

ORDINANCE NO. 52-19

AN ORDINANCE of the City of Richland amending Richland Municipal Code Sections 24.13.010 and 24.13.060 related to short subdivisions.

WHEREAS, the City has need, from time to time, to update the Richland Municipal Code to eliminate conflict and ambiguity, or to bring the code into alignment with current practices of state or federal law; and

WHEREAS, Chapter 58.17 RCW allows for the creation of up to nine (9) lots via the short subdivision process; and

WHEREAS, staff recommend adopting state law with regard to the number of lots allowed to be created via the short subdivision process; and

WHEREAS, during the platting process, the creation of public road right-of-way is sometimes necessary to provide acceptable access; and

WHEREAS, on September 25, 2019, the Richland Planning Commission held a duly advertised public hearing to take testimony on the proposed edits to the Richland Municipal Code.

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

Section 1. Richland Municipal Code Section 24.13.010, entitled Permission and procedure to plat, as first enacted by Ordinance No. 295, and last amended by Ordinance No. 15-84, is hereby amended to read as follows:

**24.13.010 Permission and procedure to plat.**

When an owner or subdivider desires to subdivide a parcel of land so as to produce not more than a total of ~~four~~ nine (9) lots, none of which has been subdivided by short subdivision within a period of five (5) years, ~~and with no dedication of any part thereof as a public street or highway,~~ it may be done in the following manner.

Section 2. Richland Municipal Code Section 24.13.060, entitled Approval by city engineer, as first enacted by Ordinance No. 295, is hereby amended to read as follows:

**24.13.060 Approval by city engineer.**

The city engineer may approve and affix his certificate of approval on the plat only if he finds:

A. The plat is accurate and correct in all details;

B. Minimum improvements, including improvements to streets bordering the property, have been provided as described in this title, or adequate provisions have been made to assure that such improvements will be made when needed;

C. The proposed subdivision will not interfere with the future development of any remaining property under the same ownership or of any adjacent property;

D. Adequate access is available for the proposed subdivision; ~~and any possible future development and dedication of a public street will not be required;~~

E. The lots conform to the requirements of the zoning ordinance and any comprehensive plan adopted by the city for the area under consideration.

Section 3. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 4. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 5<sup>th</sup> day of November, 2019.

  
ROBERT J. THOMPSON  
Mayor

ATTEST:

  
TONI FULTON, Acting Deputy City Clerk

APPROVED AS TO FORM:

  
HEATHER KINTZLEY, City Attorney

Date Published: November 10, 2019