



PO BOX 190 • RICHLAND, WA 99352 • CI.RICHLAND.WA.US

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

July 13, 2022

Penny Ingram
Washington Utilities and Transportation Commission
PO Box 47250
Olympia, WA 98504-7250

RE: City of Richland Annexation
Ordinance No. 2022-20

Received
Records Management
07/25/22 12:45
State Of WASH.
UTIL. AND TRANSP.
COMMISSION

Dear Ms. Ingram:

The City of Richland annexed lots 1-8 of Badger Mountain Estates Annexation area by Ordinance No. 2022-20, approved on July 5, 2022. A copy of the ordinance is attached. The City understands that there are overlapping WUTC certificates for solid waste collection within that area: G-110, 118 and 237.

Consistent with RCW 35.13.280, the City gives notice to the WUTC of its decision that the City hereafter shall contract for solid waste collection or provide solid waste collection itself pursuant to RCW 81.77.020. Solid waste collection services will continue to be provided in the annexation area by contract with authorized rates corresponding to WUTC-approved tariff rates for services subject to the G-certificate.

If you have any questions about the City's handling of this issue, please contact me at 509-942-7558 or progalsky@ci.richland.wa.us.

Sincerely,

Pete Rogalsky, P.E.
Public Works Director
Administration & Engineering

Cc: Ed's Disposal, Inc.
Basin Disposal, Inc.
Waste Management of Washington, Inc.

Enclosure: Ordinance 2022-20

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 2022-20

AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON, ANNEXING LOTS 1-8 OF BADGER MOUNTAIN ESTATES CONSISTING OF APPROXIMATELY 12 ACRES AND LOCATED AT 1560 BRANTINGHAM ROAD, 1570 BRANTINGHAM ROAD, 1600 BRANTINGHAM ROAD, 1620 BRANTINGHAM ROAD, 1640 BRANTINGHAM ROAD, 1650 BRANTINGHAM ROAD AND 1660 BRANTINGHAM ROAD IN SECTION 26, TOWNSHIP 9 NORTH, RANGE 28 EAST W.M., BENTON COUNTY, WASHINGTON, PROVIDING FOR ASSUMPTION OF EXISTING CITY INDEBTEDNESS, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF RICHLAND.

WHEREAS, the City received a notice of intent to annex from Joseph & Colleen Lane (1560 Brantingham Road), Wayne & Sue Flaten (1570 Brantingham Road), Mark & Barbara Buckmaster (1600 Brantingham Road), Eric Van Mason (1620 Brantingham Road), Jonathan Guymon (1640 Brantingham Road), Dustin Gillespie (1650 Brantingham Road) and Daniel & Claudia Becker (1660 Brantingham Road), the value of which constituted 84.61% of the proposed annexation area and so qualified the owners to commence annexation proceedings for annexation into the City of Richland; and

WHEREAS, on July 6, 2021, a meeting was held between the initiating parties of this annexation and the Richland City Council, at which time City Council adopted Resolution No. 84-21, 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. 84-21 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 October 13, 2021 to consider an appropriate zoning designation for the proposed annexation area, and recommended the adoption of Suburban Agriculture (SAG) zoning for the property; and

WHEREAS, on December 7, 2021, Richland City Council adopted Resolution No. 152-21, 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 property owners representing 84.61% 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, the Richland City Council held a public hearing to consider the annexation on June 21, 2022, 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, having given the matter and all information in the record due consideration, the Richland City 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 thereafter amended, shall serve as the comprehensive plan for the Annexed Area. All properties within the Annexed Area 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 City of Richland Municipal Code (RMC) and the Official Zoning Map of the City 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 Suburban Agriculture (SAG), 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.

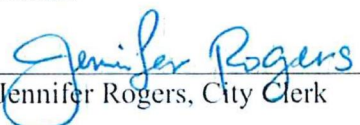
Section 7. As authorized and required by RCW 35.13.280, the City shall negotiate a new franchise with the solid waste collection service provider currently serving the Annexed Area on terms that are acceptable to the City and that comply with the City's Solid Waste Management Plan.

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

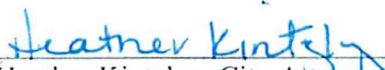
PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 5th day of July, 2022.


Michael Alvarez, Mayor

Attest:


Jennifer Rogers, City Clerk

Approved as to Form:


Heather Kintzley, City Attorney

First Reading: June 21, 2022
Second Reading: July 5, 2022
Date Published: July 10, 2022

Exhibit A to Ordinance No. 2022-20
Legal Description for Proposed Badger Mountain Estates Annexation

The Badger Mountain Estates annexation consists of the following:

Lots 1, 2, 3, 4, 5, 6, 7 & 8 Plat of Badger Mountain Estates, located within Section 26, Township 9 North, Range 28 East, W.M., Benton County, Washington.

This description includes the following **County Parcel Identification Numbers:**

126983020000025

126983020000024

126983020000006

126983020000023

126983020000019

126983020000002

126983020000003

