



CITY OF RICHLAND  
CITY CLERK'S OFFICE  
625 Swift Boulevard, MS-05  
Richland, WA 99352  
Telephone (509) 942-7389

CI.RICHLAND.WA.US · 509-942-7390

January 18, 2021

Utilities & Transportation Commission  
Penny Ingram Chandler Plaza Building  
P.O. Box 47250  
Olympia, WA 98504

RE: Robert Zinsli Annexation

For your reference, attached is a certified copy of City of Richland Ordinance No. 50-20, annexing approximately 8.52 acres to the City. The ordinance was passed by Council at their January 5, 2021 meeting, and the annexation became effective on January 11, 2021.

If you have any questions regarding this annexation, please contact Planning Manager Mike Stevens at 509-942-7596 or [mstevens@ci.richland.wa.us](mailto:mstevens@ci.richland.wa.us).

Sincerely,

A handwritten signature in blue ink that reads 'Jennifer Rogers'.

Jennifer Rogers, MMC  
City Clerk

Enclosures: Ordinance No. 50-20  
Annexation map

A CERTIFIED TRUE COPY

*Jennifer Rogers*  
CITY CLERK

WHEN RECORDED RETURN TO:

Richland City Clerk's Office  
625 Swift Boulevard, MS-05  
Richland, WA 99352

ORDINANCE NO. 50-20

AN ORDINANCE of the City of Richland, Benton County Washington, annexing approximately 8.52 acres of land located at 771 Shockley Road, in Section 27, Township 9 North, Range 28 East, W.M., providing for assumption of existing City indebtedness, and amending the Official Zoning Map.

WHEREAS, the City received a notice of intent to annex from Robert Zinsli, owner of real property located at 771 Shockley Road, the value of which constituted 100% of the proposed annexation area and so qualified to commence annexation proceedings for annexation into the City of Richland; and

WHEREAS, on January 21, 2020, a meeting was held between the initiating party of this annexation and the Richland City Council, at which time the Council adopted Resolution No. 15-20, accepting the notice of intention to commence annexation proceedings for the real property legally described in **Exhibit A** attached hereto, subject to simultaneous adoption of the Comprehensive Plan for the proposed annexation area, and the assumption of the appropriate share of all existing City indebtedness; and

WHEREAS, Resolution No. 15-20 further authorized and directed the Richland Planning Commission to develop and forward a recommendation to the Richland City Council as to the most appropriate zoning designation for the area proposed to be annexed; and

WHEREAS, the Richland Planning Commission held a public hearing on June 24, 2020 to consider an appropriate zoning designation for the proposed annexation area, and recommended adoption of Single-Family Residential R-1-10 zoning for the property; and

WHEREAS, on July 21, 2020, Richland City Council adopted Resolution No. 105-20, 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 and signed by the sole property owner representing 100% of the assessed value of the proposed annexation area, thereby exceeding the state requirement that owners representing at least sixty percent (60%) of the value of the proposed annexation area petition the City for annexation, with such value determined according to the assessed valuation for general taxation; and

WHEREAS, Richland City Council held a public hearing to consider the annexation on December 1, 2020, which hearing was duly noticed by the City Clerk through publication in a newspaper of general circulation and through the mailing of notice to all property owners within the annexation area, specifying the time and place of the hearing and inviting interested persons to appear and voice approval or disapproval of the annexation; and

WHEREAS, the matter was duly considered by the Richland City Council, 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 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 the City of Richland, Benton County, Washington (the "Annexed Area").

Section 2. The Richland Comprehensive Plan, adopted October 3, 2017 by passage of Ordinance No. 45-17 and as amended, shall serve as the comprehensive plan for the Annexed Area. All properties within the annexation shall be designated as "low density residential" under the land use map that is part of the Richland Comprehensive Plan.

