



Agenda  
City Council Regular Meeting  
Tuesday, November 17, 2015  
City Hall Council Chamber | 505 Swift Boulevard

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**City Council Pre-Meeting - 7:00 p.m.** (Discussion Only – Annex Building)

Agenda Item:

1. Executive Session to Discuss Potential Litigation Per RCW 42.30.110 (1) (ii) (10 minutes)
  - Heather Kintzley, City Attorney
2. Solar Power Update (15 minutes)
  - Bob Hammond, Energy Services Director
3. Discuss Meeting Agenda Items (5 minutes)
  - City Council Members

**City Council Regular Meeting - 7:30 p.m.** (City Hall Council Chamber)

**Welcome and Roll Call**

**Pledge of Allegiance**

**Approval of Agenda:** (Approved by Motion)

**Presentations:**

4. DECA Month Proclamation (5 minutes)
  - Amanda Landon, DECA Vice-President
5. John Dam Plaza Time Capsule (5 minutes)
  - Trish Herron, Communications and Marketing Manager
6. Introduction of the Newly Appointed Finance Director (5 minutes)
  - Cathleen Koch, Administrative Services Director
7. CityView Video: Fall Curbside Collection
  - Trish Herron, Communications and Marketing Manager

**Public Hearing:** (Please Limit Public Hearing Comments to 3 minutes)

8. 2015 Amendments to the Comprehensive Plan - Ordinance No. 75-15
  - Rick Simon, Development Services Manager
9. Proposed Amendments to the 2015 Budget - Ordinance No. 76-15
  - Cathleen Koch, Administrative Services Director

**Public Comments:** (Please Limit Public Comments to 2 Minutes)

**Consent Calendar:** (Approved by single vote or Council may pull items and transfer to Items of Business)

Minutes:

10. Adopt the Minutes of the Council Meeting Held November 3, 2015

- Heather Kintzley, City Attorney

Ordinances - First Reading:

11. Ordinance No. 71-15, Amending the Zoning on a 35-acre Parcel in the Horn Rapids Residential Community

- Kerwin Jensen, Community Development Director  
Rick Simon, Development Services Manager

12. Ordinance No. 75-15, Adopting 2015 Amendments to the Comprehensive Plan and Amending RMC Title 23: Zoning

- Kerwin Jensen, Community Development Director

13. Ordinance No. 76-15, Approving Amendments to the 2015 Budget

- Cathleen Koch, Administrative Services Director

14. Ordinance No. 77-15, Approving the 2019 Council Compensation Plan

- Cathleen Koch, Administrative Services Director

Ordinances - Second Reading/Passage:

15. Ordinance No. 72-15, Amending 2015 Budget to Provide for Additional Appropriations in the City's Electric and Fleet Replacement Funds

- Bob Hammond, Energy Services Director

16. Ordinance No. 74-15, Approving 2016 Budget and Capital Improvement Plan

- Cathleen Koch, Administrative Services Director

Resolutions – Adoption:

17. Resolution No. 195-15, Approving a Facility Lease Agreement Amendment with New Cingular Wireless, PCS, LLC

- Phil Pinard, Planning and Capital Projects Manager

18. Resolution No. 205-15, Authorizing Execution of Amendment to Ground Lease with Mad Anthony's, Inc.

- Kerwin Jensen, Community Development Director

19. Resolution No. 206-15, Authorizing First Amendment to Developer Extension Agreement with Tapteal Properties, LP

- Brian Moore, Redevelopment Project Supervisor  
Kerwin Jensen, Community Development Director

20. Resolution No. 207-15, Authorizing Washington Appraisal Services, Inc. to provide appraisal services for the Duportail Street Extension Project

- Pete Rogalsky, Public Works Director

21. Resolution No. 208-15, Authorizing Execution of a Vendor Agreement with Parkson Corporation for On-Site Sodium Hypochlorite Equipment at the Water Treatment Plant

- Pete Rogalsky, Public Works Director



22. Resolution No. 197-15, Approving the Preliminary Plat of Sunshine Ridge  
- Kerwin Jensen, Community Development Director

Expenditures - Approval:

23. Expenditures from October 26, 2015 - November 6, 2015 for \$10,092,443.41 including Check Nos. 228308-228857, Wire Nos. 6016-6031, Payroll Check Nos. 100190-100205, and Payroll Wire/ACH Nos. 9197-9217  
- Cathleen Koch, Administrative Services Director

**Tabled Business:**

24. Ordinance 64-15, Amending RMC Title II, Traffic Prohibiting On-Street Parking on a Segment of Queensgate Drive - Third Reading and Passage  
- Joe Schiessl, Parks and Public Facilities Director

**Items of Business:**

**Reports and Comments:**

1. City Manager
2. City Council
3. Mayor

**Adjournment**

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# COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Agenda Item

Key Element:

Subject:

Executive Session to Discuss Potential Litigation Per RCW 42.30.110 (1) (ii) (10 minutes)

Department:

City Attorney

Ordinance/Resolution Number:

Document Type:

Executive Session Item

Recommended Motion:

Summary:

The City Attorney called for an executive session on potential litigation.

Fiscal Impact:

Attachments:



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Agenda Item

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Solar Power Update (15 minutes)

Department:  
Energy Services

Ordinance/Resolution Number:

Document Type:  
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

None.

Attachments:



# COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Agenda Item

Key Element:

Subject:

Discuss Meeting Agenda Items (5 minutes)

Department:

City Manager

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Presentations

Key Element:

Subject:

DECA Month Proclamation (5 minutes)

Department:

City Manager

Ordinance/Resolution Number:

Document Type:

Proclamation

Recommended Motion:

Summary:

Every year, the DECA Richland High School DECA Chapter requests the month of November to be declared as "DECA Month" by a City Council Proclamation.

Fiscal Impact:

Attachments:

I. DECA Month Proclamation



## **DECA Month**

**WHEREAS**, DECA is an Association of Marketing Students established in 1946; and

**WHEREAS**, DECA helps students develop skills and competence for marketing careers, build self-esteem, experience leadership, and practice community service; and

**WHEREAS**, DECA is committed to the advocacy of marketing education and the growth of business and education partnerships; and

**WHEREAS**, throughout the school year the Richland High School DECA Chapter has done numerous activities to promote community service, including collecting items for the Ronald McDonald House and for Operation Christmas Child to name a few; and

**WHEREAS**, the mission of the Richland High School DECA Chapter is to enhance the co-curricular education of students with interests in marketing, management and entrepreneurship and to gain more participation in the high school, as well as involvement in the betterment of the community.

**NOW, THEREFORE**, I, David W. Rose, by virtue of the authority vested in me as Mayor of the City of Richland, Washington, do hereby proclaim November 2015, in the City of Richland, to be

## **“DECA MONTH”**

**IN WITNESS WHEREOF** I have hereunto set my hand and caused to be affixed hereto the official seal of the City of Richland, Washington this 17<sup>th</sup> day of November 2015.

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DAVID W. ROSE  
Mayor of Richland



# COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Presentations

Key Element:

Subject:

John Dam Plaza Time Capsule (5 minutes)

Department:

Assistant City Manager

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



# COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Presentations

Key Element:

Subject:

Introduction of the Newly Appointed Finance Director (5 minutes)

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Brandon Allen, the City's newly appointed Finance Director, will be introduced this evening to Council.

Fiscal Impact:

Attachments:





# COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Presentations

Key Element:

Subject:

CityView Video: Fall Curbside Collection

Department:

Assistant City Manager

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Public Hearing

Key Element: Key 3 - Economic Vitality

**Subject:**

2015 Amendments to the Comprehensive Plan - Ordinance No. 75-15

**Department:**

Community & Development Services

**Ordinance/Resolution Number:**

75-15

**Document Type:**

Planning Commission Item

**Recommended Motion:**

None

**Summary:**

Under the provisions of the Growth Management Act, the City has the opportunity to amend its comprehensive plan once annually. For 2015, the City received a single application from Hayden Homes. They are proposing an amendment to the land use designation on a 3.6 acre site from Low Density Residential to Commercial. The site is located at the northwest corner of the intersection of Steptoe Street and Rachel Road. City code calls for the Council to conduct a public hearing on all proposed comprehensive plan amendments.

The Planning Commission conducted its hearing on this application at their regular meeting of October 28th. They heard testimony from some neighboring land owners from the adjacent subdivision, who expressed concern with the potential impacts that commercial development would have on their neighborhood. The Commission recommended approval of the proposal and also recommended adoption of a new policy into the plan requiring a buffer to lessen the impacts of commercial development on adjacent residential land uses.

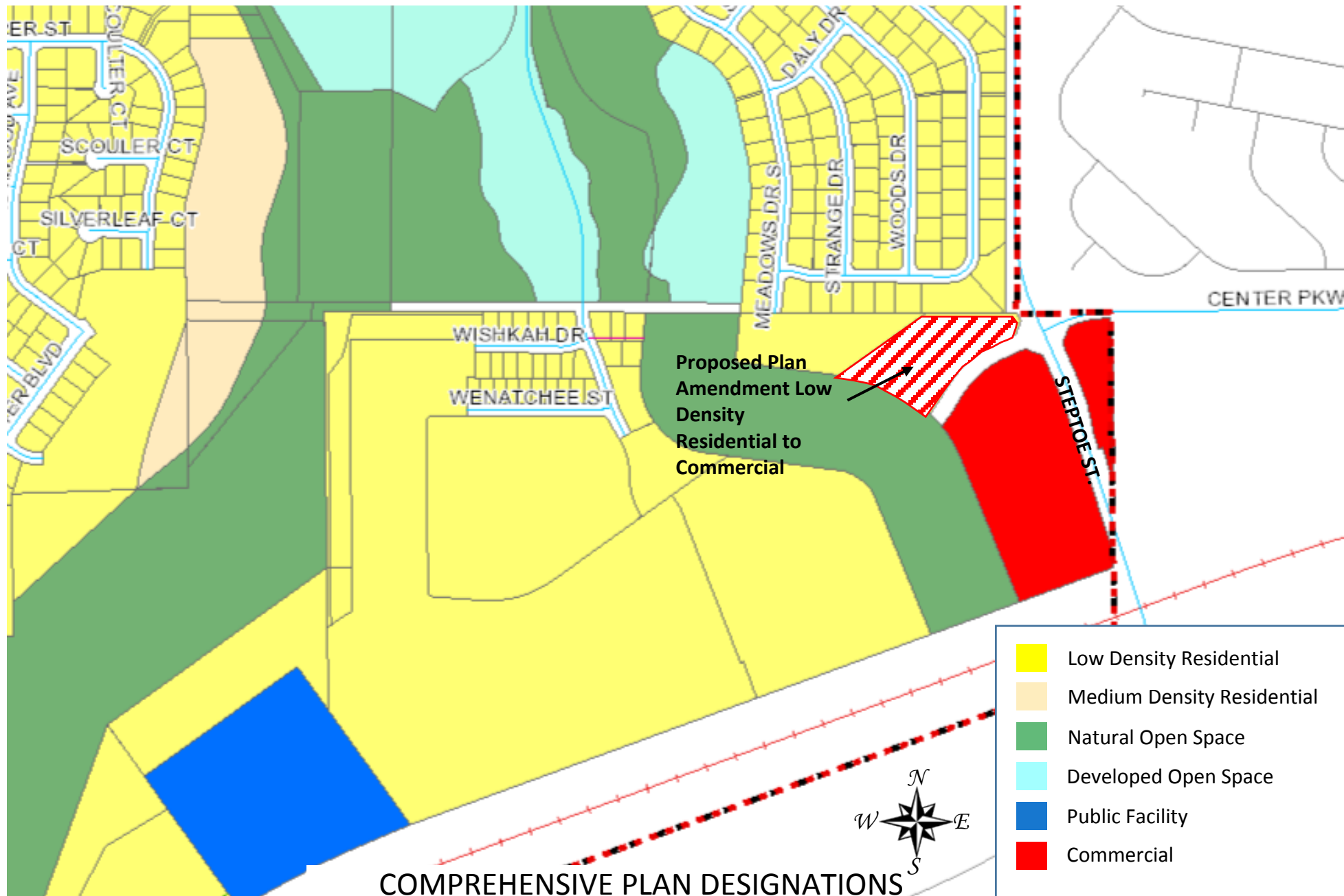
Copies of the staff report, minutes of the Commission meeting and public comments are attached. Should the Council determine to approve the proposed amendment, a draft Ordinance No. 75-15 has been prepared and is on the consent calendar.

**Fiscal Impact:**

There is no fiscal impact to the City associated with the proposed comprehensive plan amendment.

**Attachments:**

1. Vicinity Map
2. Planning Commission Minutes
3. Staff Report to the Planning Commission
4. Public Notice
5. Comments from David Hughes





**MINUTES**  
**PLANNING COMMISSION MEETING**  
City Hall – 550 Swift Boulevard – Council Chamber  
**WEDNESDAY, October 28, 2015**  
**7:00 PM**

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**Call to Order:**

**Chair Madsen** called the meeting to order at 7:00 PM.

**Attendance:**

Present: Commissioners Wallner, Berkowitz, Boring, Clark, Palmer and Wise and Chairman Madsen. Also present were Community Development Services Manager Rick Simon, Community Development Director Kerwin Jensen, Public Works Traffic Engineer Jeff Peters and Recorder Pam Bykonen.

**Approval of Agenda:**

**Chairman Madsen** presented the October 28, 2015 meeting agenda for approval.

**A motion was made by Commissioner Berkowitz and seconded by Commission Wise to amend the agenda to discuss the Comprehensive Plan amendment and the associated policy change be discussed separately.**

**Motion carried 4-3.**

**The October 28, 2015 meeting agenda was approved as amended.**

**Approval of Minutes**

**Chairman Madsen** presented the meeting minutes of the September 23, 2015 meeting for approval.

**Commissioner Berkowitz** noted that her late arrival was excused.

**A motion was made by Commissioner Berkowitz and seconded by Commissioner Boring to approve the meeting minutes of the September 23, 2015 meeting as amended.**

**Motion carried 7-0.**

**Public Comment**

**None.**

## **Public Hearing**

**Ms. Bykonen** read the Public Hearing explanation for those wishing to participate in the Public Hearing.

## **New Business**

### **1. CITY OF RICHLAND (Z2015-109) – Amending Comprehensive Plan Policy.**

**Mr. Simon** reviewed the portion of the original staff report related to the addition of a fifth policy requiring a landscape buffer when a rezone results in a commercial zone abutting a residential zone.

## **Public Hearing**

**Chairman Madsen** opened the Public Hearing at 7:11.

**Michael Hughes**, 796 Strange Drive – Mr. Hughes serves on the homeowner's association board for The Heights at Meadow Springs. Mr. Hughes proposed additional language to Policy 5 to protect residential owners from commercial development adjacent to residential properties. A copy of his proposed language was entered into the record.

**Chairman Madsen** closed the Public hearing at 7:15.

## **Discussion:**

The commissioners discussed the impacts that may occur under circumstances different than what was before them at this meeting. There was also brief discussion regarding how natural areas would be preserved and how "adequate buffer" would be defined.

**Mr. Jensen** cautioned against amending policy language without staff having the opportunity to review potential repercussions of such a policy language change.

**Mr. Simon** explained differences in specificity between the Comprehensive Plan and the zoning code. It was suggested that policy language be the topic of the next Planning Commission workshop.

**Commissioner Boring moved and Commissioner Palmer seconded for the Planning Commission concur and approve Policy 5 as written.**

**Motion carried 4-3.**

### **2. HAYDEN HOMES – Comprehensive Plan Amendment (Z2015-109)**

**Mr. Simon** presented the staff report for the item before the commission. Hayden Homes has submitted an application to amend the Comprehensive Plan to reclassify 3.6 acres from low-density residential to commercial. Mr. Simon included written comments submitted after the meeting packet was distributed but before the meeting began.

## **Public Hearing**

**Chairman Madsen** opened the Public Hearing at 7:56.

**Travis Johnson**, PLS Engineering, Vancouver, WA: Representing Hayden Homes. Mr. Johnson explained the history of the plan changes as well as detail and timeline for commercial development. Traffic changes and analyses have changed since the development was initially proposed. The applicant agrees with a 15-foot buffer requirement between commercial and residential uses.

**Michael Hughes**, 796 Strange Dr. – Mr. Hughes questioned why the additional 3+ acres is needed, citing a lack of businesses that would be viable on this property and lack of need for additional services.

**Chairman Madsen** closed the Public Hearing at 8:04.

**Discussion:**

Commission members asked clarifying questions of Mr. Johnson, Mr. Simon and Mr. Peters related to application requirements, including the SEPA checklist, and the location of the Rachel Road extension.

**Commissioner Boring moved and Commissioner Wallner seconded that the Planning Commission concur with the findings and conclusions set forth in staff report Z2015-109, and**

- 1. Recommend approval of the request to amend the comprehensive plan designation for the 3.6 acre site, changing the land use designation from Low Density Residential to Commercial; and**
- 2. Recommend that land use policy #5, under land use goal #3 be applicable to this project and any future zone change application.**

**Discussion:**

**Commissioners Wise** expressed concern regarding property buffers.

**Commissioner Berkowitz** requested an amendment to the motion to contain the language, “will consider appropriate buffer standards before the zoning change goes forward.” This language amendment was not seconded and did not move forward.

**Commissioner Clark** asked for assurance that the commission would continue to work on code language in the future.

**Motion carried 5-2.**

**Communications:**

**Mr. Simon**

- Suggested changing November workshop date to November 18 and canceling the regular November meeting. The December workshop would remain on the 9<sup>th</sup>; the regular meeting would move to the 16<sup>th</sup>.

**Mr. Jensen**

Gave a brief update on the Waterfront Vision Plan and site visits by the facilitator.

**ADJOURNMENT:**

The October 28, 2015 Richland Planning Commission Regular Meeting was adjourned at 8:40 PM.

PREPARED BY: Pam Bykonen, Recorder, Planning and Development

REVIEWED BY: Rick Simon, Secretary  
Richland Planning Commission

Rick Simon, Secretary  
Richland Planning Commission

## STAFF REPORT

TO: PLANNING COMMISSION  
FILE NO.: Z2015-109

PREPARED BY: RICK SIMON  
HEARING DATE: OCTOBER 28, 2015

### GENERAL INFORMATION:

APPLICANT: HAYDEN HOMES

REQUEST AMENDMENT TO THE LAND USE DESIGNATION MAP OF THE CITY COMPREHENSIVE PLAN, RECLASSIFYING 3.6 ACRES FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL

LOCATION: PROPERTY LOCATED WEST OF STEPTOE STREET, NORTH OF THE FUTURE EXTENSION OF RACHELL ROAD, EAST OF THE AMON WASTEWAY AND SOUTH OF THE PLAT OF THE HEIGHTS AT MEADOW SPRINGS.

### REASON FOR REQUEST

Hayden Homes is requesting an amendment to the comprehensive plan map based upon its desire to develop the site with neighborhood commercial land uses.

### FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for comprehensive plan amendment and zone change (Z2015-109) and submits that:

1. The City of Richland Comprehensive Plan, adopted in 1997, currently designates the 3.6 acres that comprise the application as suitable for Low Density Residential development. The property is currently zoned AG - Agricultural.
2. The site is bounded by the Amon Wasteway to the west; Steptoe Street to the east, the future extension of Rachel Road to the south, a BPA easement to the northeast and a single family residential subdivision to the north.
3. Steptoe Street is designated a principal arterial and Center Parkway/Rachel Road is designated an arterial collector under the City's Functional Classification System Plan.



4. A 12" water main is located in the Steptoe Street right-of-way. Sewer is not present in the immediate area but is planned to be extended from the adjacent Clearwater Creek subdivision to serve the proposed development site. Utility systems have adequate capacity to serve commercial development.
5. Hayden Homes initially included the project as part of the Clearwater Creek subdivision proposal when they submitted the original application in 2013. The City conducted a phased environmental review and removed the commercial portion of the project from the initial environmental review of the Clearwater Creek subdivision. The City identified that additional information relating to traffic impacts was necessary. The City issued a Mitigated Determination of Non-Significance for the subdivision on March 4, 2013. Subsequently, the applicants submitted a new environmental checklist and a traffic impact analysis. Staff issued a Determination of Non-Significance for this portion of the project on September 3, 2014. The City adopted this DNS for the present application on July 29, 2015, completing the environmental review process required under the State Environmental Policy Act.
6. Significant growth within in the City since the comprehensive plan was initially adopted in 1997 provides a basis for the plan amendment. Specifically, City population has increased 31% in that time period, with the majority of the growth occurring within South Richland.
7. The site is immediately adjacent to a future neighborhood retail center that is located south of the future Rachel Road extension.
8. The location of the site at the intersection of a principal arterial (Steptoe) and a collector arterial (Center Parkway/Rachel Road) is a logical location for commercial development.
9. The proposed plan amendment is consistent with and would further Land Use Policy #4 of Land Use Goal #4, which states that: *"The City will endeavor to locate neighborhood oriented commercial land uses in Neighborhood Activity Centers."*
10. A proposed policy amendment to the commercial land use goal is desirable to provide that adequate buffers will be established to protect the adjacent residential property. The existing masonry wall and the landscape buffer proposed by the applicants will also help to create an adequate buffer between the residential and commercial properties.
11. The location of the site bordered by the Amon Wasteway, a large BPA transmission easement, Steptoe Street and the future extension of Rachel

Road will help to minimize the impacts of commercial uses on adjacent properties.

12. The analysis of the Growth Management Act requirements completed by staff identified that that the proposal would not be in conflict with the state growth management regulations.
13. Based on the above findings and conclusions, approval of the comprehensive plan amendment and zone change request would be in the best interest of the community of Richland.

#### RECOMMENDATION

Staff recommends that the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2015-109) and

- 1) Recommend approval of the request to amend the comprehensive plan designation for the 3.6 acre site, changing the land use designation from Low Density Residential to Commercial; and
- 2) Recommend adoption of a new land use policy #5, under the commercial land use goal requiring buffers to be established when commercial land directly abuts residential land.

#### EXHIBITS

1. Supplemental Information
2. Application Materials
3. Site Plan
4. Clearwater Creek Preliminary Plat Map
5. Original Public Hearing Notice
6. Updated Public Hearing Notice
7. 2014 Environmental Checklist
8. 2015 Environmental Checklist
9. 2014 Determination of Non-Significance (DNS)
10. 2015 Adoption of DNS
11. Traffic Impact Report
12. Comments from Kennewick Irrigation District
13. GMA Goals Analysis
14. Comprehensive Plan & Zoning Maps

SUPPLEMENTAL INFORMATION

DESCRIPTION OF PROPOSAL

Hayden Homes is requesting a comprehensive plan amendment to change the land use designation on 3.6 acres of property from low density residential to commercial. The property is located at the northwest quarter of the intersection of Center Boulevard/Rachel Road and Steptoe Street.

SURROUNDING ZONING AND LAND USE DESIGNATIONS

- North -** the site is bounded on the north by the plat of the Heights at Meadow Springs. This property is designated as Low Density Residential land under the comprehensive plan and is zoned R1-10 Single Family Residential. On the northwest, the site is part of the Clearwater Creek plat. It is also designated as Low Density Residential and is zoned R-2S Medium Density Residential Small Lot. A property use and development agreement in place restricts lot sizes in this location to 10,000 square feet minimum.
- East -** The intersection of Steptoe Street and Center Parkway/Rachel Road is located immediately east of the site. Property at the southeast quarter of that intersection is designated for commercial use and has been zoned C-1 Neighborhood Retail. It is presently vacant but a special use permit was approved earlier this year for a carwash and drive-thru coffee shop. Property at the northeast quarter of the intersection is within the City of Kennewick and is designated and developed with single family residential uses.
- South-** The southerly boundary of the site is formed by the future Rachel Road corridor. Property south of Rachel Road is designated for commercial use and is zoned C-1 Neighborhood Retail.
- West -** The westerly boundary of the site is designated for the extension of Meadows Drive South. It is also adjacent to the Kennewick Irrigation District easement. This property is both designated in the comprehensive plan and zoned for Natural Open Space.

SITE DATA

**Size:** – Approximately 3.6 acres.

**Physical Features:** The site contains a natural drainage way (Amon Wasteway) that forms the western boundary of the subject property. The Wasteway is used by the Kennewick Irrigation District for irrigation return flows within a 400 foot wide easement. The future extension of Meadows Drive to Rachel Road would also run along the western edge of the property. The site is also bounded by the future Rachel Road corridor along the southerly boundary and by a BPA easement along the northwest boundary of the property. All the property is undeveloped presently and slopes from east to west.

**Utilities:** All required utilities including water, sewer and electrical are available to serve the subject property, although sewer lines would have to be extended through the Clearwater Creek subdivision to reach the site.

### PROJECT HISTORY

In 2013 Hayden Homes filed for and received approval of the Clearwater Creek preliminary plat, a 320 lot development that also included a site for a future elementary school and several large open space tracts. (Refer to the attached preliminary plat.) The project called for the extension of the Rachel Road corridor extending westward from Steptoe Street across the site and eventually to tie into Leslie Road. In 2014, Hayden Homes filed for an amendment to change the comprehensive plan and zoning designations on 12.2 acres located along the Steptoe Street corridor, just south of the subject site, from residential to commercial. That application was also approved.

### PROCESS

An amendment to the comprehensive plan is considered a legislative action. The Planning Commission's role is to conduct a public hearing and forward a recommendation onto the City Council for final action. If the plan amendment is approved, the applicants can file a request for a change in zoning that would then be heard by the Hearing Examiner. The Examiner would conduct a hearing on the zoning application and would in turn forward his recommendation to City Council for final action. This is different from the process that the City used for previous plan amendments in which an applicant could apply for both an amendment to the comprehensive plan and a zone change and have both application reviewed simultaneously by the Commission. The current regulation, RMC 19.20.020(D) states:

*Whenever an application involving a comprehensive plan amendment or other legislative action is filed with quasi-judicial actions such as applications for zoning reclassifications, special use permits, planned unit developments and/or preliminary plats, the application requiring legislative action shall first be completed as specified within this title. Following a final decision on the legislative action(s), the hearing examiner shall then consider the applications requiring quasi-judicial action.*

## COMPREHENSIVE PLAN

The Comprehensive Plan designates the site as Low Density Residential. This designation is intended for single family residences and anticipates an average density of 3.5 dwellings per acre, with a maximum density of 5 units/acre.

The proposed comprehensive plan designation of Commercial is described as follows:

*"The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply and garden supply. Other commercial uses include automobile-related uses, and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive commercial uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas."*

There are also a variety of goal and policy statements in the comprehensive plan that may provide some direction in the evaluation of this application:

Land Use Goal #3 contained in the plan relates to commercial development. It states:  
**The City will promote commercial growth and revitalization that serves residents and strengthens and expands the tax base.**

**Policy 1** – *The City will accommodate all types of commercial land uses including retail and wholesale sales and services, and professional services.*

**Policy 2** – *The City will create new land use and zoning designations to facilitate both new development and redevelopment where required to implement the City's goals.*

**Policy 3** - *The City will work to develop an attractive Central Business District and to revitalize declining commercial areas.*

**Policy 4** – *The City will endeavor to locate neighborhood oriented commercial land uses in Neighborhood Activity Centers.*

Land Use Goal #4 relates to residential development. It states:  
**The city will establish a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.**

**Policy 1** – The City will provide a balanced distribution of residential uses and densities throughout the urban growth area.

**Policy 2** – The City will encourage residential densification through its land use regulations.

**Policy 3** – The City will encourage innovative and non-traditional residential development through expanded use of planned unit developments, density bonuses and multi-use developments.

**Policy 4** – The City will encourage conservation of lands identified as “Recreation Resource Conservation Areas” in the City’s Parks, Recreation Facilities and Open Space Master Plan, by allowing developers to increase densities on adjacent lands. Such projects should occur as Planned Unit Developments.

The Transportation Element of the plan calls for the extension of a collector road (Rachel Road) across the site in an east-west orientation.

## ZONING DESCRIPTIONS

### **Existing Zoning**

The site is zoned AG – Agricultural. Section 23.14.010 of the Richland Municipal Code) is as follows:

*The agricultural use district (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the city that are designated as agriculture or as urban reserve under the city of Richland comprehensive plan.*

### **Proposed Zoning**

The purpose of the Neighborhood Retail (C-1) zoning district (as specified in Section 23.22.010 of the Richland Municipal Code) is as follows:

*The neighborhood retail business use district (C-1) is a limited retail business zone classification for areas which primarily provide retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. This zoning classification is intended to be applied to some portions of the City that are designated Commercial under the City of Richland Comprehensive Plan.*

A chart describing the uses permitted within the City’s various commercial zoning districts is attached.

## ENVIRONMENTAL REVIEW

The applicant originally submitted an environmental checklist and studies relating to geo-hazards wetlands and habitat for the Clearwater Creek project. Following review of those materials, the City issued a Mitigated Determination of Non-Significance (MDNS). In 2014, the applicants submitted an environmental checklist and a traffic study for their proposed comprehensive plan amendment. The City issued a Determination of Non-Significance for that project. The applicant's current project, a change in the plan designation for the 3.6 acres is located immediately adjacent to the 12.2 acres that was designated as commercial land in 2014. Given the previous environmental work completed for the adjacent properties, the similarities between the 2014 comprehensive plan amendment and the current proposed plan amendment, the City required the preparation of a new traffic study to consider the traffic impacts of commercial development of the 3.6 acre site and adopted the 2014 DNS.

#### AGENCY & PUBLIC COMMENT

Both the Richland and Kennewick Public Works departments reviewed the traffic report and determined that the amendment to the comprehensive plan would not result in additional requirements for the improvement of Rachel Road.

Comments were also received from the Kennewick Irrigation District. A copy of their comments is attached.

The City received the following comments from area property owners:

Rebeca Montreuil of 2664 Tiger Lane sent in the following statement:

*My first question is why Hayden Homes did not request that the land use designation on 3.6 acres from Low Density Residential to Commercial on property located west of Steptoe Street, south of the plat of the Heights at Meadow Springs, southeast of BPA transmission lines and north of the future extension of Rachel Road with their original submittal. This appears to be underhanded.*

*The Home Owners at Meadow Springs Heights paid a premium price for their land which backs up to the protected environmental area. Commercial property will bring noise, congestion, and bright lights. Who is going to reimburse us for the loss we are sure to encounter because we now back up to a commercial property.*

*The vote should be no.*

*When is Hayden Homes going to stop submitting these requests to turn the environmental property the city needs into commercial property?*

J. Christopher Wilson submitted the following comment:

*This is to inform you that we are vehemently opposed to the change in zoning for the North side of the future extension of Rachel Road. The north side of Rachel Road is*

*currently all residential and there is no need for any commercialization of this area. It would add additional noise from delivery vehicles and garbage pickup in an area that is directly adjacent to single family residential homes. This would result in a lowering of the property values in this area as a direct result of this zoning change. The Hayden Homes development is already going to result in the addition of thousands of cars to Steptoe, Bellerive Dr. and Rachel Road. Adding additional commercial development North of Rachel Road is not necessary or desired by anyone living in this area.*  
*Thank you*

## ANALYSIS

In 2014, Hayden Homes applied to change the comprehensive plan designation for the 12 acres south of Rachel Road to a commercial land use designation. At that time, staff presented the following analysis:

*The City should evaluate the changes that have occurred since the plan was first adopted to determine if circumstances have changed sufficiently to justify a change in the plan.*

*There have been significant changes in the City since the initial adoption of the comprehensive plan in 1997. Among them:*

- The completion of Steptoe Street construction from Columbia Park Trail through the southerly boundary of the City to an arterial street standard;*
- Overall growth of the City from an estimated population of 36,550 in 1997 to an estimated population of 53,078 in 2015, an increase of 31%;*
- An increase in single family housing units of 4,781 since the 2000 census;*
- Of these new housing units constructed since 2000, approximately 2/3rds have been constructed in South Richland (South of the Yakima River).*

*The purpose of the neighborhood retail zoning that has been requested is to serve the commercial needs of the adjacent neighborhoods (per Section 23.22.010). This is in contrast to other commercial zoning districts, namely C-2 and C-3 which are generally intended to serve the commercial needs of the wider community or region. The Commercial Limited Business zone is intended to serve as a transition between higher intensity commercial uses and residential uses and arguably could be said to serve neighborhood functions as well. Within South Richland (the area south of the Yakima River) there are a total of 71 acres of land that is zoned C-1 Neighborhood Retail and another 77 acres zoned C-LB – Limited Business. Of this acreage, 62% has been developed.*

*Beyond the total acreage of commercial lands is the distribution of the existing neighborhood commercial centers in South Richland. There are three primary centers. The first is located at the intersection of Leslie Road*



*and Gage Boulevard and extends along Keene Road. It is fully developed containing the Albertsons Grocery, Walgreens Pharmacy, Ace Hardware, as well as a number of strip mall businesses. The second center is located at Keene and Englewood and is now developing, containing Yoke's Fresh Market, Dutch Brothers Coffee, a dental clinic on the south side of Keene a strip mall and a proposed car wash. The third center is located along Keene Road and its intersection with Queensgate. It contains the Queensgate Village, a strip mall, gas station, and car wash. Beyond these centers, there is a 2 acre tract on the east end of Gage Boulevard that is developed with a strip mall. Additionally, there are vacant C-1 zoned parcels at the corner of Reata and Leslie Roads.*

The 2014 analysis justified the creation of a new neighborhood commercial center in the southeast portion of the City. This request represents an expansion of this same center and would increase the total of C-1 zoned property in South Richland by 3.6 acres or 5%.

The development of the adjacent 320 lot Clearwater plat and Heights at Meadow Springs plat and the proximity of Kennewick neighborhoods east of Steptoe Street will create a local demand for commercial services and with the intersection of Steptoe Street and Center Parkway/Rachel Road immediately east of the site, ready access for future commercial development is provided. The site's frontage along the future Rachel Road and its proximity to the commercial property on the south of Rachel Road make the site a logical choice for expansion of this future commercial center.

Another important issue to consider is the impact of commercial development on the adjacent properties. The site is adjacent to the Amon Wasteway along its western boundary and so there are no adjacent residential properties that would be impacted. The intersection of Steptoe and Rachel Road is located immediately to the east and the site is bounded by Rachel Road and commercial property on the south. Along the northeastern boundary, there is an existing BPA easement; that at 120 feet in width, would provide a sufficient buffer to the residential uses in that vicinity. However, along the northern boundary of the site, the site directly abuts a lot in the adjacent plat of the Heights at Meadow Springs. The applicants have proposed installation of a 15 foot wide landscaped buffer in this area. Additionally, the residential developers have installed a six foot masonry fence along this property line.

The specific buffer requirements needed to protect the adjacent residential property are typically addressed during the zone change process. Since the zone change process is now separated from the plan amendment process, the Commission may want to consider the addition of some language into the plan that would direct the Hearing Examiner to consider appropriate buffer standards for the adjacent residential property. Staff recommends the adoption of a new policy 5 under Land Use Goal #3, relating to commercial development:

**Policy 5** – *In instances where a commercial zone change results in a commercial zoning boundary being adjacent to residentially zoned property, the commercial property owner shall be responsible for providing a buffer adequate to protect the adjacent residential property from the impacts created by commercial land use, including noise, glare, and traffic.*

#### SUMMARY

Approval of the proposed comprehensive plan amendment would provide for a logical extension of a neighborhood retail center in a growing area that is not presently served with neighborhood commercial uses. Adoption of a new policy would provide a means for an appropriate buffer to protect the adjacent residential property.

PLS

ENGINEERING

**PETITION TO AMEND  
COMPREHENSIVE PLAN  
*for*  
CLEARWATER CREEK**

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Located in Richland, Benton County, WA  
Located in a portion of Section 1, T8N, R28E, W.M.

**Prepared for:**

Hayden Homes  
2464 SW Glacier Place, Suite 110  
Redmond, OR 97756  
Contact: Nathan Machiela  
Ph. (509) 544-0858  
e-mail: nmachiela@Hayden-Homes.com

**Prepared by:**

***PLS Engineering***  
Consulting Engineers and Planners  
Contact: Travis Johnson, PE  
2008 C Street  
Vancouver, WA 98663  
(360) 944-6519  
travis@plsengineering.com

# APPLICATION FORM



Planning & Development Services Division • Long-Range Planning Section  
 840 Northgate Drive • Richland, WA 99352  
 General Information: 509/942-7794 • Fax: 509/942-7764

**PETITION TO AMEND COMPREHENSIVE PLAN**  
 (Including City Staff Comprehensive Plan Amendment Checklist)

|                                                       |                                |                                                           |                  |
|-------------------------------------------------------|--------------------------------|-----------------------------------------------------------|------------------|
| Applicant or Sponsor <i>Hayden Homes</i>              |                                |                                                           |                  |
| Address <i>2464 SW Glacier Pl, sk # 110</i>           | City <i>Redmond</i>            | State <i>OR</i>                                           | Zip <i>97756</i> |
| Phone Number <i>509-554-0858</i>                      | Fax Number                     | Other/E-Mail Address                                      |                  |
| <b>Engineer/Architect Information (if applicable)</b> |                                |                                                           |                  |
| Engineer/Architect <i>Travis Johnson</i>              |                                | Registration/License Number <i>43929</i>                  |                  |
| Address <i>2008 C Street</i>                          | City <i>Vancouver</i>          | State <i>WA</i>                                           | Zip <i>98663</i> |
| Phone Number <i>360-944-6519</i>                      | Fax Number <i>360-944-6539</i> | Other/E-Mail Address<br><i>Travis@plseengineering.com</i> |                  |

**Proposed Plan Amendment:** Please indicate type of amendment and its location within the Comprehensive Plan:

- ☐ Text Amendment: Element \_\_\_\_\_ Section \_\_\_\_\_ Subsections \_\_\_\_\_
- ☒ Map Amendment: Element \_\_\_\_\_ Map Number *Figure LU-1*

**Describe your Proposed Amendment (provide suggested new language):** use additional sheets as necessary.

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**Describe why the amendment should be made and why it is in the public interest (e.g., correcting an error, improving consistency, addressing a need that is currently lacking, etc.)**

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**Describe how the current language or map designation affects you or your property.**

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I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE, CORRECT AND COMPLETE.

DATED THIS 8<sup>th</sup> DAY OF JUNE, 2015.



Applicant's Signature

2464 SW GLACIER PL.

Address

REDMOND, OR 97756

City, State, Zip

509.554.0853

Phone

Applicant's Signature

Address

City, State, Zip

Phone

#### FOR OFFICE USE ONLY

Please provide the following with your Comprehensive Plan Amendment Application:

- ✓ Ownership Report from Title Company Listing Owners Within 300' of the subject property
- ✓ SEPA Checklist, if applicable
- ✓ Complete Legal Description of Affected Property
- ✓ Application Fee

## **Petition to Amend Comprehensive Plan**

### **1. Describe the Proposed Amendment:**

The purpose of this petition is to amend the City of Richland's Comprehensive Plan Mapping to change 3.6 acres of mapped area from Low Density Residential to Commercial. Concurrent with the proposed amendment the applicant is requesting a Change of Zone from Agriculture (AG) to Neighborhood Retail Business (C-1).

The site is a portion of a proposed master planned 320 lot subdivision known as Clearwater Creek. The southwest property abuts a 400' wide irrigation easement. The irrigation easement is proposed as an open space tract with the subdivision application. The southeast portion of the property will abut future Rachel Road. Across Rachel Road is existing commercial zoned property that went through a previous Comprehensive Plan Amendment by the applicant to change from low density residential to commercial. The northwest portion of the site borders a 70' wide BPA easement. Just past the BPA easement is property zoned medium density residential. To the north are existing residential homes and the applicant is proposing a 15' landscape buffer between the proposed commercial area and the existing homes to provide a physical and visual separation.

The area of the site proposed for commercial use is located in an area that will take advantage of the existing infrastructure network. The proposed amendment will encourage new development and serve existing and future residences with all types of commercial uses meeting the goals and policies of the City of Richland's Comprehensive Land Use Plan.

### **2. Describe why the amendment should be made and why it is in the public interest:**

The site is within the southern city limits of Richland and in this general area of the City there are currently no commercial services to serve the nearby residential areas. As previously mentioned the site is a portion of a master planned development with a total of 320 residential lots proposed. The commercial zoning will help provide jobs to those residents and existing residents in the vicinity, will provide local opportunities for shopping helping to reduce dependence on the use of vehicles to attain basic services, and will promote commercial development to strengthen and expand the tax base.

This area of the site is also a logical location for commercial use as it is at the intersection of two arterial roadways (existing Steptoe Street and future Rachel Road).

**3. Describe how the current map designation affects you or your property.**

The Steptoe Street capital improvements project creates an arterial roadway connection between the City of Kennewick and the City of Richland and with the construction of the Clearwater Creek Subdivision there will be an additional arterial connection with Leslie Road and Rachel Road. Both Steptoe Street and Rachel Road bound the proposed commercial site and with the addition of 320 dwelling units to be constructed with the Clearwater Creek Subdivision there will be additional local demand for the types of businesses that Neighborhood Retail Business zoning will encourage.

The current Comprehensive Plan designation of Low Density Residential creates a conflict with the high volume arterial roadways that abut the site.



Located in a portion of Section 1, T8N, R28E, W.M.  
City of Richland, Benton County, Washington



Applicant:  
Hayden Homes, LLC  
2464 SW Glacier Place, Suite 110  
Redmond, OR 97756  
Ph. (509) 544-0858  
e-mail: nmachiela@hayden-homes.com

Project Engineer:  
PLS Engineering  
Travis Johnson  
2008 C Street  
Vancouver, WA 98663  
Ph. (360) 944-6519  
Fax (360) 944-6539  
e-mail: [travis@plsengineering.com](mailto:travis@plsengineering.com)

The parcel is currently zoned Agriculture. The comprehensive plan designation for the site is Low Density Residential (LDR), 0-5 units per acre.

The requested zoning is Neighborhood Retail Business.

**Legal Description:**  
THAT PORTION OF PARCEL 3 OF THE RECORD OF SURVEY RECORDED IN VOLUME 1  
OF SURVEYS AT PAGE 4525, LYING IN THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., LYING SOUTHERLY OF THE  
BONNEVILLE POWER ADMINISTRATION EASEMENT, NORTHERLY OF THE AMON  
WASTEWAY, WESTERLY OF STEPTOE STREET AND NORTHERLY OF PROPOSED  
RACHEL ROAD, DESCRIBED AS FOLLOWS:

THENCE CONTINUING SOUTH 89°11'02" WEST ALONG SAID NORTHERLY LINE 5.29 FEET;  
THENCE NORTH 89°47'49" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 385.65 FEET TO THE SOUTHERLY LINE OF SAID BONNEVILLE POWER ADMINISTRATION EASEMENT;  
THENCE SOUTH 54°25'01" WEST ALONG SAID SOUTHERLY EASEMENT LINE 453.41 FEET TO THE NORTHERLY LINE OF SAID AMON WASTEWAY;  
THENCE SOUTH 82°30'41" EAST ALONG SAID LINE 71.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 07°29'19" WEST 486.47 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 217.50 FEET THROUGH A CENTRAL ANGLE OF 25°37'00"; THENCE SOUTH 56°53'41" EAST ALONG SAID LINE 56.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 58°09'03" WEST 486.47 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 78.54 FEET THROUGH A CENTRAL ANGLE OF 09°09'03" TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT AND THE NORTHERLY LINE OF SAID PROPOSED RACHEL ROAD THE RADIUS POINT OF WHICH BEARS NORTH 51°42'14" WEST 469.90 FEET THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE 55.40 FEET THROUGH A CENTRAL ANGLE OF 06°45'13"; THENCE NORTH 31°32'36" EAST ALONG SAID LINE 84.64 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 58°27'24" EAST 480.00 FEET THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE 287.87 FEET THROUGH A CENTRAL ANGLE OF 34°21'45"; THENCE NORTH 58°09'15" EAST 48.19 FEET TO THE EASTERLY RIGHT-OF-WAY LINE SAID STEEPOE STREET;  
THENCE NORTH 65°42'41" EAST ALONG SAID LINE 34.15 FEET;  
THENCE NORTH 20°54'21" EAST ALONG SAID LINE 39.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 66°01'58" EAST 1092.01 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 33.84 FEET THROUGH A CENTRAL ANGLE OF 01°46'32" TO THE SAID TRUE POINT OF BEGINNING.

SEE EXHIBIT A

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD AND IN VIEW.

# Comprehensive Plan Amendment & Zone Change Exhibit For:

# Clearwater Creek

Consulting Engineers & Planners | 2008 C Street, Vancouver

— 2000 © Sutter, Vancouver, WA 98603 — FH (360) 944-6319 — Fax (360) 944-6339 —

| REVIEWS |        |                      |
|---------|--------|----------------------|
| A       | 6/8/15 | Submitted For Review |
| B       |        | TGJ                  |
| 1       |        |                      |
| 2       |        |                      |
| 3       |        |                      |
| 4       |        |                      |

|                  |                       |
|------------------|-----------------------|
| Project No. 2291 |                       |
| SCALE:           | H: 1" = 40'<br>V: N/A |
| DESIGNED BY:     | TGJ                   |
| DRAFTED BY:      | TGJ                   |
| REVIEWED BY:     | AJG                   |

1

1



PROJECT NOTES:

Applicant:

Hayden Homes, LLC  
2464 SW Glacier Place, Suite 110  
Redmond, OR 97756  
Ph. (509) 544-0858  
e-mail: nmachiela@hayden-homes.com

Owner of Parcel 101881000001000:

John Michel  
2555 W Hwy 24  
Othello, WA 99344

Owner of Parcel 101882000001002:

Tom Solbrack  
2555 W Hwy 24  
Othello, WA 99344

Project Engineer:

PLS Engineering  
Travis Johnson  
2008 C Street  
Vancouver, WA 98663  
Ph. (360) 944-6519  
Fax (360) 944-6539  
e-mail: travis@plsengineering.com

Project Notes:

The site address is 3548 Leslie Road. Benton County identifies the site as Parcels 101881000001000 & 101882000001002.

Parcel 101881000001000 is currently zoned Agriculture (AG) & Parcel 101882000001002 is currently zoned Single Family Residential (R1-10). The comprehensive plan designation for Parcel 101881000001000 is natural open space within the 400' Amon Wasteway Easement and Low Density Residential (0-5 units/acre) in the remaining areas. The comprehensive plan designation for Parcel 101882000001002 is Low Density Residential (0-5 units/acre).

A Change of zone application has been submitted to rezone both parcels to R-2S excluding the Amon Wasteway Easement area, which is requested to be rezoned to Natural Open Space. A Comprehensive Plan Amendment and Change of Zone application has also been submitted to rezone the remaining area of parcel 101881000001000 to C-1, Neighborhood Retail Business and for a revised Comprehensive Plan designation of Commercial.

Lot Setbacks:

Front Building = 15'  
Front Garage = 18'  
Side = 6'  
Street Side = 15'  
Rear = 20'

Total Site Area - 131.97 acres (5,748,814 sq ft).

Total Number of Commercial Lots = 3

Total Number of Residential Lots = 320

Phase 1: 32 Lots  
Phase 2: 33 Lots  
Phase 3: 30 Lots  
Phase 4: 32 Lots  
Phase 5: 26 Lots  
Phase 6: 7 Lots  
Phase 7: 26 Lots  
Phase 8: 22 Lots  
Phase 9: 29 Lots  
Phase 10: 24 Lots  
Phase 11: 21 Lots  
Phase 12: 38 Lots

# Clearwater Creek

Located in a portion of the Section 1, T8N, R28E, W.M.  
City of Richland, Benton County, Washington

Average Residential Lot Size = 6,662 sq ft

Density:

Area: 3,091,285 SQ FT / 70.97 Acres  
Total lots: 320 Lots  
Density: 4.52 units per acre  
Amon Wasteway, commercial lots, & school lot are not included in the area for the Density Calculations.

Commercial:

Lot 1: 145,234 SQ FT / 3.33 Acres  
Lot 2: 457,327 SQ FT / 10.50 Acres  
Lot 3: 74,268 SQ FT / 1.70 Acres

School:

Lot 1: 594,311 SQ FT / 13.64 Acres

Open Space = 1,3397,877 SQ FT / 32.09 Acres

Right-of-way Dedication to City of Richland = 21.78 acres (948,953 sq ft)

Public Water Purveyor = City of Richland  
Public Sewer Purveyor = City of Richland  
Irrigation Purveyor = City of Richland

There are no known wells or septic systems on site. If any should be found during site development they will be properly abandoned.

Pedestrian facilities will be provided onsite by way of 5' sidewalks along the proposed roadway improvements. Within the open space areas a 6' wide trail system is proposed as shown. Exact location will be field fitted as needed.

Tracts A-H are proposed to be owned and maintained by Hayden Homes, LLC.

Bellerive Road from Rachel Road to the north property boundary and Rachel Road are classified as Arterial Collector roadways. All other roadways are classified as Local Streets.

Contour data shown on the existing conditions plan is from topographical survey data prepared by Stratton Surveying of Kennewick, Washington.

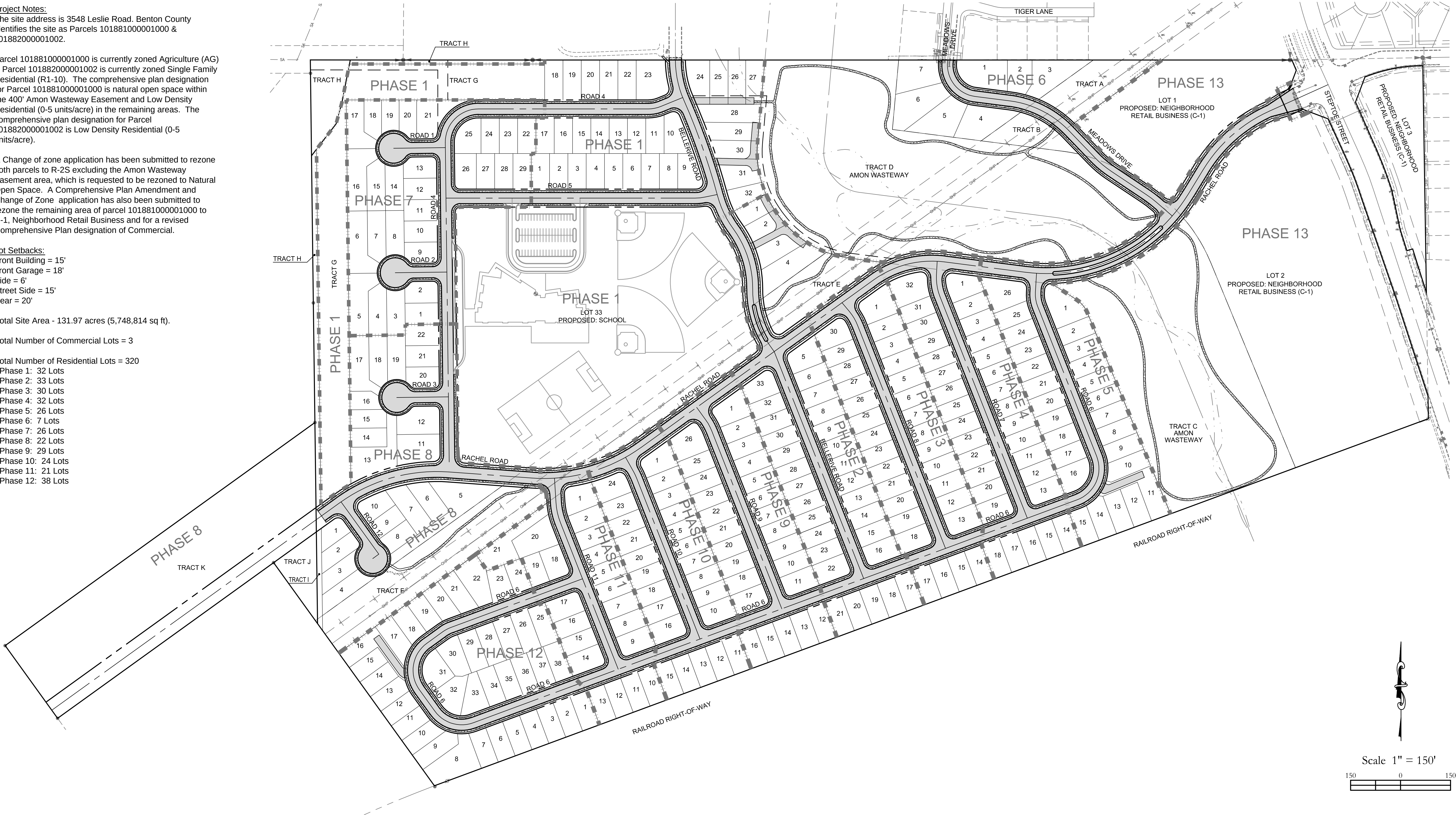
Datum:

City of Richland Datum, NAVD 88 Elevation 552.46', Southwest Corner of Section 36.

