

**RICHMOND CITY CORPORATION  
ORDINANCE 2025-09**

WHEREAS, the City Council of Richmond has the responsibility for the general welfare of the City; and

WHEREAS, such responsibility includes but is not limited to, establishment of best management practices;  
and

WHEREAS, management practices may evolve over the passage of time:

NOW THEREFORE, the City Council of Richmond City, County of Cache, State of Utah, hereby adopts,  
passes and publishes the following:

**AN ORDINANCE AMENDING THE RICHMOND CITY MUNICIPAL CODE, TITLE 12-000  
“LAND USE, DEVELOPMENT AND MANAGEMENT (LUDMO)”, CHAPTER 12-1000  
“OVERLAYS”, DELETING IN THEIR ENTIRETY PARTS 12-1070 “SENSITIVE LANDS  
REGULATIONS OVERLAY”, 12-1070-1 “OVERVIEW”, 12-1070-2 “DEVELOPMENT  
REQUIREMENTS”, 12-1070-3 “SENSITIVE LANDS ANALYSIS REQUIREMENTS”, 12-1070-4  
“WAIVER/MODIFICATION OF ANALYSIS AND STUDY REQUIREMENTS”, 12-1070-5  
“SENSITIVE LANDS REGULATIONS”, 12-1070-6 “ADMINISTRATIVE PROCESS”,  
AMENDING CHAPTER 12-300 “DEFINITIONS”, PART 12-805-19 “RETAINING WALLS”,  
CHAPTER 12-900 “ZONES”, PART 12-901 “ESTABLISHMENT OF ZONES”, ADDING IN  
THEIR ENTIRETY, PARTS 12-2005 “SENSITIVE LANDS”, 12-2005-1 “OVERVIEW”, 12-2005-2  
“DEVELOPMENT REQUIREMENTS”, 12-2005-3 “SENSITIVE LANDS ANALYSIS  
REQUIREMENTS”, 12-2005-4 “WAIVER/MODIFICATION OF ANALYSIS AND STUDY  
REQUIREMENTS”, 12-2005-5 “SENSITIVE LAND REGULATIONS”, AND 12-2005-6  
“ADMINISTRATIVE PROCESS”, AND AMENDING CHAPTER 10-700  
“TELECOMMUNICATIONS TOWER FACILITIES”, PART 10-701 “PURPOSE OF CHAPTER”.**

BE IT ORDAINED BY THE CITY COUNCIL OF RICHMOND CITY, CACHE COUNTY, UTAH AS  
FOLLOWS:

1. Sections shall be amended such that the **highlighted** areas below shall be added and the ~~strikeout~~ areas shall be deleted.

**12-1070-1 OVERVIEW**

- ~~A. The primary intent of the regulations included in this Chapter is to restrict development in environmentally sensitive areas.~~
- ~~B. This is done by requiring open space on steep slopes, sensitive soils, geologic hazard areas, wetlands, rivers and streams, water recharge areas, wellhead protection zones, and wildlife corridors.~~
- ~~C. The intent is that these regulations shall encourage expanses of open space where slope, flood plain, and other sensitive land issues are present and the clustering of development, while still allowing a reasonable use of property.~~

**12-1070-2 DEVELOPMENT REQUIREMENTS**

- ~~A. The Sensitive Area Overlay Zone is identified on the accompanying maps found in Appendix A of Title 12-000.~~
  - ~~1. The maps show FEMA Flood Plain, “No Build” areas due to steep slopes, and Drinking Water Source Protection areas and require that the following analysis be conducted to determine the exact boundaries of the sensitive areas.~~
  - ~~2. The maps do not, in and of themselves, define the sensitive areas.~~
  - ~~3. All new development within the Sensitive Area Overlay Zone shall address the following items.~~
- ~~B. Sensitive lands requirements apply to all agricultural, residential, commercial, and manufacturing zones and associated overlays and will include:~~
  - ~~1. Steep slopes.~~

