



NOTICE OF PUBLIC HEARING

Notice is hereby given that the Richland Planning Commission will hold a public hearing on Wednesday, January 25, 2023, beginning at 6:00 p.m. to consider the appropriate zoning designation(s) for the proposed annexation of approximately 1,643 acres to be known as the North Horn Rapids Industrial Park, located within portions of Sections 3, 4, 9, 10, 15 & 16, Township 10 North, Range 28 East and portions of Sections 33 & 34, Township 11 North, Range 28 East, W.M., Benton County, Washington.

This notice has been mailed to you because your property is located within the proposed annexation area or within 300' of the proposed annexation area.

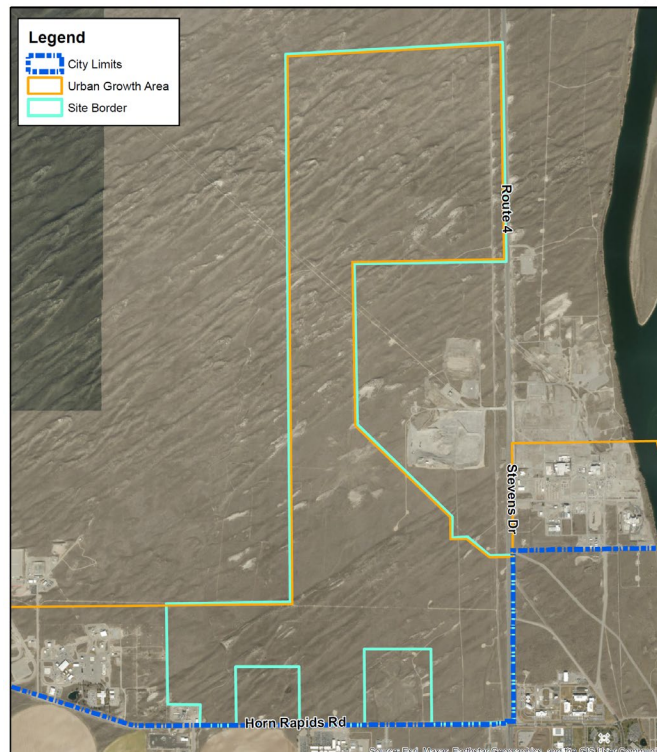
All interested persons are invited to attend the public hearing to provide verbal testimony to the Commission. All written correspondence received on or prior to January 18, 2023 will be included in the written information that is distributed to the Commission prior to the hearing. Any correspondence received after January 18th will be presented to the Commission at the hearing on January 25th.

Written comments may be mailed to: Richland Development Services, 625 Swift Blvd., MS #35, Richland, WA 99352 or via email at: mstevens@ci.richland.wa.us. Questions regarding the hearing may be directed to Mike Stevens, Planning Manager at (509) 942-7596. Copies of the Staff Report may be obtained by visiting the City of Richland website at www.ci.richland.wa.us on, or after, January 19, 2023.

Please note that the purpose of the hearing before the Planning Commission is to consider zoning for the proposed annexation area, in the event of annexation. ***The hearing will not consider the relative merits of the proposed annexation.*** There are several options for zoning, which are summarized below.

Vicinity
Map

Item: North Horn Rapids Industrial Park Annexation
Applicant: City of Richland Economic
Development Division
File #: ANX2022-101



Zoning

Newly assigned zoning for the property must be consistent with the City's comprehensive plan. The City's Comprehensive Plan designates the proposed annexation area as Industrial (I). As a result, the corresponding zoning districts allowed for the property are Medium Industrial (I-M) and Heavy Manufacturing (M-2).

For more information as to what the allowed uses are for each zoning district, please refer to the following link to access the Richland Municipal Code. The Medium Industrial (I-M) and Heavy Manufacturing (M-2) zoning can be found in Chapter 23.26.

<http://www.codepublishing.com/WA/Richland/#!/Richland23/Richland23.html>