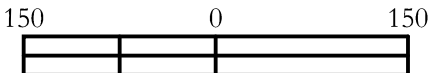


VICINITY MAP

NOT TO SCALE



Scale 1" = 150'



Preliminary Plat For:

## Clearwater Creek

A Site Located In Richland, Washington

Consulting Engineers & Planners

2008 C Street, Vancouver, WA 98663

PH (360) 944-6519

Fax (360) 944-6539

PLS ENGINEERING

| Revisions |          | TGJ                  |
|-----------|----------|----------------------|
| A         | 11/12/13 | Submitted For Review |
| B         | 2/4/14   | Revised              |
| C         | 3/19/14  | Revised              |
| D         | 4/10/14  | Revised              |
| E         |          |                      |
| F         |          |                      |
| G         |          |                      |
| H         |          |                      |
| I         |          |                      |
| J         |          |                      |
| K         |          |                      |
| L         |          |                      |
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| Q         |          |                      |
| R         |          |                      |
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| T         |          |                      |
| U         |          |                      |
| V         |          |                      |
| W         |          |                      |
| X         |          |                      |
| Y         |          |                      |
| Z         |          |                      |

|                  |                      |
|------------------|----------------------|
| Project No. 2291 |                      |
| SCALE:           | H: 1"=150'<br>V: N/A |
| DESIGNED BY:     | TGJ                  |
| DRAFTED BY:      | TGJ                  |
| REVIEWED BY:     | AUG                  |

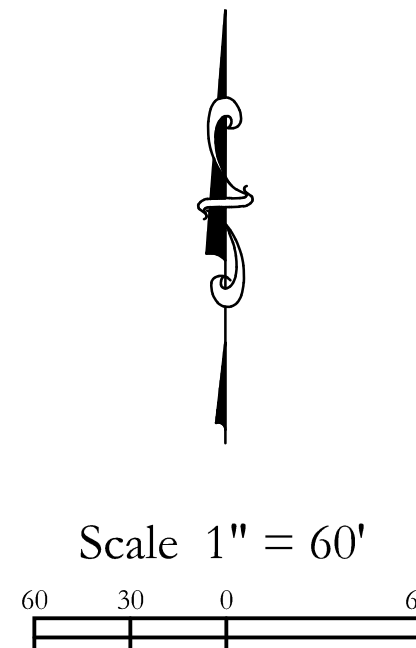
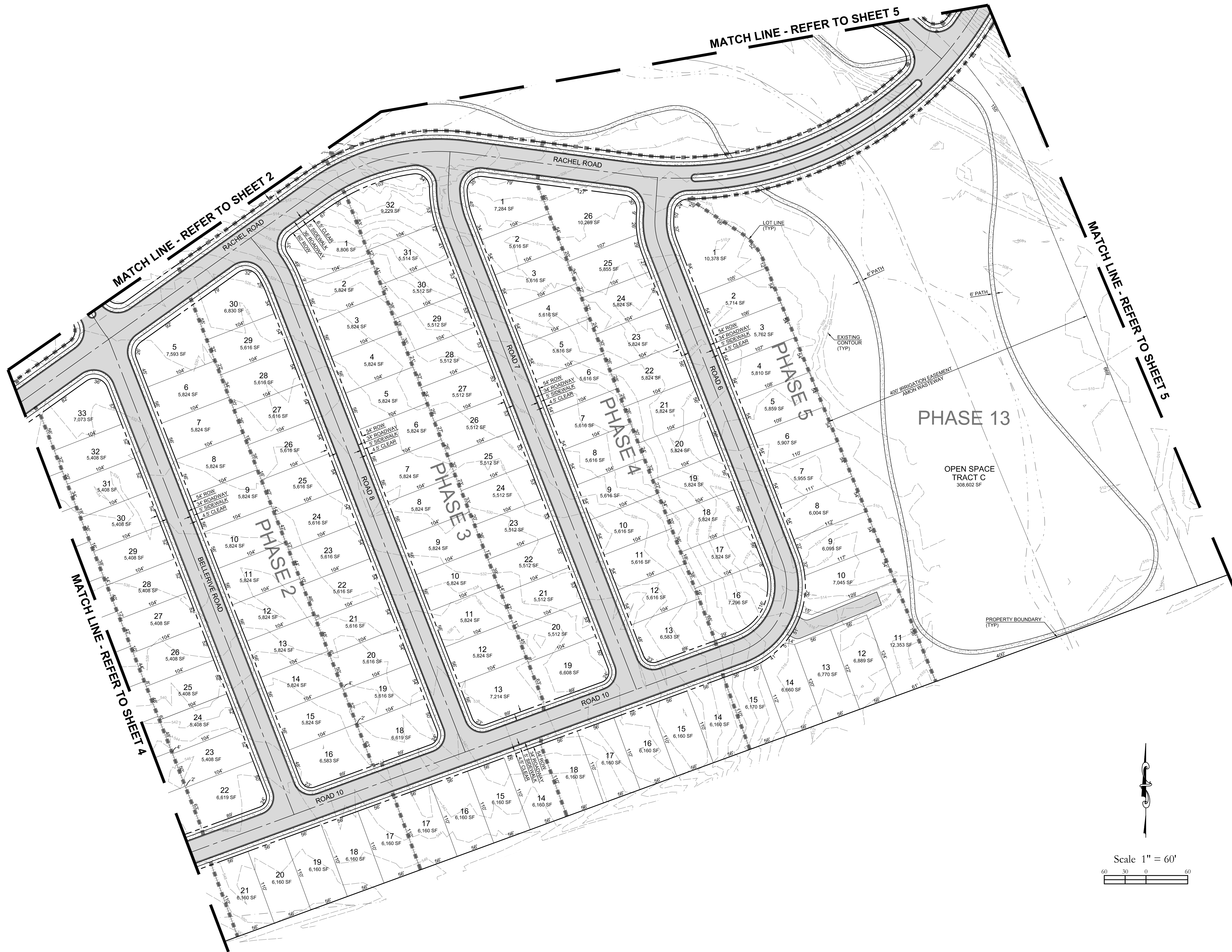
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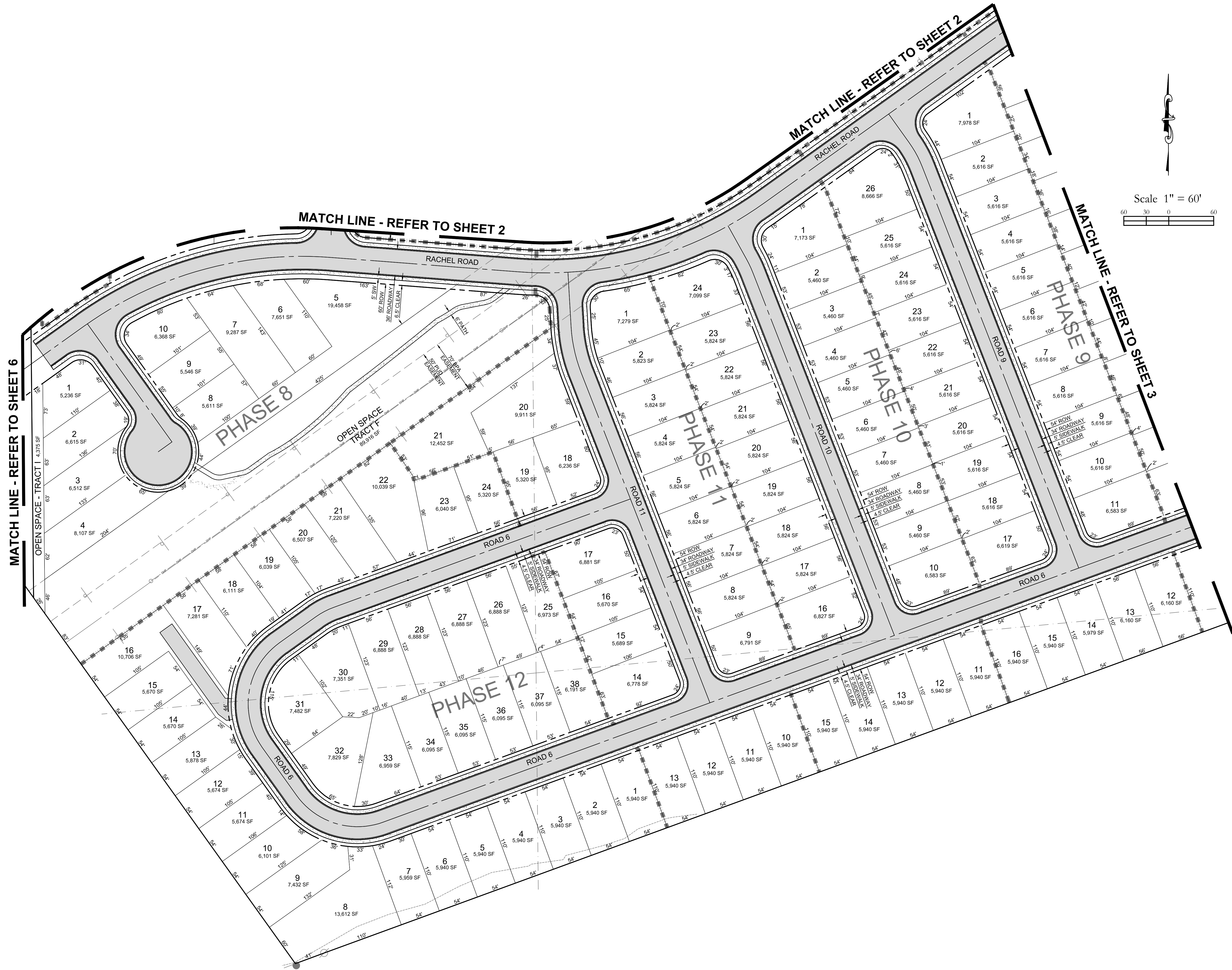




Preliminary Plat  
**Clearwater Creek**  
A Site Located In Richland, Washington

|                  |                       |
|------------------|-----------------------|
| Project No. 2291 |                       |
| SCALE:           | H: 1" = 60'<br>V: N/A |
| DESIGNED BY:     | TGJ                   |
| DRAFTED BY:      | TGJ                   |
| REVIEWED BY:     | AJG                   |





Preliminary Plat For:

# Clearwater Creek

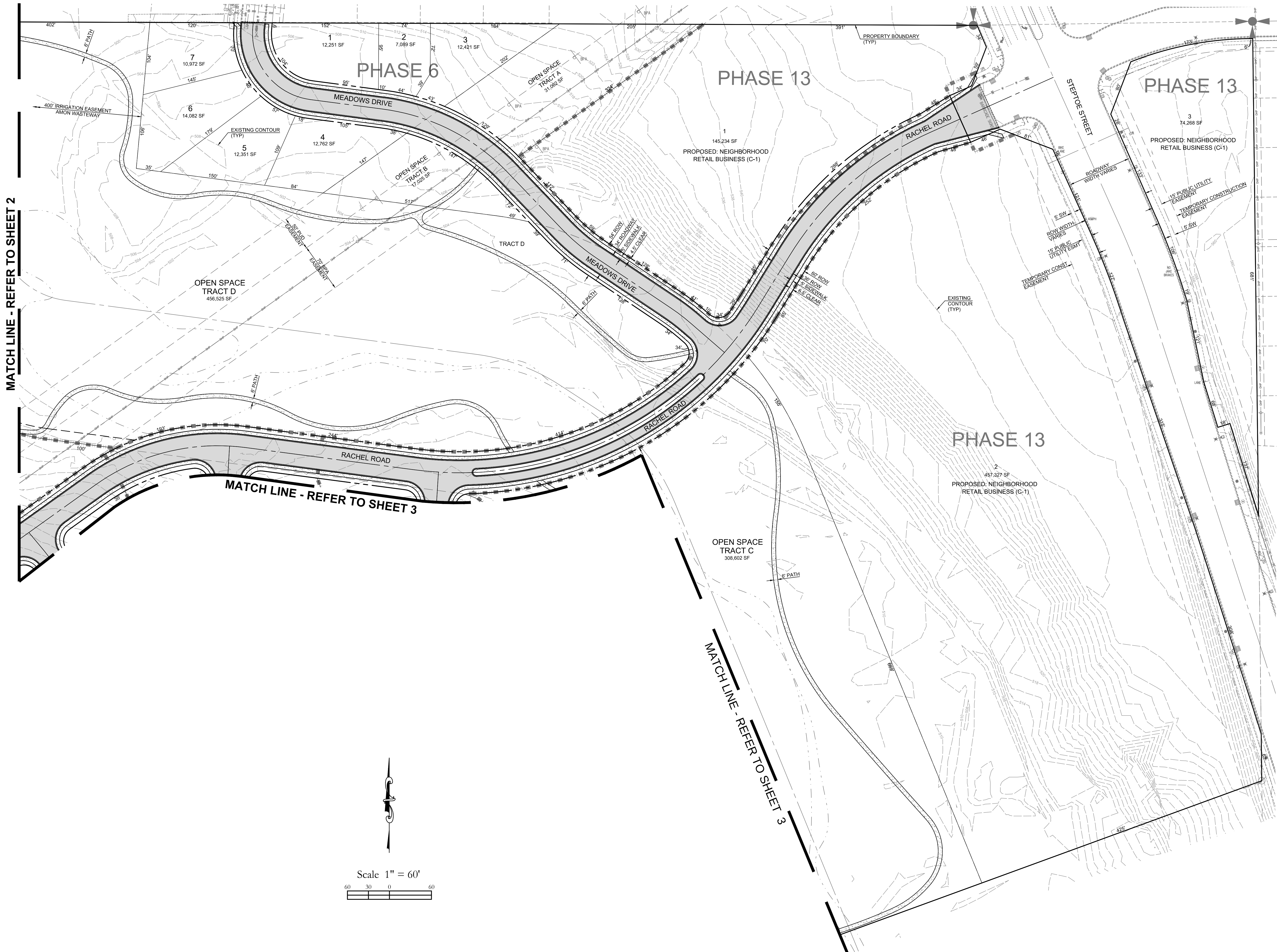
A Site Located In Richland, Washington

|              |                       |
|--------------|-----------------------|
| Project No.  | 2291                  |
| SCALE:       | H: 1" = 60'<br>V: N/A |
| DESIGNED BY: | TGJ                   |
| DRAFTED BY:  | TGJ                   |
| REVIEWED BY: | AGJ                   |

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MATCH LINE - REFER TO SHEET 2

MATCH LINE - REFER TO SHEET 3

MATCH LINE - REFER TO SHEET 3

Preliminary Plat For:

# Clearwater Creek

A Site Located In Richland, Washington

Consulting Engineers & Planners

2008 C Street, Vancouver, WA 98663

PH (360) 944-6519

Fax (360) 944-6539

PLS ENGINEERING

Project No. 2291

SCALE: H: 1" = 60'  
V: N/A

DESIGNED BY: TGT

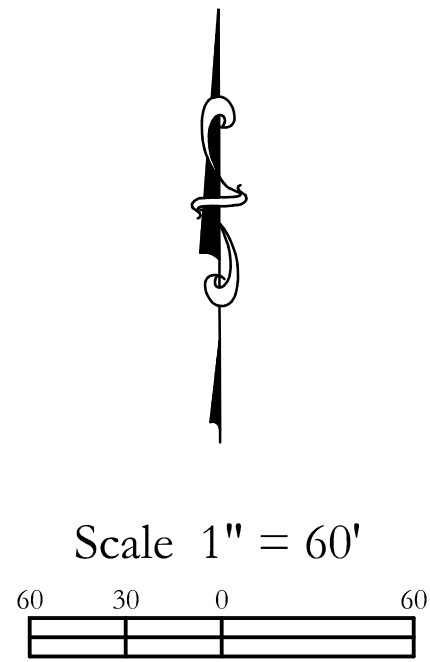
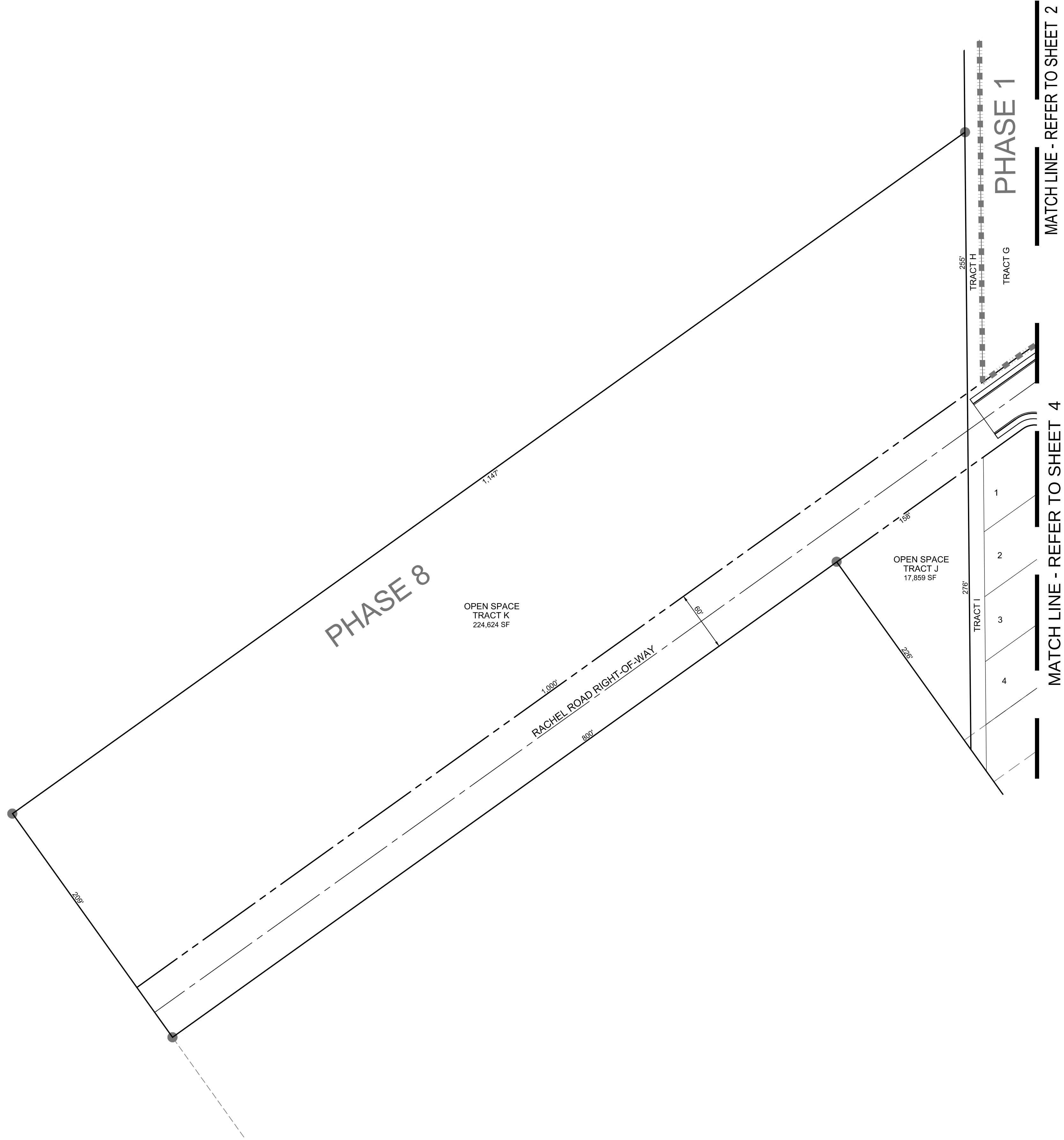
DRAFTED BY: TGT

REVIEWED BY: AJG

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Preliminary Plat For:

# Clearwater Creek

A Site Located In Richland, Washington

Consulting Engineers & Planners

2008 C Street, Vancouver, WA 98663

PH (360) 944-6519

Fax (360) 944-6539

PLS

ENGINEERING

|                  |             |
|------------------|-------------|
| Project No. 2291 |             |
| SCALE:           | H: 1" = 60' |
|                  | V: N/A      |
| DESIGNED BY:     | TGJ         |
| DRAFTED BY:      | TGJ         |
| REVIEWED BY:     | AJG         |

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## **NOTICE OF APPLICATION, PUBLIC HEARING & SEPA DETERMINATION**

File No. Z2015-109

Notice is hereby given that the Richland Planning Commission will conduct a public hearing on August 26, 2015 at 7:00 p.m. in Council Chambers, Richland City Hall, 505 Swift Boulevard, Richland to consider the following proposed application for amendment to the City's adopted Comprehensive Plan:

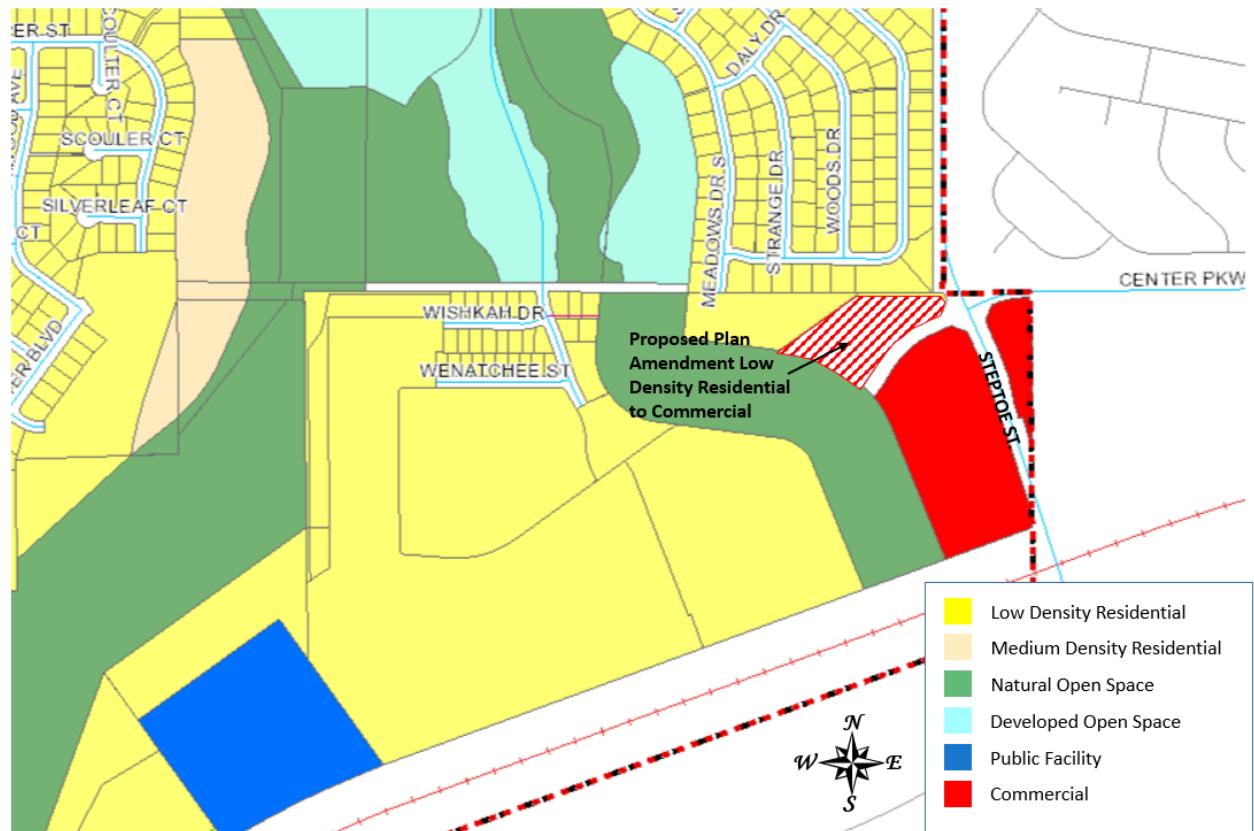
Hayden Homes request to change the land use designation on 3.6 acres from Low Density Residential to Commercial on property located west of Steptoe Street, south of the plat of the Heights at Meadow Springs, southeast of BPA transmission lines and north of the future extension of Rachel Road. The application also includes a change in zoning proposed for this property from Agriculture to C-1 Neighborhood Commercial.

Any person desiring to express his or her views or to be notified of any decisions pertaining to this application should notify Rick Simon, Development Services Manager, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to [rsimon@ci.richland.wa.us](mailto:rsimon@ci.richland.wa.us). Written comments received no later than 5:00 p.m. on Tuesday, August 18, 2015 will be included in the staff report prepared for the Planning Commission. Comments received after that date will be entered into the record at the hearing.

Copies of the staff report and recommendation will be available in the Development Services Office beginning Friday afternoon, August 21, 2015.

Notice is hereby given that the City of Richland on July 30, 2015 did adopt a previous Determination of Non-significance for the above referenced proposal in compliance with the State Environmental Policy Act (SEPA). The City has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030(2)(C). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Comments must be submitted by August 18, 2015. Comments should be submitted to Rick Simon at the address listed above.





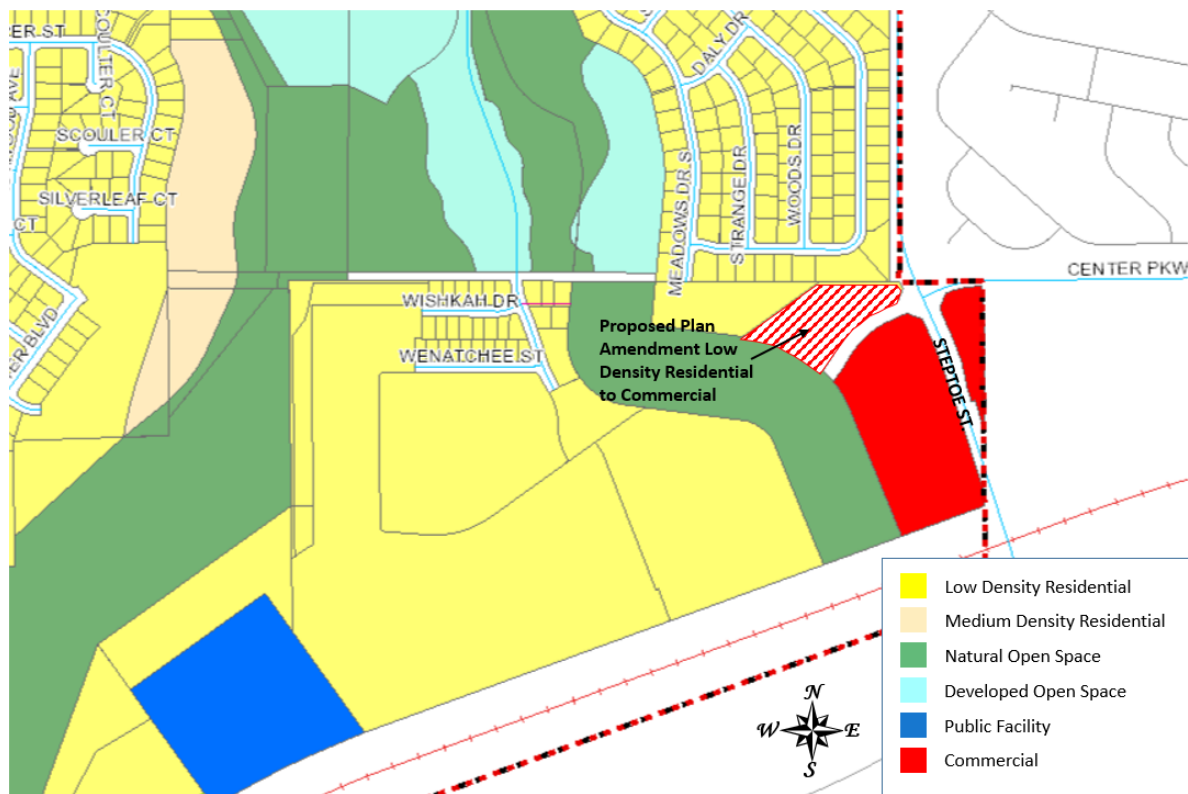


## NOTICE OF PUBLIC HEARING

File No. Z2015-109

Notice is hereby given that the Richland Planning Commission will conduct a public hearing on October 28, 2015 at 7:00 p.m. in Council Chambers, Richland City Hall, 505 Swift Boulevard, Richland to consider the following proposed application for amendment to the City's adopted Comprehensive Plan:

Hayden Homes requests a change the land use designation on 3.6 acres from Low Density Residential to Commercial on property located west of Steptoe Street, south of the plat of the Heights at Meadow Springs, southeast of BPA transmission lines and north of the future extension of Rachel Road.



CITY OF RICHLAND  
COMMUNITY & DEVELOPMENT SERVICES

File Number: \_\_\_\_\_

**ENVIRONMENTAL CHECKLIST**

**PURPOSE OF CHECKLIST:**

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**INSTRUCTIONS FOR APPLICANTS:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really don't know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agencies to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**USE OF CHECKLIST FOR NONPROJECT PROPOSALS:**

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. Background**

1. Name of proposed project, if applicable:

*Clearwater Creek*

2. Name of applicant:

*Hayden Homes, LLC*

3. Address and phone number of applicant and contact person:

*Nathan Machiela, Phone Number: 509-554-0858,  
Address: 2464 SW Glacier Place, Suite 110  
Redmond, OR 97756*

4. Date checklist prepared:

*July 11, 2014*

5. Agency requesting checklist:

*City of Richland*

6. Proposed timing or schedule (including phasing, if applicable):

*There is no development or phasing proposed with this application. The application is an amendment to the City of Richland's Comprehensive Plan and a Change of Zone.*

7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.

*None proposed at this time.*

8. List any environmental information that has been or will be prepared related to this proposal.

*There have been two separate critical areas assessments performed. One assessment by Biology Soil & Water Inc. (BSW) and another by PBS Engineering & Environmental (PBS). The assessment by BSW was summarized in a letter dated May 22, 2013 and states that there are no jurisdictional critical areas located on the site. PBS's assessment was summarized within a report dated November 4, 2013 and also determined that there are no jurisdictional critical areas on the site.*



9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

*None known.*

10. List any government approvals or permits needed for your proposal:

*None known.*

11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

*Petition to amend the City of Richland's Comprehensive Plan. This amendment is to change the mapping of 12.21 from Low Density Residential to Commercial. A Change of Zone is also being requested to Neighborhood Retail Business (C-1) for the 12.21 acres.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

*The site is located in a portion of Section 1, Township 8 North, Range 28 East of the Willamette Meridian. The site address is 3548 Leslie Road, Richland, Washington. Benton County mapping identifies the property as parcel number 101881000001000.*

## B. Environmental Elements

Agency use only

### 1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_.

*The site is hilly.*

- b. What is the steepest slope on the site and the approximate percentage of the slope?

*The steepest slope on the site is approximately 38%.*

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

*Esquatzel Fine Sandy Loam (EsA)  
Finley Stony Fine Sandy Loam (FfE)  
Hezel Loamy Fine Sand (HeA & HeD)  
Quincy Loamy Sand (QuD)  
Warden Very Fine Loamy Sand (WfB2)*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.

*The City of Richland has mapped some portions of the site as Geological Hazard Areas (steep slopes) within the City of Richland Comprehensive Land Use Plan. A geotechnical site investigation which includes a geologic hazards assessment and critical areas report was completed for the entire site by GN Northern, Inc. and their findings were summarized in a report dated November of 2013.*

*The report states that upper portions of the site soils were found to be relatively loose and will require over-excavation and re-compaction to support structures. There are areas near the southern portion of the site where historic fill was placed for the railroad re-alignment that will require additional exploration. In summary the report states that native and proposed site slopes will remain stable and the risk posed by geologic hazards are considered negligible on this site.*

- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

*Not applicable.*

- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.

*Not Applicable.*

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

*Not Applicable.*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

*Not Applicable.*

## **2. Air**

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

*Not Applicable.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.

*No.*

- c. Proposed measures to reduce or control emissions or other impacts to air:

*Not Applicable.*

## **3. Water**

- a. Surface:

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

*There is an irrigation channel named Amon Wasteway that borders the west side of the site. Overflow irrigation water from the Kennewick Irrigation District is directed to the channel in the spring and summer. There is no hydrology within the channel during the fall or winter. Located approximately 2800 feet to the west is the West Fork Amon Creek which fed by springs throughout the year.*

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

*Not with this application.*

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

*No construction or development is proposed with this application.*

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

*Not Applicable.*

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.

*No.*

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

*No.*



b. Ground:

Agency use only

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

*No.*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

*Not Applicable.*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

*Not Applicable.*

- 2) Could waste materials enter ground or surface waters? If so, please describe.

*Not Applicable.*

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

*Not Applicable.*

---

4. Plants

- a. Check or circle types of vegetation found on the site

- Deciduous tree: alder, maple, aspen, ***other***
- Evergreen tree: fir, cedar, pine, other
- **Shrubs**
- **Grass**
- Pasture
- Crop or grain

- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation

Agency use only

*Based on the Biological Resources Report by PBS Engineering & Environmental dated November 4, 2013 specific species present at the site include big sagebrush, rabbitbrush, cheatgrass, common yarrow, Cymopterus terebinthinus, Western tansymustard, Gray rabbitbush, Spiny hopsage, & Tall tumblemustard.*

*Specific species noted within the same report present within the Amon Wasteway include Russian olive, Reed canary grass, Black cottonwood, Siberian elm, Thicket creeper, Russian knapweed, Indian Helm, Catnip, Narrow-leaf willow, and Willows.*

- b. What kind and amount of vegetation will be removed or altered?

*Not Applicable.*

- c. List threatened or endangered species on or near the site.

*No priority plant species were observed on the site during the biological review of the site.*

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

*Not Applicable.*

---

## 5. Animals

- a. Circle any birds and animals which have been observed on or near the site:

- Birds: hawk, heron, eagle, songbirds, other; - *See below*
- Mammals: deer, bear, elk, beaver, other; and, - *See below*
- Fish: bass, salmon, trout, herring, shellfish, other. - *See below*

*Based upon the biological assessment done by BSW there are no salmon or steelhead within the Amon*

*Wasteway within the site's property boundary. There have been no other fish species observed on the site.*

Agency use only

*There have been restoration projects done to improve fish passage to the West Fork Amon Creek, but it is unknown what fish have been observed within this stream and no fish were documented by either BSW or PBS. The Tapteal Greenway Association notes that there are bass, salmon and trout within the West Fork Amon Creek, but these fish species have not been verified by a biologist in association with this project.*

*Types of birds observed near the site are songbird and hawks. The Columbia River Audubon Society has documented approximately 150 species of birds within the Amon Basin. Specific species of birds and their location are unknown. Burrowing owls are known to be in the vicinity of the subject property but no owls or identifiable burrows were found during PBS's visit to the site and the WDFW does not show presence on the subject property in their mapping..*

*During the site evaluation by PBS a number of black-tailed jackrabbits were observed. Based on comments received from the Tapteal Greenway there have been deer, beaver, coyote, American badger, river otters, mink and weasel on or near the site. Verification of these animals has not been observed by a biologist. The site also likely contains a variety of small mammals such as mice.*

- b. List any threatened or endangered species known to be on or near the site.

*There are no known threatened or endangered species located on the site based on a site assessment performed by PBS Engineering and Environmental and discussions with Mike Ritter from Washington Department Fish and Wildlife.*

*The Ferruginous hawk is listed by Washington State as a threatened species. The Washington Department of Fish and Wildlife indicates potential presence in the general area (within a few miles). None were observed on-site by PBS and the WDFW staff contacted by PBS thought breeding on this site was unlikely due to the proximity of urban development.*

- c. Is the site part of a migration route? If so, please explain.

Agency use only

*No specific migration route is known. However, the entire region is part of the Pacific Flyway.*

- d. List proposed measures to preserve or enhance wildlife:

*Not Applicable.*

---

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

*Not Applicable.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.

*Not Applicable.*

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

*Not Applicable.*

---

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe.

*Not Applicable.*

- 1) Describe special emergency services that might be required.

*Not Applicable.*

- 2) Proposed measures to reduce or control environmental health hazards, if any:

*Not Applicable.*



b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

*Not Applicable.*

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

*Not Applicable.*

- 3) Proposed measures to reduce or control noise impacts:

*Not Applicable.*

---

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties?

*The site is currently vacant and there is no specific use. The property to the south is a 400' railroad right-of-way with a rail line centered within the right-of-way. The eastern portion of the property is bisected by Steptoe Street, to the south is the 400' Amon Wasteway, and the North property will be bordered by future Rachel Road proposed with the Clearwater Creek Subdivision. A small portion on the east side of the site is bordered by existing residential homes.*

- b. Has the site been used for agriculture? If so, please describe.

*The applicant has no knowledge of agricultural use of the property.*

- c. Describe any structures on the site.

*There are no structures located on the site.*

- d. Will any structures be demolished? If so, please describe.

No.

- e. What is the current zoning classification of the site?

*Agricultural (AG)*

- f. What is the current comprehensive plan designation of the site?

*Low Density Residential (0-5 units per acre).*

- g. What is the current shoreline master program designation of the site?

*Not applicable.*

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

*No areas on the site have been classified as an environmentally sensitive area.*

- i. How many people would reside or work in the completed project?

*Not Applicable.*

- j. How many people would the completed project displace?

*Not Applicable.*

- k. Please list proposed measures to avoid or reduce displacement impacts:

*Not applicable.*

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

*The commercial portion of the site will provide a landscape buffer to provide physical and visual separation where it abuts the existing residential zone to the east. The remainder of the property boundary is bordered by arterial roadways, railroad and the Amon Wasteway.*

## 9. Housing

Agency use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.

*Not Applicable.*

- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.

*Not Applicable.*

- c. List proposed measures to reduce or control housing impacts:

*Not Applicable.*

---

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

*Not Applicable.*

- b. What views in the immediate vicinity would be altered or obstructed?

*Not Applicable.*

- c. Proposed measures to reduce or control aesthetic impacts:

*Not Applicable.*

---

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

*Not Applicable.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

*Not Applicable.*

- c. What existing off-site sources of light or glare may affect your proposal?

*Not Applicable.*

- d. Proposed measures to reduce or control light and glare impacts:

*Not Applicable.*

---

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

*Claybell Community Park borders the north property line of the site and the Amon Creek borders the west portion of the site and both provide recreational opportunities. Although the site is private property, it also appears it has been used for pedestrians, dog walkers, and off-road vehicles.*

- b. Would the project displace any existing recreational uses? If so, please describe.

*Not Applicable.*

- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:

*Not Applicable.*

---

## 13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.

*None known.*

- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

*None known.*

- c. Proposed measures to reduce or control impacts:

Agency use only

*Not applicable.*

---

#### 14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

*Rachel Road borders the site to the north and Steptoe Street bisects the site, both are classified as arterials and can serve the site.*

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

*The closest public transit stop appears to be approximately 1 mile east of the project site at the intersection of N. Center Parkway and W. Deschutes Avenue.*

- c. How many parking spaces would the completed project have? How many would the project eliminate?

*Not Applicable.*

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

*Not Applicable.*

- e. Will the project use water, rail, or air transportation? If so, please describe.

*Not Applicable.*

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

*Not Applicable.*



- g. Proposed measures to reduce or control transportation impacts:

Agency use only

*Not Applicable.*

---

**15. Public services**

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

*Not Applicable.*

- b. Proposed measures to reduce or control direct impacts on public services:

*Not Applicable.*

---

**16. Utilities**

- a. Circle the utilities currently available at the site:  
**electricity, natural gas, water, refuse service, telephone, sanitary sewer**, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

*Not Applicable.*

**C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  \_\_\_\_\_

Date Submitted: 7-11-14

## D. SEPA Supplemental sheet for non-project actions

Agency use only

### Instructions:

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal and the types of activities likely to result from this proposal. Please respond briefly and in general terms.

1. How would the proposal increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

*Not Applicable.*

Proposed measures to avoid or reduce such increases are:

*Not Applicable.*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

*Not Applicable.*

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

*Not Applicable.*

3. How would the proposal be likely to deplete energy or natural resources?

*Not Applicable.*

Proposed measures to protect or conserve energy and natural resources are:

*Not Applicable.*

4. How would the proposal use or affect environmentally sensitive areas or those designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

*There are no known sensitive areas on the subject property.*

Agency use only

Proposed measures to protect such resources or to avoid or reduce impacts are:

*No measures are necessary.*

5. How would the proposal be likely to affect land and shoreline use? Will it allow or encourage land or shoreline uses incompatible with existing plans?

*The site is not within a shoreline area.*

Proposed measures to avoid or reduce shoreline and land use impacts are:

*No measures are proposed.*

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

*Not Applicable.*

Proposed measures to reduce or respond to such demand(s) are:

*Not Applicable.*

7. Identify whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

*The proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment.*

# **SEPA ENVIRONMENTAL CHECKLIST**

UPDATED 2014

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. background**

1. Name of proposed project, if applicable:

*Clearwater Creek Comprehensive Plan Amendment and Zone Change*

2. Name of applicant:

*Hayden Homes, LLC*



3. Address and phone number of applicant and contact person:

Agency use only

*Nathan Machiela, Phone Number: 509-554-0858,  
Address: 2464 SW Glacier Place, Suite 110  
Redmond, OR 97756*

4. Date checklist prepared:

*June 9, 2015*

5. Agency requesting checklist:

*City of Richland*

6. Proposed timing or schedule (including phasing, if applicable):

*There is no development or phasing proposed with this application. The application is an amendment to the City of Richland's Comprehensive Plan and a Change of Zone.*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

*None proposed at this time.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

*There have been two separate critical areas assessments performed. One assessment by Biology Soil & Water Inc. (BSW) and another by PBS Engineering & Environmental (PBS). The assessment by BSW was summarized in a letter dated May 22, 2013 and states that there are no jurisdictional critical areas located on the site. PBS's assessment was summarized within a report dated November 4, 2013 and also determined that there are no jurisdictional critical areas on the site.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

*None known.*

10. List any government approvals or permits that will be needed for your proposal, if known.

*None known.*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

*Petition to amend the City of Richland's Comprehensive Plan. This amendment is to change the mapping of 3.6 acres from Low Density Residential to Commercial. A Change of Zone is also being requested to Neighborhood Retail Business (C-1) for the 3.6 acres.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

*The site is located in a portion of Section 1, Township 8 North, Range 28 East of the Willamette Meridian. Benton County mapping identifies the property as parcel number 101881000001003.*

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other \_\_\_\_\_

*The site is hilly.*

b. What is the steepest slope on the site (approximate percent slope)?

*The steepest slope on the site is approximately 38%.*

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

*Esquatzel Fine Sandy Loam (EsA)  
Hezel Loamy Fine Sand (HeA & HeD)  
Quincy Loamy Sand (QuD)*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

*The City of Richland has mapped some portions of the site as Geological Hazard Areas (steep slopes) within the City of Richland Comprehensive Land Use Plan. A geotechnical site investigation which includes a geologic hazards assessment and critical areas report was completed for the entire site by GN Northern, Inc. and their findings were summarized in a report dated November of 2013.*

*The report states that upper portions of the site soils were found to be relatively loose and will require over-excavation and re-compaction to support structures. There are portions of the site where historic fill was placed for the railroad re-alignment that will require additional exploration. In summary the report states that native and proposed site slopes will remain stable and the risk posed by geologic hazards are considered negligible on this site.*

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

*Not applicable.*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

*Not applicable.*

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

*Not applicable.*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

*Not applicable.*

## **2. Air**

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

*Not applicable.*

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

*No.*

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

*Not applicable.*

### **3. Water**

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

*There is an irrigation channel named Amon Wasteway that borders the west side of the site. Overflow irrigation water from the Kennewick Irrigation District is directed to the channel in the spring and summer. There is no hydrology within the channel during the fall or winter. Located approximately 2800 feet to the west is the West Fork Amon Creek which fed by springs throughout the year.*

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

*No.*

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

*No construction or development is proposed with this application.*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

*Not Applicable.*

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

*No.*

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

*No.*

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

*No.*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

*Not Applicable.*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

*Not Applicable.*

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

*Not Applicable.*

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

*Not Applicable.*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

*Not Applicable.*

4. Plants

- a. Check the types of vegetation found on the site:

\_\_\_\_\_deciduous tree: alder, maple, aspen, other



- ☐ evergreen tree: fir, cedar, pine, other  
☒ shrubs  
☒ grass  
☐ pasture  
☐ crop or grain  
☐ Orchards, vineyards or other permanent crops.  
☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other  
☐ water plants: water lily, eelgrass, milfoil, other  
☐ other types of vegetation

*Based on the Biological Resources Report by PBS Engineering & Environmental dated November 4, 2013 specific species present at the site include big sagebrush, rabbitbrush, cheatgrass, common yarrow, Cymopterus terebinthinus, Western tansymustard, Gray rabbitbush, Spiny hopsage, & Tall tumbledustard.*

*Specific species noted within the same report present within the Amon Wasteway include Russian olive, Reed canary grass, Black cottonwood, Siberian elm, Thicket creeper, Russian knapweed, Indian Helm, Catnip, Narrow-leaf willow, and Willows.*

- b. What kind and amount of vegetation will be removed or altered?

*Not Applicable.*

- c. List threatened and endangered species known to be on or near the site.

*No priority plant species were observed on the site during the biological review of the site.*

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

*Not Applicable.*

- e. List all noxious weeds and invasive species known to be on or near the site.

*There are no known noxious weeds and invasive species.*

## 5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other: *See Below*  
 mammals: deer, bear, elk, beaver, other: *See Below*

fish: bass, salmon, trout, herring, shellfish, other. *See Below*

*Based upon the biological assessment done by BSW there are no salmon or steelhead within the Amon Wasteway within the site's property boundary. There have been no other fish species observed on the site.*

*There have been restoration projects done to improve fish passage to the West Fork Amon Creek, but it is unknown what fish have been observed within this stream and no fish were documented by either BSW or PBS. The Tapteal Greenway Association notes that there are bass, salmon and trout within the West Fork Amon Creek, but these fish species have not been verified by a biologist in association with this project.*

*Types of birds observed near the site are songbird and hawks. The Columbia River Audubon Society has documented approximately 150 species of birds within the Amon Basin. Specific species of birds and their location are unknown. Burrowing owls are known to be in the vicinity of the subject property but no owls or identifiable burrows were found during PBS's visit to the site and the WDFW does not show presence on the subject property in their mapping..*

*During the site evaluation by PBS a number of black-tailed jackrabbits were observed. Based on comments received from the Tapteal Greenway there have been deer, beaver, coyote, American badger, river otters, mink and weasel on or near the site. Verification of these animals has not been observed by a biologist. The site also likely contains a variety of small mammals such as mice.*

b. List any threatened and endangered species known to be on or near the site.

*There are no known threatened or endangered species located on the site based on a site assessment performed by PBS Engineering and Environmental and discussions with Mike Ritter from Washington Department Fish and Wildlife.*

*The Ferruginous hawk is listed by Washington State as a threatened species. The Washington Department of Fish and Wildlife indicates potential presence in the general area (within a few miles). None were observed on-site by PBS and the WDFW staff contacted by PBS thought*

*breeding on this site was unlikely due to the proximity of urban development.*

- c. Is the site part of a migration route? If so, explain.

*No specific migration route is known. However, the entire region is part of the Pacific Flyway.*

- d. Proposed measures to preserve or enhance wildlife, if any:

*Not Applicable.*

- e. List any invasive animal species known to be on or near the site.

*There are known invasive animal species on or near the site.*

## **6. Energy and natural resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

*Not Applicable.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

*Not Applicable.*

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

*Not Applicable.*

## **7. Environmental health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

*Not Applicable.*

- 1) Describe any known or possible contamination at the site from present or past uses.

*There is no known present or past contamination at the site.*

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

*None known.*

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

*Not applicable.*

- 4) Describe special emergency services that might be required.

*Not applicable.*

- 5) Proposed measures to reduce or control environmental health hazards, if any:

*Not applicable.*

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

*Not Applicable.*

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

*Not Applicable.*

- 3) Proposed measures to reduce or control noise impacts, if any:

*Not Applicable.*

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

*The site is currently vacant and there is no specific use. The property to the southeast has been rezoned to commercial and is currently vacant. The north side of the property borders residential homes and the northwest side borders a 70' BPA Easement. North of*

*the BPA easement is vacant land that is zoned medium density residential. To the southwest is the 400' Amon Wasteway.*

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

*The applicant has no knowledge of agricultural use of the property.*

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

*Not applicable.*

- c. Describe any structures on the site.

*There are no structures located on the site.*

- d. Will any structures be demolished? If so, what?

*No.*

- e. What is the current zoning classification of the site?

*Agricultural (AG)*

- f. What is the current comprehensive plan designation of the site?

*Low Density Residential (0-5 units per acre).*

- g. If applicable, what is the current shoreline master program designation of the site?

*Not applicable.*

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

*No areas on the site have been classified as an environmentally sensitive area.*

- i. Approximately how many people would reside or work in the completed project?

*Not applicable.*

- j. Approximately how many people would the completed project displace?

*Not applicable.*

- k. Proposed measures to avoid or reduce displacement impacts, if any:

*Not applicable.*

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

*The commercial portion of the site will provide a landscape buffer to provide physical and visual separation where it abuts the existing residential zone to the east. The remainder of the property boundary is bordered by arterial roadways, BPA Easement and the Amon Wasteway.*

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

*Not applicable.*

## **9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

*Not applicable.*

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

*Not applicable.*

- c. Proposed measures to reduce or control housing impacts, if any:

*Not applicable.*

## **10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

*Not applicable.*

- b. What views in the immediate vicinity would be altered or obstructed?

*Not applicable.*



- c. Proposed measures to reduce or control aesthetic impacts, if any:

*Not applicable.*

#### **11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

*Not applicable.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

*Not applicable.*

- c. What existing off-site sources of light or glare may affect your proposal?

*Not applicable.*

- d. Proposed measures to reduce or control light and glare impacts, if any:

*Not applicable.*

#### **12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

*Claybell Community Park is located just north of the site. Although the site is private property, it also appears it has been used for pedestrians, dog walkers, and off-road vehicles.*

- b. Would the proposed project displace any existing recreational uses? If so, describe.

*Not applicable.*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

*Not applicable.*

#### **13. Historic and cultural preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

*No.*

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

*None known.*

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

*The methods are proposed with this application.*

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

*Not applicable.*

#### **14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

*Future Rachel Road borders the site to the southeast and there is a small section in the northeast corner of the site that borders Steptoe Street.*

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

*The closest public transit stop appears to be approximately 1 mile east of the project site at the intersection of N. Center Parkway and W. Deschutes Avenue.*

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

*Not Applicable.*

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

*Not Applicable.*

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

*Not Applicable.*

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

*Not Applicable.*

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

*Not Applicable.*

- h. Proposed measures to reduce or control transportation impacts, if any:

*Not Applicable.*

#### 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

*Not Applicable.*

- b. Proposed measures to reduce or control direct impacts on public services, if any.

*Not Applicable.*

#### 16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

*Not Applicable.*

### C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signee \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

Date Submitted: \_\_\_\_\_

## D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

*Not Applicable.*

Proposed measures to avoid or reduce such increases are:

*Not Applicable.*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

*Not Applicable.*

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

*Not Applicable.*

3. How would the proposal be likely to deplete energy or natural resources?

*Not Applicable.*

Proposed measures to protect or conserve energy and natural resources are:

*Not Applicable.*

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

*There are no known sensitive areas on the subject property.*

Proposed measures to protect such resources or to avoid or reduce impacts are:

*No measures are necessary.*

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

*The site is not within a shoreline area.*

Proposed measures to avoid or reduce shoreline and land use impacts are:

*No measures are proposed.*

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

*Not Applicable.*

Proposed measures to reduce or respond to such demand(s) are:

*Not Applicable.*

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

*The proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment.*



**CITY OF RICHLAND**  
**Determination of Non-Significance**

**Description of Proposal:** Amendment to comprehensive plan to re-classify 12.2 acres from Low Density Residential to Commercial and a corresponding change in the zoning from Agricultural to C-1 Neighborhood Retail

**Proponent:** Hayden Homes

**Location of Proposal:** Adjacent to and west and east of Steptoe Street, south of Center Parkway.

**Lead Agency** City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- ( )            There is no comment for the DNS.
- ( X )           This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by September 22, 2014.
- ( )            This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

**Responsible Official:** Rick Simon

**Position/Title:** Development Services Manager

**Address:** P.O. Box 190, Richland, WA 99352

**Date:** September 3, 2014

**Signature** \_\_\_\_\_



## ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT

Adoption for  X  DNS   EIS   Other

Description of current proposal: Amendment to the Richland comprehensive plan to re-classify 3.6 acres from Low Density Residential to Commercial with a corresponding change in zoning from Agriculture to C-1 Neighborhood Retail.

Proponent Hayden Homes

Location of current proposal: Adjacent to and west of Steptoe Street, south of the plat of the Heights at Meadow Springs, north of the future extension of Rachel Road.

Title of document being adopted: Environmental Checklist and Determination of Non-Significance for the 2014 Comprehensive Plan Amendment to reclassify 12.2 acres from Low Density Residential to Commercial.

Agency that prepared document being adopted: City of Richland

Date adopted document was prepared: September 3, 2014

Description of document (or portion) being adopted: Determination of Non-Significance for the comprehensive plan amendment.

If the document being adopted has been challenged (WAC 197-11-630), please describe: Not applicable

The document is available to be read at (place/time) The City of Richland Planning and Development Services Office, 840 Northgate, Richland during the hours of 8:00 a.m. to 5:00 p.m. Monday-Friday.

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decisionmaker.

Name of Agency adopted document: City of Richland

Responsible Official: Rick Simon Phone: 942-7596

Position/Title: Development Services Manager

Address: P.O. Box 190, Richland, WA 99352

Date: July 29, 2015 Signature:  \_\_\_\_\_

**TRAFFIC ANALYSIS REPORT**

**FOR**

**CLEARWATER CREEK LOT #1**

**STEPTOE STREET & RACHEL ROAD**

**CITY OF RICHLAND**

**SUBMITTED BY**



**September 2015**

**Project 15-36**

# TRAFFIC ANALYSIS REPORT

FOR

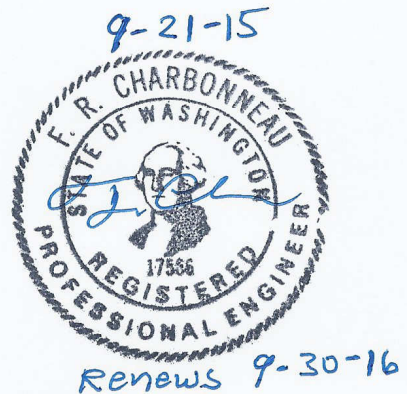
CLEARWATER CREEK LOT #1

STEPTOE STREET & RACHEL ROAD

CITY OF RICHLAND

Prepared By

CHARBONNEAU Engineering LLC



September 2015

Project 15-36

# TABLE OF CONTENTS

FL1589

|                                                                    |          |
|--------------------------------------------------------------------|----------|
| <b>INTRODUCTION.....</b>                                           | <b>1</b> |
| <b>STUDY AREA.....</b>                                             | <b>1</b> |
| <b>TRAFFIC ANALYSIS CONSIDERATIONS .....</b>                       | <b>1</b> |
| <b>SITE DESCRIPTION, STREETS, AND CRITICAL INTERSECTIONS .....</b> | <b>2</b> |
| <b>TRAFFIC OPERATIONAL ANALYSIS.....</b>                           | <b>2</b> |
| <b>VEHICULAR TRIP GENERATION .....</b>                             | <b>3</b> |
| <b>CAPACITY ANALYSIS .....</b>                                     | <b>4</b> |
| <b>QUEUEING ANALYSIS .....</b>                                     | <b>5</b> |
| <b>SIGHT DISTANCE .....</b>                                        | <b>5</b> |
| <b>LEFT TURN LANE WARRANTS.....</b>                                | <b>5</b> |
| <b>ACCIDENT HISTORY .....</b>                                      | <b>6</b> |
| <b>PEDESTRIANS, BICYCLES, &amp; BUSES .....</b>                    | <b>6</b> |
| <b>SUMMARY AND RECOMMENDATIONS.....</b>                            | <b>6</b> |
| <b>APPENDIX .....</b>                                              | <b>8</b> |

- Vicinity Map Figure 'a'
- Site Plan Figure 'b'
- Lane Configurations and Traffic Control Figure 'c'
- Traffic Flow Diagrams
  - Figure 1 Year 2014 Existing Traffic, PM Peak Hour
  - Figure 2 Year 2015 Traffic, PM Peak Hour
  - Figure 3 Future Rachel Road Traffic (based on BF-COG data)
  - Figure 4 Lot #2 & Lot #3 In-Process Traffic, PM Peak Hour
  - Figure 5 Year 2018 Background Traffic, PM Peak Hour
  - Figure 6 Site Pass-By Traffic, PM Peak Hour
  - Figure 7 Trip Distribution, PM Peak Hour
  - Figure 8 Trip Assignment, PM Peak Hour
  - Figure 9 Year 2018 Total Traffic, PM Peak Hour
  - Figure 10 Year 2035 Future Total Traffic, PM Peak Hour
- Traffic Count Data
- Accident History Summary (furnished by WSDOT)
- Traffic Growth Rate Calculation (based on BF-COG year 2020 & 2030 projections)
- BF-COG Rachel Road year 2020 & 2030 2-hour PM volumes
- Lot #2 & Lot #3 In-Process Traffic Trip Generation
- Capacity Analysis Worksheets (Year 2010 HCM methodology, Synchro v9)

## INTRODUCTION

This traffic study has been prepared to document and evaluate the traffic operation and safety conditions associated with the Clearwater Creek Lot #1 development in Richland, Washington. Development of Clearwater Creek Lot #1 includes construction of 27,000 square feet of general retail space. The study area was defined as the surrounding neighborhood including the major intersection at Center Parkway and Steptoe Street. The site is located east of the Steptoe Street at Center Parkway intersection and north of the future extension of Rachel Road between Steptoe Street and Leslie Road. The location is highlighted on the vicinity map (Figure 'a') in the appendix.

## STUDY AREA

In discussions with the City of Richland and City of Kennewick staff it was determined that the study needed to include analysis of the existing traffic conditions, year 2018 background, year 2018 total (build) traffic, and future year 2035 total traffic.

City staff confirmed that the study area for the Clearwater Creek Lot #1 shall include the signalized intersection of Steptoe Street at Center Parkway.

## TRAFFIC ANALYSIS CONSIDERATIONS

A number of important elements were identified and considered in this study.

- Inventory and record pertinent information such as traffic control devices, circulation patterns, lane configuration, pedestrian & bicycle facilities, transit zones, parking conditions, and street characteristics.
- Incorporate historical traffic count data from a year 2014 traffic study and use as the basis for the existing PM peak traffic hour.
- Level of service (LOS) analysis of the study intersections to measure the approach delays for comparison to City standards.
- Document the requirements and standards for intersection sight distance at the site's proposed access location.
- Review of traffic crash data furnished by the Washington Department of Transportation (WSDOT) and determination of the intersection crash rate at the study intersection.
- Determination of the site trip generation using the latest version (9<sup>th</sup> edition, year 2012) of the ITE Trip Generation manual. Apply shopping center (ITE code #820) trip rates.
- Queuing analysis based on the 95<sup>th</sup> percentile queue length to determine queues at Steptoe Street & Center Parkway intersection.
- Obtain year 2020 & year 2030 volume data from Benton-Franklin Council of Governments transportation model for the future Rachel Road extension between Steptoe Street and Leslie Road.
- Consideration of current traffic circulation and previous studies in establishing the trip distribution.



## **SITE DESCRIPTION, STREETS, AND CRITICAL INTERSECTIONS**

The Clearwater Creek Lot #1 site is located east of the intersection of Steptoe Street at Center Parkway and includes construction of 27,000 square feet of general retail space. Access to the site will be provided along the future extension of Rachel Road west of Steptoe Street. This street will ultimately connect to Leslie Road further to the west. The site plan is shown as Figure 'b'.

Sight distance from the proposed site access on Rachel Road will need to meet AASHTO's minimum sight distance standard based on the future posted speed. For example a posted speed of 35 MPH requires a sight distance of 390 feet. It is noted that Central Parkway east of Steptoe Street is posted at 35 MPH indicating the Rachel Road may also be signed at this speed.

Steptoe Street is a five-lane principal arterial with bike lanes and sidewalk and is posted at 40 MPH. In the future when Rachel Road is extended between Steptoe Street and Leslie Road there will be two westbound travel lanes with the curb lane serving as a right turn (drop lane) at Meadows Drive. There will be one travel lane in the eastbound direction.

The intersection with Center Parkway is signalized. It operates as a three-way configuration and will add a fourth leg (future Rachel Road) on the west side.

The existing and proposed lane configurations and traffic control are presented in Figure 'c' in the report's appendix.

## **TRAFFIC OPERATIONAL ANALYSIS**

In order to evaluate traffic flow and delay in the area the study intersections were analyzed for level of service (LOS) conditions and safety. The intersections evaluated included Rachel Road at the future site access and Steptoe Street at Center Parkway/Rachel Road. LOS analyses were completed for the PM peak hour period for the following scenarios:

- Year 2015 Traffic
- Year 2018 Background Traffic
- Year 2018 Total Traffic
- Future Year 2035 Total Traffic

In order to perform the LOS analysis year 2014 PM peak hour historical counts were obtained from a previous study and used as the basis for establishing the year 2015 volumes. A traffic growth rate of 0.36%/year was applied as determined from the Benton-Franklin Council of Governments transportation model data and the year 2020 & 2030 projections. Figure 1 illustrates the year 2014 volume data for the weekday PM peak hour and Figure 2 shows the year 2015 PM peak hour volumes.

Figure 3 illustrates the future Rachel Road volumes provided by Benton-Franklin COG.

Figure 4 illustrates the in-process traffic that was established for Lot #2 (future 91,465 square feet of general retail space) and Lot #3 (future coffee w/drive-thru & automatic car wash). The associated in-process trip calculations are included in table format in the appendix. Background growth is comprised of the year 2015 traffic factored with the applicable traffic growth traffic rate (0.36%/year) covering a three year period. The background traffic volumes are illustrated in Figure 5.

Figure 6 depicts the pass-by traffic associated with Lot #2 & Lot #3.

For the planning year 2035 scenario another 20 years of traffic growth was added to the year 2015 background traffic scenario.

The 2018 total traffic (buildout) is the summation of background traffic volumes and site generated traffic. The peak hour volumes are presented in Figure 9. The year 2035 (build) traffic volumes are presented on Figure 10.

## VEHICULAR TRIP GENERATION

Trip rates presented in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9<sup>th</sup> edition (year 2012), were utilized to estimate the site's trip generation. The trip rates for shopping center ITE code #820 were used to estimate the daily and weekday peak hour trip generation of the entire Clearwater Creek Lot #1. Table 1 presents the trip generation estimate for the 27,000 square foot commercial center.

**Table 1 Trip Generation Summary**

| ITE Land Use                 | Units<br>(sq.ft.) | Weekday      |              |       |      |              |       |      |
|------------------------------|-------------------|--------------|--------------|-------|------|--------------|-------|------|
|                              |                   | ADT          | AM Peak Hour |       |      | PM Peak Hour |       |      |
|                              |                   |              | Total        | Enter | Exit | Total        | Enter | Exit |
| Shopping Center (#820)       | 27,000            |              |              |       |      |              |       |      |
| Generation Rate <sup>1</sup> |                   | 42.70        | 0.96         | 62%   | 38%  | 3.73         | 48%   | 52%  |
| Total Driveway Trips         |                   | <b>1,153</b> | <b>26</b>    | 16    | 10   | <b>101</b>   | 48    | 53   |
| Pass-By Rate <sup>2</sup>    |                   |              |              |       |      | 34%          |       |      |
| Pass-By Trips                |                   |              |              |       |      | 34           | 16    | 18   |
| New Site Trips               |                   | <b>1,153</b> | <b>26</b>    | 16    | 10   | <b>67</b>    | 32    | 35   |

<sup>1</sup> Source: *Trip Generation*, 9th Edition, ITE, 2012, average rates.

<sup>2</sup> 34% based on *Trip Generation Handbook, 2nd Edition*, ITE, 2004.

Development of Clearwater Creek Lot #1 is expected to generate 1,153 daily trips, 26 AM peak hour trips, and 67 PM peak hour trips.

Trip distribution is based on existing traffic patterns, previous traffic studies, and engineering judgment. Figure 7 illustrates the trip distribution for the PM peak hour. Figure 8 illustrates the corresponding trip assignments.

## CAPACITY ANALYSIS

Capacity analyses were performed to determine the levels of service for the weekday peak hour. Synchro version 9 software was used to determine the level of service for each scenario considered. The program is based on the year 2010 Highway Capacity Manual methodology. Table 2 summarizes the analysis results. Copies of the capacity analysis calculations are included in the appendix.

The City's level of service (LOS) performance standards documented in the Richland Transportation Plan require an intersection LOS 'D' or better for signalized locations and LOS 'E' or better at unsignalized intersections.

**Table 2 Capacity Analysis Summary - PM Peak Hour**

| Intersection                    | Type of Control | Traffic Scenario |     |       |      |                 |     |       |      |             |     |       |      |             |     |       |      |
|---------------------------------|-----------------|------------------|-----|-------|------|-----------------|-----|-------|------|-------------|-----|-------|------|-------------|-----|-------|------|
|                                 |                 | 2015 Existing    |     |       |      | 2018 Background |     |       |      | 2018 Total  |     |       |      | 2035 Future |     |       |      |
|                                 |                 | Crit. Mov't      | LOS | Delay | v/c  | Crit. Mov't     | LOS | Delay | v/c  | Crit. Mov't | LOS | Delay | v/c  | Crit. Mov't | LOS | Delay | v/c  |
| Center Parkway & Steptoe Street | Signal          | -                | B   | 10.9  | 0.22 | -               | B   | 19.5  | 0.25 | -           | C   | 20.4  | 0.28 | -           | C   | 21.0  | 0.33 |
| Site Access & Rachel Road       | Two-way Stop    | -                | -   | -     | -    | -               | -   | -     | -    | SB          | C   | 19.4  | 0.19 | SB          | C   | 20.2  | 0.20 |

Notes: 2010 Highway Capacity Manual methodology used, Synchro v9. NB - Northbound, SB - Southbound, Crit. Mov't - Critical movement or critical approach.