- ~~2. Unstable soils.~~
  - ~~3. Jurisdictional wetlands.~~
  - ~~4. Geologic hazards.~~
  - ~~5. Natural floodplains, drainage systems, and canals.~~
  - ~~6. Water recharge areas.~~
  - ~~7. Vegetation.~~
  - ~~8. Wildlife corridors.~~
  - ~~9. Existing and planned trail systems~~
  - ~~10. Wellhead protection zones.~~
- ~~C. No homes, buildings, or other structures, streets, or drives shall be erected or built on areas classified as “No Build”, except for those required for public improvements and facilities such as: power poles, pump houses, reservoirs, regulator stations, etc.~~
- ~~1. No Build areas shall not be included in allowable zoning density calculations.~~
  - ~~2. No Build areas shall include the following:~~
    - ~~a. Jurisdictional wetlands.~~
    - ~~b. Slopes greater than thirty (30) percent.~~
    - ~~c. Areas within one hundred seventy five (175) feet of an active fault.~~
    - ~~d. Active floodplains.~~
    - ~~e. Unstable soils.~~
    - ~~f. Water recharge areas.~~
    - ~~g. Wellhead protection zones.~~

### **12-1070-3 SENSITIVE LANDS ANALYSIS REQUIREMENTS**

Any applicant for any development approval must produce a sensitive lands analysis performed by qualified professionals that identifies and delineates all of the following features and conditions and the following studies, reports, and plans shall be required on all developments except as provided for in 12-1070-4.

- ~~A. Slope/Topographic Map shall include:~~
  - ~~1. Slope analysis based on a certified boundary survey and depict contours at an interval of five (5) feet or less, mapping the development site’s slopes in the following categories:~~
    - ~~a. greater than fifteen (15) percent but less than or equal to thirty (30) percent;~~
    - ~~b. greater than thirty (30) percent.~~
- ~~B. Soils Map shall include:~~
  - ~~1. Unstable soils analysis showing any potentially unstable soils within the development site.~~
- ~~C. Wetlands Map shall include:~~
  - ~~1. A map locating all jurisdictional wetlands and stream corridors within the development site.~~
- ~~D. Geology Map shall include:~~
  - ~~1. Geologic hazard analysis that maps all active (normal) faults within the development site with a one hundred seventy five foot (175’) buffer on each side of the fault.~~
  - ~~2. Water recharge area analysis that maps water recharge areas within the development site.~~
- ~~E. Hydrology Map shall include:~~
  - ~~1. Hydrological features analysis showing hydrological features (i.e. streams, springs, and seeps), the one hundred (100) year flood plain as identified on Federal Emergency Management Agency (FEMA) floodplain maps, and canals within the development site.~~
- ~~F. Vegetative Cover Map shall include:~~
  - ~~1. Vegetative cover analysis showing vegetative cover within the development site, including:~~
    - ~~a. deciduous trees.~~
    - ~~b. coniferous trees.~~
    - ~~c. large shrub masses.~~
    - ~~d. sagebrush grasslands.~~
    - ~~e. agricultural crops.~~
- ~~G. Wildlife Corridors Map shall include:~~
  - ~~1. Wildlife corridors analysis showing wildlife corridors within the development site.~~
- ~~H. Trails Map shall include:~~
  - ~~1. All trail corridors identified in the Richmond City General Plan.~~

- ~~I. Potential trail linkages to existing trail systems adjacent to the development site.~~
- ~~J. Erosion Control Plan shall include:~~
  - ~~1. Provisions for the control of erosion, hillside slippage, and sedimentation.~~
  - ~~2. Storm water pollution prevention plan that indicates the temporary and permanent control practices and measures which shall be implemented during all phases of clearing, grading, and construction.~~
    - ~~a. The plan shall comply with all State of Utah Division of Water Quality regulations applied under Phase I of the Utah Pollutant Discharge Elimination System (UPDES) storm water permitting requirements.~~

**12-1070.4 WAIVER/MODIFICATION OF ANALYSIS AND REQUIREMENTS**

Based upon a preliminary assessment of the development proposal and a site field inspection, Richmond City may modify or waive any of the sensitive lands analysis requirements upon a determination that the information is not necessary for full and adequate analysis of the development or is sufficient at a reduced level of detail.

**12-1070.5 SENSITIVE LANDS REGULATIONS**

The following provisions shall apply to all delineated sensitive lands contained in the Sensitive Lands Overlay Zone.