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. Title 23 of the Richland Municipal Code (RMC) and the Official Zoning Map of the City of Richland as adopted by Section 23.08.040 of said title are hereby amended by amending Sectional Map No. 16, which is one of a series of maps constituting said Official Zoning Map, as shown on the attached **Exhibit B** bearing the number 16 together with 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 5. It is hereby found, as an exercise of the City's police power, that the best zoning for the properties included in the Annexed Area shall be R1-10 Single Family Residential, as depicted on **Exhibit B**, attached hereto, when consideration is given to the interest of the general public.

Section 6. The City Clerk is directed to file a copy of this annexation with the Board of Commissioners of Benton County and the State of Washington in the manner required by law. The City Clerk is also directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance, and shall attach the amended sectional map, as necessary, and an amended Annexation map, duly certified by the City Clerk as a true copy.


Section 7. 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 comply with the City's Solid Waste Management Plan.

Section 8. This Ordinance shall take effect on the day following its publication in the official newspaper of the City of Richland.


PASSED by the City Council of the City of Richland, Washington, at a regular meeting held on the 5<sup>th</sup> day of January, 2021.

  
\_\_\_\_\_  
Ryan Lukson, Mayor

Attest:

  
\_\_\_\_\_  
Jennifer Rogers, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Heather Kintzley, City Attorney

Date Published: January 10, 2021

**EXHIBIT A to Ordinance No. 50-20  
Zinsli Annexation Legal Description**

**Parcel 2 of Record of Survey 5204**

**THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH IS SOUTH 89°52'30" EAST 748 FEET FROM THE NORTHWEST CORNER THEREOF, THENCE SOUTH 1'25' WEST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 1060.50 FEET. THENCE NORTH 38°25' EAST 276 FEET. THENCE NORTH 57°07' EAST 166.10 FEET. THENCE NORTH 39°02' EAST 293.80 FEET. THENCE NORTH 1°31'25" EAST 524.63 FEET TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION. THENCE NORTH 89°52'30" WEST ALONG SAID NORTH LINE 483.75 FEET TO THE POINT OF BEGINNING.**

