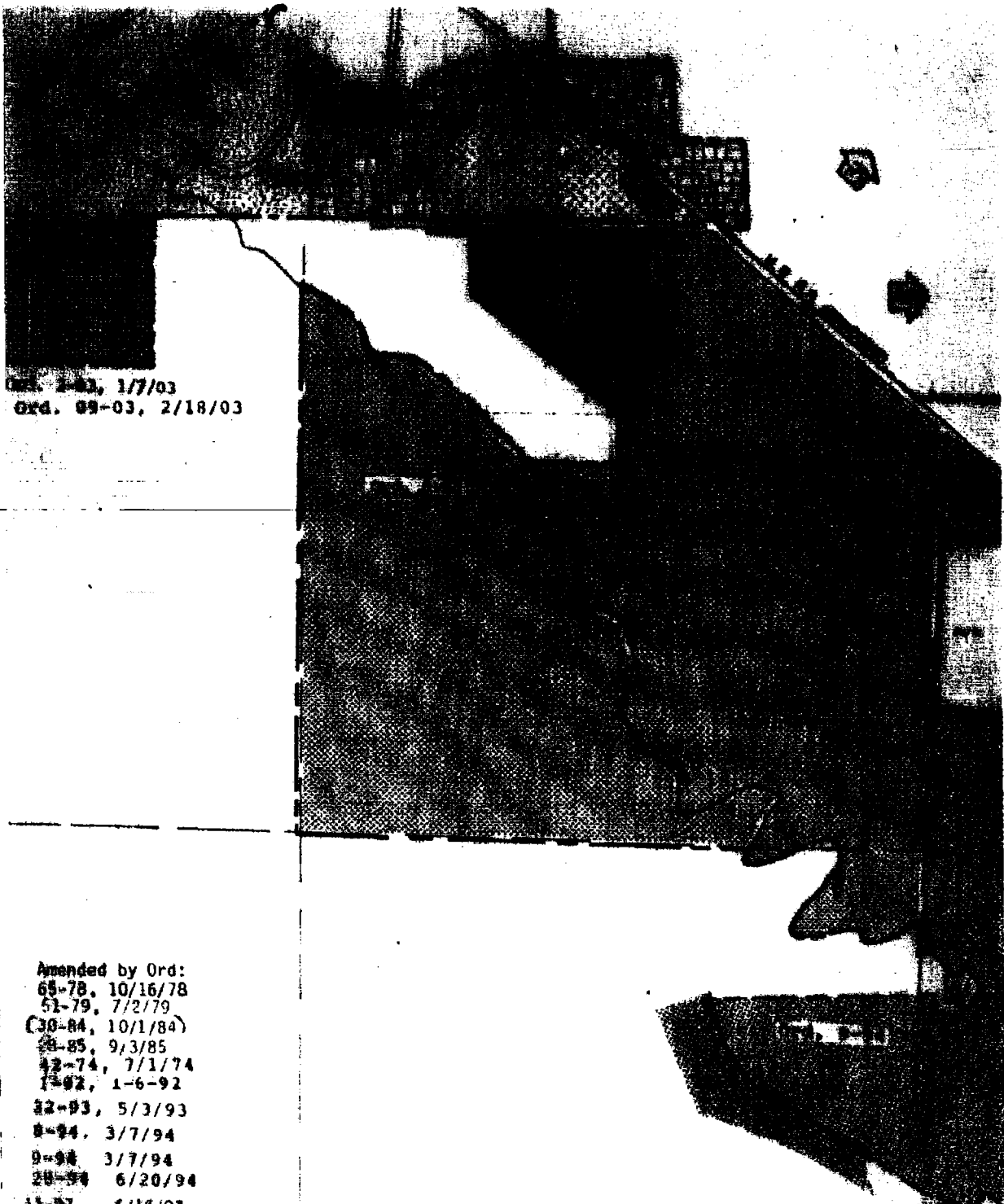


CITY OF RICHLAND

ORD

25.00

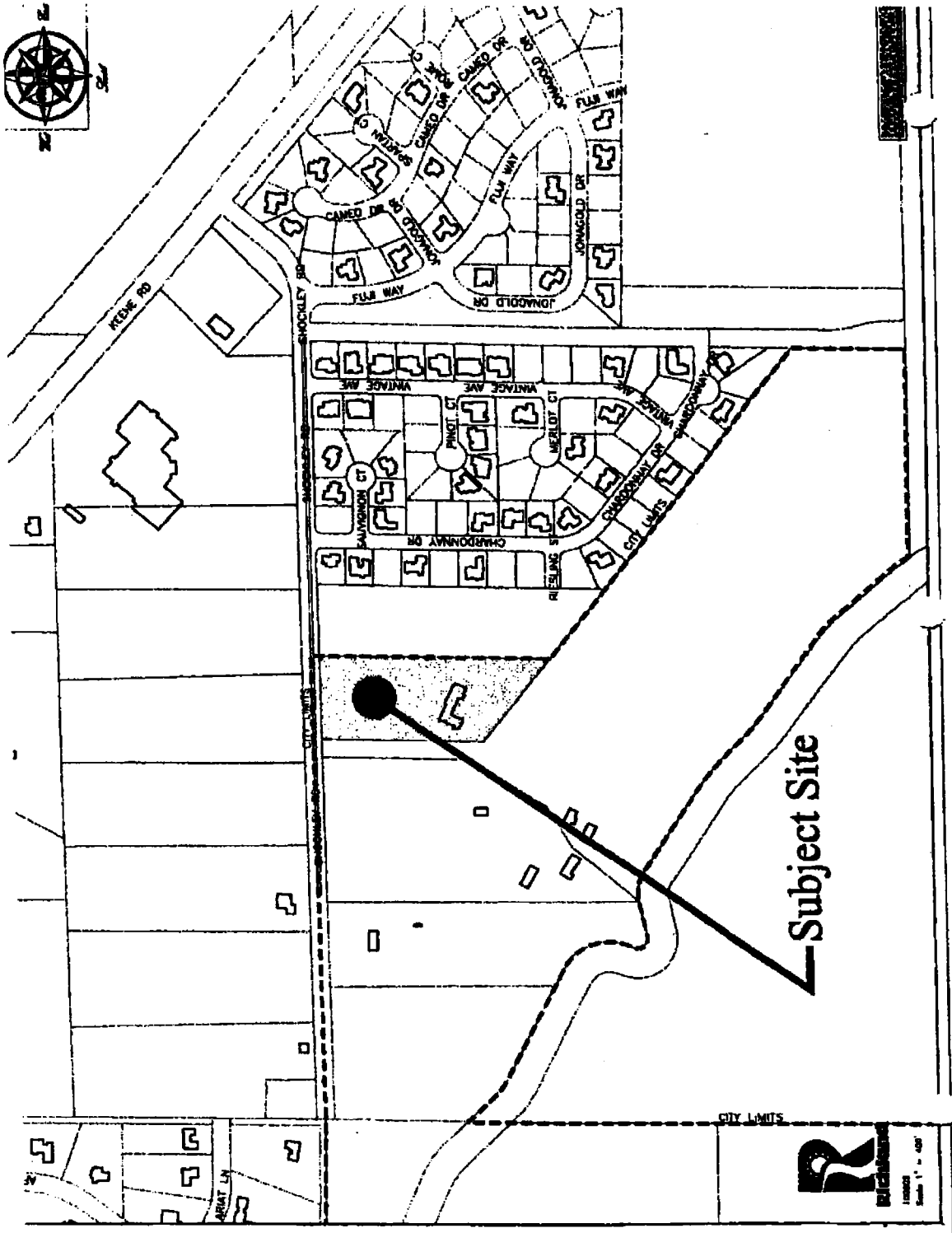
2003-016018  
Pg: 6 of 7  
04/07/2003 04:10P  
Benton County



Ord. 1-03, 1/7/03  
Ord. 09-03, 2/18/03

Amended by Ord:  
65-78, 10/16/78  
51-79, 7/2/79  
(30-84, 10/1/84)  
28-85, 9/3/85  
43-74, 7/1/74  
1-92, 1-6-92  
22-93, 5/3/93  
8-94, 3/7/94  
9-94, 3/7/94  
28-94, 6/20/94  
11-97, 6/14/97  
22-00, 12/17/00





Subject Site

A CERTIFIED TRUE COPY  
*Carol L. Eger, Deputy City Clerk*



**WHEN RECORDED RETURN TO:**

Richland City Clerk  
P.O. Box 190  
Richland, WA 99352

**PID #** 1-2298-100-0001-001; 1-2298-400-0001-002; 1-2298-400-0003-001;  
1-2798-100-0001-000; 1-2698-200-0002-000; and 1-2298-400-0002-001

**ORDINANCE NO. 24-03**

**AN ORDINANCE** of the City of Richland providing for the annexation and assignment of zoning classifications of approximately 235 acres of property located north of Keene Road, generally south of Jericho Road and lying west of the plat of Heritage Hills in Sections 22, 26 and 27 of Township 9 North, Range 28 East, W.M., Benton County, Washington, and amending the Official Zoning Maps No. 31, 46, 47 and 60. (Ford).

**WHEREAS**, the City received a written petition for the annexation of approximately 235 acres into the City of Richland from Robert Ford; and

**WHEREAS**, on April 1, 2003, the City Council adopted Resolution No. 23-03 which called for an election to be held on May 20, 2003 to submit the annexation proposal to the voters residing within the boundaries of the proposed annexation area; and

**WHEREAS**, the annexation proposition stated that upon annexation all property within the annexed area shall be assessed and taxed at the same rate and on the same basis as the property in the City of Richland is assessed and taxed to pay for all of the outstanding indebtedness of the City existing at the date of annexation; and

**WHEREAS**, in a letter dated May 20, 2003, the Chief Clerk of the Benton County Boundary Review Board advised the City that the 45-day review period expired without anyone filing a request for review of the proposed annexation action; and

**WHEREAS**, state law allows annexations to occur by election method consistent with the requirements of RCW 35A.13.015; and

WHEREAS, this annexation is exempt from the SEPA process, therefore, no environmental review was necessary; and

WHEREAS, the City Council of the City of Richland deemed that the best interests and general welfare of the City would be served by annexation of the subject property to the City; and

WHEREAS, the voters residing within the boundaries of the proposed annexation area approved of the annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHLAND as follows:

Section 1.01. The real property as more specifically described as:

See Attached Exhibit A

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be Low Density Single Family Residential (R-1L) when consideration is given to the interest of the general public.

Section 1.06. 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, are amended by amending Sectional Maps 31, 46, 47 and 60 which are four of a series of maps constituting said Official Zoning Map, said maps shall bear 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 1.07. Unless otherwise agreed to by the City of Richland, the City of Richland will be the provider or utility services for any future development(s) that may occur within the proposed annexation area.


Section 1.08. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and shall attach amended Sectional Maps 31, 46, 47 and 60, and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.09. This ordinance shall become effective at such time that it is recorded with the Benton County Auditor.

PASSED by the City Council of the City of Richland at a regular meeting this 17th day of June, 2003.

  
ROBERT J. THOMPSON  
Mayor

ATTEST:

  
KENNETH R. BAYS  
City Clerk

APPROVED AS TO FORM:

  
THOMAS O. LAMPSON  
City Attorney

Date Published: June 22, 2003





To Be Annexed Legal Description

ATTACHMENT

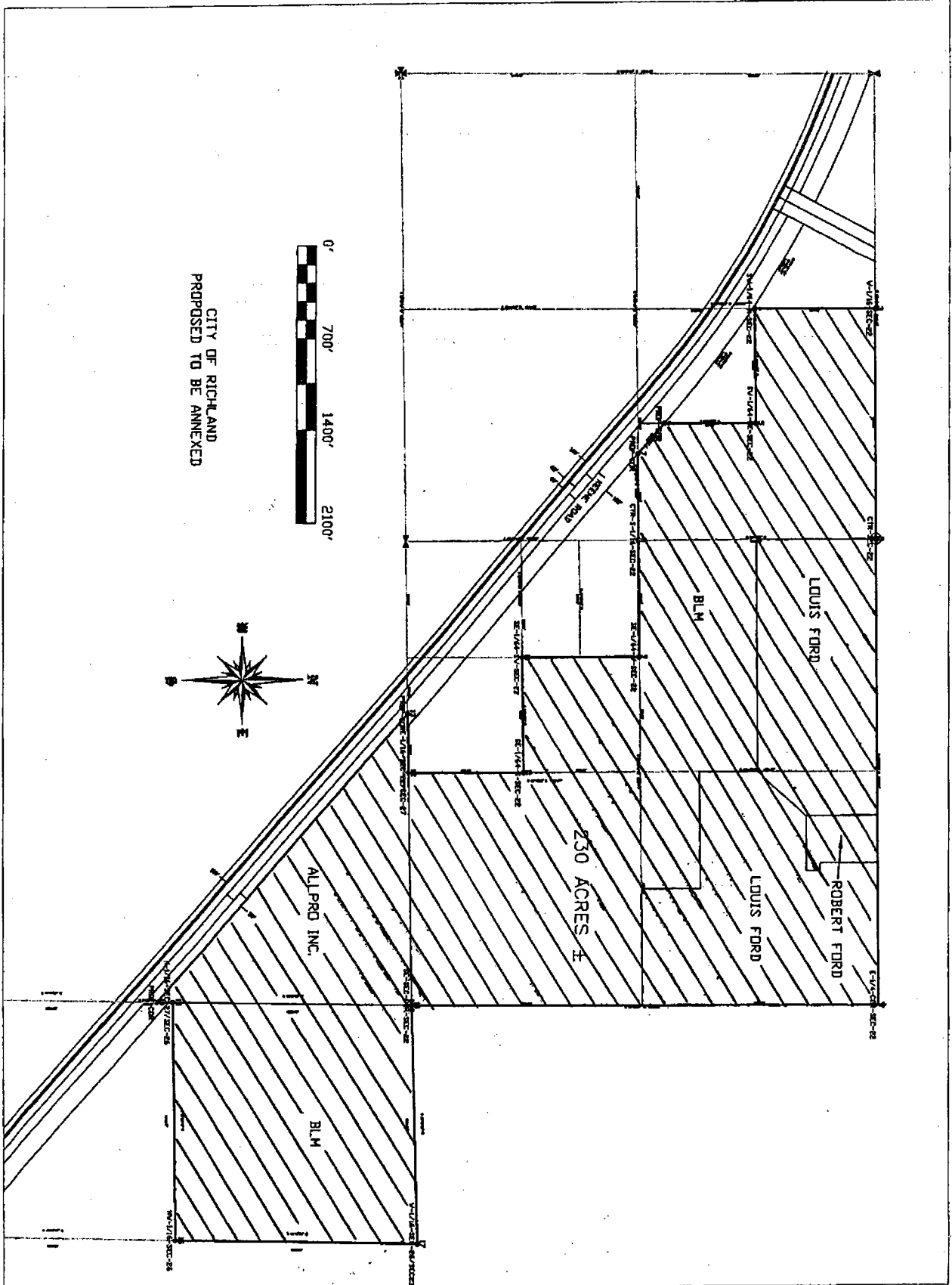
EXHIBIT A

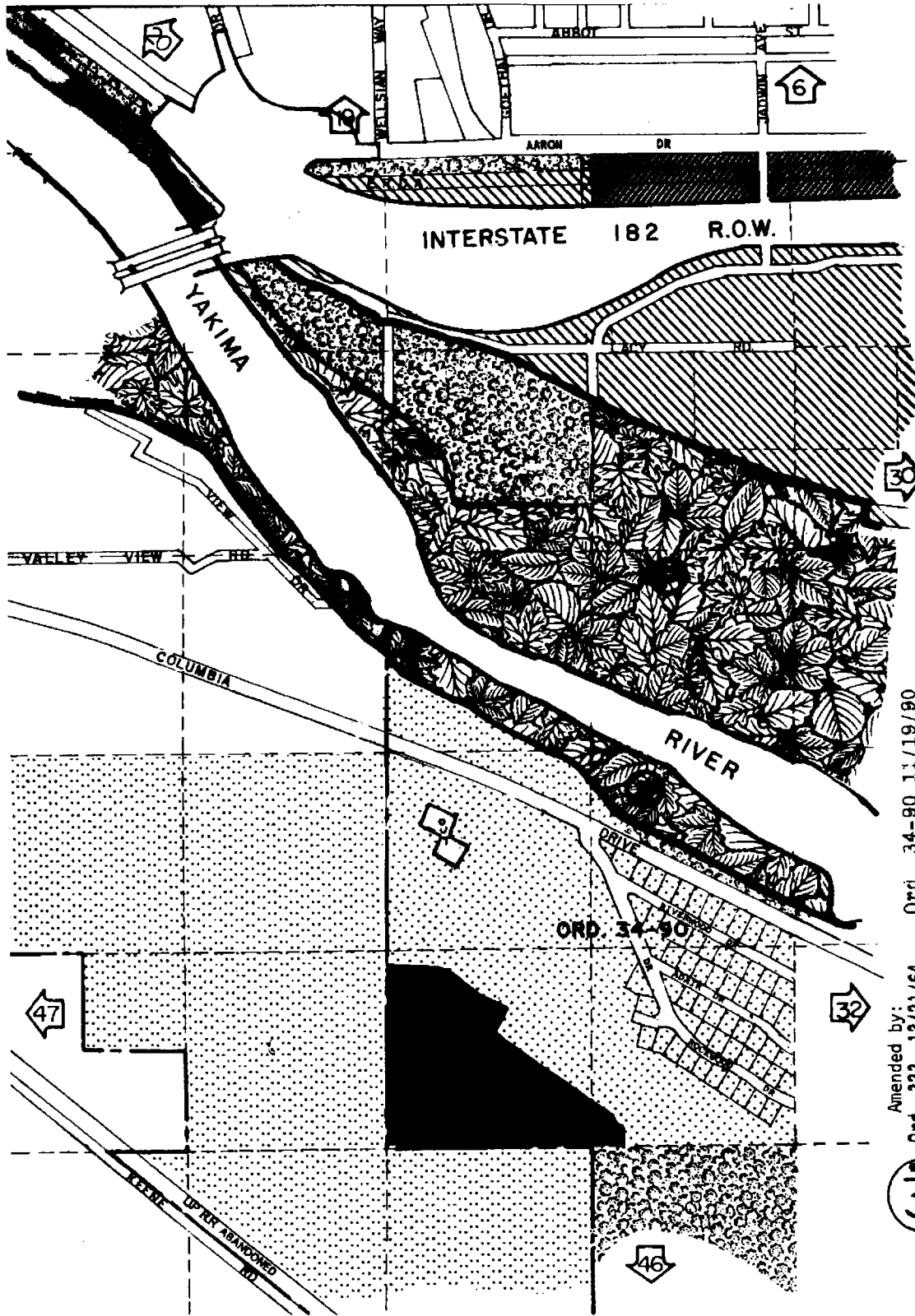
A tract of land, situated in the Southwest and Southeast quarters of Section 22, the Northeast Quarters of Section 27 and the Northwest quarter of Section 26, all in Township 9 North, Range 28 East, W.M., Benton County, Washington and more particularly described as follows:

Beginning at the East quarter corner of said Section 22, being a brass cap per Record Of Survey 2059, point being the Southeast corner of Badger Heights Subdivision, Volume 5, Page 11, a recorded plat in the county of Benton; thence Westerly along the North line, of the Southeast quarter, of said Section 22, line being the South line of said Plat of Badger Heights, to the 1/2" Iron Pipe, at the Northwest corner, of the Southeast quarter of said Section 22, per Record Of Survey 2059, point being the Southwest corner of Lot 10, Block 5, said plat of Badger Heights; thence Westerly along the North line, of the Southwest quarter, of said Section 22, line being the South line of said plat of Badger Heights, to the 5/8" Iron Rod with Cap labeled "LS 14120" at the Northwest corner, of the Northeast quarter, of the Southwest quarter, of said Section 22, per Record Of Survey 2059, Point being the Southwest corner of Lot 9, Block 4, said plat of Badger Heights; thence Southerly along the West line, of the Northeast quarter, of the Southwest quarter, of said Section 22, line being the East line of Tract A, Record Of Survey 2059, to a 5/8" Iron Rod with Cap labeled "LS 14210" at the Northwest corner, of the Southwest quarter, of the Northeast quarter, of the Southwest quarter, of said Section 22, point being the Northwest corner of Tract B, Record Of Survey 2059; thence Easterly along the North line, of the Southwest quarter, of the Northeast quarter, of the Southwest quarter of said section 22, line being the north line of Tract B, Record Of Survey 2059, to the 5/8" Iron Rod with Cap labeled "LS 14210", at the Northeast corner of said Tract B; thence Southerly along the West line of the Southeast quarter, of the Northeast quarter, of the Southwest quarter, of said Section 22, line being the East line of said Tract B, to the 5/8" Iron Rod with Cap, labeled "LS 14210", at the intersection of said line and the North right of way line, of the Union Pacific Railroad, per Record Of Survey 2059; thence Southeasterly along said North right of way line, to the 5/8" Iron Rod with Cap, Labeled "LS 14210", at the intersection of the said North right of way line and the North line of the Southeast quarter, of the Southwest quarter, of said Section 22, point being the Northwest corner of Tract C, Record Of Survey 2059, thence Easterly along the North line, of the Southeast quarter, of the Southwest quarter, of said Section 22, to the Northeast corner thereof; thence Easterly along the North line, of the Northwest quarter, of the Southwest quarter, of Southeast quarter, of said Section 22, to the 5/8" Iron Rod with Cap Labeled "LS 14210", at the Northeast corner thereof, point being the Northerly, Northeast corner of said Tract C; thence Southerly along East line, of the Northwest quarter, of the Southwest quarter, of the Southeast quarter, of said Section 22, to the 5/8" Iron Rod with Cap Labeled "LS 14210", at the Southeast corner thereof, point being the interior angle point of said Tract C; thence Easterly along the North line, of the Southeast quarter, of the Southwest quarter, of the Southeast quarter, of said Section 22, to the 5/8" Iron Rod with Cap Labeled "LS 14210", at the Northeast corner thereof, point being the Southerly, Northeast corner of said Tract C; thence Southerly along the East line, of the

Southwest quarter, of the Southeast quarter, of said Section 22, to the Brass Cap, at the Southeast corner thereof, point being the Southeast corner of said Tract C; thence Westerly, along the South line, of said Section 22, to a 5/8" Iron Rod with Cap Labeled "ROGERS" found at the intersection of said line and the North right of way line of the, now abandoned, Union Pacific Railroad (150 feet wide), per Record Of Survey 2059; thence Southwesterly, along the said railroad right of way line, to the point of intersection of said railroad right of way line and the East line, of the Northeast quarter, of said Section 27; thence Northerly along said East line of Section 27 to the 3/4" Iron Pipe found at the North 1/16 Corner, of said sections 27 and 26, per record of survey 3005; thence Easterly along the South line of the Northwest Quarter, of the Northwest quarter of said Section 26 to the 3/4" Iron pipe found at the Southeast Corner thereof per Record Of Survey 3005; thence Northerly along the East line, of Northwest Quarter, of the Northwest quarter, of said Section 26 to the 3/4" Iron Pipe found at the Northeast corner thereof, per record of Record Of Survey 3005; thence Westerly along the North line, of the Northwest quarter, of the Northwest quarter, of said section 26, to the brass cap on pipe found at the Northwest Section corner of said Section 26, per Record Of Survey 3005; thence Northerly along the East line of said Section 22 to the point of beginning. Containing 230 acres ±.

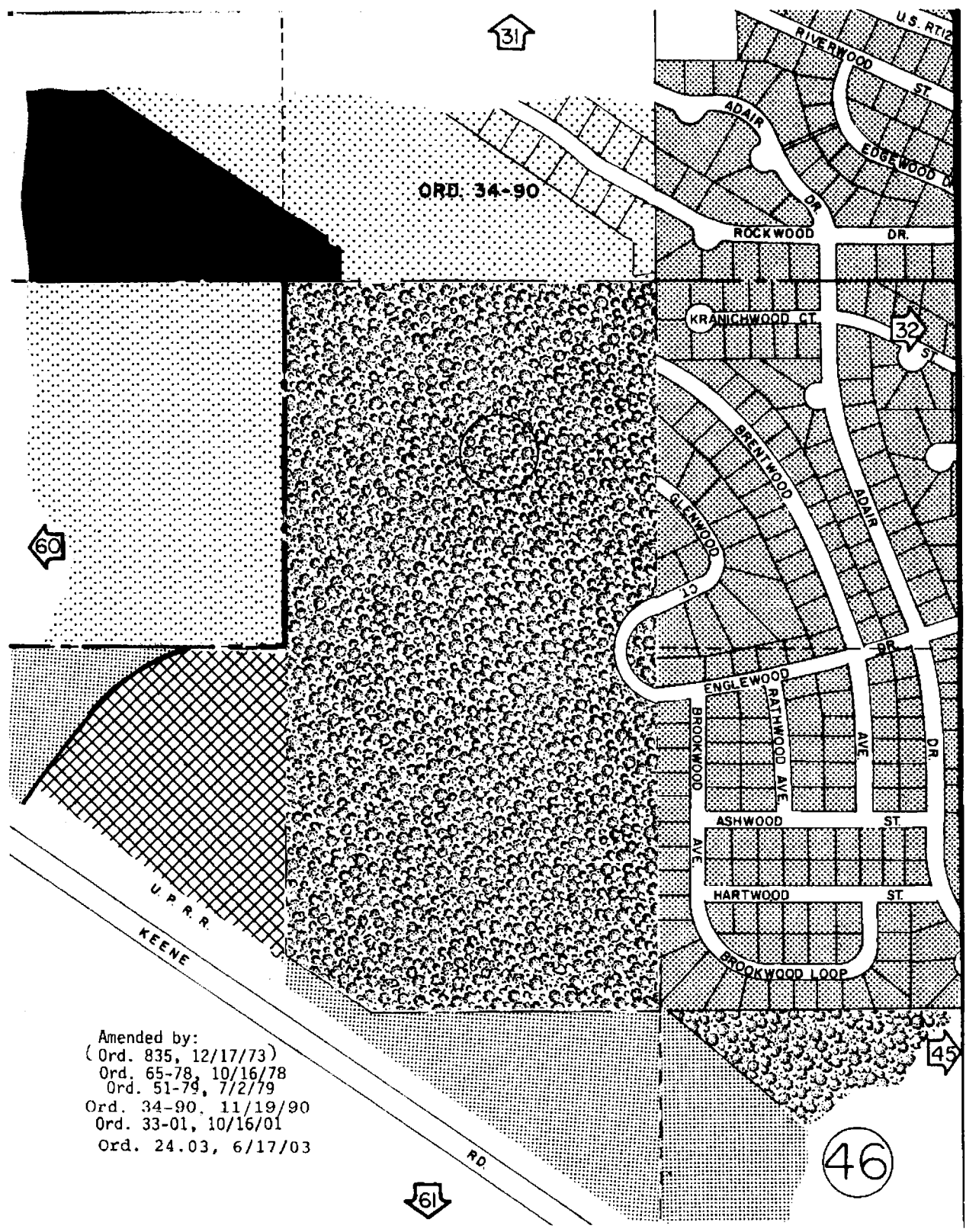






Amended by:  
 Ord. 323, 12/21/64  
 Ord. 39-76, 6/14/76  
 Ord. 65-78, 10/16/78  
 Ord. 51-79, 7/2/79  
 Ord. 23-81, 5/4/81  
 Ord. 34-90 11/19/90  
 Ord. 28-91 7/1/91  
 Ord. 29-91 7/1/91  
 Ord. 49-95 12/18/95  
 Ord. 26-01, 8/21/01  
 Ord. 24-03, 6/17/03

**31**

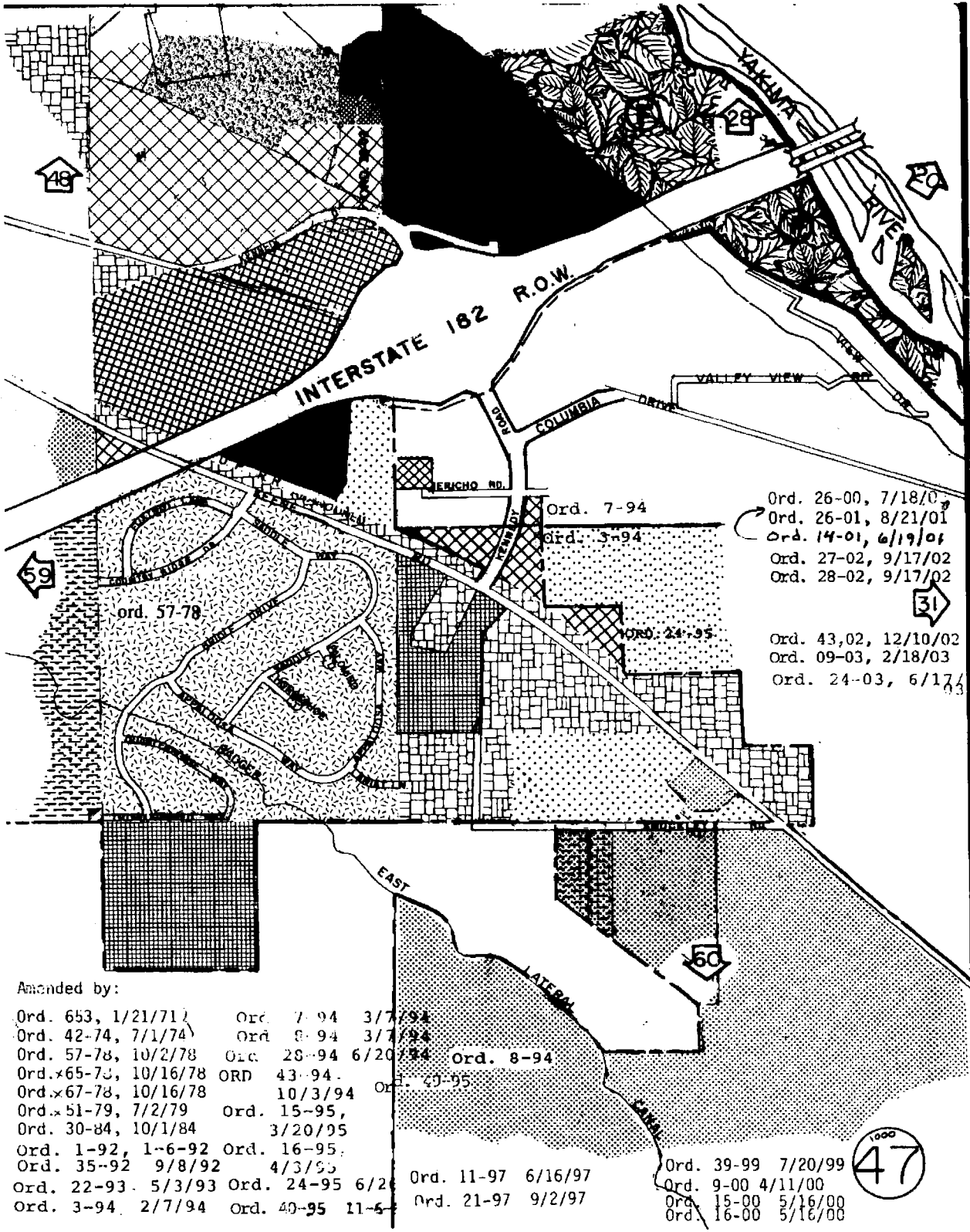


ORD. 34-90

Amended by:  
(Ord. 835, 12/17/73)  
Ord. 65-78, 10/16/78  
Ord. 51-78, 7/2/79  
Ord. 34-90, 11/19/90  
Ord. 33-01, 10/16/01  
Ord. 24.03, 6/17/03



RICHLAND CITY CLERK ORD 28.00

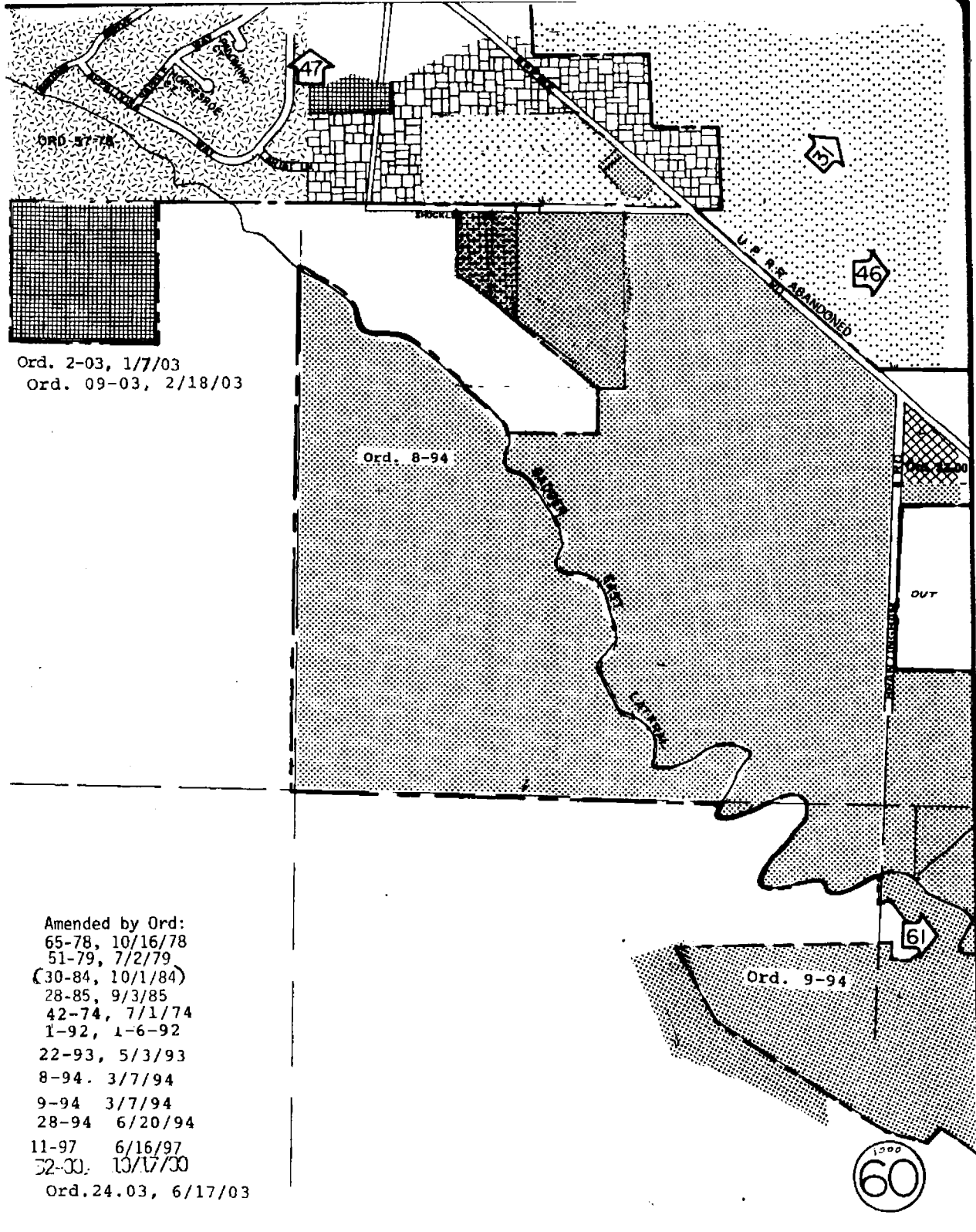


- Ord. 26-00, 7/18/00
- Ord. 26-01, 8/21/01
- Ord. 14-01, 6/19/01
- Ord. 27-02, 9/17/02
- Ord. 28-02, 9/17/02
- Ord. 43-02, 12/10/02
- Ord. 09-03, 2/18/03
- Ord. 24-03, 6/17/03

Amended by:

- |                       |                    |                    |
|-----------------------|--------------------|--------------------|
| Ord. 653, 1/21/71     | Ord. 7-94 3/7/94   |                    |
| Ord. 42-74, 7/1/74    | Ord. 8-94 3/7/94   |                    |
| Ord. 57-78, 10/2/78   | Ord. 28-94 6/20/94 | Ord. 8-94          |
| Ord. x65-73, 10/16/78 | ORD 43-94          | Ord. 49-95         |
| Ord. x67-78, 10/16/78 | 10/3/94            |                    |
| Ord. x51-79, 7/2/79   | Ord. 15-95,        |                    |
| Ord. 30-84, 10/1/84   | 3/20/95            |                    |
| Ord. 1-92, 1-6-92     | Ord. 16-95,        |                    |
| Ord. 35-92 9/8/92     | 4/3/95             |                    |
| Ord. 22-93 5/3/93     | Ord. 24-95 6/2     | Ord. 11-97 6/16/97 |
| Ord. 3-94 2/7/94      | Ord. 40-95 11-5    | Ord. 21-97 9/2/97  |
|                       |                    | Ord. 39-99 7/20/99 |
|                       |                    | Ord. 9-00 4/11/00  |
|                       |                    | Ord. 15-00 5/16/00 |
|                       |                    | Ord. 16-00 5/16/00 |

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Ord. 2-03, 1/7/03  
Ord. 09-03, 2/18/03

Ord. 8-94

Ord. 9-94

- Amended by Ord:
- 65-78, 10/16/78
  - 51-79, 7/2/79
  - (30-84, 10/1/84)
  - 28-85, 9/3/85
  - 42-74, 7/1/74
  - 1-92, 1-6-92
  - 22-93, 5/3/93
  - 8-94, 3/7/94
  - 9-94, 3/7/94
  - 28-94, 6/20/94
  - 11-97, 6/16/97
  - 32-00, 10/17/00
  - Ord. 24.03, 6/17/03



ORDINANCE NO. 16-01

AN ORDINANCE of the City of Richland granting to Ed's Disposal of Pasco and Waste Management of Kennewick a franchise for garbage and refuse collection for an approximately 26.9-acre parcel known as the Ellison annexation, an annexed area to the City.