- ~~A. Slope Protection Regulations.~~
  - ~~1. It is the intent of these regulations to protect Richmond City's visual character and environmentally sensitive areas on hillsides and slopes.~~
  - ~~2. This shall be accomplished by minimizing the visual and environmental impacts of development through careful site planning that maintains the maximum amount of open space, protects existing vegetation, avoids sensitive natural areas, minimizes erosion, and locates structures in the least visually sensitive location.~~
  - ~~3. These regulations shall apply to all slopes in excess of fifteen percent (15%).~~
    - ~~a. Prohibitions.~~
      - ~~(1) No development shall be allowed on or within fifty feet (50') of slopes in excess of thirty percent (30%), areas subject to land sliding, and other high hazard geological areas as determined by the soils report.~~
    - ~~b. Graded and Filled Slopes.~~
      - ~~(1) Cutting and filling to create additional or larger building sites shall be kept to a minimum and avoided to the maximum extent feasible.~~
        - ~~(A) All proposed grading and filling shall be subject to review by Richmond City.~~
        - ~~(B) Graded or filled slopes shall be limited to a 3:1 slope or less. All graded slopes shall be re-contoured to the natural, varied contour of surrounding terrain.~~
    - ~~c. Benching or Terracing.~~
      - ~~(1) Benching or terracing to provide additional or larger building sites is prohibited.~~
    - ~~d. Retaining Walls.~~
      - ~~(1) Use of retaining walls is encouraged to reduce the steepness of man-made slopes and provide planting pockets conducive to re-vegetation.~~
      - ~~(2) The use, design, and construction of all retaining walls shall be subject to the approval of Richmond City based upon assessment of visual impact, compatibility with surrounding terrain and vegetation, and safety considerations.~~
    - ~~e. Re-vegetation.~~
      - ~~(1) Exposed slopes that are not formally landscaped shall be completely re-vegetated with native plant materials as approved by Richmond City.~~
      - ~~(2) Slopes with high potential for erosion shall be stabilized with erosion control blanket until vegetation has stabilized the slope.~~
      - ~~(3) Topsoil from any disturbed portion of a steep slope shall be preserved and utilized in re-vegetation.~~
      - ~~(4) Fill soil must be of a quality to support healthy plant growth.~~
- ~~B. Streets and Roads.~~
  - ~~1. The grade of any street or road shall not exceed a grade of eight percent (8%) or as designated in the most~~

~~current edition of Richmond City Manual of Design and Construction Standards.~~

~~C. Wetland and Stream Corridor Regulations.~~

~~1. Richmond City recognizes that wetlands and stream corridors provide important hydrological, biological, aesthetic, recreational, and educational functions.~~

~~a. The following requirements have been developed to promote, preserve and enhance these valuable resources and to protect them from adverse effects and potentially irreversible damage.~~

~~(1) Jurisdiction.~~

~~(A) All significant wetlands and stream corridors in the Sensitive Lands Overlay Zone are regulated as provided herein and are subject to the jurisdiction of this Title 12 000.~~

~~(2) Prohibited Activities.~~

~~(A) No person shall engage in any activity that shall disturb, remove, fill, dredge, clear, destroy or alter any area, including vegetation, within significant wetlands and significant stream corridors and their respective setbacks.~~

~~(3) Boundary Delineations.~~

~~(A) Wetland and stream corridor delineations shall be performed by a qualified professional who has demonstrated experience necessary to conduct such delineations.~~

~~(a) All fees, costs and expenses associated with such delineations are borne by the applicant. Delineation of wetlands and stream corridors shall be subject to the approval of the U.S. Army Corps of Engineers.~~

~~(B) Boundary delineations shall be established using the latest edition of the U.S. Army Corps of Engineers Wetland Delineation Manual.~~

~~(C) Stream corridors shall be delineated at the ordinary high water mark.~~

~~(4) Determination of Significance.~~

~~(A) A wetland delineation shall be found significant based upon the following criteria:~~

~~(a) Size. All wetlands that occupy a surface area greater than one tenth (1/10) acre or are associated with permanent surface water are significant.~~

~~(b) Location. All wetlands that are adjacent to or contiguous with a stream corridor are significant.~~

~~(B) All stream corridors are significant. Stream corridors shall not include canals and ditches which are commonly know as irrigation ditches and do not contribute to the preservation or enhancement of fisheries or wildlife.~~

~~(5) Setbacks.~~

~~(A) The following setbacks are considered minimum distances:~~

~~(a) Setback from wetlands shall extend a minimum of fifty feet (50') outward from the delineated wetland edge or as determined by Richmond City.~~

~~(b) Setbacks from stream corridors shall extend a minimum of fifty feet (50') outward from the ordinary high water mark or outside boundary of the delineated riparian corridor, whichever is greater, or as determined by Richmond City.~~

~~(c) Setbacks from irrigation ditches and canals shall extend a minimum of twenty feet (20') from the ordinary high water mark or as determined by Richmond City.~~