**EXCEPT PORTION CONVEYED TO THE CITY OF RICHLAND FOR ROAD PURPOSES UNDER AUDITOR'S FILE NO. 2003-013621.**

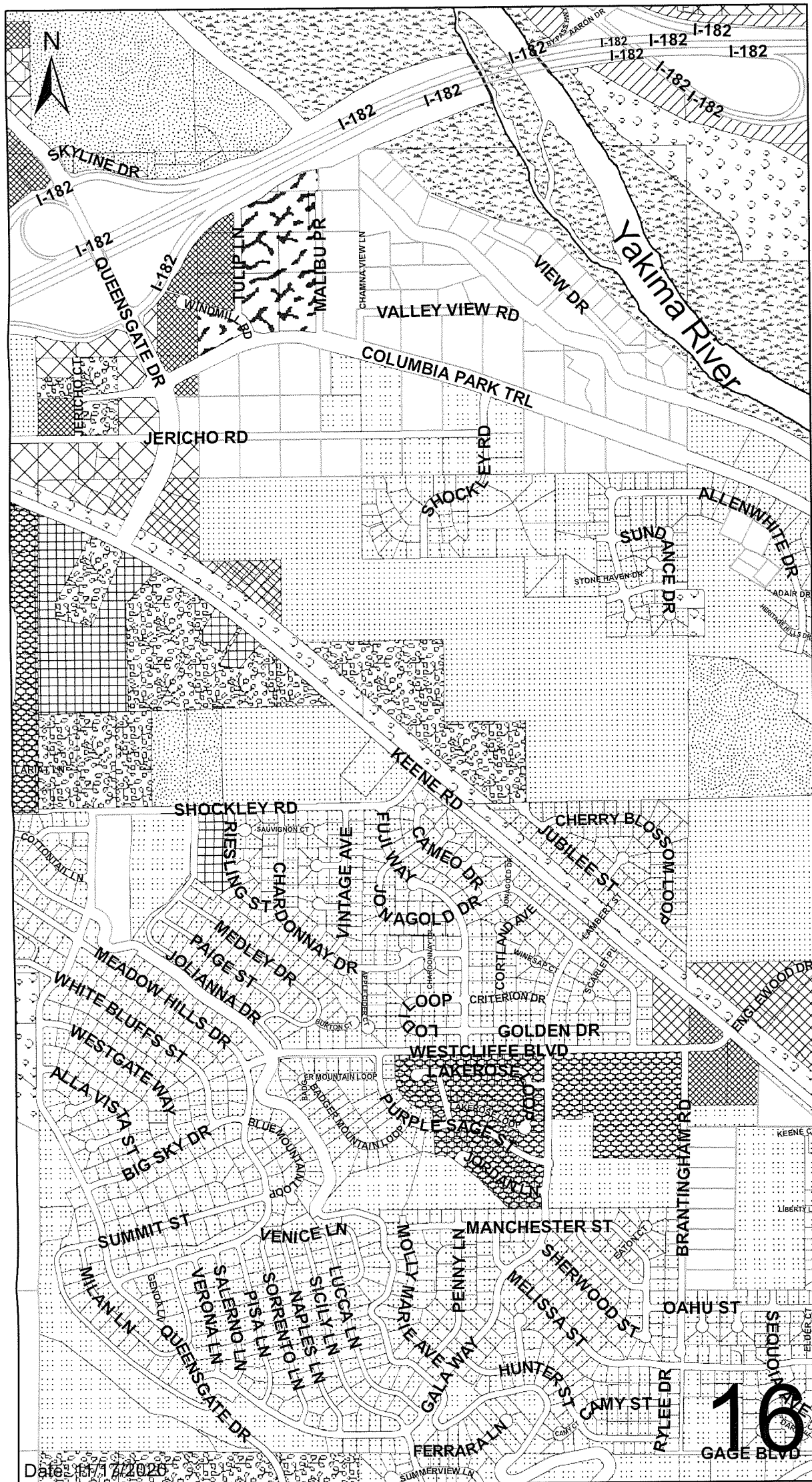
**TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 09 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 27 THENCE NORTH 89°14'51" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 748.00 FEET TO THE NORTHWEST CORNER OF THE PARCEL AS DESCRIBED UNDER AUDITORS FILE NUMBER 680225; THENCE SOUTH 00°32'21" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 30.01 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SHOCKLEY ROAD; THENCE NORTH 89°14'51" EAST ALONG SAID LINE 485.43 FEET TO THE EASTERN LINE OF SAID PARCEL; THENCE SOUTH 00°45'09" WEST ALONG SAID LINE 493.62 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 38°09'21" WEST ALONG SAID LINE 66.33 FEET TO THE TRUE POINT OF BEGINNING;**

**THENCE CONTINUING ALONG SAID LINE SOUTH 38°09'21" WEST 41.00 FEET; THENCE SOUTH 51°50'39" EAST 15.00 FEET; THENCE NORTH 38°09'21" EAST 41.00 FEET; THENCE NORTH 51°50'39" WEST 15.00 FEET TO THE SAID TRUE POINT OF BEGINNING.**

