

ORDINANCE NO. 2152

AN ORDINANCE OF THE CITY OF RITZVILLE, WASHINGTON AMENDING THE ZONING MAP FOR PARCEL NOS. 1935230810001 AND 1935230810002 PURSUANT TO RCW 35.63.105

WHEREAS, an application was filed with the Clerk and City Council of the City of Ritzville on the 7th day of January, 2021 requesting a comprehensive land use and zoning map amendment for parcel nos. 1935230810001 and 1935230810002 known as Lots 1 and 2, Heinemann Short Plat #2, and

WHEREAS, a petition was filed with the Clerk and City Council of the City of Ritzville on the 7th day of January, 2021 requesting to annex Parcel Nos. 1935230810001 and 1935230810002 known as Lots 1 and 2, Heinemann Short Plat #2 located adjacent to the City of Ritzville in the jurisdiction of Adams County, and

WHEREAS, the land owner requests a corresponding comprehensive plan and land use zoning map designation of General Commercial Zone (C-2), approximately 84 acres, for lot 1 and High Density Residential (R-3) zone, approximately 203 acres, for lot 2 following the zoning that has been set forth in the City of Ritzville Comprehensive Plan, and

WHEREAS, pursuant to Ritzville Municipal Code (RMC) 12.04 State Environmental Policy Act (SEPA), the City of Ritzville, as the lead agency, published determination of non-significance on the 20th day of January, 2021 as the annexation does not have a probable significant adverse impact on the environment and an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c), and

WHEREAS, after review by the Ritzville Planning Commission, the Ritzville City Council passed Resolution No. 2021-02 on 13th day of January, 2021 recommending to amend the urban growth boundary area and comprehensive plan land use map designation of the annexed property to General Commercial Zone (C-2), approximately 84 acres, for lot 1 and High Density Residential (R-3) zone, approximately 203 acres, for lot 2 as designated on the Comprehensive Plan zoning map pursuant to RMC Chapter 11.200, and

WHEREAS, the comprehensive plan land use and zone application came before the City Council for a public hearing at their regular council meeting on the 16th day of February 2021. Final action was taken pursuant to RCW 35.13.178 with a second public hearing on 6th day of April 2021; that the notices of said hearings were posted pursuant to RMC Chapter 11.250, and

WHEREAS, the City and land owner will be able to supply the development resulting from the amended zoning map with adequate roads and streets for access and circulation, water supply, and environmental protection, and

WHEREAS, the amendment to the zoning map is beneficial to the public health, safety, and welfare, and is in the public interest, and

WHEREAS, The City Council approved Ordinance 2150 annexing parcel nos. 1935230810001 and 1935230810002 known as Lots 1 and 2, Heinemann Short Plat #2, to wit: see attached Exhibit "A" Ordinance 2150 herein by this reference.

WHEREAS, The City Council approved Ordinance 2151 amending the comprehensive plan for parcel nos. 1935230810001 and 1935230810002 known as Lots 1 and 2, Heinemann Short Plat #2, to wit: see attached Exhibit "B" Ordinance 2153 herein by this reference.

NOW, THEREFORE, the City Council of the City of Ritzville does ordain as follows:

Section 1: The City Council approves amendment to the official zoning map of the City of Ritzville, to wit:

See Exhibit "C" Comprehensive Land Use Map and Zoning Map herein by this reference.

Section 2: If a section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 3: Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section 4: This ordinance shall be in full force and effect five (5) days after passage and publication as provided by law.

READ in open meeting.

PASSED by unanimous vote of the City Council present, and,

ORDERED PUBLISHED this 6th day of April, 2021.

Linda Kadlec, Mayor

Attest:

Approved as to form:

Julie Flyckt, Clerk-Treasurer

John Kragt, City Attorney