WHEREAS, on July 11, 2000, the City of Richland annexed certain territory pursuant to RCW Chapter 35.13; and

WHEREAS, the City of Richland is in compliance with RCW 81.77.020; and

WHEREAS, under RCW 35.13.280, the City of Richland is required to award a formal franchise for garbage and refuse collection and disposal to the holder of any existing franchise or permit from the State of Washington for garbage and refuse collection and disposal in the annexed territory; and

WHEREAS, Ed's Disposal of Pasco and Waste Management of Kennewick are entitled to continue to exercise their permit rights for garbage and refuse collection and disposal in that area presently served by them for an additional seven years.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

**Section 1.01. Cancellation of Permits and Issuance of Franchise.** The City of Richland, hereinafter called Grantor, hereby cancels the garbage and refuse collection and disposal permit previously issued by the State of Washington Utilities and Transportation Commission to Ed's Disposal of Pasco and Waste Management of Kennewick, insofar as these permits apply to the areas annexed by the City of Richland. Such cancellation shall be effective from and after the effective date of this ordinance. The Grantor hereby grants to Ed's Disposal of Pasco and Waste Management of Kennewick, hereinafter called Grantee, as of the effective date of this ordinance, franchise for garbage and refuse collection and disposal insofar as the canceled permit applies to the area annexed to the City of Richland by Ordinance No. 23-00 dated July 11, 2000, in the following described area in the City of Richland:



That property located on the North side of Lorayne J. Blvd. and West of Leslie Road. A portion of the Southeast Quarter of Section 2, Township 8 North, Range 28 East, W.M., described as follows: Beginning at the Southeast corner of Lot 1, Block 5, of the Plat of Breckenridge, said point is on the Westerly margin of Leslie Road (a.k.a. Keene Road); thence Westerly along the South line of said plat to the Southwest corner of Lot 2, Block 1 of the Plat of Breckenridge #3; thence Southerly along the East line of Lots 6, 7, 8 and 9 of said Block 1 to the Southeast corner of said Lot 9; thence Southwesterly along the Southerly line of said Lot 9 to the Northeasterly margin of Lorayne J Boulevard; thence Southeasterly along said Northeasterly margin to a point of tangency on the South line of Tract L of Meadow Springs Ranch #1; thence Easterly on a projection of said South line to a point on the East line of said Section 2; thence Northerly along said East line to a point of intersection with the aforesaid South line of the plat of Breckenridge projected easterly; thence Westerly along said projected line to the true point of beginning; and including those portions of the Leslie Road (a.k.a. Keene Road) right of way lying adjacent to and east of the above described property and those portions of the Leslie Road (a.k.a. Keene Road) right of way lying adjacent to and east of the plat of Breckenridge.

**Section 1.02. Term of Franchise.** The term of the franchise for garbage and refuse collection and disposal shall be for a term of seven years from the effective date of this ordinance.

**Section 1.03. Collection of Garbage.** Grantee shall collect, remove and dispose of all garbage, refuse and other waste materials which collection, removal and disposal would normally be accomplished by the Solid Waste Division of the City of Richland, within those certain parts of the City specifically described hereinabove. Grantee shall do all work, furnish all labor, materials, equipment, supplies, supervision, organization and all other items of work necessary for the proper collection, removal, and disposal of garbage, refuse and all other waste materials in the above described area during the term of this franchise. Such refuse collection and disposal shall be done in a reasonable and workmanlike manner and shall conform to all federal and state laws, city ordinances and applicable administrative rules and regulations relating to the

performance of garbage and refuse collection and disposal, and Grantee shall be subject to garbage and refuse collection.

**Section 1.04. Times of Collection.** Grantee shall collect, remove and dispose of all garbage, refuse and waste materials in residential areas at least once a week.

**Section 1.05. Rates.**

1. Grantee shall be authorized to charge and collect, within the franchise area, those rates and charges specified in Chapter 15.20 of the Richland Municipal Code, now existing or hereinafter amended.

2. As a part of the rate structure herein approved, and in addition to any licenses, taxes or other assessments required by this franchise or other ordinances of the City of Richland, Grantee shall pay to the City, on a quarterly basis, a sum per month for each residential household served by Grantee. This sum shall represent such resident's monthly share of disposal site charges for residential self haul landfill services, and which sum shall be in lieu of any additional charges assessed by the City against residents in the franchise area for deposit of refuse at City disposal sites; provided, however, that nothing contained herein shall nullify Grantee's obligation for charges assessed by the City for deposit of refuse at disposal sites.

**Section 1.06. Independent Contractor.** Grantee is an independent contractor and franchise holder and is not an agent or employee of the City of Richland.

**Section 1.07. Indemnity.** Grantee shall indemnify and hold harmless the City from any loss, damage, cost, charge or expense, whether to persons or property, to which the City of Richland may be put by reason of any act, action, neglect, omission or default of Grantee in performing any services required to be performed by Grantee under the terms of this franchise.

**Section 1.08. Assignment.** Grantee shall not assign any of the rights granted under the terms of this franchise ordinance without the express written consent of the City Council of the City of Richland.

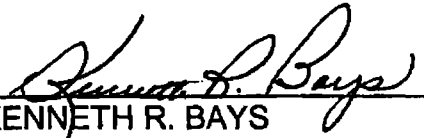
Section 1.09. Service Area. Grantee shall provide garbage and refuse collection and disposal services as set forth hereinabove described; provided, however, that Grantee shall have the right to permit the City, subject to the consent of the City, to perform garbage and refuse collection and disposal services for any portion of the franchise area during the franchise term. Grantee shall have the right to terminate this franchise upon a 30-day termination notice to the City of Richland and written consent of the City to such termination.

Section 1.10. Effective Date. This ordinance shall take effect thirty days following the date of its publication in the official newspaper of the City of Richland.

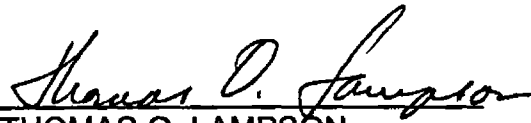
PASSED by the City Council of the City of Richland at a regular meeting on the 17th day of July, 2001.

  
\_\_\_\_\_  
ROBERT J. THOMPSON  
Mayor

ATTEST:

  
\_\_\_\_\_  
KENNETH R. BAYS  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney

Date Published: 7-22-01

ORDINANCE NO. 5-00

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classification of approximately 85 acres located west of Leslie Road and both north and south of Meadow Hills in Section 35, Township 9 North, and in Section 2, Township 8 North, all in Range 28 East, W.M., Benton County, Washington and amending the Official Zoning Map No. 44 and creating Official Zoning Map No. 63 to assign zoning to the annexation area. (Powers et al.)

WHEREAS, on March 15, 1999, a petition requesting annexation to the City of approximately 85 acres of land was received from Mr. Hurshal G. Powers, et al.; and

WHEREAS, on April 6, 1999, the City Council was presented the request and set a date for meeting with the property owner and referred the matter to the Richland Physical Planning Commission for review and recommendations; and

WHEREAS, on May 4, 1999, Council adopted Resolution No. 60-99 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit a "Notice of Intention" to the Benton County Review Board; and

WHEREAS, the Physical Planning Commission at their regular meeting on June 2, 1999, did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designation for the property to be annexed; and

WHEREAS, staff did prepare and submit a "Notice of Intention" to the Benton County Boundary Review Board to annex the subject area into the City; and

WHEREAS, the Boundary Review Board reviewed the request and determined that pursuant to RCW 36.93.100 the annexation was deemed approved ; and

WHEREAS, the City received a petition requesting annexation signed by property owners representing at least seventy-five percent (75%) of the total assessed valuation of the proposed annexation area in accordance with RCW 35.13.130.

WHEREAS, on December 7, 1999, the City Council established a public hearing date of January 4, 2000, to consider the annexation petition; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that annexation will be made subject to the assumption of an appropriate share of indebtedness by the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan; and

WHEREAS, this annexation has been deemed to have no significant adverse environmental impacts and therefore a determination of non-significance has been issued; and

WHEREAS, it appears to the City Council that it would be of benefit to the residents of the City of Richland to annex the unincorporated area;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property as more specifically described as:

A portion of the Southeast quarter of Section 35, Township 9 North, Range 28 East, W.M., and a portion of the Northeast quarter of Section 2, Township 8 North, Range 28 East, W.M., situated in the City of Richland, Benton County, Washington, described as follows:

All that portion of Short Plat #779 lying Easterly of the East margin of the Kennewick Irrigation District Badger East Lateral right-of-way;

**Together with** that portion of Section 35 lying Easterly of the North and South lines of said short plat projected East;

**Together with:** Beginning at the Northeast corner of Lot 1 of Short Plat #2351, said point is on the West margin of Leslie Road (a.k.a. Keene Road) and the South margin of Meadow Hills Drive as shown on the plat of Meadow Hills per Volume 14, Page 120; thence Westerly along the North line of said Lot 1 to the Northwest corner thereof; thence Southerly along the West line of said Lot 1 and the West line of Lot 4 of said Short Plat #2351 to the Southwest corner of said Lot 4; thence Westerly along the South line of the aforesaid plat of Meadow Hills to a point on the aforementioned East margin of the Badger East Lateral right-of-way; thence Southwesterly along said East margin to the Northwest corner of Lot 8, Block 2, of the final plat of Breckenridge per Volume 14 of Plats,

Page 158; thence Easterly along the North line of said Plat to the East quarter corner of said Section 2; thence Northerly along the East line of said Section 2 to the Northeast corner thereof; thence Westerly along the North line of said Section 2 to the Southeast corner of said Section 35; thence continuing Westerly along said line to the Southeast corner of the aforesaid Short Plat #779, said point is on the West margin of Leslie Road (a.k.a. Keene Road) and the North margin of said Meadow Hills Drive; thence Southerly along said West margin to the true point of beginning.  
**Except:** Short Plat #1213.

All records of said Benton County, Washington

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be Medium Density Single Family Residential (R-1M), with the exception of Tract A which shall be Suburban Agricultural (SAG), when consideration is given to the interest of the general public.

Section 1.06. 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, are amended by amending Sectional Map No. 44 and creating Sectional Map No. 63, which are one of a series of maps constituting said Official Zoning Map, said map shall bear 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 1.07. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach amended Sectional Map No. 44,


Sectional Map No. 63 and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.08. This ordinance shall become effective at such time that it is recorded with the Benton County Auditor. Recordation of this ordinance shall be conducted concurrently with instruments affecting associated boundary line adjustments administratively approved by the City of Richland and Benton County.

PASSED by the City Council of the City of Richland at a regular meeting this 18th day of January, 2000.

  
ROBERT J. THOMPSON  
Mayor

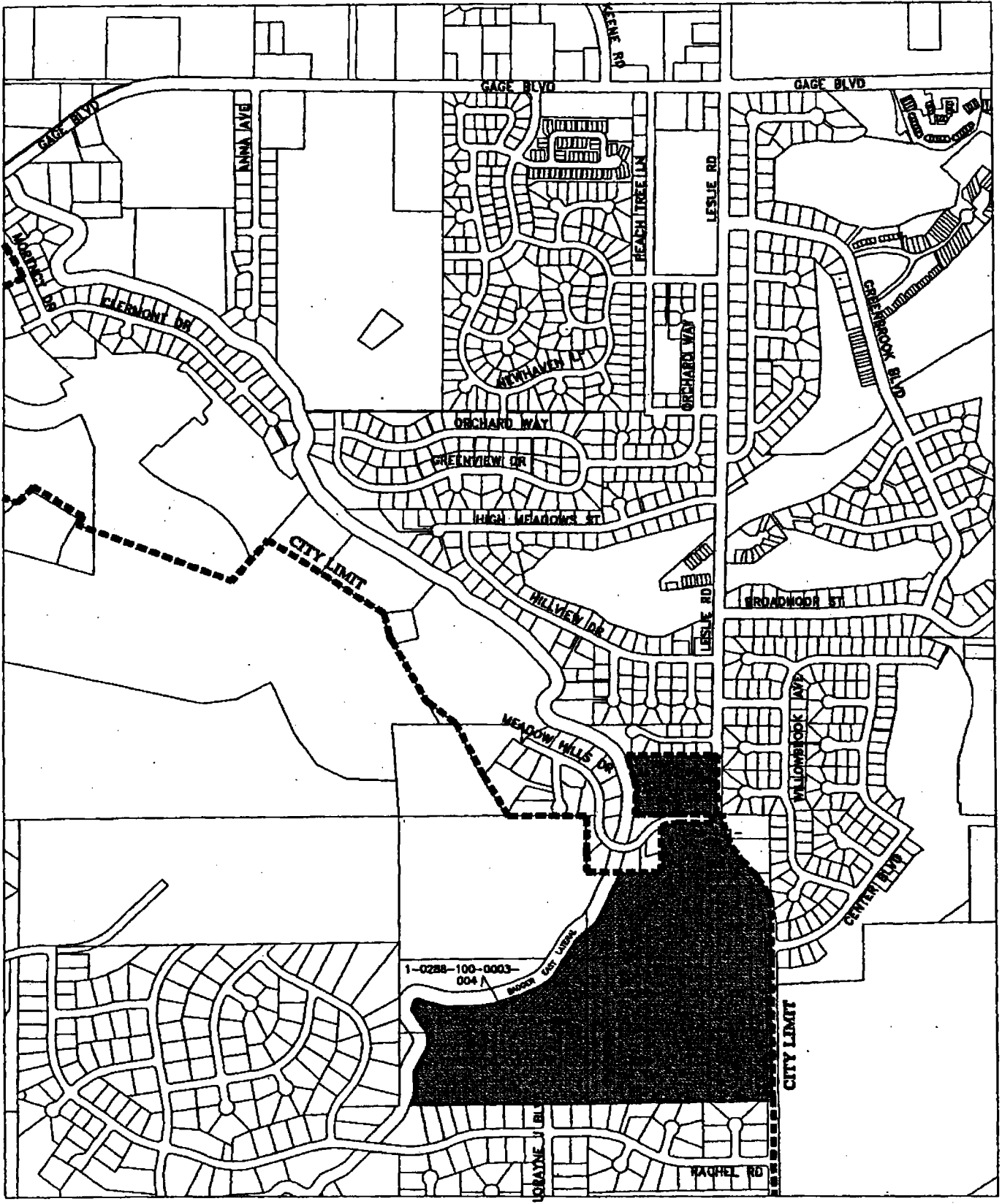
ATTEST:

  
KENNETH BAYS  
City Clerk

APPROVED AS TO FORM:

  
THOMAS O. LAMPSON  
City Attorney

Date Published: 1-23-00



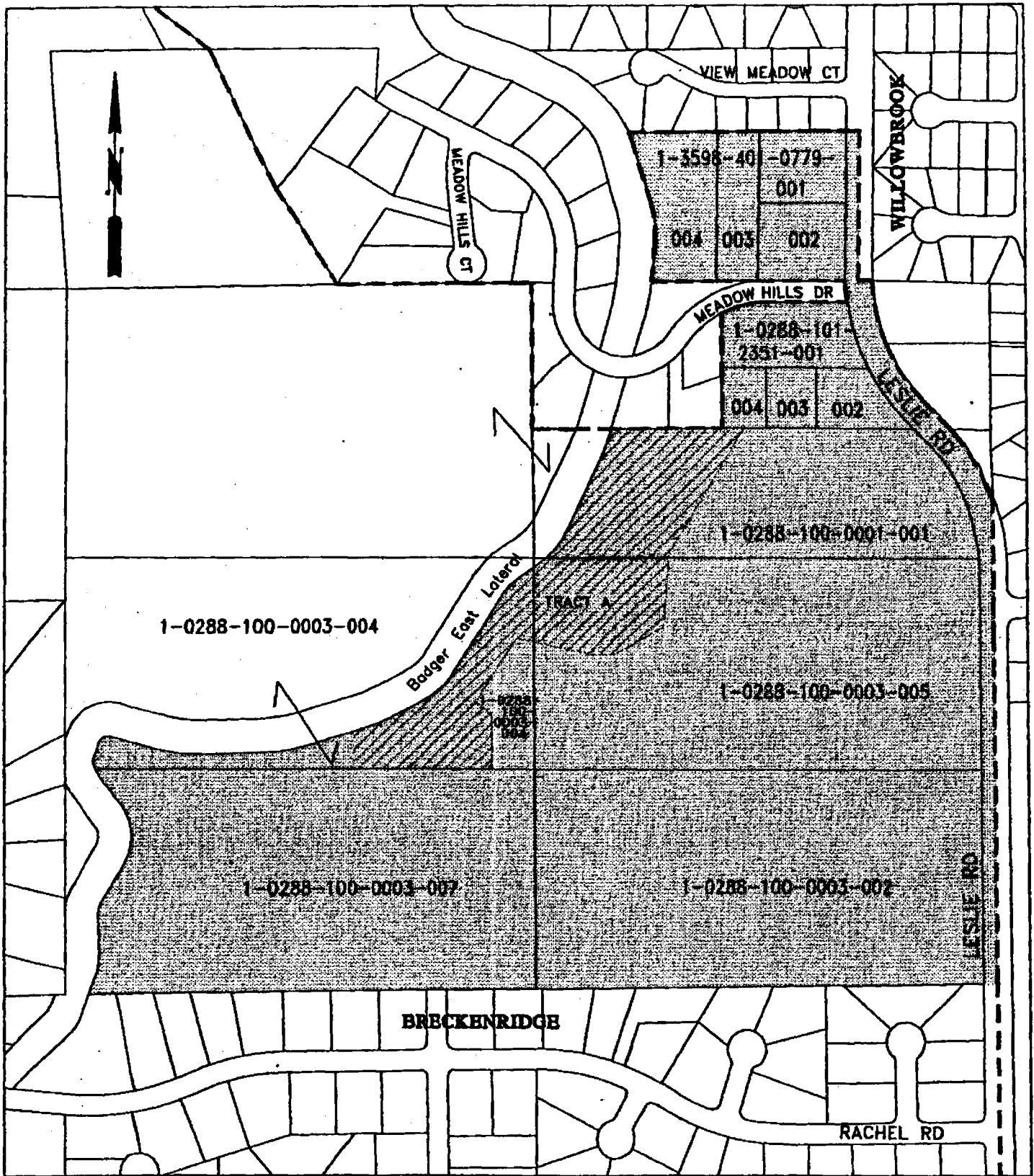
# PROPOSED ANNEXATION



PLANNING & DEVELOPMENT SERVICES  
 JKS FILE E:\P\W\W\W\W\12-99.000  
 12-99

THE CITY OF RICHLAND AND ANY PERSON, BUSINESS OR ENTITY WHOSE PROPERTY IS THE SUBJECT OF THIS ANNEXATION IS HEREBY ADVISED THAT THE CITY OF RICHLAND IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF RICHLAND IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF RICHLAND IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.





# PROPOSED ANNEXATION



**RICHLAND**  
DEVELOPMENT & PERMIT SERVICES

DRAWN BY JCS FILED 2008  
3-19

THE CITY OF RICHLAND ACCEPTS NO LIABILITY FOR THE ACCURACY, COMPLETENESS OR TIMELINESS OF ANY INFORMATION OR DATA PROVIDED BY ANY SOURCE. THE CITY OF RICHLAND DOES NOT WARRANT THE ACCURACY, COMPLETENESS OR TIMELINESS OF ANY INFORMATION OR DATA PROVIDED BY ANY SOURCE. THE CITY OF RICHLAND DOES NOT WARRANT THE ACCURACY, COMPLETENESS OR TIMELINESS OF ANY INFORMATION OR DATA PROVIDED BY ANY SOURCE. THE CITY OF RICHLAND DOES NOT WARRANT THE ACCURACY, COMPLETENESS OR TIMELINESS OF ANY INFORMATION OR DATA PROVIDED BY ANY SOURCE.

WHEN RECORDED RETURN TO:

City Clerk  
City of Richland  
P.O. Box 190  
Richland, WA 99352

*Misc.  
20239*

CASCADE TITLE CO.

*13.00*

PID #1-3598-401-0779-001; 1-3598-401-0779-002; 1-3598-401-0779-003; 1-3598-401-004; 1-0288-101-2351-001; 1-0288-101-2351-002; 1-0288-101-2351-003; 1-0288-101-2351-004; 1-0288-100-0001-001; 1-0288-100-0003-005; 1-0288-100-0003-007 and 1-0388-100-0003-002

ORDINANCE NO. 5-00

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classification of approximately 85 acres located west of Leslie Road and both north and south of Meadow Hills in Section 35, Township 9 North, and in Section 2, Township 8 North, all in Range 28 East, W.M., Benton County, Washington and amending the Official Zoning Map No. 44 and creating Official Zoning Map No. 63 to assign zoning to the annexation area. (Powers et al.)

WHEREAS, on March 15, 1999, a petition requesting annexation to the City of approximately 85 acres of land was received from Mr. Hurshal G. Powers, et al.; and

WHEREAS, on April 6, 1999, the City Council was presented the request and set a date for meeting with the property owner and referred the matter to the Richland Physical Planning Commission for review and recommendations; and

WHEREAS, on May 4, 1999, Council adopted Resolution No. 60-99 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit a "Notice of Intention" to the Benton County Review Board; and



WHEREAS, the Physical Planning Commission at their regular meeting on June 2, 1999, did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designation for the property to be annexed; and

WHEREAS, staff did prepare and submit a "Notice of Intention" to the Benton County Boundary Review Board to annex the subject area into the City; and

WHEREAS, the Boundary Review Board reviewed the request and determined that pursuant to RCW 36.93.100 the annexation was deemed approved ; and

WHEREAS, the City received a petition requesting annexation signed by property owners representing at least seventy-five percent (75%) of the total assessed valuation of the proposed annexation area in accordance with RCW 35.13.130.

WHEREAS, on December 7, 1999, the City Council established a public hearing date of January 4, 2000, to consider the annexation petition; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that annexation will be made subject to the assumption of an appropriate share of indebtedness by the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan; and

WHEREAS, this annexation has been deemed to have no significant adverse environmental impacts and therefore a determination of non-significance has been issued; and

WHEREAS, it appears to the City Council that it would be of benefit to the residents of the City of Richland to annex the unincorporated area;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property as more specifically described as:

A portion of the Southeast quarter of Section 35, Township 9 North, Range 28 East, W.M., and a portion of the Northeast quarter of Section 2,



Township 8 North, Range 28 East, W.M., situated in the City of Richland, Benton County, Washington, described as follows:

All that portion of Short Plat #779 lying Easterly of the East margin of the Kennewick Irrigation District Badger East Lateral right-of-way;

**Together with** that portion of Section 35 lying Easterly of the North and South lines of said short plat projected East;

**Together with:** Beginning at the Northeast corner of Lot 1 of Short Plat #2351, said point is on the West margin of Leslie Road (a.k.a. Keene Road) and the South margin of Meadow Hills Drive as shown on the plat of Meadow Hills per Volume 14, Page 120; thence Westerly along the North line of said Lot 1 to the Northwest corner thereof; thence Southerly along the West line of said Lot 1 and the West line of Lot 4 of said Short Plat #2351 to the Southwest corner of said Lot 4; thence Westerly along the South line of the aforesaid plat of Meadow Hills to a point on the aforementioned East margin of the Badger East Lateral right-of-way; thence Southwesterly along said East margin to the Northwest corner of Lot 8, Block 2, of the final plat of Breckenridge per Volume 14 of Plats, Page 158; thence Easterly along the North line of said Plat to the East quarter corner of said Section 2; thence Northerly along the East line of said Section 2 to the Northeast corner thereof; thence Westerly along the North line of said Section 2 to the Southeast corner of said Section 35; thence continuing Westerly along said line to the Southeast corner of the aforesaid Short Plat #779, said point is on the West margin of Leslie Road (a.k.a. Keene Road) and the North margin of said Meadow Hills Drive; thence Southerly along said West margin to the true point of beginning.  
**Except:** Short Plat #1213.

All records of said Benton County, Washington 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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.



Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be Medium Density Single Family Residential (R-1M), with the exception of Tract A which shall be Suburban Agricultural (SAG), when consideration is given to the interest of the general public.


Section 1.06. 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, are amended by amending Sectional Map No. 44 and creating Sectional Map No. 63, which are one of a series of maps constituting said Official Zoning Map, said map shall bear 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.

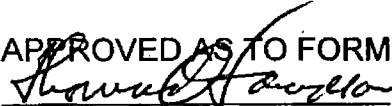
Section 1.07. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach amended Sectional Map No. 44, Sectional Map No. 63 and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.08. This ordinance shall become effective at such time that it is recorded with the Benton County Auditor. Recordation of this ordinance shall be conducted concurrently with instruments affecting associated boundary line adjustments administratively approved by the City of Richland and Benton County.

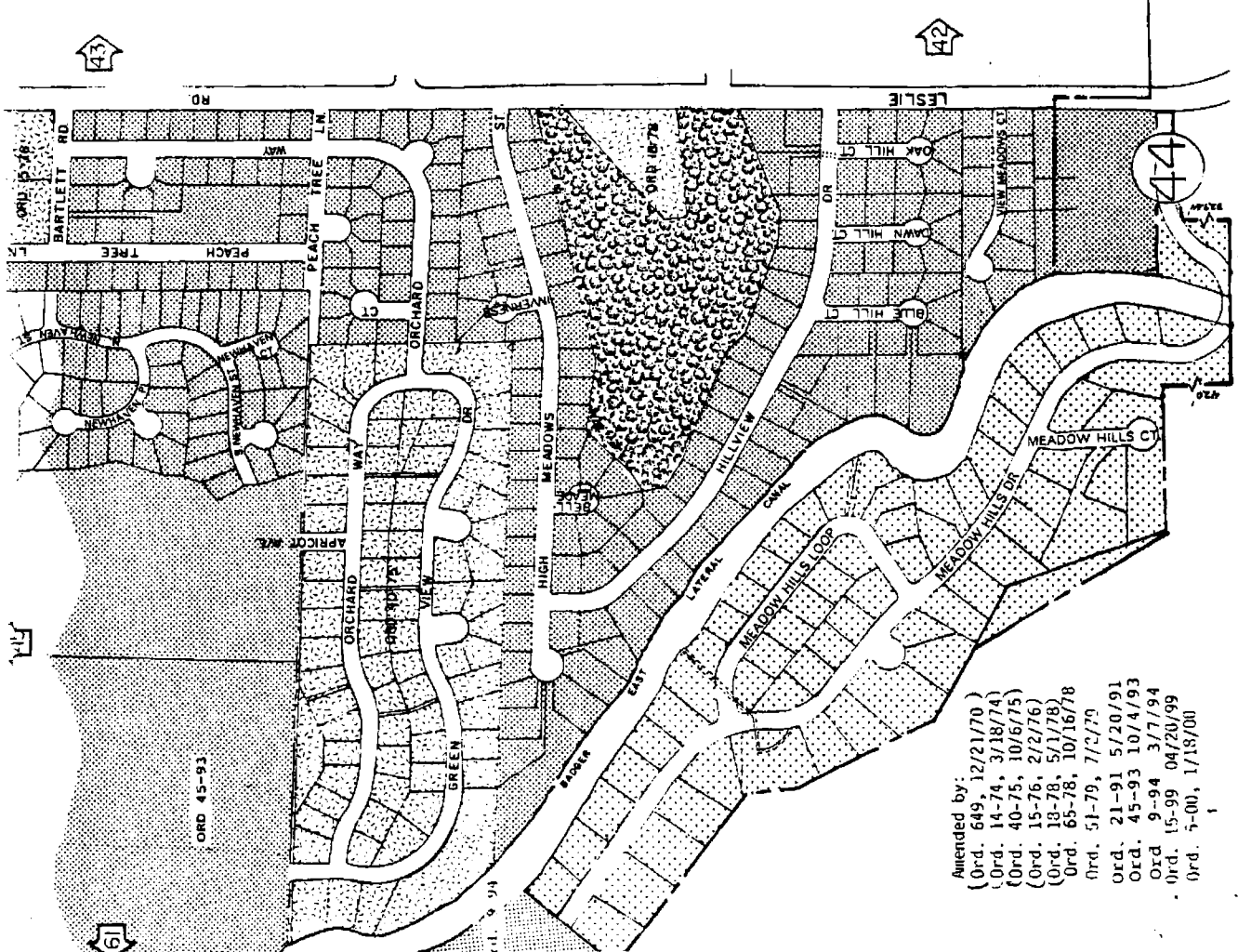
PASSED by the City Council of the City of Richland at a regular meeting this 18th day of January, 2000.

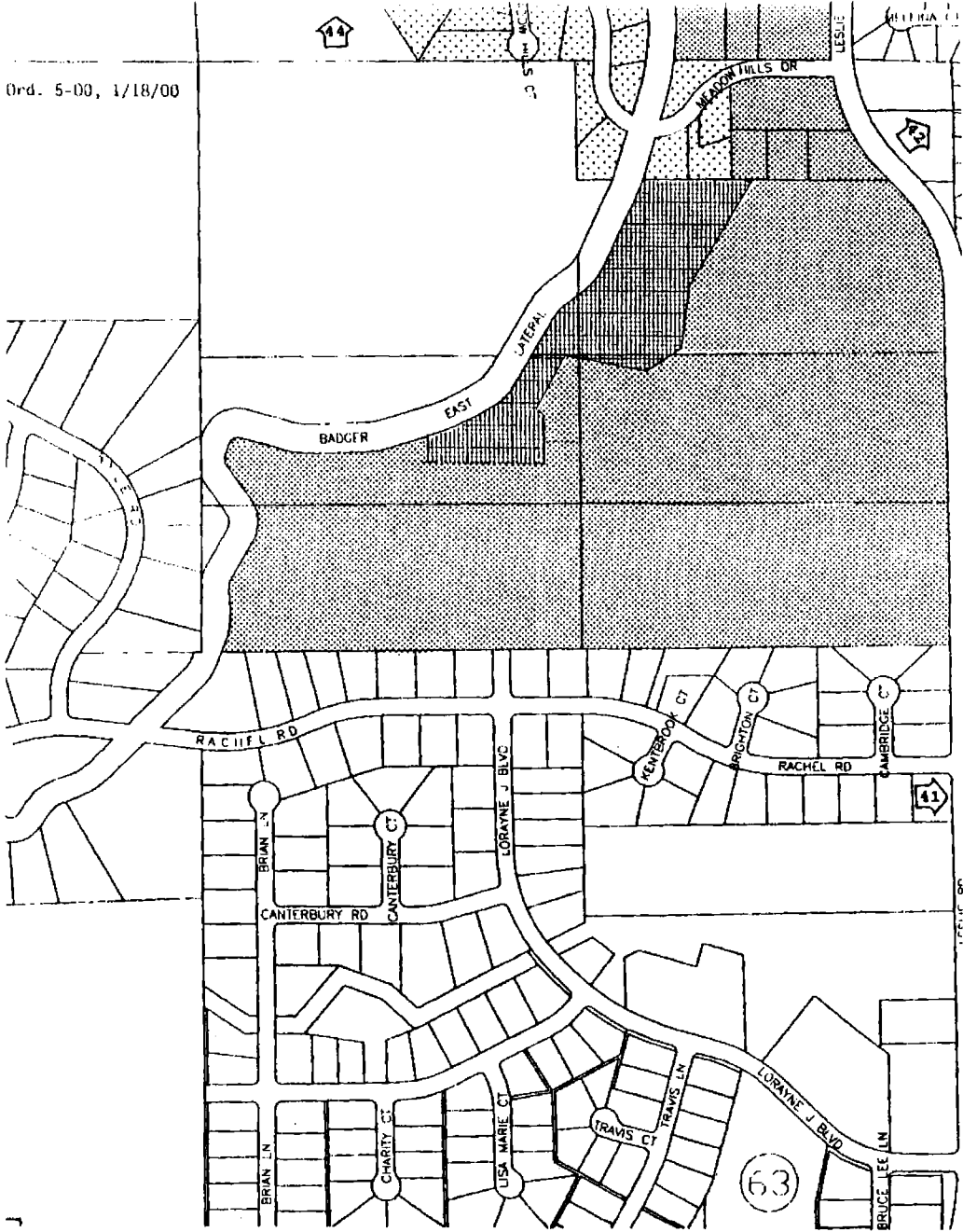
  
ROBERT J. THOMPSON  
Mayor

ATTEST:  
  
KENNETH BAYS  
City Clerk

APPROVED AS TO FORM:  
  
THOMAS O. LAMPSON  
City Attorney

Date Published: 1-23-00





Ord. 5-00, 1/18/00

ORDINANCE NO. 16-00

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classification of approximately 2.07 acres located west of Jericho Court and north of Jericho Road on Lot 12, Block 3 of the Badger Heights Subdivision in Section 22, Township 9 North, Range 28 East, W.M., and amending the Official Zoning Map No. 47 to assign zoning to the annexation area. (Kurk Watts)

WHEREAS, on December 7, 1999, a petition requesting annexation to the City of approximately 2.07 acres of land was received from Mr. Kurk Watts; and

WHEREAS, on January 18, 2000, the City Council was presented the request and set a date of February 1, 2000, for meeting with the property owner and referred the matter to the Richland Physical Planning Commission for review and recommendations; and

WHEREAS, the City Council held a meeting on February 1, 2000, to meet with Mr. Kurk Watts; and

WHEREAS, on February 15, 2000, Council adopted Resolution No. 22-00 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit a "Notice of Intention" to the Benton County Review Board; and

WHEREAS, the Physical Planning Commission at their regular meeting on March 1, 2000, did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designation for the property to be annexed; and

WHEREAS, staff did prepare and submit a "Notice of Intention" to the Benton County Boundary Review Board to annex the subject area into the City; and

WHEREAS, the Boundary Review Board reviewed the request and determined that pursuant to RCW 36.93.110 the annexation was exempt from Boundary Review Board review; and

WHEREAS, on March 28, 2000, the City received a petition requesting annexation from Kurk Watts; and

WHEREAS, on April 11, 2000, the City Council established a public hearing date of May 2, 2000, to consider the annexation petition; and



WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that annexation will be made subject to the assumption of an appropriate share of indebtedness by the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan; and

WHEREAS, this annexation has been deemed to have no significant adverse environmental impacts and therefore a determination of non-significance has been issued; and

WHEREAS, it appears to the City Council that it would be of benefit to the residents of the City of Richland to annex the unincorporated area;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property as more specifically described as:

Lot 12, Block 3 of the Badger Heights Subdivision in Section 22, Township 9 North, Range 28, E.W.M. All records of said Benton County, Washington.

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be Central Business (C-2) when consideration is given to the interest of the general public.

Section 1.06. 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, are amended by amending Sectional Map No. 47, which is one of a series of maps constituting said Official Zoning Map. Said map shall bear 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 1.07. The City acknowledges the special use permit granted to Kurk Watts by the Benton County Board of Adjustment granting him permission to construct and operate a mini-storage facility on the property and recognizes the applicant's vested right to continue such use of the property.

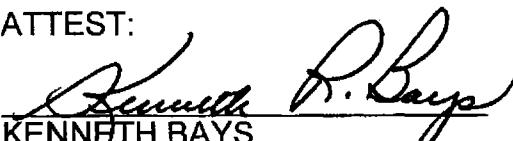
Section 1.08. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach amended Sectional Map No. 47, and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.09. This ordinance shall become effective at such time that it is recorded with the Benton County Auditor.

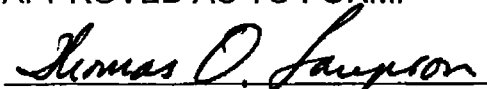
PASSED by the City Council of the City of Richland at a regular meeting this  
16th day of May, 2000.