~~(6) Runoff Control.~~

~~(A) All projects adjacent to wetlands shall provide appropriate temporary and permanent runoff control to minimize sediment and other contaminants to the maximum extent feasible.~~

~~D. Active Floodplain Regulations.~~

~~1. The intent of these regulations is to minimize potential damage to development caused by flooding and to avoid negative affects on the watershed that may result from development within active floodplains.~~

~~2. Prohibited Floodplain Development.~~

~~a. No development adjacent to the Cub River shall be allowed within the one hundred (100) year~~

~~floodplain as identified on the Federal Emergency Management Agency (FEMA) floodplain mapping.~~  
~~(1) Although currently outside of the current legal limits of Richmond City, the Cub River is specifically included for planning purposes as it is closely within the potential annexation area as designated by the City.~~

**12-1070-6 ADMINISTRATIVE PROCESS**

- ~~A. All applicants for development (defined as including applications for subdivision, PUD, or other development permits) whose property has been identified as being within the Sensitive Lands Overlay Zone, shall be required to undertake an analysis of their property to identify sensitive environmental areas as defined in the above regulations.~~
- ~~B. A proposed development shall conduct all sensitive lands mapping required in this ordinance during the preliminary plan design phase.~~
  - ~~1. The developer shall provide a report to the Richmond City Planning and Zoning Commission and the Richmond City Council that includes all mapping information required in this ordinance, along with the proposed appropriate development and open space areas for the site unless exempted in keeping with 12-1070-4 above.~~
- ~~C. The development permit proposal shall then continue through the applicable development permitting process.~~

**PART 10-701 PURPOSE OF CHAPTER**

- I. Telecommunication towers and antennas shall not be allowed in the following overlay zones: MF (Multiple-Family), MHT (Mobile Home/Trailer Court), CRMU (Commercial-Residential Multi-Use), ~~SL (Sensitive Lands)~~, SCH (School) or CEM (Cemetery).

**PART 12-300 DEFINITIONS**

EB. "Open Space" a portion of a development site that is permanently set aside for public or private use that includes sensitive lands per 12-1010-7 and ~~12-1070-5~~ **12-2005**, common areas and facilities, ~~useable~~ **usable** open space, and other undeveloped portions of the development

**12-805-19 RETAINING WALLS**

- D. Refer to Richmond City Municipal Code ~~12-1070-5 Sensitive Lands Regulation (A) Slope Protection Regulation for additional considerations.~~ **Part 12-2005 Sensitive Lands.**

**PART 12-901 ESTABLISHMENT OF ZONES**

**Overlay Zones:  
Planned Unit Development**

Overlay (See 12-903-3 & 12-1010).....	PUD
Planned Industrial/Commercial Overlay (See 12-1020).....	PIC
Multiple-family Dwelling Unit Overlay (See 12-1030).....	MF
Mobile Home/Trailer Court Overlay (See 12-1040).....	MHT
Commercial-Residential Multi-use Overlay (See 12-1050)...	CRMU
Moderate Income Housing Overlay (See 12-1060).....	MIH
<del>Sensitive Lands Overlay (See 12-1070).....</del>	<del>SL</del>
School, public.....	SCH
City owned property.....	CITY
Cemetery.....	CEM

**PART 12-2005 SENSITIVE LANDS**

**12-2005-1 OVERVIEW**

- A. The primary intent of the regulations included in this Chapter is to restrict development in environmentally sensitive areas.
- B. This is done by requiring open space on steep slopes, sensitive soils, geologic hazard areas, wetlands, rivers and streams, water recharge areas, wellhead protection zones, and wildlife corridors.
- C. The intent is that these regulations shall encourage expanses of open space where slope, flood plain, and other sensitive land issues are present and the clustering of development, while still allowing a reasonable use of property.

