

WHEN RECORDED RETURN TO:
Richland City Clerk
505 Swift Boulevard, MS-05
Richland, WA 99352

ORDINANCE NO. 56-18

AN ORDINANCE of the City of Richland amending Title 23: Zoning Regulations of the Richland Municipal Code and the Official Zoning Map of the City to change the zoning on 0.3 acres from Medium Density Residential (R-2) to General Business (C-3); said property being located at 1443 Short Avenue, and adopting the findings and conclusions of the Hearing Examiner as the findings and conclusions of the Richland City Council.

WHEREAS, on June 28, 2018, the Richland Hearing Examiner held a duly advertised public hearing to consider a petition from Felipe and Christina Garcia to change the zoning of the property hereafter legally described in Section 2 and located at 1443 Short Avenue; and

WHEREAS, on October 2, 2018, the Richland Hearing Examiner issued a written decision recommending approval of the requested rezone; and

WHEREAS, the Richland City Council has considered the record created at the June 28, 2018 public hearing, and has considered the written recommendation of the Richland Hearing Examiner.

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

Section 1. 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 General Business (C-3) when consideration is given to the interest of the general public.

Section 2. Said property, depicted on **Exhibit A**, attached hereto, is more particularly described as follows:

THE NORTH 120 FEET OF THE SOUTH 335 FEET OF THE WEST 169 FEET OF THE EAST 335 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY WASHINGTON, EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY, RECORDED UNDER AUDITOR'S FILE NO. 272521.

ASSESSOR'S TAX PARCEL NO. 1-3099-200-0059-001

Section 3. Such property is rezoned from Medium Density Residential (R-2) to General Business (C-3).

Section 4. 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. 20, which is one of a series of maps constituting said Official Zoning Map, as shown on the attached **Exhibit B** and 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 5. The findings and conclusions of the Hearing Examiner, as provided in his October 2, 2018 report, are hereby adopted as the findings and conclusions of the Richland City Council.

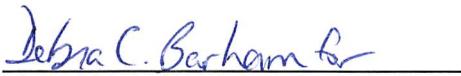
Section 6. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and the attached amended zoning map, duly certified by the Clerk as a true copy.

Section 7. This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City of Richland.

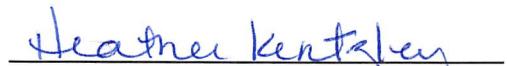
PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 20th day of November, 2018.


ROBERT J. THOMPSON
Mayor

ATTEST:


MARCIA HOPKINS, City Clerk

APPROVED AS TO FORM:


HEATHER KINTZLEY, City Attorney

Date Published: November 25, 2018

Exhibit A
Map of Rezone Area

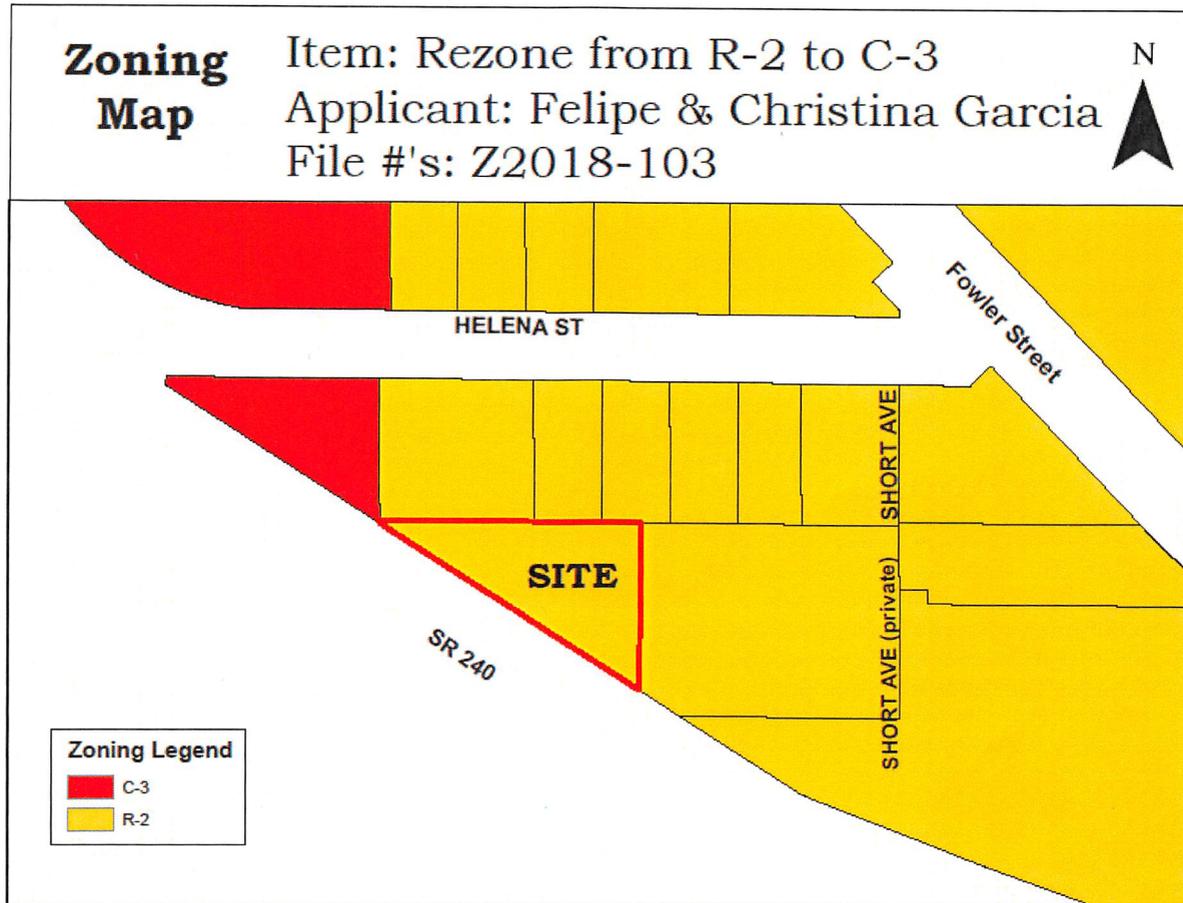


Exhibit B