  
ROBERT J. THOMPSON  
Mayor

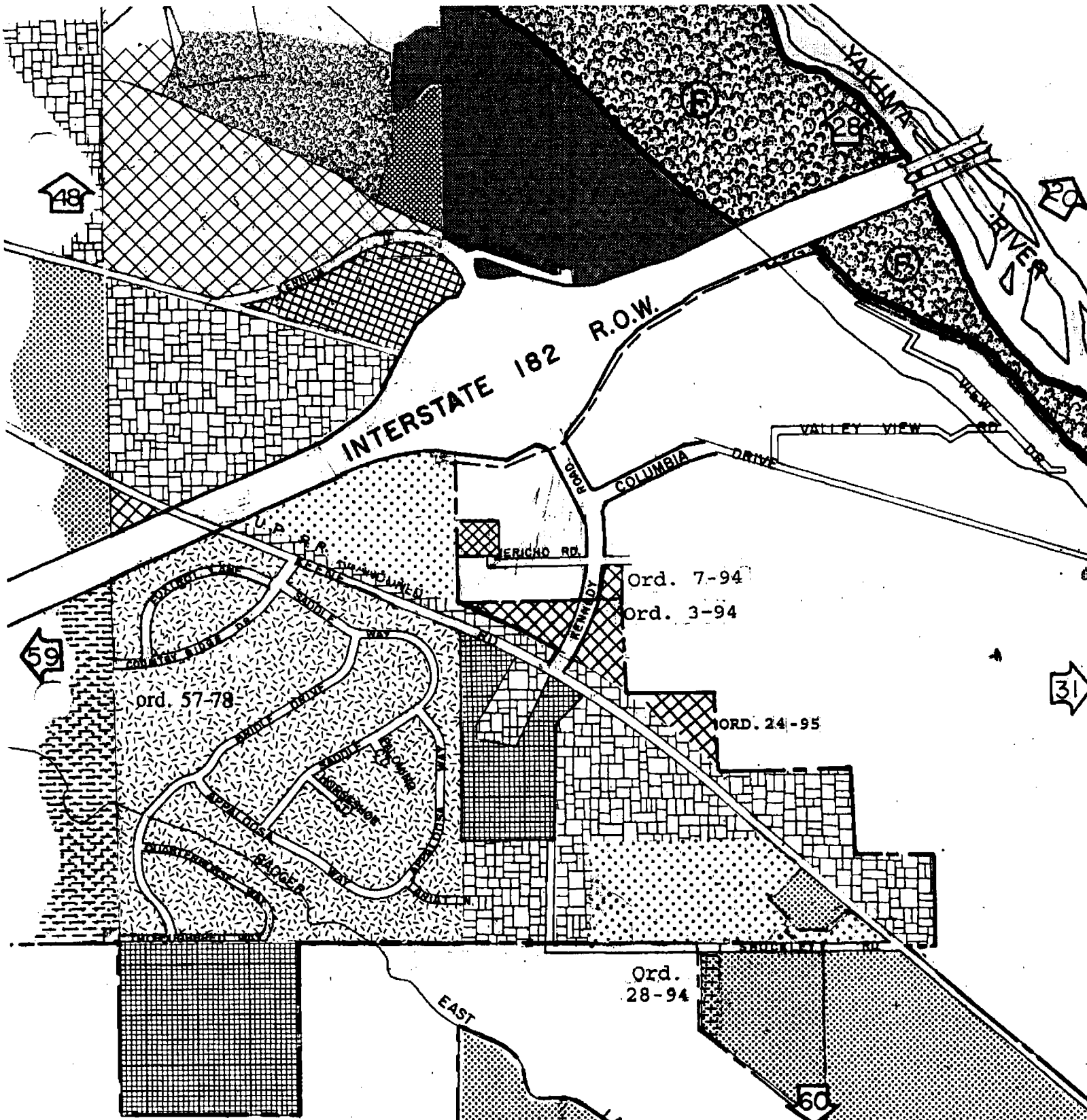
ATTEST:

  
KENNETH BAYS  
City Clerk

APPROVED AS TO FORM:

  
THOMAS O. LAMPSON  
City Attorney

Date Published: 5-20-00



Amended by:

(Ord. 653, 1/21/71)	Ord. 7-94	3/7/94	
(Ord. 42-74, 7/1/74)	Ord. 8-94	3/7/94	
Ord. 57-78, 10/2/78	Ord. 28-94	6/20/94	Ord. 8-94
Ord. 65-73, 10/16/78	ORD. 43-94		
Ord. 67-78, 10/16/78		10/3/94	Ord. 49-95
Ord. 51-79, 7/2/79	Ord. 15-95,		
Ord. 30-84, 10/1/84	3/20/95		
Ord. 1-92, 1-6-92	Ord. 16-95,		
Ord. 35-92	9/8/92	4/3/95	
Ord. 22-93, 5/3/93	Ord. 24-95	6/2	Ord. 11-97 6/16/97
Ord. 3-94, 2/7/94	Ord. 40-95	11-6	Ord. 21-97 9/2/97
			Ord. 39-99 7/20/99
			Ord. 9-00 4/11/00
			Ord. 15-00 5/16/00
			Ord. 16-00 5/16/00



WHEN RECORDED RETURN TO:

City Clerk  
City of Richland  
P.O. Box 190  
Richland, WA 99352

PID #: 1-2298-202-0003-012

**CASCADE TITLE CO**

*Misc #  
20364*

ORDINANCE NO. 16-00

*12.00*

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classification of approximately 2.07 acres located west of Jericho Court and north of Jericho Road on Lot 12, Block 3 of the Badger Heights Subdivision in Section 22, Township 9 North, Range 28 East, W.M., and amending the Official Zoning Map No. 47 to assign zoning to the annexation area. (Kurk Watts)

WHEREAS, on December 7, 1999, a petition requesting annexation to the City of approximately 2.07 acres of land was received from Mr. Kurk Watts; and

WHEREAS, on January 18, 2000, the City Council was presented the request and set a date of February 1, 2000, for meeting with the property owner and referred the matter to the Richland Physical Planning Commission for review and recommendations; and

WHEREAS, the City Council held a meeting on February 1, 2000, to meet with Mr. Kurk Watts; and

WHEREAS, on February 15, 2000, Council adopted Resolution No. 22-00 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing



City indebtedness, and further directed staff to submit a "Notice of Intention" to the Benton County Review Board; and

WHEREAS, the Physical Planning Commission at their regular meeting on March 1, 2000, did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designation for the property to be annexed; and

WHEREAS, staff did prepare and submit a "Notice of Intention" to the Benton County Boundary Review Board to annex the subject area into the City; and

WHEREAS, the Boundary Review Board reviewed the request and determined that pursuant to RCW 36.93.110 the annexation was exempt from Boundary Review Board review; and

WHEREAS, on March 28, 2000, the City received a petition requesting annexation from Kurk Watts; and

WHEREAS, on April 11, 2000, the City Council established a public hearing date of May 2, 2000, to consider the annexation petition; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that annexation will be made subject to the assumption of an appropriate share of indebtedness by the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan; and



WHEREAS, this annexation has been deemed to have no significant adverse environmental impacts and therefore a determination of non-significance has been issued; and

WHEREAS, it appears to the City Council that it would be of benefit to the residents of the City of Richland to annex the unincorporated area;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property as more specifically described as:

Lot 12, Block 3 of the Badger Heights Subdivision in Section 22, Township 9 North, Range 28, E.W.M. All records of said Benton County, Washington.

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be Central Business (C-2) when consideration is given to the interest of the general public.



Section 1.06. 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, are amended by amending Sectional Map No. 47, which is one of a series of maps constituting said Official Zoning Map. Said map shall bear 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 1.07. The City acknowledges the special use permit granted to Kurk Watts by the Benton County Board of Adjustment granting him permission to construct and operate a mini-storage facility on the property and recognizes the applicant's vested right to continue such use of the property.

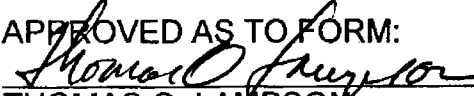
Section 1.08. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach amended Sectional Map No. 47, and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.09. This ordinance shall become effective at such time that it is recorded with the Benton County Auditor.

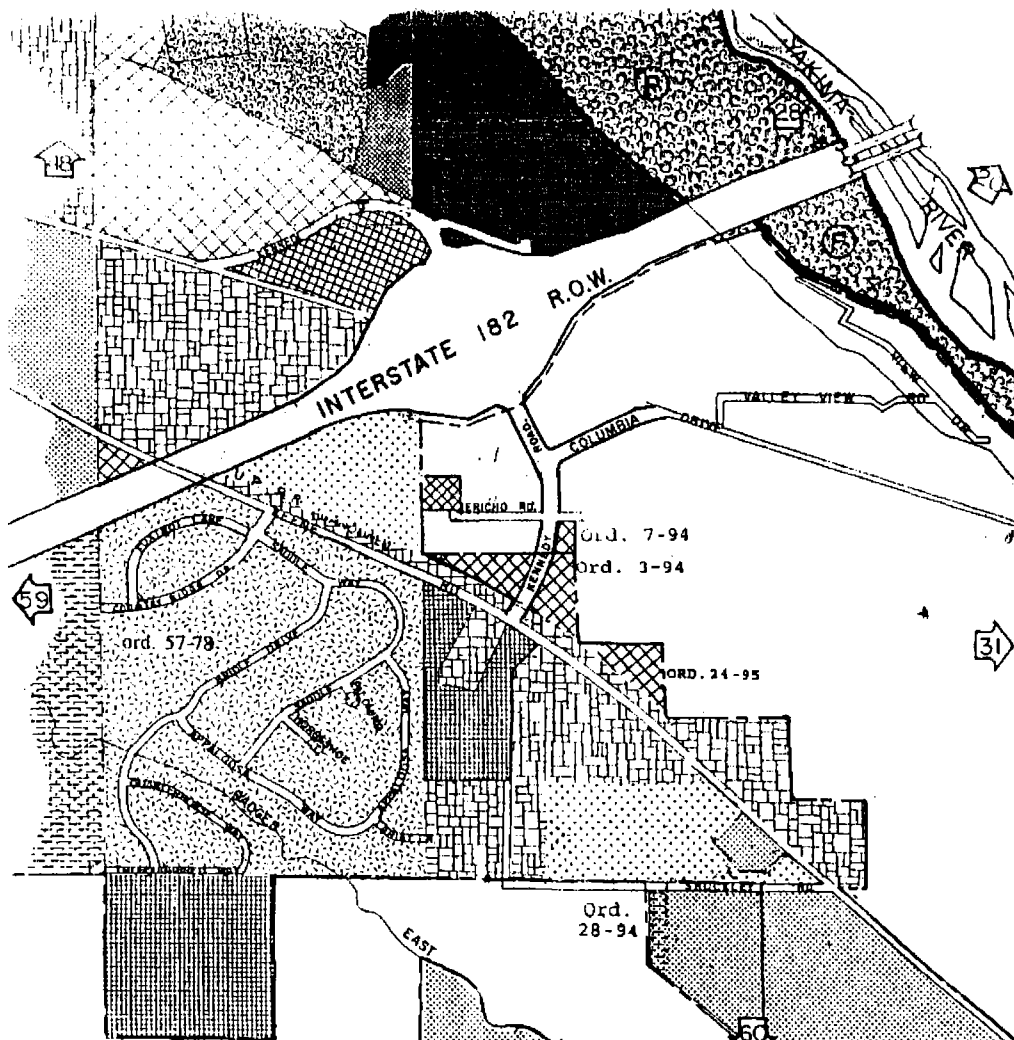
PASSED by the City Council of the City of Richland at a regular meeting this 16th day of May, 2000.

  
ROBERT J. THOMPSON  
Mayor

ATTEST:  
  
KENNETH BAYS  
City Clerk

APPROVED AS TO FORM:  
  
THOMAS O. LAMPSON  
City Attorney

Date Published: 5-20-00



Abandoned by:

- Ord. 643, 1/21/71
- Ord. 12-71, 7/1/78
- Ord. 57-78, 10/2/78
- Ord. 65-78, 10/16/78
- Ord. 67-78, 10/16/78
- Ord. 51-79, 7/2/79
- Ord. 30-84, 10/1/84
- Ord. 1-92, 1-6-92
- Ord. 35-92, 9/8/92
- Ord. 22-93, 5/3/93
- Ord. 3-94, 2/7/94
- Ord. 1-94, 3/7/94
- Ord. 8-94, 3/7/94
- Ord. 28-94, 6/20/94
- Ord. 43-94
- 10/3/94
- Ord. 15-95
- 3/20/95
- Ord. 16-95
- 4/3/95
- Ord. 24-95, 6/2
- Ord. 40-95, 11-6
- Ord. 11-97, 6/16/97
- Ord. 21-97, 9/2/97
- Ord. 39-99, 7/20/99
- Ord. 9-00, 4/11/00
- Ord. 15-00, 5/16/00

47





WHEN RECORDED RETURN TO:

City Clerk  
City of Richland  
P.O. Box 190  
Richland, WA 99352

Misc. #20497 **CASCADE TITLE CO.** ORDINANCE NO. 22-00 11.00

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classifications of approximately 4.2 acres of property located southwest of the plat of Meadow Hills and the existing Richland City boundaries and amending the Official Zoning Maps No. 44 and 63 as to assign zoning designations (Bauder).

WHEREAS, on February 14, 2000, a petition requesting annexation to the City of 4.2 acres of land was received from the property owner; and

WHEREAS, on March 21, 2000, the City Council was presented the request, set a date for meeting with the property owner and referred the matter to the Richland Physical Planning Commission for review and recommendations; and

WHEREAS, on April 11, 2000, Council adopted Resolution 27-00 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit a request of waiver of the Benton County Boundary Review Board application requirements; and

WHEREAS, staff did request a waiver from the Benton County Review Board to annex the subject area into the City; and

WHEREAS, the Chairman of the Boundary Review Board reviewed the request and determined that pursuant to RCW 36.93.110 the annexation was determined to be exempt from review by the Boundary Review Board; and

WHEREAS, the Physical Planning Commission at their regular meeting on May 3, 2000, did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designations for the property to be annexed; and

WHEREAS, on June 6, 2000, the City Council passed Resolution No. 31-00 setting June 27, 2000, as the date for public hearing on the request for annexation pursuant to the statutes; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that annexation will be made subject to the assumption of an appropriate share of indebtedness by the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan; and

WHEREAS, this annexation is exempt from the SEPA process, therefore, no environmental review was necessary; and

WHEREAS, it appears to the City Council that it would be of benefit to the residents of the City of Richland to annex the unincorporated area;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property as more specifically described as:

That portion of Lot 4 Short Plat Number 2378 records of Benton County, Washington, lying in the Northeast quarter of Section 2, Township 8 North, Range 28 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 1 of said Short Plat; thence South 89°34'07" East along the North line of said Lot 280.53 feet to the east line of said Lot 4; thence North 0°38'52" East 420.00 feet to the South line of Plat of Meadow Hills Phase 1; thence North 89°34'07" West along said South line 553.77 feet to the Southwest corner of Lot 10 of said Plat; thence South 32°27'45" East 500.19 feet to the said True Point of Beginning.

Containing 4.02 acres.

Together with and subject to easements, reservations, covenants and restrictions of record and in view.

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be Suburban Residential (R-1) when consideration is given to the interest of the general public.

Section 1.06. 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, are amended by amending Sectional Maps 44 and 63, which are two of a series of maps constituting said Official Zoning Map, said map shall bear 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.

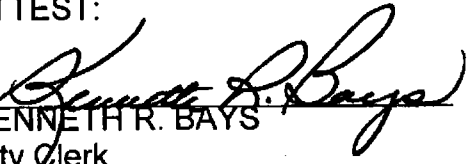
Section 1.07. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and shall attach amended Sectional Maps 44 and 63 and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.08. This ordinance shall become effective at such time that it is recorded with the Benton County Auditor. Recordation of this ordinance shall be conducted concurrently with instruments affecting associated boundary line adjustments administratively approved by the City of Richland and Benton County.


PASSED by the City Council of the City of Richland at a regular meeting this 11th day of July, 2000.

  
ROBERT J. THOMPSON  
Mayor

ATTEST:

  
KENNETH R. BAYS  
City Clerk

APPROVED AS TO FORM:

  
THOMAS O. LAMPSON  
City Attorney

Date Published: 7-15-00

ORDINANCE NO. 22-00

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classifications of approximately 4.2 acres of property located southwest of the plat of Meadow Hills and the existing Richland City boundaries and amending the Official Zoning Maps No. 44 and 63 as to assign zoning designations (Bauder).

WHEREAS, on February 14, 2000, a petition requesting annexation to the City of 4.2 acres of land was received from the property owner; and

WHEREAS, on March 21, 2000, the City Council was presented the request, set a date for meeting with the property owner and referred the matter to the Richland Physical Planning Commission for review and recommendations; and

WHEREAS, on April 11, 2000, Council adopted Resolution 27-00 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit a request of waiver of the Benton County Boundary Review Board application requirements; and

WHEREAS, staff did request a waiver from the Benton County Review Board to annex the subject area into the City; and

WHEREAS, the Chairman of the Boundary Review Board reviewed the request and determined that pursuant to RCW 36.93.110 the annexation was determined to be exempt from review by the Boundary Review Board; and

WHEREAS, the Physical Planning Commission at their regular meeting on May 3, 2000, did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designations for the property to be annexed; and

WHEREAS, on June 6, 2000, the City Council passed Resolution No. 31-00 setting June 27, 2000, as the date for public hearing on the request for annexation pursuant to the statutes; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that annexation

will be made subject to the assumption of an appropriate share of indebtedness by the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan; and

WHEREAS, this annexation is exempt from the SEPA process, therefore, no environmental review was necessary; and

WHEREAS, it appears to the City Council that it would be of benefit to the residents of the City of Richland to annex the unincorporated area;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property as more specifically described as:

That portion of Lot 4 Short Plat Number 2378 records of Benton County, Washington, lying in the Northeast quarter of Section 2, Township 8 North, Range 28 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 1 of said Short Plat; thence South  $89^{\circ}34'07''$  East along the North line of said Lot 280.53 feet to the east line of said Lot 4; thence North  $0^{\circ}38'52''$  East 420.00 feet to the South line of Plat of Meadow Hills Phase 1; thence North  $89^{\circ}34'07''$  West along said South line 553.77 feet to the Southwest corner of Lot 10 of said Plat; thence South  $32^{\circ}27'45''$  East 500.19 feet to the said True Point of Beginning.

Containing 4.02 acres.

Together with and subject to easements, reservations, covenants and restrictions of record and in view.

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be Suburban Residential (R-1) when consideration is given to the interest of the general public.

Section 1.06. 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, are amended by amending Sectional Maps 44 and 63, which are two of a series of maps constituting said Official Zoning Map, said map shall bear 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 1.07. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and shall attach amended Sectional Maps 44 and 63 and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.08. This ordinance shall become effective at such time that it is recorded with the Benton County Auditor. Recordation of this ordinance shall be conducted concurrently with instruments affecting associated boundary line adjustments administratively approved by the City of Richland and Benton County.

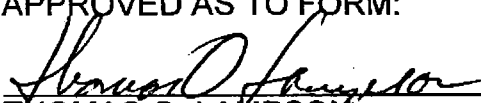
PASSED by the City Council of the City of Richland at a regular meeting this 11th day of July, 2000.

  
ROBERT J. THOMPSON  
Mayor

ATTEST:

  
KENNETH R. BAYS  
City Clerk

APPROVED AS TO FORM:

  
THOMAS O. LAMPSON  
City Attorney

Date Published: 7-15-00

ORD 45-93

ORD 15-78

BARTLETT RD.

PEACH TREE LN

RD.

S NEWHAVEN ST DR

PEACH TREE LN

ORCHARD WAY

CT

ORCHARD

GREEN

DR

rd. 9-94

HIGH MEADOWS

BADGER

EAST

LATERAL

HILLVIEW

ORD 18-78

MEADOW HILLS LOOP

CANAL

DR

BLUE HILL CT

DAWN HILL CT

OAK HILL CT

LESLIE

MEADOW HILLS DR

VIEW MEADOWS CT

MEADOW HILLS CT

- Amended by:
- (Ord. 649, 12/21/70)
  - (Ord. 14-74, 3/18/74)
  - (Ord. 40-75, 10/6/75)
  - (Ord. 15-76, 2/2/76)
  - (Ord. 18-78, 5/1/78)
  - Ord. 65-78, 10/16/78
  - Ord. 51-79, 7/2/79
  - Ord. 21-91 5/20/91
  - Ord. 45-93 10/4/93
  - Ord 9-94 3/7/94
  - Ord. 15-99 04/20/99
  - Ord. 5-00, 1/18/00
  - Ord. 22-00, 7/11/00





MELEINA CT

LESLIE RD

MEADOW HILLS DR

STIM MOORE CT



LATERAL

EAST

BADGER

KYLE RD

RACHEL RD

KENTBROOK CT

BRIGHTON CT

CAMBRIDGE CT

RACHEL RD



LORAYNE J BLVD

CANTERBURY CT

BRIAN LN

CANTERBURY RD

LESLIE RD

63

BRUCE LEE DR

LORAYNE J BLVD

TRAVIS CT

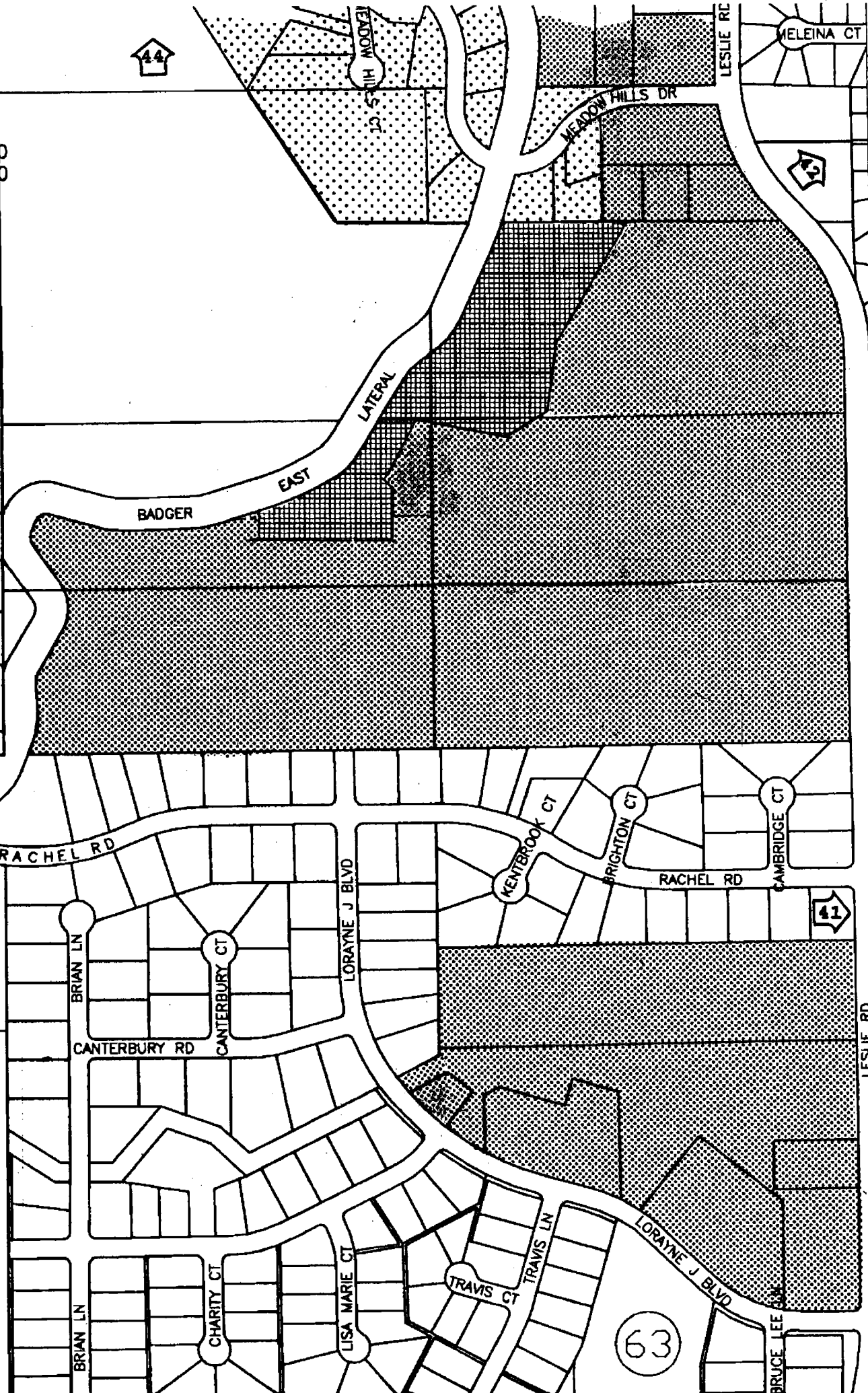
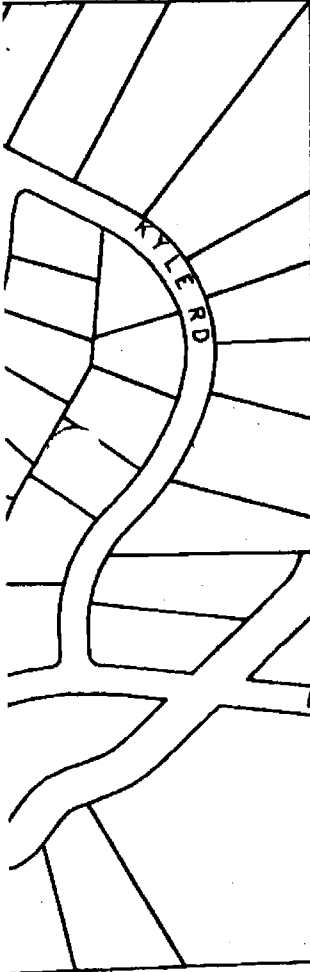
TRAVIS LN

LISA MARIE CT

CHARITY CT

BRIAN LN

rd. 5-00, 1/18/00  
Ord. 3-00, 7/11/00  
Ord. 22-00, 7/11/00



WHEN RECORDED RETURN TO:

City Clerk  
City of Richland  
P.O. Box 190  
Richland, WA 99352

**CASCADE TITLE CO.**

*Misc. #20498*

ORDINANCE NO. 23-00

*11.00*

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classifications of approximately 26.9 acres located west of Leslie Road and north of Lorayne J. Boulevard and west of existing Richland City boundaries and amending the Official Zoning Map No. 63 as to assign zoning designations (Ellison).

WHEREAS, on March 1, 1999, a petition requesting annexation to the City of 26.9 acres of land was received from the property owner; and

WHEREAS, on April 6, 1999, the City Council was presented the request, set a date for meeting with the property owner and referred the matter to the Richland Physical Planning Commission for review and recommendations; and

WHEREAS, on April 20, 1999, Council adopted Resolution 59-99 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit a "Notice of Intention" to the Benton County Boundary Review Board; and

WHEREAS, the Physical Planning Commission at their regular meeting on June 2, 1999, did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designations for the property to be annexed; and

WHEREAS, the Boundary Review Board reviewed the request and gave approval on March 14, 2000 for this annexation proposal; and



WHEREAS, on June 6, 2000, the City Council passed Resolution No. 32-00 setting June 27, 2000, as the date for public hearing on the request for annexation pursuant to the statutes; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that annexation will be made subject to the assumption of an appropriate share of indebtedness by the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan; and

WHEREAS, this annexation has been deemed to have no significant adverse environmental impacts and therefore a determination of non-significance has been issued; and

WHEREAS, it appears to the City Council that it would be of benefit to the residents of the City of Richland to annex the unincorporated area;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property as more specifically described as:

That property located on the North side of Lorayne J. Blvd. and West of Leslie Road. A portion of the Southeast Quarter of Section 2, Township 8 North, Range 28 East, W.M., described as follows: Beginning at the Southeast corner of Lot 1, Block 5, of the Plat of Breckenridge, said point is on the Westerly margin of Leslie Road (a.k.a. Keene Road); thence Westerly along the South line of said plat to the Southwest corner of Lot 2, Block 1 of the Plat of Breckenridge #3; thence Southerly along the East line of Lots 6, 7, 8 and 9 of said Block 1 to the Southeast corner of said Lot 9; thence Southwesterly along the Southerly line of said Lot 9 to the Northeasterly margin of Lorayne J Boulevard; thence Southeasterly along said Northeasterly margin to a point of tangency on the South line of Tract L of Meadow Springs Ranch #1; thence Easterly on a projection of said South line to a point on the East line of said Section 2; thence Northerly along said East line to a point of intersection with the aforesaid South line of the plat of Breckenridge projected easterly; thence Westerly along said

projected line to the true point of beginning; and including those portions of the Leslie Road (a.k.a. Keene Road) right of way lying adjacent to and east of the above described property and those portions of the Leslie Road (a.k.a. Keene Road) right of way lying adjacent to and east of the plat of Breckenridge.

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be Single-Family Residential Medium Density (R-1M) when consideration is given to the interest of the general public.

Section 1.06. 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, are amended by amending Sectional Map 63, which is one of a series of maps constituting said Official Zoning Map, said map shall bear 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 1.07. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and shall attach amended Sectional Map 63 and an amended Annexation Map, duly certified by the Clerk as a true copy.


Section 1.08. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.



PASSED by the City Council of the City of Richland at a regular meeting this 11th day of July, 2000.

  
ROBERT J. THOMPSON  
Mayor

ATTEST:

  
KENNETH R. BAYS  
City Clerk

APPROVED AS TO FORM:

  
THOMAS O. LAMPSON  
City Attorney

Date Published: 7-15-00

ORDINANCE NO. 23-00

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classifications of approximately 26.9 acres located west of Leslie Road and north of Lorayne J. Boulevard and west of existing Richland City boundaries and amending the Official Zoning Map No. 63 as to assign zoning designations (Ellison).

WHEREAS, on March 1, 1999, a petition requesting annexation to the City of 26.9 acres of land was received from the property owner; and

WHEREAS, on April 6, 1999, the City Council was presented the request, set a date for meeting with the property owner and referred the matter to the Richland Physical Planning Commission for review and recommendations; and

WHEREAS, on April 20, 1999, Council adopted Resolution 59-99 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit a "Notice of Intention" to the Benton County Boundary Review Board; and

WHEREAS, the Physical Planning Commission at their regular meeting on June 2, 1999, did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designations for the property to be annexed; and

WHEREAS, the Boundary Review Board reviewed the request and gave approval on March 14, 2000 for this annexation proposal; and

WHEREAS, on June 6, 2000, the City Council passed Resolution No. 32-00 setting June 27, 2000, as the date for public hearing on the request for annexation pursuant to the statutes; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that annexation will be made subject to the assumption of an appropriate share of indebtedness by the City of Richland for debt which had been contracted prior to or existing at the time of

annexation and further subject to simultaneous adoption of the City's Comprehensive Plan; and

WHEREAS, this annexation has been deemed to have no significant adverse environmental impacts and therefore a determination of non-significance has been issued; and

WHEREAS, it appears to the City Council that it would be of benefit to the residents of the City of Richland to annex the unincorporated area;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property as more specifically described as:

That property located on the North side of Lorayne J. Blvd. and West of Leslie Road. A portion of the Southeast Quarter of Section 2, Township 8 North, Range 28 East, W.M., described as follows: Beginning at the Southeast corner of Lot 1, Block 5, of the Plat of Breckenridge, said point is on the Westerly margin of Leslie Road (a.k.a. Keene Road); thence Westerly along the South line of said plat to the Southwest corner of Lot 2, Block 1 of the Plat of Breckenridge #3; thence Southerly along the East line of Lots 6, 7, 8 and 9 of said Block 1 to the Southeast corner of said Lot 9; thence Southwesterly along the Southerly line of said Lot 9 to the Northeasterly margin of Lorayne J Boulevard; thence Southeasterly along said Northeasterly margin to a point of tangency on the South line of Tract L of Meadow Springs Ranch #1; thence Easterly on a projection of said South line to a point on the East line of said Section 2; thence Northerly along said East line to a point of intersection with the aforesaid South line of the plat of Breckenridge projected easterly; thence Westerly along said projected line to the true point of beginning; and including those portions of the Leslie Road (a.k.a. Keene Road) right of way lying adjacent to and east of the above described property and those portions of the Leslie Road (a.k.a. Keene Road) right of way lying adjacent to and east of the plat of Breckenridge.

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be Single-Family Residential Medium Density (R-1M) when consideration is given to the interest of the general public.

Section 1.06. 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, are amended by amending Sectional Map 63, which is one of a series of maps constituting said Official Zoning Map, said map shall bear 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 1.07. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and shall attach amended Sectional Map 63 and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.08. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.


PASSED by the City Council of the City of Richland at a regular meeting this 11th day of July, 2000.

  
\_\_\_\_\_  
ROBERT J. THOMPSON  
Mayor

ATTEST:

  
\_\_\_\_\_  
KENNETH R. BAYS  
City Clerk

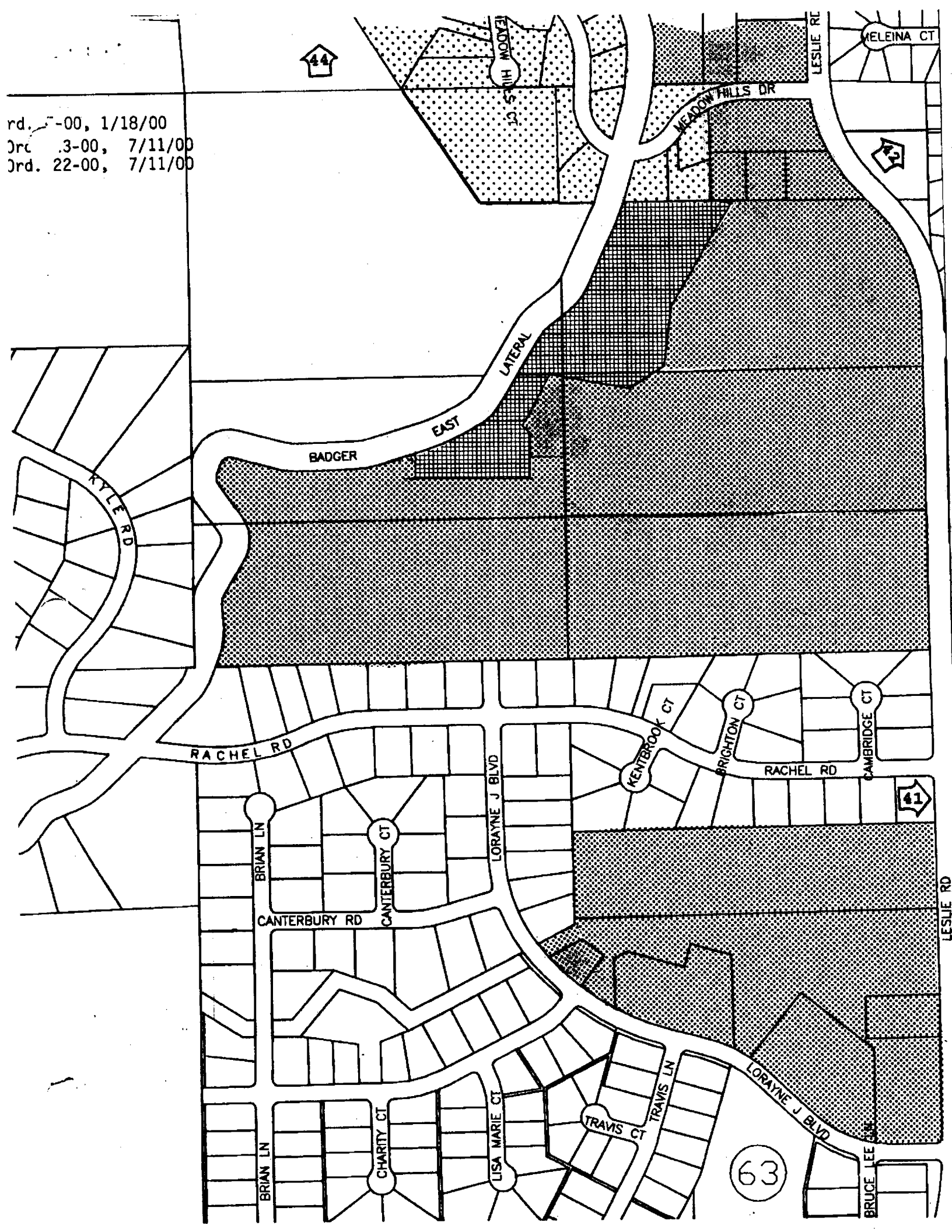
APPROVED AS TO FORM:

  
\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney

Date Published: 7-15-00



rd. -00, 1/18/00  
Ord. 3-00, 7/11/00  
Ord. 22-00, 7/11/00



WHEN RECORDED RETURN TO:

City Attorney  
City of Richland  
P.O. Box 190  
Richland, WA 99352

*990180* *Cascade* *12.00*  
PID #: 1-1508-100-0000-000; 1-2208-100-0000-000; 1-2708-100-0000-000

ORDINANCE NO. 4-99

AN ORDINANCE of the City of Richland providing for the annexation of 369 acres (more or less) of property that is adjacent to the Richland City limits and is commonly known as the 1100 Area.

WHEREAS, in 1993 the City began the annexation process for a portion of the Hanford Site which included the 1100 Area as requested by the Department of Energy as property owner; and

WHEREAS, on September 8, 1992, Council adopted Resolution 74-92 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and further directed staff to submit a "Notice of Intention" to the Benton County Boundary Review Board; and

WHEREAS, staff did prepare and submit a "Notice of Intention" to the Benton County Boundary Review Board to annex the subject area into the City; and



WHEREAS, the Boundary Review Board was not required to hear any requests for review of this annexation proposal and the annexation was approved on December 2, 1994; and

WHEREAS, an agreement was made between the City of Richland and Benton County not to annex this area until the year 2000. Said agreement has been subsequently rescinded; and

WHEREAS, the Department of Energy has since transferred the ownership of the 1100 Area to the Port of Benton; and

WHEREAS, the Port of Benton, as the owner of the 1100 Area, has signed a Petition for Annexation; and

WHEREAS, on December 14, 1998 the City Council passed Resolution No. 88-98 setting January 5, 1999 as the date for public hearing on the request for annexation pursuant to state statutes; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that annexation will be made and further subject to simultaneous adoption of the City's Comprehensive Plan; and

WHEREAS, this annexation has been deemed to have no significant adverse environmental impacts and therefore a determination of non-significance has been issued; and

WHEREAS, it appears to the City Council that it would be of benefit to the residents of the City of Richland to annex the unincorporated area



NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF  
RICHLAND:

Section 1.01. The real property as more specifically described as follows:

A portion of real property located in the following sections: A portion of Sections 14, 15, 22, 23, 26 and 27, all in Township 10 North, Range 28 East, W.M., City of Richland, Benton County Washington, more particularly described as follows:

Beginning at the East quarter corner of Section 15, Township 10 North, Range 28 East, W.M.; Thence South 89°34'40" West, along the East-West centerline of said Section 15, 2668.97 feet to the center of said Section 15; Thence South 01°16'21" East along the North-South centerline of said Section 15, 44.80 feet to a point on the South margin of Horn Rapids Road; Thence North 89°44'03" East along said South margin 1334.76 feet to a point on the West line of the East half of the Southeast quarter of said Section 15 and the "TRUE POINT OF BEGINNING"; Thence continuing North 89°44'03" East along said South margin of Horn Rapids Road 1091.12 feet to a point on the West margin of the West lane of Stevens Drive; Thence North 89°40'05" East 163.92 feet to a point on the East margin of the East lane of Stevens Drive, said point is also on the South margin of Horn Rapids Road; Thence South 00°23'34" East along the East margin of said East lane of Stevens Drive 699.55 feet to a point on a tangent curve concave to the East, said curve having a radius of 5689.65 feet; Thence Southerly along said curve and East margin 568.07 feet through a central angle of 05°43'14" to its point of tangency; Thence South 06°06'48" East along said East margin 1123.56 feet to a point on a tangent curve concave to the West, said curve having a radius of 5769.65 feet; Thence Southerly along said curve and East margin 578.99 feet through a central angle of 05°44'59" to its point of tangency; Thence South 00°21'49" East along said East margin 4921.67 feet; Thence South 01°13'35" West along



said East margin of the East lane of Stevens Drive 3950.73 feet to the Easterly prolongation of the North line of the Southeast quarter of the Southeast quarter of Section 27, Township 10 North, Range 28 East, W.M.; Thence South 89°00'55" West along said prolongation, 26.89 feet to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 27; Thence South 01°13'46" West along the East line of the Southeast quarter of the Southeast quarter of said Section 27, 660.74 feet to the Northeast corner of the South half of the Southeast quarter of the Southeast quarter of said Section 27; Thence South 89°41'14" West along the North line of the South half of the Southeast quarter of the Southeast quarter of said Section 27, 144.87 feet to a point on the West margin of Stevens Drive as recorded in Volume 152 on Page 217, Records of Benton County Washington; Thence North 01°13'46" East along said West margin 660.74 feet to a point on the North line of the Southeast quarter of the Southeast quarter of said Section 27; Thence South 89°41'16" West along said North line 1195.99 feet to the Northwest corner of the Southeast quarter of the Southeast quarter of said Section 27; Thence North 01°12'10" East along the West line of the Northeast quarter of the Southeast quarter of said Section 27, 1321.51 feet to the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 27; Thence North 01°11'26" East along the West line of the East half of the Northeast quarter of said Section 27, 2641.64 feet to the Northwest corner of the East half of the Northeast quarter of said Section 27, Township 10 North, Range 28 East, W.M.; Thence North 00°23'50" West along the West line of the East half of the Southeast quarter of Section 22, Township 10 North, Range 28 East, W.M., 2639.72 feet to the Northwest corner of the East half of the Southeast quarter of said Section 22; Thence North 00°23'50" West along the West line of the East half of the Northeast quarter of said Section 22, 2639.72 feet to the Northwest corner of the East half of the Northeast quarter of said Section 22; Thence North 01°31'56" West along the West line of the East half of the Southeast quarter of Section



15, Township 10 North, Range 28 East, W.M., 2593.94 feet to the True Point of Beginning.