As shown in Table 2 the signalized intersection at Steptoe Street and Center Parkway/Rachel Road will operate at LOS 'B' to LOS 'C' through the year 2035 future traffic scenario. The site's access on Rachel Road will operate at LOS 'C' through the year 2035 future traffic scenario. As a result the City's operational standards are met and no intersection improvements beyond those planned by the City are necessary in conjunction with the proposed development.

Generally, LOS 'A', 'B', 'C', and 'D' are desirable service levels ranging from no vehicle delays to average or longer than average delays in the peak hours. Level 'E' represents long delays indicating signalization warrants need to be reviewed and signals considered only if warrants are met. Level 'F' indicates that intersection improvements, such as widening and signalization, may be required. According to the Highway Capacity Manual (HCM), the following delay times are associated with the LOS at stop controlled unsignalized and signalized intersections.

**Level of Service criteria** defined in the Highway Capacity Manual.

| Level of Service<br>(LOS) | Unsignalized Control<br>Stopped Delay (sec/veh) | Signalized Control<br>Stopped Delay (sec/veh) |
|---------------------------|-------------------------------------------------|-----------------------------------------------|
| A                         | $\leq 10$                                       | $\leq 10$                                     |
| B                         | $> 10$ and $\leq 15$                            | $> 10$ and $\leq 20$                          |
| C                         | $> 15$ and $\leq 25$                            | $> 20$ and $\leq 35$                          |
| D                         | $> 25$ and $\leq 35$                            | $> 35$ and $\leq 55$                          |
| E                         | $> 35$ and $\leq 50$                            | $> 55$ and $\leq 80$                          |
| F                         | $> 50$                                          | $> 80$                                        |

## QUEUING ANALYSIS

Queue lengths at the study intersections on Steptoe Street at Center Parkway/Rachel Road and the site access at Rachel Road were taken from the year 2010 HCM analysis based on the Synchro v9 reports. The queue values represent the 95<sup>th</sup> percentile values. Copies of the reports are included in the appendix.

At the intersection of Steptoe Street and Center Parkway/Rachel Road the critical left turn approach queues were reviewed. For the southbound left turn movement 200 feet of storage is available and the queue is projected to reach approximately 175 feet in year 2035. The other left turn lane queues will not exceed 150 feet at this location.

At Rachel Road and the site access and the future Lot #2 (on south side of Rachel Road) intersection the northbound and southbound stop controlled approaches are not expected to experience queues of more than two to three vehicles through the year 2035 scenarios.

Copies of the Synchro LOS & queuing reports are included in the appendix.

## SIGHT DISTANCE

Sight distance from the proposed site access at Rachel Road will need to meet the minimum distance required according to the AASHTO standards. The required sight distance will be 390 feet based on an assumed future posted speed of 35 MPH.

## LEFT TURN LANE WARRANTS

Left turn lane warrants were reviewed for the site access intersection at Rachel Road and the Lot #2 access. For the year 2018 and year 2035 scenarios an eastbound left turn lane on Rachel Road is not warranted. A westbound left turn lane on Rachel Road for the Lot #2 access is warranted for the year 2018 and year 2035 scenarios. The findings were based on the WSDOT Design Manual methodology (Exhibit 1310-7a).

## ACCIDENT HISTORY

Crash data for the study intersection was obtained from Washington Department of Transportation staff and was reviewed to help identify any traffic safety problems.

The crash rates presented in Table 3 are based on the number of accidents per million entering vehicles (MEV) per year. The study period ranged from January 2010 through December 2014. Typically, an intersection is not considered unsafe unless its crash rate exceeds the threshold of 1.0 accidents per MEV.

**Table 3 Crash Rate Summary**

| Intersection                      | Accident History (Years) | Number of Accidents | Accidents per year | Annual Traffic Entering (veh/yr) | Accident rate per M.E.V.* |
|-----------------------------------|--------------------------|---------------------|--------------------|----------------------------------|---------------------------|
| Center Parkway and Steptoe Street | 5                        | 2                   | 0.4                | 4737163                          | <b>0.08</b>               |

\* M.E.V. - million entering vehicles.

The intersection crash rate equates to 0.08 crashes per MEV and falls below the threshold value of 1.0 MEV. Therefore, safety mitigation is not necessary.

## PEDESTRIANS, BICYCLES, & BUSES

Sidewalk and bicycle lanes are currently provided along both sides of Steptoe Street north and south of Center Parkway and on both sides of Center Parkway east of Steptoe Street. In the future when Rachel Road is extended between Leslie Road and Steptoe Street sidewalk and bike lanes will be constructed on the new street.

Transit service is provided in the metropolitan area by Ben-Franklin Transit. However, no routes are available near the Clearwater Creek development.

## SUMMARY AND RECOMMENDATIONS

The traffic study for the proposed Clearwater Creek Lot #1 development has been prepared to determine the potential impacts to the major intersection at Steptoe Street and Central Parkway in Richland. The intersection at Rachel Road and the site access was also analyzed. Development of Clearwater Creek Lot #1 includes construction of 27,000 square feet of general retail space. The site is projected to generate 1,153 daily trips, 26 AM peak hour trips, and 67 PM peak hour trips.

Access to the site will be provided along the future extension of Rachel Road west of Steptoe Street. The new street will connect to Leslie Road in the future.

Sight distance from the proposed site access on Rachel Road must meet the AASHTO standards based on posted speed. For 35 MPH the required sight distance is 390 feet. If the final posted speed on Rachel Road varies from 35 MPH the minimum sight distance required will need to be updated accordingly.

The signalized intersection at Steptoe Street and Center Parkway/Rachel Road will operate at LOS `B` to LOS `C` through the year 2035 future traffic scenario. The site's access on Rachel Road will operate at LOS `C` through the year 2035 future traffic scenario. As a result the City's operational standards are met and no intersection improvements beyond those planned by the City are necessary in conjunction with the proposed development.

The crash history review and safety analysis of the study intersection determined that the intersection of Steptoe Street at Center Parkway experienced a crash rate value of 0.08 MEV per year. The rate is below the threshold value of 1.0 accidents per MEV per year and safety mitigation is not necessary.

Based on the capacity analysis and safety research and crash rate results additional intersection improvements beyond those planned by the City at Steptoe Street and Central Parkway/Rachel Road will not be necessary through the year 2035 scenario. The future traffic control and lane configuration presented on Figure `c` including two future northbound left turn lanes on Steptoe Street, and separate left, through, & right turn lanes (eastbound approach) on Rachel Road will be sufficient to accommodate the future traffic conditions through the year 2035 analysis period.

## APPENDIX

- Vicinity Map Figure 'a'
- Site Plan Figure 'b'
- Lane Configurations and Traffic Control Figure 'c'
- Traffic Flow Diagrams
  - Figure 1 Year 2014 Existing Traffic, PM Peak Hour
  - Figure 2 Year 2015 Traffic, PM Peak Hour
  - Figure 3 Future Rachel Road Traffic (based on BF-COG data)
  - Figure 4 Lot #2 & Lot #3 In-Process Traffic, PM Peak Hour
  - Figure 5 Year 2018 Background Traffic, PM Peak Hour
  - Figure 6 Site Pass-By Traffic, PM Peak Hour
  - Figure 7 Trip Distribution, PM Peak Hour
  - Figure 8 Trip Assignment, PM Peak Hour
  - Figure 9 Year 2018 Total Traffic, PM Peak Hour
  - Figure 10 Year 2035 Future Total Traffic, PM Peak Hour
- Traffic Count Data
- Accident History Summary (furnished by WSDOT)
- Traffic Growth Rate Calculation (based on BF-COG year 2020 & 2030 projections)
- BF-COG Rachel Road year 2020 & 2030 2-hour PM volumes
- Lot #2 & Lot #3 In-Process Traffic Trip Generation
- Capacity Analysis Worksheets (Year 2010 HCM methodology, Synchro v9)



FILE NAME: 1536flow.dwg

PLOT DATE: 09.13.15



©2015 MapQuest - Portions ©2015 TomTom I.T.



CHARBONNEAU  
ENGINEERING LLC

PROJECT: 15-36

NOTES:  
NO SCALE



VICINITY MAP  
CLEARWATER CREEK - LOT #1

FIGURE

a



CHARBONNEAU  
ENGINEERING LLC

PROJECT: 15-36

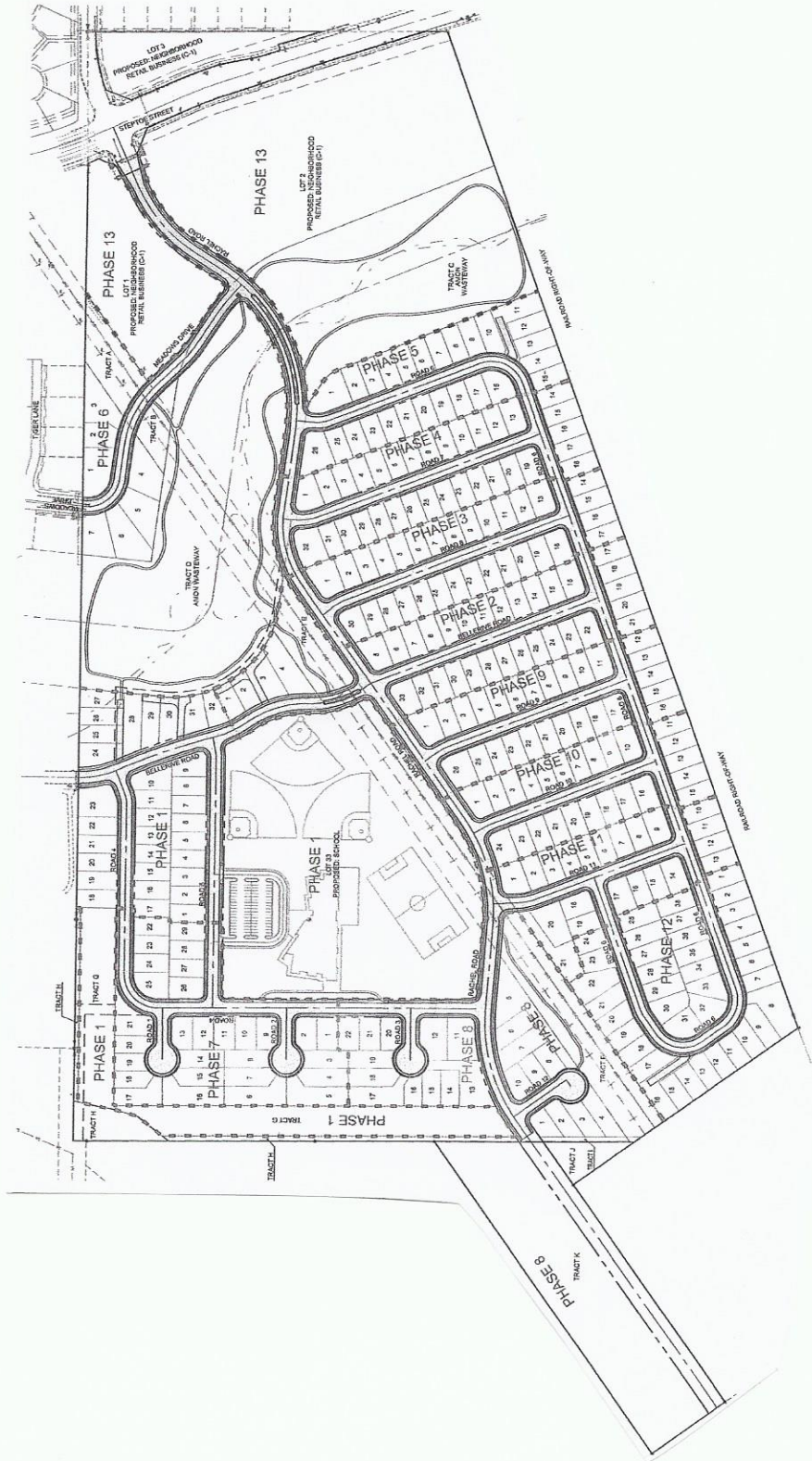
NOTES:  
NO SCALE



SITE PLAN  
CLEARWATER CREEK - LOT #1

FIGURE

b



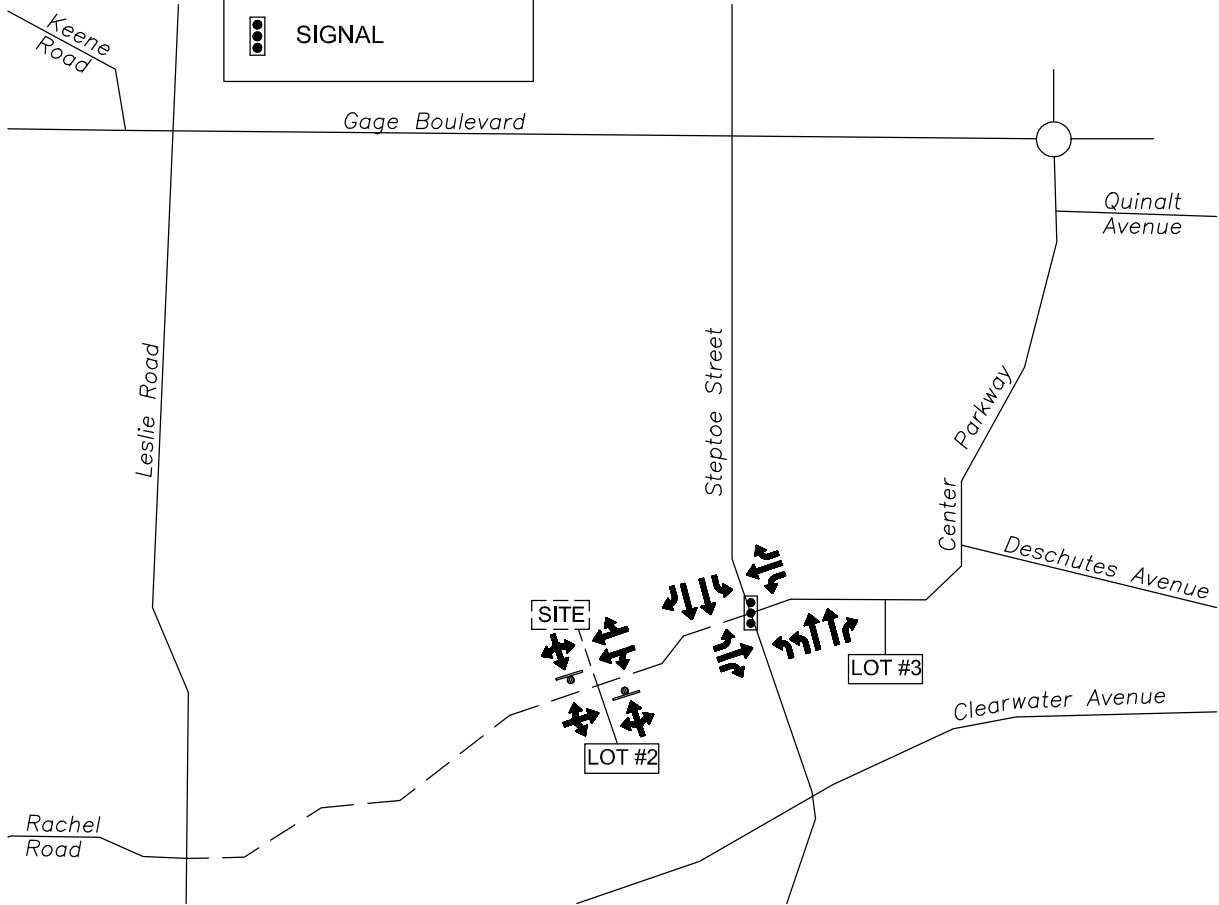


FILE NAME: 1536flow.dwg

PLOT DATE: 09.20.15



EXISTING



PROPOSED



CHARBONNEAU  
ENGINEERING LLC

PROJECT: 15-36

NOTES:

LANE CONFIGURATIONS  
AND TRAFFIC CONTROL  
CLEARWATER CREEK - LOT #1

FIGURE

C

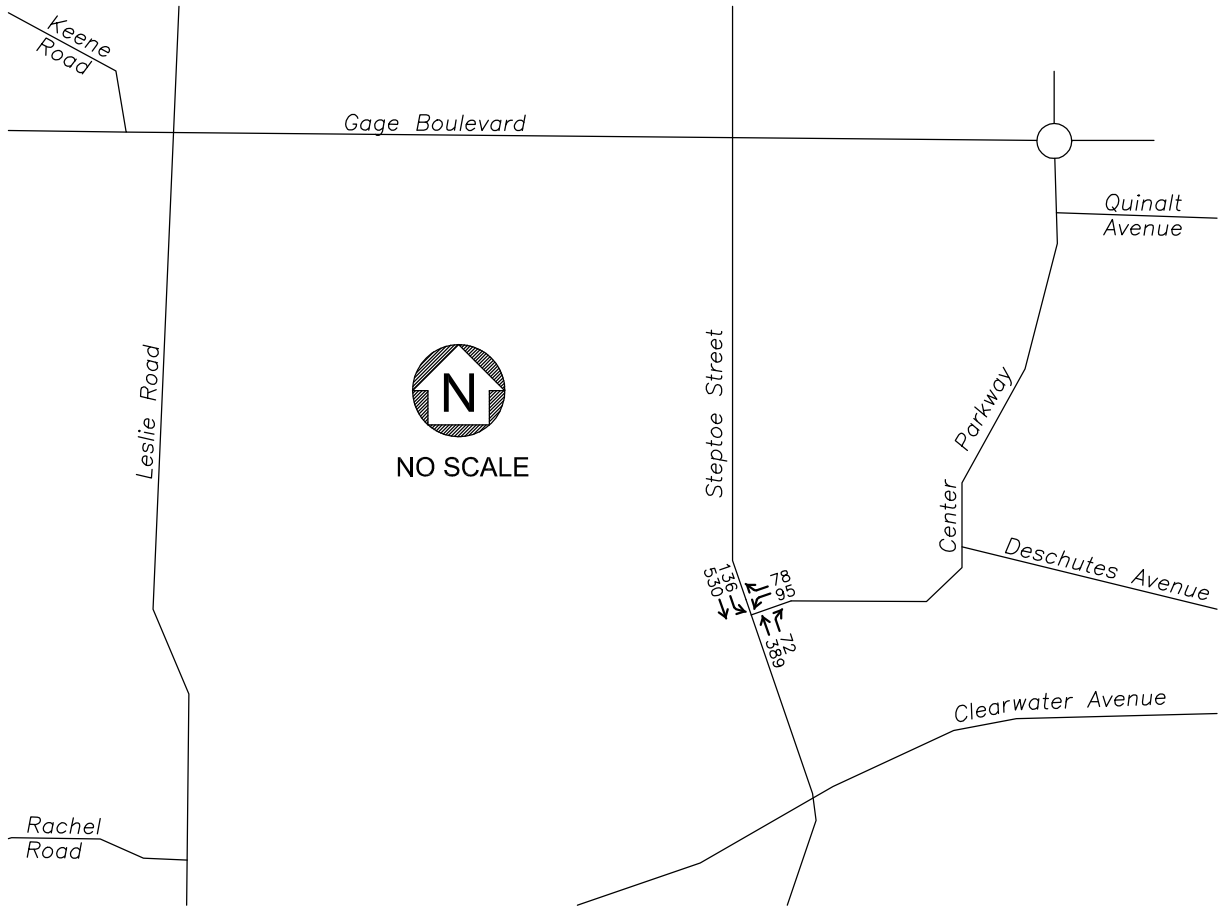
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PLOT DATE: 09.13.15



FILE NAME: 1536flow.dwg

PLOT DATE: 09.15.15



CHARBONNEAU  
ENGINEERING LLC

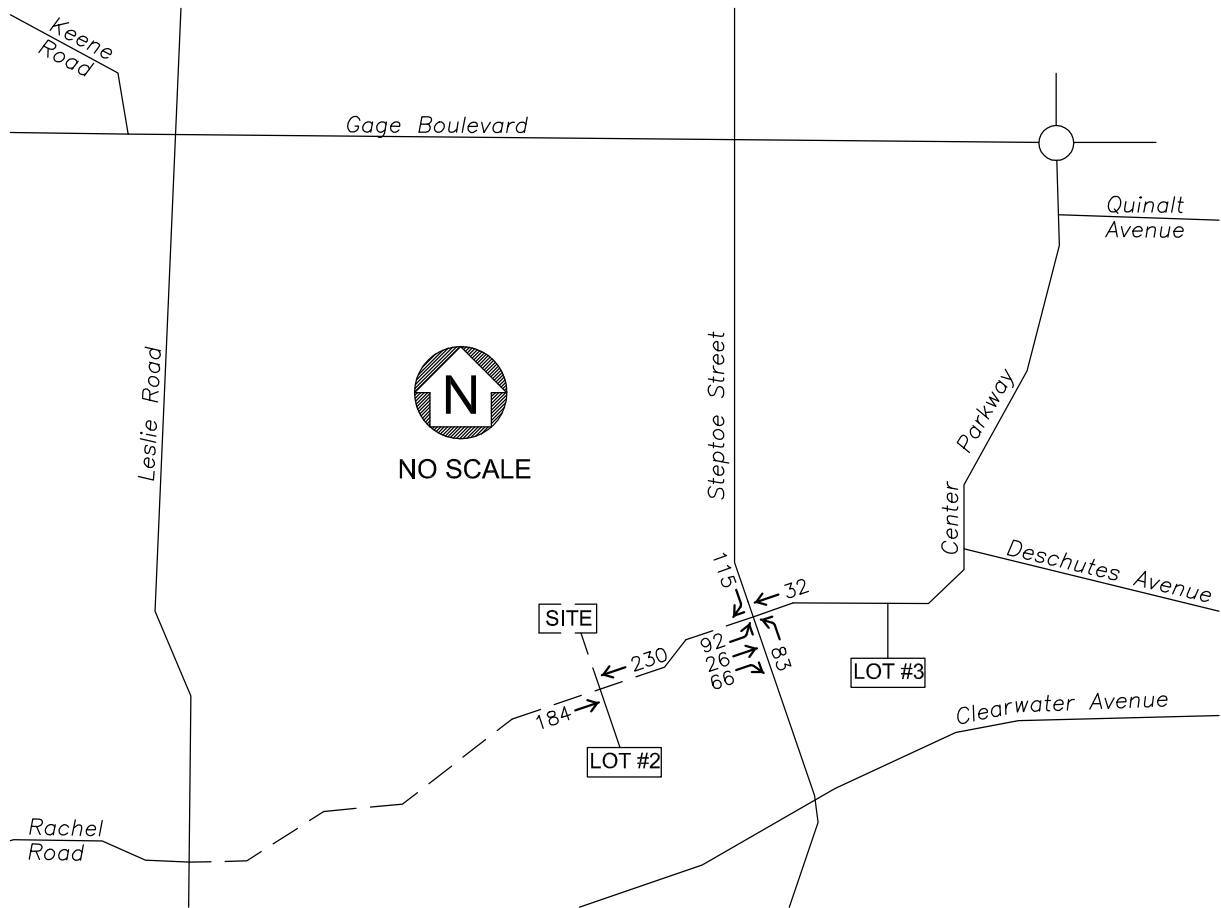
PROJECT: 15-36

NOTES: Year 2015 Traffic =  
2014 Existing Traffic + one (1)  
year of growth (rate taken from  
Richland 2-hr traffic modeling).

YEAR 2015 TRAFFIC  
PM PEAK HOUR  
CLEARWATER CREEK - LOT #1

FIGURE

2



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ENGINEERING LLC

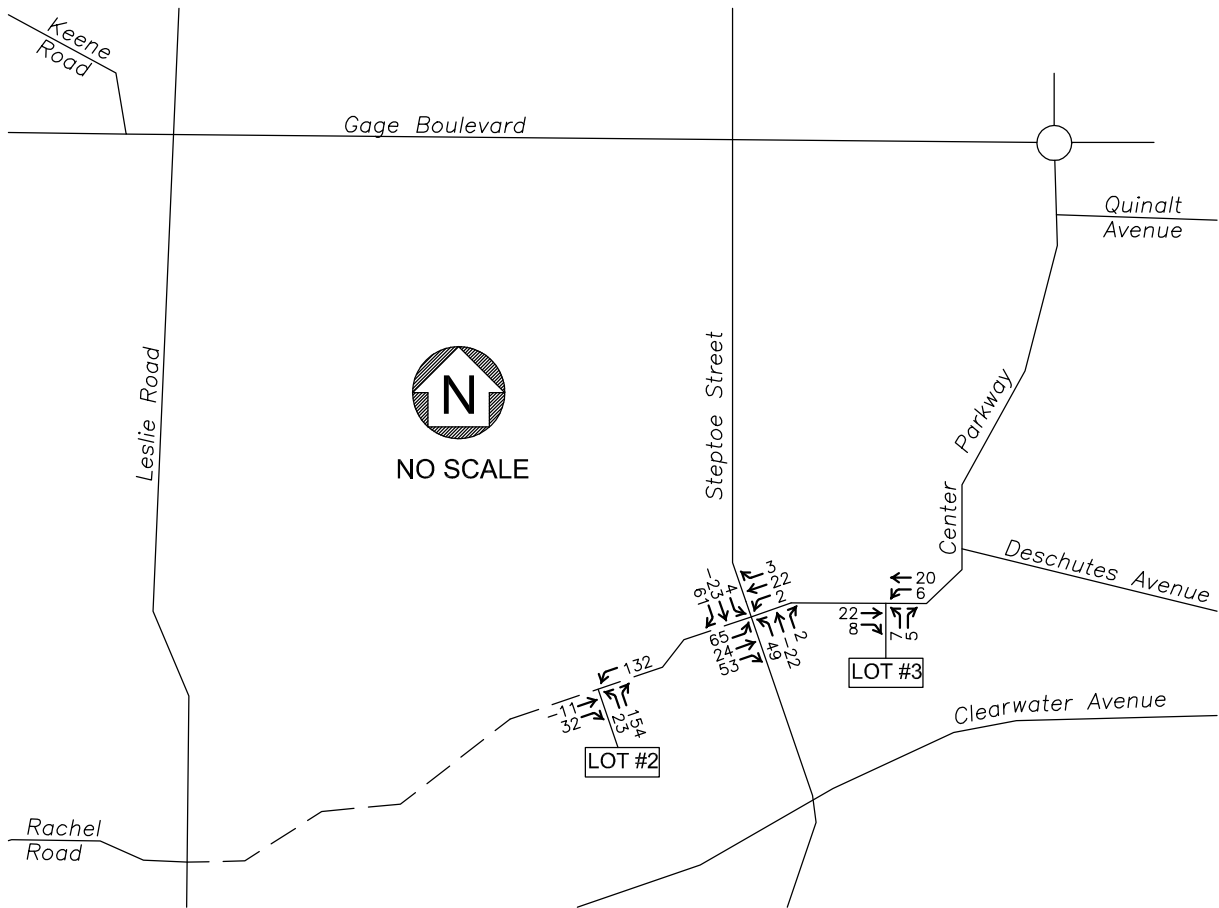
PROJECT: 15-36

NOTES: Rachel Road  
traffic estimated as 60 %  
of model 2-hr volumes.

RACHEL RD TRAFFIC PROJECTION  
PM PEAK HOUR  
CLEARWATER CREEK - LOT #1

FIGURE

3



**CHARBONNEAU  
ENGINEERING LLC**

PROJECT: 15-36

NOTES: In-process traffic includes new trips & pass-by trips generated by Lot #2 & Lot #3 on the Clearwater Creek site.

**IN-PROCESS TRAFFIC  
PM PEAK HOUR  
CLEARWATER CREEK - LOT #1**

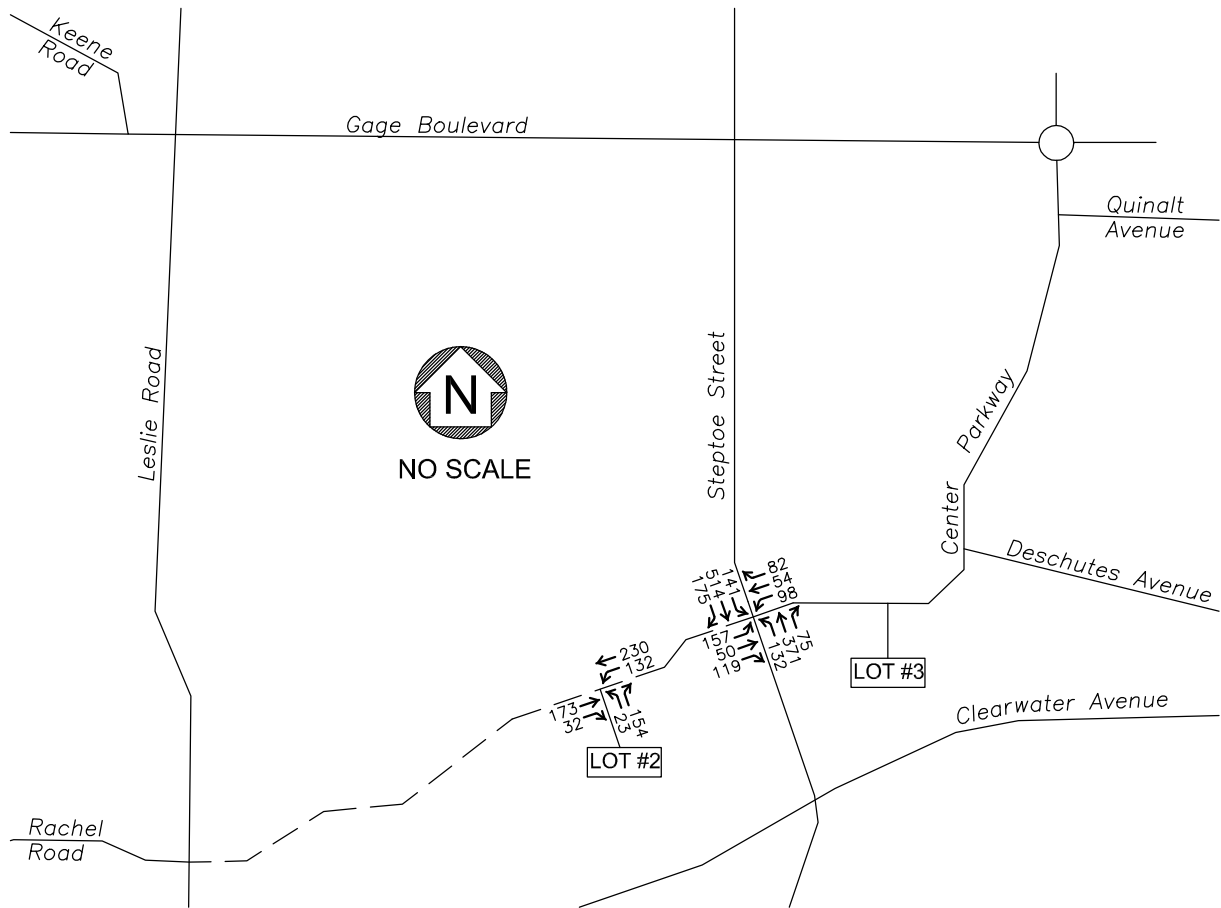
FIGURE

**4**



FILE NAME: 1536flow.dwg

PLOT DATE: 09.15.15



CHARBONNEAU  
ENGINEERING LLC

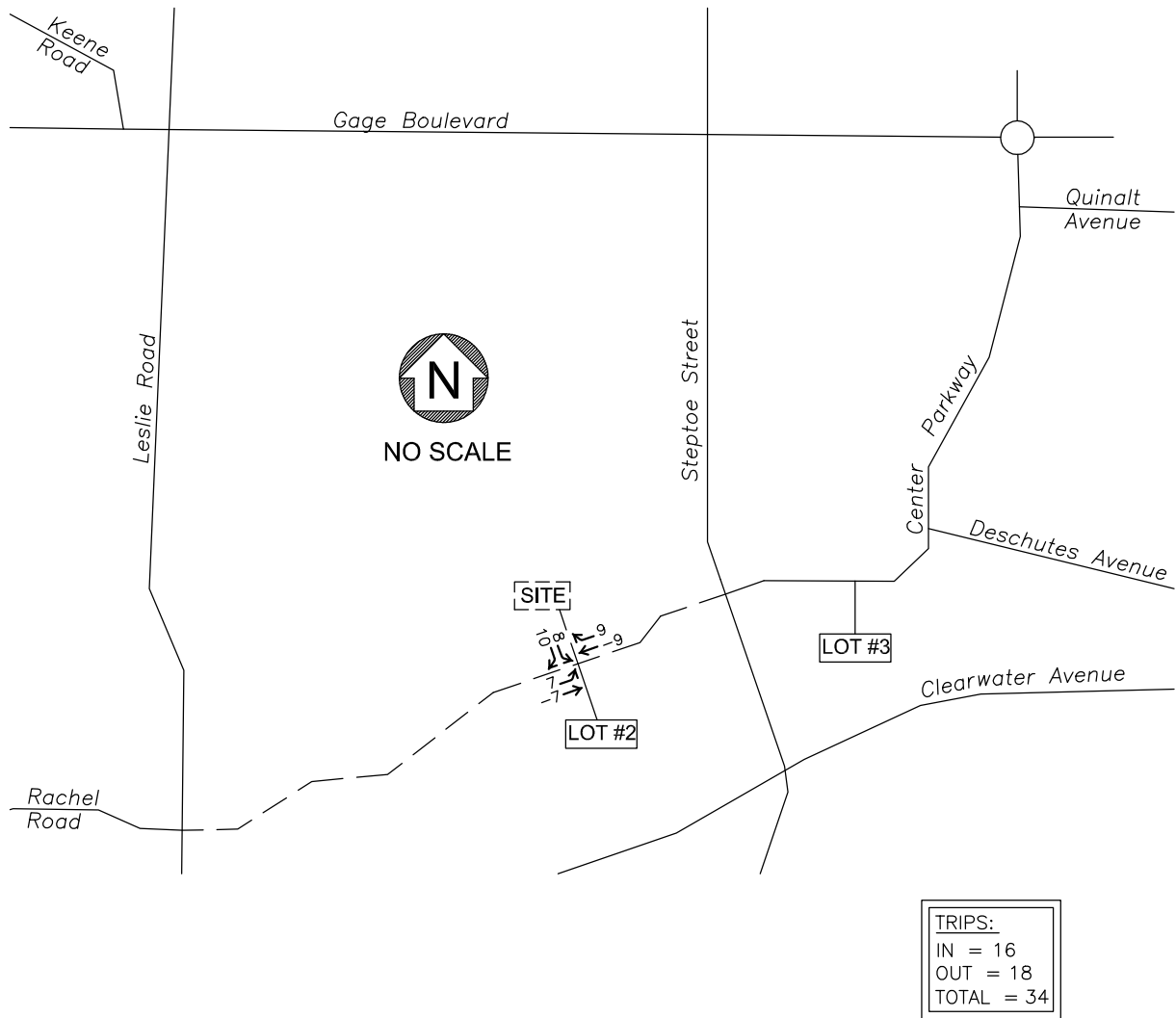
PROJECT: 15-36

NOTES: 2018 Background Traffic=  
Year 2015 Traffic + Rachel Road  
projected volumes + In-process  
Traffic + growth (3 years).

2018 BACKGROUND TRAFFIC  
PM PEAK HOUR  
CLEARWATER CREEK - LOT #1

FIGURE

5



CHARBONNEAU  
ENGINEERING LLC

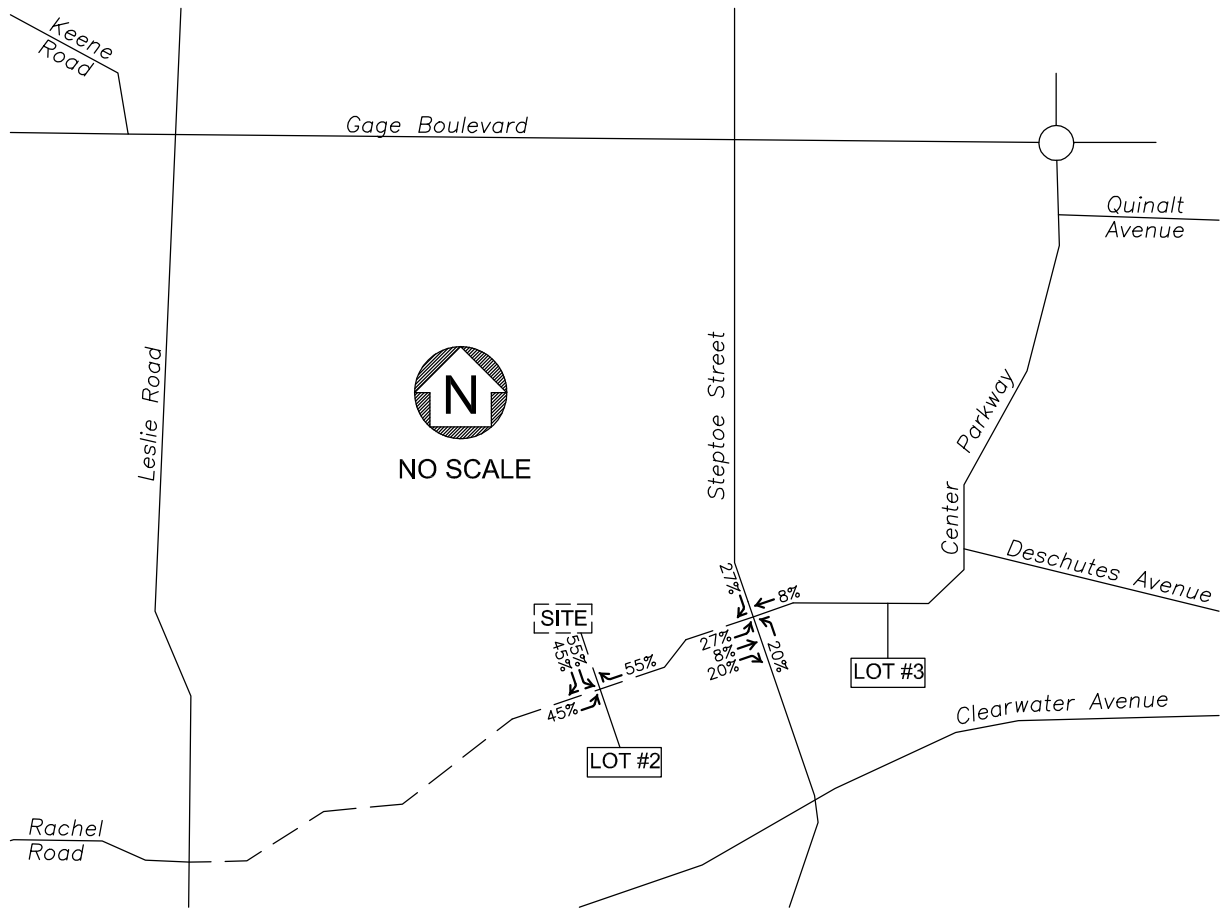
PROJECT: 15-36

NOTES: Pass-by Traffic based  
on the pass-by rate published  
in the ITE Trip Generation  
Handbook.

PASS-BY TRAFFIC  
PM PEAK HOUR  
CLEARWATER CREEK - LOT #1

FIGURE

6



CHARBONNEAU  
ENGINEERING LLC

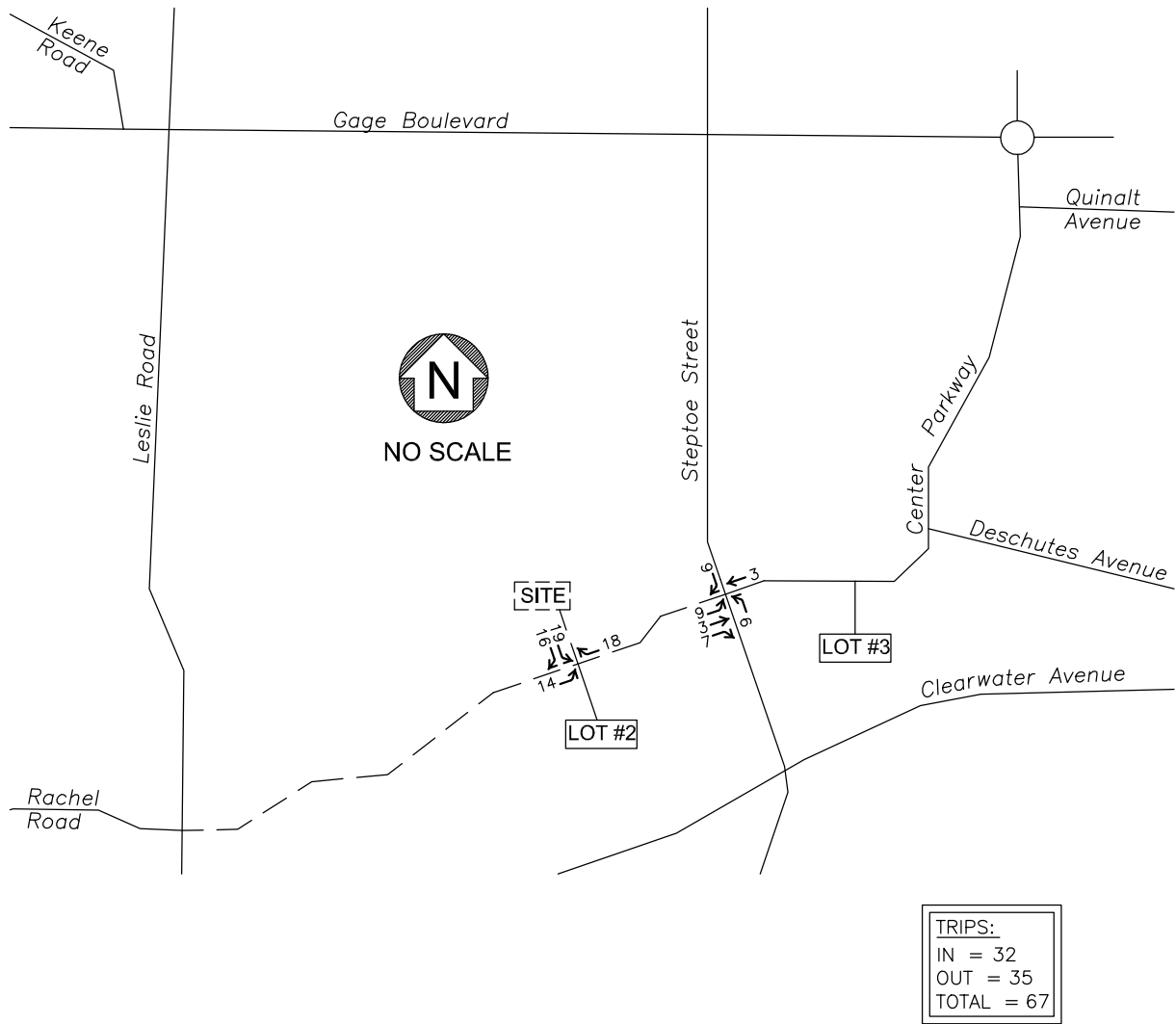
PROJECT: 15-36

NOTES: Trip distribution (new trips) based on the modeled traffic and engineering judgement.

TRIP DISTRIBUTION (NEW TRIPS)  
PM PEAK HOUR  
CLEARWATER CREEK - LOT #1

FIGURE

7



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ENGINEERING LLC

PROJECT: 15-36

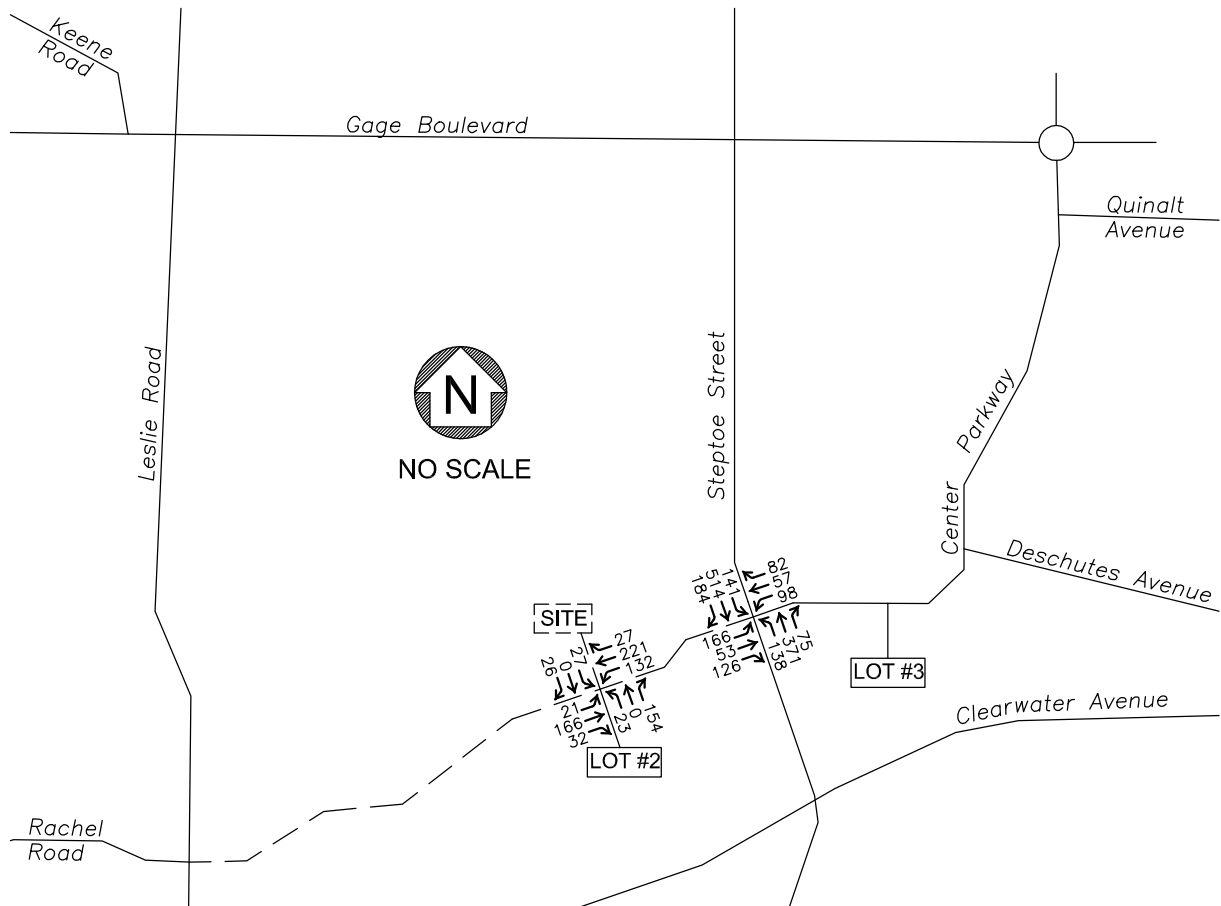
NOTES: Trip generation (new trips)  
is based on rates published in the  
ITE *Trip Generation Manual*.

New Trips = Total Trips - Pass-by Trips.

TRIP ASSIGNMENT (NEW TRIPS)  
PM PEAK HOUR  
CLEARWATER CREEK - LOT #1

FIGURE

8

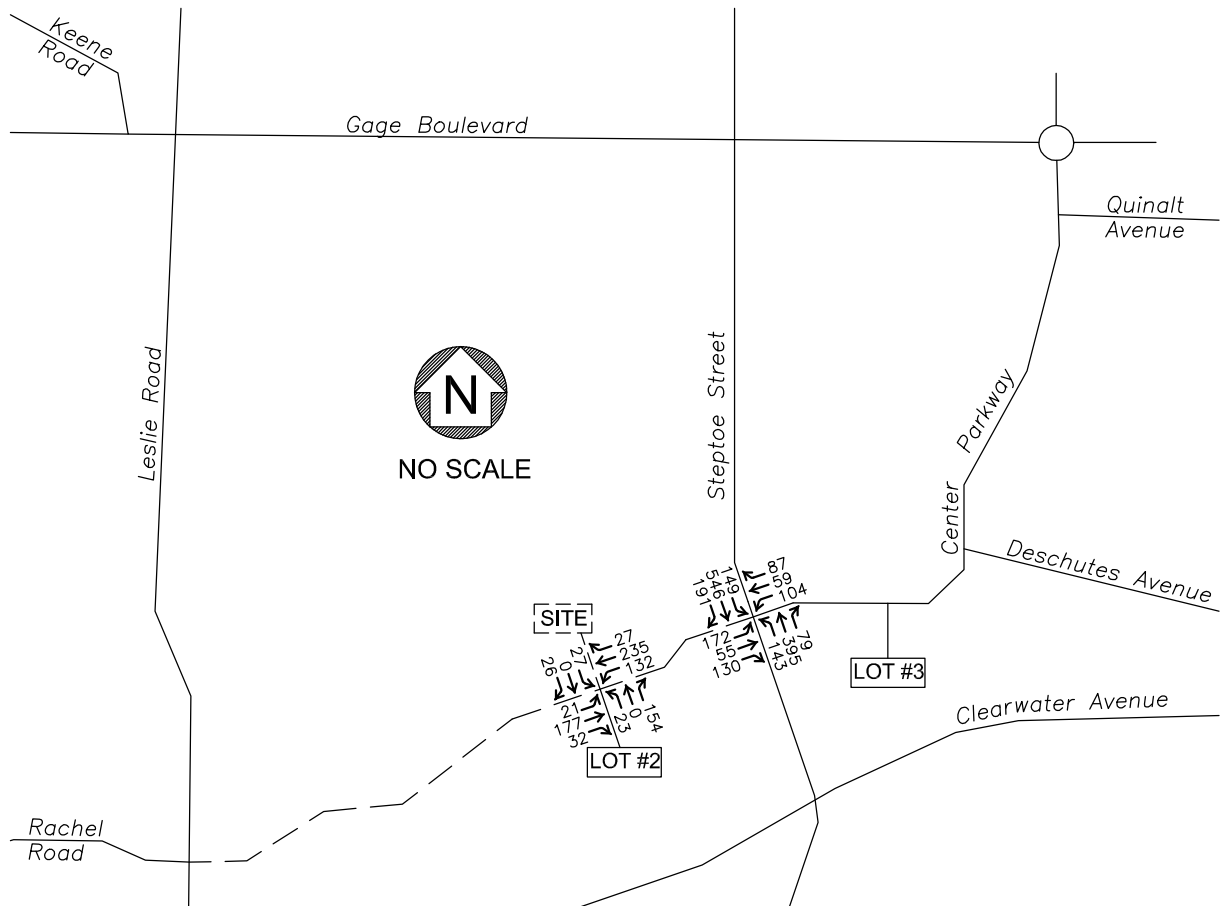


**CHARBONNEAU  
ENGINEERING LLC**  
PROJECT: 15-36

NOTES: 2018 Total Traffic =  
2018 Background Traffic +  
Trip Assignment (pass-by trips  
and new trips).

**2018 TOTAL TRAFFIC  
PM PEAK HOUR  
CLEARWATER CREEK - LOT #1**

**FIGURE  
9**



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ENGINEERING LLC

PROJECT: 15-36

NOTES: 2035 Future Traffic =  
2018 Total Traffic + growth  
(17 years).