**12-2005-2 DEVELOPMENT REQUIREMENTS**

- A. Sensitive lands requirements apply to all agricultural, residential, commercial, and manufacturing zones and associated overlays and will include:
  - 1. Steep slopes.
  - 2. Unstable soils.
  - 3. Jurisdictional wetlands.
  - 4. Geologic hazards.
  - 5. Natural floodplains, drainage systems, and canals.
  - 6. Water recharge areas.
  - 7. Vegetation.
  - 8. Wildlife corridors.
  - 9. Existing and planned trail systems
  - 10. Wellhead protection zones.
- B. No homes, buildings, or other structures, streets, or drives shall be erected or built on areas classified as “No-Build”, except for those required for public improvements and facilities such as: power poles, pump houses, reservoirs, regulator stations, etc.
  - 1. No-Build areas shall not be included in allowable zoning density calculations.
  - 2. No-Build areas shall include the following:
    - a. Jurisdictional wetlands.
    - b. Slopes greater than thirty (30) percent.
    - c. Areas within an appropriate setback, as determined by a licensed engineering geologist, of an active fault.
    - d. Unstable soils.
    - e. Water recharge areas.
    - f. Wellhead protection zones.

**12-2005-3 SENSITIVE LANDS ANALYSIS REQUIREMENTS**

Any applicant for any development approval must produce a sensitive lands analysis performed by qualified professionals that identifies and delineates all of the following features and conditions, and the following studies, reports, and plans shall be required on all developments except as provided for in 12-2005-4.

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    - b. greater than thirty (30) percent.
- B. Soils Map shall include:
  - 1. Unstable soils analysis showing any potentially unstable soils within the development site.
- C. Wetlands Map shall include:
  - 1. A map locating all jurisdictional wetlands and stream corridors within the development site.
- D. Geology Map shall include:
  - 1. Geologic hazard analysis that maps all active (normal) faults within the development site with a one-hundred

- seventy-five-foot (175') buffer on each side of the fault.
- 2. Water recharge area analysis that maps water recharge areas within the development site.
- E. Hydrology Map shall include:
  - 1. Hydrological features analysis showing hydrological features (i.e. streams, springs, and seeps), the one hundred (100) year flood plain as identified on Federal Emergency Management Agency (FEMA) floodplain maps, and canals within the development site.
- F. Vegetative Cover Map shall include:
  - 1. Vegetative cover analysis showing vegetative cover within the development site, including:
    - a. deciduous trees.
    - b. coniferous trees.
    - c. large shrub masses.
    - d. sagebrush grasslands.
    - e. agricultural crops.
- G. Wildlife Corridors Map shall include:
  - 1. Wildlife corridors analysis showing wildlife corridors within the development site.
- H. Trails Map shall include:
  - 1. All trail corridors identified in the Richmond City General Plan.
- I. Potential trail linkages to existing trail systems adjacent to the development site.
- J. Erosion Control Plan shall include:
  - 1. Provisions for the control of erosion, hillside slippage, and sedimentation.
  - 2. Storm water pollution prevention plan that indicates the temporary and permanent control practices and measures which shall be implemented during all phases of clearing, grading, and construction.
    - a. The plan shall comply with all State of Utah Division of Water Quality regulations applied under Phase I of the Utah Pollutant Discharge Elimination System (UPDES) storm water permitting requirements.

#### **12-2005-4 WAIVER/MODIFICATION OF ANALYSIS AND STUDY REQUIREMENTS**

Based upon a preliminary assessment of the development proposal and a site field inspection, Richmond City may modify or waive any of the sensitive lands analysis requirements upon a determination that the information is not necessary for full and adequate analysis of the development or is sufficient at a reduced level of detail.

#### **12-2005-5 SENSITIVE LANDS REGULATIONS**

The following provisions shall apply to all delineated sensitive lands.

- A. Slope Protection Regulations.
  - 1. It is the intent of these regulations to protect Richmond City's visual character and environmentally sensitive areas on hillsides and slopes.
  - 2. This shall be accomplished by minimizing the visual and environmental impacts of development through careful site planning that maintains the maximum amount of open space, protects existing vegetation, avoids sensitive natural areas, minimizes erosion, and locates structures in the least visually sensitive location.
  - 3. These regulations shall apply to all slopes in excess of fifteen percent (15%).
    - a. Prohibitions.
      - 1. No development shall be allowed on or within fifty feet (50') of slopes in excess of thirty percent (30%), areas subject to land sliding, and other high-hazard geological areas as determined by the soils report.
    - b. Graded and Filled Slopes.
      - 1. Cutting and filling to create additional or larger building sites shall be kept to a minimum and avoided to the maximum extent feasible.
        - a. All proposed grading and filling shall be subject to review by Richmond City.
        - b. Graded or filled slopes shall be limited to a 3:1 slope or less. All graded slopes shall be re-contoured to the natural, varied contour of surrounding terrain.
    - c. Benching or Terracing.
      - 1. Benching or terracing to provide additional or larger building sites is prohibited.

d. Retaining Walls.