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.


Section 1.03. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.04. This ordinance shall take effect March 29, 1999 and following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland at a regular meeting this 19th day of January, 1999.

  
LARRY HALER  
Mayor

FORM APPROVED:

  
THOMAS O. LAMPSON  
City Attorney

ORDINANCE NO. 4-99

AN ORDINANCE of the City of Richland providing for the annexation of 369 acres (more or less) of property that is adjacent to the Richland City limits and is commonly known as the 1100 Area.

WHEREAS, in 1993 the City began the annexation process for a portion of the Hanford Site which included the 1100 Area as requested by the Department of Energy as property owner; and

WHEREAS, on September 8, 1992, Council adopted Resolution 74-92 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and further directed staff to submit a "Notice of Intention" to the Benton County Boundary Review Board; and

WHEREAS, staff did prepare and submit a "Notice of Intention" to the Benton County Boundary Review Board to annex the subject area into the City; and

WHEREAS, the Boundary Review Board was not required to hear any requests for review of this annexation proposal and the annexation was approved on December 2, 1994; and

WHEREAS, an agreement was made between the City of Richland and Benton County not to annex this area until the year 2000. Said agreement has been subsequently rescinded; and

WHEREAS, the Department of Energy has since transferred the ownership of the 1100 Area to the Port of Benton; and

WHEREAS, the Port of Benton, as the owner of the 1100 Area, has signed a Petition for Annexation; and

WHEREAS, on December 14, 1998 the City Council passed Resolution No. 88-98 setting January 5, 1999 as the date for public hearing on the request for annexation pursuant to state statutes; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that annexation will be made and further subject to simultaneous adoption of the City's Comprehensive Plan; and

WHEREAS, this annexation has been deemed to have no significant adverse environmental impacts and therefore a determination of non-significance has been issued; and

WHEREAS, it appears to the City Council that it would be of benefit to the residents of the City of Richland to annex the unincorporated area

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property as more specifically described as follows:

A portion of real property located in the following sections: A portion of Sections 14, 15, 22, 23, 26 and 27, all in Township 10 North, Range 28 East, W.M., City of Richland, Benton County Washington, more particularly described as follows:

Beginning at the East quarter corner of Section 15, Township 10 North, Range 28 East, W.M.; Thence South 89°34'40" West, along the East-West centerline of said Section 15, 2668.97 feet to the center of said Section 15; Thence South 01°16'21" East along the North-South centerline of said Section 15, 44.99 feet



to a point on the South margin of Horn Rapids Road; Thence North  $89^{\circ}44'03''$  East along said South margin 1334.76 feet to a point on the West line of the East half of the Southeast quarter of said Section 15 and the "TRUE POINT OF BEGINNING"; Thence North  $89^{\circ}44'03''$  East along said South margin of Horn Rapids Road 1091.12 feet to a point on the West margin of the West lane of Stevens Drive; Thence North  $89^{\circ}40'05''$  East 163.92 feet to a point on the East margin of the East lane of Stevens Drive, said point is also on the South margin of Horn Rapids Road; Thence South  $00^{\circ}23'34''$  East along the East margin of said East lane of Stevens Drive 699.55 feet to a point on a tangent curve concave to the East, said curve having a radius of 5689.65 feet; Thence Southerly along said curve and East margin 568.07 feet through a central angle of  $05^{\circ}43'14''$  to its point of tangency; Thence South  $06^{\circ}06'48''$  East along said East margin 1123.56 feet to a point on a tangent curve concave to the West, said curve having a radius of 5769.65 feet; Thence Southerly along said curve and East margin 578.99 feet through a central angle of  $05^{\circ}44'59''$  to its point of tangency; Thence South  $00^{\circ}21'49''$  East along said East margin 4921.67 feet; Thence South  $01^{\circ}13'35''$  West along said East margin of the East lane of Stevens Drive 3920.71 feet to a point on the North margin of Spengler Street; Thence continuing South  $01^{\circ}13'35''$  West 30.34 feet to the Easterly prolongation of the North line of the Southeast quarter of the Southeast quarter of Section 27, Township 10 North, Range 28 East, W.M.; Thence South  $89^{\circ}41'15''$  West along said prolongation, 26.88 feet to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 27; Thence South  $01^{\circ}13'46''$  West along the East line of the Southeast quarter of the Southeast quarter of said Section 27, 660.74 feet to the Northeast corner of the South half of the Southeast quarter of the Southeast quarter of said Section 27; Thence South  $89^{\circ}41'14''$  West along the North line of the South half of the Southeast quarter of the Southeast quarter of said Section 27, 145.05 feet to a point on the West margin of Stevens Drive as recorded in Volume 152 on Page 217, Records of Benton County Washington; Thence North  $01^{\circ}13'46''$  East along said West margin 660.74 feet to a point on the North line of the Southeast quarter of the Southeast

quarter of said Section 27; Thence South 89°41'15" West along said North line 1195.81 feet to the Northwest corner of the Southeast quarter of the Southeast quarter of said Section 27; Thence North 01°12'10" East along the West line of the Northeast quarter of the Southeast quarter of said Section 27, 1321.51 feet to the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 27; Thence North 01°11'26" East along the West line of the East half of the Northeast quarter of said Section 27, 2641.64 feet to the Northwest corner of the East half of the Northeast quarter of said Section 27, Township 10 North, Range 28 East, W.M.; Thence North 00°23'50" West along the West line of the East half of the Southeast quarter of Section 22, Township 10 North, Range 28 East, W.M., 2639.72 feet to the Northwest corner of the East half of the Southeast quarter of said Section 22; Thence North 00°23'50" West along the West line of the East half of the Northeast quarter of said Section 22, 2639.72 feet to the Northwest corner of the East half of the Northeast quarter of said Section 22; Thence North 01°31'56" West along the West line of the East half of the Southeast quarter of Section 15, Township 10 North, Range 28 East, W.M., 2593.94 feet to the True Point of Beginning.

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

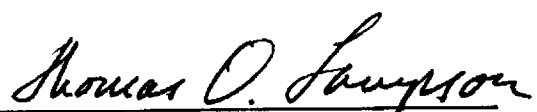
Section 1.03. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.04. This ordinance shall take effect March 29, 1999 and following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland at a regular meeting this 19th day of January, 1999.

  
LARRY HALER  
Mayor

FORM APPROVED:

  
THOMAS O. LAMPSON  
City Attorney

HORN RAPIDS RD

SIEMENS

BATTELLE CAMPUS

GEORGE WASH WAY

ATG

BATTELLE BLVD

BATTELLE BLVD

RAILROAD

STEVENS DR

7TH ST  
EINSTEIN AVE

6TH ST

5TH ST

4TH ST

3RD ST

1ST ST

DALTON ST

CURIE ST

EINSTEIN AVE

1ST ST

2ND ST

3RD ST

4TH ST

5TH ST

6TH ST

7TH ST

8TH ST

9TH ST

10TH ST



SPEUGLER ST

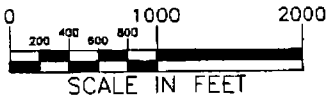
SNYDER ST

# CITY OF RICHLAND

CITY PROPERTY AND HANFORD 1100 AREA

## LEGEND

-  CITY LIMITS
-  PORT OF BENTON
-  ANNEXATION AREA



G.I.S./C.A.B.D.  
M:\RICHLAND\KEYMAPS\DEVELOPMT\HORNRAPIDS\1100AREA  
11-97

This map was prepared using data provided by the City of Richland. The City of Richland is not responsible for any errors or omissions on this map. The City of Richland is not responsible for any damages or losses resulting from the use of this map. The City of Richland is not responsible for any claims or lawsuits filed against the City of Richland or its officials, employees, or agents, in connection with the use of this map. The City of Richland is not responsible for any claims or lawsuits filed against the City of Richland or its officials, employees, or agents, in connection with the use of this map.



1999-015666  
Page: 1 of 8  
05/13/1999 10:21A  
Benton County

WHEN RECORDED RETURN TO:

City Attorney  
City of Richland  
P.O. Box 190  
Richland, WA 99352

*990181* *Cascade* *15.00*  
PID #: 1-1508-100-0000-000; 1-2208-100-0000-000; 1-2708-100-0000-000

ORDINANCE NO. 13-99

AN ORDINANCE of the City of Richland relating to land use, zoning classifications and districts and amending the Official Zoning Map of the City by amending Sectional Maps No. 52, 53 and 55 so as to establish the zoning designation for an approximately 369-acre parcel located westerly of Stevens Drive between Horn Rapids Road and Spengler Road to Medium Industrial (I-M). (Port of Benton)

WHEREAS, the Richland Planning Commission on October 7, 1992, held a properly advertised public hearing to consider a petition to establish the zoning of the property hereafter described, said petitioners also filing a SEPA checklist indicating the expected environmental impact anticipated by such zoning designation; and

WHEREAS, the City staff, prior to the Planning Commission's consideration and City Council's consideration of such proposed zoning designation has reviewed said SEPA checklist, assessed the environmental



impact expected therefrom and have issued a Determination of Non-Significance (EA12-92) dated September 14, 1992; and

WHEREAS, the Richland City Council has considered the recommendations and all reports submitted to it and all comments and arguments made to it at the public hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is Medium Industrial (I-M) when consideration is given to the interest of the general public.

Section 1.02. Said property is more particularly described as follows:

A portion of real property located in the following sections: A portion of Sections 14, 15, 22, 23, 26 and 27, all in Township 10 North, Range 28 East, W.M., City of Richland, Benton County Washington, more particularly described as follows:

Beginning at the East quarter corner of Section 15, Township 10 North, Range 28 East, W.M.; Thence South 89°34'40" West, along the East-West centerline of said Section 15, 2668.97 feet to the center of said Section 15; Thence South 01°16'21" East along the North-South centerline of said Section 15, 44.80 feet to a point on the South margin of Horn Rapids Road; Thence North 89°44'03" East along said South margin 1334.76 feet to a point on the West line of the East half of the Southeast quarter of said Section 15 and the "TRUE POINT OF BEGINNING"; Thence continuing North 89°44'03" East along said South margin of Horn Rapids Road 1091.12 feet to a point on the West margin of the West lane of Stevens Drive; Thence North 89°40'05" East 163.92 feet to a point on the East margin of the East lane of Stevens Drive, said point is also on the South



margin of Horn Rapids Road; Thence South 00°23'34" East along the East margin of said East lane of Stevens Drive 699.55 feet to a point on a tangent curve concave to the East, said curve having a radius of 5689.65 feet; Thence Southerly along said curve and East margin 568.07 feet through a central angle of 05°43'14" to its point of tangency; Thence South 06°06'48" East along said East margin 1123.56 feet to a point on a tangent curve concave to the West, said curve having a radius of 5769.65 feet; Thence Southerly along said curve and East margin 578.99 feet through a central angle of 05°44'59" to its point of tangency; Thence South 00°21'49" East along said East margin 4921.67 feet; Thence South 01°13'35" West along said East margin of the East lane of Stevens Drive 3950.73 feet to the Easterly prolongation of the North line of the Southeast quarter of the Southeast quarter of Section 27, Township 10 North, Range 28 East, W.M.; Thence South 89°00'55" West along said prolongation, 26.89 feet to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 27; Thence South 01°13'46" West along the East line of the Southeast quarter of the Southeast quarter of said Section 27, 660.74 feet to the Northeast corner of the South half of the Southeast quarter of the Southeast quarter of said Section 27; Thence South 89°41'14" West along the North line of the South half of the Southeast quarter of the Southeast quarter of said Section 27, 144.87 feet to a point on the West margin of Stevens Drive as recorded in Volume 152 on Page 217, Records of Benton County Washington; Thence North 01°13'46" East along said West margin 660.74 feet to a point on the North line of the Southeast quarter of the Southeast quarter of said Section 27; Thence South 89°41'16" West along said North line 1195.99 feet to the Northwest corner of the Southeast quarter of the Southeast quarter of said Section 27; Thence North 01°12'10" East along the West line of the Northeast quarter of the Southeast quarter of said Section 27, 1321.51 feet to the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 27; Thence North 01°11'26" East along the West line of the East half of the



Northeast quarter of said Section 27, 2641.64 feet to the Northwest corner of the East half of the Northeast quarter of said Section 27, Township 10 North, Range 28 East, W.M.; Thence North 00°23'50" West along the West line of the East half of the Southeast quarter of Section 22, Township 10 North, Range 28 East, W.M., 2639.72 feet to the Northwest corner of the East half of the Southeast quarter of said Section 22; Thence North 00°23'50" West along the West line of the East half of the Northeast quarter of said Section 22, 2639.72 feet to the Northwest corner of the East half of the Northeast quarter of said Section 22; Thence North 01°31'56" West along the West line of the East half of the Southeast quarter of Section 15, Township 10 North, Range 28 East, W.M., 2593.94 feet to the True Point of Beginning.

Such land is hereby zoned Medium Industrial (I-M).

Section 1.03. 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, are amended by amending Sectional Maps No. 52, 53 and 55, which are three of a series of maps constituting said Official Zoning Map, as shown on the attached Sectional Maps No. 52, 53 and 55 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 1.04. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and the attached amended Section Maps No. 52, 53 and 55, duly certified by the Clerk as a true copy.

Section 1.05. This ordinance shall take effect March 29, 1999 and following its publication in the official newspaper of the City.





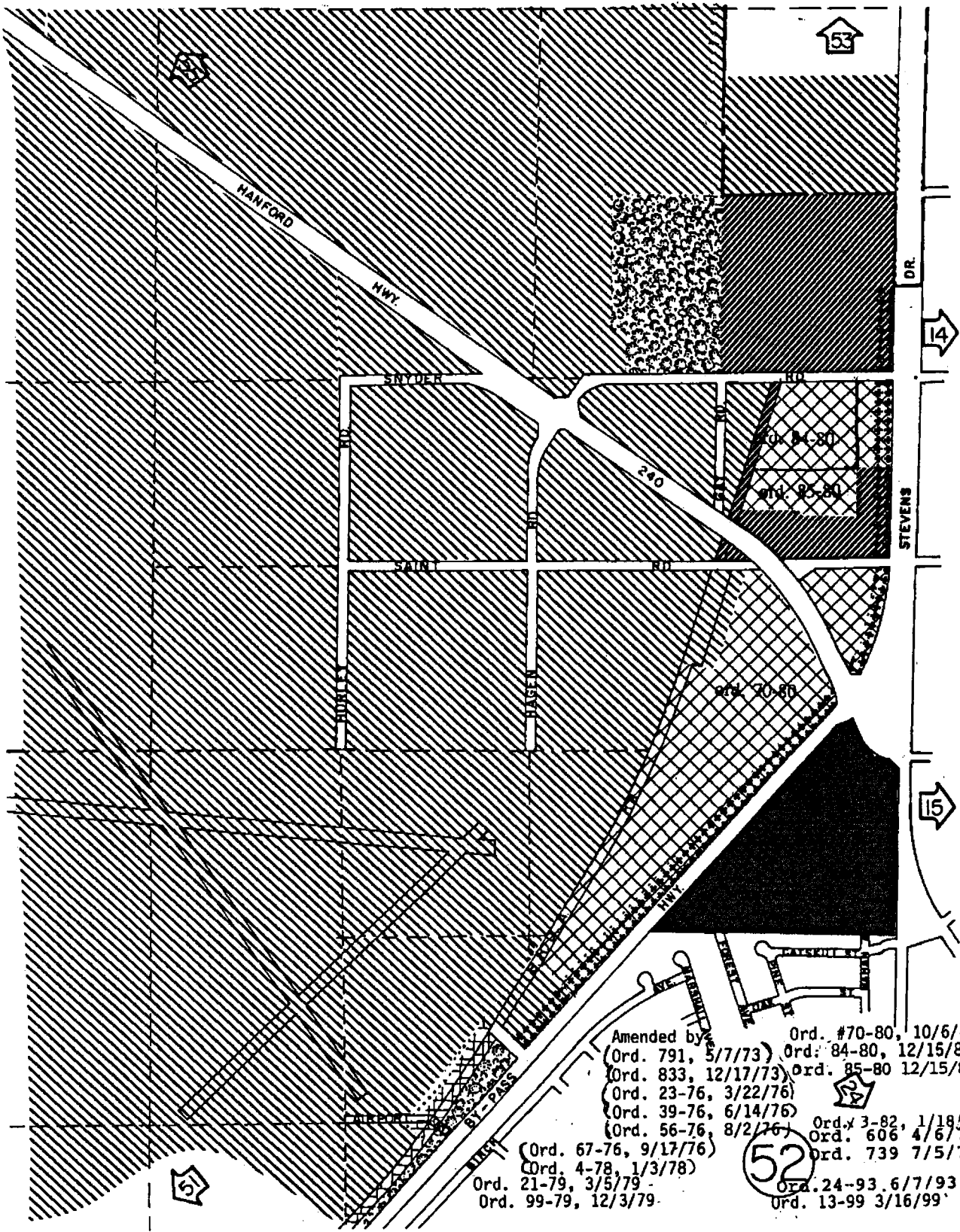
PASSED by the City Council of the City of Richland on this 16th day of  
March, 1999.

LARRY HALTER  
Mayor

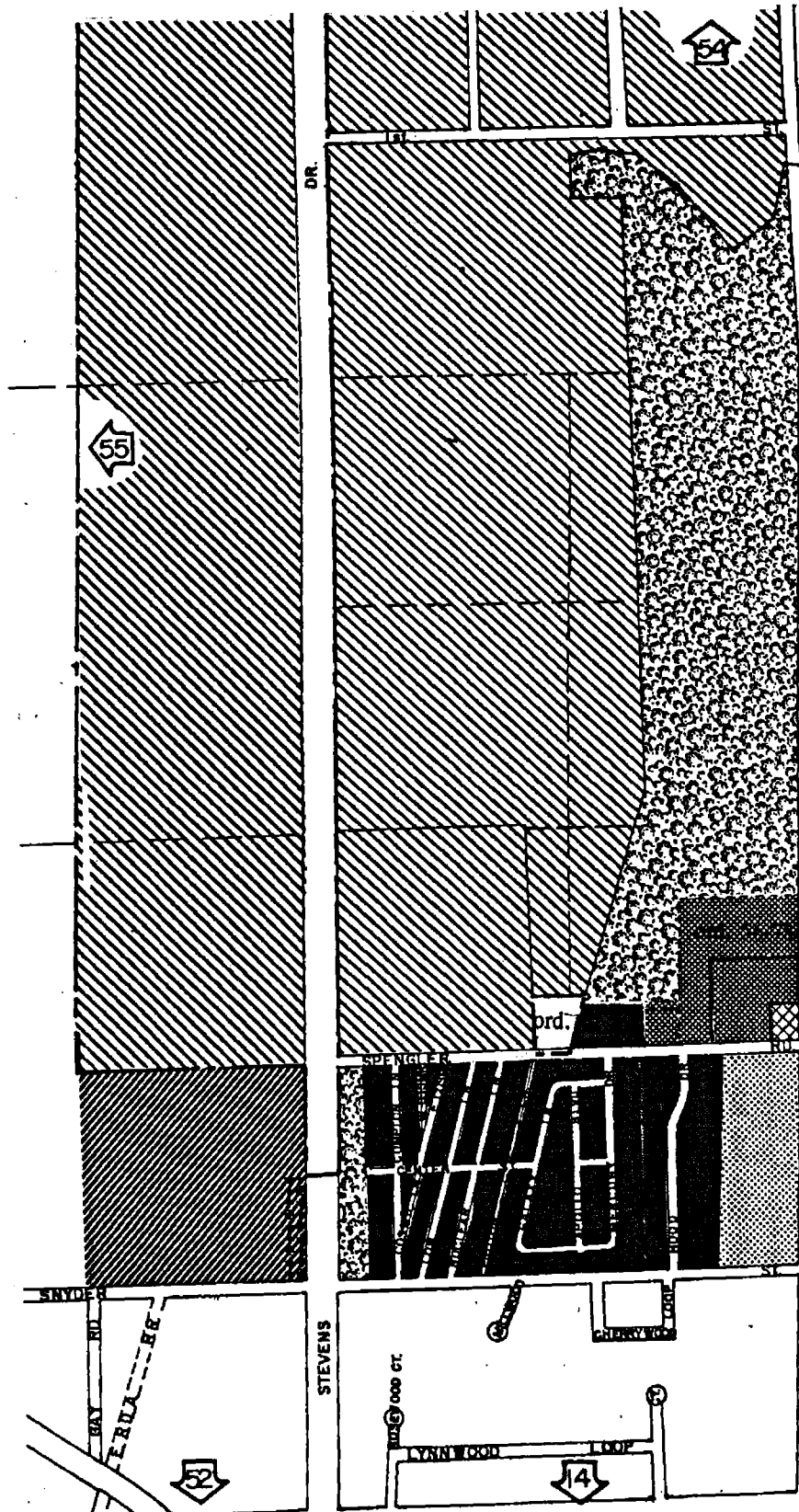
APPROVED AS TO FORM:

THOMAS O. LAMPSON  
City Attorney

Date Published: March 25, 1999



- Amended by:
- (Ord. 791, 5/7/73)
  - (Ord. 833, 12/17/73)
  - (Ord. 23-76, 3/22/76)
  - (Ord. 39-76, 6/14/76)
  - (Ord. 56-76, 8/2/76)
  - (Ord. 67-76, 9/17/76)
  - (Ord. 4-78, 1/3/78)
  - Ord. 21-79, 3/5/79
  - Ord. 99-79, 12/3/79
  - Ord. #70-80, 10/6/80
  - Ord. 84-80, 12/15/80
  - Ord. 85-80, 12/15/80
  - Ord. 3-82, 1/18/82
  - Ord. 606, 4/6/70
  - Ord. 739, 7/5/72
  - Ord. 24-93, 6/7/93
  - Ord. 13-99, 3/16/99



13

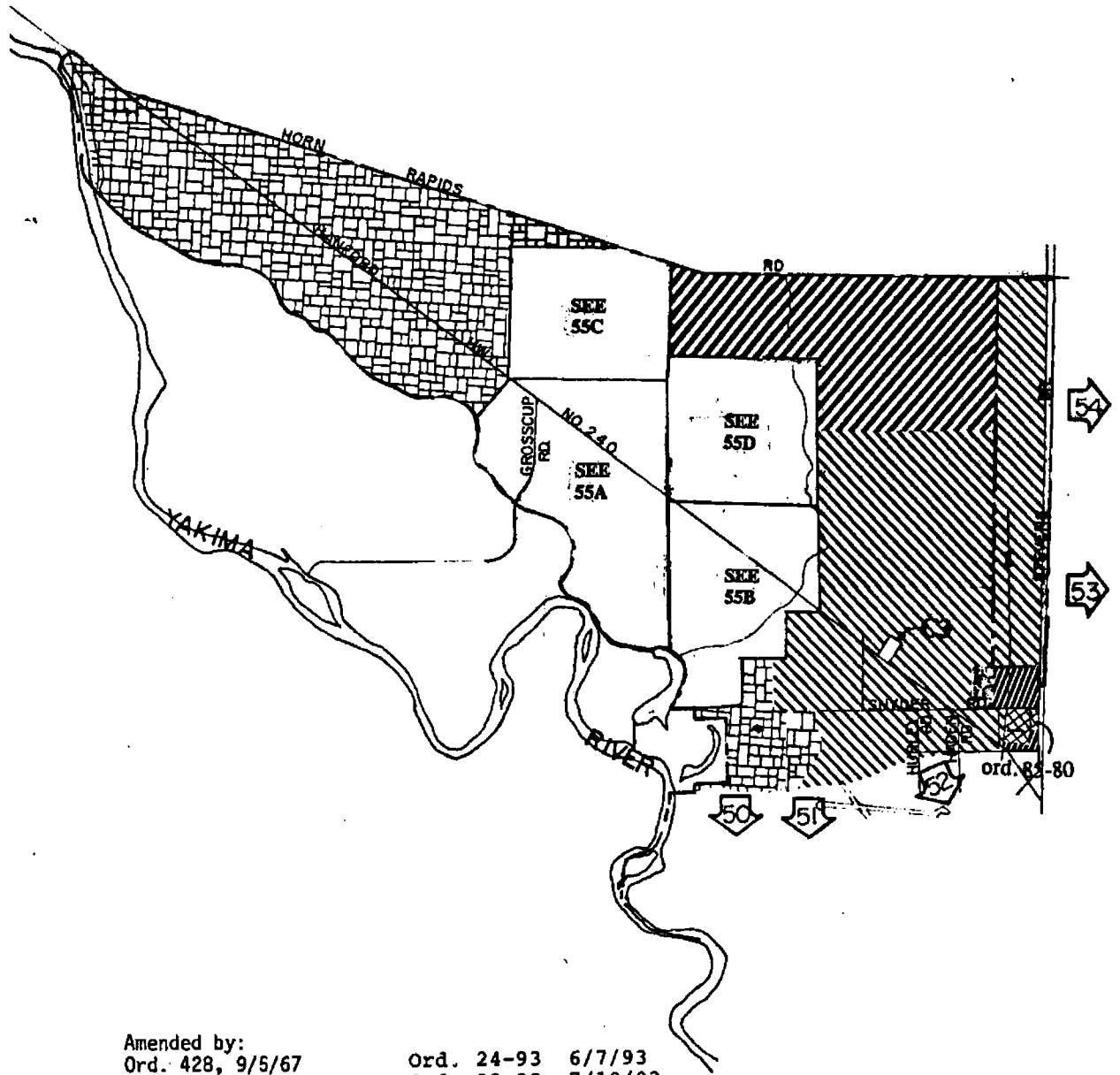
Ord. 13-99 3/16/99

Amended by:

- (Ord. 323, 12/21/64)
- (Ord. 341, 6/7/65)
- (Ord. 419, 6/19/67)
- (Ord. 630, 8/3/70)
- (Ord. 755, 10/2/72)
- (Ord. 760, 11/6/72)
- (Ord. 14-76, 2/2/76)
- (Ord. 39-76, 6/14/76)
- (Ord. 56-76, 8/2/76)
- Ord. 56-78, 10/2/78
- Ord. 83-80, 12/15/80, amended  
by Ord. 5-81, 1/19/81
- Ord. 3-82, 1/18/82
- Ord. 11-82, 2/1/82
- Ord. 1-83, 1/3/83
- ORD. 516 2/3/69
- ORD. 548 8/4/69
- ORD. 549 8/4/69
- ORD. 606 4/6/70
- ORD. 608 4/6/70
- ORD. 707 11/1/71
- ORD. 737 7/5/72
- ORD. 812, 8/6/73
- ORD. 836, 12/17/73
- ORD. 88-74, 12/16/74
- ORD. 77-76, 10/4/76
- ORD. 14-77, 3/7/77
- Ord. 22-95

12

53



Amended by:  
Ord. 428, 9/5/67  
Ord. 576, 12/16/69  
Ord. 833, 12/17/73  
Ord. 39-76, 6/14/76  
(Ord. 56-76, 8/2/76)  
Ord. 21-79, 3/5/79  
Ord. 99-79, 12/3/79  
Ord. 84-80, 12/15/80  
Ord. 85-80, 12/15/80

Ord. 24-93 6/7/93  
Ord. 33-93 7/19/93  
Ord. 39-93 9/7/93  
Ord. 27-94 6/6/94  
Ord. 34-94 9/6/94  
Ord. 49-94 11/7/94  
Ord. 42-95 12-12-95  
Ord. 13-99 3/16/99

55

ORDINANCE NO. 13-99

AN ORDINANCE of the City of Richland relating to land use, zoning classifications and districts and amending the Official Zoning Map of the City by amending Sectional Maps No. 52, 53 and 55 so as to establish the zoning designation for an approximately 369-acre parcel located westerly of Stevens Drive between Horn Rapids Road and Spengler Road to Medium Industrial (I-M). (Port of Benton)

WHEREAS, the Richland Planning Commission on October 7, 1992, held a properly advertised public hearing to consider a petition to establish the zoning of the property hereafter described, said petitioners also filing a SEPA checklist indicating the expected environmental impact anticipated by such zoning designation; and

WHEREAS, the City staff, prior to the Planning Commission's consideration and City Council's consideration of such proposed zoning designation has reviewed said SEPA checklist, assessed the environmental impact expected therefrom and have issued a Determination of Non-Significance (EA12-92) dated September 14, 1992; and

WHEREAS, the Richland City Council has considered the recommendations and all reports submitted to it and all comments and arguments made to it at the public hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is

Medium Industrial (I-M) when consideration is given to the interest of the general public.

Section 1.02. Said property is more particularly described as follows:

A portion of real property located in the following sections: A portion of Sections 14, 15, 22, 23, 26 and 27, all in Township 10 North, Range 28 East, W.M., City of Richland, Benton County Washington, more particularly described as follows:

Beginning at the East quarter corner of Section 15, Township 10 North, Range 28 East, W.M.; Thence South  $89^{\circ}34'40''$  West, along the East-West centerline of said Section 15, 2668.97 feet to the center of said Section 15; Thence South  $01^{\circ}16'21''$  East along the North-South centerline of said Section 15, 44.80 feet to a point on the South margin of Horn Rapids Road; Thence North  $89^{\circ}44'03''$  East along said South margin 1334.76 feet to a point on the West line of the East half of the Southeast quarter of said Section 15 and the "TRUE POINT OF BEGINNING"; Thence North  $89^{\circ}44'03''$  East along said South margin of Horn Rapids Road 1091.12 feet to a point on the West margin of the West lane of Stevens Drive; Thence North  $89^{\circ}40'05''$  East 163.92 feet to a point on the East margin of the East lane of Stevens Drive, said point is also on the South margin of Horn Rapids Road; Thence South  $00^{\circ}23'34''$  East along the East margin of said East lane of Stevens Drive 699.55 feet to a point on a tangent curve concave to the East, said curve having a radius of 5689.65 feet; Thence Southerly along said curve and East margin 568.07 feet through a central angle of  $05^{\circ}43'14''$  to its point of tangency; Thence South  $06^{\circ}06'48''$  East along said East margin 1123.56 feet to a point on a tangent curve concave to the West, said curve having a radius of 5769.65 feet; Thence Southerly along said curve and East margin 578.99 feet through a central angle of  $05^{\circ}44'59''$  to its point of tangency; Thence South  $00^{\circ}21'49''$  East along said East margin 4921.67 feet; Thence South  $01^{\circ}13'35''$  West along said East margin of the East lane of Stevens Drive 3950.73 feet to the Easterly prolongation of the North line of the Southeast quarter of the

Southeast quarter of Section 27, Township 10 North, Range 28 East, W.M.; Thence South  $89^{\circ}00'55''$  West along said prolongation, 26.89 feet to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 27; Thence South  $01^{\circ}13'46''$  West along the East line of the Southeast quarter of the Southeast quarter of said Section 27, 660.74 feet to the Northeast corner of the South half of the Southeast quarter of the Southeast quarter of said Section 27; Thence South  $89^{\circ}41'14''$  West along the North line of the South half of the Southeast quarter of the Southeast quarter of said Section 27, 144.87 feet to a point on the West margin of Stevens Drive as recorded in Volume 152 on Page 217, Records of Benton County Washington; Thence North  $01^{\circ}13'46''$  East along said West margin 660.74 feet to a point on the North line of the Southeast quarter of the Southeast quarter of said Section 27; Thence South  $89^{\circ}41'16''$  West along said North line 1195.99 feet to the Northwest corner of the Southeast quarter of the Southeast quarter of said Section 27; Thence North  $01^{\circ}12'10''$  East along the West line of the Northeast quarter of the Southeast quarter of said Section 27, 1321.51 feet to the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 27; Thence North  $01^{\circ}11'26''$  East along the West line of the East half of the Northeast quarter of said Section 27, 2641.64 feet to the Northwest corner of the East half of the Northeast quarter of said Section 27, Township 10 North, Range 28 East, W.M.; Thence North  $00^{\circ}23'50''$  West along the West line of the East half of the Southeast quarter of Section 22, Township 10 North, Range 28 East, W.M., 2639.72 feet to the Northwest corner of the East half of the Southeast quarter of said Section 22; Thence North  $00^{\circ}23'51''$  West along the West line of the East half of the Northeast quarter of said Section 22, 2639.72 feet to the Northwest corner of the East half of the Northeast quarter of said Section 22; Thence North  $01^{\circ}31'56''$  West along the West line of the East half of the Southeast quarter of Section 15, Township 10 North, Range 28 East, W.M., 2593.94 feet to the True Point of Beginning.


Such land is hereby zoned Medium Industrial (I-M).

Section 1.03. 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, are amended by amending Sectional Maps No. 52, 53 and 55, which are three of a series of maps constituting said Official Zoning Map, as shown on the attached Sectional Maps No. 52, 53 and 55 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 1.04. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and the attached amended Section Maps No. 52, 53 and 55, duly certified by the Clerk as a true copy.

Section 1.05. This ordinance shall take effect March 29, 1999 and following its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this 16th day of March, 1999.

  
LARRY HALER  
Mayor

APPROVED AS TO FORM:

  
THOMAS O. LAMPSON  
City Attorney

Date Published: 3-25-99



ORDINANCE NO. 41-99

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classification of 2.69 acres located in Section 35, Township 9 North, Range 28 East, W.M., Benton County, Washington and amending the Official Zoning Map No. 61 to assign zoning to the annexation area. (Bauder).

WHEREAS, on December 29, 1998, a petition requesting annexation to the City of 2.69 acres of land was received from the property owner;

WHEREAS, on February 2, 1999, the City Council was presented the request and set a date for meeting with the property owner and referred the matter to the Richland Physical Planning Commission for review and recommendations; and

WHEREAS, on February 16, 1999, Council adopted Resolution 30-99 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit a request for waiver of the Benton County Boundary Review Board application requirements; and

WHEREAS, the Physical Planning Commission at their regular meeting on April 7, 1999, did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designation for the property to be annexed; and

WHEREAS, staff did request a waiver from the Benton County Boundary Review Board to annex the subject area into the City; and

WHEREAS, the Chairman of the Boundary Review Board reviewed the request and determined that pursuant to RCW 36.93.110 the annexation was determined to be exempt from review by the Boundary Review Board; and

WHEREAS, on July 6, 1999, the City Council passed Resolution No. 69-99 setting July 20, 1999 as the date for public hearing on the request for annexation pursuant to state statutes; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that annexation will be made subject to the assumption of an appropriate share of indebtedness by the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan; and

WHEREAS, this annexation has been deemed to have no significant adverse environmental impacts and therefore a determination of non-significance has been issued; and

WHEREAS, it appears to the City Council that it would be of benefit to the residents of the City of Richland to annex the unincorporated area;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:**

Section 1.01. The real property as more specifically described as:

That portion of the South half of Section 35, Township 9 North, Range 28 East, W.M., Richland, Benton County, Washington, lying

Westerly of the Kennewick Irrigation District Badger East Lateral and described as follows:

Commencing at the Southeast corner of said Section 35; Thence North  $89^{\circ}34'07''$  West, along the South line of said Section 35, for 1462.39 feet to the Northwest corner of Lot 4, Short Plat No. 1166, according to the survey thereof recorded under Auditor's File No. 848679, records of Benton County, Washington; Thence North  $31^{\circ}25'21''$  West for 736.19 feet; Thence North  $60^{\circ}44'25''$  West for 55.94 feet to the South line of the North half of the Southwest quarter of the Southeast quarter of said Section 35; Thence North  $89^{\circ}25'17''$  West, along the South line of said North half of the Southwest quarter of the Southeast quarter of said Section 35, for 143.36 feet; Thence North  $25^{\circ}44'48''$  West for 592.35 feet to the Southwest corner of the City of Richland water tank site as deeded under Auditor's File No. 837303, records of Benton County, Washington; Thence North  $84^{\circ}10'45''$  East for 176.94 feet to the Southeast corner of said City of Richland parcel; Thence North  $05^{\circ}49'15''$  West, along the East line of the City of Richland water tank site, for 211.97 feet to the Southeast corner of that parcel deeded to Milo B. Bauder under Auditor's File No. 837302, records of Benton County, Washington; Thence North  $88^{\circ}50'13''$  West, along the South line of said Bauder parcel for 201.49 feet; Thence North  $52^{\circ}16'28''$  West for 749.00 feet; Thence North  $39^{\circ}57'30''$  East for 380.06 feet to intersect the Westerly right of way margin of said Kennewick Irrigation District Badger East Lateral and the true point of beginning; Thence South  $39^{\circ}57'30''$  West for 380.06 feet; Thence North  $52^{\circ}16'28''$  West for 302.70 feet to the Easterly boundary of the proposed plat of "Crested Hills"; Thence North  $41^{\circ}49'27''$  East, along said Easterly boundary of the proposed plat of "Crested Hills" for 426.98 feet to intersect the Westerly right of way margin of the Kennewick Irrigation District Badger East Lateral on a 336.50 foot radius curve concave to the Northeast (the radius point bears North  $62^{\circ}13'27''$  East); Thence Southeasterly along the arc of said curve to the left, through a central angle of  $18^{\circ}58'37''$ , for an arc distance of 111.45 feet to the point of tangency; Thence south  $46^{\circ}45'10''$  East, along said Westerly right of way margin, for 180.67 feet to the true point of beginning.