2035 FUTURE TRAFFIC  
PM PEAK HOUR  
CLEARWATER CREEK - LOT #1

FIGURE

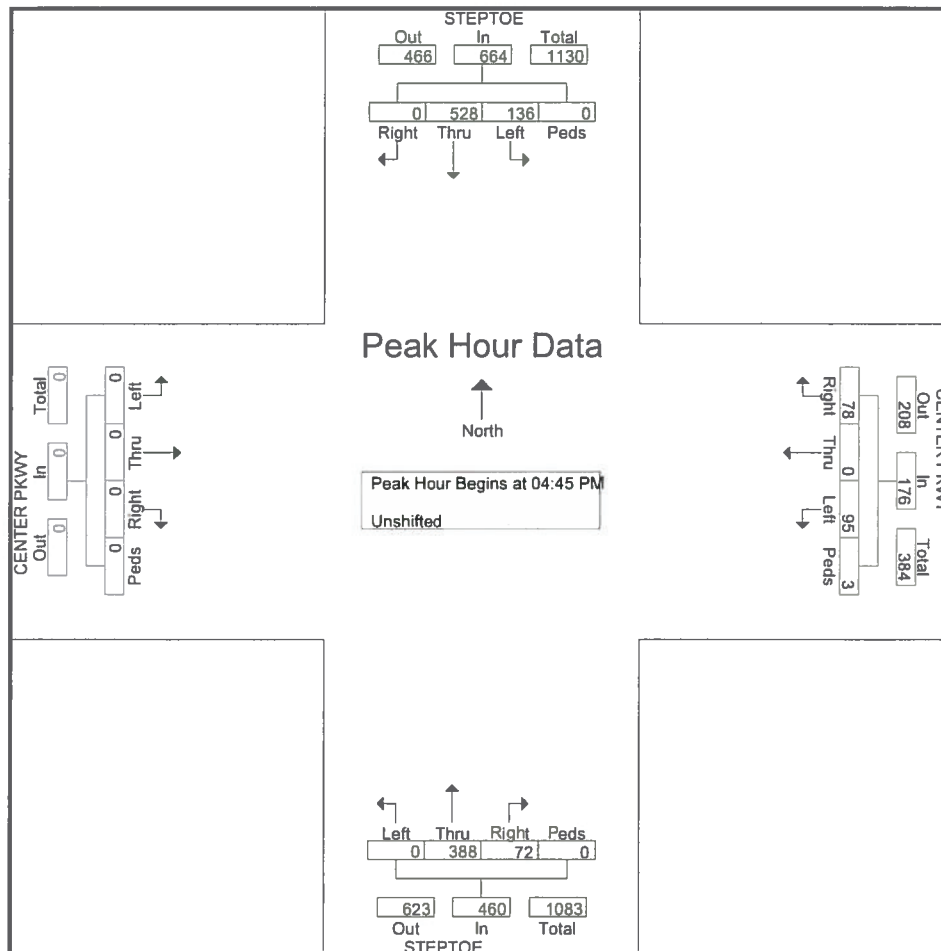
10

# J-U-B ENGINEERS, Inc.

2810 W Clearwater Ave, Suite 201  
Kennewick, WA 99336

File Name : Steptoe-CenterPkwy-PM  
Site Code : 00000000  
Start Date : 4/15/2014  
Page No : 3

|                                                            | STEPTOE<br>From North |      |       |      |            | CENTER PKWY<br>From East |      |       |      |            | STEPTOE<br>From South |      |       |      |            | CENTER PKWY<br>From West |      |       |      |            |            |
|------------------------------------------------------------|-----------------------|------|-------|------|------------|--------------------------|------|-------|------|------------|-----------------------|------|-------|------|------------|--------------------------|------|-------|------|------------|------------|
| Start Time                                                 | Left                  | Thru | Right | Peds | App. Total | Left                     | Thru | Right | Peds | App. Total | Left                  | Thru | Right | Peds | App. Total | Left                     | Thru | Right | Peds | App. Total | Int. Total |
| Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1 |                       |      |       |      |            |                          |      |       |      |            |                       |      |       |      |            |                          |      |       |      |            |            |
| Peak Hour for Entire Intersection Begins at 04:45 PM       |                       |      |       |      |            |                          |      |       |      |            |                       |      |       |      |            |                          |      |       |      |            |            |
| 04:45 PM                                                   | 34                    | 115  | 0     | 0    | 149        | 23                       | 0    | 18    | 0    | 41         | 0                     | 94   | 14    | 0    | 108        | 0                        | 0    | 0     | 0    | 0          | 298        |
| 05:00 PM                                                   | 34                    | 148  | 0     | 0    | 182        | 27                       | 0    | 21    | 3    | 51         | 0                     | 107  | 21    | 0    | 128        | 0                        | 0    | 0     | 0    | 0          | 361        |
| 05:15 PM                                                   | 42                    | 127  | 0     | 0    | 169        | 24                       | 0    | 21    | 0    | 45         | 0                     | 107  | 22    | 0    | 129        | 0                        | 0    | 0     | 0    | 0          | 343        |
| 05:30 PM                                                   | 26                    | 138  | 0     | 0    | 164        | 21                       | 0    | 18    | 0    | 39         | 0                     | 80   | 15    | 0    | 95         | 0                        | 0    | 0     | 0    | 0          | 298        |
| Total Volume                                               | 136                   | 528  | 0     | 0    | 664        | 95                       | 0    | 78    | 3    | 176        | 0                     | 388  | 72    | 0    | 460        | 0                        | 0    | 0     | 0    | 0          | 1300       |
| % App. Total                                               | 20.5                  | 79.5 | 0     | 0    |            | 54                       | 0    | 44.3  | 1.7  |            | 0                     | 84.3 | 15.7  | 0    |            | 0                        | 0    | 0     | 0    | 0          |            |
| PHF                                                        | .810                  | .892 | .000  | .000 | .912       | .880                     | .000 | .929  | .250 | .863       | .000                  | .907 | .818  | .000 | .891       | .000                     | .000 | .000  | .000 | .000       | .900       |





OFFICER REPORTED CRASHES THAT OCCURRED *at* OR *within 200 feet* OF THE FOLLOWING INTERSECTION IN THE CITY OF RICHLAND  
 STEPTOE ST @ CENTER PKWY

**1/1/2010 - 12/31/2014**

*UNDER 23 UNITED STATES CODE – SECTION 409, THIS DATA CANNOT BE USED IN DISCOVERY OR AS EVIDENCE*

*AT TRIAL IN ANY ACTION FOR DAMAGES AGAINST THE WSDOT, OR ANY JURISDICTIONS INVOLVED IN THE DATA*

| PRIMARY<br>TRAFFICWAY | INTERSECTING<br>TRAFFICWAY | *REPORT<br>NUMBER | DATE      | TIME  | MOST SEVERE<br>INJURY TYPE | #<br>I<br>N<br>J | #<br>F<br>A<br>T | #<br>V<br>E<br>H | #<br>P<br>E<br>D<br>S | #<br>P<br>E<br>D<br>A<br>L | MV<br>DRIVER<br>CONT<br>CIRC 1<br>(UNIT 2) | VEH 1<br>COMP<br>DIR<br>FROM | VEH 1<br>COMP<br>DIR TO | VEH 2<br>COMP<br>DIR<br>FROM | VEH 2<br>COMP<br>DIR TO | IMPACT LOCATION (Effective<br>for City, County & Misc<br>1/1/2010; SR's indefinite) |
|-----------------------|----------------------------|-------------------|-----------|-------|----------------------------|------------------|------------------|------------------|-----------------------|----------------------------|--------------------------------------------|------------------------------|-------------------------|------------------------------|-------------------------|-------------------------------------------------------------------------------------|
| STEPTOE               | CENTER PKWY                | E256001           | 7/11/2013 | 8:58  | Possible Injury            | 1                | 0                | 2                | 0                     | 0                          | None                                       | North                        | East                    | South                        | North                   | Lane of Primary Trafficway                                                          |
| STEPTOE ST            | CENTER PARKWAY             | E264391           | 8/20/2013 | 12:58 | No Injury                  | 0                | 0                | 2                | 0                     | 0                          | None                                       | East                         | South                   | South                        | North                   | Lane of Primary Trafficway                                                          |



$$r = \left( \frac{F}{P} \right)^{\frac{1}{n}} - 1$$

$$F = P = \left( \frac{398}{384} \right)^{\frac{1}{10}} - 1$$

$$\underline{r = 0.36\% \text{ WB}}$$

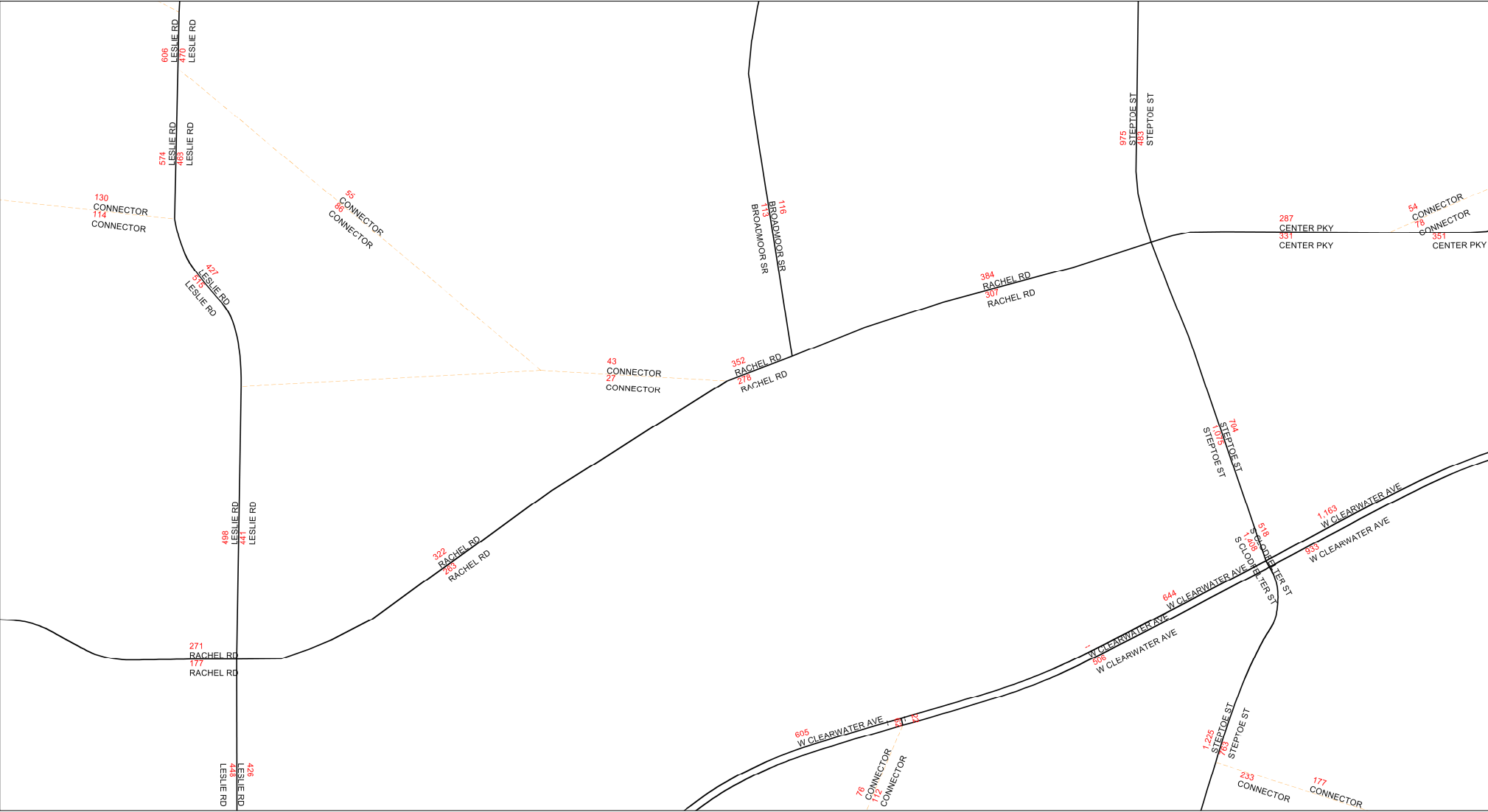
$$r = \left( \frac{F}{P} \right)^{\frac{1}{n}} - 1$$

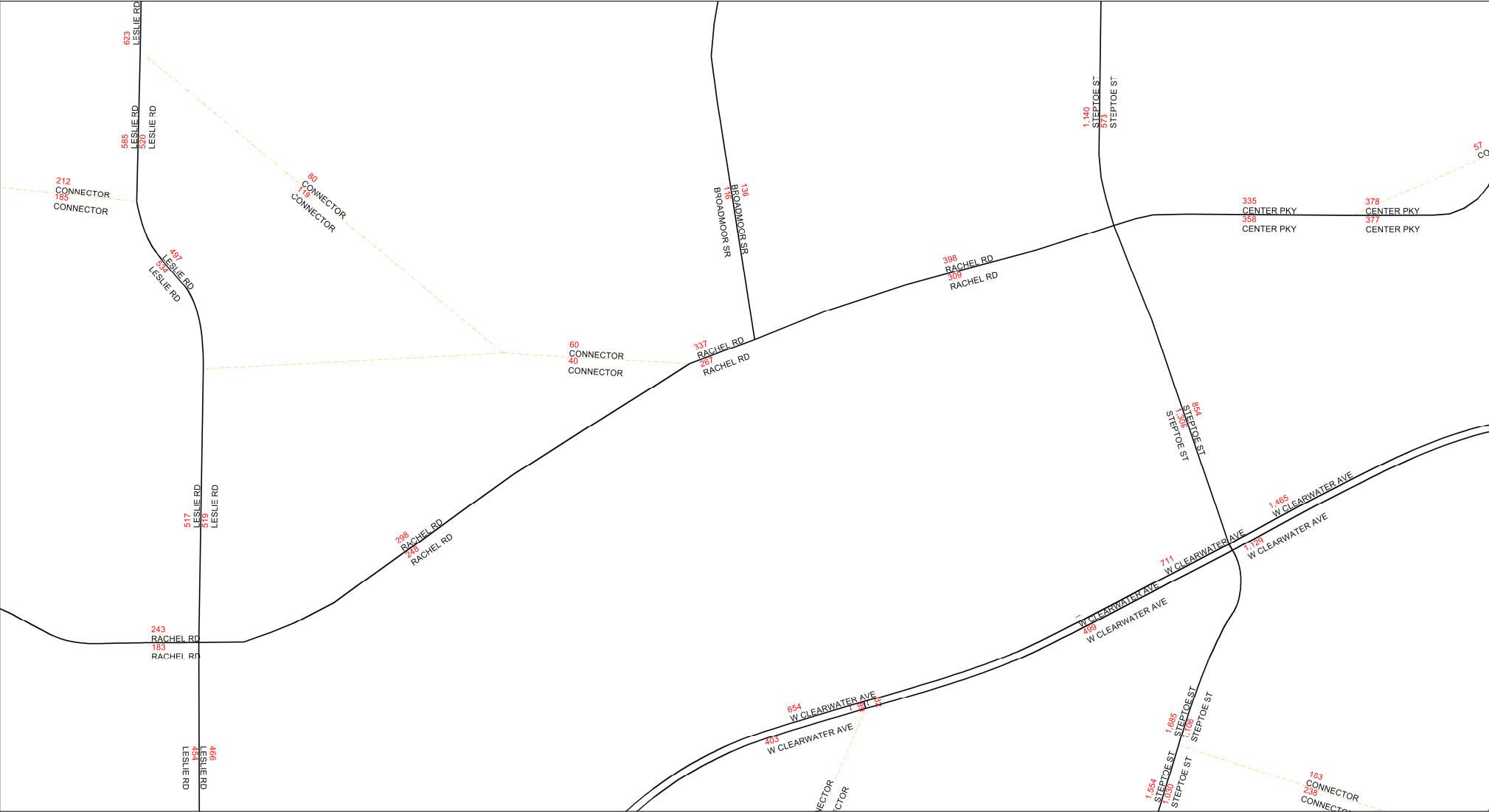
$$= \left( \frac{309}{307} \right)^{\frac{1}{10}} - 1$$

$$= 0.06\% \text{ EB}$$

THE WB GROWTH RATE WILL BE USED  
TO PROJECT ALL THE TRAFFIC VOLUMES,

#15-36 CLEARWATER CREEK - LOT #1





**Table A. Projected trip generation for Lot #2 (in-process traffic).**

| ITE Land Use                 | Units<br>(sq.ft.) | Weekday      |              |       |      |              |       |      |
|------------------------------|-------------------|--------------|--------------|-------|------|--------------|-------|------|
|                              |                   | ADT          | AM Peak Hour |       |      | PM Peak Hour |       |      |
|                              |                   |              | Total        | Enter | Exit | Total        | Enter | Exit |
| Shopping Center (#820)       | <b>91,465</b>     |              |              |       |      |              |       |      |
| Generation Rate <sup>1</sup> |                   | 42.70        | 0.96         | 62%   | 38%  | 3.73         | 48%   | 52%  |
| Total Driveway Trips         |                   | <b>3,906</b> | <b>88</b>    | 55    | 33   | <b>341</b>   | 164   | 177  |
| Pass-By Rate <sup>2</sup>    |                   |              |              |       |      | <b>34%</b>   |       |      |
| Pass-By Trips                |                   |              |              |       |      | 116          | 56    | 60   |
| New Site Trips               |                   | <b>3,906</b> | <b>88</b>    | 55    | 33   | <b>225</b>   | 108   | 117  |

<sup>1</sup> Source: *Trip Generation*, 9th Edition, ITE, 2012, average rates.

<sup>3</sup> 34% based on *Trip Generation Handbook, 2nd Edition*, ITE, 2004.

**Table B. Projected trip generation for Lot #3 (in-process traffic).**

| ITE Land Use                         | Units<br>(sq.ft.) | Weekday    |              |       |      |              |           |           |
|--------------------------------------|-------------------|------------|--------------|-------|------|--------------|-----------|-----------|
|                                      |                   | ADT        | AM Peak Hour |       |      | PM Peak Hour |           |           |
|                                      |                   |            | Total        | Enter | Exit | Total        | Enter     | Exit      |
| Coffee/Donut Shop with Drive-Through | <b>200</b>        |            |              |       |      |              |           |           |
| Generation Rate <sup>1</sup>         |                   | 1800.00    | 303.33       | 50%   | 50%  | 75.00        | 50%       | 50%       |
| Total Driveway Trips                 |                   | <b>360</b> | <b>61</b>    | 31    | 30   | <b>15</b>    | 8         | 7         |
| Pass-By Rate <sup>2</sup>            |                   |            | <b>49%</b>   |       |      | <b>50%</b>   |           |           |
| Coffee Shop Pass-By Trips            |                   |            | 30           | 15    | 15   | 8            | 4         | 4         |
| Coffee Shop New Site Trips           |                   | <b>360</b> | <b>31</b>    | 16    | 15   | <b>7</b>     | 4         | 3         |
| Automated Car Wash (#948)            | <b>750</b>        |            |              |       |      |              |           |           |
| Generation Rate <sup>1</sup>         |                   |            |              |       |      | 14.12        | 50%       | 50%       |
| Total Driveway Trips                 |                   |            |              |       |      | <b>11</b>    | 6         | 5         |
| Lot #3 Total Trips                   |                   |            |              |       |      | <b>26</b>    | <b>14</b> | <b>12</b> |
| Lot #3 Pass-by Trips                 |                   |            |              |       |      | <b>8</b>     | <b>4</b>  | <b>4</b>  |
| Lot #3 New Trips                     |                   |            |              |       |      | <b>18</b>    | <b>10</b> | <b>8</b>  |

<sup>1</sup> Source: *Trip Generation*, 9th Edition, ITE, 2012, average rates.

# Lanes, Volumes, Timings

## 3: Steptoe St & Center Parkway

9/17/2015



| Lane Group              | WBL   | WBR  | NBT  | NBR  | SBL   | SBT  |
|-------------------------|-------|------|------|------|-------|------|
| Lane Configurations     |       |      |      |      |       |      |
| Traffic Volume (vph)    | 95    | 78   | 389  | 72   | 136   | 530  |
| Future Volume (vph)     | 95    | 78   | 389  | 72   | 136   | 530  |
| Ideal Flow (vphpl)      | 1900  | 1900 | 1900 | 1900 | 1900  | 1900 |
| Storage Length (ft)     | 200   | 0    |      | 250  | 200   |      |
| Storage Lanes           | 1     | 1    |      | 1    | 1     |      |
| Taper Length (ft)       | 25    |      |      |      | 25    |      |
| Satd. Flow (prot)       | 1770  | 1583 | 3539 | 1583 | 1770  | 3539 |
| Flt Permitted           | 0.950 |      |      |      | 0.950 |      |
| Satd. Flow (perm)       | 1770  | 1583 | 3539 | 1583 | 1770  | 3539 |
| Right Turn on Red       |       | Yes  |      | Yes  |       |      |
| Satd. Flow (RTOR)       |       | 85   |      | 78   |       |      |
| Link Speed (mph)        | 35    |      | 40   |      |       | 40   |
| Link Distance (ft)      | 1045  |      | 685  |      |       | 545  |
| Travel Time (s)         | 20.4  |      | 11.7 |      |       | 9.3  |
| Peak Hour Factor        | 0.92  | 0.92 | 0.92 | 0.92 | 0.92  | 0.92 |
| Shared Lane Traffic (%) |       |      |      |      |       |      |
| Lane Group Flow (vph)   | 103   | 85   | 423  | 78   | 148   | 576  |
| Turn Type               | Prot  | Perm | NA   | Perm | Prot  | NA   |
| Protected Phases        | 8     |      | 2    |      | 1     | 6    |
| Permitted Phases        |       | 8    |      | 2    |       |      |
| Total Split (s)         | 22.5  | 22.5 | 22.5 | 22.5 | 10.0  | 32.5 |
| Total Lost Time (s)     | 4.5   | 4.5  | 4.5  | 4.5  | 4.5   | 4.5  |
| Act Effect Green (s)    | 8.0   | 8.0  | 20.9 | 20.9 | 5.5   | 31.8 |
| Actuated g/C Ratio      | 0.17  | 0.17 | 0.45 | 0.45 | 0.12  | 0.69 |
| v/c Ratio               | 0.34  | 0.25 | 0.26 | 0.10 | 0.70  | 0.24 |
| Control Delay           | 19.2  | 6.8  | 9.7  | 3.5  | 41.7  | 4.1  |
| Queue Delay             | 0.0   | 0.0  | 0.0  | 0.0  | 0.0   | 0.0  |
| Total Delay             | 19.2  | 6.8  | 9.7  | 3.5  | 41.7  | 4.1  |
| LOS                     | B     | A    | A    | A    | D     | A    |
| Approach Delay          | 13.6  |      | 8.7  |      |       | 11.8 |
| Approach LOS            | B     |      | A    |      |       | B    |
| Queue Length 50th (ft)  | 24    | 0    | 36   | 0    | 37    | 27   |
| Queue Length 95th (ft)  | 55    | 26   | 68   | 19   | #114  | 54   |
| Internal Link Dist (ft) | 965   |      | 605  |      |       | 465  |
| Turn Bay Length (ft)    | 200   |      |      | 250  | 200   |      |
| Base Capacity (vph)     | 693   | 672  | 1610 | 762  | 211   | 2448 |
| Starvation Cap Reductn  | 0     | 0    | 0    | 0    | 0     | 0    |
| Spillback Cap Reductn   | 0     | 0    | 0    | 0    | 0     | 0    |
| Storage Cap Reductn     | 0     | 0    | 0    | 0    | 0     | 0    |
| Reduced v/c Ratio       | 0.15  | 0.13 | 0.26 | 0.10 | 0.70  | 0.24 |

### Intersection Summary

Area Type: Other

Cycle Length: 55

Actuated Cycle Length: 46

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.70

Intersection Signal Delay: 10.9

Intersection LOS: B

# Lanes, Volumes, Timings

## 3: Steptoe St & Center Parkway

9/17/2015

Intersection Capacity Utilization 34.8%

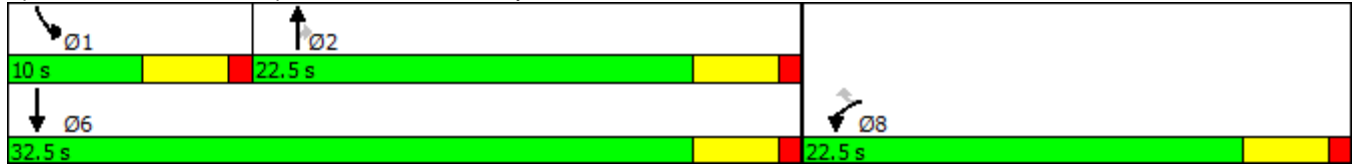
ICU Level of Service A

Analysis Period (min) 15

# 95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Steptoe St & Center Parkway





# Lanes, Volumes, Timings

## 3: Steptoe St & Center Parkway

9/17/2015

|                         |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Lane Group              | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations     |  |  |  |  |  |  |  |  |  |  |  |  |
| Traffic Volume (vph)    | 157                                                                               | 50                                                                                | 119                                                                               | 98                                                                                | 54                                                                                | 82                                                                                | 132                                                                                | 371                                                                                 | 75                                                                                  | 141                                                                                 | 514                                                                                 | 175                                                                                 |
| Future Volume (vph)     | 157                                                                               | 50                                                                                | 119                                                                               | 98                                                                                | 54                                                                                | 82                                                                                | 132                                                                                | 371                                                                                 | 75                                                                                  | 141                                                                                 | 514                                                                                 | 175                                                                                 |
| Ideal Flow (vphpl)      | 1900                                                                              | 1900                                                                              | 1900                                                                              | 1900                                                                              | 1900                                                                              | 1900                                                                              | 1900                                                                               | 1900                                                                                | 1900                                                                                | 1900                                                                                | 1900                                                                                | 1900                                                                                |
| Storage Length (ft)     | 175                                                                               |                                                                                   | 175                                                                               | 200                                                                               |                                                                                   | 0                                                                                 | 0                                                                                  |                                                                                     | 250                                                                                 | 200                                                                                 |                                                                                     | 0                                                                                   |
| Storage Lanes           | 1                                                                                 |                                                                                   | 1                                                                                 | 1                                                                                 |                                                                                   | 1                                                                                 | 2                                                                                  |                                                                                     | 1                                                                                   | 1                                                                                   |                                                                                     | 1                                                                                   |
| Taper Length (ft)       | 25                                                                                |                                                                                   |                                                                                   | 25                                                                                |                                                                                   |                                                                                   | 25                                                                                 |                                                                                     |                                                                                     | 25                                                                                  |                                                                                     |                                                                                     |
| Satd. Flow (prot)       | 1770                                                                              | 1863                                                                              | 1583                                                                              | 1770                                                                              | 1863                                                                              | 1583                                                                              | 3433                                                                               | 3539                                                                                | 1583                                                                                | 1770                                                                                | 3539                                                                                | 1583                                                                                |
| Flt Permitted           | 0.950                                                                             |                                                                                   |                                                                                   | 0.950                                                                             |                                                                                   |                                                                                   | 0.950                                                                              |                                                                                     |                                                                                     | 0.950                                                                               |                                                                                     |                                                                                     |
| Satd. Flow (perm)       | 1770                                                                              | 1863                                                                              | 1583                                                                              | 1770                                                                              | 1863                                                                              | 1583                                                                              | 3433                                                                               | 3539                                                                                | 1583                                                                                | 1770                                                                                | 3539                                                                                | 1583                                                                                |
| Right Turn on Red       |                                                                                   |                                                                                   | Yes                                                                               |                                                                                   |                                                                                   | Yes                                                                               |                                                                                    |                                                                                     | Yes                                                                                 |                                                                                     |                                                                                     | Yes                                                                                 |
| Satd. Flow (RTOR)       |                                                                                   |                                                                                   | 143                                                                               |                                                                                   |                                                                                   | 143                                                                               |                                                                                    |                                                                                     | 143                                                                                 |                                                                                     |                                                                                     | 190                                                                                 |
| Link Speed (mph)        |                                                                                   | 30                                                                                |                                                                                   |                                                                                   | 35                                                                                |                                                                                   |                                                                                    | 40                                                                                  |                                                                                     |                                                                                     | 40                                                                                  |                                                                                     |
| Link Distance (ft)      |                                                                                   | 1200                                                                              |                                                                                   |                                                                                   | 1045                                                                              |                                                                                   |                                                                                    | 685                                                                                 |                                                                                     |                                                                                     | 545                                                                                 |                                                                                     |
| Travel Time (s)         |                                                                                   | 27.3                                                                              |                                                                                   |                                                                                   | 20.4                                                                              |                                                                                   |                                                                                    | 11.7                                                                                |                                                                                     |                                                                                     | 9.3                                                                                 |                                                                                     |
| Peak Hour Factor        | 0.92                                                                              | 0.92                                                                              | 0.92                                                                              | 0.92                                                                              | 0.92                                                                              | 0.92                                                                              | 0.92                                                                               | 0.92                                                                                | 0.92                                                                                | 0.92                                                                                | 0.92                                                                                | 0.92                                                                                |
| Shared Lane Traffic (%) |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Lane Group Flow (vph)   | 171                                                                               | 54                                                                                | 129                                                                               | 107                                                                               | 59                                                                                | 89                                                                                | 143                                                                                | 403                                                                                 | 82                                                                                  | 153                                                                                 | 559                                                                                 | 190                                                                                 |
| Turn Type               | Prot                                                                              | NA                                                                                | Perm                                                                              | Prot                                                                              | NA                                                                                | Perm                                                                              | Prot                                                                               | NA                                                                                  | Perm                                                                                | Prot                                                                                | NA                                                                                  | Perm                                                                                |
| Protected Phases        | 7                                                                                 | 4                                                                                 |                                                                                   | 3                                                                                 | 8                                                                                 |                                                                                   | 5                                                                                  | 2                                                                                   |                                                                                     | 1                                                                                   | 6                                                                                   |                                                                                     |
| Permitted Phases        |                                                                                   |                                                                                   | 4                                                                                 |                                                                                   |                                                                                   | 8                                                                                 |                                                                                    |                                                                                     | 2                                                                                   |                                                                                     |                                                                                     | 6                                                                                   |
| Total Split (s)         | 19.7                                                                              | 22.5                                                                              | 22.5                                                                              | 22.5                                                                              | 25.3                                                                              | 25.3                                                                              | 9.9                                                                                | 22.6                                                                                | 22.6                                                                                | 12.4                                                                                | 25.1                                                                                | 25.1                                                                                |
| Total Lost Time (s)     | 4.5                                                                               | 4.5                                                                               | 4.5                                                                               | 4.5                                                                               | 4.5                                                                               | 4.5                                                                               | 4.5                                                                                | 4.5                                                                                 | 4.5                                                                                 | 4.5                                                                                 | 4.5                                                                                 | 4.5                                                                                 |
| Act Effect Green (s)    | 11.2                                                                              | 9.2                                                                               | 9.2                                                                               | 9.2                                                                               | 7.6                                                                               | 7.6                                                                               | 5.7                                                                                | 19.2                                                                                | 19.2                                                                                | 8.4                                                                                 | 26.7                                                                                | 26.7                                                                                |
| Actuated g/C Ratio      | 0.19                                                                              | 0.16                                                                              | 0.16                                                                              | 0.16                                                                              | 0.13                                                                              | 0.13                                                                              | 0.10                                                                               | 0.33                                                                                | 0.33                                                                                | 0.14                                                                                | 0.46                                                                                | 0.46                                                                                |
| v/c Ratio               | 0.51                                                                              | 0.18                                                                              | 0.35                                                                              | 0.38                                                                              | 0.24                                                                              | 0.27                                                                              | 0.42                                                                               | 0.35                                                                                | 0.13                                                                                | 0.60                                                                                | 0.35                                                                                | 0.23                                                                                |
| Control Delay           | 29.2                                                                              | 25.4                                                                              | 7.4                                                                               | 29.0                                                                              | 28.6                                                                              | 3.9                                                                               | 33.1                                                                               | 19.2                                                                                | 1.5                                                                                 | 40.8                                                                                | 17.3                                                                                | 4.2                                                                                 |
| Queue Delay             | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Total Delay             | 29.2                                                                              | 25.4                                                                              | 7.4                                                                               | 29.0                                                                              | 28.6                                                                              | 3.9                                                                               | 33.1                                                                               | 19.2                                                                                | 1.5                                                                                 | 40.8                                                                                | 17.3                                                                                | 4.2                                                                                 |
| LOS                     | C                                                                                 | C                                                                                 | A                                                                                 | C                                                                                 | C                                                                                 | A                                                                                 | C                                                                                  | B                                                                                   | A                                                                                   | D                                                                                   | B                                                                                   | A                                                                                   |
| Approach Delay          |                                                                                   | 20.7                                                                              |                                                                                   |                                                                                   | 20.2                                                                              |                                                                                   |                                                                                    | 20.0                                                                                |                                                                                     |                                                                                     | 18.5                                                                                |                                                                                     |
| Approach LOS            |                                                                                   | C                                                                                 |                                                                                   |                                                                                   | C                                                                                 |                                                                                   |                                                                                    | C                                                                                   |                                                                                     |                                                                                     | B                                                                                   |                                                                                     |
| Queue Length 50th (ft)  | 60                                                                                | 18                                                                                | 0                                                                                 | 38                                                                                | 21                                                                                | 0                                                                                 | 27                                                                                 | 64                                                                                  | 0                                                                                   | 57                                                                                  | 87                                                                                  | 0                                                                                   |
| Queue Length 95th (ft)  | 117                                                                               | 48                                                                                | 36                                                                                | 82                                                                                | 54                                                                                | 14                                                                                | 57                                                                                 | 113                                                                                 | 9                                                                                   | #153                                                                                | 149                                                                                 | 41                                                                                  |
| Internal Link Dist (ft) |                                                                                   | 1120                                                                              |                                                                                   |                                                                                   | 965                                                                               |                                                                                   |                                                                                    | 605                                                                                 |                                                                                     |                                                                                     | 465                                                                                 |                                                                                     |
| Turn Bay Length (ft)    | 175                                                                               |                                                                                   | 175                                                                               | 200                                                                               |                                                                                   |                                                                                   |                                                                                    |                                                                                     | 250                                                                                 | 200                                                                                 |                                                                                     |                                                                                     |
| Base Capacity (vph)     | 489                                                                               | 610                                                                               | 614                                                                               | 579                                                                               | 705                                                                               | 688                                                                               | 337                                                                                | 1165                                                                                | 617                                                                                 | 254                                                                                 | 1618                                                                                | 827                                                                                 |
| Starvation Cap Reductn  | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Spillback Cap Reductn   | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Storage Cap Reductn     | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Reduced v/c Ratio       | 0.35                                                                              | 0.09                                                                              | 0.21                                                                              | 0.18                                                                              | 0.08                                                                              | 0.13                                                                              | 0.42                                                                               | 0.35                                                                                | 0.13                                                                                | 0.60                                                                                | 0.35                                                                                | 0.23                                                                                |

### Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 58.4

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.60

Intersection Signal Delay: 19.5

Intersection LOS: B

# Lanes, Volumes, Timings 3: Steptoe St & Center Parkway

9/17/2015

Intersection Capacity Utilization 45.0%

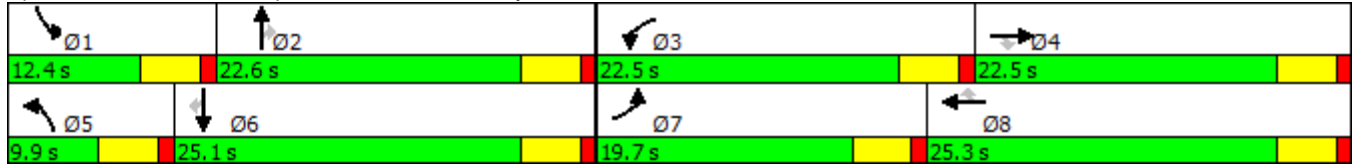
ICU Level of Service A

Analysis Period (min) 15

# 95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Steptoe St & Center Parkway



# Lanes, Volumes, Timings

## 3: Steptoe St & Center Parkway

9/17/2015

|                         |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Lane Group              | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations     |  |  |  |  |  |  |  |  |  |  |  |  |
| Traffic Volume (vph)    | 166                                                                               | 53                                                                                | 126                                                                               | 98                                                                                | 57                                                                                | 82                                                                                | 138                                                                                | 371                                                                                 | 75                                                                                  | 141                                                                                 | 514                                                                                 | 184                                                                                 |
| Future Volume (vph)     | 166                                                                               | 53                                                                                | 126                                                                               | 98                                                                                | 57                                                                                | 82                                                                                | 138                                                                                | 371                                                                                 | 75                                                                                  | 141                                                                                 | 514                                                                                 | 184                                                                                 |
| Ideal Flow (vphpl)      | 1900                                                                              | 1900                                                                              | 1900                                                                              | 1900                                                                              | 1900                                                                              | 1900                                                                              | 1900                                                                               | 1900                                                                                | 1900                                                                                | 1900                                                                                | 1900                                                                                | 1900                                                                                |
| Storage Length (ft)     | 175                                                                               |                                                                                   | 175                                                                               | 200                                                                               |                                                                                   | 0                                                                                 | 0                                                                                  |                                                                                     | 250                                                                                 | 200                                                                                 |                                                                                     | 0                                                                                   |
| Storage Lanes           | 1                                                                                 |                                                                                   | 1                                                                                 | 1                                                                                 |                                                                                   | 1                                                                                 | 2                                                                                  |                                                                                     | 1                                                                                   | 1                                                                                   |                                                                                     | 1                                                                                   |
| Taper Length (ft)       | 25                                                                                |                                                                                   |                                                                                   | 25                                                                                |                                                                                   |                                                                                   | 25                                                                                 |                                                                                     |                                                                                     | 25                                                                                  |                                                                                     |                                                                                     |
| Satd. Flow (prot)       | 1770                                                                              | 1863                                                                              | 1583                                                                              | 1770                                                                              | 1863                                                                              | 1583                                                                              | 3433                                                                               | 3539                                                                                | 1583                                                                                | 1770                                                                                | 3539                                                                                | 1583                                                                                |
| Flt Permitted           | 0.950                                                                             |                                                                                   |                                                                                   | 0.950                                                                             |                                                                                   |                                                                                   | 0.950                                                                              |                                                                                     |                                                                                     | 0.950                                                                               |                                                                                     |                                                                                     |
| Satd. Flow (perm)       | 1770                                                                              | 1863                                                                              | 1583                                                                              | 1770                                                                              | 1863                                                                              | 1583                                                                              | 3433                                                                               | 3539                                                                                | 1583                                                                                | 1770                                                                                | 3539                                                                                | 1583                                                                                |
| Right Turn on Red       |                                                                                   |                                                                                   | Yes                                                                               |                                                                                   |                                                                                   | Yes                                                                               |                                                                                    |                                                                                     | Yes                                                                                 |                                                                                     |                                                                                     | Yes                                                                                 |
| Satd. Flow (RTOR)       |                                                                                   |                                                                                   | 143                                                                               |                                                                                   |                                                                                   | 143                                                                               |                                                                                    |                                                                                     | 143                                                                                 |                                                                                     |                                                                                     | 200                                                                                 |
| Link Speed (mph)        |                                                                                   | 30                                                                                |                                                                                   |                                                                                   | 35                                                                                |                                                                                   |                                                                                    | 40                                                                                  |                                                                                     |                                                                                     | 40                                                                                  |                                                                                     |
| Link Distance (ft)      |                                                                                   | 1200                                                                              |                                                                                   |                                                                                   | 1045                                                                              |                                                                                   |                                                                                    | 685                                                                                 |                                                                                     |                                                                                     | 545                                                                                 |                                                                                     |
| Travel Time (s)         |                                                                                   | 27.3                                                                              |                                                                                   |                                                                                   | 20.4                                                                              |                                                                                   |                                                                                    | 11.7                                                                                |                                                                                     |                                                                                     | 9.3                                                                                 |                                                                                     |
| Peak Hour Factor        | 0.92                                                                              | 0.92                                                                              | 0.92                                                                              | 0.92                                                                              | 0.92                                                                              | 0.92                                                                              | 0.92                                                                               | 0.92                                                                                | 0.92                                                                                | 0.92                                                                                | 0.92                                                                                | 0.92                                                                                |
| Shared Lane Traffic (%) |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Lane Group Flow (vph)   | 180                                                                               | 58                                                                                | 137                                                                               | 107                                                                               | 62                                                                                | 89                                                                                | 150                                                                                | 403                                                                                 | 82                                                                                  | 153                                                                                 | 559                                                                                 | 200                                                                                 |
| Turn Type               | Prot                                                                              | NA                                                                                | Perm                                                                              | Prot                                                                              | NA                                                                                | Perm                                                                              | Prot                                                                               | NA                                                                                  | Perm                                                                                | Prot                                                                                | NA                                                                                  | Perm                                                                                |
| Protected Phases        | 7                                                                                 | 4                                                                                 |                                                                                   | 3                                                                                 | 8                                                                                 |                                                                                   | 5                                                                                  | 2                                                                                   |                                                                                     | 1                                                                                   | 6                                                                                   |                                                                                     |
| Permitted Phases        |                                                                                   |                                                                                   | 4                                                                                 |                                                                                   |                                                                                   | 8                                                                                 |                                                                                    |                                                                                     | 2                                                                                   |                                                                                     |                                                                                     | 6                                                                                   |
| Total Split (s)         | 19.7                                                                              | 22.5                                                                              | 22.5                                                                              | 22.5                                                                              | 25.3                                                                              | 25.3                                                                              | 9.9                                                                                | 22.6                                                                                | 22.6                                                                                | 12.4                                                                                | 25.1                                                                                | 25.1                                                                                |
| Total Lost Time (s)     | 4.5                                                                               | 4.5                                                                               | 4.5                                                                               | 4.5                                                                               | 4.5                                                                               | 4.5                                                                               | 4.5                                                                                | 4.5                                                                                 | 4.5                                                                                 | 4.5                                                                                 | 4.5                                                                                 | 4.5                                                                                 |
| Act Effect Green (s)    | 11.3                                                                              | 9.8                                                                               | 9.8                                                                               | 9.1                                                                               | 7.6                                                                               | 7.6                                                                               | 5.5                                                                                | 18.5                                                                                | 18.5                                                                                | 8.1                                                                                 | 23.6                                                                                | 23.6                                                                                |
| Actuated g/C Ratio      | 0.18                                                                              | 0.16                                                                              | 0.16                                                                              | 0.15                                                                              | 0.12                                                                              | 0.12                                                                              | 0.09                                                                               | 0.30                                                                                | 0.30                                                                                | 0.13                                                                                | 0.39                                                                                | 0.39                                                                                |
| v/c Ratio               | 0.55                                                                              | 0.19                                                                              | 0.37                                                                              | 0.41                                                                              | 0.27                                                                              | 0.28                                                                              | 0.49                                                                               | 0.38                                                                                | 0.14                                                                                | 0.66                                                                                | 0.41                                                                                | 0.27                                                                                |
| Control Delay           | 30.6                                                                              | 25.4                                                                              | 8.0                                                                               | 29.8                                                                              | 29.2                                                                              | 4.1                                                                               | 34.7                                                                               | 19.9                                                                                | 1.6                                                                                 | 44.4                                                                                | 18.0                                                                                | 4.4                                                                                 |
| Queue Delay             | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Total Delay             | 30.6                                                                              | 25.4                                                                              | 8.0                                                                               | 29.8                                                                              | 29.2                                                                              | 4.1                                                                               | 34.7                                                                               | 19.9                                                                                | 1.6                                                                                 | 44.4                                                                                | 18.0                                                                                | 4.4                                                                                 |
| LOS                     | C                                                                                 | C                                                                                 | A                                                                                 | C                                                                                 | C                                                                                 | A                                                                                 | C                                                                                  | B                                                                                   | A                                                                                   | D                                                                                   | B                                                                                   | A                                                                                   |
| Approach Delay          |                                                                                   | 21.5                                                                              |                                                                                   |                                                                                   | 20.8                                                                              |                                                                                   |                                                                                    | 21.0                                                                                |                                                                                     |                                                                                     | 19.4                                                                                |                                                                                     |
| Approach LOS            |                                                                                   | C                                                                                 |                                                                                   |                                                                                   | C                                                                                 |                                                                                   |                                                                                    | C                                                                                   |                                                                                     |                                                                                     | B                                                                                   |                                                                                     |
| Queue Length 50th (ft)  | 63                                                                                | 20                                                                                | 0                                                                                 | 38                                                                                | 22                                                                                | 0                                                                                 | 28                                                                                 | 64                                                                                  | 0                                                                                   | 57                                                                                  | 88                                                                                  | 0                                                                                   |
| Queue Length 95th (ft)  | 123                                                                               | 50                                                                                | 40                                                                                | 82                                                                                | 56                                                                                | 14                                                                                | 59                                                                                 | 113                                                                                 | 9                                                                                   | #154                                                                                | 150                                                                                 | 42                                                                                  |
| Internal Link Dist (ft) |                                                                                   | 1120                                                                              |                                                                                   |                                                                                   | 965                                                                               |                                                                                   |                                                                                    | 605                                                                                 |                                                                                     |                                                                                     | 465                                                                                 |                                                                                     |
| Turn Bay Length (ft)    | 175                                                                               |                                                                                   | 175                                                                               | 200                                                                               |                                                                                   |                                                                                   |                                                                                    |                                                                                     | 250                                                                                 | 200                                                                                 |                                                                                     |                                                                                     |
| Base Capacity (vph)     | 449                                                                               | 559                                                                               | 575                                                                               | 531                                                                               | 646                                                                               | 642                                                                               | 309                                                                                | 1068                                                                                | 578                                                                                 | 233                                                                                 | 1366                                                                                | 734                                                                                 |
| Starvation Cap Reductn  | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Spillback Cap Reductn   | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Storage Cap Reductn     | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Reduced v/c Ratio       | 0.40                                                                              | 0.10                                                                              | 0.24                                                                              | 0.20                                                                              | 0.10                                                                              | 0.14                                                                              | 0.49                                                                               | 0.38                                                                                | 0.14                                                                                | 0.66                                                                                | 0.41                                                                                | 0.27                                                                                |

### Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 61.1

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.66

Intersection Signal Delay: 20.4

Intersection LOS: C

# Lanes, Volumes, Timings

## 3: Steptoe St & Center Parkway

9/17/2015

Intersection Capacity Utilization 45.5%

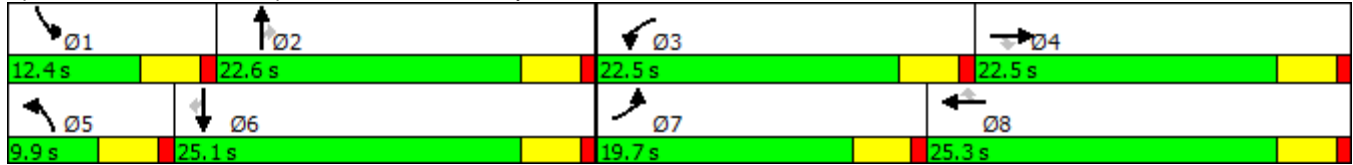
ICU Level of Service A

Analysis Period (min) 15

# 95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Steptoe St & Center Parkway



# Lanes, Volumes, Timings

## 3: Steptoe St & Center Parkway

9/17/2015

|                         |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Lane Group              | EBL                                                                               | EBT                                                                               | EBR                                                                               | WBL                                                                               | WBT                                                                               | WBR                                                                               | NBL                                                                                | NBT                                                                                 | NBR                                                                                 | SBL                                                                                 | SBT                                                                                 | SBR                                                                                 |
| Lane Configurations     |  |  |  |  |  |  |  |  |  |  |  |  |
| Traffic Volume (vph)    | 172                                                                               | 55                                                                                | 130                                                                               | 104                                                                               | 59                                                                                | 87                                                                                | 143                                                                                | 395                                                                                 | 79                                                                                  | 149                                                                                 | 546                                                                                 | 191                                                                                 |
| Future Volume (vph)     | 172                                                                               | 55                                                                                | 130                                                                               | 104                                                                               | 59                                                                                | 87                                                                                | 143                                                                                | 395                                                                                 | 79                                                                                  | 149                                                                                 | 546                                                                                 | 191                                                                                 |
| Ideal Flow (vphpl)      | 1900                                                                              | 1900                                                                              | 1900                                                                              | 1900                                                                              | 1900                                                                              | 1900                                                                              | 1900                                                                               | 1900                                                                                | 1900                                                                                | 1900                                                                                | 1900                                                                                | 1900                                                                                |
| Storage Length (ft)     | 175                                                                               |                                                                                   | 175                                                                               | 200                                                                               |                                                                                   | 0                                                                                 | 0                                                                                  |                                                                                     | 250                                                                                 | 200                                                                                 |                                                                                     | 0                                                                                   |
| Storage Lanes           | 1                                                                                 |                                                                                   | 1                                                                                 | 1                                                                                 |                                                                                   | 1                                                                                 | 2                                                                                  |                                                                                     | 1                                                                                   | 1                                                                                   |                                                                                     | 1                                                                                   |
| Taper Length (ft)       | 25                                                                                |                                                                                   |                                                                                   | 25                                                                                |                                                                                   |                                                                                   | 25                                                                                 |                                                                                     |                                                                                     | 25                                                                                  |                                                                                     |                                                                                     |
| Satd. Flow (prot)       | 1770                                                                              | 1863                                                                              | 1583                                                                              | 1770                                                                              | 1863                                                                              | 1583                                                                              | 3433                                                                               | 3539                                                                                | 1583                                                                                | 1770                                                                                | 3539                                                                                | 1583                                                                                |
| Flt Permitted           | 0.950                                                                             |                                                                                   |                                                                                   | 0.950                                                                             |                                                                                   |                                                                                   | 0.950                                                                              |                                                                                     |                                                                                     | 0.950                                                                               |                                                                                     |                                                                                     |
| Satd. Flow (perm)       | 1770                                                                              | 1863                                                                              | 1583                                                                              | 1770                                                                              | 1863                                                                              | 1583                                                                              | 3433                                                                               | 3539                                                                                | 1583                                                                                | 1770                                                                                | 3539                                                                                | 1583                                                                                |
| Right Turn on Red       |                                                                                   |                                                                                   | Yes                                                                               |                                                                                   |                                                                                   | Yes                                                                               |                                                                                    |                                                                                     | Yes                                                                                 |                                                                                     |                                                                                     | Yes                                                                                 |
| Satd. Flow (RTOR)       |                                                                                   |                                                                                   | 143                                                                               |                                                                                   |                                                                                   | 143                                                                               |                                                                                    |                                                                                     | 143                                                                                 |                                                                                     |                                                                                     | 208                                                                                 |
| Link Speed (mph)        |                                                                                   | 30                                                                                |                                                                                   |                                                                                   | 35                                                                                |                                                                                   |                                                                                    | 40                                                                                  |                                                                                     |                                                                                     | 40                                                                                  |                                                                                     |
| Link Distance (ft)      |                                                                                   | 1200                                                                              |                                                                                   |                                                                                   | 1045                                                                              |                                                                                   |                                                                                    | 685                                                                                 |                                                                                     |                                                                                     | 545                                                                                 |                                                                                     |
| Travel Time (s)         |                                                                                   | 27.3                                                                              |                                                                                   |                                                                                   | 20.4                                                                              |                                                                                   |                                                                                    | 11.7                                                                                |                                                                                     |                                                                                     | 9.3                                                                                 |                                                                                     |
| Peak Hour Factor        | 0.92                                                                              | 0.92                                                                              | 0.92                                                                              | 0.92                                                                              | 0.92                                                                              | 0.92                                                                              | 0.92                                                                               | 0.92                                                                                | 0.92                                                                                | 0.92                                                                                | 0.92                                                                                | 0.92                                                                                |
| Shared Lane Traffic (%) |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
| Lane Group Flow (vph)   | 187                                                                               | 60                                                                                | 141                                                                               | 113                                                                               | 64                                                                                | 95                                                                                | 155                                                                                | 429                                                                                 | 86                                                                                  | 162                                                                                 | 593                                                                                 | 208                                                                                 |
| Turn Type               | Prot                                                                              | NA                                                                                | Perm                                                                              | Prot                                                                              | NA                                                                                | Perm                                                                              | Prot                                                                               | NA                                                                                  | Perm                                                                                | Prot                                                                                | NA                                                                                  | Perm                                                                                |
| Protected Phases        | 7                                                                                 | 4                                                                                 |                                                                                   | 3                                                                                 | 8                                                                                 |                                                                                   | 5                                                                                  | 2                                                                                   |                                                                                     | 1                                                                                   | 6                                                                                   |                                                                                     |
| Permitted Phases        |                                                                                   |                                                                                   | 4                                                                                 |                                                                                   |                                                                                   | 8                                                                                 |                                                                                    |                                                                                     | 2                                                                                   |                                                                                     |                                                                                     | 6                                                                                   |
| Total Split (s)         | 20.5                                                                              | 22.5                                                                              | 22.5                                                                              | 22.5                                                                              | 24.5                                                                              | 24.5                                                                              | 10.2                                                                               | 22.5                                                                                | 22.5                                                                                | 12.5                                                                                | 24.8                                                                                | 24.8                                                                                |
| Total Lost Time (s)     | 4.5                                                                               | 4.5                                                                               | 4.5                                                                               | 4.5                                                                               | 4.5                                                                               | 4.5                                                                               | 4.5                                                                                | 4.5                                                                                 | 4.5                                                                                 | 4.5                                                                                 | 4.5                                                                                 | 4.5                                                                                 |
| Act Effect Green (s)    | 11.6                                                                              | 10.1                                                                              | 10.1                                                                              | 9.3                                                                               | 7.7                                                                               | 7.7                                                                               | 5.8                                                                                | 18.4                                                                                | 18.4                                                                                | 8.2                                                                                 | 23.4                                                                                | 23.4                                                                                |
| Actuated g/C Ratio      | 0.19                                                                              | 0.16                                                                              | 0.16                                                                              | 0.15                                                                              | 0.13                                                                              | 0.13                                                                              | 0.09                                                                               | 0.30                                                                                | 0.30                                                                                | 0.13                                                                                | 0.38                                                                                | 0.38                                                                                |
| v/c Ratio               | 0.56                                                                              | 0.20                                                                              | 0.37                                                                              | 0.42                                                                              | 0.28                                                                              | 0.30                                                                              | 0.48                                                                               | 0.41                                                                                | 0.15                                                                                | 0.69                                                                                | 0.44                                                                                | 0.28                                                                                |
| Control Delay           | 30.7                                                                              | 25.5                                                                              | 8.3                                                                               | 30.2                                                                              | 29.5                                                                              | 4.6                                                                               | 34.3                                                                               | 20.5                                                                                | 1.9                                                                                 | 46.8                                                                                | 18.8                                                                                | 4.5                                                                                 |
| Queue Delay             | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                               | 0.0                                                                                | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 | 0.0                                                                                 |
| Total Delay             | 30.7                                                                              | 25.5                                                                              | 8.3                                                                               | 30.2                                                                              | 29.5                                                                              | 4.6                                                                               | 34.3                                                                               | 20.5                                                                                | 1.9                                                                                 | 46.8                                                                                | 18.8                                                                                | 4.5                                                                                 |
| LOS                     | C                                                                                 | C                                                                                 | A                                                                                 | C                                                                                 | C                                                                                 | A                                                                                 | C                                                                                  | C                                                                                   | A                                                                                   | D                                                                                   | B                                                                                   | A                                                                                   |
| Approach Delay          |                                                                                   | 21.7                                                                              |                                                                                   |                                                                                   | 21.1                                                                              |                                                                                   |                                                                                    | 21.3                                                                                |                                                                                     |                                                                                     | 20.4                                                                                |                                                                                     |
| Approach LOS            |                                                                                   | C                                                                                 |                                                                                   |                                                                                   | C                                                                                 |                                                                                   |                                                                                    | C                                                                                   |                                                                                     |                                                                                     | C                                                                                   |                                                                                     |
| Queue Length 50th (ft)  | 66                                                                                | 20                                                                                | 0                                                                                 | 40                                                                                | 23                                                                                | 0                                                                                 | 29                                                                                 | 70                                                                                  | 0                                                                                   | 61                                                                                  | 96                                                                                  | 0                                                                                   |
| Queue Length 95th (ft)  | 128                                                                               | 52                                                                                | 42                                                                                | 87                                                                                | 58                                                                                | 18                                                                                | 61                                                                                 | 123                                                                                 | 11                                                                                  | #166                                                                                | 164                                                                                 | 44                                                                                  |
| Internal Link Dist (ft) |                                                                                   | 1120                                                                              |                                                                                   |                                                                                   | 965                                                                               |                                                                                   |                                                                                    | 605                                                                                 |                                                                                     |                                                                                     | 465                                                                                 |                                                                                     |
| Turn Bay Length (ft)    | 175                                                                               |                                                                                   | 175                                                                               | 200                                                                               |                                                                                   |                                                                                   |                                                                                    |                                                                                     | 250                                                                                 | 200                                                                                 |                                                                                     |                                                                                     |
| Base Capacity (vph)     | 469                                                                               | 556                                                                               | 572                                                                               | 528                                                                               | 617                                                                               | 620                                                                               | 324                                                                                | 1056                                                                                | 572                                                                                 | 234                                                                                 | 1345                                                                                | 731                                                                                 |
| Starvation Cap Reductn  | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Spillback Cap Reductn   | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Storage Cap Reductn     | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                 | 0                                                                                  | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   | 0                                                                                   |
| Reduced v/c Ratio       | 0.40                                                                              | 0.11                                                                              | 0.25                                                                              | 0.21                                                                              | 0.10                                                                              | 0.15                                                                              | 0.48                                                                               | 0.41                                                                                | 0.15                                                                                | 0.69                                                                                | 0.44                                                                                | 0.28                                                                                |

### Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 61.5

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.69

Intersection Signal Delay: 21.0

Intersection LOS: C

# Lanes, Volumes, Timings

## 3: Steptoe St & Center Parkway

9/17/2015

Intersection Capacity Utilization 46.7%

ICU Level of Service A

Analysis Period (min) 15

# 95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 3: Steptoe St & Center Parkway

|                                                                                      |                                                                                      |                                                                                      |                                                                                        |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
|  Ø1 |  Ø2 |  Ø3 |  Ø4 |
| 12.5 s                                                                               | 22.5 s                                                                               | 22.5 s                                                                               | 22.5 s                                                                                 |
|  Ø5 |  Ø6 |  Ø7 |  Ø8 |
| 10.2 s                                                                               | 24.8 s                                                                               | 20.5 s                                                                               | 24.5 s                                                                                 |

| Intersection             |        |       |      |        |       |      |        |       |       |        |       |       |
|--------------------------|--------|-------|------|--------|-------|------|--------|-------|-------|--------|-------|-------|
| Int Delay, s/veh         | 5.3    |       |      |        |       |      |        |       |       |        |       |       |
|                          |        |       |      |        |       |      |        |       |       |        |       |       |
| Movement                 | EBL    | EBT   | EBR  | WBL    | WBT   | WBR  | NBL    | NBT   | NBR   | SBL    | SBT   | SBR   |
| Traffic Vol, veh/h       | 21     | 166   | 32   | 132    | 221   | 27   | 23     | 0     | 154   | 27     | 0     | 26    |
| Future Vol, veh/h        | 21     | 166   | 32   | 132    | 221   | 27   | 23     | 0     | 154   | 27     | 0     | 26    |
| Conflicting Peds, #/hr   | 0      | 0     | 0    | 0      | 0     | 0    | 0      | 0     | 0     | 0      | 0     | 0     |
| Sign Control             | Free   | Free  | Free | Free   | Free  | Free | Stop   | Stop  | Stop  | Stop   | Stop  | Stop  |
| RT Channelized           | -      | -     | None | -      | -     | None | -      | -     | None  | -      | -     | None  |
| Storage Length           | 150    | -     | -    | 150    | -     | -    | -      | -     | -     | -      | -     | -     |
| Veh in Median Storage, # | -      | 0     | -    | -      | 0     | -    | -      | 0     | -     | -      | 0     | -     |
| Grade, %                 | -      | 0     | -    | -      | 0     | -    | -      | 0     | -     | -      | 0     | -     |
| Peak Hour Factor         | 92     | 92    | 92   | 92     | 92    | 92   | 92     | 92    | 92    | 92     | 92    | 92    |
| Heavy Vehicles, %        | 2      | 2     | 2    | 2      | 2     | 2    | 2      | 2     | 2     | 2      | 2     | 2     |
| Mvmt Flow                | 23     | 180   | 35   | 143    | 240   | 29   | 25     | 0     | 167   | 29     | 0     | 28    |
|                          |        |       |      |        |       |      |        |       |       |        |       |       |
| Major/Minor              | Major1 |       |      | Major2 |       |      | Minor1 |       |       | Minor2 |       |       |
| Conflicting Flow All     | 270    | 0     | 0    | 215    | 0     | 0    | 650    | 800   | 198   | 869    | 803   | 135   |
| Stage 1                  | -      | -     | -    | -      | -     | -    | 243    | 243   | -     | 542    | 542   | -     |
| Stage 2                  | -      | -     | -    | -      | -     | -    | 407    | 557   | -     | 327    | 261   | -     |
| Critical Hdwy            | 4.14   | -     | -    | 4.12   | -     | -    | 7.33   | 6.53  | 6.23  | 7.33   | 6.53  | 6.93  |
| Critical Hdwy Stg 1      | -      | -     | -    | -      | -     | -    | 6.13   | 5.53  | -     | 6.53   | 5.53  | -     |
| Critical Hdwy Stg 2      | -      | -     | -    | -      | -     | -    | 6.53   | 5.53  | -     | 6.13   | 5.53  | -     |
| Follow-up Hdwy           | 2.22   | -     | -    | 2.218  | -     | -    | 3.519  | 4.019 | 3.319 | 3.519  | 4.019 | 3.319 |
| Pot Cap-1 Maneuver       | 1290   | -     | -    | 1355   | -     | -    | 368    | 317   | 842   | 259    | 316   | 890   |
| Stage 1                  | -      | -     | -    | -      | -     | -    | 760    | 704   | -     | 493    | 519   | -     |
| Stage 2                  | -      | -     | -    | -      | -     | -    | 593    | 511   | -     | 685    | 692   | -     |
| Platoon blocked, %       |        | -     | -    |        | -     | -    |        |       |       |        |       |       |
| Mov Cap-1 Maneuver       | 1290   | -     | -    | 1355   | -     | -    | 323    | 278   | 842   | 188    | 278   | 890   |
| Mov Cap-2 Maneuver       | -      | -     | -    | -      | -     | -    | 323    | 278   | -     | 188    | 278   | -     |
| Stage 1                  | -      | -     | -    | -      | -     | -    | 746    | 691   | -     | 484    | 464   | -     |
| Stage 2                  | -      | -     | -    | -      | -     | -    | 514    | 457   | -     | 539    | 680   | -     |
|                          |        |       |      |        |       |      |        |       |       |        |       |       |
| Approach                 | EB     |       |      | WB     |       |      | NB     |       |       | SB     |       |       |
| HCM Control Delay, s     | 0.8    |       |      | 2.8    |       |      | 12.1   |       |       | 19.4   |       |       |
| HCM LOS                  |        |       |      |        |       |      | B      |       |       | C      |       |       |
|                          |        |       |      |        |       |      |        |       |       |        |       |       |
| Minor Lane/Major Mvmt    | NBLn1  | EBL   | EBT  | EBR    | WBL   | WBT  | WBR    | SBLn1 |       |        |       |       |
| Capacity (veh/h)         | 697    | 1290  | -    | -      | 1355  | -    | -      | 307   |       |        |       |       |
| HCM Lane V/C Ratio       | 0.276  | 0.018 | -    | -      | 0.106 | -    | -      | 0.188 |       |        |       |       |
| HCM Control Delay (s)    | 12.1   | 7.8   | -    | -      | 8     | -    | -      | 19.4  |       |        |       |       |
| HCM Lane LOS             | B      | A     | -    | -      | A     | -    | -      | C     |       |        |       |       |
| HCM 95th %tile Q(veh)    | 1.1    | 0.1   | -    | -      | 0.4   | -    | -      | 0.7   |       |        |       |       |



| Intersection             |        |       |      |        |       |      |        |       |       |        |       |       |
|--------------------------|--------|-------|------|--------|-------|------|--------|-------|-------|--------|-------|-------|
| Int Delay, s/veh         | 5.2    |       |      |        |       |      |        |       |       |        |       |       |
|                          |        |       |      |        |       |      |        |       |       |        |       |       |
| Movement                 | EBL    | EBT   | EBR  | WBL    | WBT   | WBR  | NBL    | NBT   | NBR   | SBL    | SBT   | SBR   |
| Traffic Vol, veh/h       | 21     | 177   | 32   | 132    | 235   | 27   | 23     | 0     | 154   | 27     | 0     | 26    |
| Future Vol, veh/h        | 21     | 177   | 32   | 132    | 235   | 27   | 23     | 0     | 154   | 27     | 0     | 26    |
| Conflicting Peds, #/hr   | 0      | 0     | 0    | 0      | 0     | 0    | 0      | 0     | 0     | 0      | 0     | 0     |
| Sign Control             | Free   | Free  | Free | Free   | Free  | Free | Stop   | Stop  | Stop  | Stop   | Stop  | Stop  |
| RT Channelized           | -      | -     | None | -      | -     | None | -      | -     | None  | -      | -     | None  |
| Storage Length           | 150    | -     | -    | 150    | -     | -    | -      | -     | -     | -      | -     | -     |
| Veh in Median Storage, # | -      | 0     | -    | -      | 0     | -    | -      | 0     | -     | -      | 0     | -     |
| Grade, %                 | -      | 0     | -    | -      | 0     | -    | -      | 0     | -     | -      | 0     | -     |
| Peak Hour Factor         | 92     | 92    | 92   | 92     | 92    | 92   | 92     | 92    | 92    | 92     | 92    | 92    |
| Heavy Vehicles, %        | 2      | 2     | 2    | 2      | 2     | 2    | 2      | 2     | 2     | 2      | 2     | 2     |
| Mvmt Flow                | 23     | 192   | 35   | 143    | 255   | 29   | 25     | 0     | 167   | 29     | 0     | 28    |
|                          |        |       |      |        |       |      |        |       |       |        |       |       |
| Major/Minor              | Major1 |       |      | Major2 |       |      | Minor1 |       |       | Minor2 |       |       |
| Conflicting Flow All     | 285    | 0     | 0    | 227    | 0     | 0    | 670    | 827   | 210   | 896    | 830   | 142   |
| Stage 1                  | -      | -     | -    | -      | -     | -    | 255    | 255   | -     | 557    | 557   | -     |
| Stage 2                  | -      | -     | -    | -      | -     | -    | 415    | 572   | -     | 339    | 273   | -     |
| Critical Hdwy            | 4.14   | -     | -    | 4.12   | -     | -    | 7.33   | 6.53  | 6.23  | 7.33   | 6.53  | 6.93  |
| Critical Hdwy Stg 1      | -      | -     | -    | -      | -     | -    | 6.13   | 5.53  | -     | 6.53   | 5.53  | -     |
| Critical Hdwy Stg 2      | -      | -     | -    | -      | -     | -    | 6.53   | 5.53  | -     | 6.13   | 5.53  | -     |
| Follow-up Hdwy           | 2.22   | -     | -    | 2.218  | -     | -    | 3.519  | 4.019 | 3.319 | 3.519  | 4.019 | 3.319 |
| Pot Cap-1 Maneuver       | 1274   | -     | -    | 1341   | -     | -    | 356    | 306   | 830   | 248    | 305   | 880   |
| Stage 1                  | -      | -     | -    | -      | -     | -    | 749    | 696   | -     | 483    | 511   | -     |
| Stage 2                  | -      | -     | -    | -      | -     | -    | 586    | 503   | -     | 675    | 683   | -     |
| Platoon blocked, %       |        | -     | -    |        | -     | -    |        |       |       |        |       |       |
| Mov Cap-1 Maneuver       | 1274   | -     | -    | 1341   | -     | -    | 312    | 268   | 830   | 179    | 268   | 880   |
| Mov Cap-2 Maneuver       | -      | -     | -    | -      | -     | -    | 312    | 268   | -     | 179    | 268   | -     |
| Stage 1                  | -      | -     | -    | -      | -     | -    | 735    | 683   | -     | 474    | 457   | -     |
| Stage 2                  | -      | -     | -    | -      | -     | -    | 507    | 449   | -     | 529    | 671   | -     |
|                          |        |       |      |        |       |      |        |       |       |        |       |       |
|                          |        |       |      |        |       |      |        |       |       |        |       |       |
| Approach                 | EB     |       |      | WB     |       |      | NB     |       |       | SB     |       |       |
| HCM Control Delay, s     | 0.7    |       |      | 2.7    |       |      | 12.3   |       |       | 20.2   |       |       |
| HCM LOS                  |        |       |      |        |       |      | B      |       |       | C      |       |       |
|                          |        |       |      |        |       |      |        |       |       |        |       |       |
| Minor Lane/Major Mvmt    | NBLn1  | EBL   | EBT  | EBR    | WBL   | WBT  | WBR    | SBLn1 |       |        |       |       |
| Capacity (veh/h)         | 683    | 1274  | -    | -      | 1341  | -    | -      | 294   |       |        |       |       |
| HCM Lane V/C Ratio       | 0.282  | 0.018 | -    | -      | 0.107 | -    | -      | 0.196 |       |        |       |       |
| HCM Control Delay (s)    | 12.3   | 7.9   | -    | -      | 8     | -    | -      | 20.2  |       |        |       |       |
| HCM Lane LOS             | B      | A     | -    | -      | A     | -    | -      | C     |       |        |       |       |
| HCM 95th %tile Q(veh)    | 1.2    | 0.1   | -    | -      | 0.4   | -    | -      | 0.7   |       |        |       |       |

August 18, 2015



Rick Simon  
Development Services Manager  
**City of Richland**  
P.O. Box 190  
Richland, WA 99352

Subject: Comments for SEPA checklist, Hayden Homes 2015 Comprehensive Plan Amendment

Dear Mr. Simon:

This letter provides Kennewick Irrigation District (KID) review comments on the SEPA checklist for the application submitted by Hayden Homes to amend the City of Richland comprehensive plan on 3.6 acres from Low Density Residential to Commercial. The location of the proposal is west of Steptoe Avenue, east of Amon Wasteway, north of the future extension of Rachel Road, and south of the Heights at Meadow Springs subdivision in Section 1, Township 8 North, Range 28 East of the Willamette Meridian, and includes the following parcel:

- 1-0188-100-0001-003

The property identified is located within the KID boundaries, but is classified as non-irrigable land. KID provides the following comments on the SEPA checklist prepared by Hayden Homes on June 9, 2015:

- 3(a) (1) – The water body referred to as being located approximately 2,800 feet to the west is erroneously referred to in the checklist as the West Fork Amon Creek. The feature is not a creek, it is an artificial irrigation drain officially named on United States Bureau of Reclamation documents as the East Badger Drain. The springs which feed the drain are composed almost entirely of irrigation seepage and return flows that surface in this area as a result of the regional rise in groundwater levels created since the onset of irrigation in 1957. Aerial photos that predate the onset of irrigation show no evidence of surface water in this area.
- 5(a)- Fish passage into the erroneously referred to “West Fork Amon Creek” was never completed, due the lack of scientific data related to the habitat quality available in the artificial irrigation drainage feature. A recent habitat suitability study supported by Kennewick Irrigation District and other Yakima basin irrigators found that habitat quality in the drain for salmonids was limited by water temperatures, excessive levels of fine sediments, absence of cobble substrates, and lack of fast-water habitats. Electro-fishing surveys conducted as part of the study found that the dominate fish species found in the drain was mosquito fish (*Gambusia spp.*), with lesser occurrences of threespine

stickleback (*Gasterosteus aculeatus*), speckled dace (*Rhinichthys osculus*), and rainbow trout (*Oncorhynchus mykiss*). The study has been attached to this letter.