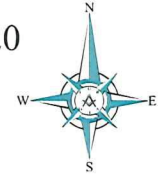
**CONTAINS 8.52 ACRES.**

**TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.**

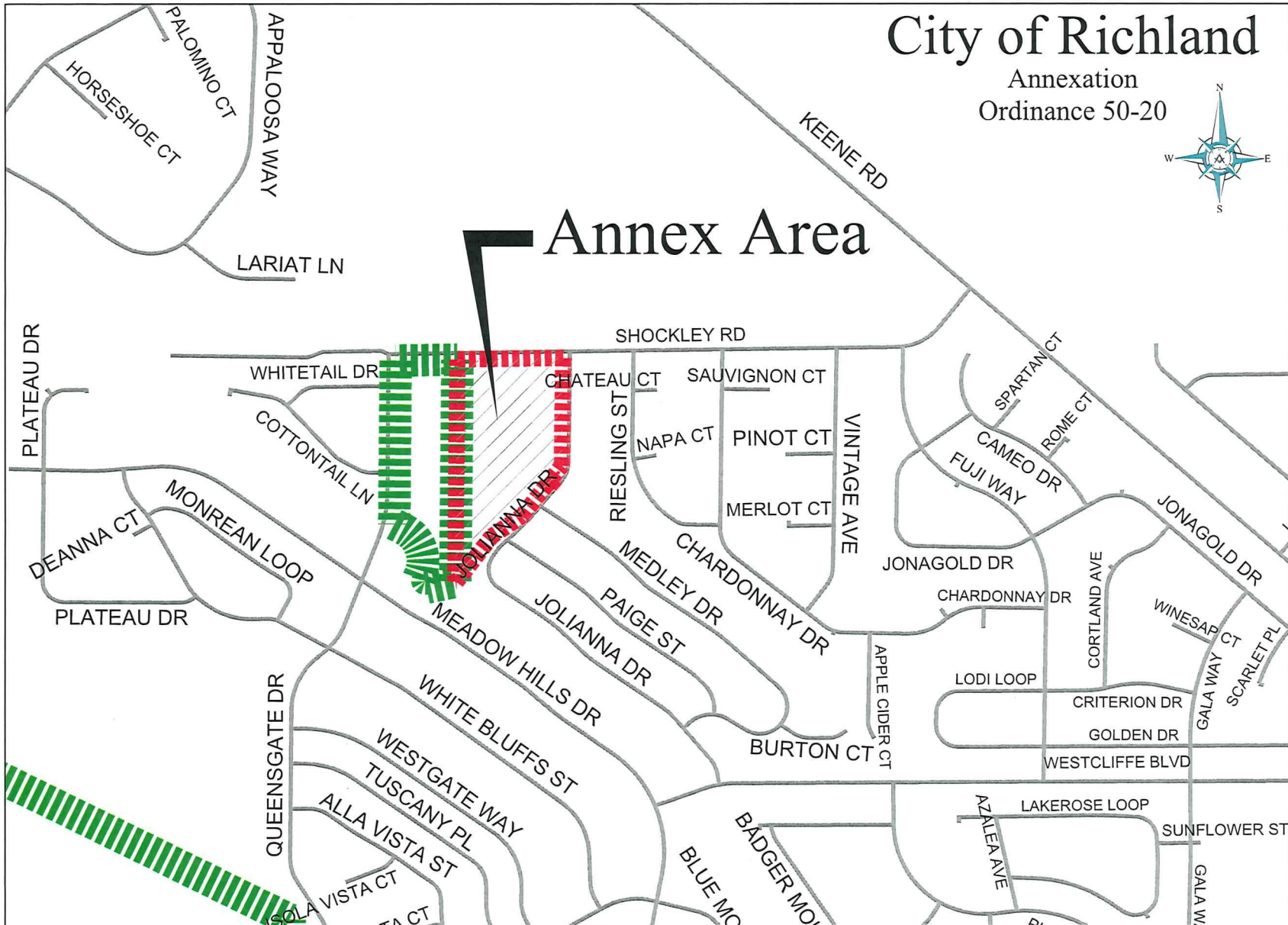


# City of Richland

Annexation  
Ordinance 50-20

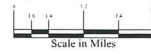


## Annex Area

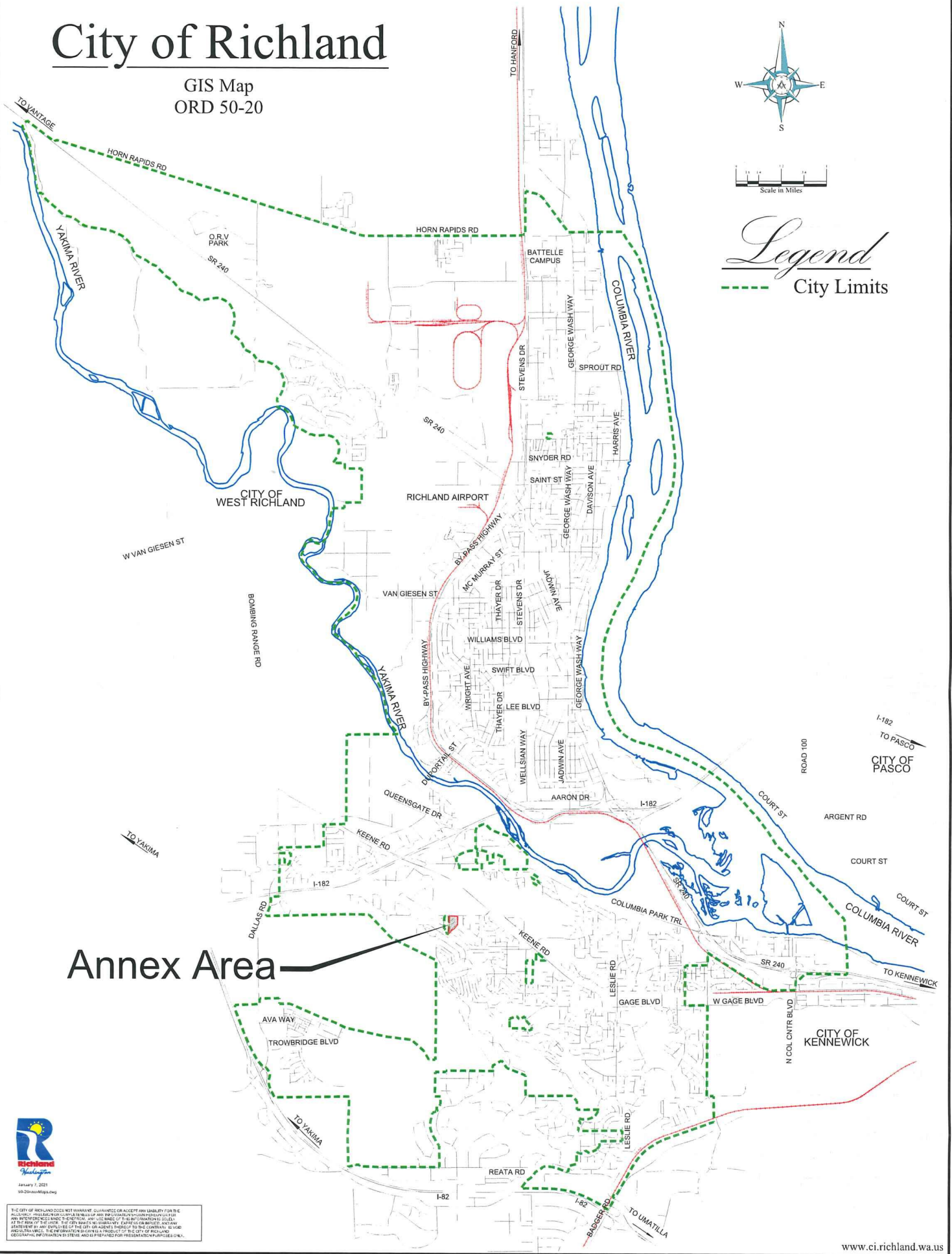


# City of Richland

GIS Map  
ORD 50-20



*Legend*  
--- City Limits



Annex Area



January 7, 2021  
50-20001/Maps.org

THE CITY OF RICHLAND DOES NOT WARRANT, GUARANTEE, OR ACCEPT ANY LIABILITY FOR THE ACCURACY, COMPLETENESS, OR UP-TO-DATENESS OF ANY INFORMATION OR DATA PROVIDED ON THIS MAP. THE CITY MAKES NO WARRANTY, EXPRESS OR IMPLIED, AND ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CITY OF RICHLAND IS NOT RESPONSIBLE FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE INFORMATION SHOWN IS A PRODUCT OF THE CITY OF RICHLAND AND IS PROVIDED AS IS. THE CITY OF RICHLAND IS NOT RESPONSIBLE FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.