Containing 2.69 acres, more or less

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be Medium Density Single Family Residential (R-1M) when consideration is given to the interest of the general public.

Section 1.06. 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, are amended by amending Sectional Map No. 61, which is one of a series of maps constituting said Official Zoning Map, said map shall bear 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 1.07. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach amended Sectional Map No. 61 and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.08. This ordinance shall become effective at such time that it is recorded with the Benton County Auditor. Recordation of this ordinance shall be conducted concurrently with instruments affecting associated boundary line adjustments administratively approved by the City of Richland and Benton County.


PASSED by the City Council of the City of Richland at a regular meeting this 3rd day of August, 1999.

  
LARRY HALER  
Mayor

ATTEST:

  
KENNETH BAYS  
City Clerk

APPROVED AS TO FORM:

  
THOMAS O. LAMPSON  
City Attorney

Date Published: August 8, 1999



RETURN TO:

City Clerk  
City of Richland  
P.O. Box 190  
Richland, WA 99352

CASCADE TITLE CO.

PID #1-3598-300-0001-010

13.00

20044

ORDINANCE NO. 41-99

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classification of 2.69 acres located in Section 35, Township 9 North, Range 28 East, W.M., Benton County, Washington and amending the Official Zoning Map No. 61 to assign zoning to the annexation area. (Bauder).

WHEREAS, on December 29, 1998, a petition requesting annexation to the City of 2.69 acres of land was received from the property owner;

WHEREAS, on February 2, 1999, the City Council was presented the request and set a date for meeting with the property owner and referred the matter to the Richland Physical Planning Commission for review and recommendations; and

WHEREAS, on February 16, 1999, Council adopted Resolution 30-99 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to



submit a request for waiver of the Benton County Boundary Review Board application requirements; and

WHEREAS, the Physical Planning Commission at their regular meeting on April 7, 1999, did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designation for the property to be annexed; and

WHEREAS, staff did request a waiver from the Benton County Boundary Review Board to annex the subject area into the City; and

WHEREAS, the Chairman of the Boundary Review Board reviewed the request and determined that pursuant to RCW 36.93.110 the annexation was determined to be exempt from review by the Boundary Review Board; and

WHEREAS, on July 6, 1999, the City Council passed Resolution No. 69-99 setting July 20, 1999 as the date for public hearing on the request for annexation pursuant to state statutes; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that annexation will be made subject to the assumption of an appropriate share of indebtedness by the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan; and



WHEREAS, this annexation has been deemed to have no significant adverse environmental impacts and therefore a determination of non-significance has been issued; and

WHEREAS, it appears to the City Council that it would be of benefit to the residents of the City of Richland to annex the unincorporated area;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property as more specifically described as:

That portion of the South half of Section 35, Township 9 North, Range 28 East, W.M., Richland, Benton County, Washington, lying Westerly of the Kennewick Irrigation District Badger East Lateral and described as follows:

Commencing at the Southeast corner of said Section 35; Thence North 89°34'07" West, along the South line of said Section 35, for 1462.39 feet; Thence North 31°25'21" West for 736.19 feet; Thence North 60°44'25" West for 55.94 feet to the South line of the North half of the Southwest quarter of the Southeast quarter of said Section 35; Thence North 89°25'17" West, along the South line of said North half of the Southwest quarter of the Southeast quarter of said Section 35, for 143.36 feet; Thence North 25°44'48" West for 592.35 feet to the Southwest corner of the City of Richland water tank site as deeded under Auditor's File No. 837303, records of Benton County, Washington; Thence North 84°10'45" East for 176.94 feet to the Southeast corner of said City of Richland parcel; Thence North 05°49'15" West, along the East line of the City of Richland water tank site, for 211.97 feet to the Southeast corner of that parcel deeded to Milo B. Bauder under Auditor's File No. 837302, records of Benton County, Washington; Thence North 88°50'13" West, along the South line of said Bauder parcel for 201.49 feet; Thence North 52°16'28" West for 749.00 feet; Thence North 39°57'30" East for 380.06 feet to intersect the Westerly right of way margin of said Kennewick Irrigation District Badger East Lateral and the true point of beginning; Thence South 39°57'30" West for 380.06 feet; Thence North 52°16'28" West for 302.70 feet to the Easterly boundary of the proposed plat of "Crested Hills"; Thence North 41°49'27" East, along said Easterly boundary of the proposed plat of "Crested Hills" for 426.98 feet to intersect the Westerly right of way margin of the Kennewick Irrigation District





Badger East Lateral on a 336.50 foot radius curve concave to the Northeast (the radius point bears North 62°13'27" East); Thence Southeasterly along the arc of said curve to the left, through a central angle of 18°58'37", for an arc distance of 111.45 feet to the point of tangency; Thence south 46°45'10" East, along said Westerly right of way margin, for 180.67 feet to the true point of beginning.

Containing 2.69 acres, more or less

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be Medium Density Single Family Residential (R-1M) when consideration is given to the interest of the general public.

Section 1.06. 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, are amended by amending Sectional Map No. 61, which is one of a series of maps



constituting said Official Zoning Map, said map shall bear 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 1.07. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach amended Sectional Map No. 61 and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.08. This ordinance shall become effective at such time that it is recorded with the Benton County Auditor. Recordation of this ordinance shall be conducted concurrently with instruments affecting associated boundary line adjustments administratively approved by the City of Richland and Benton County.

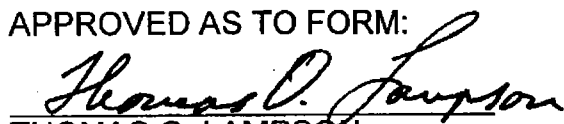
PASSED by the City Council of the City of Richland at a regular meeting this 3rd day of August, 1999.

  
LARRY HALER  
Mayor

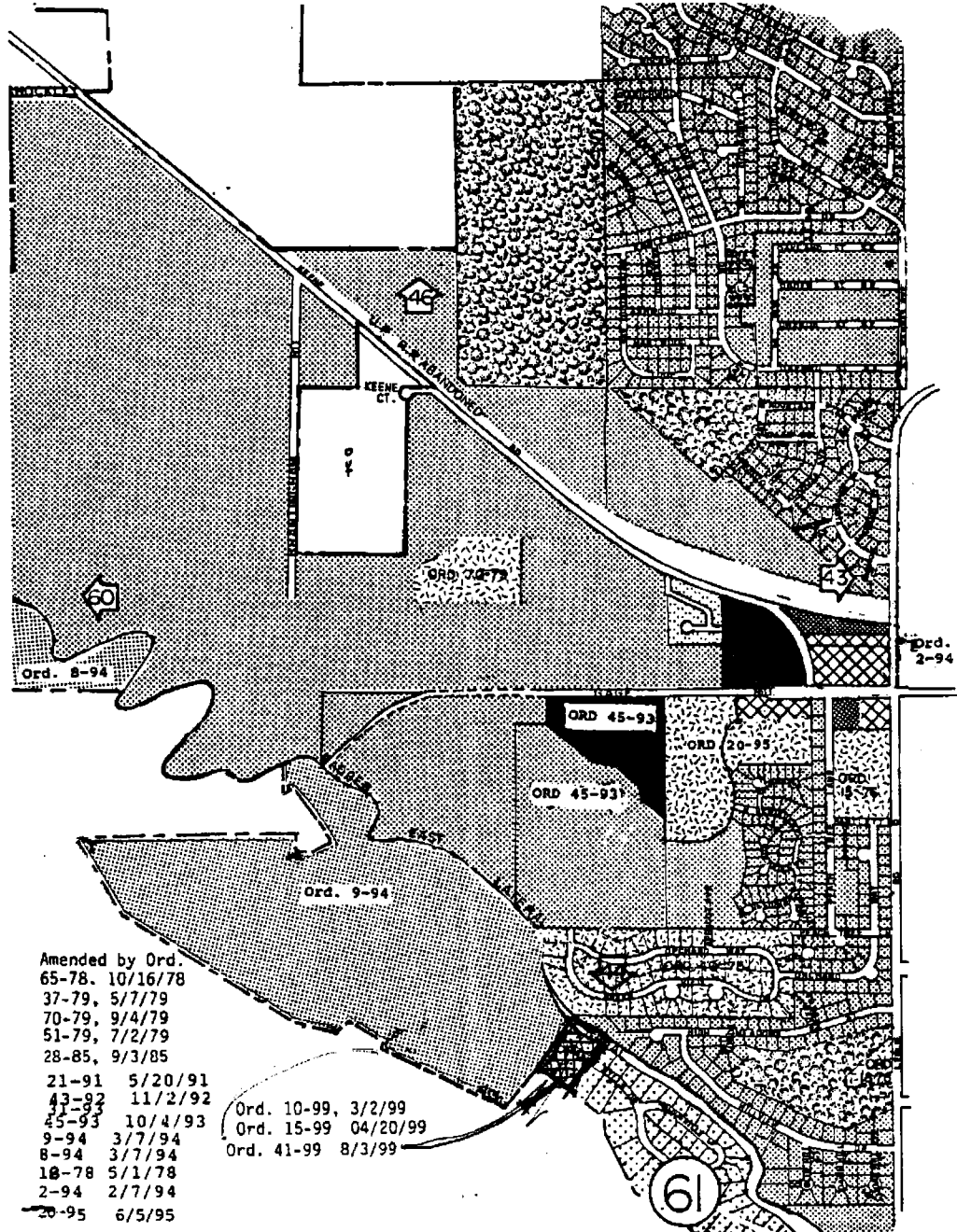
ATTEST:

  
KENNETH BAYS  
City Clerk

APPROVED AS TO FORM:

  
THOMAS O. LAMPSON  
City Attorney

Date Published: 8-8-99



Amended by Ord.  
 65-78. 10/16/78  
 37-79. 5/7/79  
 70-79. 9/4/79  
 51-79. 7/2/79  
 28-85. 9/3/85  
 21-91 5/20/91  
 43-92 11/2/92  
 45-93 10/4/93  
 9-94 3/7/94  
 8-94 3/7/94  
 18-78 5/1/78  
 2-94 2/7/94  
 20-95 6/5/95

Ord. 10-99, 3/2/99  
 Ord. 15-99 04/20/99  
 Ord. 41-99 8/3/99

ORDINANCE NO. 15-95

AN ORDINANCE of the City of Richland providing for the annexation of 3.2 acres (more or less) of land near the Kennedy Road Interchange.

WHEREAS, the City purchased property at Kennedy Road from the Washington State Department of Natural Resources; and

WHEREAS, the property purchased was not within the Richland City limits; and

WHEREAS, the City Council met on October 17, 1994 and passed Resolution No. 74-94 accepting the request for annexation subject to the following conditions:

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

WHEREAS, Resolution No. 74-94 referred the matter to the Richland Physical Planning Commission for review and recommendation regarding annexation and zoning; and

WHEREAS, the Physical Planning Commission, at their regular meeting on December 7, 1994, reviewed the proposed annexation and took action recommending to the City Council that the zoning classification for the area be Central Business (C-2); and

WHEREAS, Resolution No. 74-94 also directed and authorized staff to submit a Notice of Intent to annex to the Benton County Boundary Review Board; and

WHEREAS, City staff did prepare and submit a Notice of Intent to the Benton County Boundary Review Board to annex the subject area to the City of Richland; and

WHEREAS, the Benton County Boundary Review Board approved the proposed annexation on December 8, 1994; and

WHEREAS, notice of the time and place for conducting a public hearing on the proposed annexation was given by posting and publication as required by law and shown by the affidavit of posting and affidavit of publication on file with the City Clerk; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that annexation will be made subject to the assumption of an appropriate share of indebtedness by the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan; and

WHEREAS, it appears to the City Council that it would be of benefit to the residents of the City of Richland to annex the unincorporated area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. Annexation of real property. The real property as more specifically 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.

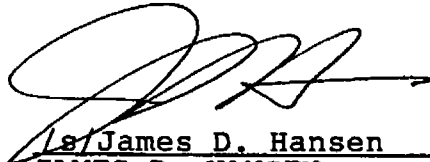
Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The zoning classification for the annexed area shall be Central Business (C-2) thereby amending the City of Richland's official zoning map and Sectional Map No. 48.

Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland this 20th day of March, 1995.



/s/James D. Hansen  
JAMES D. HANSEN  
Mayor

FORM APPROVED:



/s/Thomas O. Lampson  
THOMAS O. LAMPSON  
City Attorney

**EXHIBIT A**

**LEGAL DESCRIPTION**

That portion of the northeast quarter of the northeast quarter in Section 21, Township 9 North, Range 28 East, W.M., Benton County, Washington, lying north of the southerly right-of-way line of Kennedy Road as it now exists.

AN ORDINANCE of the City of Richland providing for the annexation and assignment of comprehensive plan designations and zoning classifications of 490 acres (more or less) of property west of Country Ridge Subdivision and amending the Comprehensive Plan Land Use Map and the Official Zoning Map No. 59 as to assign land use and zoning designations (Westermeyer, et al).

FILED BY  
 AUG 22 12 21 PM '95  
 CASHIER  
 COUNTY AUDITOR

WHEREAS, in 1993 a petition requesting annexation to the City of 490 acres of land was received from property owners; and

WHEREAS, in January 1994 the City Council was presented the request, set a date for meeting with the property owners and referred the matter to the Richland Physical Planning Commission for review and recommendations; and

WHEREAS, on September 6, 1994, Council adopted Resolution 65-94 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit a "Notice of Intention" to the Benton County Boundary Review Board; and

WHEREAS, the Physical Planning Commission at their regular meetings on February 2, 1994 and May 3, 1995 did conduct public reviews and formulated recommendations on the appropriate preliminary zoning designations for the property to be annexed; and

WHEREAS, staff did prepare and submit a "Notice of Intention" to the Benton County Boundary Review Board to annex the subject area into the City; and

WHEREAS, the Boundary Review Board heard the request and gave verbal approval at their April 13, 1995 meeting for this annexation proposal; and

WHEREAS, on May 1, 1995 the City Council passed Resolution No. 45-95 setting May 15, 1995 as the date for public hearing on the request for annexation pursuant to state statutes; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

CITY OF RICHLAND  
 PO Box 190  
 RICHLAND 99352-0190



WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that annexation will be made subject to the assumption of an appropriate share of indebtedness by the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan; and

WHEREAS, this annexation has been deemed to have no significant adverse environmental impacts and therefore a determination of non-significance has been issued; and

WHEREAS, it appears to the City Council that it would be of benefit to the residents of the City of Richland to annex the unincorporated area;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property as more specifically described as:

The North Half of the Southeast Quarter; the Northeast Quarter of the Southwest Quarter; the Southeast Quarter of the Northwest Quarter; the South Half of the Northeast Quarter; all in Section 20, Township 9 North, Range 28 East, W.M., except Lots 2, 3 and 4 of Short Plat #1585; except the right-of-way for Dallas Road and including the I-182 right-of-way in the Southeast Quarter of the Southwest Quarter of Section 20, Township 9 North, Range 28 East, W.M. and including the West Half of Section 21, Township 9 North, Range 28 East, W.M., Benton County, Washington.

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be Medium Density Single-Family Residential (R-1M), Medium Density Single-Family Residential (R-1M)/Agricultural Combining District (R-1MA) and Suburban Residential (R-1)/Agricultural Combining District (R-1A) when consideration is given to the interest of the general public.

Section 1.06. 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, are amended by amending Sectional Map No. 59, which is one of a series of maps constituting said Official Zoning Map, said map shall bear 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 1.07. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach amended Sectional Map No. 59, duly certified by the Clerk as a true copy.

Section 1.08. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

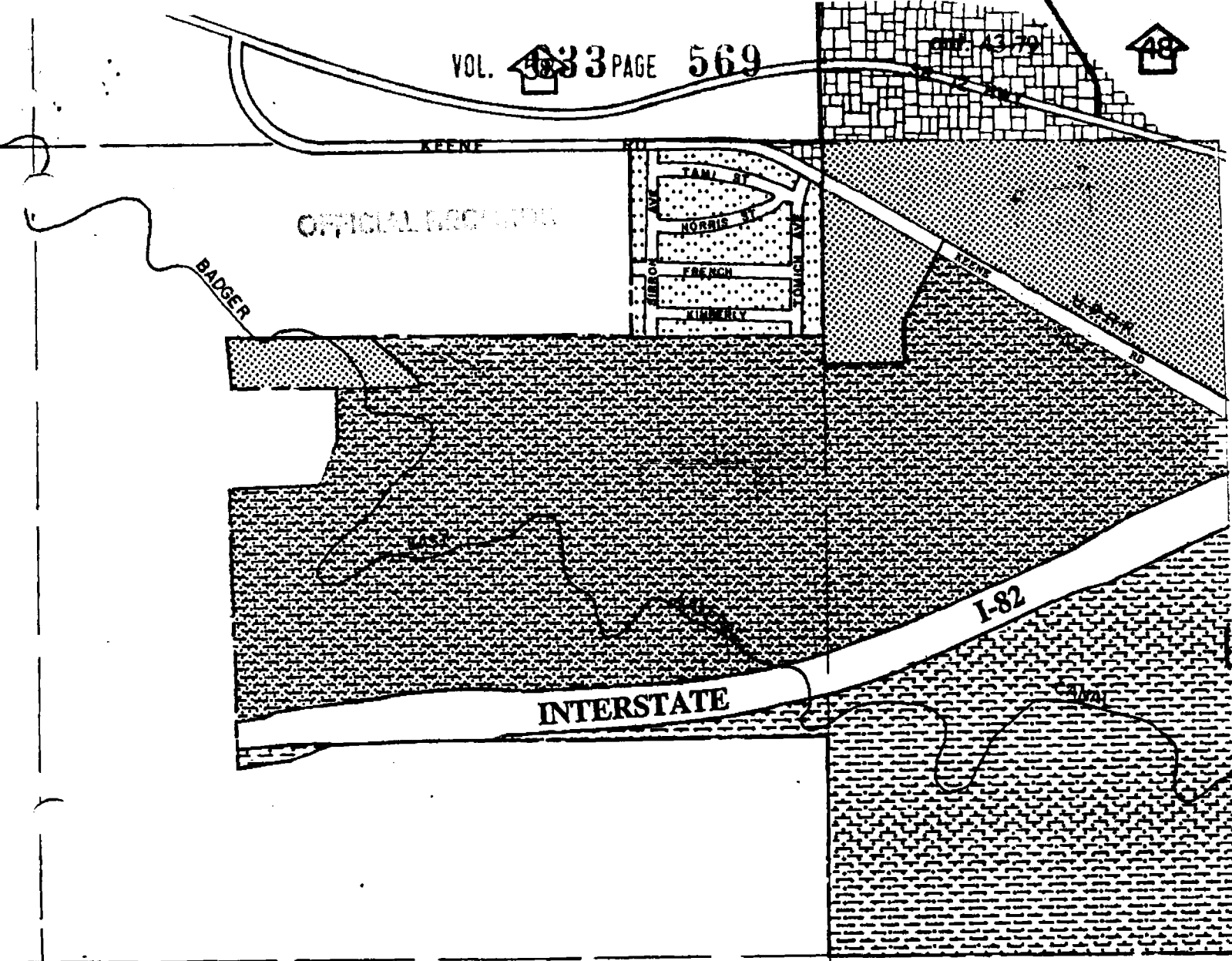
PASSED by the City Council of the City of Richland at a regular meeting this 5th day of June, 1995.

/s/James D. Hansen  
JAMES D. HANSEN  
Mayor

FORM APPROVED:

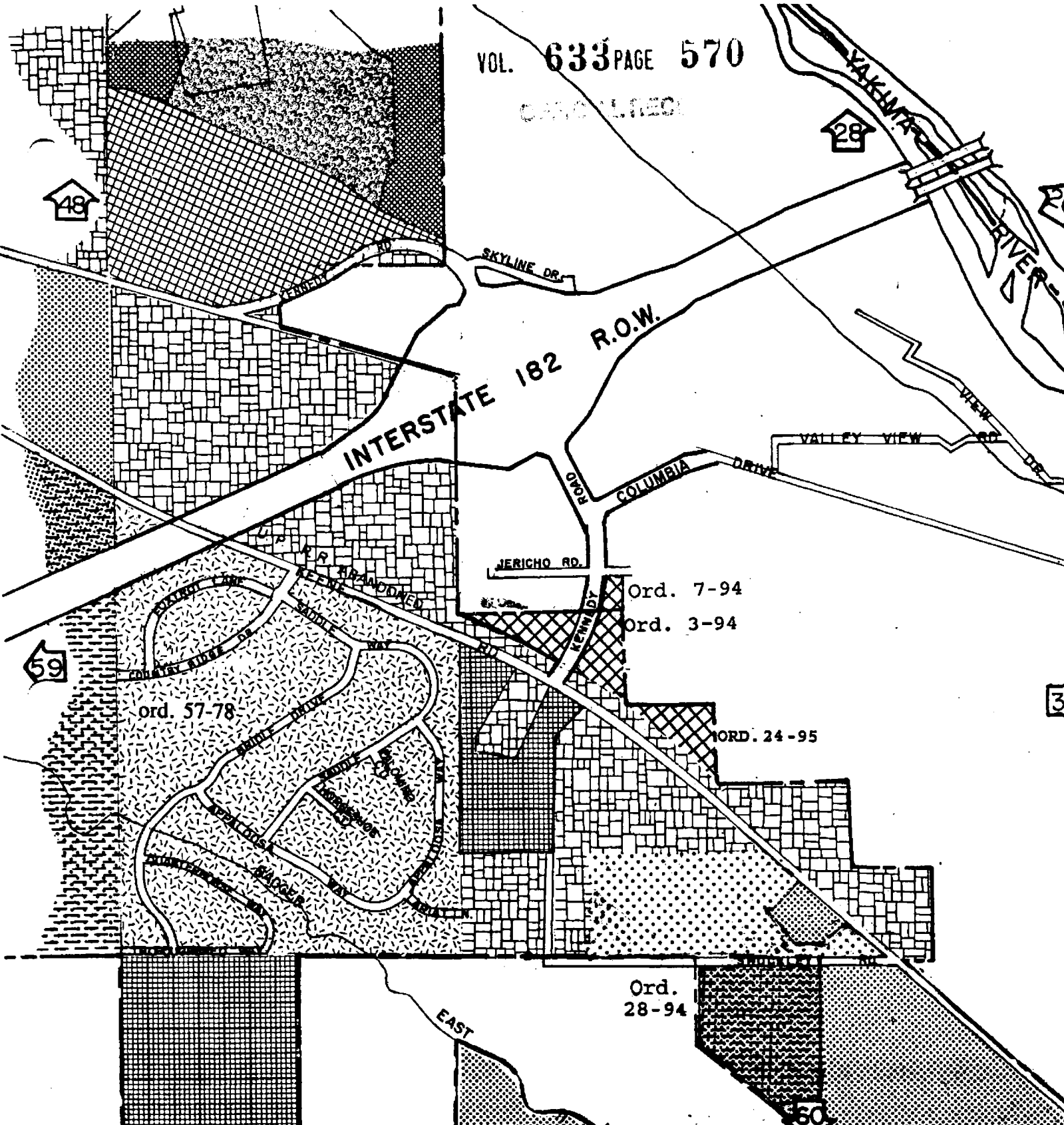
/s/Thomas O. Lampson  
THOMAS O. LAMPSON  
City Attorney

Date Published: 6-9-95



Amended by Ord.:  
 67-78, 10/16/78  
 ORD. 55-77, 10/3/77  
 ORD. 835, 12/17/72  
 Ord. 21-95 6/5/95

COPY CONTROLLED



Amended by:

- (Ord. 653, 1/21/71)
- (Ord. 42-74, 7/1/74)
- Ord. 57-78, 10/2/78
- Ord. 65-78, 10/16/78
- Ord. 67-78, 10/16/78
- Ord. 51-79, 7/2/79
- Ord. 30-84, 10/1/84
- Ord. 1-92, 1-6-92
- Ord. 35-92, 9/8/92
- Ord. 22-93, 5/3/93
- Ord. 7-94, 3/7/94
- Ord. 8-94, 3/7/94
- Ord. 28-94, 6/20/94
- ORD. 43-94, 10/3/94
- Ord. 15-95, 3/20/95
- Ord. 16-95, 4/3/95
- Ord. 24-95, 6/26/95

Ord. 8-94

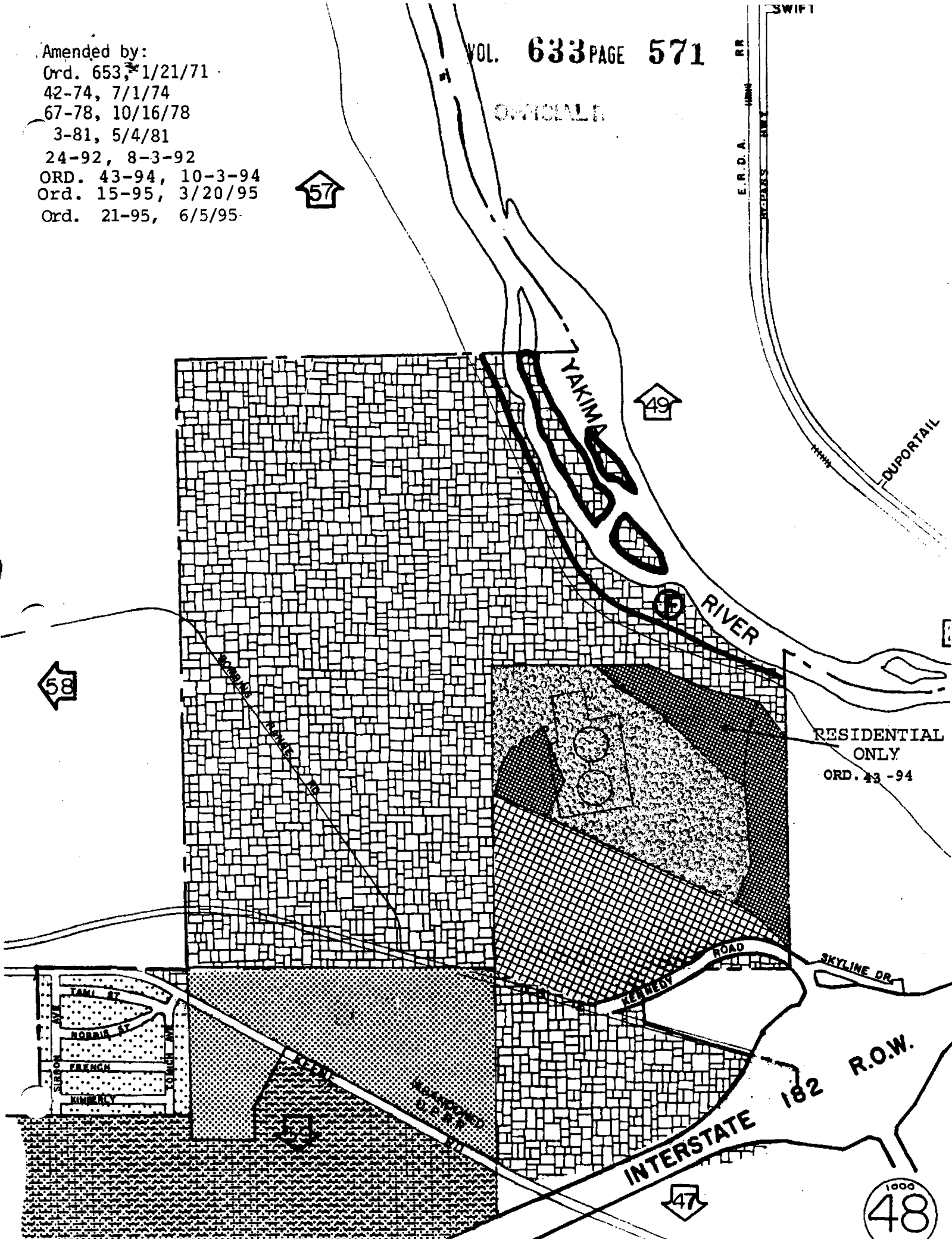
Amended by:  
Ord. 653, 1/21/71  
42-74, 7/1/74  
67-78, 10/16/78  
3-81, 5/4/81  
24-92, 8-3-92  
ORD. 43-94, 10-3-94  
Ord. 15-95, 3/20/95  
Ord. 21-95, 6/5/95

OFFICIAL

57

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58



RESIDENTIAL ONLY  
ORD. 43-94

INTERSTATE 182 R.O.W.

48

47

SWIFT  
RR  
E.R.D.A.  
WEEKS HWY

DUPORTAIL

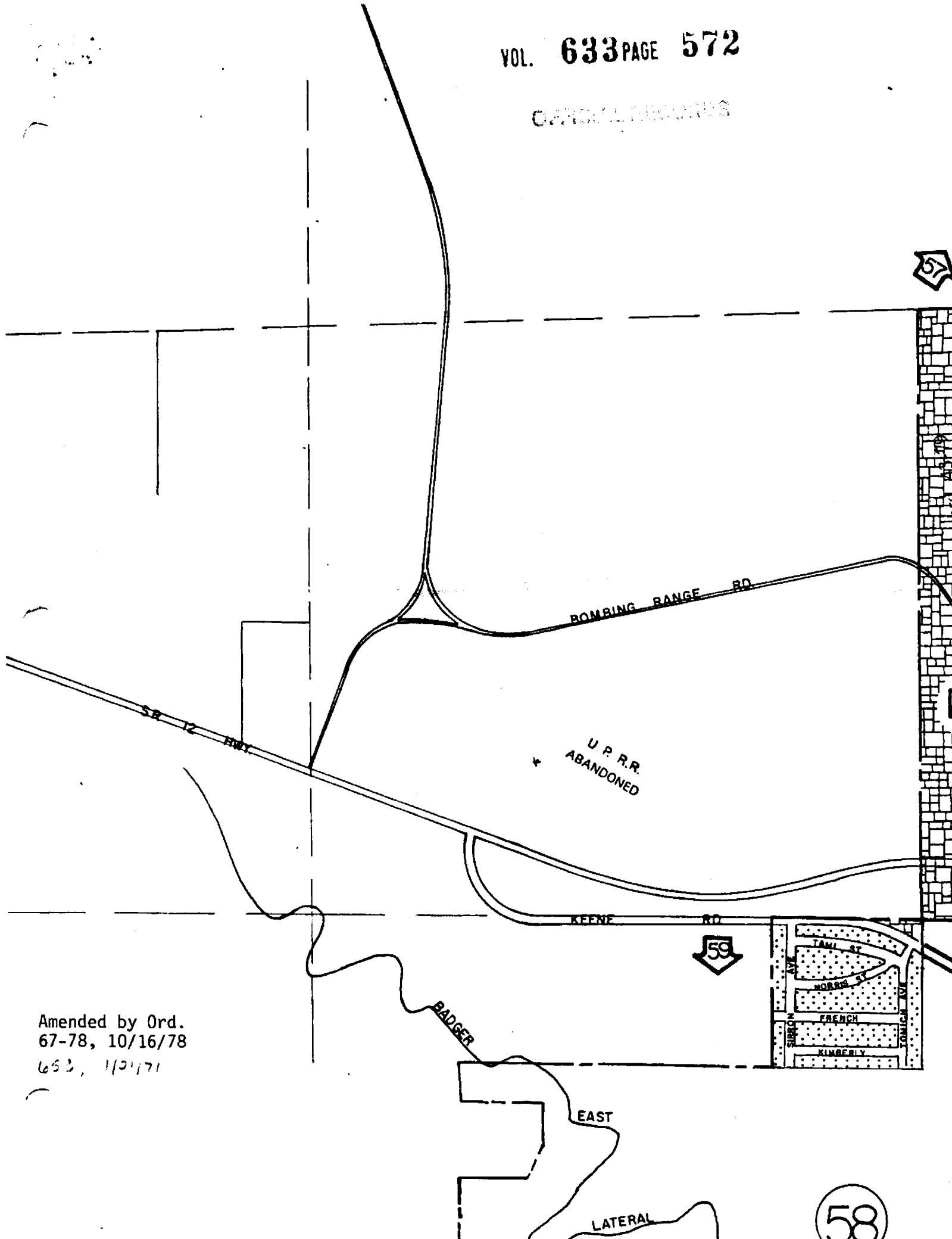
YAKIMA RIVER

SKYLINE DR

KEMMEY ROAD

TAMI ST  
HOBBS ST  
FRENCH  
KIMBERLY

CITY RECORDS



Amended by Ord.  
67-78, 10/16/78

653, 1/21/71

FEB 27 8 13 AM '96

DUBBIE GAGNER  
BENTON COUNTY, AUDITOR

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classification of 2.8 acres (more or less) of property contained in Short Plat 1213 and amending the Official Zoning Map No. 42 as to assign zoning designation (Stallings).

WHEREAS, on February 21, 1995, a request for annexation to the City of 2.8 acres of land was received from property owners; and

WHEREAS, on March 6, 1995, the City Council was presented the request, set a date for meeting with the property owners and referred the matter to the Richland Physical Planning Commission for review and recommendations; and

WHEREAS, on March 20, 1995, Council adopted Resolution 33-95 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit a "Notice of Intention" to the Benton County Boundary Review Board; and

WHEREAS, the Physical Planning Commission at their regular meeting on April 5, 1995, did conduct public review and formulated recommendations on the appropriate preliminary zoning designation for the property to be annexed; and

WHEREAS, staff did prepare and submit a "Notice of Intention" to the Benton County Boundary Review Board to annex the subject area into the City; and

WHEREAS, the Boundary Review Board received the request and gave written approval dated September 14, 1995 for this annexation proposal; and

WHEREAS, on October 2, 1995 the City Council passed Resolution No. 78-95 setting October 16, 1995 as the date for public hearing on the request for annexation pursuant to state statutes; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined

Mail  
City of Richland  
P.O. Box 190  
Richland, WA. 99352

by City Council that annexation will be made subject to the assumption of an appropriate share of indebtedness by the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan; and

WHEREAS, it appears to the City Council that it would be of benefit to the residents of the City of Richland to annex the unincorporated area;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property as more specifically described as:

All of Short Plat 1213 as recorded by Benton County, Washington

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be Medium Density Single-Family Residential (R-1M) when consideration is given to the interest of the general public.

Section 1.06. 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, are amended by amending Sectional Map No. 42, which is one of a series of maps constituting said Official Zoning Map, said map shall bear 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 1.07. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach amended Sectional Map No. 42, duly certified by the Clerk as a true copy.

Section 1.08. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

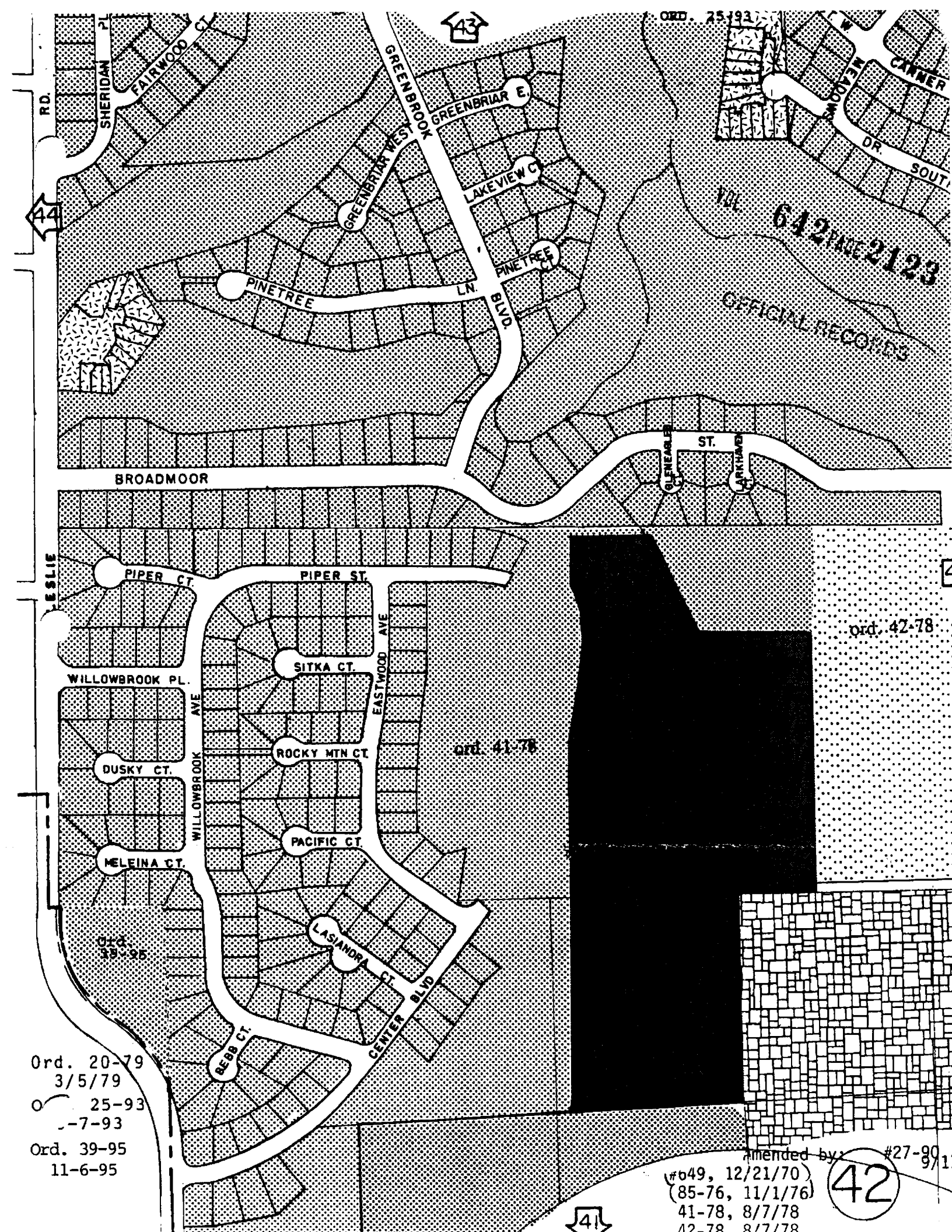
PASSED by the City Council of the City of Richland at a regular meeting this 6th day of November, 1995.