If you have any questions regarding these comments, please contact me at the address/phone number listed below.

Sincerely,



Seth Defoe  
Land and Water Resources Manager

cc: File

Nathan Machiela, Hayden Homes, Inc.

**Suitability of the West Fork Amon Wasteway for Salmonids**

**March 2015**

***Final Draft***

Prepared by:

David Child

Biologist

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Biologist

Mt. Hood Environmental

Preferred Partner, Cramer Fish Sciences

Prepared for the:

Yakima River Basin Coalition

## Executive Summary

Amon Wasteway is a major irrigation delivery canal, operational spill, and return flow facility for the Kennewick Division of the Yakima Reclamation Project, which serves thousands of water users within 20,201 acres (USGS, 1978). Fish (including salmon and trout) have been found in the wasteway, and questions continue to be raised about the waterway's suitability for salmonids.

The purpose of our study was to provide resource managers with an objective and quantitative accounting of the West Fork (WF) Amon Wasteway's suitability for salmonids, with special focus on whether available habitat and fish presence during summer flow conditions could support production of significant numbers of salmonids.

To do this we reviewed available information and conducted our own independent study of habitat conditions and fish presence in the wasteway. We found relatively few biological studies documenting habitat conditions or aquatic species sampling in the WF Amon Wasteway, so it was necessary to supplement our review with unpublished data and information gathered.

Our review revealed that the WF Amon Wasteway does support a limited number of salmonids (*Oncorhynchus mykiss*), but the WF Amon Wasteway is not capable of producing salmonids in significant abundance. Data collected in 2014 revealed that the most abundant fish species residing in the WF Amon Wasteway was the mosquito fish (*Gambusia affinis*), a species introduced by the Benton County Mosquito Control District in ponded sections of the system.

After conducting habitat surveys, water quality sampling (including continuous monitoring of water temperatures at eight sites), fish sampling in the wasteway, and salmonid carrying capacity modeling; we discovered several important factors that limit salmonid production potential in the WF. The most significant factors were warm summer water temperatures, excessive levels of fine sediments, absence of cobble substrate, and lack of fast-water habitats. These habitat characteristics are principally controlled by local climatic and geologic conditions. Low salmonid carrying capacity predictions were consistent with low abundances observed during electrofishing surveys.

The primary limiting factors for salmonid carrying capacity in the WF Amon Wasteway are not within management control. Therefore, alterations to the wasteway would be expected to yield relatively small gains or losses in salmonid production.

## Table of Contents

|                                                                                                                                     |    |
|-------------------------------------------------------------------------------------------------------------------------------------|----|
| Executive Summary .....                                                                                                             | i  |
| Introduction.....                                                                                                                   | 1  |
| Review of Available Information .....                                                                                               | 3  |
| Historical Context .....                                                                                                            | 3  |
| Flow .....                                                                                                                          | 4  |
| Temperature .....                                                                                                                   | 5  |
| Water Quality.....                                                                                                                  | 5  |
| Spawning Habitat Conditions .....                                                                                                   | 6  |
| Salmonid Monitoring Surveys .....                                                                                                   | 6  |
| Study Methods: 2014 Data Collection and Analysis .....                                                                              | 8  |
| Habitat Survey Data Collection .....                                                                                                | 10 |
| Electrofishing Methods.....                                                                                                         | 12 |
| Temperature Monitoring.....                                                                                                         | 12 |
| Salmonid Capacity Estimation.....                                                                                                   | 12 |
| Results.....                                                                                                                        | 17 |
| Habitat Surveys.....                                                                                                                | 17 |
| Water Quality.....                                                                                                                  | 18 |
| Water Temperature .....                                                                                                             | 19 |
| Electrofishing Surveys .....                                                                                                        | 21 |
| Salmonid Capacity Estimates .....                                                                                                   | 23 |
| Discussion and Conclusions .....                                                                                                    | 24 |
| Acknowledgements.....                                                                                                               | 26 |
| References.....                                                                                                                     | 27 |
| Appendix 1. Habitat Survey Measurement Protocol .....                                                                               | 29 |
| Appendix 2. WF Amon Wasteway Flow Measurements From Surveys .....                                                                   | 32 |
| Appendix 3. WF Amon Wasteway Representative Habitat Pictures.....                                                                   | 33 |
| Appendix 4. Detailed map of the Kennewick Irrigation District service area, Amon<br>Wasteway meets the Yakima Delta near I-182..... | 35 |

## List of Figures

|                                                                                                                                                                                                                                                                                                                                                 |    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| Figure 1. Aerial photos from 1950 versus 2008 of Amon Wasteway. ....                                                                                                                                                                                                                                                                            | 4  |
| Figure 2. Amon Wasteway drainage area (Smith et al. 2005). ....                                                                                                                                                                                                                                                                                 | 9  |
| Figure 3. WF Amon Wasteway habitat survey reaches (WF Amon A, B, & C) and temperature monitoring sites (1-9). ....                                                                                                                                                                                                                              | 11 |
| Figure 4. Logistic function used to predict temperature effects on rainbow trout/steelhead rearing densities in WF Amon Wasteway Reaches A, B, and C (from Child and Courter 2010). The function passes through values of 0.95 at 16 °C and 0.05 at 23 °C. Scalar values used during capacity modeling are displayed directly on the plot. .... | 13 |
| Figure 5. Linear function used to predict the impact of fine sediments on salmonid stream productivity (Cramer and Ackerman 2009b). Scalar values used during capacity modeling are displayed directly on the plot. ....                                                                                                                        | 14 |
| Figure 6. Linear function used to predict the impact of cobble substrates on salmonid stream productivity (Cramer and Ackerman 2009b). Scalar value used during capacity modeling for all three WF Amon wasteway reaches is displayed directly on the plot. ....                                                                                | 15 |
| Figure 7. Linear function used to predict the impact of riffle habitat types on salmonid stream productivity (Cramer and Ackerman 2009b). Scalar value used during capacity modeling for all three WF Amon wasteway reaches is displayed directly on the plot. ....                                                                             | 16 |
| Figure 8. Proportion of pond and wetland (pool), riffle, and glide mesohabitat types in WF sample reaches A, B and C, 2014. ....                                                                                                                                                                                                                | 17 |
| Figure 9. Proportion of fines cobble, and boulder substrate in WF sample Reaches A, B, and C, 2014. ....                                                                                                                                                                                                                                        | 18 |
| Figure 10. Average daily water temperature conditions in all reaches sampled in Amon Wasteway, 2014. ....                                                                                                                                                                                                                                       | 20 |
| Figure 11. Seven-day average water temperature conditions in all reaches sampled in Amon Wasteway, 2014. ....                                                                                                                                                                                                                                   | 21 |



## List of Tables

|                                                                                                                                                                                                                                                                                                                                                                                                                              |    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| Table 1. Calculated Natural Flow Contributed From Runoff in Amon Wasteway .....                                                                                                                                                                                                                                                                                                                                              | 5  |
| Table 2. Summary of redd surveys for Amon Wasteway (adapted from Hoffarth, 2008, 2009 with 2007 - 2014 data provided by Pat Monk and David Child <i>unpublished data/surveys</i> ) *not surveyed in 2002, 2003, and 2004. Salmon redds (assumed coho) have been observed, primarily between the mouth and Canyon St., with the majority of them found in the ½ mile upstream of the Columbia Irrigation District flume. .... | 7  |
| Table 3. WF Amon Wasteway Water Quality Data, 2014. ....                                                                                                                                                                                                                                                                                                                                                                     | 19 |
| Table 4. Species and size of fish captured in the WF Amon Wasteway during July 2014 electrofishing surveys .....                                                                                                                                                                                                                                                                                                             | 22 |
| Table 5. Estimated <i>O. mykiss</i> parr carrying capacity in sampling Reaches A, B, and C of the WF Amon Wasteway. Estimates were derived according to the methods of Cramer and Ackerman (2009b). Estimates were also adjusted to account for temperature effects following methods described in Child and Courter (2010).....                                                                                             | 23 |
| Table 6. Wood complexity rating definitions. ....                                                                                                                                                                                                                                                                                                                                                                            | 31 |
| Table 7. WF Amon Wasteway flow measurements from surveys.....                                                                                                                                                                                                                                                                                                                                                                | 32 |

## Introduction

From the late 1800's through the 1950's, a network of canals, pumping plants, and laterals were developed to distribute irrigation water to agricultural lands within the Yakima River Basin and Kennewick Irrigation District (KID). The Kennewick Division is part of the Yakima Reclamation Project, a federal (Bureau of Reclamation) irrigation project located in the Yakima River Basin of central Washington State. The Kennewick Division provides irrigation water to 20,201 acres of agricultural and urban land in the Project. Along with the water distribution system, a network of drains and wasteways were designed and constructed to convey irrigation return flows and irrigated agricultural drainage back to the Yakima River.

Water that is diverted, but not used consumptively by plants or lost to evaporation, is considered irrigation return flow. Generally, irrigation practices have led to return flows accounting for as much as 50% of the water that is diverted (Lentz, 1974), although water conservation measures seek to improve the proportion of return flow relative to diverted flow. Thus, the drainage network of the Yakima Reclamation Project is nearly as extensive as the delivery network, and some of the drains carry significant amounts of flow, particularly during the irrigation season.

Amon Wasteway (USGS, 1978)<sup>1</sup> is a major irrigation facility for the Kennewick Division of the Yakima Reclamation Project which is used as a canal for delivery of water to the Gage Pumps, collects return flows, and releases operational and emergency spills for the Yakima Reclamation Project. The KID operates and maintains project facilities, including canals, drains, pumping stations, and Amon Wasteway. The wasteway carries spills of excess water from the main canal and delivers water to about 1,500 water users in the district, all via the Gage Pumps located in the lower wasteway. The wasteway also carries storm water runoff from the cities of Richland and Kennewick. Nearly all of the flow in the Amon Wasteway is Yakima Reclamation Project waters either in the form of return flows, operational spills, or deliveries to the Gage Pumps (Smith, et al 2005). Smith et al. found that the primary source for water in the east branch is from intentional releases from the Kennewick Irrigation District's main canal (2005). Nearly all of the flow from the west branch of the Amon Wasteway (WF Amon Wasteway in this report) consists of returns from groundwater inputs influenced by applied irrigation and canal seepage in the Badger Canyon area (USGS, 1986). Refer to appendix 4 for a detailed map of the KID.

Currently, the Yakima Basin Joint Board, and members of the Yakima River Basin Coalition are assisting the Bureau of Reclamation in an Endangered Species Act (ESA) consultation for the operation and maintenance of the Yakima Project, including all Reclamation facilities operated by the irrigation divisions, including the Kennewick

---

<sup>1</sup> The term Amon Wasteway (legal use) or WF Amon Wasteway is used rather than Amon Creek, based on the 1978 USGS Badger MTN topographic map and further clarified in the Yakima Basin Steelhead Recovery Plan, page 26 (Conley et al. 2009) and as labeled on the Kennewick Division Construction Documents in 1955 (Revell, 2010). Functionally, however, the Amon Wasteway was designed as a delivery system to the Gage Pumps and is more accurately called a "canal" at least above those pumps.

Division. The resulting Biological Assessment (BA) may provide a detailed description of operations and maintenance of irrigation drains and wasteways, and a description of fish resources and habitat conditions. This research can provide information for the BA.

There are ongoing efforts by the KID under their Water Conservation Plan to improve water distribution systems through the installation of lining and automated gates on the canals, and the construction of re-regulation reservoirs that will substantially reduce and may ultimately result in little or no water releases into Amon Wasteway. These actions may also decrease groundwater inputs to the WF Amon Wasteway. Future climate change predictions have also stimulated discussions about water conservation measures. Generally the KID may spill water to the Amon Wasteway or convey water to the Gage Pumps during the periods of early April to late October, annually. Given probable changes in water operations, it appears likely that Amon Wasteway and WF Amon Wasteway discharge will decrease in the future as irrigation water use becomes more efficient.

In recent years there has been some speculation by some that the Amon Wasteway is a natural stream and not a man-made irrigation drain. However historical evidence indicates that the wasteway is man-made and was established in 1957 (Early, 2002) as a designed and constructed part of the Kennewick Division. Mistaking the wasteway for a natural watercourse is understandable since portions of the wasteway flow down a natural topographic canyon to the Yakima River. Since 1957, irrigation water supplied to the area by KID has resulted in development of trees and wetland vegetation creating a vegetated corridor and habitats for aquatic invertebrate and vertebrate species. None of this vegetation was present in historic pre-irrigation conditions, as demonstrated by Farm Service Agency aerial photos (see Figure 1).

In 2005, Smith et al. studied the hydrology and geology of Amon Wasteway through a project funded by the Yakima Basin Joint Board. With a drainage area of 62 square miles, the study found that the natural runoff of the wasteway drainage would range from 250-500 acre-feet per year, or less than 0.51 cubic feet per second if the discharge was on a continual flow basis (Smith et al. 2005). The flows would have likely occurred as infrequent, unpredictable snow melt over frozen ground, rain-on-snow, or local storm events. The area that is now Amon Wasteway would have been dry except for such events. The results of Smith's hydrology models have been supported by research done by KID and aerial photographs of the area prior to irrigation development. This information leads us to conclude that the Amon drainage did not have sufficient flow to provide fish habitat under natural, pre-irrigation conditions, including those portions now utilized as the WF Amon Wasteway.

Currently, there is access for aquatic species to travel from the Yakima River and to lower reaches of Amon Wasteway. Fish, including salmonids, have been documented in the wasteway, but until now it was not known which, if any, species were able to maintain self-sustaining populations. Reports of a limited number of rainbow trout (*Oncorhynchus mykiss*), coho salmon (*Oncorhynchus kisutch*) and fall Chinook salmon (*Oncorhynchus tshawytscha*) sighted or collected in the wasteway (Meadow Springs

Country Club, 2003, Child & Courter, 2010) have elevated public interest in understanding the wasteway's capacity to produce salmonids, despite the fact that most of the flow in the wasteway is artificial. In particular, there was interest in providing fish passage from the lower main stem to the wetland areas upstream of the golf course ponds in the WF Amon Wasteway. However, the value of that management action remained unclear because the quality of salmonid habitat conditions in the WF had not been documented nor formally evaluated.

The potential for fish use of Amon Wasteway may have important implications for the Bureau of Reclamation, Yakima Project ESA consultation, KID operations, as well as local fisheries and water resource management. Building on our previous study conducted in the lower reaches of the Wasteway (Child and Courter 2010); the purpose of this study is to provide managers with an objective and quantitative analysis of the WF Amon Wasteway's ability to produce salmonids, with an emphasis on available habitat and fish presence during summer flow conditions. Further, the studies' purpose is to present the best science on the issue of habitat quality within the WF Amon Wasteway.

## **Review of Available Information**

This section summarizes available biotic and abiotic information about Amon Wasteway. Findings are presented by topic. It was necessary to draw on literature and data from outside the Yakima Basin when appropriate in order to thoroughly explore issues that were important to our understanding of how salmonids might respond to habitat conditions in Amon Wasteway.

### ***Historical Context***

Historical photos of Amon Wasteway document its pre-irrigation condition influences (Figure 1). Prior to establishment of the wasteway, the area lacked riparian vegetation and wetland habitat, and appears to be completely dry at the time of the photograph taken in 1950. Some postulate that the local geology indicates the Yakima River's course once followed Badger Canyon and the Amon Wasteway drainage, but the Missoula Floods blocked access to the canyon with alluvial sediments, which set the Yakima River in its current channel (Shaw, 2008).



**Figure 1. Aerial photos from 1950 versus 2008 of Amon Wasteway.**

In the 1970s irrigation return flows caused flooding in the Yakima Delta area administered by the Corps of Engineers. To prevent excessive mosquito production, an overflow channel was constructed to carry excess waters to the Yakima River. The overflow channel eroded significantly forming a gully that has since become the main channel from the Amon Wasteway to the Yakima River (McKern 2014).

### ***Flow***

Smith et al. provides evidence that nearly all of the flow in the WF is from KID Division seepage or return flows (2005). This hypothesis is further supported by the USGS in 1986, a study comparing groundwater levels pre and post development. Furthermore, CH2MHILL (1983) completed a groundwater study in Badger Canyon, which supports that the source of the water in the WF is likely from the Yakima River via KID Division operations. The WF is denoted as the East Badger Drain on some KID right of way maps (Revell, 2010). Witty and Monk (2005) found that water flows in the wasteway fluctuate daily, weekly and seasonally, especially during the irrigation season. As mentioned in the introduction Smith et al. (2005) presented natural stream flow estimates for several drainages within the lower Yakima River and concluded that with an area of 62 square miles natural runoff of the Amon drainage would range from 250-500 acre-feet per year,

or 0.51 cubic feet per second per day of discharge (Table 1). Thus, it appears that the vast majority of current discharge from Amon Wasteway is derived from irrigation return flows.

**Table 1. Calculated Natural Flow Contributed From Runoff in Amon Wasteway**

| Drainage  | Watershed<br>(square miles) | Precipitation<br>(inches) | Discharge Estimates<br>(cfs/day) |
|-----------|-----------------------------|---------------------------|----------------------------------|
| East Fork | 26.66                       | 7.58                      | 0.23                             |
| West Fork | 31.80                       | 7.58                      | 0.28                             |
| Totals    | 58.46                       | 7.58                      | 0.51                             |

**\*Data from the Western Regional Climate Center ([www.wrcc.dri.edu](http://www.wrcc.dri.edu)) and from Smith et al., 2005. Discharge estimates were calculated based on mean annual runoff.**

### *Temperature*

Salmonids are cold water fish, with few species capable of tolerating temperatures greater than 24°C for an extended period of time. Child and Courter (2010) deduced from the scientific literature that density declines as the maximum weekly average temperature (MWAT) exceeds approximately 16°C. There is some variation in temperature tolerances across species and between populations. However, the upper limit is consistently between 21°C and 23°C with most species and life histories preferring temperatures between 10°C and 16°C. Analysis of both juvenile coho and rainbow trout rearing densities were highest at MWATs between 14°C and 16°C (Child and Courter (2010). The highest MWAT at which coho were observed was 23.4°C, although most fish were found in pools with MWAT less than 21°C. Rainbow trout also showed similar temperature preferences, with the highest densities observed in sites with MWAT below 15°C. Relative densities of rainbow trout at MWATs greater than 20.5°C were less than 3% of the maximum densities observed.

### *Water Quality*

A limited amount of water quality monitoring has been conducted in the wasteway. Early (2002) studied water quality and macroinvertebrate communities and concluded that some attributes of the wasteway's water quality are better than other drainages in the lower Yakima Basin, namely the Spring Creek Wasteway and Satus Creek below the Dry Creek confluence. Amon Wasteway rated higher in both macroinvertebrates community indices and in water quality than the nearby Yakima River. However, others have documented high levels of turbidity in the wasteway (Witty and Monk, 2005). Littleton (2010) continued to study water quality in Amon Wasteway, and compared the results of her study with the results obtained by Early in 2002. Littleton found that Amon Wasteway had lost macroinvertebrate diversity in the nine years between the two studies,

and while still productive, was declining in ecological health (2010). This is important, since macroinvertebrates are a source of food for salmonids in the wasteway. Another water quality study exists, conducted by a volunteer, Alexandra Amonette from the Tapteal Greenway Association, with funding from the Washington Department of Fish and Wildlife Aquatic Lands Enhancement Account (Littleton, 2009 and Amonette, 2009). Amonette (2009) concluded that water quality in the main stem of Amon Wasteway was suitable for salmonids between November and April.

### ***Spawning Habitat Conditions***

Blair (2005) provides a comparison of coho salmon habitat suitability indexes within the irrigation and non-irrigation season in Amon Wasteway. He concluded that instream and riparian habitats in some portions of the wasteway, considering substrates, water velocities and depths, were suitable for spawning adult coho salmon. More specifically, the Delta (much of the area below Columbia Park Trail), West Fork and East Fork reaches were deemed inadequate for spawning, but the section of the wasteway that roughly parallels Leslie Road appeared to be more likely to be able to support spawning coho. This section was also where most of the spawning coho salmon were found in surveys (Hoffarth, 2009 and 2014 personal communication). Blair (2005) also suggested that the reach running through the Meadow Springs Golf Course may provide suitable habitat for spawning coho. Coho spawning surveys have been completed in Amon Wasteway by the WDFW and by Yakima Basin Joint Board biologists, Pat Monk and David Child (Table 2).

### ***Salmonid Monitoring Surveys***

Fish sampling has been conducted on a number of occasions, but none of this data is available in written reports, in part because the surveys are typically small in scope and are not organized as part of a systematic effort to study fish abundance or assemblage in the wasteway. To our knowledge there have been two types of salmonid surveys in the wasteway: spawner/redd surveys and electrofishing. WDFW has also conducted two electrofishing surveys, with one survey occurring in 2001 (see results of these in Child & Courter 2010). A limited number of salmonids were collected along with a variety of other species including smallmouth bass, bluegill and mosquitofish. Evidence of low salmonid densities was corroborated by Monk and Witty (2005) who noted a lack of salmonids during habitat surveys in the wasteway.

**Table 2. Summary of redd surveys for Amon Wasteway (adapted from Hoffarth, 2008, 2009 with 2007 - 2014 data provided by Pat Monk and David Child *unpublished data/surveys*)**  
**\*not surveyed in 2002, 2003, and 2004. Salmon redds (assumed coho) have been observed, primarily between the mouth and Canyon St., with the majority of them found in the ½ mile upstream of the Columbia Irrigation District flume.**

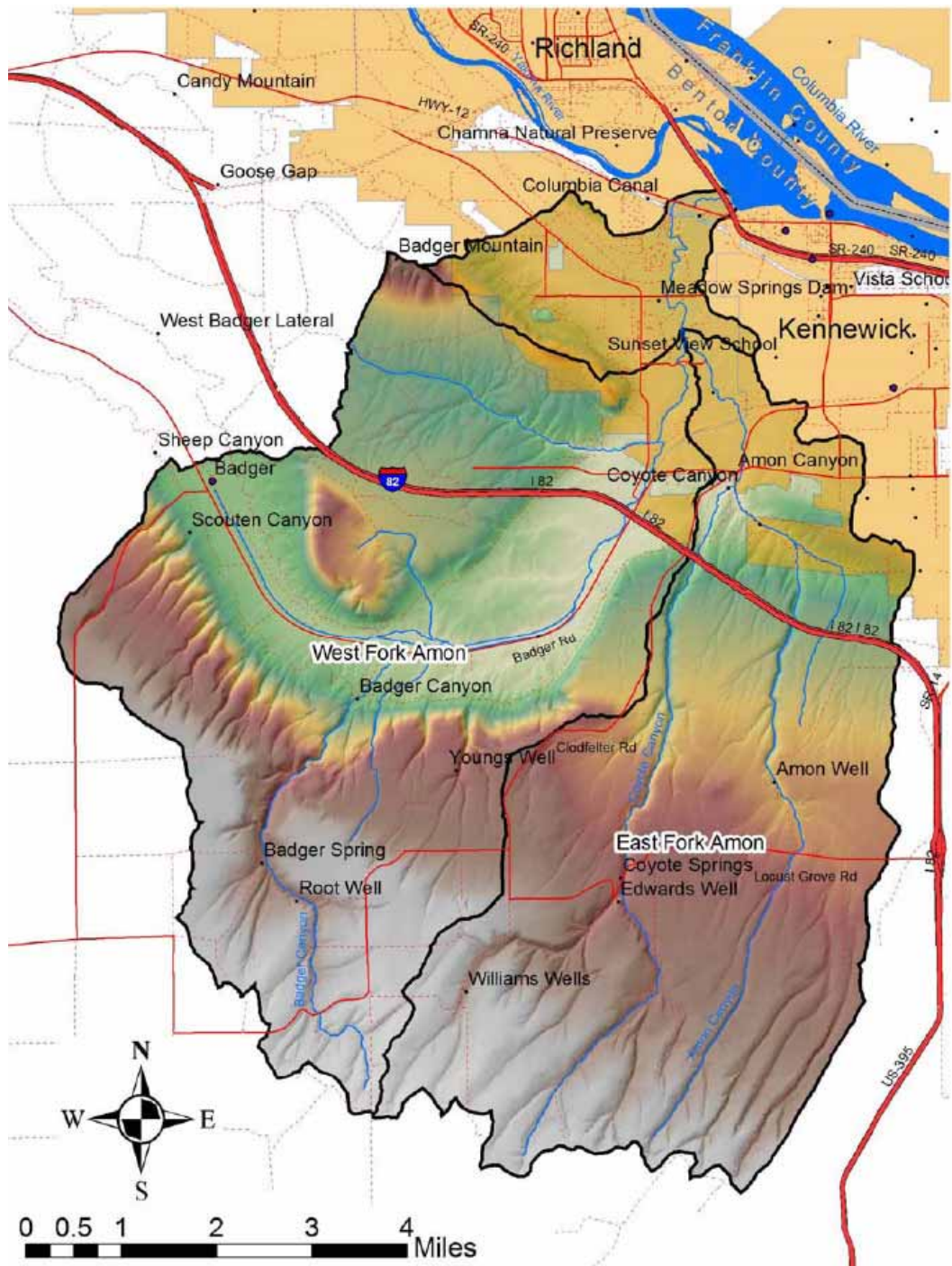
| Year  | Redds | Coho<br>Observed |
|-------|-------|------------------|
| 2014  | 4     | 0                |
| 2013  | 2     | 0                |
| 2012  | 11    | 3                |
| 2011  | 0     | 3                |
| 2010  | 0     | 0                |
| 2009  | 16    | 0                |
| 2008  | 4     | 2                |
| 2007  | 1     | 0                |
| 2006  | 47    | 3                |
| 2005  | 0     | 0                |
| 2001* | 0     | 7                |



## **Study Methods: 2014 Data Collection and Analysis**

Amon Wasteway is located in the cities of Kennewick and Richland, Washington near the mouth of the Yakima River (Figure 2). The uppermost reaches of the east fork are located in the dryland wheat fields of the Horse Heaven Hills; the point of operational spill into the east fork of the wasteway occurs in an area of open space, which is rapidly converting to residential developments moving down towards the urbanized parts of Kennewick and Richland. The uppermost reaches of the west fork, like the east fork, are in dryland wheat fields of the Horse Heaven Hills. The west fork runs through Badger Canyon, where land use is predominately hay and corn fields, fruit orchards, small farms and ranches, and low density rural residential development (DeFoe 2015). The East and West Forks converge at the Meadow Springs Country Club. Downstream of the confluence, wasteway water then flows through the remainder of the golf course into a topographic canyon, surrounded by a series of residential developments until ultimately reaching the Yakima River delta. The analyses reported herein focus on three reaches in the West Fork.

To determine salmonid production capacity in the WF, we collected field data and modeled fish carrying capacity. The primary field data components included stream habitat surveys, fish sampling, and water quality monitoring. Habitat and fish sampling data were then compared to values from scientific literature to assess salmonid suitability. Modeled estimates of fish rearing density were also used to evaluate rainbow trout/steelhead production potential.



**Figure 2. Amon Wasteway drainage area (Smith et al. 2005).**

### ***Habitat Survey Data Collection***

Field surveys were conducted in three sampling reaches approximately 200 to 700 meters in length (Figure 3). Sample reaches were chosen to represent major shifts in gradient, geomorphology, and habitat conditions. Data collection followed the methods of Cramer and Ackerman (2009a), similar to the Oregon Department of Fish and Wildlife Stream Habitat Survey Protocol (Moore et al. 2002). Surveys were conducted in February of 2014.

Mesohabitat units such as pools, riffles, and glides were surveyed. Habitat features were described by the following variables:

- Total length of each channel unit
- Average width of each channel unit
- Maximum depth in pools
- Average depth in riffles and glides
- Classification of substrate, by proportion, into each of the following substrate classes: fine sediment (fines), gravel, cobble, boulder, bedrock
- Wood complexity index and count

Other useful information was noted such as flow, bankfull width, riparian vegetation, and the presence of fish passage barriers. In each reach, 2-3 temperature loggers were deployed for the term of the project from February – November. Water quality samples were also taken during the late winter, spring and summer of 2014, including flow volume (cubic feet per second), dissolved oxygen (mg/l and % saturation), pH (units) and turbidity measurements. Water quality monitoring locations are delineated with an “F” in Figure 3.

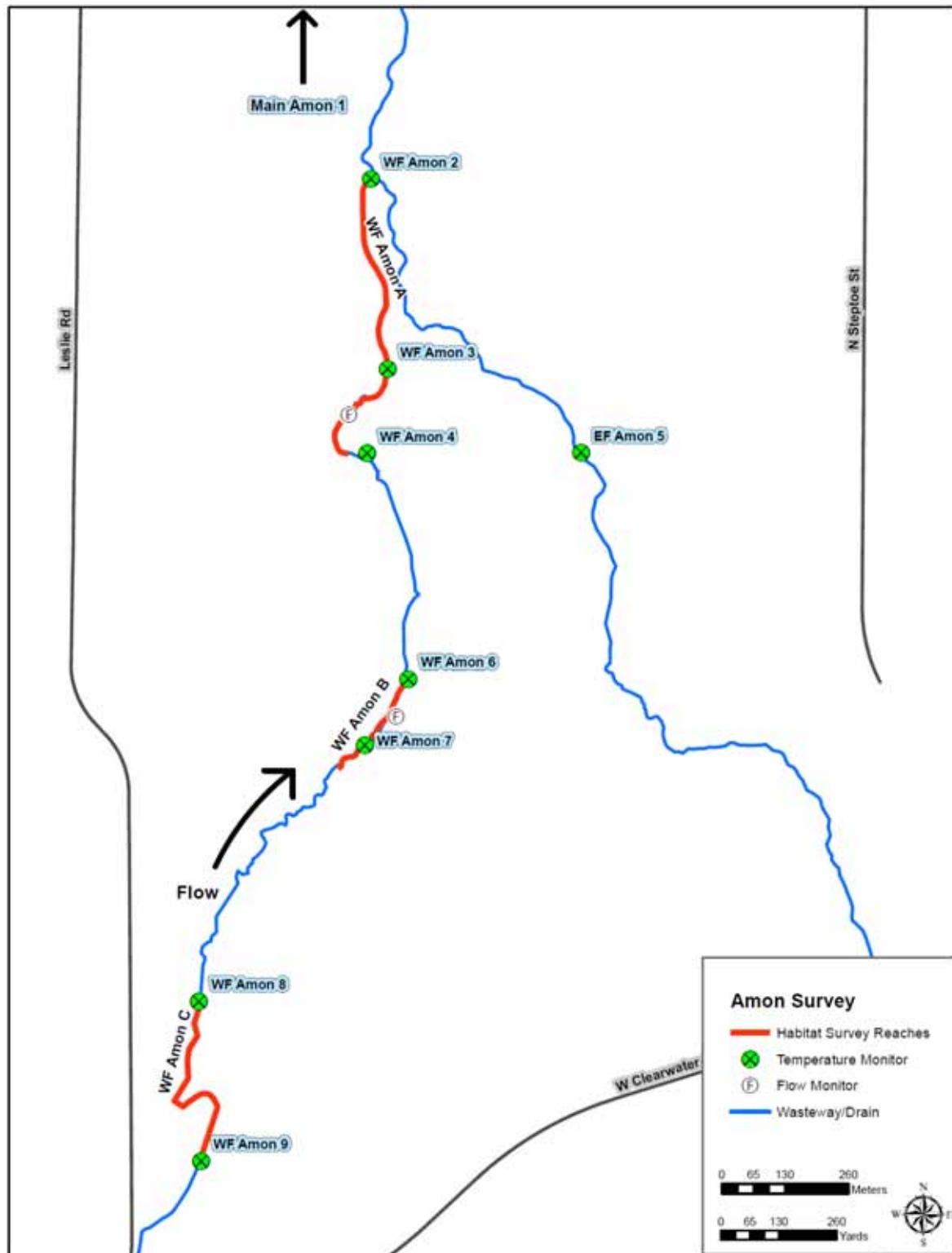


Figure 3. WF Amon Wasteway habitat survey reaches (WF Amon A, B, & C) and temperature monitoring sites (1-9).

### ***Electrofishing Methods***

In cooperation with Paul Hoffarth with the WDFW, we used a backpack electrofisher and dip nets to thoroughly sweep accessible areas of each of the two lower sample reaches, expending approximately one hour of sampling effort in each reach. Fish were individually identified by species and measured before being released back into the wasteway. Single-pass backpack electrofishing in small streams is known to provide a reliable index of fish abundance (Carter et al. 1998 and Douglas et al. 2005). Thus, this methodology was expected to provide a reasonable estimate of relative abundance of fish in WF Amon Wasteway.

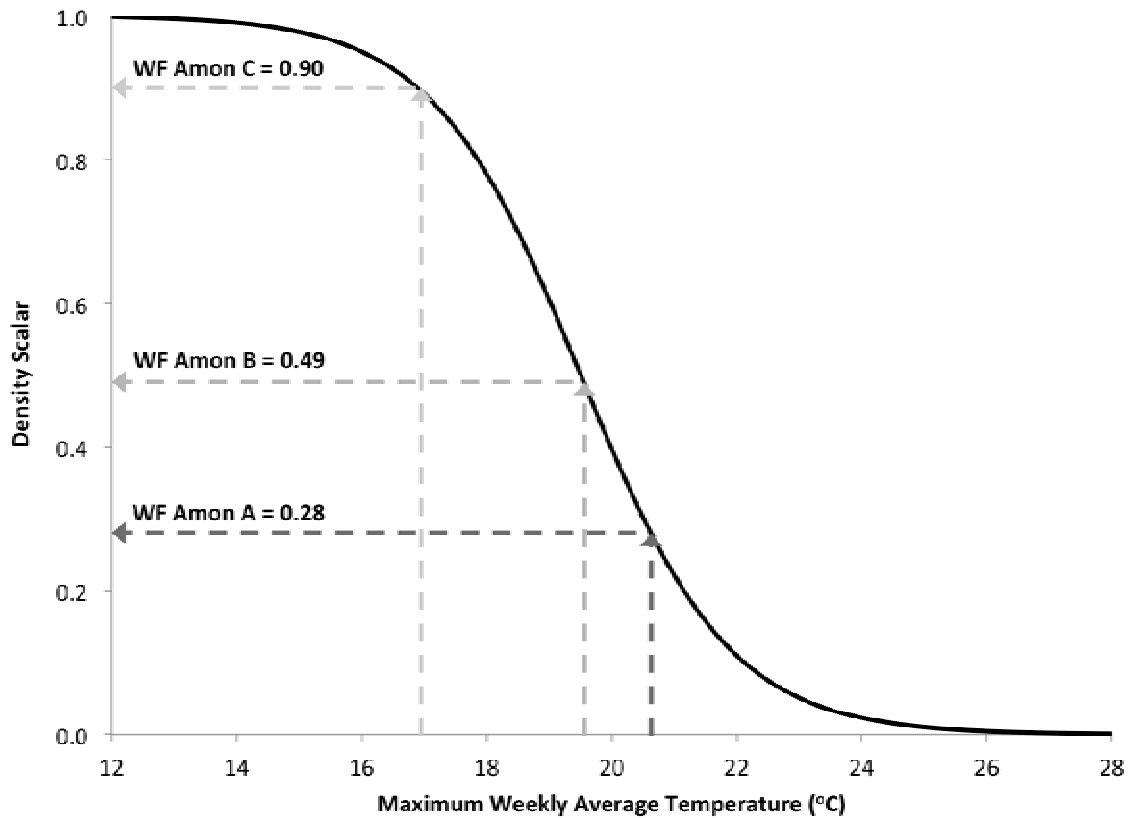
### ***Temperature Monitoring***

In total, 9 temperature loggers (HOBOS) were deployed throughout the WF Amon Wasteway (Figure 3). Temperature data was collected on an hourly time step between February 25 and November 25, 2014. Three loggers were deployed in each representative habitat sampling reach, as well as one in the East Fork and one in the mainstem Amon Wasteway near the Columbia Irrigation District flume, upstream of the confluence with the Yakima River. All temperature loggers were recovered, except WF Amon 2 near the last pond on the golf course.

### ***Salmonid Capacity Estimation***

Stream habitat survey data was used to populate a rainbow trout/steelhead carrying capacity model according to the methods of Cramer and Ackerman (2009b). Habitat conditions in WF Amon Wasteway are different from typical interior Columbia Basin salmonid streams because the flow and habitat in the wasteway are not naturally occurring. Most of the WF is comprised of man-made ponds and irrigation induced bulrush-covered wetlands. Therefore, wetland areas and ponds were treated as “pool” habitat types in the model. Although we expected this assumption to overestimate carrying capacity, it allowed us to examine whether WF Amon wetlands have the potential to provide suitable salmonid rearing habitat.

Modeling was used to estimate fish rearing density per square meter of wetted channel width. Resulting baseline rearing density estimates were then scaled to account for various habitat features, as previously described (Cramer and Ackerman (2009b)). The most limiting habitat variables in WF Amon Wasteway were water temperature (Figure 4), substrate conditions (Figure 5 and Figure 6), and the availability of fast water habitat types (Figure 7). Water temperatures were excessively high in WF Amon reaches A and B. In addition, the WF generally lacks riffle habitat, and fine sediments dominate the stream substrate composition.



**Figure 4. Logistic function used to predict temperature effects on rainbow trout/steelhead rearing densities in WF Amon Wasteway Reaches A, B, and C (from Child and Courter 2010). The function passes through values of 0.95 at 16 °C and 0.05 at 23 °C. Scalar values used during capacity modeling are displayed directly on the plot.**

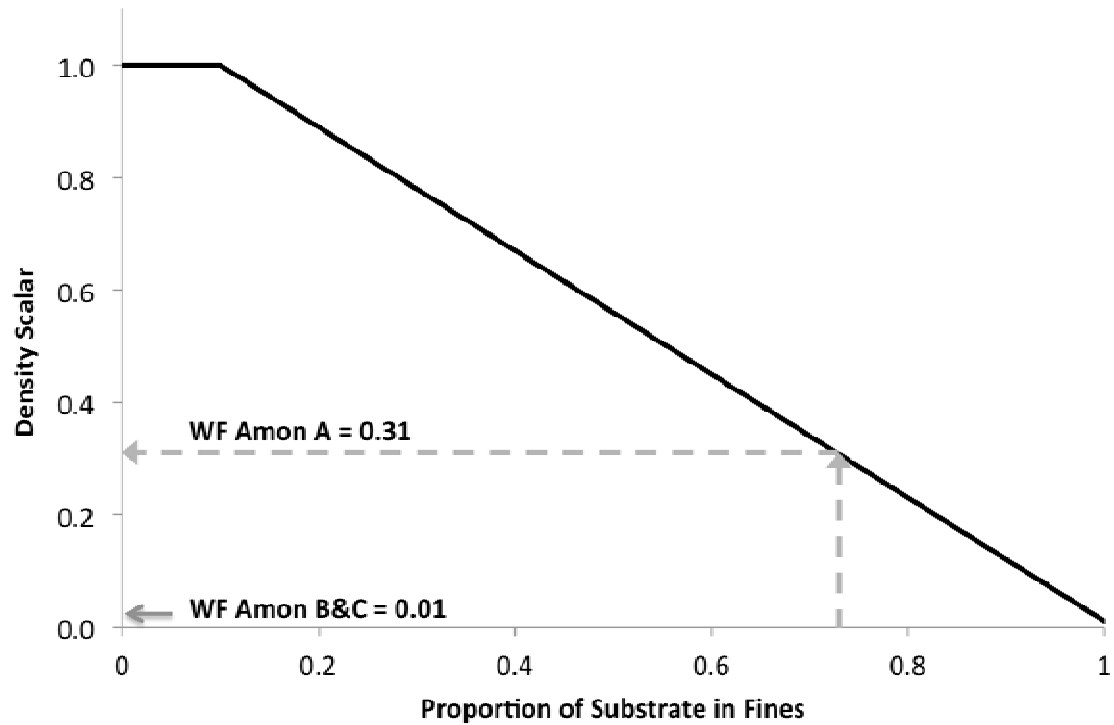


Figure 5. Linear function used to predict the impact of fine sediments on salmonid stream productivity (Cramer and Ackerman 2009b). Scalar values used during capacity modeling are displayed directly on the plot.

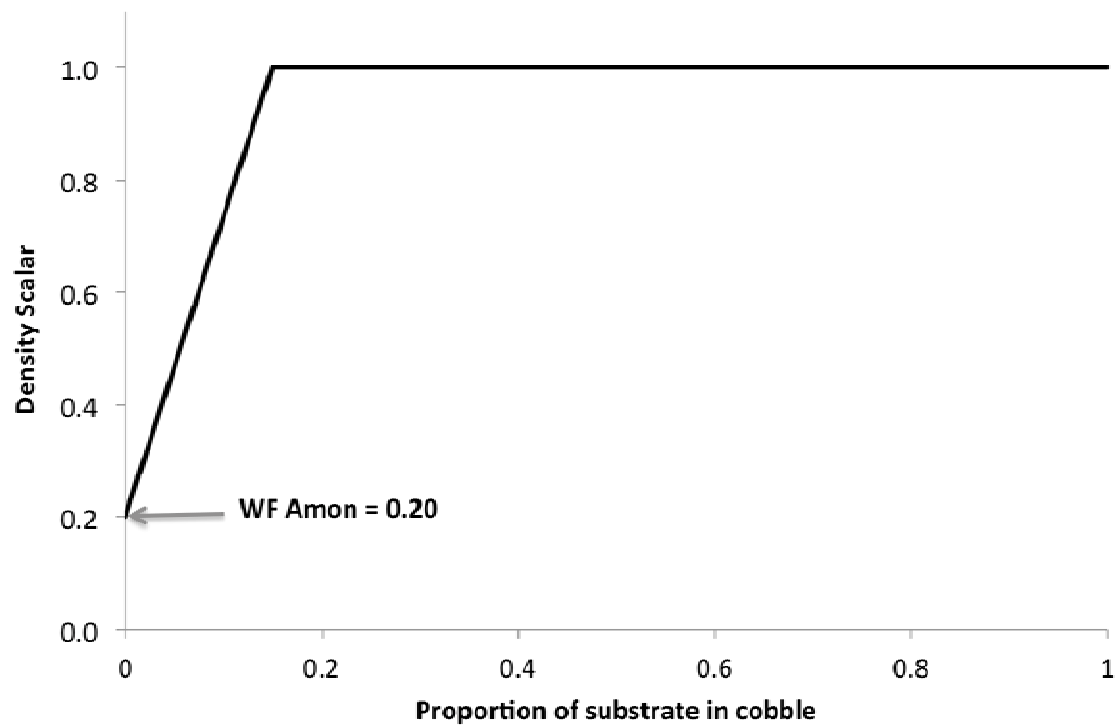


Figure 6. Linear function used to predict the impact of cobble substrates on salmonid stream productivity (Cramer and Ackerman 2009b). Scalar value used during capacity modeling for all three WF Amon wasteway reaches is displayed directly on the plot.



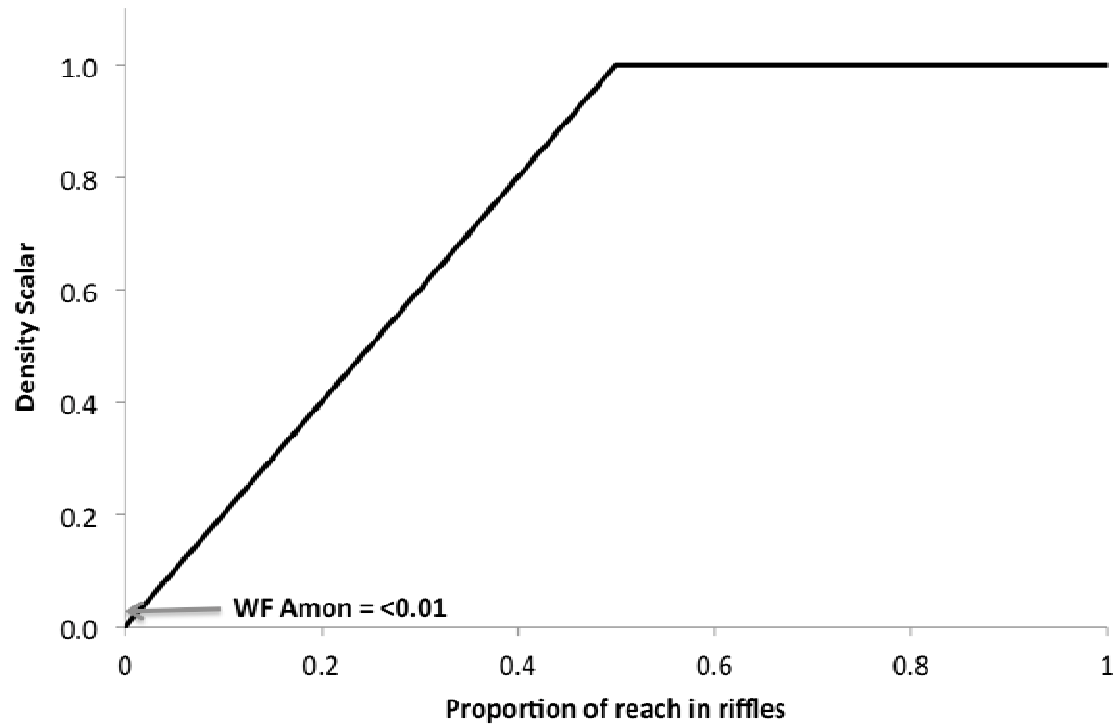


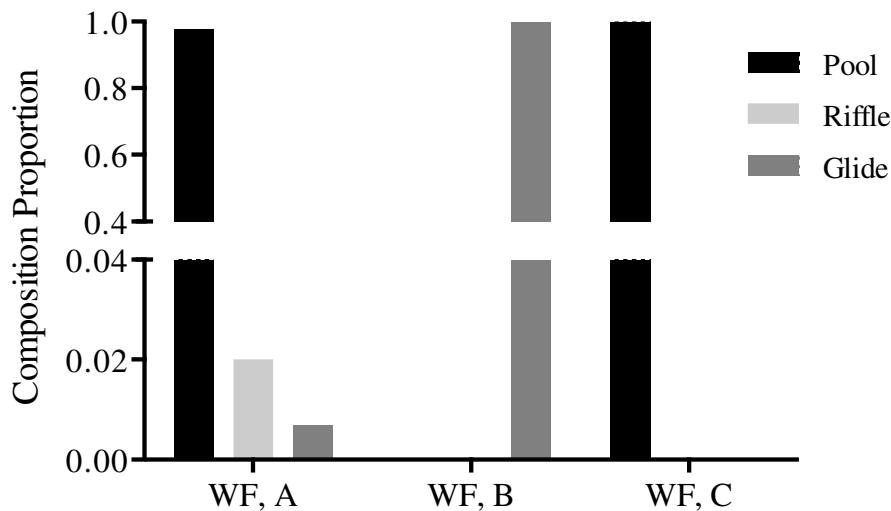
Figure 7. Linear function used to predict the impact of riffle habitat types on salmonid stream productivity (Cramer and Ackerman 2009b). Scalar value used during capacity modeling for all three WF Amon wasteway reaches is displayed directly on the plot.

## Results

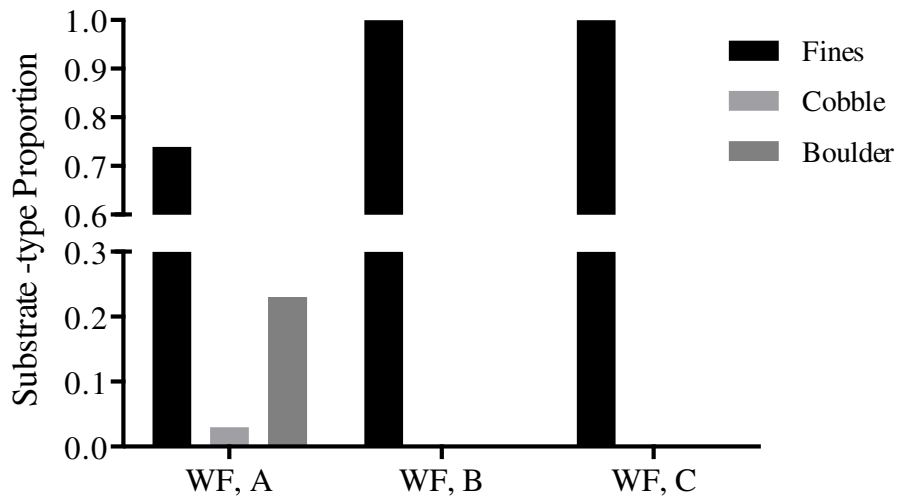
### *Habitat Surveys*

The three sample reaches were comprised of shallow ponds and wetlands (pools), riffles and/or glides (Figure 8 and see Appendix 3 for representative habitat pictures). Cascades, rapids and other mesohabitat types were not observed. Pools composed nearly 100% of WF Reach A and 100% of Reach C. Glides comprised 100% of the habitat for WF Reach B. Substrate composition was 100% fines in reaches B and C and 74% in reach A. The remainder of Reach A was comprised of 23% boulder and 3% cobble substrates (Figure 9).

The amount of woody debris observed in the study areas was low. When scored on a scale of 1-5 (low-high), only one mesohabitat unit scored a 3 and the remainder of the habitats scored a 1. The pool in WF Reach A that scored a 3, had thick overhead cover; however, the substrate in this pool was comprised almost entirely of fine sediments, offsetting the habitat benefit of the wood cover.



**Figure 8. Proportion of pond and wetland (pool), riffle, and glide mesohabitat types in WF sample Reaches A, B and C, 2014.**



**Figure 9. Proportion of fines cobble, and boulder substrate in WF sample Reaches A, B, and C, 2014.**

### *Water Quality*

Spot measurements of temperature, dissolved oxygen (DO), pH, and turbidity data were collected from the WF reaches A, B and C during spring, summer and early fall, 2014 (Table 3). DO readings were imprecise due to difficulties with equipment calibrations, but they did provide a useful measure for relative comparison between reaches and sampling events. With the exception of measurements taken in February, DO readings from WF Amon Wasteway were higher during winter months and lower during the warmer, summer months. The lowest DO measurements were taken in WF Reach A and C, which are also the two reaches with the highest pond and wetland habitat surface area. In general, WF Reach B water quality provided the most suitable conditions for salmonids of the three reaches studied. The pH and turbidity measurements observed throughout the WF were compatible with natural stream conditions elsewhere in the Yakima Basin.

**Table 3. WF Amon Wasteway Water Quality Data, 2014.**

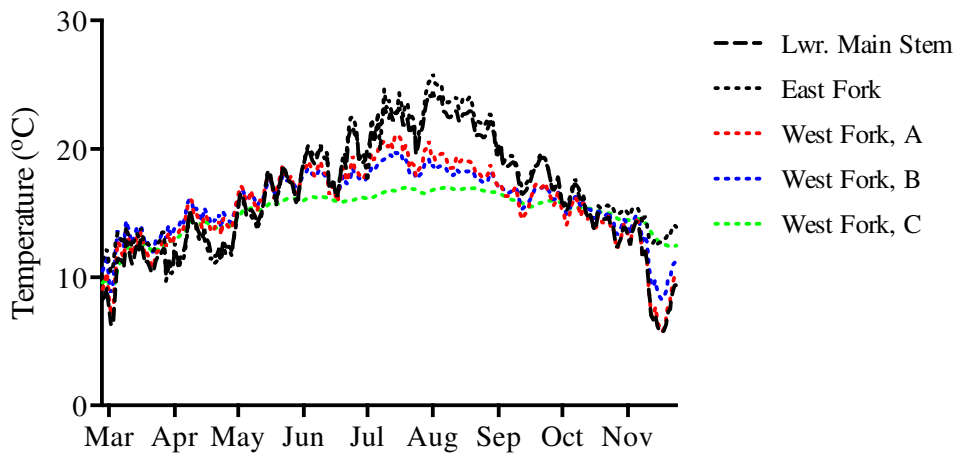
| Location  | Sample Date | Time | Temp °C | DO     |       | pH   | Turbidity        |
|-----------|-------------|------|---------|--------|-------|------|------------------|
|           |             |      |         | (mg/l) | Sat%  |      |                  |
| WF Amon A | 2/26        | 956  | 6.6     | 8.67   | 72.5  | 7.91 | clear            |
|           | 3/24        | 1130 | 12.3    | 12.13  | 113.4 | 8.08 | clear            |
|           | 4/29        | 1130 | 14.2    | 15.1   | 145.8 | 8.45 | clear            |
|           | 5/27        | 1025 | 18.2    | 9.61   | 102.6 | 7.82 | slightly turbid  |
|           | 6/26        | 1140 | 20.5    | 6.46   | 73.1  | 7.75 | clear            |
|           | 7/30        | 939  | 22.1    | 7.41   | 85.4  | 7.72 | very clear       |
|           | 8/20        | 1100 | 20.0    | 5.44   | 59.0  | 7.25 | slightly turbid  |
|           | 9/24        | 1045 | 18.1    | 6.43   | 68.7  | 7.19 | slightly turbid  |
| WF Amon B | 2/26        | 1200 | 10.3    | 10.06  | 77.0  | 7.9  | clear            |
|           | 3/24        | 1238 | 13.3    | 9.71   | 92.9  | 7.89 | clear            |
|           | 4/29        | 1300 | 16.4    | 10.59  | 105.9 | 8.32 | very clear       |
|           | 5/27        | 1115 | 16.6    | 6.9    | 70.6  | 7.79 | very clear       |
|           | 6/26        | 1234 | 19.3    | 5.94   | 63.4  | 7.64 | very clear       |
|           | 7/30        | 1025 | 18.3    | 5.92   | 62.5  | 7.36 | very, very clear |
|           | 8/20        | 1015 | 18.7    | 7.92   | 74.3  | 7.37 | very clear       |
|           | 9/24        | 1010 | 15.9    | 8.27   | 80.4  | 7.47 | clear            |
| WF Amon C | 2/12        | 1230 | 11.0    | 8.4    | 77.0  | 7.69 | clear            |
|           | 3/24        | 1315 | 14.9    | 8.64   | 85.2  | 7.65 | clear            |
|           | 4/29        | 1430 | 18.1    | 10.38  | 103.6 | 7.79 | slightly turbid  |
|           | 5/27        | 1141 | 18.7    | 9.38   | 100.7 | 8.27 | slightly turbid  |
|           | 6/26        | 1254 | 19.6    | 4.87   | 52.8  | 7.56 | turbid           |
|           | 7/30        | 1058 | 20.0    | 4.75   | 54.4  | 7.37 | very clear       |
|           | 8/20        | 940  | 20.2    | 6.9    | 78.9  | 7.23 | slightly turbid  |
|           | 9/24        | 930  | 17.2    | 4.82   | 50.6  | 7.25 | slightly turbid  |

***Water Temperature***

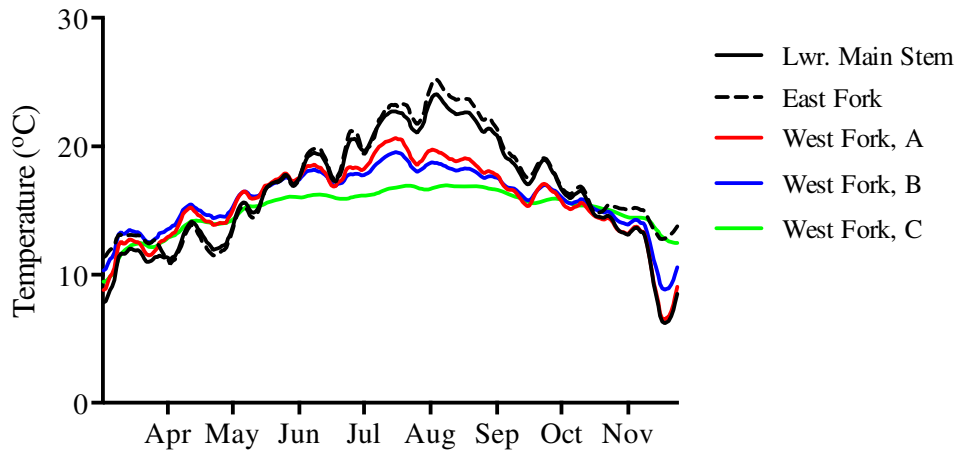
Water temperature conditions were similar between all reaches in months March through May and September through October (Figure 10). From June through August, similar temperatures were found between the lower main stem and EF, and between reaches A and B within the WF, only varying by 1 °C. The greatest difference in average daily temperatures during the months of June through August was found to be approximately 4 °C (between the EF and WF Reach C). Further, on average, WF Reach C was approximately 2 °C cooler than either reaches A or B during these summer months. Cooler observations in Reach C can be attributed to flow input from springs upstream. Further, warmer observations in the remaining downstream reaches are likely due to low flow conditions – causing a rapid increase in water temperature due to warmer ambient air temperatures. Differences in temperatures between all reaches can further be attributed to localized stream attributes, such as width, depth, and vegetation cover.