1. Use of retaining walls is encouraged to reduce the steepness of man-made slopes and provide planting pockets conducive to re-vegetation.
2. The use, design, and construction of all retaining walls shall be subject to the approval of Richmond City based upon assessment of visual impact, compatibility with surrounding terrain and vegetation, and safety considerations.

e. Re-vegetation.

1. Exposed slopes that are not formally landscaped shall be completely re-vegetated with native plant materials that match pre-construction vegetation as approved by Richmond City.
2. Slopes with high potential for erosion shall be stabilized with erosion control blanket until vegetation has stabilized the slope.
3. Topsoil from any disturbed portion of a steep slope shall be preserved and utilized in re-vegetation.
4. Fill soil must be of a quality to support healthy plant growth.

B. Streets and Roads.

1. The grade of any street or road shall not exceed a grade of eight percent (8%) or as designated in the most current edition of Richmond City Manual of Design and Construction Standards.

C. Wetland and Stream Corridor Regulations.

1. Richmond City recognizes that wetlands and stream corridors provide important hydrological, biological, aesthetic, recreational, and educational functions.

- a. The following requirements have been developed to promote, preserve and enhance these valuable resources and to protect them from adverse effects and potentially irreversible damage.

A. Jurisdiction.

1. All significant wetlands and stream corridors are regulated as provided herein and are subject to the jurisdiction of this Title 12-000.

B. Prohibited Activities.

1. No person shall engage in any activity that shall disturb, remove, fill, dredge, clear, destroy or alter any area, including vegetation, within significant wetlands and significant stream corridors and their respective setbacks.

C. Boundary Delineations.

1. Wetland and stream corridor delineations shall be performed by a qualified professional who has demonstrated experience necessary to conduct such delineations.
  - a. All fees, costs and expenses associated with such delineations are borne by the applicant. Delineation of wetlands and stream corridors shall be subject to the approval of the U.S. Army Corps of Engineers.
  - b. Boundary delineations shall be established using the latest edition of the U.S. Army Corps of Engineers Wetland Delineation Manual.
  - c. Stream corridors shall be delineated at the ordinary high-water mark.

D. Setbacks.

1. The following setbacks are considered minimum distances:
  - a. Setback from wetlands shall extend a minimum of fifty feet (50') outward from the delineated wetland edge or as determined by Richmond City.
  - b. Setbacks from stream corridors shall extend a minimum of fifty feet (50') outward from the ordinary high-water mark or outside boundary of the delineated riparian corridor, whichever is greater, or as determined by Richmond City.
  - c. Setbacks from irrigation ditches and canals shall extend a minimum of twenty feet (20') from the ordinary high water mark or as determined by Richmond City.

E. Runoff Control.

1. All projects adjacent to wetlands shall provide appropriate temporary and permanent runoff control to minimize sediment and other contaminants to the maximum extent feasible.

D. Active Floodplain Regulations.

1. See Chapter 10-600 Flood Damage Prevention.

E. Fault Rupture Hazard Regulations.

1. If a fault is located in or within 100 feet of the development, a comprehensive fault study must be performed by a licensed engineering geologist to determine the precise location of the fault and appropriate building setbacks. Justification for the proposed setback must be provided by the Consultant in the report.

**12-2005-6 ADMINISTRATIVE PROCESS**

- A. All applicants for development (defined as including applications for subdivision, PUD, or other development permits), shall be required to undertake an analysis of their property to identify sensitive environmental areas as defined in the above regulations.
- B. A proposed development shall conduct all sensitive lands mapping required in this ordinance during the preliminary plan design phase.
  1. The developer shall provide a report to the Richmond City Administrative Land Use Authority that includes all mapping information required in this ordinance, along with the proposed appropriate development and open space areas for the site unless exempted in keeping with 12-2005-4 above.
- C. The development permit proposal shall then continue through the applicable development permitting process.

2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as whole, or any other part thereof.
3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.
4. This ordinance shall become effective after the required public hearing and upon its posting as required by law.

THIS ORDINANCE shall be attached as an amendment to the Richmond City Municipal Code above referred to.

ADOPTED AND PASSED by the Richmond City Council on this 15th day of July, 2025.

**RICHMOND CITY CORPORATION**

\_\_\_\_\_  
Paul J. Erickson, Mayor

**ATTEST:**

\_\_\_\_\_  
Justin B. Lewis, City Recorder