/s/James D. Hansen  
JAMES D. HANSEN  
Mayor

FORM APPROVED:

/s/Thomas O. Lampson  
THOMAS O. LAMPSON  
City Attorney

Date Published: 11-9-95



ORD. 25-93

642 PAGE 2123

OFFICIAL RECORDS

ord. 42-78

ord. 41-78

Ord. 39-95

- Ord. 20-79  
3/5/79
- Ord. 25-93  
7-7-93
- Ord. 39-95  
11-6-95

Amended by #27-90  
 #649, 12/21/70  
 (85-76, 11/1/76)  
 41-78, 8/7/78  
 42-78, 8/7/78

42



FILED BY

FEB 27 8 16 AM '96

BOBOWE GAGNER  
BENTON COUNTY, AUDITOR

AN ORDINANCE of the City of Richland providing for the annexation and assignment of zoning classifications of 125 acres (more or less) of property along Kennedy Road and I-182 and amending the Official Zoning Maps No. 47 and 48 as to assign zoning designations (Hills Mobile Home Park, etal).

WHEREAS, in April, 1995 a petition requesting annexation to the City of 125 acres of land was received from property owners; and

WHEREAS, on May 1, 1995 the City Council was presented the request, set a date for meeting with the property owners and referred the matter to the Richland Physical Planning Commission for review and recommendations; and

WHEREAS, on May 15, 1995, Council adopted Resolution 51-95 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit a "Notice of Intention" to the Benton County Boundary Review Board; and

WHEREAS, the Physical Planning Commission at their regular meeting on June 7, 1995 did conduct a public hearing and formulated recommendations on the appropriate preliminary zoning designations for the property to be annexed; and

WHEREAS, staff did prepare and submit a "Notice of Intention" to the Benton County Boundary Review Board to annex the subject area into the City; and

WHEREAS, the Boundary Review Board reviewed the request and gave approval on September 28, 1995 for this annexation proposal; and

WHEREAS, on November 20, 1995 the City Council passed Resolution No. 106-95 setting December 4, 1995 as the date for public hearing on the request for annexation pursuant to state statutes; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

mail  
City of Richland  
P.O. Box 190  
Richland, WA 99352

WHEREAS, the matter was duly considered by the City Council of the City of Richland at said hearing and it was finally determined by City Council that annexation will be made subject to the assumption of an appropriate share of indebtedness by the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan; and

WHEREAS, this annexation has been deemed to have no significant adverse environmental impacts and therefore a determination of non-significance has been issued; and

WHEREAS, it appears to the City Council that it would be of benefit to the residents of the City of Richland to annex the unincorporated area;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property as more specifically described as:

That portion of the South half of Section 15, lying southerly and westerly of the center of stream of the Yakima River; and that portion of the Northeast quarter of the Northeast quarter of Section 21 lying northerly of the old State Highway SR 12 right-of-way, and southerly of the Kennedy Road right-of-way; and that portion of the North half of Section 22 lying northerly of the southerly right-of-way line of Interstate 182; and that portion of the Northeast quarter of Section 22 lying between the center of stream of the Yakima River and the U.S. Army Corps of Engineers "taking line" for the McNary Reservoir; all in Township 9 North, Range 28 East, W.M., Benton County, Washington.

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.

Section 1.02. The area proposed for annexation has been included in the City of Richland Comprehensive Plan.

Section 1.03. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.04. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.05. It is hereby found, as an exercise of the City's police power, that the best zoning for said property shall be Multiple Family Residential (R-3), Central Business (C-2) and Public Reserve-Floodplain Overlay (PR-F) when consideration is given to the interest of the general public.

Section 1.06. 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, are amended by amending Sectional Maps No. 47 and 48, which are two of a series of maps constituting said Official Zoning Map, said map shall bear 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 1.07. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach amended Sectional Maps No. 47 and 48 and an amended Annexation Map, duly certified by the Clerk as a true copy.

Section 1.08. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland at a regular meeting this 18th day of December, 1995.

/s/James D. Hansen

JAMES D. HANSEN

Mayor

FORM APPROVED:

/s/Thomas O. Lampson

THOMAS O. LAMPSON

City Attorney

Date Published: 12/22/95



PROPOSED  
ANNEXATION

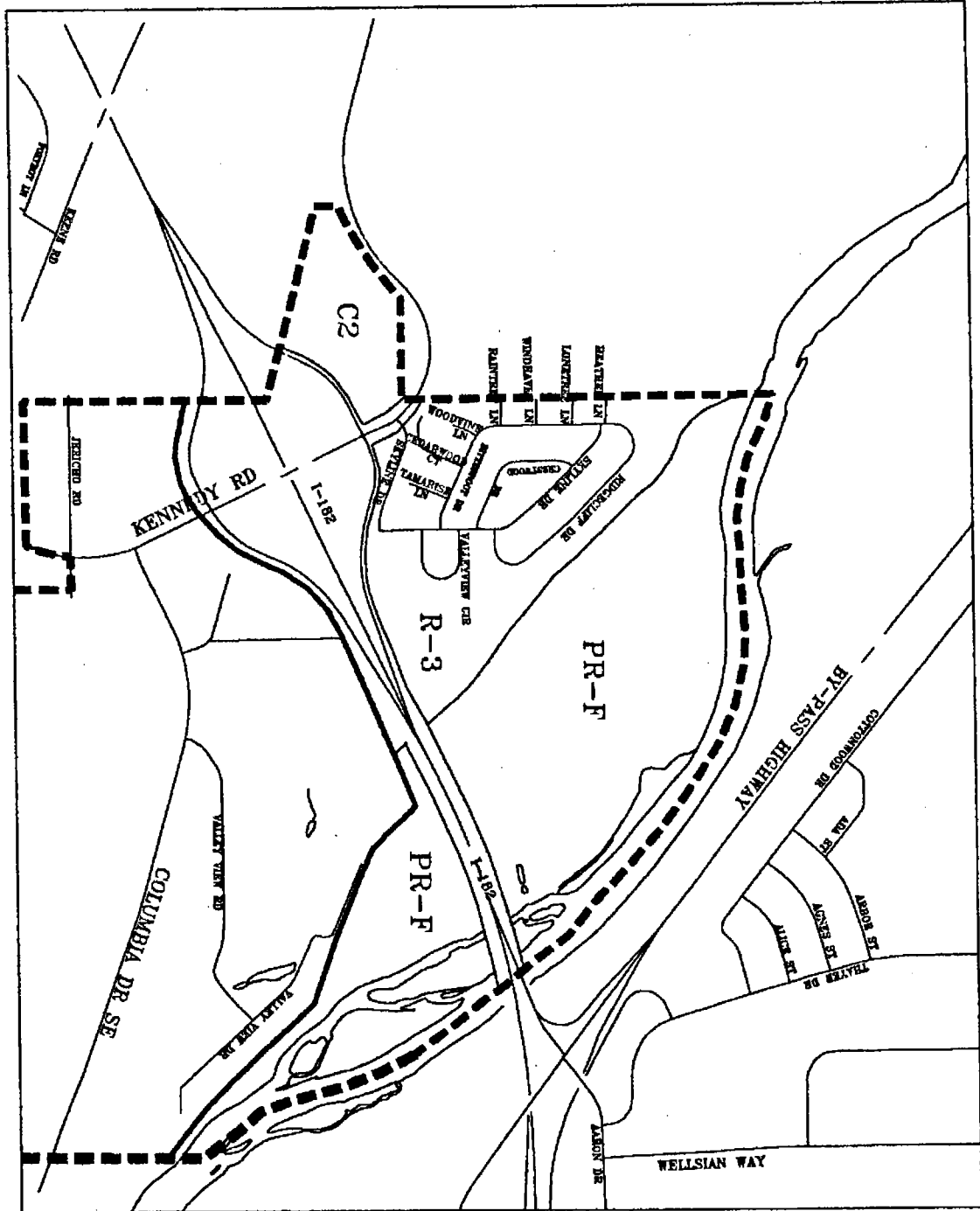
# HILL'S M.H. ANNEXATION



11-86

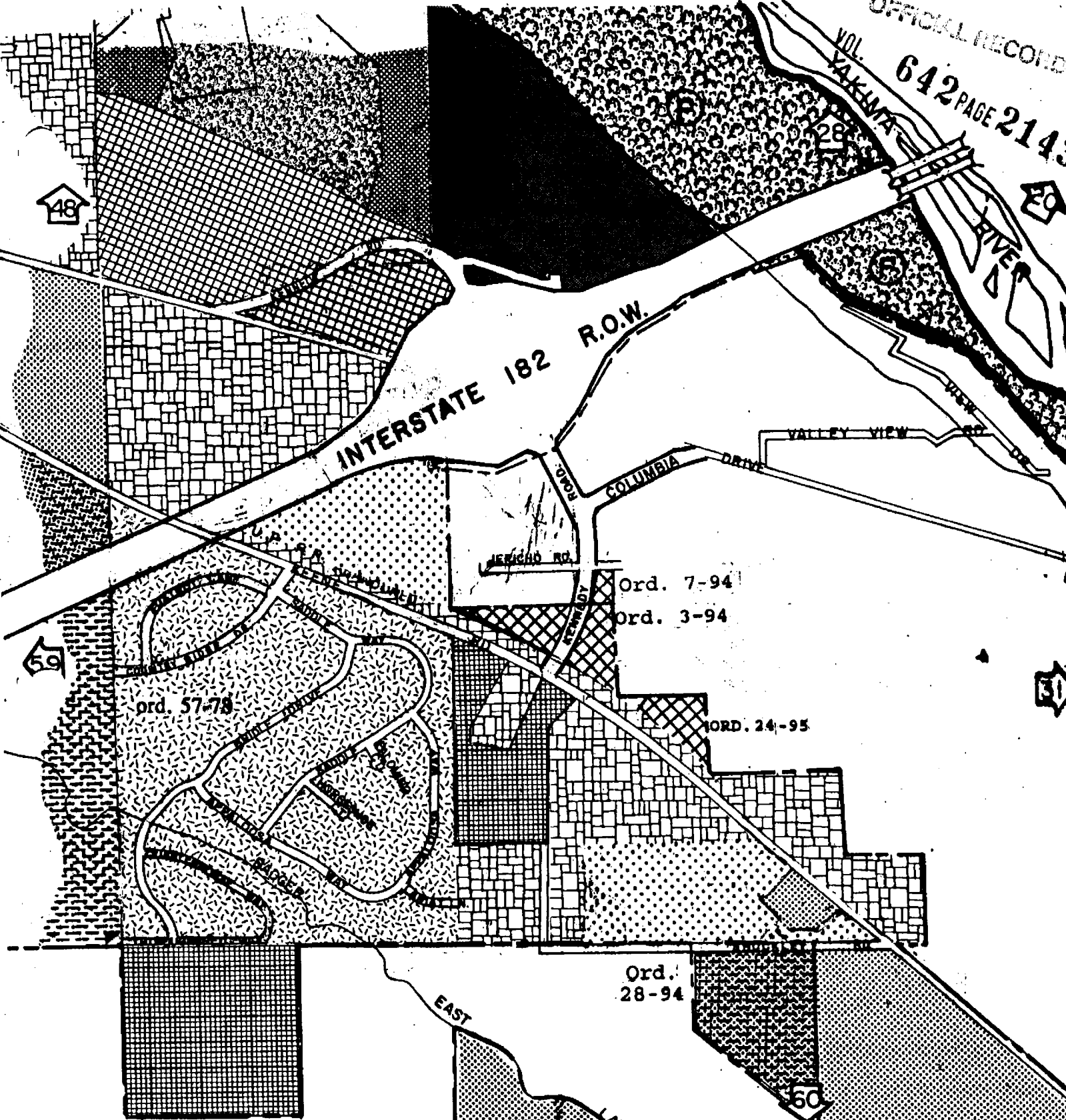
THE CITY OF RICHLAND DOES NOT WARRANT, GUARANTEE OR ACCEPT ANY LIABILITY FOR THE ACCURACY, PRECISION OR COMPLETENESS OF ANY INFORMATION SHOWN HEREON OR FOR ANY INTERFERENCES MADE THEREFROM. ANY USE MADE OF THIS INFORMATION IS SOLELY AT THE RISK OF THE USER. THE CITY MAKES NO WARRANTY, EXPRESS OR IMPLIED, AND ANY STATEMENT BY ANY EMPLOYEE OF THE CITY OR AGENTS THEREOF TO THE CONTRARY, IS VOID AND ULTRA VIRES. THE INFORMATION SHOWN IS A PRODUCT OF THE CITY OF RICHLAND GEOGRAPHIC INFORMATION SYSTEMS, AND IS PREPARED FOR PRESENTATION PURPOSES ONLY.

# HILLS M.H. ANNEXATION



11-88  
DAVID J. ZIMMERMAN, CLERK  
CLERK OF THE SUPREME COURT  
STATE OF GEORGIA

THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE OFFICE OF THE CLERK OF THE SUPREME COURT, STATE OF GEORGIA, ON 11-88.



Amended by:

- |                      |             |            |
|----------------------|-------------|------------|
| (Ord. 653, 1/21/71)  | Ord. 7-94   | 3/7/94     |
| (Ord. 42-74, 7/1/74) | Ord. 8-94   | 3/7/94     |
| Ord. 57-78, 10/2/78  | Ord. 28-94  | 6/20/94    |
| Ord. 65-78, 10/16/78 | Ord. 43-94, | Ord. 8-94  |
| Ord. 67-78, 10/16/78 | 10/3/94     | Ord. 49-95 |
| Ord. 51-79, 7/2/79   | Ord. 15-95, |            |
| Ord. 30-84, 10/1/84  | 3/20/95     |            |
| Ord. 1-92, 1-6-92    | Ord. 16-95, |            |
| Ord. 35-92           | 9/8/92      | 4/3/95     |
| Ord. 22-93, 5/3/93   | Ord. 24-95  | 6/26/95    |
| Ord. 3-94, 2/7/94    | Ord. 40-95  | 11-6-95    |



Amended by:

Ord. 683, 1/21/71

42-74, 7/1/74

7-78, 10/16/78

3-81, 5/4/81

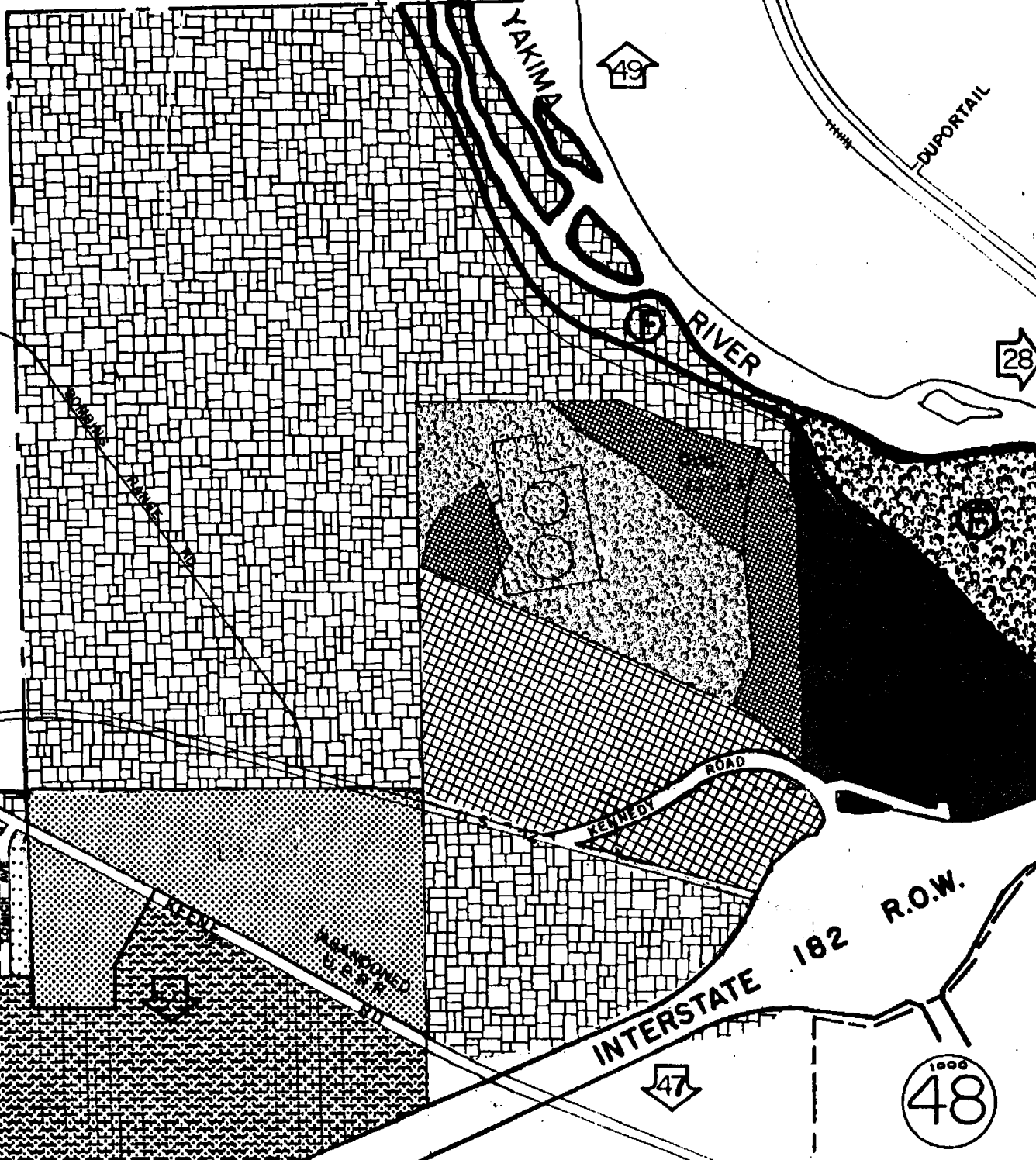
24-92, 8-3-92

ORD. 43-94, 10-3-94

Ord. 15-95, 3/20/95

Ord. 21-95, 6/5/95

Ord. 49-95 12/18/95



SWIFT

E.R.D.A.

YAKIMA RIVER

RIVER

DUPOURTAL

INTERSTATE 182 R.O.W.

TAMLE ST.  
MORRIS ST.  
FRENCH  
KENNEDY

KENNEDY ROAD

KENNEDY

KENNEDY

ORDINANCE NO. 7-94

DEC 28 10 42 AM '94

AN ORDINANCE of the City of Richland providing for the annexation, land use, zoning classifications and districts and amending the Official Zoning Map of the City by amending Sectional Map No. 47 so as to assign the zoning designation of an approximate 1.5-acre parcel located at the southeast corner of Kennedy Road and Jericho Road as Neighborhood Retail (C-1) (D. Bauder).

WHEREAS, on September 2, 1993, a request for annexation to the City of approximately 1.5 acres of land was received from Donna Bauder; and

WHEREAS, on September 20, 1993, the City Council was presented the request, set a date for meeting with the property owners and referred the matter to the Richland Physical Planning Commission for review and recommendations; and

WHEREAS, on October 4, 1993, Council adopted Resolution 80-93 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit a "Notice of Intention" to the Benton County Boundary Review Board; and

WHEREAS, the Richland Physical Planning Commission on November 3, 1993, held a properly advertised public hearing to consider a petition to assign the zoning of the property hereafter described and took action approving the request subject to certain conditions; and

WHEREAS, the City staff, prior to the Physical Planning Commission's consideration and City Council's consideration of such proposed zone change has reviewed said SEPA checklist, assessed the environmental impact expected therefrom and have issued a Determination of Non-Significance (EA26-93) dated October 28, 1993, pursuant to the State Environmental Policy Act; and

WHEREAS, the Boundary Review Board was not required to hear any requests for review of this annexation proposal and the annexation was approved on January 13, 1994; and

Return City of Richland  
P.O. Box 190  
Richland, WA 9935

ORDINANCE

WHEREAS, on February 7, 1994, the City Council passed a motion setting February 22, 1994 as the date for public hearing on the request for annexation pursuant to state statutes; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

WHEREAS, the Richland City Council has considered the recommendations and all reports submitted to it and all comments and arguments made to it at the public hearing and determined that the annexation will be made subject to the assumption of an appropriate share of indebtedness of the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property more specifically described in Section 1.04 of this ordinance, 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.

Section 1.02. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.03. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.04. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is Neighborhood Retail (C-1) when consideration is given to the interest of the general public. Said property is further described as follows:

Lot 16, Block 3, Badger Heights, except that portion being used for road purposes, records of Benton County, situated in the City of Richland, County of Benton, State of Washington.

CITY OF RICHLAND

Section 1.05. 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, are amended by amending Sectional Map No. 47, which is one of a series of maps constituting said Official Zoning Map, as shown on the attached Sectional Map No. 47 bearing the number and date of passage of this ordinance and by the reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 1.06. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and the attached amended Section Map No. 47, duly certified by the Clerk as a true copy.

Section 1.07. This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this 7th day of March, 1994.

/s/ James D. Hansen  
JAMES D. HANSEN  
Mayor

APPROVED AS TO FORM:

/s/ Thomas O. Lampson  
THOMAS O. LAMPSON  
City Attorney

Ord. 43-79

28

20

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INTERSTATE 182 R.O.W.

SKYLINE DR.

KENNEDY ROAD

VALLEY VIEW RD

COLUMBIA DRIVE

JERICO RD.

Ord. 7-94

Ord. 3-94

59

Ord. 57-78

31

SHOCKLEY RD

EAST

60

LATERAL

CANAL

Ord. 8-94

Amended by:

(Ord. 653, 1/21/71)

Ord 7-94 3/7/94

(Ord. 42-74, 7/1/74)

Ord 8-94 3/7/94

Ord. 57-78, 10/2/78

Ord. x65-78, 10/16/78

x67-78, 10/16/78

x51-79, 7/2/79

Ord. 30-84, 10/1/84

Ord. 1-92, 1-6-92

Ord. 35-92 9/8/92

Ord. 22-93 5/3/93

Ord. 3-94 2/7/94

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47

# AFFIDAVIT OF PUBLICATION

COUNTY OF BENTON

ss.

STATE OF WASHINGTON

Carole McKenzie, being duly sworn, deposes and says, I am the Legal Clerk of the Tri-City Herald, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy of a 466 ORDINANCE NO. 7-94 5 as it was printed in the regular and entire issue of the Tri-City Herald itself and not in a supplement thereof, 1 time(s), commencing on 03/11/94, and ending on 03/11/94, and that said newspaper was regularly distributed to its subscribers during all of this period.

Carole McKenzie

SUBSCRIBED AND SWORN BEFORE ME THIS 13<sup>th</sup>

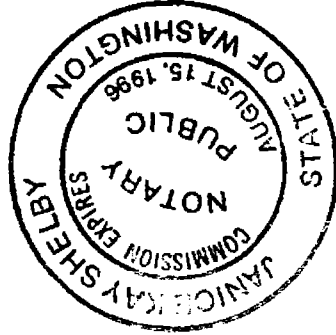
DAY OF March, 1994.

Janice Kay Shelby

Notary public in and for the State of Washington, residing at Richland WA

COMMISSION EXPIRES 8-15-96

**ORDINANCE NO. 7-94**  
**SUBORDINATE**  
The City of Richland has passed Ordinance No. 7-94 entitled "AN ORDINANCE of the City of Richland providing for the annexation, land use, zoning classifications and districts and amending the Official Zoning Map of the City by amending Sectional Map No. 47 so as to assign the zoning designation of an approximate 1.5 acre parcel located at the southwest corner of Kennedy Road and Jericho Road as Neighborhood Retail (C-1) (D. Bauder)", on March 7, 1994.  
The relevant portions of the ordinance provides for annexing approximately 1.5 acres (Badger Heights) in the south end of Richland within a County island near the Kennedy Road-182 interchange.  
This Ordinance shall take effect on the day following the date of its publication in the official newspaper of the City of Richland.  
-s- James D. Hansen, Mayor  
Form Approved:  
-s- Thomas O. Lampton  
City Attorney  
The full extent of this ordinance will be mailed or given to any person without charge who requests the same from the City Clerk.  
Requests may be made to: Dorothy A. Campbell, Acting City Clerk, P.O. Box 130, Richland, WA 99352, (509) 949-7389, 8466 - 3/11/94



95 18677

OFFICIAL RECORDS

94 12846

VOL. 633 PAGE 477

VOL. 605 PAGE 485

FILED BY

FILED BY

AUG 22 12 20 PM '95

ORDINANCE NO. 8-94

APR 13 9 59 AM '94

AN ORDINANCE of the City of Richland providing for the annexation and relating to land use, comprehensive plan designations, zoning classifications and districts of an approximate 230-acre parcel located in Section 27 near Country Ridge, commonly known as Westcliffe Development, to Medium Density Single-Family Residential (R-1M) and amending the Comprehensive Plan Land Use Map and the Official Zoning Map of the City by amending Sectional Maps No. 47 and 60 so as to assign the zoning designation, contingent upon the recording of a properly executed, delivered and accepted Property Use and Development Agreement (Westcliffe).

WHEREAS, on April 19, 1993, a request for annexation to the City of approximately 230 acres of land was received from Milo Bauder; and

WHEREAS, on May 3, 1993, the City Council was presented the request, set a date for meeting with the property owners and referred the matter to the Richland Physical Planning Commission for review and recommendations; and

WHEREAS, on May 17, 1993, Council adopted Resolution 46-93 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit a "Notice of Intention" to the Benton County Boundary Review Board; and

WHEREAS, the Richland Physical Planning Commission conducted a review on the proposed annexation, including consideration of appropriate Comprehensive Plan/Land Use Designation and zoning classification at their regular meeting on July 7, 1993 and took action approving the request subject to certain conditions; and

WHEREAS, the City staff, prior to the Physical Planning Commission's consideration and City Council's consideration of such proposed zone assignment has reviewed said SEPA-checklist, assessed the environmental impact expected therefrom and have issued a Determination of Non-Significance (EA14-93) dated June 22, 1993, pursuant to the State Environmental Policy Act; and

City of Richland  
 PO Box 190  
 Richland, Wa  
 99352-0190

14-

## OFFICIAL RECORDS

WHEREAS, the Boundary Review Board was not required to hear any requests for review of this annexation proposal and the annexation was approved on February 1, 1994; and

WHEREAS, on February 7, 1994, the City Council passed a motion setting February 22, 1994 as the date for public hearing on the request for annexation pursuant to state statutes; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

WHEREAS, the Richland City Council has considered the recommendations and all reports submitted to it and all comments and arguments made to it at the public hearing and determined that the annexation will be made subject to the assumption of an appropriate share of indebtedness of the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property more specifically described in Section 1.03 of this ordinance, 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.

Section 1.02. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.03. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.04. It is hereby found, as an exercise of the City's police power, that the best Comprehensive Plan/Land Use Plan designation for the land being annexed, as more particularly described below, is Residential 3-Dwellings/Acre and a zoning



## OFFICIAL RECORDS

## OFFICIAL RECORDS

designation of Medium Density Single-Family Residential (R-1M) when consideration is given to the interest of the general public.

Section 1.05. Contingent upon the recording, as provided in Section 1.07 hereof, of a properly executed, delivered and accepted "Property Use and Development Agreement" substantially in the form attached hereto as Exhibit A, by the petitioner for zoning of the property (Bauder), restricting the use and development of such property and in order to provide for Medium Density Single-Family Residential (R-1M) zoning of the approximate 230-acre parcel located generally south and east of Country Ridge, south of Shockley Road and west of Brantingham Road and more particularly described as follows:

That portion of Section 27, Township 9 North, Range 28 East, W.M., lying southwesterly of the east boundary of the Badger East Lateral Canal right-of-way, together with the adjoining KID right-of-way.

such land is hereby zoned Medium Density Single-Family Residential (R-1M).

Section 1.06. 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, are amended by amending Sectional Maps No. 47 and 60, which are two of a series of maps constituting said Official Zoning Map, as shown on the attached Sectional Maps No. 47 and 60 bearing the number and date of passage of this ordinance and by the reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 1.07. Upon receipt of a properly executed "Property Use and Development Agreement," as contemplated in Section 1.05 hereof, the City Manager is authorized to accept the same for and on behalf of the City, and upon such acceptance is authorized and directed to indicate such acceptance thereon, and, to cause said agreement to be recorded in the records of the Benton County Auditor, and to file said recorded agreement with the City Clerk.

Section 1.08. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and

OFFICIAL RECORDS

the attached amended Section Maps No. 47 and 60, duly certified by the Clerk as a true copy.

Section 1.09. This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this 7th day of March, 1994.

/s/ James D. Hansen  
JAMES D. HANSEN  
Mayor

APPROVED AS TO FORM:

/s/ Thomas O. Lampson  
THOMAS O. LAMPSON  
City Attorney

OFFICIAL RECORDS

EXHIBIT A

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this 7th day of March, 1994, by and between the CITY OF RICHLAND and MILO BAUDER.

W-I-T-N-E-S-S-E-T-H:

WHEREAS, the City of Richland is currently entertaining an application by Milo Bauder (hereinafter "Owners") for an assignment of zoning covering a 230-acre parcel located in Benton County, Washington (hereinafter "Property") and more particularly described in Ordinance No. 8-94.

NOW, THEREFORE, it is agreed that if the subject Property is zoned Medium Density Single-Family Residential (R-1M) pursuant to said application, Owners for themselves and for and on behalf of their heirs, successors and assigns, covenant and agree as follows:

1. Overall development density shall be limited to three (3) dwelling units per acre; and
2. Subdivisions developed pursuant to the proposed Medium Density Single-Family Residential (R-1M) zoning shall have a minimum lot size of 10,000 square feet and a minimum overall average lot size per subdivision of 12,000 square feet exclusive of the area for streets and lots or tracts designated for non-residential uses.

This agreement shall be placed of record and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Owners with respect to the subject Property or any part thereof. The City of Richland shall be deemed a beneficiary of this covenant without regard to whether it owns any land or interest therein in the

OFFICIAL RECORDS

locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

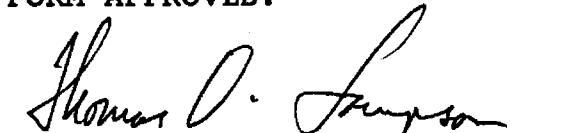
CITY OF RICHLAND

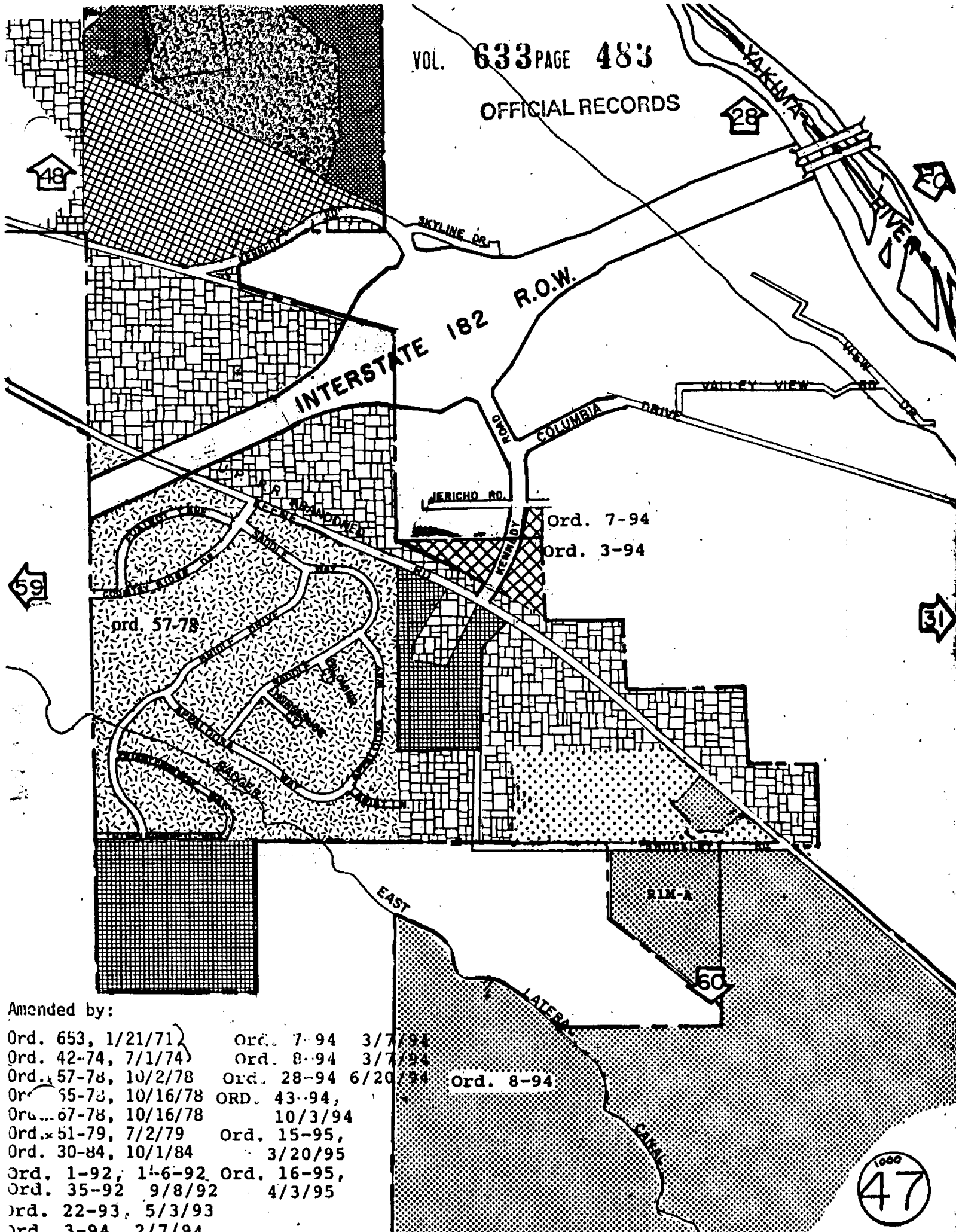
MILO BAUDER

  
\_\_\_\_\_  
JOSEPH C. KING  
City Manager

  
\_\_\_\_\_

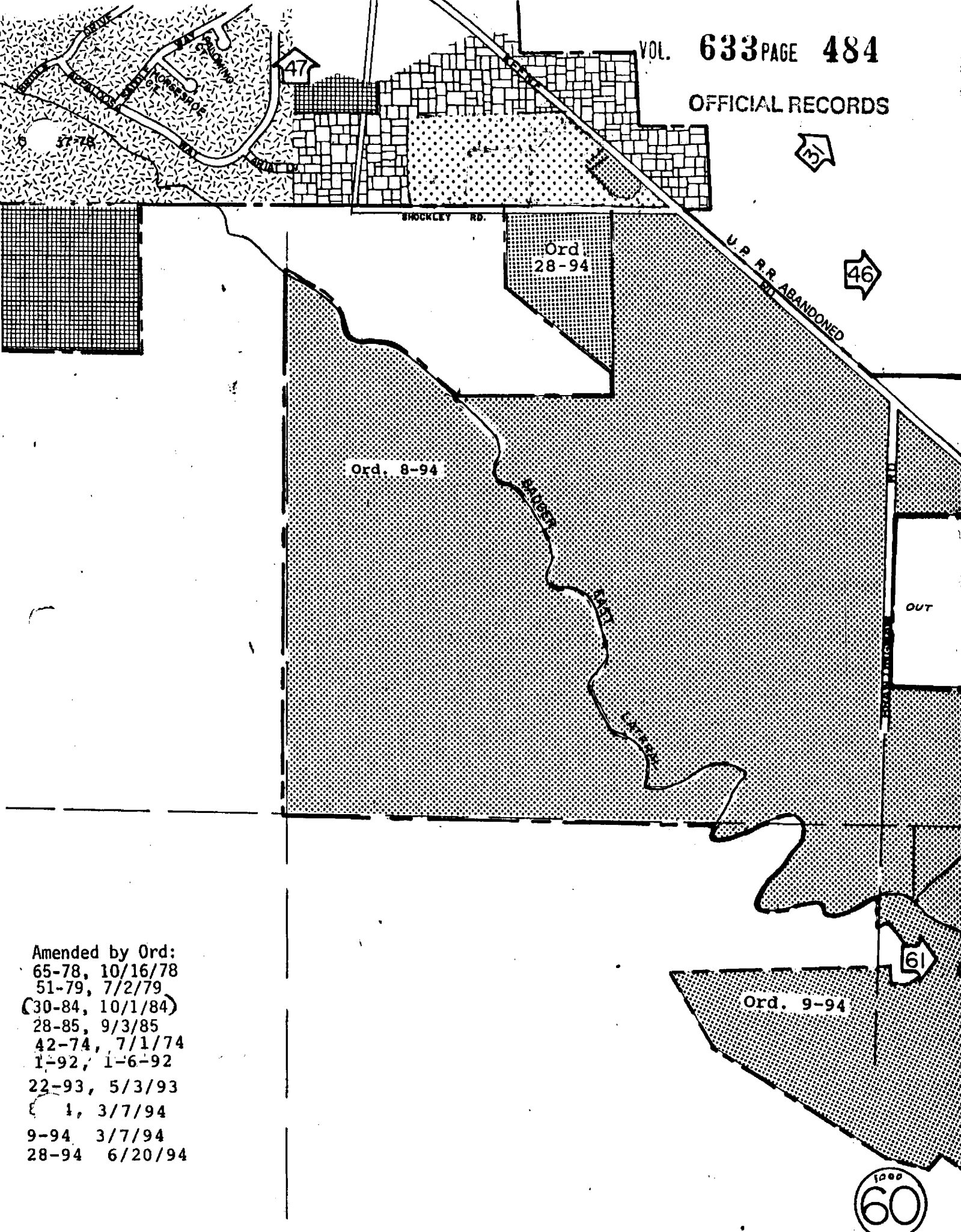
FORM APPROVED:

  
\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney



Amended by:

- |                      |             |           |
|----------------------|-------------|-----------|
| Ord. 653, 1/21/71    | Ord. 7-94   | 3/7/94    |
| Ord. 42-74, 7/1/74   | Ord. 8-94   | 3/7/94    |
| Ord. 57-78, 10/2/78  | Ord. 28-94  | 6/20/94   |
| Ord. 55-78, 10/16/78 | Ord. 43-94, | Ord. 8-94 |
| Ord. 67-78, 10/16/78 | 10/3/94     |           |
| Ord. 51-79, 7/2/79   | Ord. 15-95, |           |
| Ord. 30-84, 10/1/84  | 3/20/95     |           |
| Ord. 1-92, 1-6-92    | Ord. 16-95, |           |
| Ord. 35-92, 9/8/92   | 4/3/95      |           |
| Ord. 22-93, 5/3/93   |             |           |
| Ord. 3-94, 2/7/94    |             |           |



Amended by Ord:  
 65-78, 10/16/78  
 51-79, 7/2/79  
 (30-84, 10/1/84)  
 28-85, 9/3/85  
 42-74, 7/1/74  
 1-92, 1-6-92  
 22-93, 5/3/93  
 1, 3/7/94  
 9-94 3/7/94  
 28-94 6/20/94

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 60

FILED BY

VOL. 633 PAGE 485

ORDINANCE NO. 9-94 OFFICIAL RECORDS

FILED BY '9

AUG 22 12 20 PM '95

APR 13 9 59 AM

BOBBIE GACNER BENTON COUNTY, ARK

BOBBIE GACNER BENTON COUNTY, AU

AN ORDINANCE of the City of Richland providing for annexation and relating to land use, comprehensive plan designations, zoning classifications and districts of an approximate 136.41-acre parcel located in generally west of Orchard Hills No. 4 and south and west of the Badger East Lateral Canal known as Meadow Hills No. 2 to Medium Density Single-Family Residential (R-1M) and amending the Comprehensive Plan Land Use Map and the Official Zoning Map of the City by amending Sectional Maps No. 44 and 61 so as to assign the zoning designation contingent upon the recording of a properly executed, delivered and accepted Property Use and Development Agreement (Meadow Hills No. 2).