Maximum seven-day average temperatures exceeded 20 °C from June 24 through September 2 for the Lower Main Stem and EF, peaking on August 4 at 24 °C and 25 °C, respectively (Figure 11). For WF, Reaches A and B, the maximum seven-day average at approximately 19 °C or more, occurred during the month of July. For Reach C, the highest temperatures recorded occurred during late June through early September, with temperatures around 16 °C.

During the summer irrigation season, flow discharge from the EF is larger in volume compared with the volume the WF. Therefore, EF temperatures heavily influence values recorded in the Lower main stem (Temperature Logger 1). Solar heating of the Country Club ponds may also increase temperatures in WF Reach A. In one recording, we found temperatures upstream of the Country Club 5 °C cooler in the summer compared to what was observed in the Lower main stem. Whether by a combination of factors, or solely as a result of accretions from the EF, temperatures in Amon Wasteway are at or near equilibrium with air temperatures below the confluence of the EF and WF, and continue to be at equilibrium until reaching the Yakima delta.



**Figure 10. Average daily water temperature conditions in all reaches sampled in Amon Wasteway, 2014.**



**Figure 11. Seven-day average water temperature conditions in all reaches sampled in Amon Wasteway, 2014.**

### *Electrofishing Surveys*

In total, three salmonids were captured in the WF and one at the confluence of the WF and EF during our July 2014 electrofishing surveys in Amon Wasteway (Table 4). All four salmonids were rainbow trout. Species with higher temperature tolerance such as smallmouth bass, sunfish, speckled dace and peamouth were the most abundant species found in a previous mainstem Amon Wasteway survey (Child & Courter 2010). Findings in the WF were similar, although overall species diversity and fish abundance was lower. The number of salmonids captured per 100-meters of stream surveyed were <1, 0, and 0 for reaches A, B, and C respectively.

**Table 4. Species and size of fish captured in the WF Amon Wasteway during July 2014 electrofishing surveys**

| Reach           | Common Name              | Fork Length (mm) | Location                          |
|-----------------|--------------------------|------------------|-----------------------------------|
| WF<br>Amon<br>A | rainbow trout            | 450              | In mainstem at WF confluence      |
|                 | three-spined stickleback | 41               | In mainstem at WF confluence      |
|                 | mosquito fish            | 38               | In mainstem at WF confluence      |
|                 | speckled dace            | 43               | In mainstem at WF confluence      |
|                 | mosquito fish            | 34               | In mainstem at WF confluence      |
|                 | mosquito fish            | 38               | In mainstem at WF confluence      |
|                 | speckled dace            | 44               | In mainstem at WF confluence      |
|                 | mosquito fish            | 32               | In mainstem at WF confluence      |
|                 | rainbow trout            | 82               | Upstream of ponds in channel      |
|                 | rainbow trout            | 93               | Upstream of ponds in channel      |
|                 | rainbow trout            | 97               | Upstream of ponds in channel      |
| WF<br>Amon<br>B | crayfish                 | N/A              | In bulrush lined channel          |
|                 | numerous mosquitofish    |                  | In bulrush lined channel margins  |
| WF<br>Amon<br>C | numerous mosquitofish    |                  | Schools of fish observed in ponds |

### ***Salmonid Capacity Estimates***

Modeled estimates of *O. mykiss* density in our sample reaches were extremely low (Table 5). In total, we estimated a rainbow trout/steelhead rearing capacity of <8 fish across 47,317 square meters of stream, pond, and wetland habitat surveyed. The habitat conditions that appear to be primarily responsible for low salmonid densities in the wasteway include warm summer water temperatures, excessive levels of fine sediments, absence of cobble substrate, and lack of fast-water habitats throughout the WF. Low salmonid density predictions were consistent with low abundances observed during electrofishing surveys.

**Table 5. Estimated *O. mykiss* parr carrying capacity in sampling Reaches A, B, and C of the WF Amon Wasteway. Estimates were derived according to the methods of Cramer and Ackerman (2009b). Estimates were also adjusted to account for temperature effects following methods described in Child and Courter (2010).**

| Reach | Density (fish/m <sup>2</sup> ) | Habitat Area (m <sup>2</sup> ) | Carrying Capacity |
|-------|--------------------------------|--------------------------------|-------------------|
| A     | 2.06x10 <sup>-4</sup>          | 27,261                         | 6                 |
| B     | 2.97x10 <sup>-6</sup>          | 426                            | <1                |
| C     | 1.56x10 <sup>-5</sup>          | 19,630                         | <1                |



## Discussion and Conclusions

After conducting a literature review and an independent evaluation of habitat conditions and fish presence in the WF of Amon Wasteway, we conclude that the WF does not appear to be well-suited for salmonid production. Observed salmonid abundance and modeled densities were extremely low relative to salmonid-producing streams elsewhere in the Yakima Basin<sup>2</sup>. This result was similar to our previous findings in Amon Wasteway downstream of the EF and WF confluence (Child and Courter 2010).

Although the WF ponds and wetlands had considerable wetted habitat surface area, the substrate was comprised of nearly 100% fines, which is not compatible with salmonid producing streams. Fine sediments fill in the interstitial spaces between the larger coarse substrate materials, reducing aquatic macroinvertebrate production, the primary food source for stream salmonids, and eliminating critical refugia for rearing salmonids. There was also a lack of fast-water habitats, such as riffles, rapids and cascades. These habitat types, often associated with higher gradient streams, help to remove fine sediments from fish and invertebrate rearing areas, and they provide insect drift, which is how salmonids typically feed on benthic macroinvertebrates. The only area within the WF where we documented salmonid presence was where the WF enters the Meadow Springs Country Club golf course. This particular area had a small patch of cobble which was part of the engineered stream channel that meanders through the golf course. There was also a small riffle directly upstream of the cobble patch. Though absent elsewhere in the WF, these are the types of conditions that would be more likely to support salmonids, and our field data confirmed this assertion. This area is above a fish passage barrier culvert at the last golf course pond (see WF Amon A reference picture in Appendix 3).

As explained by Child and Courter (2010), there are two broad-scale factors principally responsible for Amon Wasteway's low salmonid production capacity: 1) geomorphology and 2) climatic conditions. The wasteway exists within a geologic area characterized by plentiful fine silts, clays, and sands that do not provide suitable stream substrate for salmonids. Sedimentary deposits of glaciofluvial (glacial or riverine), lacustrine (lake), and eolian (wind blown) origin, and basalts of volcanic origin are the two principal formations found in the lower Yakima Basin (Molenaar 1985). Similarly, Smith et al (2005) found that the surface geology in the WF Amon was mostly composed of highly permeable outburst flood deposits (50%), with lesser amounts of loess (33%), mass wasting deposits (2%), alluvium (1%), and basalt (15%) of low permeability. The distribution of these sediments is an important driver of geomorphic conditions in Amon Wasteway. The land irrigated by the KID, the source of nearly all of Amon Wasteway's flow volume, lies to the west of the Yakima River at higher elevations than the river floodplain (Smith et al. 2005). Thus, the origin of sedimentary deposits in the KID is primarily lacustrine and eolian. These areas contain wind-deposited loess and fine silts and sands, left behind by the Missoula Floods (Molenaar 1985). In contrast, most soils in

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<sup>2</sup> Trout densities in several different sites throughout Taneum Creek, a high priority watershed for salmonid restoration activities located in the upper Yakima Basin, averaged between 0.13 and 0.56 fish/m<sup>2</sup> over the years 1998-2008 (Gabriel Temple, pers. comm.).

the river floodplain lying to the west of the Yakima River in the vicinity of Toppenish and Wapato are cobbles, gravels, and sands of glaciofluvial origin. These areas support much higher salmonid densities compared with what we observed in the WF Amon Wasteway<sup>2</sup>.

Romey and Cramer (2001) report that habitat conditions in Sulphur, Granger, and Moxee drains in the Yakima Basin were generally unsuitable for salmonids due to high levels of substrate embeddedness and low gradients. Salmonids are unsuccessful in Amon Wasteway for similar reasons. In addition to these limiting factors, Child and Courter (2010) documented extreme summer water temperatures throughout lower Amon Wasteway. The WF of Amon Wasteway provided cooler summer temperatures relative to the lower main stem, but only the upper portion of the WF (Reach C) had an MWAT below 19 °C. Although relatively cool groundwater feeds the WF, a short distance downstream the wasteway broadens in the vicinity of Amon Preserve where the hot, arid climate of Badger Canyon quickly warms numerous large, shallow wetland ponds. From that point downstream, water temperatures are at stable equilibrium with summer air temperatures. A thorough explanation of climatically-controlled habitat limitations for streams in general, and particularly for salmonids in the Amon region is provided in Child and Courter (2010).

## **Acknowledgements**

Thank you to the Yakima River Basin Coalition who funded this study. Seth DeFoe and Mike Frey with the Kennewick Irrigation District were instrumental in organizing the study. Mike also contributed to the maps in the report. Paul Hoffarth of the Washington Department of Fish and Wildlife provided assistance in planning and conducting the electrofishing surveys. We provided a draft of this report to several biologists that work for a variety of agencies/groups in the Yakima Basin, and allowed for a 2 week review period prior to finalizing this document, and appreciate their comments and review. Much of this effort was built upon the 2009 fieldwork and 2010 reporting for our original “Suitability of Amon Wasteway for Salmonid Reproduction” study; please see the acknowledgements listed therein, as well.

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## **Appendix 1. Habitat Survey Measurement Protocol**

### ***Delineation into Geomorphic Unit Types***

Channel geomorphic units are relatively homogeneous lengths of the stream that are classified by channel bed form, flow characteristics, and water surface slope. With some exceptions, channel geomorphic units are defined to be at least as long as the active channel is wide. Individual units are formed by the interaction of discharge and sediment load with the channel resistance (roughness characteristics such as bedrock, boulders, and large woody debris). Channel units are defined (in priority order) based on characteristics of (1) bedform, (2) gradient, and (3) substrate.

It should be noted that the unit types listed below do not necessarily describe all units that may be encountered in a stream, but describe all of the unit types likely to produce juvenile salmonids. Other unit types such as isolated pools, dry channel units, culverts, or steps are unlikely to produce salmonids and typically make up only a very small portion of a stream. When a stream diverges into multiple channels, each of the channels should be surveyed.

#### Pools

A section of stream channel where water is impounded within a closed topographical depression. Pools are typically created when fluvial processes such as scour associated with a channel obstruction form depressions in the channel bed. The scour forms a depression which acts as a basin that would continue to hold water if there was no flow. Some pools are created by impoundments such as a debris flow, a log jam, or a beaver dam.

#### Glides

An area with generally uniform depth and flow with no surface turbulence. Low gradient; 0-1 % slope. Glides may have some small scour areas but are distinguished from pools by their overall homogeneity and lack of structure. Generally deeper than riffles with few major flow obstructions and low habitat complexity. There is a general lack of consensus regarding the definition of glides (Hawkins et al. 1993).

#### Riffles

Fast, turbulent, shallow flow over submerged or partially submerged gravel and cobble substrates. Generally broad, uniform cross section. Low gradient; usually 0.5-2.0% slope, rarely up to 6%. Some riffles may contain numerous sub-unit sized pools or pocket water created by scour associated with small boulders, wood, or stream bed dunes and ridges. In these instances, sub-unit sized pools comprise 20% or more of the total unit area.

#### Rapid

Swift, turbulent flow including chutes and some hydraulic jumps swirling around boulders. Exposed substrate composed of individual boulders, boulder clusters, and partial bars. Moderate gradient; usually 2.0-4.0% slope, occasionally 7.0-8.0%. Rapids over bedrock may appear as swift, turbulent, "sheeting" flow over smooth bedrock. Sometimes called chutes. Little or no exposed substrate. Moderate to steep gradient; 2.0-30.0% slope.

### Cascade

Much of the exposed substrate composed of boulders organized into clusters, partial bars, or step-pool sequences. Fast, turbulent, flow; many hydraulic jumps, strong chutes, and eddies; 30-80% white water. High gradient; usually 3.5-10.0% slope, sometimes greater. Cascades over bedrock are similar except that structure is derived from sequence of bedrock steps. Slope 3.5% or greater.

### Backwater

Pool found along channel margins; created by eddies around obstructions such as boulders, root wads, or woody debris. Part of active channel at most flows; scoured at high flow. Substrate typically sand, gravel, and cobble.

### Beaver Pond

Pool formed by a beaver dam.

### ***Geomorphic Unit Length***

Total length of each unit in meters.

### ***Geomorphic Unit Width***

Average width of wetted channel in meters. Average width should be estimated by observing the wetted width in at least three locations along the longitudinal axis of the unit, and then averaging. We prefer width measurements approximately every 10-12 meters for each unit to ensure an accurate average width measurement.

### ***Maximum Depth in Pools***

Maximum depth should be recorded in pools in meters. It is also advisable that maximum depth be recorded in backwater units and beaver ponds, though these measurements are currently not needed for the UCM.

### ***Average Depth in Riffles***

Average depth in meters should be recorded in riffles. It is also advisable that average depth be recorded in glides, rapids and cascades, but the model can be run without depth data for these select units. Depth measurements should be taken in conjunction with each width measurement.

### ***Substrate Classification***

Percent distribution by streambed area of substrate material in six size classes: fines (<2mm), gravel (pea to baseball; 2-64mm), cobble (baseball to bowling ball; 64-256mm), boulders, and bedrock. Estimate distribution relative to the total area of the habitat unit (wetted area). Round off each class to nearest 5 percent.

### ***Wood Complexity***

Each pool and glide should have a wood complexity rating assigned. Wood complexity is rated on a 1-5 scale as defined below. Other measures (counts) of LWD availability are also advisable, though currently there are no means to incorporate these data into the UCM. Future use of these data in the UCM are possible.

**Table 6. Wood complexity rating definitions.**

| <b>Wood Complexity Rating</b> | <b>Definition</b>                                                                                                                                                                                                                                                                         |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                             | Wood debris absent or very low                                                                                                                                                                                                                                                            |
| 2                             | Wood present, but contributes little to habitat complexity. Small pieces creating little cover.                                                                                                                                                                                           |
| 3                             | Wood present as combination of single pieces and small accumulations. Providing cover and some complex habitat at low to moderate discharge.                                                                                                                                              |
| 4                             | Wood present with medium and large pieces comprising accumulations and debris jams that incorporate smaller root wads and branches. Good cover for fish over most flow levels.                                                                                                            |
| 5                             | Wood present as large single pieces, accumulations, and jams that trap large amounts of additional material and create a variety of cover and refuge habitats. Woody debris providing excellent persistent and complex habitat. Complex flow patterns will exist at all discharge levels. |

### ***Alkalinity and Turbidity***

Measures of alkalinity (mg/L CaCO<sub>3</sub>) and turbidity (NTU) at low flow are needed to parameterize the UCM. Ideally, these values would be available for each reach surveyed. However, this is typically not the case in which instance it is desired to have several measurements available from various locations within the watershed so as to provide a representative estimate of the value for the entire basin. Previously, S.P. Cramer & Associates has undertaken analysis to estimate low flow values for these parameters if measurements were only available from other times of the year. Also, when no data are available within the watershed of interest, data from nearby representative watersheds may be used.

### ***Other Useful Stream Survey Information***

Other data may be collected that are not directly needed to parameterize the UCM, but may be useful in post modeling analysis, or to estimate capacity where no habitat survey data are available. These include active channel width, flow, gradient, and potential barriers.



## Appendix 2. WF Amon Wasteway Flow Measurements From Surveys

Table 7. WF Amon Wasteway Flow Measurements From Surveys

| WF Amon Wasteway flow measurements from surveys |                  |                  |
|-------------------------------------------------|------------------|------------------|
| Date                                            | WF Amon A (cfs*) | WF Amon B (cfs*) |
| 2/26/2014                                       | 3.33             | 2.99             |
| 3/24/2014                                       | 2.8*             | 4.99             |
| 4/29/2014                                       | 4.21             | 3.45             |
| 5/27/2014                                       | 5.31             | 4.32             |
| 6/26/2014                                       | 4.26             | 4.07             |
| 7/30/2014                                       | 3.76             | 5.47             |
| 8/20/2014                                       | 5.37             | 5.98             |
| 9/24/2014                                       | 9.6              | 4.69             |

*\*flows are calculated in cubic feet per second (cfs)*

*\*on 3/24/2014 the ponds on the golf course were drained, so perhaps much of the water was lost subsurface with that water surface elevation change, as this is the day when Amon A was much less than Amon B in flow volume, note similar, but less difference on 7/30 and 8/20; though the reasoning is unclear, at this time.*

**WF Amon A Location:** Downstream of Broadmore Rd., but on the golf course before 1st pond

|              |           |
|--------------|-----------|
| GPS Northing | 46.2175   |
| GPS Easting  | 119.25800 |

**WF Amon B Location:** Just downstream of the culvert below the KID pond

|              |           |
|--------------|-----------|
| GPS Northing | 46.21162  |
| GPS Easting  | 119.25749 |

### **Appendix 3. WF Amon Wasteway Representative Habitat Pictures**

It was suggested during a review period with local biologists of the draft Suitability of the West Fork Amon Wasteway for Salmonid Production report, that representative habitat pictures be provided. Here are representative pictures of WF Amon A, B & C.



Concrete Flume at WF Amon A, this structure provides a fish passage barrier.



The author at the upstream end of WF Amon A, note the fine sediment substrate.



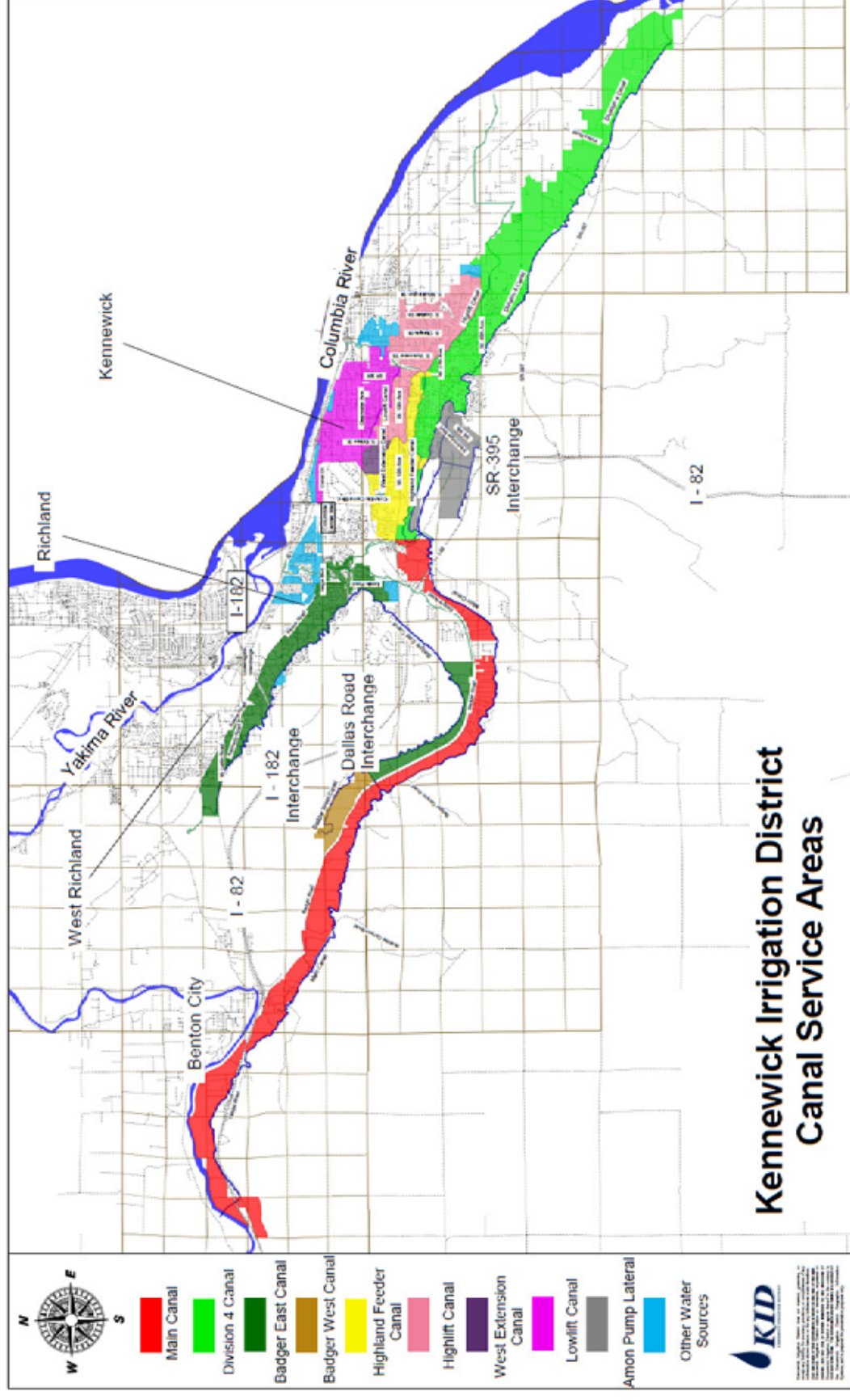
Representative habitat in the Amon B survey reach.



The co-author at the WF Amon C habitat survey reach.



Appendix 4. Detailed map of the Kennewick Irrigation District service area, Amon Wasteway meets the Yakima Delta near I-182.



## I. PUBLIC PARTICIPATION

The Growth Management Act requires the city to establish and broadly disseminate to the public a public participation program identifying procedures whereby proposed amendments or revisions of the comprehensive plan are considered by the governing body.

**Review:** The City of Richland has an established public participation program to ensure early and continuous public participation in comprehensive plan amendments. The following outlines the program as it applies to this comprehensive plan amendment:

- (1) Communication programs and information services. The City of Richland informed the public about the proposed plan amendment by publishing notice of the amendment in the Tri-City Herald, by posting the site, by mailing notice to surrounding land owners and by posting notice on the City web page.
- (2) Broad dissemination of proposals and alternatives. The City of Richland distributed the proposed plan amendment in the following manner to ensure that information on the amendment was available prior to discussion at public hearings:
  - (a) Copies were available at the Planning and Development Services Division.
  - (b) A copy was posted on the City web page.
  - (c) Copies were available at the public hearing held by the Planning Commission.
- (3) Public meeting after effective notice. The City of Richland publicized public hearings in the following manner to ensure the broadest cross-section was made aware of the opportunity to become involved in the planning process:
  - (a) Public hearings before the Planning Commission and City Council were scheduled to allow for public comment.
  - (b) Public hearing notices were published in the Tri-City Herald at least 10 days before the scheduled date.
  - (c) Meeting summaries will be prepared and available to the public shortly after the public hearing through the Planning and Development Services Division.
  - (d) All public hearings will be cablecast on the City's cable channel.
- (4) Provision for open discussion. The City of Richland took the following actions to ensure that the public had an opportunity to actually take part and have their opinion heard:
  - (a) Agendas are written that clearly define the purpose of the hearing, the item to be considered, and actions that may take place.
  - (b) All public hearings will be scheduled during the weekday in the evenings to encourage the greatest number of people to attend.
  - (c) The chairman presiding over the hearing shall allow the public an opportunity to comment on the amendment.
  - (d) All hearings will be recorded for public access and review.
- (5) Opportunity for Written Comments. The City of Richland provided the public an opportunity to submit written comment any time during the comprehensive plan amendment review process. These written comments will be made part of the record to allow the governing body to consider them in their decision making process.

## II. PLANNING GOALS

The Growth Management Act (GMA) requires the city to consider and be guided by the 13 goals established in RCW 36.70A.020 when adopting comprehensive plans and development regulations. Staff carefully considered and weighed each goal in the light of the relevant information to achieve its desired goal. The following outlines staffs review process to ensure that the 13 goals were properly considered in guiding the city in its final recommendation.

**GOAL 1: URBAN GROWTH.** *City should encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

**Review.** The property is located within the City's existing Urban Growth Area as set forth by the Benton County comprehensive plan. The City's comprehensive plan includes provisions for the extension of utilities and services to lands located within the Urban Growth Area and specifically to this site. Water mains have already been installed along Steptoe Street, adjacent to this site and Steptoe Street, a fully developed arterial street has been improved across the site. The proposed amendment is consistent with this GMA goal.

---

**GOAL 2: REDUCE SPRAWL.** *City should try to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

**Review.** The proposed amendment would transfer 3.6 acres of land designated for residential use to commercial use. The proposed amendment would not impact this GMA goal.

---

**GOAL 3: TRANSPORTATION:** *City should encourage efficient multimodal transportation systems that are based on regional priorities and coordinate with county and city comprehensive plans.*

**Review.** The City of Richland's comprehensive plan policies state that the city will coordinate planning and operation of transportation facilities with programs to optimize multimodal transportation systems. Richland worked with the City of Kennewick to construct Steptoe Street, a collector road that is designated as an important travel corridor under both cities plans, demonstrating that the cities are coordinating with each other for the implementation of their comprehensive plans. The proposed amendment would not impact this GMA goal.

---

**GOAL 4: HOUSING:** *City should encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

**Review.** The proposed amendment would change the designation on 3.6 acres from low density residential to commercial and in so doing will slightly decrease the amount of land within the city that is available for residential development. The plan designates a total of 6,715 acres for low density, medium density and high density residential development. The proposed change would decrease the total land base of residential land by less than 5 one-hundredths of one percent, and so would have an insignificant impact on the City's housing goal.

---

**GOAL 5: ECONOMIC DEVELOPMENT.** *City should encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, and public services, and public facilities.*

**Review.** The proposed plan amendment would increase the City's commercial land base by 3.6 acre and would result in a slight increase in the City's commercial land base. Future commercial development of this site would provide additional job opportunities for City residents. The proposed amendment would have a slight, positive benefit to this GMA goal.

---

**GOAL 6. PROPERTY RIGHTS.** *City should consider that private property should not be taken for public use without just compensations having been made. The property rights of landowners shall be protected from arbitrary and discriminatory action.*

**Review.** The City's existing plan includes policies concerning the protection of private property rights. The proposed amendment would not impact this GMA goal.

---

**GOAL 7: PERMITS.** *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

**Review.** The City will strive to complete the amendment process in a timely and fair manner.

---

**GOAL 8: NATURAL RESOURCE INDUSTRIES.** *City should maintain and enhance natural resources-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*

**Review.** The proposed amendment does not involve any designated natural resource lands and so does not impact the goal of conserving and enhancing natural resource industries.

---

**GOAL 9: OPEN SPACE.** *City should encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands, and water, and develop parks.*

**Review.** The amendment does not involve open space lands and so does not impact the goal of encouraging open space.

---

**GOAL 10: ENVIRONMENT.** *City should protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

**Review.** The development of the property for either residential or commercial uses would have equivalent impacts to the natural environment. The development of the site for commercial purposes could have different and perhaps greater impacts to the built environment than if the site

were developed with residential uses. The specific nature of environmental impacts and the mitigation measures required to address those impacts would be evaluated at the time that specific development proposals for the site are brought forward. The City's development regulations are adequate to identify and mitigate these potential areas of impact and would ensure that the intent of this GMA goal is met.

---

**GOAL 11: CITIZENS PARTICIPATION AND COORDINATION.** *City should encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

**Review.** The City of Richland has an established public participation program to ensure early and continuous public participation in comprehensive plan amendments. The outline of that plan can be found in Section I: Public Participation. The review of this proposed amendment followed this public participation plan.

---

**GOAL 12: PUBLIC FACILITIES & SERVICES.** *City should ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

**Review.** The proposed amendment would result in different impacts on the City's public services and facilities. These differing impacts would be identified at the time that specific development proposals are brought forward and reviewed for compliance with City development standards and regulations. The City's development regulations are adequate to ensure that the intent of this GMA goal is met.

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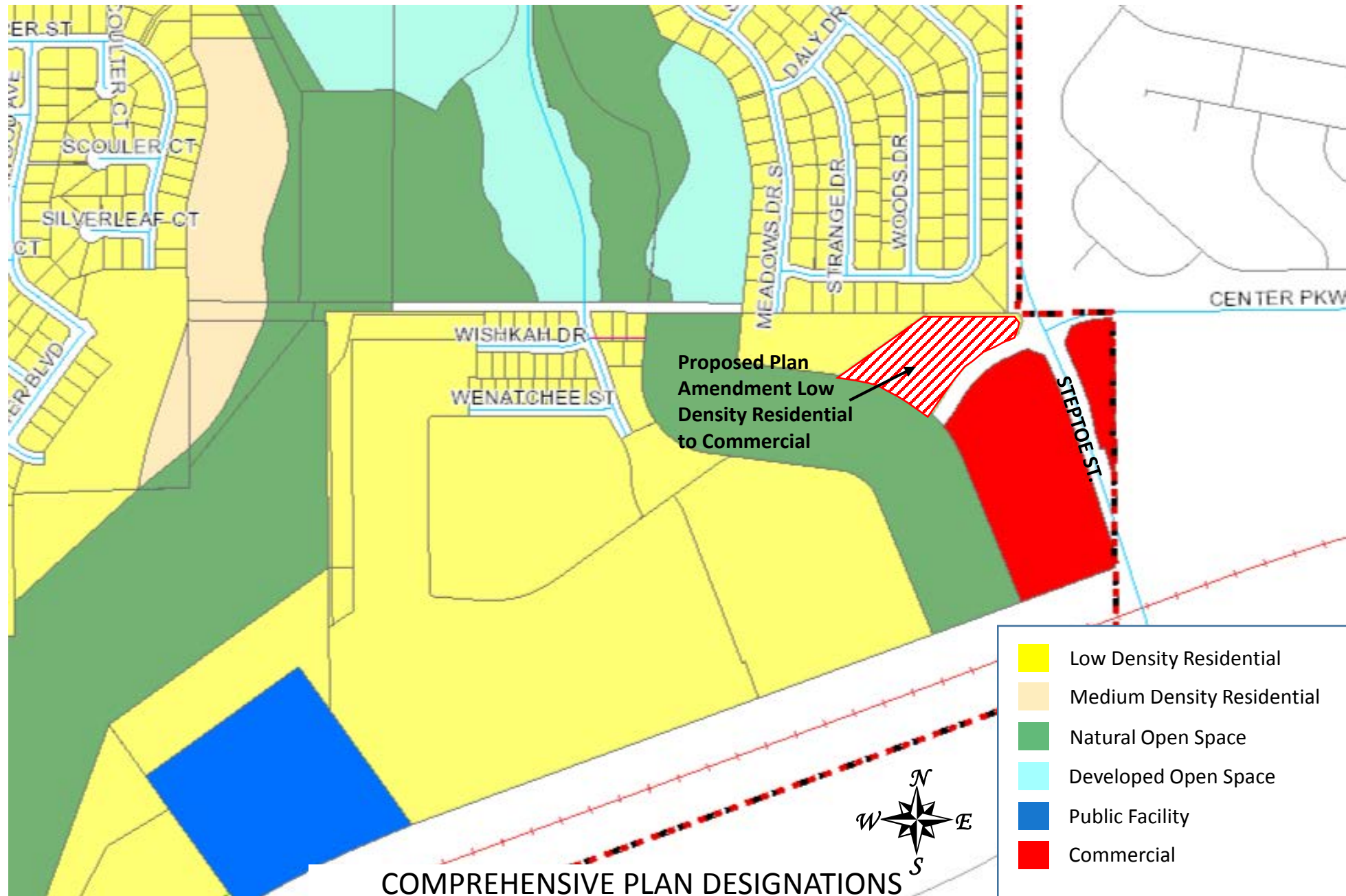
**GOAL 13: HISTORIC PRESERVATION.** *City should identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.*

**Review.** There are no known historical buildings or sites of historical or archaeological significance known to exist within or near the subject site.

### III. CONCLUSION

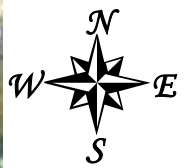
The proposed plan amendment would reclassify approximately 3.6 acres of Low Density Residential land to Commercial land. This amendment is consistent with the goals of the Growth Management Act.











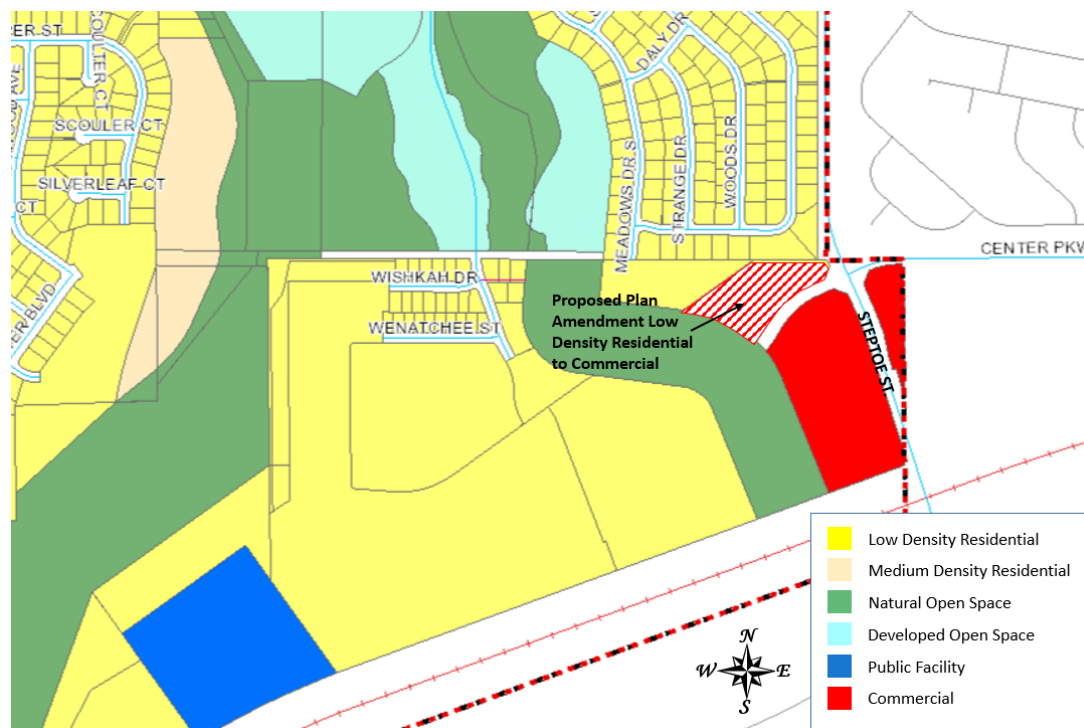


## NOTICE OF PUBLIC HEARING

File No. Z2015-109

Notice is hereby given that the Richland City Council will conduct a public hearing on Tuesday, November 17, 2015 at 7:30 p.m. in Council Chambers, Richland City Hall, 505 Swift Boulevard, Richland to consider the following proposed application for amendment to the City's adopted Comprehensive Plan:

Hayden Homes request to change the land use designation on 3.6 acres from Low Density Residential to Commercial on property located west of Steptoe Street, south of the plat of the Heights at Meadow Springs, southeast of BPA transmission lines and north of the future extension of Rachel Road. All interested persons are invited to attend and give testimony at the public hearing.





Submitted to the Richland Planning Commission 10/28/15

This is a request to revise the language of the proposal by Hayden Homes to amend the Comprehensive Plan to require buffer zones between residential property and adjacent property that is rezoned for commercial use.

Policy 5 as Proposed:

**Policy 5** - *In instances where a commercial zone change results in a commercial zoning boundary being adjacent to residentially zoned property, the commercial property owner shall be responsible for providing a buffer adequate to protect the adjacent residential property from the impacts created by commercial land use, including noise, glare, and traffic.*

**Policy 5 Revised language:** (added language is in italics and bolded)

In instances where a ~~commercial~~ zone change results in a commercial zoning boundary being adjacent to residentially zoned property, the commercial property owner shall be responsible for providing ***landscaping and/or engineered buffers*** adequate to ***substantially*** protect the adjacent residential property from all impacts created by the commercial land use, including ***noxious and toxic odors, low to high frequency noise, light trespass, solar access***, glare, and ***increased pedestrian and vehicular*** traffic.

The proposed changes will strengthen the protections for adjacent residents and neighborhoods from impacts, which may require more than landscaping to mitigate. This is needed because C-1 zoning allows a variety of uses such as automotive repair, fuel stations, minimarts, laundry/fry cleaning, medical and dental clinics, offices, apartments, schools, even on-site hazardous waste treatment and storage.



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Public Hearing

Key Element: Key I - Financial Stability & Operational Effectiveness

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**Subject:**

Proposed Amendments to the 2015 Budget - Ordinance No. 76-15

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**Department:**

Administrative Services

**Ordinance/Resolution Number:**

76-15

**Document Type:**

Presentation

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**Recommended Motion:**

Public hearing only, item is also included on tonight's agenda as first reading of Ordinance No. 76-15.

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**Summary:**

A public hearing is necessary for Ordinance No. 76-15, amending the 2015 Budget.

The public hearing notice was posted on November 15, 2015. First reading of the ordinance amending the 2015 Budget will occur November 17, 2015, with the second reading and passage currently scheduled for the Council meeting, December 3, 2015.

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**Fiscal Impact:**

No

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**Attachments:**



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Minutes

Key Element: Key 1 - Financial Stability & Operational Effectiveness

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**Subject:**

Adopt the Minutes of the Council Meeting Held November 3, 2015

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**Department:**  
City Attorney

**Ordinance/Resolution Number:**

**Document Type:**  
Minutes

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**Recommended Motion:**

Approve the minutes of the Council meeting held on November 3, 2015

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**Summary:**

None

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**Fiscal Impact:**

None.

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**Attachments:**

I. Draft Nov. 3 Council Mtg Minutes





## MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING  
Richland City Hall ~ 505 Swift Boulevard  
Tuesday, November 3, 2015

**Draft**

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### **Pre-Meeting:**

Mayor Rose called the pre-meeting executive session to order at 7:00 p.m. in the City Manager's Conference Room in the City Hall Annex building.

### **Attendance:**

Mayor Rose, Mayor Pro Tem Lemley, Councilmembers Anderson, Christensen, Kent, and Revell were present.

Also present were City Manager Reents, Energy Services Director Hammond and City Attorney Kintzley.

### **Executive Sessions:**

1. Discuss Acquisition of Real Estate - RCW 42.30.110(1)(b) (10 minutes)
  - Bob Hammond, Energy Services Director

**MAYOR PRO TEM LEMLEY MOVED AND COUNCILMEMBER CHRISTENSEN SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:00 P.M. TO DISCUSS ACQUISITION OF REAL ESTATE PER RCW 42.30.110(1)(b) FOR 10 MINUTES. THE MOTION CARRIED 6-0.**

Councilmember Thompson arrived at 7:01 p.m.

**COUNCILMEMBER CHRISTENSEN MOVED AND MAYOR PRO TEM LEMLEY SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:10 P.M. THE MOTION CARRIED 7-0.**

2. Discuss Potential Litigation Per RCW 42.30.110 (1) (ii) (10 minutes)

**MAYOR PRO TEM LEMLEY MOVED AND COUNCILMEMBER CHRISTENSEN SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:10 P.M. TO DISCUSS POTENTIAL LITIGATION PER RCW 42.30.110 (1) (ii) FOR 10 MINUTES. THE MOTION CARRIED 7-0.**

**MAYOR PRO TEM LEMLEY MOVED AND COUNCILMEMBER CHRISTENSEN SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:20 P.M. THE MOTION CARRIED 7-0.**

**Discussion of Meeting Agenda Items:**

Council and staff briefly reviewed the proposed agenda scheduled for the regular meeting.

**Regular Meeting:**

Mayor Rose called the Council meeting to order at 7:30 p.m. in the Council Chamber at City Hall.

**Welcome and Roll Call:**

Mayor Rose welcomed those in the audience and expressed appreciation for their attendance.

Mayor Rose, Mayor Pro Tem Lemley, Councilmembers Anderson, Christensen, Revell, Kent and Thompson were present.

Also present were City Manager Reents, Assistant City Manager Amundson, Energy Services Director Hammond, Fire and Emergency Services Director Huntington, Community Development Director Jensen, City Attorney Kintzley, Administrative Services Director Koch, Public Works Director Rogalsky, Parks and Public Facilities Planning and Capital Projects Manager Pinard, Police Captain Cobb and City Clerk Hopkins.

**Pledge of Allegiance:**

Mayor Rose led the Council and audience in the recitation of the Pledge of Allegiance.

**Approval of Agenda:**

**MAYOR PRO TEM LEMLEY MOVED AND COUNCILMEMBER THOMPSON SECONDED A MOTION TO APPROVE THE AGENDA. THE MOTION CARRIED 7-0.**

**Presentations:**

1. New Hire/Retirements (5 minutes)
  - Allison Jubb, Human Resources Director

There was no report.

2. Overview and Update of Fire Station No. 74 (5 minutes)
  - Tom Huntington, Fire and Emergency Services Director

Fire Chief Huntington gave an update on Fire Station No. 74 which included: the fire fighters are pleased with the building design; the local citizens have expressed appreciation for the fire service in the area; there were 300 calls in the first 3 months; access to the southwest locations and the downtown core will be easy to access after the Duportail Bridge is completed; Police staff will be moving into their office space soon; budget close out is in process; the design/build approach saved money; and Fire Station No. 74 won the Fire Industry Equipment Research Organization's 2015 Fire Station Design Merit Award and will be featured in the November Fire House magazine. He thanked Council for their leadership to make the fire station a reality.

**Public Hearing:**

City Clerk Hopkins read the Public Hearing and Public Comments Procedures.

1. Proposed 2016 Budget and Capital Improvement Plan - Ordinance No. 74-15  
- Cathleen Koch, Administrative Services Director

Ms. Koch gave a presentation which covered the total appropriation for all funds, the appropriations to the General Fund; the appropriation assumptions for 2016; estimated revenue assumptions for 2016; and noted the Town Hall Meeting is on the City Website and it covers the budget in detail. She expressed appreciation to the City Manager and staff for their involvement in creating the 2016 budget.

Mayor Rose opened the public hearing at 7:44 p.m. and closed the hearing at 7:45 p.m. as there were no comments.

2. Amending the 2015 Budget to Provide for Additional Appropriations in the City's Electric and Fleet Replacement Funds - Ordinance No. 72-15  
- Bob Hammond, Energy Services Director

Mr. Hammond said a highly-used bucket truck has become inoperative and needs to be replaced. It was expected to be replaced in 2020, but funds are available in the fleet equipment replacement reserves to replace the truck at this point in time.

Mayor Rose opened the public hearing at 7:46 p.m. and closed the hearing at 7:46:15 p.m. as there were no comments.

**Public Comments:**

There were no public comments.

**Consent Calendar:**

City Clerk Hopkins read the Consent items.

Minutes:

1. Adopt the Minutes of the Council Meetings held October 20 and 27, 2015  
- Heather Kintzley, City Attorney

Ordinances - First Reading:

2. Ordinance No. 70-15, Amending RMC 23.42.051 Relating to Vendors in City Parks  
- Kerwin Jensen, Community Development Director
3. Ordinance No. 72-15, Amending 2015 Budget to Provide for Additional Appropriations in the City's Electric and Fleet Replacement Funds  
- Bob Hammond, Energy Services Director

4. Ordinance No. 74-15, Approving 2016 Budget and Capital Improvement Plan  
- Cathleen Koch, Administrative Services Director

Ordinances - Second Reading/Passage:

5. Ordinance No. 59-15, Amending RMC Chapter 14: Electricity, Relating to Special Equipment  
- Bob Hammond, Energy Services Director
6. Ordinance No. 61-15, Proposed Increase in Appropriations of the Park Project Construction Fund Regarding Playground Equipment in Barth Park and Revising the 2015 Capital Improvement Plan  
- Phil Pinard, Planning and Capital Projects Manager
7. Ordinance No. 62-15, Authorizing an Increase in Appropriation in the Streets Capital Fund for Duportail Bridge Project Engineering  
- Pete Rogalsky, Public Works Director
8. Ordinance No. 63-15, Increasing Appropriations in the 2015 General Fund Related to Library and Public Arts Programs  
- Joe Schiessl, Parks and Public Facilities Director
9. Ordinance No. 65-15, Amending the 2015 Budget to Provide for Additional Appropriations in the General Fund  
- Chris Skinner, Police Services Director
10. Ordinance Nos. 66-15, 67-15 and 68-15, Approving 2016 Ad Valorem Tax and Property Tax Levies  
- Cathleen Koch, Administrative Services Director
11. Ordinance No. 69-15, Amending the 2015 Budget and Capital Facilities Plan to Provide for Additional Appropriations in the Parks Project Construction Fund  
- Phil Pinard, Planning and Capital Projects Manager

Resolutions – Adoption:

12. Resolution No. 196-15, Approving Alterations to the West Vineyards Plat 1, Phase 1  
- Rick Simon, Development Services Manager
13. Resolution No. 198-15, Youth Appointment to the Parks and Recreation Commission: Naveen Bontha  
- Heather Kintzley, City Attorney
14. Resolution No. 199-15, Express Appreciation to Shanta Katpamula for Service on the Parks and Recreation Commission  
- Heather Kintzley, City Attorney

15. Resolution No. 200-15, Approving a Contract Amendment with DGR Grant Construction, Inc. for the HAPO Community Stage
  - Phil Pinard, Planning and Capital Projects Manager
16. Resolution No. 201-15, Setting Public Hearing Date for Ordinance No. 73-15, Proposing Right-of-Way Vacation on a Portion of Wellhouse Loop
  - Pete Rogalsky, Public Works Director
17. Resolution No. 202-15, Amending Contract with Berger Abam for Duportail Bridge Engineering Services
  - Pete Rogalsky, Public Works Director Items for Approval:

Expenditures - Approval:

18. Expenditures from October 12, 2015 - October 23, 2015, for \$7,696,177.15 including Check Nos. 227814-228307, Wire Nos. 6007-6015, Payroll Check Nos. 100171-100189, and Payroll Wire/ACH Nos. 9184-9196
  - Cathleen Koch, Administrative Services Director

**COUNCILMEMBER KENT MOVED AND COUNCILMEMBER THOMPSON SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 7-0.**

**Items of Business:**

1. Ordinance No. 64-15, Amending RMC Title 11, Traffic Prohibiting On-Street Parking on Certain Road Segments - Second Reading and Passage
  - Joe Schiessl, Parks and Public Facilities Director

Mr. Pinard said the existing parking lot at Trailhead Park is undersized to meet the demand of over 200,000 annual visitors, leaving many park users to utilize on-street parking on Queensgate Drive. The Port of Kennewick and Benton County have provided funding to the City to construct a new parking lot and Council awarded a contract for the work on September 22, 2015. Work is now underway and expected to be complete by the end of November 2015. Parking on the east side of Queensgate Drive fronting the residential properties in Westcliffe in the vicinity of Trailhead Park will be eliminated concurrent with the opening of the new parking lot.

A second segment of roadway will also be impacted by Ordinance No. 64-15. The turnaround at the east terminus of Lee Boulevard in Howard Amon Park is utilized by tour busses serving the twice-weekly cruise boats docking at the Lee Boulevard Dock. On-street parking on this segment of Lee Boulevard does not allow for the convenient operation of tour busses, including the loading and unloading of passengers. The current parking causes congestion in that area for cars that are driving around the planter and safety hazards for the pedestrians and bikers in the area.

Councilmember Christensen believes the parking is limited at Howard Amon Park and is concerned about eliminating parking stalls and would like to limit parking just during the tour boat season. He said he cannot vote in favor of this.

Councilmember Revell suggested placing signs that say “no parking when tour boats are present” or consider other options instead of eliminating the parking stalls.

Councilmember Kent agreed with Councilmember Christensen that the parking should be available to the public and would like to consider other options than eliminating the parking stalls.

Councilmember Anderson said there are other access points to the river in other nearby locations other than Howard Amon Park. He said the cars that are parked and the cars driving through the loop around the flower bed is a congested point and it is a safety concern for bicyclists and pedestrians. He said there are other reasons beyond the tour boats, such as congestion and safety issues.

Mayor Pro Tem Lemley said he would not want to lose the tour boat docking at Richland for the economic impact. He asked Captain Cobb how difficult it would be to monitor the parking.

Captain Cobb said the police would have to know the boat schedules and have an officer available at those times which could be problematic. Parking complaints would most likely be complaint driven.

Mr. Pinard said three boats operate May through October. He said the tour bus runs over the flower gardens and cause congestion in that area due to the parked cars, people driving through and bicyclists and pedestrians.

Ms. Reents said the elimination of the parking stalls is not all due to the tour boat buses. She said staff has outlined the maintenance issues, traffic congestion problems and safety issues with pedestrian and bicyclists in that area. She said staff would have to be dedicated to monitor traffic issues. She mentioned the Waterfront Vision plan to open up the river view and to have mobile vendors in that area, which the parking revisions would facilitate.

Councilmember Thompson said there are congestion, maintenance and safety issues, as well as, the tour boat bus issues that cause the problems at that location. He would like to send the ordinance back to staff to define all of the problems and develop solutions.

**COUNCILMEMBER THOMPSON MOVED AND COUNCILMEMBER SECONDED KENT A MOTION TO TABLE ORDINANCE NO. 64-15. THE MOTION CARRIED 7-0.**

## **Reports and Comments:**

### **1. City Manager:**

Ms. Reents said that Sue Graves recently retired after 22 years with the City in the purchasing department. At the request of Ms. Graves, she presented the retirement plaque to Ms. Graves, with a small gathering of employees at the Annex building. Also, Ms. Reents complimented staff on receiving the Fire Station Design Merit Award.

### **2. Council:**

Councilmember Anderson said he had concerns with the design/build concept for the Fire Station at first, but it resulted in a successful and under-budget project that he is pleased with.

Councilmember Kent thanked the citizens for attending the Town Hall meeting and said she attended a ribbon-cutting ceremony for Graze Restaurant at the Parkway.

Councilmember Christensen gave his congratulations to Ms. Reents and staff on the 2016 budget cycle and to staff for the Fire Station Design Merit Award. He said he attended the Ben Franklin Transit's Park and Ride ribbon-cutting ceremony located off of Queensgate; it is the second Park and Ride in the City. He also attended the Town Hall meeting and thanked the citizens for attending.

Councilmember Thompson said he and Mayor Rose will be attending the Signing Ceremony in Washington, D.C. for the Joint Agreement to Establish the Manhattan Project National Historical Park next week.

Mayor Pro Tem Lemley said he attended the ground breaking ceremony for the Senior Life Resources' new building site.

### **Adjournment:**

Mayor Rose adjourned the meeting at 8:18 p.m.

Respectfully Submitted,

---

Marcia Hopkins, City Clerk

### **FORM APPROVED:**

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David W. Rose, Mayor

### **DATE APPROVED:**



# COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Ordinances - First Reading

Key Element: Key 3 - Economic Vitality

**Subject:**

Ordinance No. 71-15, Amending the Zoning on a 35-acre Parcel in the Horn Rapids Residential Community

**Department:**

Community & Development Services

**Ordinance/Resolution Number:**

71-15

**Document Type:**

Ordinance

**Recommended Motion:**

Give first reading by title only, to Ordinance No. 71-15, Amending the Zoning on a 35 Acre Parcel in the Horn Rapids Residential Community.

**Summary:**

Northstone LLC, has requested a zoning change on 35 acres in the Horn Rapids residential community. The site is located along the western boundary of the existing neighborhood, lying between the 3rd and 12th fairways of the golf course. The site was previously approved for development as a single family residential subdivision known as Greyhawk. Northstone intends to develop the property under the provisions of the preliminary plat approval but is requesting the change in zoning to take advantage of the more flexible setback and lot coverage standards contained in the R2-S zone.

The Hearing Examiner conducted a hearing to consider this application on September 24th and has recommended approval of the request subject to a property use and development agreement that would prohibit the construction of duplexes within the proposed development area. As duplexes are a permitted use in the R2-S zone, this agreement is needed to ensure that the future Greyhawk subdivision would remain a single family residential community. Staff has prepared an ordinance together with a property use and development agreement for Council's consideration.

**Fiscal Impact:**

The proposed zone change would not have a significant fiscal impact to the City.

**Attachments:**

1. Ordinance No. 71-15 North Stone Zone Change
2. Vicinity map
3. Hearing Examiner Recommendation
4. Staff Report to Hearing Examiner



WHEN RECORDED RETURN TO:

Richland City Clerk's Office  
505 Swift Boulevard  
Richland, WA 99352

ORDINANCE NO. 71-15

AN ORDINANCE of the City of Richland relating to land use, zoning classifications and districts by amending Title 23: Zoning Regulations, of the Richland Municipal Code and the Official Zoning Map of the City by amending Sectional Map No. 55A so as to change the zoning on 35 acres from Medium Density Residential (R2) and Multi-Family Residential (R-3) to Medium Density Residential Small Lot (R2-S), contingent upon the recording of a properly executed, delivered and accepted Property Use and Development Agreement. Said property is located west of Maidstone Street, north of the 12th fairway and south of the 3rd fairway of the Horn Rapids Golf Course (North Stone Richland, LLC).

WHEREAS, on September 24, 2015, the Richland Hearing Examiner held a properly advertised public hearing to consider a petition to change the zoning of the property hereafter described; and

WHEREAS, following the September 24, 2015 public hearing, the Richland Hearing Examiner issued a written decision recommending approval of the requested rezone on November 6, 2015; and

WHEREAS, the Richland City Council has considered the record created at the September 24, 2015 public hearing and has considered the written recommendations of the Richland Hearing Examiner.

NOW, THEREFORE, BE IT ORDAINED by the City Council of 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 Medium Density Residential Small Lot (R2-S) when consideration is given to the interest of the general public.

Section 2. Contingent upon the recording, as in Section 4 hereof, and within 90 days of the passage of this ordinance, of a properly executed, delivered and accepted "Property Use and Development Agreement" substantially in the form attached hereto as Exhibit A by the petitioner for rezone of the property, restricting the use and development of such property that is more particularly described as follows:

That portion of the South half of Section 20 and a portion of the North half of Section 29, Township 10 North, Range 28 East, Willamette Meridian, City of Richland, Benton County, Washington described as follows:

Beginning at a 3" brass cap marking the Northeast corner of the Northeast quarter of said Section 29;

Thence South  $86^{\circ}44'38''$  West along the North line of the Northeast quarter of Section 29 for a distance of 1504.67 feet to the most Westerly northeast corner of Parcel B, North Stone Richland, LLC parcel as described under Benton County Auditors file number 2008-036200, Records of Benton County, Washington, said point also being the **TRUE POINT OF BEGINNING** of the parcel to be described:

Thence leaving the North line of the Northeast quarter of said Section 29, North  $89^{\circ}33'31''$  West, 626.63 feet;

Thence South  $76^{\circ}07'32''$  West, 237.83 feet to the most Westerly Northwest corner of said Parcel B;

Thence leaving the boundary of said Parcel B and continuing South  $76^{\circ}07'32''$  West, 114.19 feet;

Thence South  $87^{\circ}59'08''$  West, 592.48 feet;

Thence North  $78^{\circ}30'24''$  West, 477.33 feet;

Thence South  $72^{\circ}11'54''$  West, 136.50 feet to the Easterly line of that certain 100.00- foot wide canal easement as described under Benton County Auditors file number 87-4710, Records of Benton County, Washington;

Thence along the Easterly line of said 100.00-foot wide canal easement the following courses:

Thence South  $17^{\circ}48'06''$  East, 39.93 feet;

Thence South  $16^{\circ}50'19''$  East, 52.58 feet;

Thence South  $18^{\circ}53'38''$  East 53.84 feet;

Thence South  $18^{\circ}11'20''$  East, 54.75 feet;

Thence South  $18^{\circ}17'43''$  East, 56.07 feet;

Thence South 15°22'47" East, 57.93 feet;  
 Thence South 13°17'15" East, 57.95 feet;  
 Thence South 03°26'56" East, 59.69 feet;  
 Thence South 01°05'20" West, 62.80 feet;  
 Thence South 07°38'49" West, 56.58 feet;  
 Thence South 08°22'19" West, 67.21 feet;  
 Thence South 14°06'37" West, 55.03 feet;  
 Thence South 13°06'15" West, 51.38 feet;  
 Thence South 14°43'37" West, 54.17 feet;  
 Thence South 15°58'33" West, 53.36 feet;  
 Thence South 15°59'46" West, 56.84 feet;  
 Thence South 18°29'49" West, 56.52 feet;  
 Thence South 19°42'21" West, 50.83 feet;  
 Thence South 22°06'48" West, 59.21 feet;  
 Thence South 24°47'36" West, 57.37 feet;  
 Thence South 27°20'53" West, 56.37 feet;  
 Thence South 32°27'28" West, 56.52 feet;  
 Thence South 34°43'55" West, 54.16 feet;  
 Thence South 40°44'09" West, 53.78 feet;  
 Thence South 44°38'37" West, 47.07 feet;  
 Thence South 45°45'17" West, 55.08 feet;  
 Thence South 42°34'58" West, 48.62 feet;  
 Thence South 37°49'02" West 59.06 feet;  
 Thence leaving the Easterly line of said 100.000-foot wide canal easement, South 83°18'03" East, 149.61 feet;  
 Thence North 21°09'54" East, 150.46 feet;  
 Thence North 69°08'53" East, 145.17 feet;  
 Thence North 57°25'12" East, 413.92 feet;  
 Thence North 62°10'13" East, 407.76 feet;  
 Thence North 65°32'56" East, 251.91 feet;  
 Thence North 78°14'19" East, 136.99 feet;  
 Thence South 84°34'08" East, 702.43 feet;  
 Thence Southeasterly, along the arc of a 641.00 foot radius, a non-tangent curve to the left (the radius of which bears north 28°36'49" East) through a central angle of 03°02'38" for an arc distance of 34.05 feet;  
 Thence North 64°02'25" East, 111.55 feet to the Northerly right of way line of River Park Drive, said point being 42.00 feet Northerly of the centerline thereof, when measured at right angles or radial, said point also being on the South line of Lot 17, Maidstone at Horn Rapids according to the Plat thereof, recorded in Volume 15 of Plats, page 36, Records of Benton County, Washington;  
 Thence along the Northerly right of way line of said River Park Drive and said Lot 17, Northwesterly, along the arc of a 558.00 foot radius, non-tangent curve to the right (the radius of which bears North 18°25'31" East) through a central angle of 02°04'24" for an arc distance of 20.19 feet;  
 Thence leaving the Northerly right of way line of said River Park Drive, and continuing to following the Plat boundary of said Maidstone at Horn Rapids the following courses:

Thence North 15°36'34" East 84.57 feet;  
Thence North 26°17'38" East, 80.93 feet;  
Thence North 40°08'37" East, 80.74 feet;  
Thence North 46°09'03" East, 595.22 feet;  
Thence leaving the Plat boundary of said Maidstone at Horn Rapids, North 53°45'39"  
West, 222.36 feet;  
Thence North 89°33'31" West, 92.93 feet to the **TRUE POINT OF BEGINNING** and the  
end of this legal description.