WHEREAS, on April 9, 1993, a request for annexation to the City of approximately 136.41 acres of land was received from Milo Bauder; and

WHEREAS, on April 19, 1993, the City Council was presented the request, set a date for meeting with the property owners and referred the matter to the Richland Physical Planning Commission for review and recommendations; and

WHEREAS, on May 3, 1993, Council adopted Resolution 34-93 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit a "Notice of Intention" to the Benton County Boundary Review Board; and

WHEREAS, the Richland Physical Planning Commission conducted a review on the proposed annexation, including consideration of appropriate Comprehensive Plan/Land Use Designation and zoning classification at their regular meeting on July 7, 1993, and took action approving the request subject to certain conditions; and

WHEREAS, the City staff, prior to the Physical Planning Commission's consideration and City Council's consideration of such

City of Richland  
 PO Box 190 CITY CLERK  
 Richland, Wa 99352-0190 1

proposed zone change has reviewed said SEPA checklist, assessed the environmental impact expected therefrom and have issued a Determination of Non-Significance (EA13-93) dated June 22, 1993, pursuant to the State Environmental Policy Act; and

WHEREAS, the Boundary Review Board was not required to hear any requests for review of this annexation proposal and the annexation was approved on February 1, 1994; and

WHEREAS, on February 7, 1994, the City Council passed a motion setting February 22, 1994 as the date for public hearing on the request for annexation pursuant to state statutes; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

WHEREAS, the Richland City Council has considered the recommendations and all reports submitted to it and all comments and arguments made to it at the public hearing and determined that the annexation will be made subject to the assumption of an appropriate share of indebtedness of the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property more specifically described in Section 1.05 of this ordinance, 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.



Section 1.02. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.03. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.04. It is hereby found, as an exercise of the City's police power, that the best Comprehensive Plan/Land Use Plan designation for the land being annexed, as more specifically described below is Residential 3-Dwellings/Acre and a zoning designation of Medium Density Single-Family Residential (R-1M) when consideration is given to the interest of the general public.

Section 1.05. Contingent upon the recording, as provided in Section 1.07 hereof, of a properly executed, delivered and accepted "Property Use and Development Agreement" substantially in the form attached hereto as Exhibit A, by the petitioner for rezone of the property (Bauder), restricting the use and development of such property and in order to provide for Medium Density Single-Family Residential (R-1M) zoning of the approximate 136.41-acre parcel located generally west of Orchard Hills No. 4 and south and west of the Badger East Lateral Canal and more particularly described as follows:

Real property located in the West half of Section 35, Township 9 North, Range 28 East of the Willamette Meridian lying Southerly and Westerly of the Kennewick Irrigation District Badger East Lateral Canal right-of-way and the Northerly of the following described line:

Beginning at the West quarter corner of said Section 34; thence South 0°33'17" East, 186.00 feet along the West line of said Section 34; thence South 68°41'48" East, 1,949.90 feet; thence North 41°00'00" East, 850.97 feet

to a point on the Westerly right-of-way line of the Kennewick Irrigation District Badger East Lateral Canal and the terminus of said line.

Together with a portion of Section 34, Township 9 North, Range 28 East of the Willamette Meridian more particularly described as follows:

Beginning at the East quarter corner of said Section 34; thence South 0°33'17" East, 186.00 feet along the East line of said Section 34; thence North 57°26'07" West, 1,731.93 feet; thence North 31°59'19" West, 693.29 feet to a point on the North line of the Southwest quarter of the Northeast quarter of said Section 34; thence South 89°34'14" East, 1,812.32 feet along said North line and the North line of the Southeast quarter of the Northeast quarter of said Section 34 to a point on the East line of said Section 34; thence South 0°33'25" East, 1,320.72 feet to the Point of Beginning.

Except Lot 1 of Short Plat No. 1729 records of Benton County. And except all that portion falling within Lot 1 of Short Plat No. 1452, records of Benton County.

Together with the adjoining KID right-of-way.

Contains 136.41 acres, more or less.

such land is hereby zoned Medium Density Single-Family Residential (R-1M).

Section 1.06 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, are amended by amending Sectional Maps No. 44 and 61, which are two of a series of maps constituting said Official Zoning Map, as shown on the attached Sectional Maps No. 44 and 61 bearing the number and date of passage of this ordinance and by the reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 1.07. Upon receipt of a properly executed "Property Use and Development Agreement," as contemplated in Section 1.05 hereof, the City Manager is authorized to accept the same for and on behalf of the City, and upon such acceptance is authorized and

directed to indicate such acceptance thereon, and, to cause said agreement to be recorded in the records of the Benton County Auditor, and to file said recorded agreement with the City Clerk.

Section 1.08. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and the attached amended Section Maps No. 44 and 61, duly certified by the Clerk as a true copy.

Section 1.09. This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this 7th day of March, 1994.

/s/ James D. Hansen  
JAMES D. HANSEN  
Mayor

APPROVED AS TO FORM:

/s/ Thomas O. Lampson  
THOMAS O. LAMPSON  
City Attorney

EXHIBIT A

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this 7<sup>th</sup> day of March, 1994, by and between the CITY OF RICHLAND and MILO BAUDER.

W-I-T-N-E-S-S-E-T-H:

WHEREAS, the City of Richland is currently entertaining an application by Milo Bauder (hereinafter "Owners") for an assignment of zoning covering a 136.41-acre parcel located in Benton County, Washington (hereinafter "Property") and more particularly described in Ordinance No. 9-94.

NOW, THEREFORE, it is agreed that if the subject Property is zoned Medium Density Single-Family Residential (R-1M) pursuant to said application, Owners for themselves and for and on behalf of their heirs, successors and assigns, covenant and agree as follows:

1. Overall development density shall be limited to three (3) dwelling units per acre; and
2. Subdivisions developed pursuant to the proposed Medium Density Single-Family Residential (R-1M) zoning shall have a minimum lot size of 10,000 square feet and a minimum overall average lot size per subdivision of 12,000 square feet exclusive of the area for streets and lots or tracts designated for non-residential uses.

This agreement shall be placed of record and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Owners with respect to the subject Property or any part thereof. The City of Richland shall be deemed a beneficiary of this covenant without regard to whether it owns any land or interest therein in the

OFFICIAL RECORDS

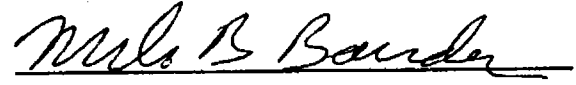
locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

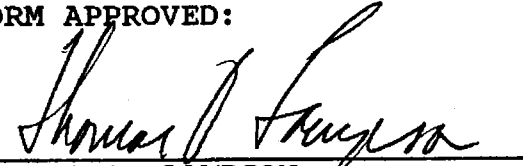
CITY OF RICHLAND

MILO BAUDER

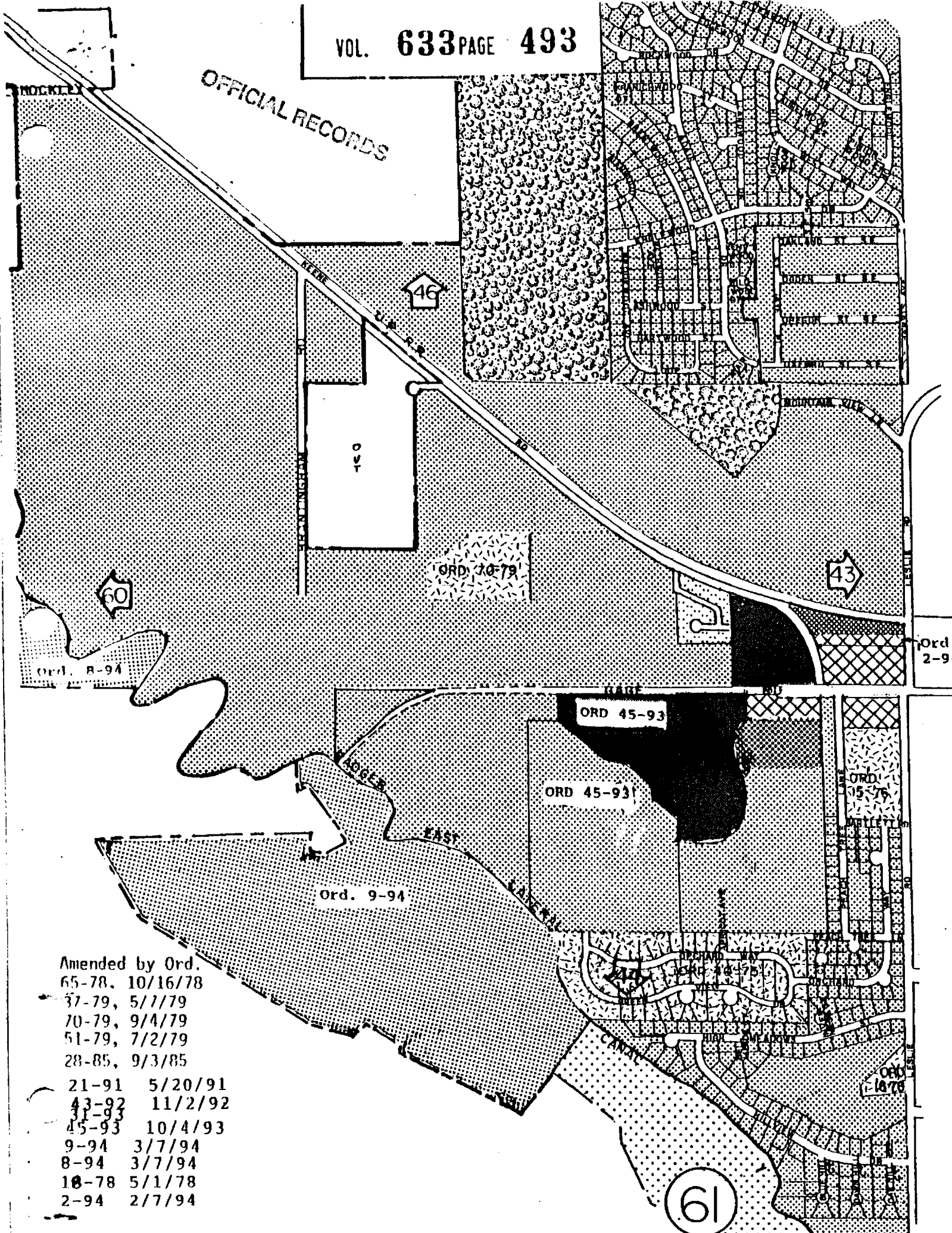
  
\_\_\_\_\_  
JOSEPH C. KING  
City Manager

  
\_\_\_\_\_  
MILO B. BAUDER

FORM APPROVED:

  
\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney

OFFICIAL RECORDS



- Amended by Ord.
- 65-78, 10/16/78
- 37-79, 5/1/79
- 70-79, 9/4/79
- 51-79, 7/2/79
- 28-85, 9/3/85
- 21-91 5/20/91
- 43-92 11/2/92
- 31-93 10/4/93
- 45-93 10/4/93
- 9-94 3/7/94
- 8-94 3/7/94
- 18-78 5/1/78
- 2-94 2/7/94

Ord. 2-94

Ord. 1-1878

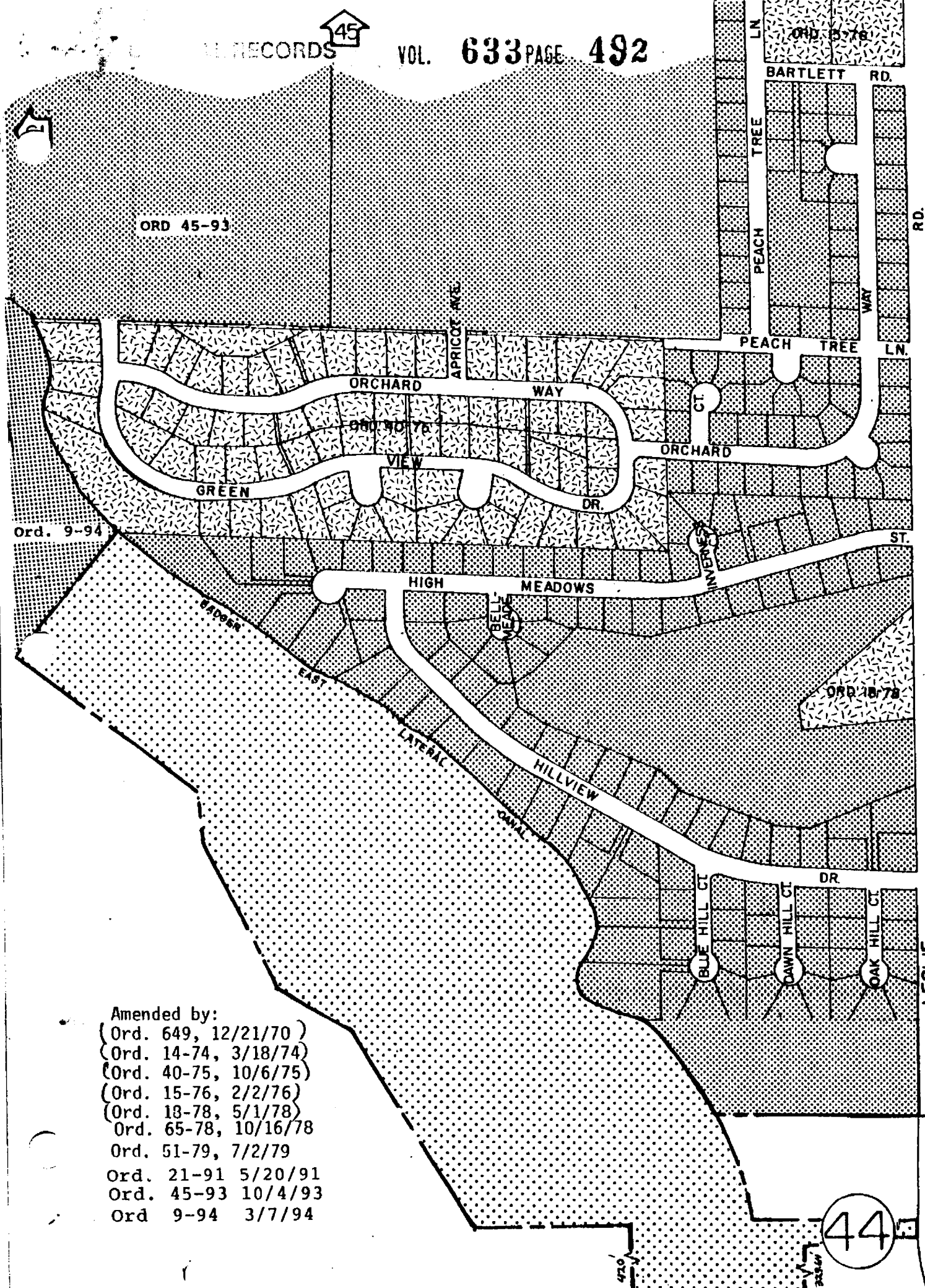
61

ORD 45-93

Ord. 9-94

Amended by:

- (Ord. 649, 12/21/70)
- (Ord. 14-74, 3/18/74)
- (Ord. 40-75, 10/6/75)
- (Ord. 15-76, 2/2/76)
- (Ord. 18-78, 5/1/78)
- Ord. 65-78, 10/16/78
- Ord. 51-79, 7/2/79
- Ord. 21-91 5/20/91
- Ord. 45-93 10/4/93
- Ord 9-94 3/7/94



FILED BY

ORDINANCE NO. 28-94

AUG 22 12 20 PM '95

AN ORDINANCE of the City of Richland providing for the annexation and assignment of a zoning classification for an approximately 28-acre parcel located in Section 27, Township 9 North, Range 28 East, W. M. and amending the Official Zoning Map of the City by amending Sectional Map No. 47. (Etter-Gulley)

WHEREAS, on September 21, 1993, a request for annexation to the City of approximately 28 acres of land was received from Etter-Gulley; and

WHEREAS, on October 4, 1993, the City Council was presented the request, set a date for meeting with the property owners and referred the matter to the Richland Physical Planning Commission for review and recommendations; and

WHEREAS, on October 18, 1993, Council adopted Resolution 83-93 which accepted the request for proposed annexation subject to simultaneous adoption of the City's Comprehensive Plan and the assumption of the appropriate share of all existing City indebtedness, and further directed staff to submit a "Notice of Intention" to the Benton County Boundary Review Board; and

WHEREAS, the Richland Physical Planning Commission conducted a review on the proposed annexation, including consideration of appropriate zoning classification at their regular meeting on November 3, 1993 and reconsidered at their June 1, 1994 meeting and took action recommending assignment of Medium Density Single-Family Residential (R-1M); and

WHEREAS, the City staff, prior to the Physical Planning Commission's consideration and City Council's consideration of such proposed zone assignment has reviewed a SEPA checklist, assessed the environmental impact expected therefrom and have issued a Determination of Non-Significance (EA27-93) dated October 28, 1993, pursuant to the State Environmental Policy Act; and

WHEREAS, the Boundary Review Board was not required to hear any requests for review of this annexation proposal and the annexation was approved on April 28, 1994; and

CITY OF RICHLAND  
PO Box 190  
RICHLAND 99352-0190



WHEREAS, on May 16, 1994, the City Council passed a motion setting June 6, 1994 as the date for public hearing on the request for annexation pursuant to state statutes; and

WHEREAS, notice of the time and place for said hearing was given by posting and publication as required by law and shown by the affidavit of publication and posting on file with the City Clerk; and

WHEREAS, the Richland City Council has considered the recommendations and all reports submitted to it and all comments and arguments made to it at the public hearing and determined that the annexation will be made subject to the assumption of an appropriate share of indebtedness of the City of Richland for debt which had been contracted prior to or existing at the time of annexation and further subject to simultaneous adoption of the City's Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND:

Section 1.01. The real property more specifically described in Exhibit A of this ordinance, 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.

Section 1.02. The property within the annexed area shall be taxed or assessed to pay indebtedness of the City of Richland contracted prior to or existing at the time of annexation.

Section 1.03. A copy of this annexation shall be filed with the Board of County Commissioners of Benton County and the State of Washington in the manner required by law and also recorded in the records of Benton County, Washington.

Section 1.04. It is hereby found, as an exercise of the City's police power, that the best zoning designation for the land being annexed, as more particularly described below, is Medium Density Single-Family Residential (R-1M) when consideration is given to the interest of the general public.

Section 1.05. 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, are amended by amending Sectional Map No.

47, which is one of a series of maps constituting said Official Zoning Map, as shown on the attached Sectional Map No. 47 bearing the number and date of passage of this ordinance and by the reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 1.06. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and the attached amended Section Map No. 47, duly certified by the Clerk as a true copy.

Section 1.07. This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this 20th day of June, 1994.

/s/ James D. Hansen

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JAMES D. HANSEN  
Mayor

APPROVED AS TO FORM:

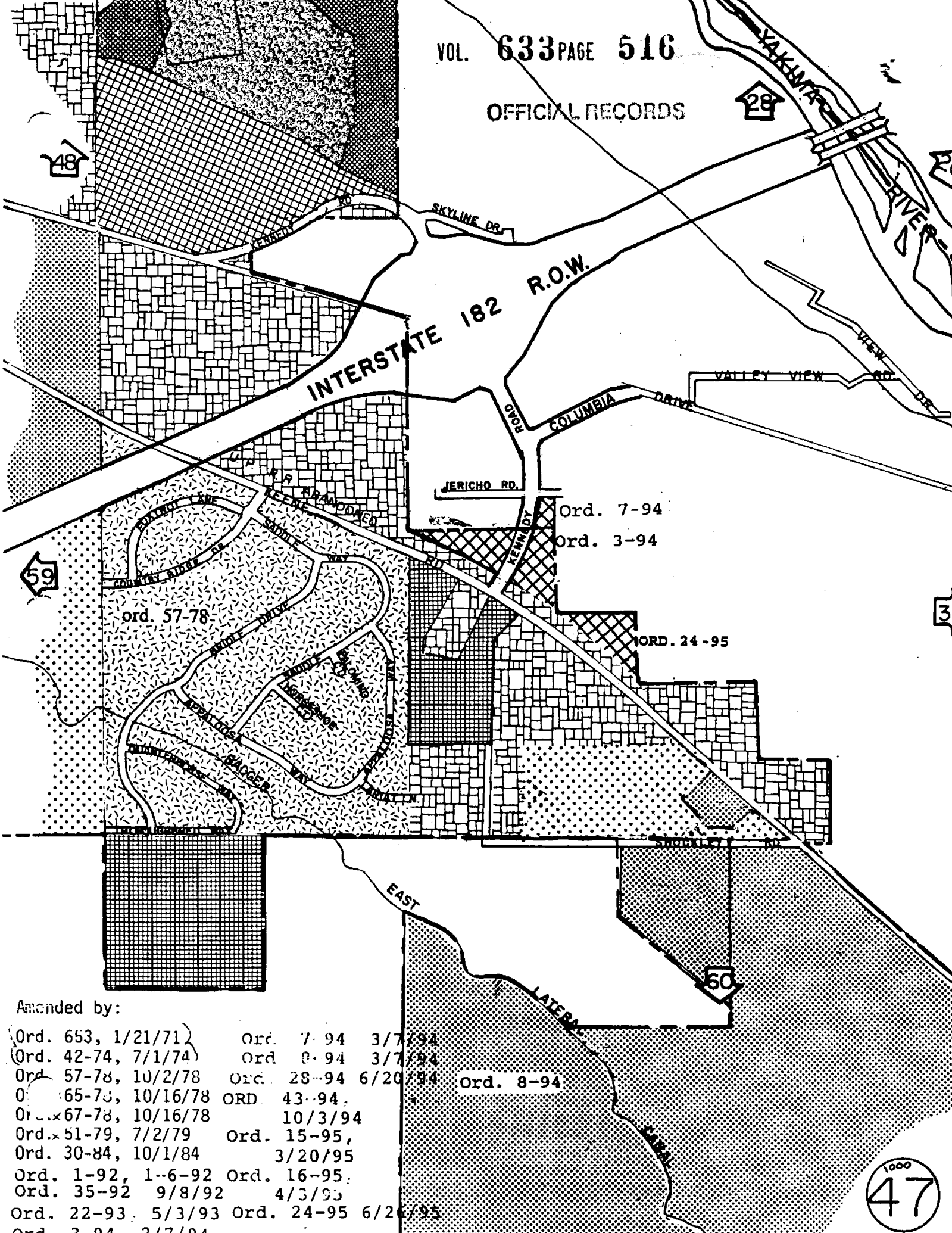
/s/ Thomas O. Lampson

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THOMAS O. LAMPSON  
City Attorney

LEGAL DESCRIPTION OF  
BENTON COUNTY SHORT PLAT NO. 1760

All that portion of the northwest quarter of Section 27, Township 9 north, Range 28 east, W.M., lying east and north of the following described line; beginning at the northeast corner of the northwest quarter of the northwest quarter of said section 27; thence westerly along the north line thereof 25.43 feet to the true point of beginning of said described line; thence southerly parallel with the east line of said northwest quarter of northwest quarter 571.10 feet; thence southeasterly in a straight line 1676.39 feet to a point on the east line of said northwest quarter of said Section 27, distant 1020.65 feet north of the southeast corner of said northwest quarter and the terminus of said described line; except the north 30 feet thereof and except the west 300.00 feet thereof; and together with a non-exclusive easement of ingress and egress on and over the north 30 feet of the northeast quarter of the northwest quarter of Section 27, township 9 north, Range 28 east, W. M.



Amended by:

- |                      |             |         |
|----------------------|-------------|---------|
| Ord. 653, 1/21/71    | Ord. 7-94   | 3/7/94  |
| Ord. 42-74, 7/1/74   | Ord. 8-94   | 3/7/94  |
| Ord. 57-78, 10/2/78  | Ord. 28-94  | 6/20/94 |
| Ord. 65-73, 10/16/78 | ORD. 43-94  |         |
| Ord. 67-78, 10/16/78 |             | 10/3/94 |
| Ord. 51-79, 7/2/79   | Ord. 15-95, |         |
| Ord. 30-84, 10/1/84  |             | 3/20/95 |
| Ord. 1-92, 1-6-92    | Ord. 16-95  |         |
| Ord. 35-92 9/8/92    |             | 4/3/95  |
| Ord. 22-93 5/3/93    | Ord. 24-95  | 6/26/95 |
| Ord. 3-94 2/7/94     |             |         |
|                      | Ord. 8-94   |         |

RESOLUTION NO 31 09

A RESOLUTION of the City of Richland  
Approving the City of Richland 2009 Solid Waste  
Management Plan

WHEREAS the City of Richland's Strategic Leadership Plan states  
Implement Solid Waste programs to optimize use of the City's landfill property  
as a goal within its Natural Resources Management Key and

WHEREAS the City of Richland's Strategic Leadership Plan states Use  
municipal assets to leverage promising technologies that reduce waste streams  
and energy use as a goal within its Infrastructure and Facilities Key and

WHEREAS the City of Richland's Strategic Leadership Plan states  
Develop innovative solid waste reduction and processing program as a goal  
within its Natural Resources Management Key and

WHEREAS the City Council committed as part of the 2008 - 12 Capital  
Facilities Plan to complete a long range strategic plan for its Solid Waste Utility  
and

WHEREAS the City patterned its Solid Waste Management Plan after  
Washington State requirements for Solid Waste Management Plans as codified  
in RCW 70 95 and

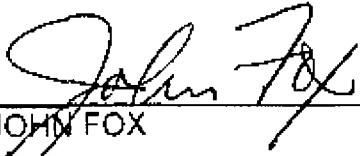
WHEREAS RCW 70 95 specifies that Solid Waste Management Plans  
include public input through a Solid Waste Advisory Committee and

WHEREAS the City's 2009 Solid Waste Management Plan was  
developed under the guidance of its Solid Waste Advisory Committee and its  
Utility Advisory Committee and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of  
Richland that the Council approves and adopts the City of Richland 2009 Solid  
Waste Management Plan as the guiding document for the long range operation  
of its Solid Waste Utility All specific programs and projects carried out by the  
Solid Waste Utility pursuant to the Solid Waste Management Plan will be subject  
to the normal policy and budgetary oversight provided by the City Council and  
Utility Advisory Committee

BE IT FURTHER RESOLVED that this resolution shall take effect  
immediately

ADOPTED by the City Council of the City of Richland at a regular meeting  
on the 2nd day of June 2009

  
\_\_\_\_\_  
JOHN FOX  
Mayor

ATTEST

  
\_\_\_\_\_  
DEBRA C BARHAM CMC  
Deputy City Clerk

APPROVED AS TO FORM

  
\_\_\_\_\_  
THOMAS O LAMPSON  
City Attorney

ORDINANCE NO. 03-10

AN ORDINANCE of the City of Richland amending the title name of Richland Municipal Code Title 15: Garbage to read as Title 15: Solid Waste, in addition to amending Rates and Curbside Recycling.

WHEREAS, the title Garbage is outdated and a new title, Solid Waste, is more reflective of the division's mission; and

WHEREAS, on June 9, 2009 the City adopted a 20-year Solid Waste Management Plan, and

WHEREAS, City Council gave first reading to this Ordinance on November 17, 2009, under Ordinance No. 38-09 relating to Solid Waste rates and curbside recycling; and

WHEREAS, second reading and passage of the same Ordinance relating to Solid Waste rates and curbside recycling will not occur until 2010, therefore has been renamed as Ordinance No. 03-10.

WHEREAS, the Solid Waste Management Plan calls for continued disposal at the City's Horn Rapids Landfill, and

WHEREAS, the Solid Waste Management Plan recommended development of waste diversion programs to optimize use of the Horn Rapids Landfill disposal capacity; and

WHEREAS, approximately one third (1/3) of waste disposed at the Horn Rapids Landfill is generated by residential customers; and

WHEREAS, diversion programs for residential customers will yield the largest single gains in landfill capacity optimization; and

WHEREAS, the City has conducted a pilot curbside recycling and yard waste collection program beginning in May, 2009, and

WHEREAS, operational and participation data from the pilot program have been used to develop the diversion programs and proposed rates; and

WHEREAS, the last Solid Waste Utility rate study was conducted in 2002; and

WHEREAS, it is prudent to update the Solid Waste Utility's rates to reflect the current operating costs and programs.

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

Section 1.01 The Richland Municipal Code and corresponding Table of Contents and/or indexes shall amend and rename Title 15: Garbage to be entitled, Title 15: Solid Waste.

Section 1.02 Chapter 15.08 and 15.12 of the Richland Municipal Code as enacted by Ordinance No. 79 and last amended by Ordinance No. 37-02, is hereby amended to read as follows:

#### **Chapter 15.08 - Definitions**

##### **Sections:**

- 15.08.010 Definitions**
- 15.08.015 All-weather Road**
- 15.08.017 Apartment Residential Waste**
- 15.08.020 Ashes**
- 15.08.030 Commercial Establishment**
- 15.08.033 Construction/Remodel/Demolition Waste**
- 15.08.034 Container**
- 15.08.036 Director**
- 15.08.040 Garbage**
- 15.08.050 Multi-Family Residence**
- 15.08.060 Person**
- 15.08.070 Public Food Establishment**
- 15.08.080 Refuse**
- 15.08.090 Residence**
- 15.08.093 Residential Waste**
- 15.08.100 Rubbish**
- 15.08.110 Solid Waste Manager**
- 15.08.120 Swill**
- 15.08.130 Richland Commercial Customer**
- 15.08.140 Extra Refuse**
- 15.08.150 Unsecured Load**

##### **5.08.010 Definitions**

The following words and phrases shall, when used in this title, have the meanings attributed to them in this chapter (Ord. 79 2 01).

##### **15.08.015 All-weather Road**

"All-weather road" means any improved road surface which provides sufficient support and width for refuse trucks under any weather condition. This includes, but is not limited to roadways covered by solid asphalt pavement, concrete, or packed gravel/rock. (Ord. 37-02)

##### **15.08.017 Apartment Residential Waste**

"Apartment residential waste" means normal household waste from apartment dwellers. This waste does not include yard waste (including but not limited to grass clippings, plant trimmings and sod) and construction/remodel/demolition waste. (Ord. 37-02)



**15.08.020 Ashes**

"Ashes" means the solid waste products of coal, wood, and other fuels used for heating and cooking. (Ord. 79 2.02).

**15.08.030 Commercial Establishment**

"Commercial establishment" means any establishment, whether or not conducted for private gain, that is not a residence. "Commercial establishment" includes, but is not limited to multi-family residences, boarding houses, rooming houses, hotels, motels and mobile home park offices, as well as public food establishments as defined below. (Ord. 79 2.03 Ord. 37-02).

**15.08.033 Construction/Remodel/Demolition Waste**

"Construction/remodel/demolition waste" means solid waste, largely inert waste for example, including but not limited to drywall, carpeting, or cabinetry), resulting from the construction, remodeling or demolition of buildings, sheds and other man-made structures. (Ord. 52-99: Ord. 37-02)).

**15.08.034 Container**

"Container" means any detachable, freestanding container which is left at the customer's premises and is emptied into collection trucks by mechanical means. (Ord. 37-02)

**15.08.036 Director**

"Director" means the Public Works Director or his designee (Ord. 52-99).

**15.08.040 Garbage**

"Garbage" includes all putrescible wastes, including vegetable offal and animal offal but not including carcasses of dead animals, sewage, human remains, body wastes, or recognized industrial by-products, any and all liquid wastes from residential or commercial establishment, or dangerous wastes identified in 173-303 WAC (Ord 79 2.04 Ord. 7-90 Ord 38-95).

**15.08.050 Multi-Family Residence**

"Multi-family residence" means any building or establishment in which more than ~~four (4)~~ two (2) families can be housed, including but not limited to such structures as a tri-plex, four-plex, eight-plex, apartments, condominiums and townhouses (Ord 79 2.05 Ord. 38-95. Ord 37-02)

**15.08.060 Person**

"Person" shall mean every person, firm, partnership, association, or corporation. (Ord. 79 2.06)

**15.08.070 Public Food Establishment**

"Public food establishment" means any restaurant, hotel, cafe, drinking place, grocery, food market, boardinghouse, school, church, or any other establishment where food or drink is served to or provided to, or prepared for the public with or without charge. (Ord 79 2.07).

**15.08.080 Refuse**

"Refuse" means garbage, rubbish, ashes, swill and all other putrescible wastes except sewage, from all public and private establishments and residences. Refuse shall include all the above including those items that are recyclable (Ord 79 2.08: Ord. 22-75 1.02).

**15.08.090 Residence**

"Residence" means any dwelling unit that houses an individual family or is rented as a separate living facility including but not limited to mobile home units, manufactured homes, ~~and duplexes, tri-plexes and four-plexes~~ with separate kitchen and bathroom facilities (Ord. 79: Ord. 37-02).

**15.08.093 Residential Waste**

"Residential waste" means yard waste, normal household waste, garbage, refuse or rubbish in quantities anticipated from normal daily activities from a residence. Such waste does not include yard waste, normal household waste, garbage or rubbish delivered to the landfill in any type of commercial vehicle identified by a sign, insignia, or decal with a commercial business name, or any waste delivered to the landfill in a

vehicle greater than one ton in carrying capacity. In addition, residential waste does not include any construction/remodel/demolition waste from a residence. (Ord. 52-99)

**15.08.100 Rubbish**

"Rubbish" includes all nonputrescible wastes, except ashes (Ord. 79 2.10).

**15.08.110 Solid Waste Manager**

"Solid waste manager" means the director or his designee for the City of Richland (Ord. 79 2 11: Ord. 38-95: Ord. 37-02)

**15.08.120 Swill**

"Swill" means every refuse accumulation of animal, fruit, and vegetable matter, liquid or otherwise, that attends the preparation, use, cooking, dealing in or storing of meat, fish, fowl, fruit, and vegetables; it shall not include coffee grounds. (Ord. 79 2 12)

**15.08.130 Richland Commercial Customer**

"Richland commercial customer" means a customer's business whose commercial establishment, plant or business is physically located in the City of Richland and is currently paying for monthly refuse. A commercial customer having a post office box at the Richland Post Offices does not constitute a Richland business (Ord. 38-95: Ord 37-02)

**15.08.140 Extra Refuse**

Extra refuse" means refuse that does not fit within a customer's autocan and is placed beside the autocan in a bag or box with a pre-paid City refuse collection tag attached to it. Bags placed out for collection shall not exceed thirty-two (32)-gallon capacity and shall be of sufficient strength to contain refuse which does not exceed forty (40) pounds and does not rip or tear when lifted by the top of the bag. Boxes placed out for collection shall not weigh more than forty (40) pounds and shall be of a size that can be safely and reasonably handled by one person so that they can be placed by the refuse collector in the auto can for dumping (Ord. 38-95 Ord. 37-02).

**15.08.150 Unsecured Load**

"Unsecured load" means a load of solid waste, litter, refuse, trash, debris or similar materials, which has not been tied, covered, or secured in the vehicle in such a manner that will prevent any part of the solid waste from leaving, dropping or escaping from the vehicle while the vehicle is in motion (Ord. 37-02)

**Chapter 15.12 - Refuse Disposal**

**Sections:**

- 15.12.005 City and State Taxes**
- 15.12.010 Accumulation and Disposal of Refuse Regulated**
- 15.12.020 Exception for Private Incineration**
- 15.12.030 Refuse Containers**
- 15.12.040 Specifications for Refuse Containers**
- 15.12.050 Special Services Authorized**
- 15.12.060 Refuse Containers to be Kept in Sanitary Condition**
- 15.12.070 Removal of Dead Animals**
- 15.12.090 Weight Limit**
- 15.12.100 Ashes**
- 15.12.110 Preparation of Garbage from Residences**
- 15.12.120 Precautions to Prevent Escape of Refuse**
- 15.12.125 Escape of Refuse from Vehicles-Penalty**
- 15.12.130 Unsecured Load-Fee and Penalty**
- 15.12.135 Determination of Residential Landfill Waste/Dispute Resolution**

#### **15.12.005 City and State Taxes**

~~In addition to the rates, fees, and/or charges in Title 15, all applicable city and state taxes will be added to the charges identified in each schedule. Residential, commercial and municipal customers serviced through the City's refuse service will be charged for refuse collection on the basis of the rates established herein which include all applicable taxes and surcharges. (Ord. 37-02)~~

#### **15.12.010 Accumulation and Disposal of Refuse Regulated**

It is unlawful for any person to bury, burn, dump, collect, remove, or in any other manner dispose of or deposit refuse upon any street, alley, public place, or private property within the City otherwise than as herein provided, except, however, that this section shall not be taken to prohibit maintenance of any compost heap upon private property in a manner not constituting a nuisance (Ord. 79 3.01)

#### **15.12.020 Exception for Private Inclination**

Wastepaper, boxes, rubbish and debris, brush, grass, leaves, weeds and cuttings from trees, lawns, shrubs, and gardens may not be burned. Burning is permissible only in incinerators approved under fire control and air pollution control regulations. (Ord. 79 3 02 Ord. 22-75 1.04).

#### **15.12.030 Refuse Containers**

Every person in possession, charge or control of any residence, multi-family residence, public food establishment, or commercial establishment where garbage, refuse or swill is created or accumulated shall keep or cause to be kept sufficient portable refuse containers for the deposit therein of all refuse produced by such establishment.

Such person shall deposit or cause to be deposited in such containers all refuse produced by such establishment

It shall be the duty of the owner of any dwelling, flat, apartment house, or mobile home park to furnish to or see that his tenants are supplied with and use such containers (Ord. 79 3.03: Ord. 22-75 1 04 Ord. 38-95).

#### **15.12.040 Specifications for Refuse Containers**

Refuse containers for residential and commercial use shall be furnished by the City. ~~Residential customers generating excessive refuse and desiring an additional "autocan" container may pay a one-time non-refundable fee for the delivery, maintenance and use of the container, or may purchase tags for collection of bags or boxes. No additional monthly charge will be assessed for emptying additional City furnished "autocans".~~ "Tags" for extra bags or boxes may be purchased at City Hall for seventy-five cents (\$ 75) each. (Ord. 79 3.04 Ord 22-75 1 05: Ord. 38-95: Ord. 37-02)

#### **15.12.050 Special Services Authorized**

The solid waste manager may make special arrangements with owners or operators of public food establishments, multi-family residences, and commercial establishments permitting the use of containers of greater capacity than one hundred (100) gallons. Container size and/or location may be changed to accommodate space limitations as determined by the solid waste manager. In these situations, customers will be charged based on the container size and frequency of pick-up, therefore shared refuse services will be billed to a homeowners association or similar, shared user billing account. (Ord. 79 3 05 Ord. 38-95: Ord. 37-02)

#### **15.12.060 Refuse Containers to be Kept in Sanitary Condition**

Refuse containers shall be kept in a sanitary condition with the outside thereof clean and free from grease and decomposing material. Lids shall be kept on containers except while refuse is being put in or removed from such containers. When any person puts refuse in or removes refuse from a refuse container, the lid shall be placed in the closed position.

The City will clean any sized residential or commercial containers. Cleaning is completed off-site, therefore, an agreed time will be scheduled to pick up the container. Charges for this service are based on an hourly rate and will be arranged at the time of the request. (Ord 79 3 06: Ord. 38-95: Ord. 37-02).

**15.12.070 Removal of Dead Animals**

It shall be the duty of every person in possession, charge, or control of any dead animal or upon whose premises the same may be located, to cause the same to be removed and disposed of. No dead animals shall be placed in refuse containers. All persons seeking to remove or dispose of any dead animal shall first contact the local Health District for instructions on the proper means of disposal. The Richland Landfill will not accept any dead animals without prior authorization from the Health District (Ord. 79 3.07; Ord. 7-90. Ord. 38-95; Ord. 21-05)

**15.12.090 Weight Limit**

No refuse container set out for removal by City personnel shall weigh more than the maximum container rated weight as specified by the solid waste manager or forty (40) pounds per unit of extra refuse. (Ord. 79 3.09; Ord. 22-75 1.06; Ord. 51-76 1.01 Ord. 38-95).

**15.12.100 Ashes**

Hot ashes or clinkers shall not be set out for removal. (Ord. 79 3.10 Ord. 38-95)

**15.12.110 Preparation of Garbage**

All garbage generated at any residence and/or commercial establishment shall be drained of any liquids prior to placement in containers and secured in such manner as to prevent, as nearly as possible, moisture gathering in refuse containers. Refuse containing hypodermic needles or other sharp objects should be disposed of in proper disposal containers or at a minimum a solid wall container such as a plastic pop or milk container. (Ord. 79 3 11; Ord. 38-95).

**15.12.120 Precautions to Prevent Escape of Refuse**

All persons setting out refuse for collection shall take adequate precautions to prevent the escape thereof. (Ord. 79 3.12; Ord. 38-95).

**15.12.125 Escape of Refuse from Vehicles-Penalty**

No person shall operate a vehicle on or over any public street or highway in the City of Richland, which vehicle contains, carries or is loaded with any refuse, trash, litter, debris, or similar materials, unless such refuse, trash, litter, debris, or similar material is packaged, contained, covered or otherwise secured in such vehicle in a manner as will prevent it from being dropped, carried away, or deposited, by the elements or otherwise, upon any property within the City.

Any person violating the provisions of this section shall be guilty of a misdemeanor and shall be punished by a fine not to exceed five thousand dollars (\$5,000.00), or by imprisonment for not more than one (1) year, or both such fine and imprisonment, for each offense. (Ord. 72-76; Ord. 17-84; Ord. 38-95)

**15.12.130 Unsecured Load – Fee and Penalty**

A. Any vehicle entering the Richland Landfill which has an unsecured load shall pay according to the disposal fee schedule then in effect plus the following unsecured load fee prior to disposal of solid waste:

LOAD SIZE	UNSECURED LOAD FEE		
	2002	2003 – 2004	2005 CURRENT RATE
Maximum of (3) yards	\$ 2.00	\$ 3.75	4.00
Over three (3) to ten (10) yards	5.00	6.25	6.50
Over ten (10) yards	15.00	18.75	19.50
Failure to comply penalty	50.00	62.50	65.00

This section shall not apply to vehicles carrying a load of dirt, sand or gravel provided that six (6) inches of freeboard is maintained within the bed carrying the load

- B. Failure to comply with this section prior to disposing of an unsecured load is an infraction. Any person found to have committed an infraction under this section shall be assessed a penalty. (Ord 21-87: Ord. 38-95: Ord. 37-02)

#### **15.12.135 Determination of Residential Landfill Waste/Disposal Resolution**

It is the responsibility of the director or his designee to classify all residential waste delivered to the landfill for disposal as is defined in Section 15.08.093. Waste classified other than residential waste will be charged the rates identified in Section 15.20.020. If a dispute over the waste classification occurs, the customer must pay the appropriate disposal fee before gaining access to the landfill. Thereafter, the customer can request a review by the director for a refund of the landfill disposal fee. A dispute resolution form must be filled out and submitted within one month after the disposal of the waste. If the director concurs with the customer, the disposal charge will be refunded. (Ord 52-99: Ord. 37-02).

Section 1.03 Chapter 15.20 of the Richland Municipal Code as enacted by Ordinance No. 79 and last amended by Ordinance No. 37-02, is hereby amended to read as follows:

### **-Chapter 15.20 - Rates**

#### **Sections:**

**15.20.010 Delinquency**

**15.20.020 Schedule for Service Charges**

**15.20.025 Special Residential Rates-Low Income Senior Citizens and Low Income Disabled Citizens**

#### **15.20.010 Delinquency**

Bills are due and payable upon receipt, and are delinquent after twenty (20) days from date of billing. Late fees and interest will be charged on all delinquent accounts according to Title 3.25.010 of the established Municipal Code of the City of Richland. Failure to receive bill will not release customer from payment of the obligation due. Refuse containers may be picked up due to lack of payment. A residential call back fee will be required to be paid, along with all past due amounts, prior to return of the refuse container (Ord 79 5.01: Ord 81-74 1.01. Ord 22-75 1.08: Ord. 38-95. Ord 34-96: Ord. 37-02).

#### **15.20.020 Schedule for Service Charges**

A. Residences. The owner or current tenant of each occupied residence other than those specified under special charges as authorized in Section 15.12.050 shall be charged in accordance with the following schedule for the collection and removal of normal accumulations of refuse placed in the residential autocan(s) for disposal. The foregoing shall not include the removal of refuse resulting from major renovations or new construction or of earth, rocks, sod, dead animals, animal wastes, lead acid batteries or liquids. ~~The identified refuse surcharge included in the rates~~ will be reduced or eliminated if federal or state legislation eliminates the need for this financial obligation.

Residential requests for "Call Back" or returns by solid waste personnel to empty containers which had cars parked too close to container, not at curbside and in street by 7:00 a.m., had grass, cardboard or any other obstruction preventing the flow of the refuse out of the container, or to pick up additional refuse will be charged a "Call Back" fee of \$12.00. ~~plus the appropriate surcharge for that year.~~

**MONTHLY RESIDENTIAL SOLID WASTE RATES**

	2002	2003	2004	2005	Residential Call Back
Residential Rate	\$9.33	\$11.65	\$11.65	\$12.15	\$12.00
Landfill Surcharge	0.65	0.65	0.73	0.75	Appropriate yearly charge
<del>Rural Residential Collection Fee</del>	N/A	4.00	4.00	4.20	N/A

**MONTHLY RESIDENTIAL SOLID WASTE RATE (effective 3-01-2010)**

	Monthly Rate	Residential Call Back
Basic Refuse Service	\$16.90	\$12.00
Refuse – No Yard Waste	16.10	12.00
Recycling – Optional Additional Fee	5.70	12.00
Additional Refuse Container Fee	7.90	N/A
Additional Yard Waste or Recycling Container	2.00	N/A

All residential services will receive one (1) gray container for household waste and one (1) green container for yard waste identified by their color. The household (gray) container will be picked up weekly on the designated collection day. The yard waste (green) container will be collected every-other-week from March 1 through November 30 of each year.

On the effective date of these changes, all residential services will be charged the "Refuse – No Yard Waste" monthly rate until a yard waste container is delivered. Customers who already have the additional containers will be charged the applicable rate for their service.

Yard waste (green) containers shall only contain vegetation material such as grass clippings, plant trimmings including woody material less than 12 inches in diameter. Dirt, construction and demolition debris, tree branches of more than 12" diameter, or rubble are not allowed in the yard waste containers. Failure to use this container as described will result in an additional refuse container fee added to the utility bill.

A residence may be considered exempt from having a yard waste container and fee if all landscape space is commonly owned, such as is found at condominiums with a homeowner's association. Residences meeting this criteria will only be billed the "refuse – no yard waste" fee once they have contacted the solid waste manager and the exemption has been verified.

Recycling collection service will be available to all Richland residential customers upon request. If requested a blue recycling container will be delivered to the customer and recycling will be collected on an every-other-week basis on the designated collection day. Allowed recycled material is cardboard, plastic, newspaper, aluminum and tin. NO GLASS is allowed in the recycling containers. Failure to use this container as described will result in an additional refuse container fee added to the utility bill.

B. Occupied Residences. A residence shall be considered occupied until the owner or his authorized agent notifies the city's ~~finance division~~ utility billing department that the unit is vacant. Vacancy status starts the date the owner gives proper notice or at a date specified in the future by the owner.

A residence is considered occupied until it no longer contains personal property. ~~A residence containing personal property is eligible for vacation status after six continuous weeks of nonuse.~~ Upon notification to the City, the account can be placed in abeyance for a fee of \$20.00 which will suspend the monthly refuse charge until notification of occupancy is received by utility billing. The refuse containers will be picked up upon abeyance notification and returned upon renewed occupancy notification.

- C. Condominiums and townhouse occupants are considered residential customers and billed accordingly. If space is not available for individual containers, the solid waste manager will identify a container storage location and container size that will accommodate the occupants. Billing of shared refuse containers will be to the homeowner's association account or similar shared user account.
- D. Multi-family residences shall include any tri-plex housing unit and larger. Effective the first billing of January 2011, any multi-family housing unit that has individual residential containers will have commercial containers appropriately sized for the refuse demand placed at the housing complexes and billed to the landlord/owner account. Individual containers will be picked up and account charges removed from renter accounts.
- E. Drop box container service rates are indicated in the following schedule. Drop box service for less than one month will be charged for the number of days rented. Drop box container services will be considered "temporary" for the first two (2) months of service and charged per day rent charges accordingly. After two (2) consecutive months of service, users will be considered "permanent" Disposal and surcharge fees are subject to a one (1) ton minimum.

**MISCELLANEOUS COMMERCIAL CONTAINER RATES  
DROP BOX CONTAINER SERVICE**

YEAR IN EFFECT	CONTAINER TYPE / DESCRIPTOR	Hauling Fee	Disposal Charge Per Ton	Surcharge Fee (2003/2004)	Per Day Rent Charge	Delivery Charge
2002	Drop Box - Permanent	92.86	24.12	5.00 per ton	N/A	N/A
	Drop Box - Temporary	92.86	24.12	5.00 per ton	3.50	15.00
	Drop Box - Tires only	92.86	250.00	N/A	N/A	N/A
2003 - 2004	Drop Box - Permanent	116.40	30.15	5.00 per ton/ 5.65 per ton	N/A	N/A
	Drop Box - Temporary	116.40	30.15	5.00 per ton/ 5.65 per ton	3.50	18.75
	Drop Box - Tires only	116.40	312.50	N/A	N/A	N/A
2005	Drop Box - Permanent	120.75	31.35	5.80 per ton	N/A	N/A
	Drop Box - Temporary	120.75	31.35	5.80 per ton	3.50	19.50
	Drop Box - Tires only	120.75	325.00	N/A	N/A	N/A
RATE (effective 3-01-2010)	Drop Box - Permanent	125.00	46.00		N/A	45.00
	Drop Box - Temporary	125.00	46.00		5.00	45.00
	Drop Box - Tires only	125.00	325.00		N/A	45.00

\* Monthly Minimum Fee – drop box containers that are not picked up at least monthly, will be charged a minimum fee consisting of: 1 hauling fee, a 1 ton disposal charge, a ~~1-ton surcharge fee~~, and per day rent charges.

D. F. Commercial. With the exception of large accounts covered by special contract, the rates for commercial accounts will be at the rates indicated in the following schedules. Compacted refuse will be charged two times (double) the uncompacted rate.

Commercial customers who prohibit access for scheduled container pickup shall be charged a "Call Back" charge. Examples of prohibited access include, but are not limited to cars parked too close to container, locked refuse enclosures, or cars blocking container enclosures.

**COMMERCIAL-CONTAINER-SERVICE  
2002-MONTHLY CHARGE-FOR-UNCOMPACTED CONTAINERS**

Container Size	Collection Frequency Per Week					Unscheduled Pickup
	1X	2X	3X	4X	5X	
100-gallon	\$11.25	\$22.50	\$33.75	\$45.00	\$56.25	\$10.72
1-yard	30.87	61.74	92.61	123.48	154.35	40.72
2-yard	46.07	93.04	140.94	187.88	234.85	46.54
4-yard	84.84	169.68	254.52	339.36	424.2	28.47
5-yard	98.56	197.12	295.68	394.24	492.8	33.90
6-yard	112.27	224.54	336.81	449.08	561.35	30.36
8-yard	128.38	256.76	385.14	513.52	641.9	44.73

\* ~~Compacted front and rear loader refuse will be charged at two times (double) the uncompacted rate.~~

~~2003—2004 MONTHLY CHARGE-FOR-UNCOMPACTED CONTAINERS~~

Container Size	Collection Frequency Per Week					Unscheduled Pickup	Commercial Call-Back
	1X	2X	3X	4X	5X		
100-gallon	\$14.05	\$28.10	\$42.15	\$56.20	\$70.25	\$13.40	\$25.00
300-gallon	38.60	77.20	115.75	154.35	192.95	43.40	25.00
1-yard	38.60	77.20	115.75	154.35	192.95	43.40	25.00
2-yard	58.70	117.45	176.15	234.85	293.55	20.65	25.00
4-yard	106.05	212.10	318.15	424.20	530.25	35.20	25.00
5-yard	123.20	246.40	369.60	492.80	616.00	42.50	25.00
6-yard	140.35	280.70	421.00	561.35	701.70	49.75	25.00
8-yard	160.50	320.95	481.45	641.90	802.40	64.30	25.00

\* ~~Compacted front and rear loader refuse will be charged at two times (double) the uncompacted rate.~~

~~2005-MONTHLY CHARGE-FOR-UNCOMPACTED CONTAINERS~~

Container Size	Collection Frequency Per Week	Unscheduled Pickup	Commercial Call-Back
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	1X	2X	3X	4X	5X		
100-gallon	\$14.60	\$29.20	\$43.80	\$58.40	\$73.00	\$13.95	26.00
300-gallon	40.15	80.30	120.40	160.50	200.65	13.95	26.00
1-yard	40.15	80.30	120.40	160.50	200.65	13.95	26.00
2-yard	61.05	122.15	183.20	244.25	305.30	21.50	26.00
4-yard	110.30	220.60	330.90	441.15	551.45	36.60	26.00
5-yard	128.10	256.25	384.40	512.50	640.65	44.20	26.00
6-yard	145.95	291.95	437.95	583.90	729.75	61.75	26.00
8-yard	166.90	333.80	500.70	667.60	834.50	66.00	26.00

\* Compacted front and rear loader refuse will be charged at two times (double) the uncompacted rate.

**2002-2003 COMMERCIAL SURCHARGE RATES FOR UNCOMPACTED CONTAINERS**

Container Size	Collection Frequency Per Week					Unscheduled Pickup
	1X	2X	3X	4X	5X	
100-gallon	\$0.27	\$0.54	\$0.81	\$1.08	\$1.35	\$0.29
300-gallon	0.82	1.65	2.47	3.29	4.11	0.29
1-yard	0.82	1.65	2.47	3.29	4.11	0.29
2-yard	1.65	3.29	4.94	6.58	8.23	0.58
4-yard	3.29	6.58	9.87	13.16	16.45	1.09
5-yard	4.11	8.23	12.34	16.45	20.56	1.45
6-yard	4.94	9.87	14.81	19.74	24.68	1.73
8-yard	6.58	13.16	19.74	26.33	32.91	2.29

\* Compacted front and rear loader refuse will be charged at two times (double) the uncompacted rate.

**2004 COMMERCIAL SURCHARGE RATES FOR UNCOMPACTED CONTAINERS**

Container Size	Collection Frequency Per Week					Unscheduled Pickup
	1X	2X	3X	4X	5X	
100-gallon	\$0.30	\$0.60	\$0.90	\$1.20	\$1.50	\$0.33
300-gallon	0.93	1.86	2.79	3.72	4.64	0.33
1-yard	0.93	1.86	2.79	3.72	4.64	0.33
2-yard	1.86	3.72	5.58	7.44	9.30	0.65
4-yard	3.72	7.44	11.15	14.87	18.59	1.23
5-yard	4.64	9.30	13.94	18.59	23.23	1.64
6-yard	5.58	11.15	16.74	22.31	27.89	1.99
8-yard	7.44	14.87	22.34	29.75	37.49	2.59

\* Compacted front and rear loader refuse will be charged at two times (double) the uncompacted rate.

**2005 COMMERCIAL SURCHARGE RATES FOR UNCOMPACTED CONTAINERS**

Container Size	Collection Frequency Per Week					Unscheduled Pickup
	1X	2X	3X	4X	5X	
100-gallon	\$0.34	\$0.62	\$0.93	\$1.24	\$1.55	\$0.34
300-gallon	0.95	1.91	2.86	3.81	4.77	0.34
1-yard	0.95	1.91	2.86	3.81	4.77	0.34
2-yard	1.91	3.81	5.73	7.63	9.54	0.67
4-yard	3.81	7.63	11.44	15.26	19.07	1.26
5-yard	4.76	9.54	14.30	19.07	23.83	1.68
6-yard	5.73	11.44	17.17	22.89	28.61	2.04
8-yard	7.63	15.26	22.89	30.53	38.16	2.66

\* Compacted front and rear loader refuse will be charged at two times (double) the uncompacted rate.

**COMMERCIAL COLLECTION RATES (effective 3-01-2010)**

Container Size	COLLECTION FREQUENCY PER WEEK					Un-scheduled Pick-up	Commercial Call Back	Container Size Change Fee
	1X	2X	3X	4X	5X			
100 Gallon	\$18.95	\$37.90	\$56.85	\$75.80	\$94.75	\$18.20	\$26.00	\$50.00
1 Yard - 300 Gallon	52.25	104.45	156.65	208.75	261.00	49.20	26.00	50.00
2 Yard	80.00	160.05	240.05	320.05	400.05	28.20	26.00	50.00
4 Yard	145.00	290.00	435.00	579.90	724.90	48.10	26.00	50.00
5 Yard	168.80	337.70	506.60	675.40	844.25	58.30	26.00	50.00
6 Yard	192.75	385.50	578.15	770.85	963.55	68.35	26.00	50.00
8 Yard	221.75	443.50	665.25	887.00	1,108.75	88.40	26.00	50.00
Commercial Cardboard Recycling	40.30	80.55	20.80	160.95	201.25	24.35	26.00	50.00

Compacted front and rear loader refuse will be charged at two times (double) the un-compacted rate.

E. Disposal of residential waste at the Richland Landfill will be subject to the following rates:

**2002-SELF HAUL TO RICHLAND LANDFILL - RESIDENTIAL**

Category	Richland Residential Rate	Non-Richland Residential Rate	Description / Qualifiers
Residential Waste	No Charge	Car or station wagon: \$7.00 Pickups & trailers (level load): \$15.00 Pickups & trailers (sideboard load): \$30.00	"No Charge" for ordinary residential waste including, but not limited to, yard clippings and extra refuse. This also applies to Non-Richland residents that own a Richland residence and pay the monthly Richland residence service charge, when they are hauling ordinary residential waste from their Richland residence.

Category	Richland Residential Rate	Non-Richland Residential Rate	Description / Qualifiers
Surcharge	No Charge	\$1.00 per load	Required to be paid for each visit for the landfill closure fund. Loads 1 ton or more will be weighed and surcharge will be charged at Commercial per ton rate.
Construction / Remodel / Demolition Waste	Applicable Commercial Rate Schedule	Applicable Commercial Rate Schedule	Extraordinary residential waste from a "for hire" business operation or waste from a home improvement project. This includes, but is not limited to, rocks, concrete, building lumber scraps, carpet & carpet pad, and rebar.
Appliances Containing Cfe's	\$30.00 each	\$30.00 each—Benton County residents only	Appliances containing chlorofluorocarbons, including, but not limited to refrigerators and air conditioning units.

**2003—2004 SELF-HAUL TO RICHLAND LANDFILL—RESIDENTIAL**

Category	Richland Residential Rate	Non-Richland Residential Rate	Description / Qualifiers
Residential Waste	No Charge	Car or station wagon—\$ 8.75 Pickups & trailers (level load): \$18.75 Pickups & trailers (sideboard load): \$37.50	"No Charge" for ordinary residential waste including, but not limited to yard clippings and extra refuse. This also applies to Non-Richland residents that own a Richland residence and pay the monthly Richland residence service charge, when they are hauling ordinary residential waste from their Richland residence.
Surcharge 2003 / 2004	No Charge	\$1.00 per load / \$1.13 per load	Required to be paid for each visit for the landfill closure fund. Loads 1 ton or more will be weighed and surcharge will be charged at Commercial per ton rate.
Construction / Remodel / Demolition Waste	Applicable Commercial Rate Schedule	Applicable Commercial Rate Schedule	Extraordinary residential waste from a "for hire" business operation or waste from a home improvement project. This includes, but is not limited to, rocks, concrete, building lumber scraps, carpet & carpet pad, and rebar.
Appliances Containing Cfe's	\$37.50 each	\$37.50 each—Benton County residents only	Appliances containing chlorofluorocarbons, including but not limited to refrigerators and air conditioning units.
White Goods	5.00 each	5.00 each—Benton County residents only	Appliances including, but not limited to, stoves, washers, dryers, microwaves, and hot water tanks.

**2005 SELF-HAUL TO RICHLAND LANDFILL - RESIDENTIAL**

Category	Richland Residential Rate	Non-Richland Residential Rate	Description / Qualifiers
Residential Waste	No-Charge	Gar-or-station wagon: \$ 0.10 Pickups & trailers (level load): \$10.50 Pickups & trailers (sideboard load): \$30.00	"No Charge" for ordinary residential waste including, but not limited to, yard clippings and extra refuse. This also applies to Non-Richland residents that own a Richland residence and pay the monthly Richland residence service charge, when they are hauling ordinary residential waste from their Richland residence.
Surcharge	No-Charge	\$1.16 per load	Required to be paid for each visit for the landfill closure fund. Loads 1 ton or more will be weighed and surcharge will be charged at Commercial per ton rate.
Construction / Remodel / Demolition Waste	Applicable Commercial Rate Schedule	Applicable Commercial Rate Schedule	Extraordinary residential waste from a "for hire" business operation or waste from a home improvement project. This includes, but is not limited to, rocks, concrete, building lumber scraps, carpet & carpet pad, and rebar.
Appliances Containing Cfo's	\$30.00 each	\$30.00 each - Benton County residents only	Appliances containing chlorofluorocarbons, including, but not limited to, refrigerators and air conditioning units.
White Goods	5.20 each	\$5.20 each - Benton County residents only	Appliances including, but not limited to, stoves, washers, dryers, microwaves, and hot water tanks.
Dead Animals	Small Animals - \$75 each; Large Animals - \$150 each	\$75 or \$150 each - Benton County residents only	Small Animals - dogs, cats, etc., generally less than 100 lbs.  Large Animals - horses, cattle, etc., approximately 100 lbs. or more

G. Disposal of residential waste at the Richland Landfill will be subject to the following rates:

**SELF-HAUL TO RICHLAND LANDFILL - RESIDENTIAL**

Customer	Load Size	Rate	Description / Qualifiers
<u>Richland Resident</u>	<u>Up to 1,200 lbs</u>	<u>\$10.00</u>	<u>Ordinary residential waste including, but not limited to, construction and demolition waste and extra refuse.</u>
	<u>Over 1,200 lbs</u>	<u>See Commercial Rate</u>	
<u>Richland Resident</u>	<u>All</u>	<u>0.00</u>	<u>Clean yard waste.</u>

<u>Non-Richland Resident</u>	<u>Up to 1,200 lbs</u>	<u>\$20.00</u>	<u>Ordinary residential waste including, but not limited to, construction and demolition waste and extra refuse</u>
	<u>Over 1,200 lbs</u>	<u>See Commercial Rate</u>	
<u>Non-Richland Resident</u>	<u>Up to 1,200 lbs.</u>	<u>10.00</u>	<u>Clean yard waste.</u>
<u>Appliances Containing Cfc's – Benton County Residents only</u>	<u>Per appliance</u>	<u>\$43.00 each</u>	<u>Appliances containing chlorofluorocarbons, including, but not limited to, refrigerators and air conditioning units.</u>
<u>White Goods – Benton County residents only</u>	<u>Per appliance</u>	<u>\$5.70 each</u>	<u>Appliances including, but not limited to, stoves, washers, dryers, microwaves, and hot water tanks.</u>
<u>Dead Animals – Benton County residents only</u>	<u>Small Animals</u>	<u>\$75 or</u>	<u>Small Animals – dogs, cats, etc., generally less than 100 lbs.</u> <u>Large Animals – horses, cattle, etc., approximately 100 lbs or more</u>
	<u>Large Animals</u>	<u>\$150 each</u>	

~~Apartment dwellers living in Richland may also use the Richland Landfill at "no charge". Apartment residential waste is limited to normal household waste. This does not include yard waste (grass, plant trimmings or sod) or construction/remodel/demolition waste.~~

F. H. Depositors of Commercial loads at the Richland Landfill will be charged at rates in accordance with the following schedules:

**2002 SELF-HAUL TO RICHLAND LANDFILL – COMMERCIAL**

<b>Category</b>	<b>Richland Commercial Rate</b>	<b>Non-Richland Commercial Rate</b>	<b>Description / Qualifiers</b>
<b>Schedule-1</b>	<b>\$24.12 per ton \$14.00 minimum</b>	<b>\$36.18 per ton \$21.00 minimum</b>	<b>Commercial refuse other than identified in Schedules 2, 3, 4 or 5.</b>
<b>Schedule-2</b>	<b>\$14.75 per ton \$14.00 minimum</b>	<b>\$22.13 per ton \$21.00 minimum</b>	<b>Commercial disposal of concrete, asphalt, rock or dirt.</b>
<b>Schedule-3</b>	<b>\$63.86 per ton</b>	<b>\$63.86 per ton</b>	<b>Waste requiring environmental review, except those scheduled under a "Special Contract" approved by the City (see detail information below).</b>

Category	Richland Commercial Rate	Non-Richland Commercial Rate	Description / Qualifiers
Schedule 4	<i>Tire only</i> \$2.00—passenger car \$6.00—truck  \$17.00—heavy equipment	<i>Tire with Rim</i> \$4.00—passenger car \$7.00—truck  \$17.00—heavy equipment	Disposal of tires. Cost is the charge per tire. Same charge for Richland and Non-Richland residents.
Schedule 5	\$34.50 per ton	\$34.50 per ton	Refuse collection businesses that have submitted an appropriate refuse collection tax exemption certificate to the director.
Surcharge	\$5.00 per ton	\$5.00 per ton	Required for landfill closure fund.

**2003-2004 SELF-HAUL TO RICHLAND LANDFILL—COMMERCIAL**

Category	Richland Commercial Rate	Non-Richland Commercial Rate	Description / Qualifiers
Schedule 1	\$30.45 per ton \$17.50 minimum	\$45.25 per ton \$26.25 minimum	Commercial refuse other than identified in Schedules 2, 3, 4 or 5.
Schedule 2	\$18.45 per ton \$17.50 minimum	\$27.65 per ton \$26.25 minimum	Commercial disposal of concrete, asphalt, rock or dirt.
Schedule 3	\$70.80 per ton	\$70.80 per ton	Waste requiring environmental review, except those scheduled under a "Special Contract" approved by the City (see detail information below).
Schedule 4	<i>Tire only</i> \$2.50—passenger car \$6.25—truck \$21.25—heavy equipment	<i>Tire with Rim</i> \$5.00—passenger car \$8.75—truck \$21.25—heavy equipment	Disposal of tires. Cost is the charge per tire. Same charge for Richland and Non-Richland residents.
Schedule 5	\$43.25 per ton	\$43.25 per ton	Refuse collection businesses that have submitted an appropriate refuse collection tax exemption certificate to the director.
Surcharge 2003 / 2004	\$5.00 per ton / \$5.65 per ton	\$5.00 per ton / \$5.65 per ton	Required for landfill closure fund.

**2005 SELF-HAUL TO RICHLAND LANDFILL—COMMERCIAL**

Category	Richland Commercial Rate	Non-Richland Commercial Rate	Description / Qualifiers
Schedule 4	\$31.25 per ton \$18.20 minimum	\$47.05 per ton \$27.30 minimum	Commercial refuse other than identified in Schedules 2, 3, 4 or 5.

Category	Richland Commercial Rate	Non-Richland Commercial Rate	Description / Qualifiers
Schedule 2	\$19.20 per ton \$18.20 minimum	\$28.75 per ton \$27.30 minimum	Commercial disposal of concrete, asphalt, rock or dirt.
Schedule 3	\$83.00 per ton	\$83.00 per ton	Waste requiring environmental review, except those scheduled under a "Special Contract" approved by the City (see detail information below).
Schedule 4	<del>Tire only</del> <del>\$2.60—</del> <del>passenger car</del> <del>\$6.50—truck</del> <del>\$22.10—heavy</del> <del>equipment</del>	<del>Tire with Rim</del> <del>\$5.20—passenger</del> <del>car</del> <del>\$9.40—truck</del> <del>\$22.10—heavy</del> <del>equipment</del>	Disposal of tires. Cost is the charge per tire. Same charge for Richland and Non-Richland residents.
Schedule 5	\$45.00 per ton	\$45.00 per ton	Refuse collection businesses that have submitted an appropriate refuse collection tax exemption certificate to the director.
Surcharge	\$5.80 per ton	\$5.80 per ton	Required for landfill closure fund.

**SELF-HAUL TO RICHLAND LANDFILL – COMMERCIAL**

Customer	Load Size	Rate	Description / Qualifiers
Richland Commercial	Up to 1,200 lbs.	\$28.00/per load	Garbage, refuse, rubbish and construction remodel demolition waste.
Non-Richland Commercial	Up to 1,200 lbs	52.00/per load	
Richland Commercial	Over 1,200 lbs	49.00/per ton	Commercial disposal of concrete, asphalt, rock or dirt
Non-Richland Commercial	Over 1,200 lbs	73.00/per ton	
Richland Commercial	Per ton	25.00	Clean yard waste
Non-Richland Commercial	Per ton	49.00	
Richland Commercial	Per ton	20.00	Disposal of tires. Cost is the charge per tire and the same charge applies to ALL customers.
Non-Richland Commercial	Per ton	25.00	
Tires only	Car tires	2.60	
	Truck tires	6.50	
	Heavy equipment	22.10	
Tires with rims	Car tires	5.20	
	Truck tires	9.10	
	Heavy equipment	22.10	

**G-1** Special Contracts. The city manager, upon approval by council, shall have the authority to enter into contract with persons who have large volumes or special requirements for collection or disposal of refuse. The price for such special service shall be in an amount sufficient to fully cover the cost to the city for providing such service.

**H- J.** All users of the disposal site will receive a receipt for their charges. Requests for production of the signed receipts or scale tickets will be subject to an administrative fee.

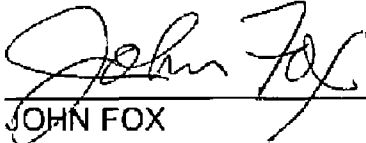
Ord. 78-5-02; Ord. 462; Ord. 719; Ord. 81-74-1-02; Ord. 22-75-1-09; Ord. 53-75; Ord. 51-76-1-02; Ord. 87-77; Ord. 92-79; Ord. 67-81; Ord. 59-82; Ord. 36-84; Ord. 21-86; Ord. 31-86; Ord. 3-88; Ord. 13-89; Ord. 7-90; Ord. 31-90; Ord. 16-93; Ord. 38-95; Ord. 52-99; Ord. 37-02; Ord. 21-05).

**15.20.025 Special Residential Rates-Low Income Senior Citizens and Low Income Disabled Citizens**


There shall be a sixty percent (60%) discount applied to rates specified in Section 15.20 020(a) for solid waste services provided to residential customers qualifying as low income senior citizens or low income disabled citizens. Additional rate information regarding low income senior citizens and low income disabled citizens can be found in Chapter 3.29 of the Richland Municipal Code (Ord. 15-91; Ord. 38-95; Ord. 37-02).

Section 1.04 This ordinance shall take effect the first billing cycle in March, 2010.

PASSED by the City Council of the City of Richland, at a regular meeting on the 2nd day of February, 2010.

  
\_\_\_\_\_  
JOHN FOX  
Mayor

ATTEST:

  
\_\_\_\_\_  
DEBRA C. BARHAM, CMC  
Chief Deputy City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney

Date Published: 2/7/10



RESOLUTION NO. 95-11

A RESOLUTION of the City of Richland Adopting the City of Richland 2011 Solid Waste Management Plan.

WHEREAS, the City of Richland's Strategic Plan states, "Optimize use of the City Landfill as a resource to protect community property values," as a goal within its Infrastructure and Facilities Key; and

WHEREAS, the City of Richland Strategic Plan also states, "Leverage technologies that reduce both waste disposal and energy consumption," as a goal within its Infrastructure and Facilities Key; and

WHEREAS, in April 2009, the City adopted the 2009 Solid Waste Management Plan as a guiding document for long range operation of the Solid Waste Utility; and

WHEREAS, the City has updated and revised the Plan to comply with current language in RCW 70.95; and

WHEREAS, the City has updated and revised the Plan to reflect the curbside recycling program instituted by the City; and

WHEREAS, the City's 2011 Solid Waste Management Plan was developed under the guidance of its Solid Waste Advisory Committee and Utility Advisory Committee; and

WHEREAS, the Washington State Department of Ecology has provided guidance and technical support for incorporation into the Benton County Plan.

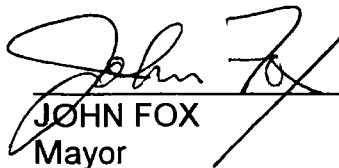
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland as follows:

Section 1. Council approves and adopts the City of Richland 2011 Solid Waste Management Plan as the guiding document for the long range operation of its Solid Waste Utility.

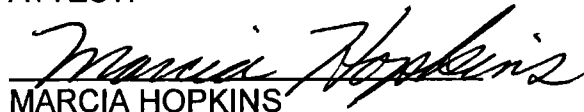
Section 2. All specific programs and projects carried out by the Solid Waste Utility pursuant to the Solid Waste Management Plan will be subject to the normal policy and budgetary oversight provided by the City Council and Utility Advisory Committee.

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

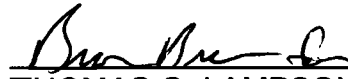
ADOPTED by the City Council of the City of Richland at a regular meeting on the 6th day of December, 2011.

  
\_\_\_\_\_  
JOHN FOX  
Mayor

ATTEST:

  
\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
THOMAS O. LAMPSON  
City Attorney