Containing 35 acres, more or less.

Such land is rezoned from Medium Density Residential (R2) and Multi-Family Residential (R-3) to Medium Density Residential Small Lot (R2-S).

Section 3. 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. 55A which is one of a series of maps constituting said Official Zoning Map, as shown on the attached Sectional Map No. 55A 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 4. Upon receipt of a properly executed "Property Use and Development Agreement," as contemplated in Section 2 hereof, the City Manager is authorized to accept the same for and on behalf of the City, and upon such acceptance is authorized and directed to indicate such acceptance thereon, and, to cause said agreement to be recorded in the records of the Benton County Auditor, and to file said recorded agreement with the City Clerk.

Section 5. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and the attached amended Sectional Map No. 55A, duly certified by the Clerk as a true copy.

Section 6. 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, at a regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

Date Published: \_\_\_\_\_

## Exhibit A

### PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2015, by and between the CITY OF RICHLAND and NORTH STONE RICHLAND, LLC (Petitioner).

#### W-I-T-N-E-S-S-E-T-H:

WHEREAS, the City of Richland is currently entertaining an application by the North Stone Richland, LLC, (hereinafter "Petitioner") for a change of zone covering a 35-acre site located in Benton County, Washington (hereinafter "Property") and more particularly described in Ordinance No. 71-15; and

WHEREAS, the Petitioner states that the sole reason for the requested change in zoning is to take advantage of the less restrictive setback and lot coverage standards found in the R2-S Single Family Residential Small Lot zone.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from R2 - Medium Density Residential and R3 - Multifamily Residential to R2-S - Single Family Residential Small Lot, Petitioner for himself and for and on behalf of his heirs, successors and assigns, covenants and agrees as follows:

1. Developer acknowledges that the sole reason for the requested rezone is to apply the less-restrictive setback and lot-coverage standards found in the R-2S zone to homes built upon lots located in the Greyhawk subdivision (formerly named the "Highlands"). Developer shall take no action that is objectively inconsistent with this stated purpose.
2. Development of the subject property shall be consistent with the approved preliminary plat of Greyhawk (formerly named the "Highlands") a division of 109 single family lots.

3. Residential development shall conform to the standards contained in the R2-S – Single Family Residential Small Lot zoning district as they exist now or are hereinafter amended; except that; only detached single family dwellings shall be permitted. No one-family attached dwellings or two-family detached dwellings shall be permitted within the Greyhawk subdivision.

This agreement shall be placed of record and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Petitioners with respect to the subject Property or any part thereof. The City of Richland shall be deemed a beneficiary of this covenant without regard to whether it owns any land or interest therein in the locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

CITY OF RICHLAND

PETITIONER:

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Cynthia D. Reents, ICMA-CM  
City Manager

---

Stew Stone  
North Stone Richland, LLC

APPROVED AS TO FORM:

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Heather Kintzley  
City Attorney







**BEFORE THE HEARING EXAMINER  
FOR THE CITY OF RICHLAND**

Regarding the Application to Rezone a )  
35 acre site located in the Horn Rapids )  
Golf Course Community from R-2 )  
(Medium Density Residential) to R-2S )  
(Medium Density Small Lot), submitted )  
by the property owner )

**File No. Z2015-110**

**North Stone Richland LLC,** )  
Applicant, )

**FINDINGS OF FACT,  
CONCLUSIONS AND  
RECOMMENDATION**

*(The 35 acre site is most of the 39 acre site addressed in City  
of Richland Preliminary Plat File No. S2006-109, originally  
known as the Preliminary Plat of Highlands at Horn Rapids,  
now called Greyhawk, all within an undeveloped portion in  
the south-central area of the Horn Rapids Master Planned  
Golf Community).*

**I. SUMMARY OF RECOMMENDATION.**

With formal approval of a Property Use and Development Agreement that would limit all development within the existing Greyhawk subdivision to single family dwellings, and only modify setback and lot-coverage standards to allow for the less-restrictive R-2S standards instead of the R-2 standards that would be applicable under the preliminary plat approval for the site, the applicants can meet their burden of proof to demonstrate that their rezone application merits approval.

**II. BACKGROUND and APPLICABLE LAW.**

In this matter, the Hearing Examiner has jurisdiction to conduct an open record public hearing on the site-specific rezone application at issue, and is directed to issue a

**FINDINGS OF FACT, CONCLUSIONS AND  
RECOMMENDATION RE: NORTH STONE  
RICHLAND, LLC REZONE APPLICATION TO  
CHANGE THE 35-ACRE HIGHLANDS (NOW  
GREYHAWK) PLAT LOCATED WITHIN THE  
HORN RAPIDS COMMUNITY FROM R-3 AND R-2  
TO R-2S, FILE NO. Z2015-110**

**GARY N. MCLEAN**  
**HEARING EXAMINER FOR THE CITY OF RICHLAND**  
CITY HALL - 505 SWIFT BOULEVARD  
RICHLAND, WASHINGTON 99352

1 written recommendation for consideration and final action by the Richland City Council.  
2 See Richland Municipal Code (RMC) 19.20.010(C)(2)(identifies “site-specific rezone” as a  
3 Type III permit application); RMC 19.20.030(jurisdiction to conduct public hearing, issue  
4 recommendation); RMC 19.25.110(authority for Examiner actions, including conditions of  
5 approval on applications or appeals); and RCW 35A.63.170(state statute regarding hearing  
6 examiner system).

7 The applicant bears the burden of proof to show that its application conforms to the  
8 relevant elements of the city’s development regulations and comprehensive plan, and that  
9 any significant adverse environmental impacts have been adequately addressed. RMC  
10 19.60.060. And, because a site-specific rezone application is a Type III matter, the City’s  
11 code mandates that a concurrency review must be undertaken to determine the  
12 transportation impacts (if any) that could be created by the proposed action. RMC  
13 19.50.010(C). The site of this rezone has already been analyzed for traffic impacts and  
14 transportation system needs, which were included as part of the preliminary plat approval  
15 issued for the Highlands/Greyhawk subdivision in 2007. (*See Exhibit H-2*).

16 Finally, Washington Courts apply three basic rules when reviewing appeals of  
17 rezoning applications: (1) there is no presumption favoring the rezoning request; (2) the  
18 proponent of a rezoning must demonstrate that there has been a change of circumstances since  
19 the original zoning, PROVIDED if a proposed rezoning implements the policies of a  
20 comprehensive plan, a showing of changed circumstances is usually not required<sup>1</sup>; and (3)  
21 the rezoning must have a substantial relationship to the public health, safety, morals, or  
22 general welfare. *Woods v. Kittitas County*, 162 Wn.2d 597 (2007), citing *Citizens for Mount  
23 Vernon*, 133 Wn.2d 861, at 875 (1997); *Parkridge v. City of Seattle*, 89 Wn.2d 454, 462  
24 (1978).

25 //

26 //

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<sup>1</sup> *Save Our Rural Env't v. Snohomish County*, 99 Wn.2d 363, 370-71 (1983); *Henderson v. Kittitas County*, 124 Wn. App. 747, 754 (Div. III, 2004); *Bjarnson v. Kitsap County*, 78 Wn. App. 840, 846 (Div. III, 1995).

**FINDINGS OF FACT, CONCLUSIONS AND  
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1 **III. QUESTIONS PRESENTED.**

2 A. Whether the requested rezone implements policies of the City's  
3 Comprehensive Plan, and/or whether there has been a change of circumstances since the  
4 original zoning was adopted for the site?

5 Short Answer: Yes.

6 B. Whether the rezone bears a substantial relationship to the public health,  
7 safety, morals, or general welfare?

8 Short Answer: Yes, if limited by an appropriate Property Use and Development  
9 Agreement.

10 **IV. RECORD AND EXHIBITS.**

11 Exhibits entered into evidence as part of the record, and an audio recording of the  
12 public hearing, are maintained by the City of Richland, and may be examined or reviewed  
13 by contacting the City Clerk's Office.

14 ***Hearing Testimony:*** The following individuals presented testimony under oath at  
15 the duly noticed public hearing for the underlying application, held on September 24, 2015:

- 16 1. Rick Simon, Development Service Manager for the City of Richland, made a  
17 brief presentation regarding the application, the site, and his  
18 recommendation, as explained in the Staff Report. Mr. Simon noted that this  
19 was the first time he could recall a rezone application for a site that has  
20 received preliminary plat approval but has not yet moved to final plat  
21 approval;
- 22 2. Stew Stone, member of North Stone Richland LLC, the property  
23 owner/applicant, spoke on his own behalf, and explained the reasons he was  
24 requesting a rezone. As specified in the "Justification" section of his written  
25 application materials, marked as Exhibit 1, and in another document that Mr.  
26 Stone distributed to residents in the Horn Rapids Community, entered into  
the record by Mr. Stone at the public hearing and marked as Exhibit H-1, the  
*"Reason for Zone change is to provide more flexibility for House Plans to*

24 **FINDINGS OF FACT, CONCLUSIONS AND**  
25 **RECOMMENDATION RE: NORTH STONE**  
26 **RICHLAND, LLC REZONE APPLICATION TO**  
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RICHLAND, WASHINGTON 99352

conform within City of Richland setback and lot coverage standards.”;

3. Duane Renberger – local resident, inquired about any use agreement or deed restrictions and multi-family zoning;
4. Judith Ruimerman – local resident, expressed concerns about high-rise/commercial buildings, asked about any buffer, how far away will new buildings be built, potential for new development to block views, when any second entrance into Horn Rapids might be constructed, and whether homes will be built at existing grade;
5. Maurice Ralston – local resident, expressed concern about natural vegetation buffers, prefers landscaping; prefers one-story homes to two story structures that could be built as originally approved.
6. Felix Miera – presented a copy of an email that he and other Horn Rapids residents received from Mr. Stone, a copy of which was acknowledged by Mr. Stone to be authentic, marked as Exhibit H-1, and received into the official record without objection; he questioned the need for any zone change if lot sizes won't change. Just as Exhibit 1 explained, Mr. Miera's Exhibit H-1, which Mr. Stone transmitted to Horn Rapids homeowners, included an identical justification for the requested rezone: [the] “Reason for Zone change is to provide more flexibility for House Plans to conform within City of Richland setback and lot coverage standards.”;
7. Thomas Pitkin – local resident, expressed concerns about access, both short term for construction and long-term, regarding the possible need for a second entrance into the Horn Rapids community.
8. John Herrin – local resident, lives on Benton County side of the development, expressed concerns about the use of the adjacent ditch as an easement, claimed he was promised some sort of an equestrian trail/buffer, sought clarification about the status of the buffer area down towards his property.

After receiving public comments, the Examiner asked Mr. Simon and Mr. Stone for any response they might want to give. Mr. Stone reiterated his analysis, that the current home-buyers prefer single story homes, that need to fill a larger footprint than a two-story home, so the reduced setbacks and revised lot coverage standards would accommodate such market-driven demand without need to combine lots and reduce the total lot count. He

**FINDINGS OF FACT, CONCLUSIONS AND  
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**HEARING EXAMINER FOR THE CITY OF RICHLAND**  
CITY HALL – 505 SWIFT BOULEVARD  
RICHLAND, WASHINGTON 99352

1 addressed specific comments, and appeared to spend some time with several speakers when  
2 the hearing concluded.

3 In his response at the public hearing, Mr. Simon explained how the second access  
4 point into Horn Rapids is something already addressed in the Master Plan for the area, but  
5 the Washington State Department of Transportation controls the situation, because SR 240  
6 is a state highway. He emphasized that the Property Use and Development Agreement  
7 should be a mechanism to limit future development to the purpose of the original  
8 preliminary plat approval, i.e. no more than 109 lots with just one single-family home on  
9 each lot. He recommended approval of the requested rezone, subject to the conditions  
10 included in his staff report.

11 None of the public witnesses expressly opposed the rezone application in their  
12 testimony, and no one submitted any written comments in opposition to the proposed  
13 rezone.

14 During the hearing, the Examiner asked that Mr. Simon supplement the record with  
15 copies of the preliminary plat approval documents detailing any conditions of approval or  
16 other terms that control the property involved in this rezone request. Copies of such items  
17 were distributed to the Examiner and the applicant after the close of the public hearing and  
18 have been included in the official Record as described below.

19 ***Exhibits:*** The Development Services Division Staff Report, including a  
20 recommendation of approval, was provided to the Examiner in the week before the hearing.  
21 The Staff Report, and the following Exhibits, were all accepted into the Record in their  
22 entirety without modification:

- 23 1. Application Form, including attached “Justification” statement, signed by Mr.  
24 Stone;
- 25 2. Residential Zoning District Regulations, Chapter 23.18 of the Richland  
26 Municipal Code;
3. Site photos;
4. Public Notices;
5. Proposed Public Use and Development Agreement;

27 **FINDINGS OF FACT, CONCLUSIONS AND**  
28 **RECOMMENDATION RE: NORTH STONE**  
29 **RICHLAND, LLC REZONE APPLICATION TO**  
30 **CHANGE THE 35-ACRE HIGHLANDS (NOW**  
31 **GREYHAWK) PLAT LOCATED WITHIN THE**  
32 **HORN RAPIDS COMMUNITY FROM R-3 AND R-2**  
33 **TO R-2S, FILE NO. Z2015-110**

34 **GARY N. MCLEAN**  
35 **HEARING EXAMINER FOR THE CITY OF RICHLAND**  
36 CITY HALL – 505 SWIFT BOULEVARD  
RICHLAND, WASHINGTON 99352

1 H1. Email communication from the applicant, Mr. Stone, to Horn Rapids  
2 homeowners, dated September 16, 2015, captioned "Zone change clarification",  
3 (two pages), includes the following statement, also found in Justification statement  
4 included as part of Ex. 1: "*Reason for Zone change is to provide more flexibility for  
House Plans to conform within City of Richland setback and lot coverage  
standards;*" and

5 H2. (A) Richland City Council minutes for February 20, 2007 meeting, which  
6 included approval of the original Preliminary Plat of the Highlands; and (B) Council  
7 packet materials from its Feb. 20, 2007 meeting, that provided a complete project  
8 description and conditions of approval for the preliminary plat area that is the  
9 subject of this rezone application (Minutes are 12 pages; Packet is 69 pages).

10 The Examiner has visited the road network and vicinity of the proposed rezone on  
11 several occasions, and is fully advised on matters at issue herein, including without  
12 limitation applicable law, application materials, and relevant comprehensive plan  
13 provisions.

## 14 **V. FINDINGS OF FACT.**

15 Based upon the record, the undersigned Examiner issues the following Findings of  
16 Fact.

### 17 ***Application, Public Notice, and Review.***

18 1. On or about September 1, 2015, the owners of the subject-property, North Stone  
19 Richland, LLC, through LLC Member, Stew Stone, from Salem, Oregon, submitted its  
20 application seeking to rezone a vacant 35-acre site that is all a part of the Preliminary Plat  
21 of Highlands, now named Greyhawk, approved by the Richland City Council in February  
22 of 2007. *Exhibit 1; Ex. H2.* Specifically, the applicant seeks to rezone the entire site as R-  
2S (Medium Density Residential Small Lot). Currently, portions of the site are zoned R-2  
(Medium Density Residential) and R-3 (Multi-Family Residential). *Staff Report, page 2;  
Exhibit 1, application.*

23 2. Following receipt, City staff complied with all applicable public notice requirements  
24 for the rezone application and the public hearing held for the matter. *Staff Report, Page 6;  
and Exhibit 4, copies of various public notices.*

25 3. Because staff deemed the application to be consistent with the City's

26 **FINDINGS OF FACT, CONCLUSIONS AND  
RECOMMENDATION RE: NORTH STONE  
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RICHLAND, WASHINGTON 99352

Comprehensive Plan, and the City's plan was analyzed in an environmental impact statement at the time of its adoption, the pending application is categorically exempt from SEPA review as provided in WAC 197-11-800(6)(c). *Staff Report, page 6.*

4. The site is located in the Horn Rapids Golf Course Community, a large master planned area south of SR 240 and north of the Yakima River, all within the City of Richland. *Exhibit 1, Horn Rapids Master Planned Community and Highlands Plat site plan illustrations; Exhibit 3 (site photos); Site Visit.*

***Surrounding uses and zones.***

5. The Greyhawk site is currently vacant and undeveloped. To the north and south, portions of the golf course are developed, with the 3<sup>rd</sup> and 12<sup>th</sup> fairways respectively. Immediately west is an undeveloped bluff area, which abuts more westerly large-lot single family homes that are outside the Richland City Limits. Property to the east is already developed with single family homes. *Site visit; Staff Report, page 2; Site plans in Ex. 1.*

6. The golf-course segments located north and south of the Greyhawk site are both zoned "AG-Agricultural." Properties to the east and southeast of the site are zoned R-2 (Medium Density Residential), and property beyond the 2<sup>nd</sup> fairway towards SR 240 is zoned R-2S (Medium Density Residential Small Lot). Large vacant portions of the Horn Rapids project located beyond the 12<sup>th</sup> fairway to the north of the Greyhawk site area are zoned C-LB (Limited Business) and R-3 (Multiple Family Residential). *Staff Report, page 4; site visit.*

***Sufficient transportation and utility systems to support rezone.***

7. Consistent with the transportation concurrency requirements found in RMC 19.50.010(C), City staff confirmed that the conditions of Preliminary Plat approval for the Greyhawk subdivision include road improvements. *Staff Report, page 6.* Some of these transportation conditions and mitigation measures are summarized on page 3 of the preliminary plat approval packet, included as part of Exhibit H2(B).

8. As part of the review process, City staff confirms that adequate utilities are available to serve the site and certain utility line extensions are already required as part of the Greyhawk preliminary plat approval. *Staff Report, page 6.*

9. Based on these staff assurances, the Examiner finds that transportation and utility systems are already in place, are already required as conditions for the Greyhawk plat

FINDINGS OF FACT, CONCLUSIONS AND  
RECOMMENDATION RE: NORTH STONE  
RICHLAND, LLC REZONE APPLICATION TO  
CHANGE THE 35-ACRE HIGHLANDS (NOW  
GREYHAWK) PLAT LOCATED WITHIN THE  
HORN RAPIDS COMMUNITY FROM R-3 AND R-2  
TO R-2S, FILE NO. Z2015-110

GARY N. MCLEAN  
HEARING EXAMINER FOR THE CITY OF RICHLAND  
CITY HALL - 505 SWIFT BOULEVARD  
RICHLAND, WASHINGTON 99352



1 approval, or are readily available for construction, extension or connection to future uses  
2 that might occur on the site.

3 ***Comprehensive Plan Designation for the site.***

4 10. The City's Comprehensive Plan designates the entire site as "Medium Density  
5 Residential." *Staff Report, page 3, Figure 2, Comp. Plan Map of the proposed rezone site.*  
6 Medium Density Residential Districts are established and described in Chapter 23.18 RMC.  
7 For purposes of the pending application, the focus is upon the requested rezone to R-2S  
8 (Medium Density Residential Small Lot), addressed in RMC 23.18.010(D).

9 11. RMC 23.18.010(C) and (D) explain that the R-2 and the R-2S zoning classifications  
10 are both possible zones that are "intended to be applied to some portions of the City that are  
11 designated medium-density residential under the City of Richland Comprehensive Plan."

12 ***Consistency with Comprehensive Plan and city codes.***

13 12. The requested rezone conforms to the Comprehensive Plan, because the plan  
14 already identifies the property as "medium density residential." The City's zoning code  
15 includes two Medium Density Zoning Districts available for some portions of the City that  
16 are designated as such in the City's Comprehensive Plan.

17 13. Because the requested rezone fully implements the land use designation assigned to  
18 the site in the City's comprehensive plan and zoning regulations, the requested rezone bears  
19 a substantial relationship to the public health, safety, and general welfare – provided that  
20 the rezone should only be approved along with an appropriate Property Use and  
21 Development Agreement as discussed below.

22 14. As limited by the recommended Property Use and Development Agreement, the  
23 requested rezone is appropriate in the context of adjacent properties, some of which already  
24 allow similar or even more-intense or impactful uses.

25 15. In this matter, the record demonstrates general conformance with the City's  
26 comprehensive plan.

16. The Development Services Manager's Staff Report includes specific findings and  
explanations that establish how the underlying application satisfies provisions of applicable  
law and is consistent with the city's Comprehensive Plan and zoning regulations. Except as

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25 RECOMMENDATION RE: NORTH STONE  
26 RICHLAND, LLC REZONE APPLICATION TO  
CHANGE THE 35-ACRE HIGHLANDS (NOW  
GREYHAWK) PLAT LOCATED WITHIN THE  
HORN RAPIDS COMMUNITY FROM R-3 AND R-2  
TO R-2S, FILE NO. Z2015-110

GARY N. MCLEAN  
HEARING EXAMINER FOR THE CITY OF RICHLAND  
CITY HALL – 505 SWIFT BOULEVARD  
RICHLAND, WASHINGTON 99352

1 modified in this Recommendation, all Findings contained in the Staff Report are  
2 incorporated herein by reference as Findings of the undersigned-hearing examiner.  
3

4 ***Discussion and Analysis.***

5 17. This application is not as straightforward as it might seem. The entire site is within  
6 the previously-approved Preliminary Plat of Highlands at Horn Rapids, which the applicant  
7 now calls the "Greyhawk" subdivision. The Highlands Preliminary Plat was approved by  
8 the Richland City Council on February 20, 2007, under File No. S2006-109. (*Ex. H-2<sup>2</sup>,  
9 Council minutes for Feb. 20, 2007 meeting, and packet with plat approval description and  
10 conditions*). The preliminary plat approval addressed a 40-acre site, and included an open-  
11 space tract for a steep bluff that stands above the Yakima River. That area is not included  
12 in this rezone, and will not be affected by this decision.

13 18. Since 2007, the land has remained undeveloped. The 2007 preliminary plat  
14 approval would have expired at some point in 2012, given the 5-year window to obtain final  
15 plat approval reflected in state law at the time. However, due to the Great Recession, and  
16 its impacts on development activities throughout the state and nation, the Legislature  
17 amended state subdivision statutes to provide that preliminary plats approved at any point  
18 before the end of 2007 would have 10 years to move a project forward for final subdivision  
19 approval by the City Council. The relevant state subdivision statute, RCW 58.17.140(3)(b),  
20 reads as follows:

21 *A final plat meeting all requirements of this chapter shall be submitted to the  
22 legislative body of the city, town, or county for approval within ten years of  
23 the date of preliminary plat approval if the project is not subject to  
24 requirements adopted under chapter 90.58 RCW (Shoreline Management  
25 Act) and the date of preliminary plat approval is on or before December 31,  
26 2007.*

19 19. In a post-hearing response, Mr. Simon confirmed for the record that the Preliminary  
20 Plat of Highlands/Greyhawk is not subject to Shoreline regulations. The Examiner takes  
21 official notice of the City's recently-submitted Shoreline Master Program Update, currently

22 <sup>2</sup> At the public hearing, the Examiner requested documentation addressing the Preliminary Plat approval granted for the  
23 site, because it was not initially provided as part of the record for this rezone application. Mr. Simon supplemented the  
24 record with copies of such items which have been marked as Exhibit H-2 and are included as part of the Record.

25 **FINDINGS OF FACT, CONCLUSIONS AND  
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RICHLAND, LLC REZONE APPLICATION TO  
CHANGE THE 35-ACRE HIGHLANDS (NOW  
GREYHAWK) PLAT LOCATED WITHIN THE  
HORN RAPIDS COMMUNITY FROM R-3 AND R-2  
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**GARY N. MCLEAN**  
**HEARING EXAMINER FOR THE CITY OF RICHLAND**  
CITY HALL - 505 SWIFT BOULEVARD  
RICHLAND, WASHINGTON 99352

under review by the Department of Ecology, which includes an inventory of regulated shorelines within the City of Richland, including "Reach 2" along a portion of the Yakima River that flows beneath a steep bluff to the south of the Horn Rapids community. Appendix A describes Reach 2 as follows:

REACH 2 / Description: The shoreline within this reach extends about 3,000 feet along the left bank of the Yakima River on an outer oxbow with a very narrow band of riparian vegetation on a steep slope up from the river. At the top of the slope is the Bluffs subdivision, which is part of the Horn Rapids Golf Course development. Shoreline Management Act jurisdiction of 200 feet from the OHWM (ordinary high water mark) extends to just below the top edge of the slope.

#### PHYSICAL CHARACTERISTICS

Ownership: Land immediately adjacent to the river is open space dedicated as part of the subdivision with a conservation easement to the City of Richland.

20. Based on state law and the fact that the subject property is outside Shoreline jurisdiction, the Preliminary Plat of Highlands/Greyhawk appears to be valid through some point in 2017.

#### ***Recent court decisions worth considering.***

21. Shortly before the applicant submitted the pending rezone request in September of this year, and again shortly after it was received by the city, Division III of the Washington Court of Appeals issued two important decisions regarding vesting for subdivisions throughout the state. *See Alliance Investment Group v. City of Ellensburg*, \_\_\_ Wn.App. \_\_\_, No. 32370-6-III, 2015 WL 5022916 (*initial opinion issued on Aug. 25, 2015; opinion denying reconsideration and supplementing original decision issued on Oct. 20, 2015*).

22. As background, most Washington officials are aware of the state's vested rights doctrine for building permits and certain other development activities, which "refers generally to the notion that a land use application, under the proper conditions, will be considered only under the land use statutes and ordinances in effect at the time of the application's submission." *Noble Manor v. Pierce County*, 133 Wn.2d 269, 275 (1997). Washington case law and legislative history are full of examples where developers and local jurisdictions sought clarification as to which development regulations vest, and which can change after a subdivision or other development application is submitted and approved. In 1987, the Legislature codified the vested rights doctrine for building permits and subdivisions, mandating that each would be considered under the "zoning or other land use

FINDINGS OF FACT, CONCLUSIONS AND  
RECOMMENDATION RE: NORTH STONE  
RICHLAND, LLC REZONE APPLICATION TO  
CHANGE THE 35-ACRE HIGHLANDS (NOW  
GREYHAWK) PLAT LOCATED WITHIN THE  
HORN RAPIDS COMMUNITY FROM R-3 AND R-2  
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GARY N. MCLEAN  
HEARING EXAMINER FOR THE CITY OF RICHLAND  
CITY HALL - 505 SWIFT BOULEVARD  
RICHLAND, WASHINGTON 99352

control ordinances in effect” at the time of application. See RCW 19.27.095(1) and 58.17.033(1). In 1995, the Legislature extended vested rights to development agreements. RCW 36.70B.170(1).

23. Last year, the Washington Supreme Court issued a decision that observed while the vested rights doctrine “originated at common law, the vested rights doctrine is now statutory.” *Town of Woodway v. Snohomish County*, 180 Wn.2d 165, 173 (2014). Two courts recently relied on this Supreme Court language from the *Town of Woodway* case to conclude that the Legislature’s 1987 enactments preempt the common law vested rights doctrine that previously extended to a wider range of permits. In *Potala Village v. City of Kirkland*, 183 Wn.App. 191 (2014), Division 1 of the Court of Appeals held that the statutory vested rights doctrine replaced, rather than supplemented, the common law (court-made) vested rights doctrine. Thus, under this decision, vested rights apply only in the context of building permit applications (RCW 19.27.095), short subdivision and subdivision applications (RCW 58.17.033), and development agreements (RCW 36.70B.180), although city or county policies may grant broader vested rights.

24. Several months ago, with reconsideration denied just two weeks ago, Division 3 of the Court of Appeals relied on this same principle to narrow the scope of vesting for subdivision applications. In *Alliance Investment Group v. City of Ellensburg*, the developer argued that an approved short plat for a business park reviewed under a prior version of the city’s critical area regulations vested future development within the plat to those earlier regulations. The developer relied on the Supreme Court’s decision in *Noble Manor v. Pierce County*, issued long after the Legislature codified vested rights for subdivisions, which held that a short plat application vests rights both to subdivide and to develop or use property as identified in the application under the laws as they exist at the time. Rejecting the developer’s argument, Division III distinguished *Noble Manor* as limiting vesting under a subdivision application to zoning laws at “a very general level.” Based upon the current holding in the *Alliance* case, without a building permit application, subdivisions do not vest future development within the plat to all “other land use control ordinances” in effect at time of application. A subdivision application only vests the right to subdivide under the current land use code.

25. The Examiner has been careful to avoid conflict with guidance provided in these recent court decisions, but given the potential impact of the recent court rulings, and potential action that could follow on review by the Supreme Court or the Legislature, the City Attorney may choose to weigh in on options that the City Council may want to consider, which could include supplemental language in the proposed Property Use and Development Agreement for the rezone-site, as a way to ensure future certainty as to which land use controls will apply moving forward.

**FINDINGS OF FACT, CONCLUSIONS AND  
RECOMMENDATION RE: NORTH STONE  
RICHLAND, LLC REZONE APPLICATION TO  
CHANGE THE 35-ACRE HIGHLANDS (NOW  
GREYHAWK) PLAT LOCATED WITHIN THE  
HORN RAPIDS COMMUNITY FROM R-3 AND R-2  
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**GARY N. MCLEAN**  
**HEARING EXAMINER FOR THE CITY OF RICHLAND**  
CITY HALL – 505 SWIFT BOULEVARD  
RICHLAND, WASHINGTON 99352

1  
2 ***Recommendations for Property Use and Development Agreement.***  
3

4 26. Based on the record, the pending rezone application was only pursued in order to  
5 obtain more flexibility with respect to setback and lot coverage standards. See *Ex. 1 and*  
6 *Ex. H1, “reason for zone change” explanations by the applicant.* Given this fact, the  
7 Examiner recommends that the proposed Property Use and Development Agreement should  
8 be revised to reflect such limitation, and could include terms detailing development  
9 standards that will apply if and when the project moves forward.

10 27. At the very least, as a condition of rezone approval, the Property Use and  
11 Development Agreement should restrict all development to that which was proposed in the  
12 approved Preliminary Plat, i.e. just one single-family home on each single family lot; no  
13 more than 109 single-family lots; and expressly recognize that the sole purpose of the  
14 rezone is to apply the less-restrictive setback and lot-coverage standards found in the R-2S  
15 zone to homes that will be built upon lots located within the Greyhawk subdivision. If the  
16 applicant and the City believe it would be helpful, the City Council is well within its  
17 authority under the state’s Development Agreement statute, found at RCW 36.70B.170, to  
18 include a build-out or vesting period for applicable standards and any other appropriate  
19 development requirement or procedure, substantially in a form as approved by the City  
20 Attorney.

21 28. As noted above, the state subdivision statute expressly provides that any application  
22 for a division of land “shall be considered under the subdivision or short subdivision  
23 ordinance, and zoning or other land use control ordinances in effect on the land at the time a  
24 fully completed application for preliminary plat approval of the subdivision, or short plat  
25 approval of the short subdivision, has been submitted to the appropriate county, city, or  
26 town official.” RCW 58.17.033.

27 29. This is an unusual application, where an applicant is seeking a rezone – a clear  
28 change from the underlying zoning regulations that were used to approve the preliminary  
29 plat. However, the sole justification given by the applicant is “to provide more flexibility  
30 for House Plans to conform within City of Richland setback and lot coverage standards.”  
31 (*Exhibits 1 and H-1; testimony of Mr. Stone*). And here, the applicant and the City have  
32 agreed to enter into a Property Use and Development Agreement to limit the effect of the  
33 rezone, by restricting development to single-family homes, as was the purpose of the  
34 preliminary plat approved in 2007. After all, there is no dispute that the 2007 preliminary  
35 plat approval was for up to 109 single-family residential lots and nothing else, like duplexes

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FINDINGS OF FACT, CONCLUSIONS AND  
RECOMMENDATION RE: NORTH STONE  
RICHLAND, LLC REZONE APPLICATION TO  
CHANGE THE 35-ACRE HIGHLANDS (NOW  
GREYHAWK) PLAT LOCATED WITHIN THE  
HORN RAPIDS COMMUNITY FROM R-3 AND R-2  
TO R-2S, FILE NO. Z2015-110

GARY N. MCLEAN  
HEARING EXAMINER FOR THE CITY OF RICHLAND  
CITY HALL – 505 SWIFT BOULEVARD  
RICHLAND, WASHINGTON 99352

1 or multi-family structures. (*Ex. H-2*).

2 30. The site is already designated as “Medium Density Residential” under the City’s  
3 Comprehensive Plan, and the City’s zoning code expressly includes two zoning districts  
4 that are considered medium density residential, the existing R-2 zone as well as the  
5 proposed R-2S zone. The applicant is willing to enter into a Property Use and  
6 Development Agreement that would limit the effect of the rezone, and prohibit duplexes or  
7 similar structures that could be permitted in the new zone classification.

8 31. Any factual matters set forth in the foregoing or following sections of this  
9 Recommendation are hereby adopted by the Hearing Examiner as findings of fact, and  
10 incorporated into this section as such.

## 11 VII. CONCLUSIONS.

12 Based upon the record, and the Findings set forth above, the Examiner issues the  
13 following Conclusions:

14 1. The applicant has met its burden to demonstrate that the requested rezone conforms  
15 to, and in fact implements objectives of, the City’s Comprehensive Plan. *Findings,*  
16 *including without limitation Nos. 10, 11, 12, 15, 16, and 30; Staff Report, Figure 2 (Comp.*  
17 *Plan Map of area), and Figure 3 (Zoning Map of area).*

18 2. As conditioned and limited in an appropriate Property Use and Development  
19 Agreement, the applicant can meet its burden to demonstrate that the requested rezone bears  
20 a substantial relationship to the public health, safety, or welfare. *Findings, including*  
21 *without limitation Nos. 3, 7, 8, 9, 13, 14, 16, 26, and 27.*

22 3. Comprehensive plans are not ordinarily used to make specific land use decisions but  
23 rather function as a “guide” or “blueprint” to be used when making land use decisions.  
24 *Barrie v. Kitsap County*, 93 Wn.2d 843, at 849 (1980). In a rezone process, all that is  
25 required is general conformance, not substantial conformance, with the general blueprint  
26 provided by the comprehensive plan. *Cathcart v. Snohomish County*, 96 Wn.2d 201, at 212  
(1981).

27 FINDINGS OF FACT, CONCLUSIONS AND  
28 RECOMMENDATION RE: NORTH STONE  
29 RICHLAND, LLC REZONE APPLICATION TO  
30 CHANGE THE 35-ACRE HIGHLANDS (NOW  
31 GREYHAWK) PLAT LOCATED WITHIN THE  
32 HORN RAPIDS COMMUNITY FROM R-3 AND R-2  
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1 4. Here, the application is an owner-request to rezone the entire site to R-2S, one of the  
2 two medium-density zoning classifications expressly permitted in the city's code, making  
3 the property fully consistent with its medium density residential designation in the City's  
4 Comprehensive Plan.

5 5. The Staff Report and testimony on the record demonstrate that, given the mitigation  
6 measures and conditions of approval that are still in effect for the Highlands/Greyhawk  
7 preliminary plat, the proposed rezone will not require additional public facilities and that  
8 there will be capacity within the transportation network, the utility system, and other public  
9 services to accommodate future development such as that envisioned for the rezone site.  
10 The rezoned property can provide for an appropriate level of residential development in a  
11 manner that is compatible with the character of the existing uses and zoning districts  
12 surrounding the property.

13 6. The rezoned site will not be materially detrimental to uses or property in the  
14 immediate vicinity of the subject property

15 7. The rezone supports Richland's commitment to establish a broad range of residential  
16 land use designations to accommodate a variety of lifestyles and housing opportunities. See  
17 Comprehensive Plan, Land Use Goal No. 4.

18 8. As in all dynamic urban areas, circumstances in the area of the rezone site have,  
19 and will continue to change, from those in existence when the original R-2 and R-3 zoning  
20 was imposed for the site, and when the Preliminary Plat for the Highlands/Greyhawk was  
21 first approved. As reflected in the record, the applicant's research supports a modification  
22 in the type of homes desired by today's buyer, who prefer single story homes to 2-story  
23 homes with stairs. The rezone request and the accompanying Property Use and  
24 Development Agreement will allow the existing plat design and number of lots to  
25 accommodate the needs of today's home buyer.

26 9. While the pending rezone application is categorically exempt from formal SEPA  
review, the record demonstrates that the potential for adverse impacts is very unlikely. All  
transportation and public service impacts were thoroughly vetted as part of the preliminary  
plat approval for the area back in 2007. The number of lots and number of future homes  
will not change with this rezone, as conditioned by the proposed Property Use and  
Development Agreement.

10. As required by RMC 19.50.010(C), the record includes staff assurances that the  
transportation system is sufficient to accommodate the type of development envisioned  
with the proposed rezone.

**FINDINGS OF FACT, CONCLUSIONS AND  
RECOMMENDATION RE: NORTH STONE  
RICHLAND, LLC REZONE APPLICATION TO  
CHANGE THE 35-ACRE HIGHLANDS (NOW  
GREYHAWK) PLAT LOCATED WITHIN THE  
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**GARY N. MCLEAN**  
**HEARING EXAMINER FOR THE CITY OF RICHLAND**  
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RICHLAND, WASHINGTON 99352

1 11. Based on the record, and as conditioned in an appropriate Property Use and  
2 Development Agreement, the applicant can demonstrate that its rezone application merits  
3 approval, meeting its burden of proof imposed by RMC 19.60.060. There was no  
4 opposition, and no environmental or other special development limitations appear  
5 warranted.

6 12. Approval of this rezone will not and does not constitute, nor does it imply any  
7 expectation of, approval of any administrative permit or subsequent reviews that may be  
8 required for clearing, filling, grading, construction, or other activities on the site of the  
9 subject rezone.

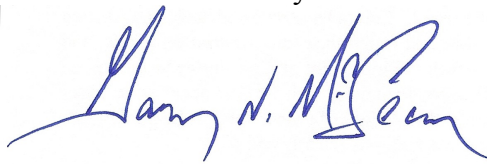
10 13. Consistent with RCW 36.70B.170 (the state's development agreement statute), and  
11 in light of the shifting sands possible in relevant case law or legislation, the City Council is  
12 fully empowered to incorporate conditions, limitations, and clarifications as agreed by the  
13 parties, to provide for more certainty moving forward.

14 14. Any finding or other statement contained in this Recommendation that is deemed to  
15 be a Conclusion is hereby adopted as such and incorporated by reference.

## 16 **VII. RECOMMENDATION.**

17 Based upon the preceding Findings and Conclusions, the undersigned Hearing  
18 Examiner recommends APPROVAL by the Richland City Council, subject to  
19 contemporaneous approval of an appropriate Property Use and Development Agreement, to  
20 include limitations suggested in this Recommendation, and such other legal terms and  
21 clarifications that the applicant and the City deem worthwhile, all substantially in a form as  
22 approved by the City Attorney.

23 ISSUED this 9<sup>th</sup> Day of November, 2015



24 Gary N. McLean  
25 Hearing Examiner

26 FINDINGS OF FACT, CONCLUSIONS AND  
RECOMMENDATION RE: NORTH STONE  
RICHLAND, LLC REZONE APPLICATION TO  
CHANGE THE 35-ACRE HIGHLANDS (NOW  
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CITY HALL - 505 SWIFT BOULEVARD  
RICHLAND, WASHINGTON 99352



**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION  
STAFF REPORT TO THE HEARING EXAMINER**

**GENERAL INFORMATION:**

PROPOSAL NAME: North Stone Richland Rezone

LOCATION: Horn Rapids Golf Course Community

APPLICANT: North Stone Richland

FILE NO.: Z2015-110

DESCRIPTION: Request to change zoning on 35 acres from R2 Medium Density & R3 Multi-Family zoning to R2-S Medium Density Small Lot

PROJECT TYPE: Type 3 Site-specific rezone

HEARING DATE: September 24, 2015

REPORT BY: Rick Simon, Development Services Manager

RECOMMENDED  
ACTION: Approval with conditions.



### Figure 1 - Vicinity Map

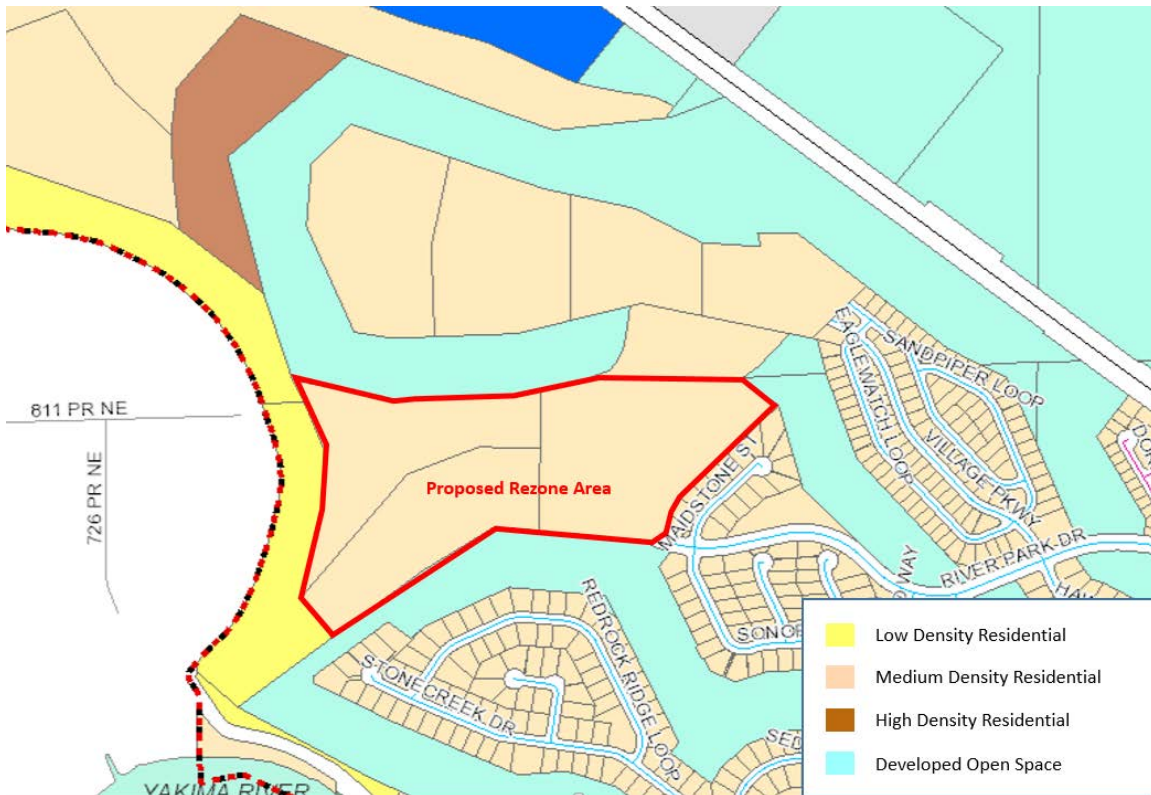
(site outlined in red)

## DESCRIPTION OF PROPOSAL

The applicant, North Stone Richland, owns the subject property, and has filed a rezone request to change the zoning on a 35 acre site from R-2 Medium Density Residential and R-3 Multi-Family Residential to R2-S Medium Density Residential Small Lot. The applicants have previously received approval of a preliminary plat to divide the property into single family lots and intend to pursue development of that plat and are asking for approval of this zone change request to take advantage of the less restrictive setback requirements that apply in the R2-S zone.

## SITE DESCRIPTION & ADJACENT LAND USES

The site is undeveloped and consists of rolling hills covered with native vegetation. The adjacent properties are developed with the golf course to both the north (3<sup>rd</sup> fairway) and south (12<sup>th</sup> fairway). Land immediately to the west is undeveloped and land further west, located outside of the City municipal boundaries is developed with large lot single family residences. Property to the east is developed with single family homes.



**Figure 2 – Comprehensive Plan Map**

### COMPREHENSIVE PLAN

The City's comprehensive plan designates the site as suitable for medium density land uses, at densities ranging from 5 to 10 units per acre. Land use goal #4 states: *"The City will establish a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities."*

Policies within this goal are as follows:

Policy 1 – the City will provide a balanced distribution of residential uses and densities throughout the urban growth area.

Policy 2 – The City will encourage residential densification through its land use regulations.

Policy 3 – The City will encourage innovated and non-traditional residential development through expanded use of planned unit developments, density bonuses and multi-use developments.



**Figure 3 – Zoning Map**

### EXISTING ZONING

Properties immediately adjacent to the site on the north and south are zoned AG – Agricultural. Properties to the east and southeast are zoned R-2 Medium Density Residential, while property to the north beyond the 12<sup>th</sup> fairway are zoned C-LB Limited Business and R-3 Multiple Family Residential. Property to the east beyond the 2<sup>nd</sup> fairway are zoned R-2S Medium Density Residential Small Lot.

The stated purposes of the R-2 and R2-S zones (as set forth in RMC 23.18.010) are as follows:

*The medium-density residential (R-2) is a residential zone classification permitting a higher density of population including the establishment of duplex dwellings and providing for these single-and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.*



*The medium-density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.*

The two zones are similar in terms of the types of uses that are permitted, as both allow for single family and duplex dwellings. However, there are some differences in the dimensional requirements associated with the existing and proposed zone, as shown in the following table:

| <b>Zoning</b>                        | <b>Proposed R2-S</b>    | <b>Existing R-2</b>     |
|--------------------------------------|-------------------------|-------------------------|
| <b>STANDARD</b>                      | <b>REQUIRED/ALLOWED</b> | <b>REQUIRED/ALLOWED</b> |
| <b>Min. Lot Area – Single Family</b> | 4,000 square feet       | 6,000 square feet       |
| <b>Min. Lot Area – Duplex</b>        | 7,000 square feet       | 10,000 square feet      |
| <b>Max. Lot Coverage</b>             | 50%                     | 40%                     |
| <b>Building Setbacks</b>             |                         |                         |
| Front                                | 15/18 ft.*              | 20 ft.                  |
| Side(s)                              | 6 ft.                   | 6 ft.                   |
| Rear                                 | 20 ft.                  | 25 ft.                  |
| <b>Building Height</b>               | 30 ft.                  | 30 ft.                  |

\*Not less than 15 feet in front of living areas and not less than 18 feet in front of all other areas

**Table 1 – Comparison of R-2 & R-2S Dimensional Standards**

**PUBLIC NOTICE**

|                                            |                    |
|--------------------------------------------|--------------------|
| Application Date:                          | September 1, 2015  |
| Notice of Application & Hearing Mailed:    | September 8, 2015  |
| Notice of Application & Hearing Published: | September 13, 2015 |
| Notice of Application & Hearing Posted:    | September 9, 2015  |
| Public Hearing:                            | September 24, 2015 |

Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 4. As of the date of this report, no comments were received from the public.

#### UTILITY AVAILABILITY/TRANSPORTATION

The applicant has previously secured approval of a preliminary plat for the project site known as the Greyhawk subdivision. The conditions of the plat identify required utility line extensions and road improvements. A copy of the preliminary plat map is attached as Exhibit 1.

#### SEPA

No environmental review was conducted as part of this rezone application, based on the categorical exemption in WAC 197-11-800(6) (c) which provides for exemptions under the following circumstances:

*Where an exempt project requires a rezone, the rezone is exempt only if:*

- (i) The project is in an urban growth area in a city or county planning under RCW 36.70A.040;*
- (ii) The proposed rezone is consistent with and does not require an amendment to the comprehensive plan; and*
- (iii) The applicable comprehensive plan was previously subjected to environmental review and analysis through an EIS under the requirements of this chapter prior to adoption; and the EIS adequately addressed the environmental impacts of the rezone.*

In this case, the proposed project is located with the City and within Richland's urban growth area; the proposed action is consistent with the City's comprehensive plan; and the City's comprehensive plan was analyzed through the preparation of an environmental impact statement at the time of the plan's initial adoption in 1997.

#### ANALYSIS

The subject site is designated as medium density residential under the comprehensive plan. The City zoning code includes two zoning districts which would be consistent with the medium density residential comprehensive plan

designation including both the existing R-2 zone and the proposed R-2S zone. The R-2S zone provides for smaller lot sizes, but the intent of the applicant is to take advantage of the less restrictive setback and lot coverage requirements that are possible in the R-2S zone. In the Horn Rapids community over the past several years, the applicant has developed both the Eaglewatch and Copperleaf subdivisions under R-2S zoning, while much of the rest of the community has been developed under the R-2 zoning provisions.

The applicants have received approval of the Greyhawk preliminary plat under the R-2 zoning provisions and intend to develop the plat but prefer the greater flexibility that would be accorded to them under R-2S zoning. One of the differences in the two zones is that duplexes are permitted within the R-2S zone on 7,000 square foot lots, while a 10,000 square foot lot is needed for a duplex in the R-2 zone. Given the lot configuration of the Greyhawk subdivision, approximately 21% of the lots could accommodate a duplex. Applying R-2S zoning to the property would qualify 90% of the lots as duplex lots.

The applicant has indicated that they have no intention of constructing duplexes within the Greyhawk subdivision. Staff recommends that the City enters into a property use agreement with the applicant as a condition of the zone change approval that would limit the development within the rezone area to single family dwellings. (See Exhibit 5) With that caveat, staff supports the requested rezone of the property to R-2S.

#### FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2015-110) and recommends approval of the request based on the following:

1. The City of Richland Comprehensive Plan designates the subject site as suitable for medium density residential land uses;
2. Medium density residential development of the site, whether zoned R-2 Medium Density Residential or R-2S Medium Density Residential Small Lot is consistent with the intent of the comprehensive plan;
3. City water and sewer mains are in close proximity to the site and have adequate capacity to serve future development of the site;
4. The local street system that serves the project site has capacity to support the future development of the site;
5. Previously, the applicant has received a preliminary plat approval for the Greyhawk subdivision that would divide the subject property into 109 lots;

6. The subject property is immediately adjacent to the Horn Rapids golf course and single family residential neighborhoods;
7. Other developments within the Horn Rapids residential community, including the Copperleaf and Eaglewatch subdivisions, are similarly zoned R-2S;
8. The applicant's stated intent to apply the R-2S zone to the subject property is to take advantage of the lesser setbacks and lot coverage requirements that apply in the R2-S zone;
9. The R-2S zone would also provide for duplex dwellings on 7,000 square foot lots, which would allow for duplexes on approximately 90% of the lots within the Greyhawk subdivision;
10. A property use and development agreement entered into between the City and the applicant would limit the future development of duplexes on lots within the Greyhawk subdivision and in so doing would ensure that the development of the subject property would be consistent with the surrounding single family residential neighborhoods;
11. The project is exempt from the provisions of the State Environmental Policy Act, as identified in WAC 197-11-800(6) (c); and
12. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland.

#### EXHIBIT LIST

1. Application Form
2. Residential Zoning – Chapter 23.18 of the Richland Municipal Code
3. Site Photos
4. Public Notices
5. Proposed Property Use & Development Agreement



**Planning & Development Services Division • Current Planning Section**  
**840 Northgate Drive • Richland, WA 99352**  
**General Information: 509/942-7794 • Fax: 509/942-7764**

**Petition for Change of Zoning District Classification**

Application is hereby made to the City of Richland for a change of zone, pursuant to Section 23.82.190 of the City of Richland Municipal Code.

The following required information must be typed or printed legibly in the appropriate spaces.

|                                                                                                                                                             |                      |                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SECTION I – APPLICANT INFORMATION</b>                                                                                                                    |                      |                                                                                                                                                            |
| Applicant's Name: <u>North Stone Richland, LLC</u>                                                                                                          |                      |                                                                                                                                                            |
| Address: <u>P.O. Box 516</u>                                                                                                                                |                      |                                                                                                                                                            |
| City: <u>Stayton</u>                                                                                                                                        | State: <u>OREGON</u> | Zip: <u>97383</u>                                                                                                                                          |
| Phone: <u>503 559-3013</u>                                                                                                                                  | Fax:                 | Other and/or e-mail address: <u>STEWSTONE@BHHSREF.COM</u>                                                                                                  |
| Please check under what capacity you are filing:                                                                                                            |                      |                                                                                                                                                            |
| <input checked="" type="checkbox"/> Recorded owner of the property as of                                                                                    |                      | <input type="checkbox"/> Purchasing under contract as of                                                                                                   |
| <input type="checkbox"/> The lessee as of                                                                                                                   |                      | <input type="checkbox"/> The authorized agent of any of the foregoing, duly authorized in writing (written authorization must be attached to application). |
| <b>SECTION II – PROPERTY LOCATION AND GENERAL DESCRIPTION</b>                                                                                               |                      |                                                                                                                                                            |
| Street address(es) of property for which the zone change is requested, if applicable:<br><u>BALE LAND - NO ADDRESS ASSIGNED, Located in</u>                 |                      |                                                                                                                                                            |
| <u>Horn Rapids Master Planned Golf Community</u>                                                                                                            |                      |                                                                                                                                                            |
| Relationship to adjacent streets (i.e., west of Main Street between 1 <sup>st</sup> Avenue and 2 <sup>nd</sup> Avenue):<br><u>S.W. of Marston St</u>        |                      |                                                                                                                                                            |
| Prelim Plat File <u>S2006-109 Highlands - Now</u> <sup>NAMED</sup> <u>Greyhawk</u>                                                                          |                      |                                                                                                                                                            |
| General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement): <u>Vacant Residential Development land</u> |                      |                                                                                                                                                            |
| Size of petition area _____ acres and _____ square feet<br><u>Approx. 35 Acres</u>                                                                          |                      |                                                                                                                                                            |
| <b>SECTION III - CHANGE OF ZONE REQUEST</b>                                                                                                                 |                      |                                                                                                                                                            |
| A change of zone from <u>R-2</u> To <u>R-2S</u>                                                                                                             |                      |                                                                                                                                                            |
| is requested for the property described in Section II of this application.                                                                                  |                      |                                                                                                                                                            |
| <b>SECTION IV – JUSTIFICATION</b>                                                                                                                           |                      |                                                                                                                                                            |
| State the reason(s) for the requested change of zone:                                                                                                       |                      |                                                                                                                                                            |
| <u>see Attached 2 pages</u>                                                                                                                                 |                      |                                                                                                                                                            |

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE, CORRECT AND COMPLETE.

DATED THIS 28 DAY OF August, 2015

Stew Stone, member of North Stone Richland, LLC  
Applicant's Signature

1220 20th St SE  
Address

Salem, Ore 97302  
City, State, Zip

503 559-3013  
Phone

Applicant's Signature

P.O. Box 516  
Address

Stayton, Ore 97383  
City, State, Zip

(503) 769-3436  
Phone

**FOR OFFICE USE ONLY**

Date accepted for filing \_\_\_\_\_

Items enclosed: Filing fee and Title Insurance  
Company Ownership Report showing all property  
Owners of Record within 300-feet.

\_\_\_\_\_  
City Official's Signature

#### SECTION IV - Justification

Reason for Zone change is to provide more flexibility for House Plans to conform within City of Richland setback and lot coverage standards.

Horn Rapids is a unique development in Richland in the characteristic that much of the Golf Course is considered open space that would typically be incorporated into lots. In many developments where open space is non-existent, lots are created larger, allowing for larger homes under any R-2 zoned property. The requested Re-zone area abuts the golf course on two sides and the west boundary runs along a bluff which is higher in elevation and adjacent to the City Limits / UGB and County boundary. In addition to golf course buffers we have designated a natural vegetation landscape buffer strip that is approx 90 feet deep for the majority of the buffer strip next to the existing Maidstone subdivision which is itself approx 15 higher in elevation than the new Greyhawk subdivision lots 58-66. We will have buffers on all sides of Greyhawk either consisting of golf course, natural vegetation buffers or differences in elevation.

We have designed the majority of the lots to be approx 7,200 SF in size and the market conditions (buyers desires) dictate the preferred one story homes of 2,000-2,400 SF and larger with 3 car garages of 500-700 SF and covered patios for outdoor enjoyment of 150-300 SF. These lot "coverage sizes" of 3,000 SF to 3,500 SF equal approx 42% to 48% would require us to enlarge the lots which is contradicting the intention of medium density developments. Less lots to absorb the same amount of street and utility improvement costs ends up driving prices up which is not what we want to see occur. There are enough outside cost increases occurring on materials and labor already. We believe it is in the best interest of the Horn Rapids Community to offer a variety of housing choices at reasonable pricing and satisfy the market demands.

The R-2S zoning will allow the builders / home buyers to have a slightly higher "lot coverage" from 40% to 50% as we have seen in our other Phases such as Horn Creek, Eaglewatch and Copperleaf phases 1,2 & 3 without compromising values and utilizing the property for higher density as the comprehensive zoning classification currently indicates. The set backs are 2 feet less to the front of garages and 5 ft less in the rear yards.

The lots 1-8 which back up to the bluff that adjoins the County boundary are larger to accommodate a few larger one story homes for those homebuyers who desire Pools and larger outdoor areas.

We have been responsive to the comments and concerns of the Maidstone homeowners, who were among the original homeowners in the development in the mid 1990's, with respect to there request of a "Buffer Strip" between their existing rear property lines and the new "to be developed" lots rear property lines. We are restricting the height of new homes in the Greyhawk CC&R's to be recorded with the new Plat, that the new lots labeled lots 58-66 will have only one story homes with maximum roof peak heights of 22 feet. It is our opinion that the rear lot setback reduction from 25 ft to 20 ft for some of the new homes to be built would not be detrimental to the existing Maidstone Homes, especially considering the 15 foot higher elevation and 90 foot buffer strip to the majority of the Maidstone homes and in comparison to the many other neighborhoods we have built in the past 12 years in the Horn Rapids Community that do not have any Buffer Areas or elevation changes between rear lot lines.

Sincerely,

A handwritten signature in black ink that reads "Stew Stone". The signature is written in a cursive, flowing style.

North Stone Richland, LLC



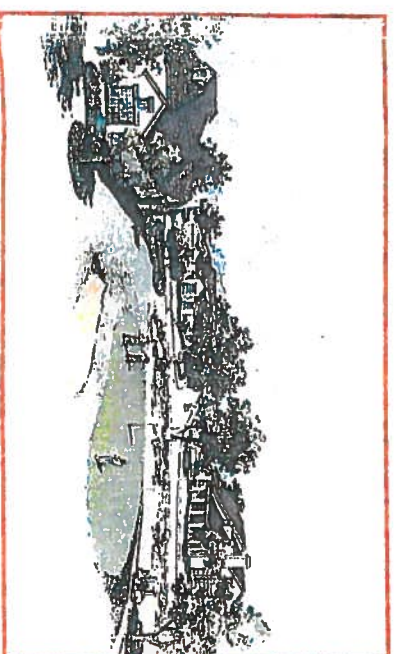
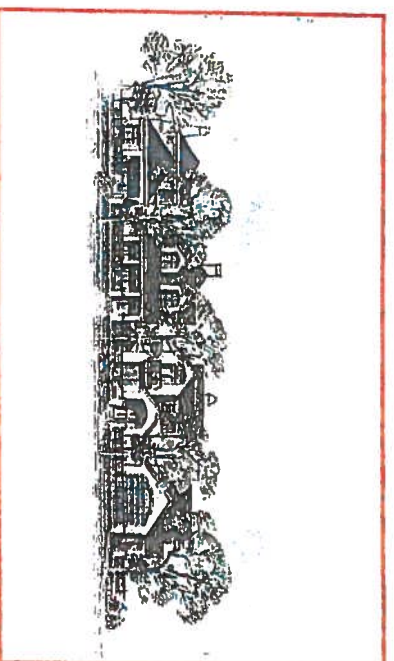
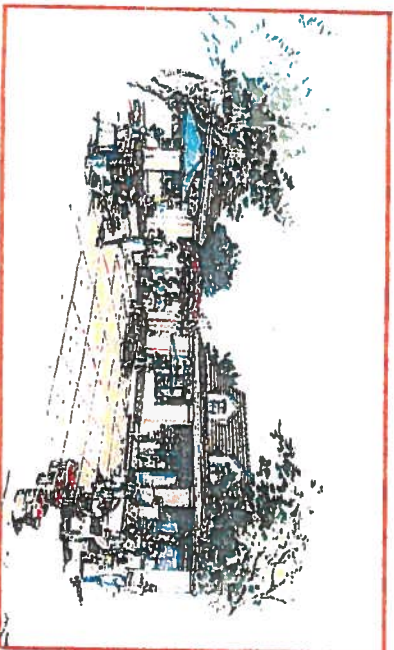
# Horn Rapids Master Planned Community

"Greyhawk"



- Located in North Richland, Washington
- Approximately 1/3 of Horn Rapids is dedicated to recreation, parks and greenbelts.
- Elementary school, day care facility and a 100,000 - 15,000 square foot "Village Center" are planned.
- Up to 3,050 new homes of many types, sizes and price ranges.
- 835 Acres
- Many homes will be located along the golf course, greenbelts, parks or near Horn Rapids lakes.
- 18-hole Championship target golf course.

The map is an artist's rendering of the Horn Rapids community and is not to scale. Modifications will surely occur in the entire development plan as Horn Rapids grows, matures, and turns to its customers.



## HORN RAPIDS

For new home information, call

Developer: North Stone Richland, LL,C



HORN RAPIDS  
MASTER PLANNED  
COMMUNITY



TWIN BRIDGES ROAD

NORTH AREA

WEIDLE NEIGHBORHOOD

150-ACRE FUTURE  
DEVELOPMENT AREA

WILD CANYON

GOLF COURSE

GREYHAWK

EAGLEWATCH

MAINTENANCE SHOP

CROSSWATER

EAGLERIDGE

COPPERLEAF

SOUTH AREA

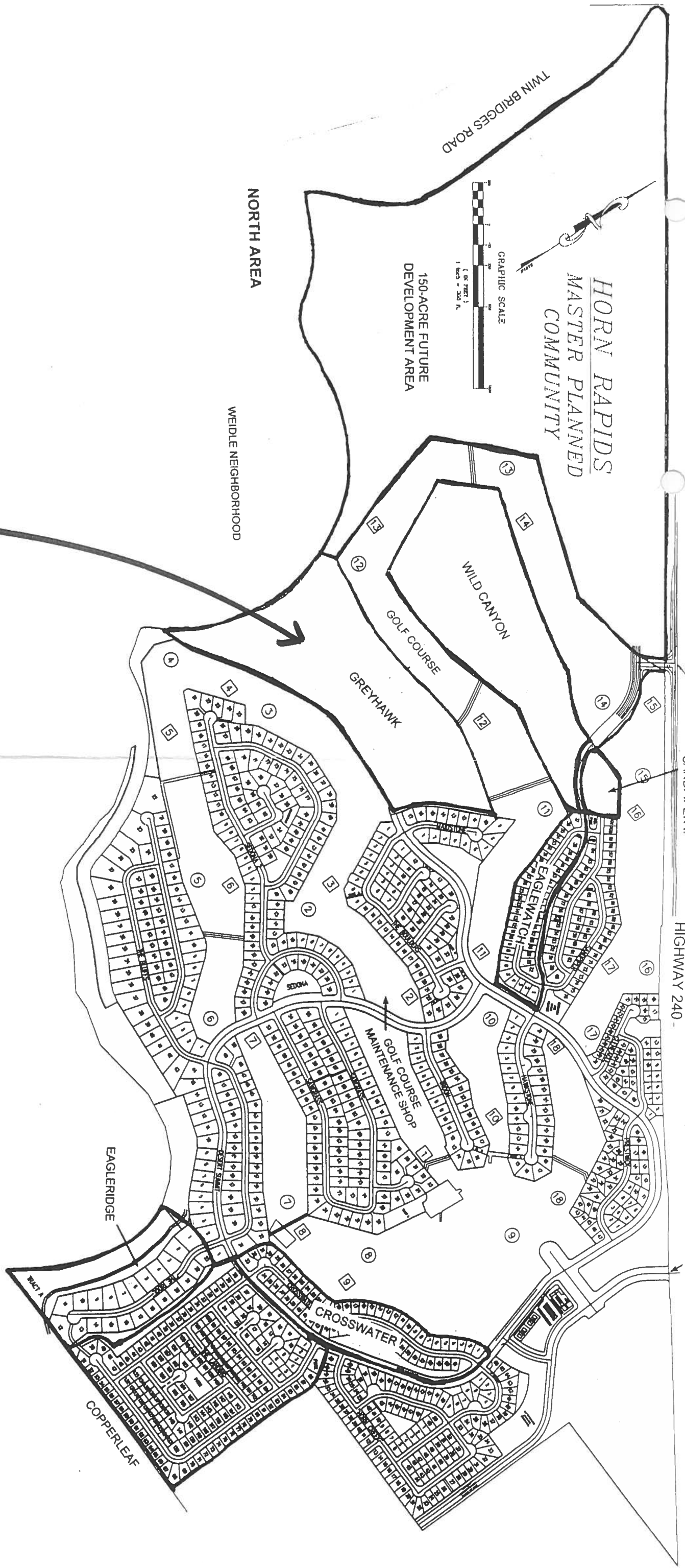
"Greyhawk"

PROPOSED FUTURE ENTRANCE

SANDPIPER II

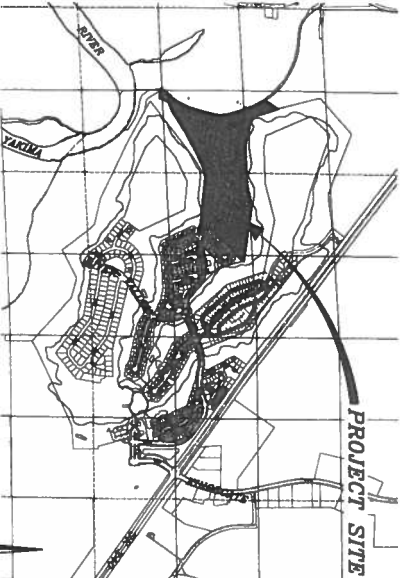
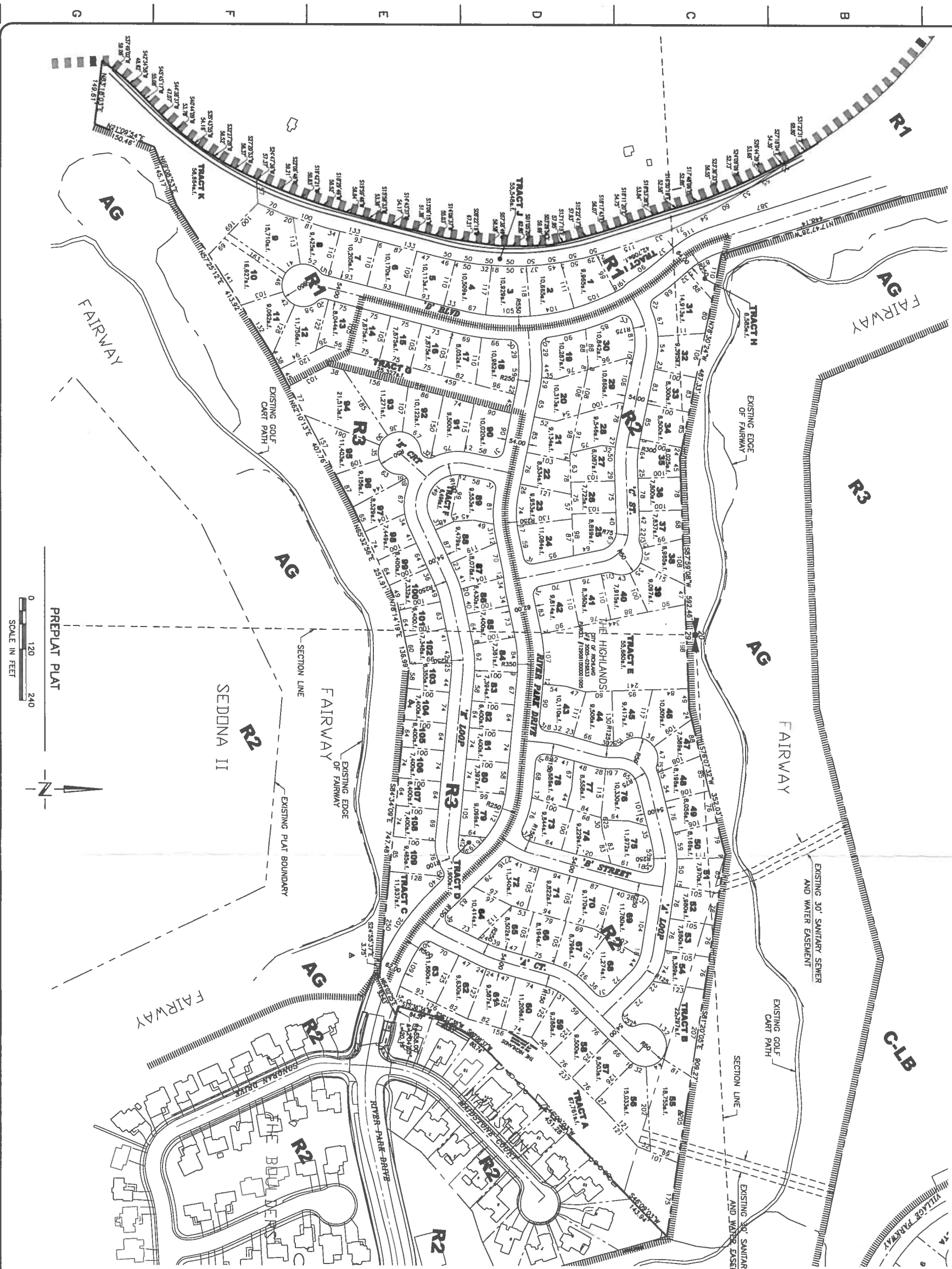
HIGHWAY 240

KINGSGATE WAY ENTRANCE



# PRELIMINARY PLAT OF HIGHLANDS AT HORN RAPIDS

A PORTION OF THE S. 1/2 OF SECTION 20 & A PORTION OF THE N. 1/2 OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WA



NOT TO SCALE

LEGEND

1  
10,005  
PAREL NUMBER AND  
AREA IN SQUARE FEET

OVERALL PLAT PROPERTY LINE

CITY LIMITS

ZONING DESCRIPTOR

NAMED DEVELOPMENT

HIGHLANDS

R2

GENERAL NOTES

1. DESIGN AND CONSTRUCTION OF ALL STREETS WILL CONFORM TO STANDARDS SET FORTH BY THE CITY OF RICHLAND.
2. DESIGN AND CONSTRUCTION OF DOMESTIC WATER AND SANITARY SEWER SERVICES WILL CONFORM TO STANDARDS SET FORTH BY THE CITY OF RICHLAND.
3. A STORM SEWER SYSTEM WILL BE DESIGNED TO HANDLE THE RUNOFF CREATED BY THIS DEVELOPMENT.
4. FIRE HYDRANTS WILL BE INSTALLED AT LOCATIONS APPROVED BY CITY OF RICHLAND FIRE MARSHALL.
5. EXISTING ZONING IS R-1, R-2, AND R-3.
6. ELECTRICAL SERVICE: CITY OF RICHLAND
7. TELEPHONE SERVICE: VERIZON
8. CABLE TELEVISION: CHARTER CABLE
9. UTILITY EASEMENTS OF 10' ALONG THE FRONT LOT LINES WILL BE CREATED ON EACH LOT.
10. DOMESTIC WATER SUPPLY WILL BE THE CITY OF RICHLAND.
11. IRRIGATION WILL BE SUPPLIED BY THE CITY OF RICHLAND.
12. AN EXTENSION OF THE SEWER MAIN SHALL BE INSTALLED AS PART OF THIS PROJECT, FROM VILLAGE PARKWAY ROUTED SOUTHWESTERLY IN THE EXISTING 50' EASEMENT TO SERVE THIS PLAT. SEWER AND WATER SHALL SERVE HOMESITES IN THIS PROJECT.

LAND USE

GROSS PLANNING AREA:

GROSS AREA 1,792,290 s.f. = 41.15 ac.  
TRACT A THRU K 353,403 s.f. = 8.11 ac.  
TRACT L THRU R 1,438,887 s.f. = 33.03 ac.

PLANNING AREA TO BE DEVELOPED:

TOTAL 1,438,887 s.f. = 33.03 ac.  
PLAY ROADS 410,548 s.f. = 9.42 ac.  
NET PLANNING AREA 1,028,339 s.f. = 23.61 ac.

NET PLANNING AREA:

109 LOTS / 23.61 ac. = 4.62 LOTS PER ACRE

1,028,339 = 9,434 s.f. AVERAGE LOT SIZE

109 LOTS = 9,434 s.f. AVERAGE LOT SIZE

SMALLEST LOT SIZE: 6,365 s.f.

LARGEST LOT SIZE: 21,513 s.f.

DEVELOPER

NORTHSTONE RICHLAND, LLC.  
41203 KINGSTON-LYONS DR.  
P.O. BOX 516  
STAYTON, OR 97383  
(503) 769-3436

PREPARED BY

SCM CONSULTANTS INC.  
7601 W. CLEARWATER AVE.  
KENNEWICK, WA 99336  
CONTACT: KEVIN BARNER or  
RICK GIBERSON  
PHONE: (509) 783-1625

SUBMITTED

21 NOVEMBER 2006

**NORTHSTONE RICHLAND LLC**  
HIGHLANDS AT HORN RAPIDS

**SCM** Consultants, Inc.  
Architects & Engineers  
Kennewick, WA 99336

**PRELIMINARY PLAT OF  
HIGHLANDS  
AT HORN RAPIDS**

PROJECT NUMBER: 10107T01  
CAD FILE: 10307T02\_BASE.DWG

DRAWN BY: MER  
CHECKED BY:  
DESIGN A/E: DESIGN GM

SCM APPROVAL

| REV | DATE | BY | DESCRIPTION | APPROVED |
|-----|------|----|-------------|----------|
|     |      |    |             |          |
|     |      |    |             |          |
|     |      |    |             |          |

## **Chapter 23.18**

### **RESIDENTIAL ZONING DISTRICTS**

Sections:

- [23.18.010](#) Purpose of residential use districts.
- [23.18.020](#) Residential performance standards and special requirements.
- [23.18.025](#) Single-family residential design standards.
- [23.18.030](#) Residential use districts permitted land uses.
- [23.18.040](#) Site requirements for residential use districts.
- [23.18.050](#) Parking standards for residential use districts.

#### **23.18.010 Purpose of residential use districts.**

Five residential zone classifications permit a variety of housing and population densities without conflict. Protection is provided against hazards, objectionable influences, traffic, building congestion and lack of light, air and privacy. Certain essential and compatible public service installations are permitted in residential use districts.

A. The single-family residential – 12,000 (R-1-12) is a residential zone classification requiring the lowest density of population within the city, providing protection against hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan.

B. The single-family residential – 10,000 (R-1-10) is a residential zone classification requiring a low density of population, providing protection against hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan.

C. The medium-density residential (R-2) is a residential zone classification permitting a higher density of population including the establishment of duplex dwellings and providing for these single-and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

D. The medium-density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection



from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

E. The multiple-family residential use district (R-3) is a residential zone classification allowing for the location of multiple-family dwellings, duplexes and attached and detached one-family dwellings and providing a high degree of protection for such uses and adjacent low-density residential development. This classification shall be designed to give protection from hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and installations are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated high-density residential (10.1 or more dwellings per acre) under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].

### **23.18.020 Residential performance standards and special requirements.**

A. High-Density Residential Small Lot Special Requirements. In order to assure consistency with the purpose of the R-2S district, as stated in RMC [23.18.010\(D\)](#), and further to avoid potential negative and undesirable effects that may result from the higher density of development afforded in an R-2S zone, the following special requirements and provisions shall apply:

1. Any application for reclassification of land to R-2S shall be accompanied by an application for preliminary plat approval submitted in accordance with RMC [24.12.010](#). In addition, the following information shall be submitted with the application for preliminary plat:
  - a. A street landscaping plan showing the location and type of landscaping proposed;
  - b. Information showing the location, dimensions and character of recreational facilities and/or open space, including paths and trails; and
  - c. Utilization of curvilinear, cul-de-sac and/or loop streets or other appropriate design solutions to assist in modulating the interface of the residential buildings with the streets.
2. The planning commission and city council may, in keeping with the intent of this section, impose requirements and conditions on the approval of the preliminary plat or zoning reclassification as deemed appropriate. These conditions may include, but are not limited to, architectural design parameters, screening and buffering treatments, and supplemental open space and/or recreational facility requirements. Compliance with these conditions shall be demonstrated precedent to final plat and/or building permit approval as appropriate.
3. A combined front yard setback configuration and street-facing residential architectural elevation may be repeated continuously on no more than five lots before a different combination must be utilized. Regardless of the street facing architectural elevation, a front yard setback configuration may be repeated on no more than 10 lots before a different setback configuration must be utilized. The administrative official may approve variations to this requirement which, in his judgment, accomplish the intent of avoiding a monotonous interface of the residential buildings with the streets, or are necessary due to constraints or unique characteristics of the site. This requirement shall be satisfied at the time of building permit application.

B. Multiple-Family Residential Use District Special Requirements. In any multifamily residential (R-3) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all multifamily residential structures:

1. Buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential, R-1-10 – single-family residential, R-2 – medium-density residential, R-2S – medium-density residential small lot or any residential planned unit development that is comprised of single-family detached dwellings.
2. Buildings that are within 50 feet of any property that is zoned for single-family residential use (as defined in subsection (B)(1) of this section) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the multifamily zoning district.
3. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC [23.54.140](#).
4. Recreational vehicle parks are permitted in the multifamily residential district (R-3) subject to the issuance of a special use permit meeting the requirements of RMC [23.42.220](#) and [23.42.240](#). Further, applicants must demonstrate that their proposed recreational vehicle parks are immediately adjacent to a state highway and that appropriate provisions are put in place to protect adjacent land uses. [Ord. 28-05 § 1.02].

#### **23.18.025 Single-family residential design standards.**

Any one-family attached dwelling, one-family detached dwelling or designated manufactured home shall meet the following minimum requirements:

- A. All dwellings shall be placed on permanent foundations.
- B. At the time of construction, all new single-family dwellings shall be new, not having been previously titled to a retail purchaser and not meeting the definition of a “used mobile home” as defined in RCW [82.45.032](#)(2). [Ord. 28-05 § 1.02].

#### **23.18.030 Residential use districts permitted land uses.**

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

- A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.
- B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter [23.46](#) RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

| Land Use                                 | R-1-12         | R-1-10         | R-2            | R-2S           | R-3            |
|------------------------------------------|----------------|----------------|----------------|----------------|----------------|
| <b>Residential Uses</b>                  |                |                |                |                |                |
| Accessory Apartments                     | A <sup>1</sup> | A <sup>1</sup> | A <sup>1</sup> | A <sup>1</sup> | A <sup>1</sup> |
| Accessory Buildings <sup>14</sup>        | A              | A              | A              | A              | A              |
| Adult Family Home                        | P              | P              | P              | P              | P              |
| Apartment/Condominium (3 or More Units)  |                |                |                |                | P              |
| Assisted Living Facility                 |                |                |                |                | P              |
| Bed and Breakfast                        | S <sup>2</sup> | S <sup>2</sup> | S <sup>2</sup> | S <sup>2</sup> | P              |
| Day Care Center                          | S <sup>3</sup> | S <sup>3</sup> | S <sup>3</sup> | S <sup>3</sup> | P <sup>3</sup> |
| Designated Manufactured Home             | P <sup>4</sup> | P <sup>4</sup> | P <sup>4</sup> | P <sup>4</sup> | P <sup>4</sup> |
| Dormitories, Fraternities and Sororities |                |                |                |                | P              |
| Dwelling, One-Family Attached            |                |                | P <sup>4</sup> | P <sup>4</sup> | P <sup>4</sup> |
| Dwelling, One-Family Detached            | P <sup>4</sup> | P <sup>4</sup> | P <sup>4</sup> | P <sup>4</sup> | P <sup>4</sup> |
| Dwelling, Two-Family Detached            |                |                | P              | P              | P              |
| Home Occupations                         | A <sup>5</sup> | A <sup>5</sup> | A <sup>5</sup> | A <sup>5</sup> | A <sup>5</sup> |
| Family Day Care Home                     | A <sup>3</sup> | A <sup>3</sup> | A <sup>3</sup> | A <sup>3</sup> | A <sup>3</sup> |
| Manufactured Home Park                   |                |                | S <sup>6</sup> | S <sup>6</sup> | S <sup>6</sup> |

| <b>Land Use</b>                                                                                                 | <b>R-1-12</b>   | <b>R-1-10</b>   | <b>R-2</b>      | <b>R-2S</b>     | <b>R-3</b>      |
|-----------------------------------------------------------------------------------------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Playground Developed in Conjunction with School, Park or Community Clubhouse                                    | P               | P               | P               | P               | P               |
| Nursing or Rest Home                                                                                            |                 |                 |                 |                 | P               |
| Rental of Rooms to Not More Than Four Persons Other Than the Family Occupying the Single-Family Dwelling        | A               | A               | A               | A               | A               |
| Private Swimming Pools                                                                                          | A <sup>7</sup>  | A <sup>7</sup>  | A <sup>7</sup>  | A <sup>7</sup>  | A <sup>7</sup>  |
| Recreational Club                                                                                               | p <sup>8</sup>  | p <sup>8</sup>  | p <sup>8</sup>  | p <sup>8</sup>  | p <sup>8</sup>  |
| Senior Housing                                                                                                  |                 |                 |                 |                 | P               |
| <b>Public/Quasi-Public Uses</b>                                                                                 |                 |                 |                 |                 |                 |
| Churches                                                                                                        | p <sup>9</sup>  | p <sup>9</sup>  | p <sup>9</sup>  | p <sup>9</sup>  | p <sup>9</sup>  |
| Clubs or Fraternal Societies                                                                                    | p <sup>9</sup>  | p <sup>9</sup>  | p <sup>9</sup>  | p <sup>9</sup>  | p <sup>9</sup>  |
| Cultural Institutions                                                                                           | p <sup>9</sup>  | p <sup>9</sup>  | p <sup>9</sup>  | p <sup>9</sup>  | p <sup>9</sup>  |
| General Park Operations and Maintenance Activities                                                              | P               | P               | P               | P               | P               |
| Golf Courses                                                                                                    | P               | P               | P               | P               | P               |
| Power Transmission and Irrigation Wasteway Easements and Utility Uses                                           | p <sup>10</sup> | p <sup>10</sup> | p <sup>10</sup> | p <sup>10</sup> | p <sup>10</sup> |
| Public Agency Buildings                                                                                         | p <sup>10</sup> | p <sup>10</sup> | p <sup>10</sup> | p <sup>10</sup> | p <sup>10</sup> |
| Public Agency Facilities                                                                                        | p <sup>10</sup> | p <sup>10</sup> | p <sup>10</sup> | p <sup>10</sup> | p <sup>10</sup> |
| Public Parks                                                                                                    | P               | P               | P               | P               | P               |
| Schools                                                                                                         | p <sup>11</sup> | p <sup>11</sup> | p <sup>11</sup> | p <sup>11</sup> | p <sup>11</sup> |
| Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings | P               | P               | P               | P               | P               |
| Trail Head Facilities                                                                                           | P               | P               | P               | P               | P               |

| Land Use                        | R-1-12 | R-1-10 | R-2 | R-2S | R-3                |
|---------------------------------|--------|--------|-----|------|--------------------|
| <b>Miscellaneous Uses</b>       |        |        |     |      |                    |
| Micro- and Macro-Antennas       | P      | P      | P   | P    | P                  |
| Parking Lots                    | P      | P      | P   | P    | P                  |
| Raising Crops, Trees, Vineyards | P      | P      | P   | P    | P                  |
| Recreational Vehicle Parks      |        |        |     |      | S <sup>12,13</sup> |

1. RMC [23.42.020](#)
2. RMC [23.42.045](#)
3. RMC [23.42.080](#)
4. RMC [23.18.025](#)
5. RMC [23.42.090](#)
6. RMC [23.42.140](#)
7. RMC [23.42.300](#)
8. RMC [23.42.210](#)
9. RMC [23.42.050](#)
10. RMC [23.42.200](#)
11. RMC [23.42.250](#)
12. RMC [23.42.220](#)
13. RMC [23.18.020](#)(B)(4)
14. Accessory buildings and structures are subject to RMC [23.38.020](#) – 23.38.070  
[Ord. 28-05 § 1.02; Ord. 04-09].

### **23.18.040 Site requirements for residential use districts.**

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. If a number appears in the box at the intersection of the column and row, that number represents the dimensional standard that applies to that zoning district.

| <b>Standard</b>                                                      | <b>R-1-12</b>            | <b>R-1-10</b> | <b>R-2</b>  | <b>R-2S</b>                  | <b>R-3</b>              |
|----------------------------------------------------------------------|--------------------------|---------------|-------------|------------------------------|-------------------------|
| Minimum Lot Area Requirement – One-Family Detached Dwelling          | 10,000 feet <sup>1</sup> | 8,000 feet    | 6,000 feet  | 4,000 feet                   | 4,000 feet              |
| Minimum Lot Area Requirement – Two-Family Detached Dwelling          | N/A                      | N/A           | 10,000 feet | 7,000 feet                   | 7,000 feet              |
| Minimum Lot Area Requirement – One-Family Attached Dwellings         | N/A                      | N/A           | N/A         | 3,000 feet                   | 3,000 feet              |
| Maximum Density – Multifamily Dwellings (Units/Square Foot)          | N/A                      | N/A           | N/A         | N/A                          | 1:3,000                 |
| Minimum Lot Width – One-Family Detached Dwelling                     | 90 feet                  | 70 feet       | 50 feet     | 42 feet                      | 42 feet                 |
| Minimum Lot Width – Two-Family Detached Dwelling                     | N/A                      | N/A           | 70 feet     | 64 feet                      | 64 feet                 |
| Minimum Lot Width – One-Family Attached Dwellings                    | N/A                      | N/A           | N/A         | 30 feet                      | 30 feet                 |
| Average Lot Size Requirement <sup>2</sup>                            | 12,000                   | 10,000        | None        | None                         | None                    |
| Minimum Front Yard Setback <sup>3</sup>                              | 20 feet                  | 20 feet       | 20 feet     | 15 feet/18 feet <sup>4</sup> | 20 feet <sup>6,10</sup> |
| Minimum Side Yard Setback                                            | 10 feet                  | 10 feet       | 6 feet      | 6 feet <sup>5</sup>          | <sup>6,10</sup>         |
| Minimum Alley/Private Access Easement Setback                        | 6 feet                   | 6 feet        | 6 feet      | 6 feet                       | 6 feet                  |
| Minimum Rear Yard Setback                                            | 25 feet                  | 25 feet       | 25 feet     | 20 feet/3 feet <sup>7</sup>  | 25 feet <sup>6,10</sup> |
| Maximum Lot Coverage <sup>8</sup>                                    | 40%                      | 40%           | 40%         | 50%                          | 33%/45% <sup>9,10</sup> |
| Maximum Building Height – Main Building                              | 30 feet                  | 30 feet       | 30 feet     | 30 feet                      | 40 feet <sup>10</sup>   |
| Maximum Building Height – Detached Accessory Buildings <sup>11</sup> | 16 feet                  | 16 feet       | 16 feet     | 16 feet                      | 16 feet                 |

1. The minimum lot size in existing residential neighborhoods shall be based on the mean average lot size of existing platted R-1-12 lots within a radius of 500 feet of the property proposed for subdivision.

However, in no case shall the minimum lot requirement exceed 12,000 square feet, nor be less than 10,000 square feet.

2. Minimum average lot area per subdivision, exclusive of the area of streets and lots designated for nonresidential uses. In calculating average lot size, at least 35 percent of all lots shall be larger than the average lot size requirement.

3. Front yard setbacks are required from all street rights-of-way adjoining a lot as shown in the table above, except as follows:

a. In single-family residence districts and in R-2 and R-3 districts where more than 50 percent of the normal or average-size lots in a block fronting on one side of the street are developed with existing buildings, other than accessory buildings, with front yard setbacks less than that required for the district, a new single-family or duplex dwelling shall adopt a minimum front yard setback dimension which is the average of the setbacks of the buildings on the two adjoining lots, existing prior to July 22, 1960, but in no case shall this dimension be less than 15 feet nor need it exceed 30 feet.

b. Residential Districts. In any R district, or any combination therewith, on any corner lot where there is provided a side yard along the interior side lot line at least equal in width to the minimum depth of the rear yard required for the district, the main building may encroach upon the required rear yard up to a line where the remaining rear yard is no less in depth than the minimum width of the side yard required for the district. No accessory buildings may be located in said side yard, except a patio shelter enclosed on no more than two sides by walls or other enclosures and in conformity with the other provisions of this title.

c. The flanking frontage or nonaddress front yard of a corner lot may reduce the front yard setback of said frontage to 15 feet; see diagram below.

4. Front yards shall not be less than 15 feet in front of living areas, up to a maximum of 55 percent of the front lot line, and not less than 18 feet in front of all other areas.

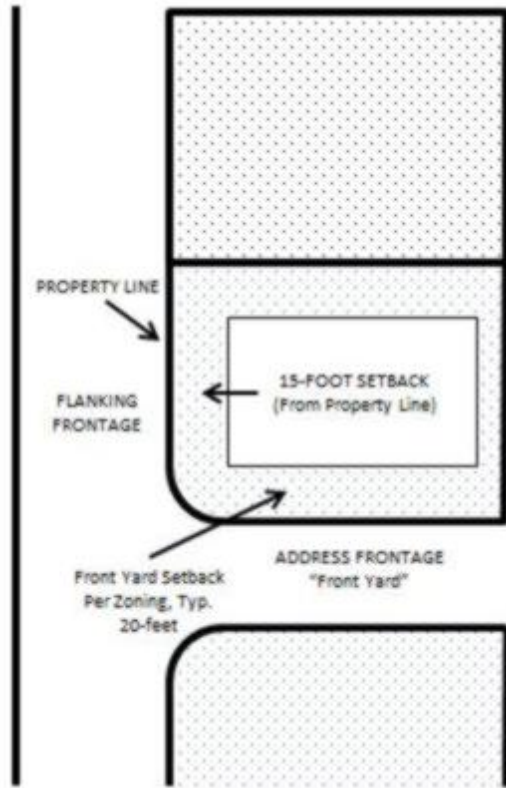
5. Detached one-family or detached two-family dwellings shall have two side yards with each side yard having a width of not less than six feet. A nonattached side of an attached one-family dwelling shall have a side yard having a width of not less than six feet.

6. For multiple-family dwellings and other allowable uses other than one-family attached and one-family and two-family detached dwellings, front yards shall be 20 feet, side yards shall be equal to one foot of side yard for each three feet or portion thereof of building height, and rear yards shall be 25 feet, except as required by RMC [23.18.020\(B\)](#) when multifamily development is located adjacent to a single-family residential zoning district or development.

7. Rear yards shall be not less than 20 feet in back of living areas and three feet in back of garages or carports up to a maximum of 60 percent of the rear lot line for the garage or carport portion of the rear yard.

8. Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.

9. Buildings in an R-3 district shall cover not more than 33 percent of the area of the lot except one-family attached dwellings, which may cover up to 45 percent of the area of the lot.
10. Setbacks, building heights, and lot coverage requirements for one-family attached, one-family detached and two-family detached dwellings in the R-3 zoning district shall be the same as those set forth for development in the R-2S zoning district.
11. Detached accessory structures built pursuant to the setback provisions of RMC [23.38.020](#) are limited to one story.



[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 20-10 § 1.01; amended during 2011 recodification; Ord. 14-11 § 1.01; Ord. 32-11 § 3; Ord. 20-14 § 1.01].

### **23.18.050 Parking standards for residential use districts.**

Off-street parking space shall be provided in all residential zones in compliance with the requirements of Chapter [23.54](#) RMC. [Ord. 28-05 § 1.02].



SITE PHOTOS — North Stone Richland Rezone File No. Z2015-110



Not to Scale  
Source: Google Street View

From SR 240 Looking South

SITE PHOTOS — North Stone Richland Rezone File No. Z2015-110



Not to Scale  
Source: Google Street View

From River Park Drive Looking North

AFFIDAVIT OF MAILING

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF BENTON )

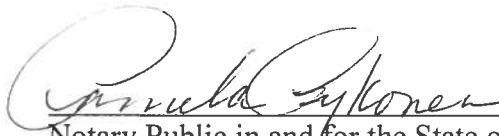
COMES NOW, Rick Simon, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 8th day of September, 2015, I mailed a copy of the attached NOTICE OF APPLICATION and PUBLIC HEARING, File No. Z2015-110, to the attached list of individuals via REGULAR US mail on the date indicated above.



Print Name: RICK SIMON

SIGNED AND SWORN to before me this 15<sup>th</sup> day of September, 2015 by  
RICK SIMON



Notary Public in and for the State of Washington,  
Residing at Pasco, WA 99301  
My appointment expires: 9-15-18



AFFIDAVIT OF POSTING

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF BENTON )

COMES NOW, **Rick Simon**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.

2. On the 9th day of September, 2015, I posted the attached NOTICE OF PUBLIC HEARING, File Number Z2015-110 on the property at:

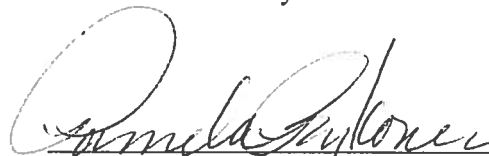
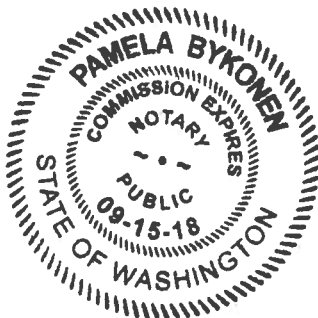
EAST END OF RIVERPARK DRIVE, RICHLAND

PIN # 1-2908-100-0003-003  
1-2908-200-0004-000



Print Name: Rick Simon

SIGNED AND SWORN to before me this 18TH day of SEPTEMBER, 2015 by RICK SIMON.



Notary Public in and for the State of Washington,  
Residing at PASCO, WA 99301  
My appointment expires: 9-15-18

# **CITY OF RICHLAND**

## **NOTICE OF APPLICATION**

### **AND PUBLIC HEARING (Z2015-110)**

Notice is hereby given that North Stone Richland, LLC, on August 28, 2015, filed application to change zoning on a 35-acre property from R-2 Medium Density Residential and R-3 Multi-Family Residential zoning to R2-S Medium Density Small Lot on property located west of Maidstone Street, north of the 12<sup>th</sup> fairway and south of the 3<sup>rd</sup> fairway of the Horn Rapids Gold Course.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Rick Simon, Development Services Manager, 840 Northgate Avenue, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or e-mailed to [rsimon@ci.richland.wa.us](mailto:rsimon@ci.richland.wa.us).

On Thursday, September 24, 2015, the Richland Hearing Examiner will conduct a public hearing and review of the application at 6:00 p.m. in the Council Chamber at the Richland City Hall, 505 Swift Boulevard. All interested parties are invited to attend and give testimony at the public hearing.

The proposed application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulation Administration and RMC Title 23 Zoning. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Development Services Division at the above referenced address with questions related to the available appeal process.

Rick Simon,  
Development Services Manager





## LEGAL PROOF OF PUBLICATION

| Account # | Ad Number  | Identification  | PO | Amount  | Cols | Lines |
|-----------|------------|-----------------|----|---------|------|-------|
| 450543    | 0001891316 | PHN: ZC2015-108 |    | \$39.55 | 1    | 16    |

Attention: Marcia Hopkins

RICHLAND CITY OF/LEGALS  
PO BOX 190, MS #11  
RICHLAND, WA 99352

City of Richland  
Notice of Public Hearing  
File No: ZC2015-108 Proponent: Doug  
Perry Proposal: Amendment to zoning  
code provisions pertaining to ease restric-  
tions governing residential development  
within the Business Research Park zone.  
Hearing: Before the Richland Planning  
Commission on Wednesday, August 26,  
2015 at 7:00 p.m. in the Council Cham-  
bers, Richland City Hall, 505 Swift Boule-  
vard. Contact: Rick Simon, Development  
Services Manager, PO Box 190, MS 35,  
Richland, WA 99352 or rsimon@ci.richlan-  
d.wa.us  
#1891316 8, 9, 2015

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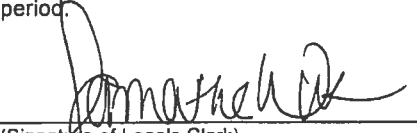
## AFFIDAVIT OF PUBLICATION

COUNTY OF BENTON)

.SS

STATE OF WASHINGTON)

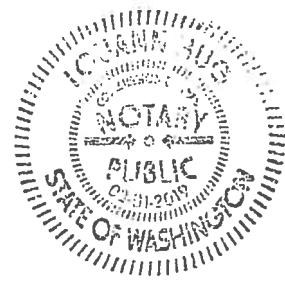
Samantha Wilder, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time(s) commencing on 08/09/2015, and ending on 08/09/2015, and that said newspaper was regularly distributed to its subscribers during all of this period.

  
(Signature of Legals Clerk)

SUBSCRIBED AND SWORN BEFORE ME  
THIS 10th DAY OF August, 2015

  
Notary Public in and for the State of Washington  
residing in Benton County

COMMISSION EXPIRES 3/1/2019



PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2015,  
by and between the CITY OF RICHLAND and North Stone Richland, LLC (Petitioner).

W-I-T-N-E-S-S-E-T-H:

WHEREAS, the City of Richland is currently entertaining an application by the North Stone Richland, LLC, (hereinafter "Petitioner") for a change of zone covering a 35-acre site located in Benton County, Washington (hereinafter "Property") and more particularly described in Ordinance No. \_\_\_\_\_.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from R2 – Medium Density Residential to R2-S - Single Family Residential Small Lot. Petitioner for himself and for and on behalf of his heirs, successors and assigns, covenants and agrees as follows:

1. Development of the subject property shall be consistent with the proposed preliminary plat of x.
2. Residential development shall conform to the standards contained in the R2-S – Single Family Residential Small Lot zoning district as they exist now or are hereinafter amended; except that; only detached single family dwellings shall be permitted. No one-family attached dwellings or two-family detached dwellings shall be permitted within the x subdivision.

This agreement shall be placed of record and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Petitioners with respect to the subject Property or any part thereof. The City of Richland shall be deemed a beneficiary of this covenant without regard to

whether it owns any land or interest therein in the locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

CITY OF RICHLAND

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Cindy Johnson  
City Manager

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North Stone Richland, LLC  
Petitioner

APPROVED AS TO FORM:

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Heather Kintzley

City Attorney





# COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Ordinances - First Reading

Key Element: Key 3 - Economic Vitality

**Subject:**

Ordinance No. 75-15, Adopting 2015 Amendments to the Comprehensive Plan and Amending RMC Title 23: Zoning

**Department:**

Community & Development Services

**Ordinance/Resolution Number:**

75-15

**Document Type:**

Ordinance

**Recommended Motion:**

Give first reading, by title only, to Ordinance No. 75-15, Adopting 2015 Amendments to the Comprehensive Plan and Amending Title 23 of the Richland Municipal Code.

**Summary:**

Ordinance No. 75-15 has been prepared to approve the 2015 amendments to the City's Comprehensive Plan. It would provide for a change in the land use designation for a 3.6 acre site from Low Density Residential to Commercial and would add a new commercial land use policy that would read as follows:

*In instances where a commercial zone change results in a commercial zoning boundary being adjacent to residentially zoned property, the commercial property owner shall be responsible for providing a buffer adequate to protect the adjacent residential property from the impacts created by commercial land use, including noise, glare, and traffic.*

Additional information concerning the proposed plan amendment can be found under the public hearing portion of the agenda.

**Fiscal Impact:**

Adoption of Ordinance No. 75-15 is not anticipated to result in a significant fiscal impact to the City.

**Attachments:**

- I. Ordinance No. 75-15

ORDINANCE NO. 75-15

AN ORDINANCE of the City of Richland adopting 2015 amendments to the Comprehensive Plan and amending Title 23 of the Richland Municipal Code.

WHEREAS, the City's existing Comprehensive Plan was last amended on November 18, 2014; and

WHEREAS, the City processed a request to amend the comprehensive plan initiated by Hayden Homes; and

WHEREAS, the Richland Planning Commission held a public hearing to review the proposed amendment to the comprehensive plan at its regular meeting held on October 28, 2015 and forwarded formal recommendations to the City Council for these proposed amendments to the comprehensive plan; and

WHEREAS, pursuant to the State Environmental Policy Act, the City completed its review of the proposed amendment and adopted a previous environmental determination of non-significance from 2014; and

WHEREAS, City staff completed an analysis of the proposed comprehensive plan amendment for compliance with the Growth Management Act; and

WHEREAS, the Richland City Council has considered all recommendations and reports submitted to it and held a public hearing on November 17, 2014; and

WHEREAS, it is hereby found to be in the best interest of the citizens of Richland that the amendment to the comprehensive plan in the form provided herein be adopted.

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

Section 1. The following Findings and Conclusions for the 2015 Comprehensive Plan Amendments form the basis for the adoption of the 2015 Comprehensive Plan as set forth in Sections 2 and 3 of this ordinance:

Amendment to the land use map changing the designation for a 3.6 acre site from Low Density Residential to Commercial on property located at the northwest corner of the intersection of Steptoe Street and Rachel Road:

1. The City of Richland Comprehensive Plan, adopted in 1997, currently designates the 3.6 acres that comprise the application as suitable for Low Density Residential development. The property is currently zoned AG - Agricultural.

2. The site is bounded by the Amon Wasteway to the west; Steptoe Street to the east, the future extension of Rachel Road to the south, a BPA easement to the northeast and a single family residential subdivision to the north.
3. Steptoe Street is designated a principal arterial and Center Parkway/Rachel Road is designated an arterial collector under the City's Functional Classification System Plan.
4. A 12" water main is located in the Steptoe Street right-of-way. Sewer is not present in the immediate area but is planned to be extended from the adjacent Clearwater Creek subdivision to serve the proposed development site. Utility systems have adequate capacity to serve commercial development.
5. Hayden Homes initially included the project as part of the Clearwater Creek subdivision proposal when they submitted the original application in 2013. The City conducted a phased environmental review and removed the commercial portion of the project from the initial environmental review of the Clearwater Creek subdivision. The City identified that additional information relating to traffic impacts was necessary. The City issued a Mitigated Determination of Non-Significance for the subdivision on March 4, 2013. Subsequently, the applicants submitted a new environmental checklist and a traffic impact analysis. Staff issued a Determination of Non-Significance for this portion of the project on September 3, 2014. The City adopted this DNS for the present application on July 29, 2015, completing the environmental review process required under the State Environmental Policy Act.
6. Significant growth within the City since the comprehensive plan was initially adopted in 1997 provides a basis for the plan amendment. Specifically, City population has increased 31% in that time period, with the majority of the growth occurring within South Richland.
7. The site is immediately adjacent to a future neighborhood retail center that is located south of the future Rachel Road extension.
8. The location of the site at the intersection of a principal arterial (Steptoe) and a collector arterial (Center Parkway/Rachel Road) is a logical location for commercial development.
9. The proposed plan amendment is consistent with and would further Land Use Policy No. 4 of Land Use Goal No. 4, which states, "*The City will endeavor to locate neighborhood oriented commercial land uses in Neighborhood Activity Centers.*"

10. A proposed policy amendment to the commercial land use goal is desirable to provide that adequate buffers will be established to protect the adjacent residential property. The existing masonry wall and the landscape buffer proposed by the applicants will also help to create an adequate buffer between the residential and commercial properties.
11. The location of the site bordered by the Amon Wasteway, a large BPA transmission easement, Steptoe Street and the future extension of Rachel Road will help to minimize the impacts of commercial uses on adjacent properties.
12. The analysis of the Growth Management Act requirements completed by staff identified that that the proposal would not be in conflict with the state growth management regulations.

Based on the above findings and conclusions, approval of the comprehensive plan amendment and zone change request would be in the best interest of the community of Richland.

Section 2. Section 23.01.030 of the Richland Municipal Code, as enacted by Ordinance No. 28-05 and last amended by Ordinance No. 39-14, is hereby amended to read as follows:

#### **23.01.030 Plan Adopted**

There is hereby adopted as a current and flexible guide to coordinate the public and private development of property and other resources of the city of Richland that certain comprehensive plan adopted by the Richland city council on October 6, 1997, and amended on December 14, 1998, December 7, 1999, December 19, 2000, October 16, 2001, December 2, 2002, December 3, 2003, December 7, 2004, December 6, 2005, December 19, 2006, December 4, 2007, December 2, 2008, November 17, 2009, August 3, 2010, November 16, 2010, November 27, 2012, November 19, 2013, November 18, 2014 and [December 1, 2015](#) which is on file with the city clerk and consists of maps, general goals and policies relating to economic development, land use, transportation, utilities, capital facilities and housing, and also establishes an urban growth area boundary land use plan map.

Section 3. Council directs the City Clerk to maintain the following amendments to the City of Richland's Comprehensive Plan as follows: Exhibit A – Amendment to the Land Use Map in the Land Use Element of the Plan for an approximately 3.6 acre site located at the northwest corner of the intersection of Steptoe Street and Rachel Road; Exhibit B – New Policy No. 5 under the Commercial Land Use Goal, all certified by the Clerk as true copies and to be retained as a permanent record.

Section 4. This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

Section 5. If any section, sentence, clause or phrase of the amendments set forth in this Comprehensive Plan annual amendment ordinance should be timely challenged to any body or court with authority and jurisdiction to hear such a challenge, or if such amendment be determined to be invalid or unconstitutional, such challenge, invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, clause, phrase or amendment of this adopted annual comprehensive plan amendment ordinance.

PASSED by the City Council of the City of Richland on this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
DAVID W. ROSE  
Mayor

ATTEST:

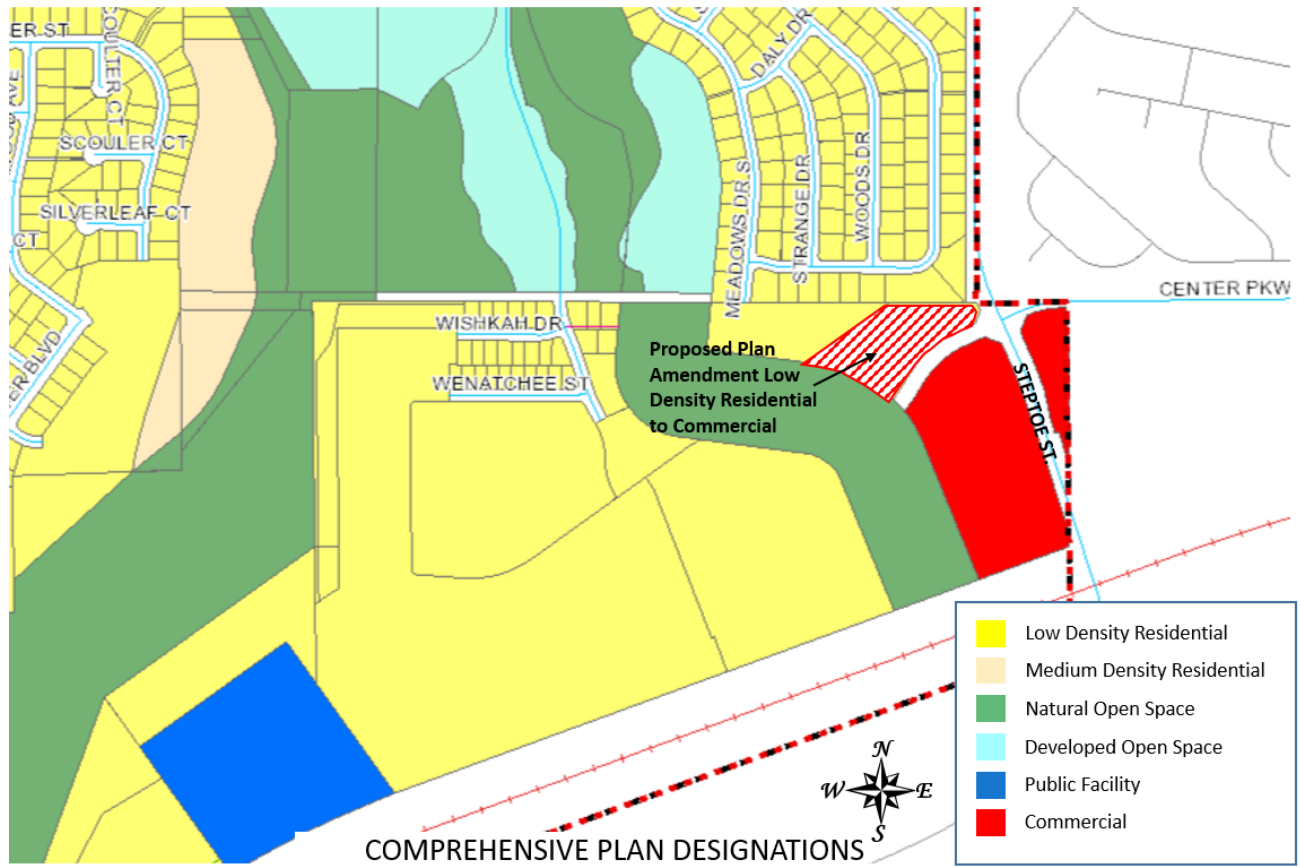
APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

Date Published: \_\_\_\_\_

# EXHIBIT A



## EXHIBIT B

### Land Use Goal No. 3

**The City will promote commercial growth and revitalization that serves residents and strengthens and expands the tax base.**

***Policy 1** – The City will accommodate all types of commercial land uses including retail and wholesale sales and services, and professional services.*

***Policy 2** – The City will create new land use and zoning designations to facilitate both new development and redevelopment where required to implement the City's goals.*

***Policy 3** - The City will work to develop an attractive Central Business District and to revitalize declining commercial areas.*

***Policy 4** – The City will endeavor to locate neighborhood oriented commercial land uses in Neighborhood Activity Centers.*

***Policy 5** – In instances where a commercial zone change results in a commercial zoning boundary being adjacent to residentially zoned property, the commercial property owner shall be responsible for providing a buffer adequate to protect the adjacent residential property from the impacts created by commercial land use, including noise, glare, and traffic.*



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

**Subject:**

Ordinance No. 76-15, Approving Amendments to the 2015 Budget

Department:

Administrative Services

Ordinance/Resolution Number:

76-15

Document Type:

Ordinance

**Recommended Motion:**

Give first reading, by title only, to Ordinance No. 76-15, amending the 2015 Budget.

**Summary:**

The ordinance will amend the 2015 budget. Additional appropriations in the amount of \$21,106,638 are identified in the attached worksheet. The largest increases are a result of the issuance of UTGO refunding bonds, increases in health benefit claims, transfer of LRF bond proceeds to the Streets Construction Fund for the Logan Road construction, and other new projects and expenditures not originally addressed within the 2015 operating budget. New revenues support \$19,848,867 of the increase. The remaining \$1,257,771 is funded by the use of existing fund balances, primarily in the healthcare benefits funds. The attached document lists the increase in appropriations for each fund, with a brief description of the nature of the increase.

Second reading and passage of the ordinance will be presented at the Council meeting on December 1, 2015.

**Fiscal Impact:**

Yes                      The total increase in appropriations to the 2015 operating budget is \$21,106,638.

**Attachments:**

1. Proposed Ordinance No. 76-15
2. 2015 Appropriation Changes



## ORDINANCE NO. 76-15

AN ORDINANCE of the City of Richland amending the 2015 Budget to provide for additional appropriations and declaring that a public emergency exists in the City General Fund, Streets Construction Fund, Industrial Development Fund, Special Lodging Assessment Fund, Fire Station 74 Debt Service Fund, Police Station Debt Service Fund, Community Center Debt Service Fund, Library Debt Service Fund, Park Project Fund, Solid Waste Utility Fund, Broadband Fund, Equipment Replacement Fund, Healthcare Benefits Fund, Postemployment Healthcare Fund, and Special Assessment Debt Service Fund.

WHEREAS, on November 18, 2014, the Richland City Council approved Ordinance No. 36-14 adopting the 2015 Budget; and

WHEREAS, certain additional revenue sources have been identified, that were not anticipated when the 2015 budget was approved, the expenditure of which is not included in current appropriations; and

WHEREAS, certain additional expenditures have been identified as necessary or desirable in the current year, that do not have a specific new revenue source; and

WHEREAS, no funds were appropriated for these expenditures; and

WHEREAS, sufficient unappropriated balances are available in the funds referred to in Section 2 to support the required budget adjustment; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on November 17, 2015, regarding the increase in appropriations from existing fund balance.

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

Section 1. Facts Constituting Emergency. The items contained within this ordinance were not anticipated when the 2015 budget was approved.

Section 2. Declaration of Public Emergency. Due to the circumstances described above, the City Council declares that a public emergency exists in the City General Fund, Industrial Development Fund, Fire Station 74 Debt Service Fund, Solid Waste Utility Fund, Broadband Fund, Equipment Replacement Fund, Healthcare Benefits Fund, and Postemployment Healthcare Fund.

Section 3. Amendment of the 2015 Budget. The 2015 Budget is hereby amended to provide for additional appropriations in the following funds as indicated.

# 2015 BUDGET AMENDMENTS

| Fund         | Fund Title                              | Current<br>Appropriations | Change In<br>Appropriations | Amended<br>Appropriations | Source              |                      |
|--------------|-----------------------------------------|---------------------------|-----------------------------|---------------------------|---------------------|----------------------|
|              |                                         |                           |                             |                           | Fund Balance        | New Revenue          |
| 001          | GENERAL FUND                            | \$ 50,592,658             | \$ 540,770                  | \$ 51,133,428             | \$ 226,695          | \$ 314,075           |
| 301          | STREETS CONSTRUCTION FUND               | 15,416,276                | 3,322,253                   | 18,738,529                | -                   | 3,322,253            |
| 112          | INDUSTRIAL DEVELOPMENT FUND             | 8,497,168                 | 35,500                      | 8,532,668                 | 35,500              | -                    |
| 151          | SPECIAL LODGING ASSESSMENT FUND         | 405,450                   | 125,000                     | 530,450                   | -                   | 125,000              |
| 217          | FIRE STATION 74 DEBT SERVICE FUND       | 238,457                   | 250                         | 238,707                   | 250                 | -                    |
| 218          | POLICE STATION BOND DEBT SERVICE FUND   | 263,623                   | 953,432                     | 1,217,055                 | -                   | 953,432              |
| 220          | COMMUNITY CENTER BOND DEBT SERVICE FUND | 331,208                   | 1,202,174                   | 1,533,382                 | -                   | 1,202,174            |
| 222          | LIBRARY BOND DEBT SERVICE FUND          | 1,356,988                 | 13,794,724                  | 15,151,712                | -                   | 13,794,724           |
| 404          | SOLID WASTE UTILITY FUND                | 8,527,569                 | 30,000                      | 8,557,569                 | 25,000              | 5,000                |
| 408          | BROADBAND FUND                          | 1,425,311                 | 50,294                      | 1,475,605                 | 45,326              | 4,968                |
| 503          | EQUIPMENT REPLACEMENT FUND              | 1,389,522                 | 200,000                     | 1,589,522                 | 25,000              | 175,000              |
| 520          | HEALTH CARE BENEFITS FUND               | 9,925,845                 | 500,000                     | 10,425,845                | 500,000             | -                    |
| 522          | POST EMP. HEALTHCARE FUND               | 1,078,133                 | 400,000                     | 1,478,133                 | 400,000             | -                    |
| 380          | PARK PROJECT FUND                       | 3,560,453                 | (112,689)                   | 3,447,764                 | -                   | (112,689)            |
| 226          | SPECIAL ASSESSMENT DEBT SERVICE FUND    | 7,000                     | 64,930                      | 71,930                    | -                   | 64,930               |
| <b>TOTAL</b> |                                         | <u>\$ 103,015,661</u>     | <u>\$ 21,106,638</u>        | <u>\$ 124,122,299</u>     | <u>\$ 1,257,771</u> | <u>\$ 19,848,867</u> |

Section 4. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

Date Published: \_\_\_\_\_

**2015 BUDGET AMENDMENTS**

| Fund Title                                                 | Current<br>Appropriations | Change In<br>Appropriations | Amended<br>Appropriations | Funding Source            |             |
|------------------------------------------------------------|---------------------------|-----------------------------|---------------------------|---------------------------|-------------|
|                                                            |                           |                             |                           | Beginning Fund<br>Balance | New Revenue |
| <b>GENERAL FUND 001</b>                                    | \$ 50,592,658             |                             |                           |                           |             |
| Approved BLRF 2015 allocation - John Dam Plaza             |                           | 85,000                      |                           | 85,000                    |             |
| Balance of approved BLRF 2015 allocation                   |                           | 25,195                      |                           | 25,195                    |             |
| Waterfront 2040 Master Plan                                |                           | 35,500                      |                           |                           | 35,500      |
| Fleet Repairs - Fire Dept.                                 |                           | 65,000                      |                           | 56,500                    | 8,500       |
| Fire - State Mobilization and retirement coverage overtime |                           | 125,000                     |                           | 60,000                    | 65,000      |
| Police - 3 LIDAR units (Grant-funded)                      |                           | 5,075                       |                           |                           | 5,075       |
| Move Waterfront Redevelop Plan Study from fund 380         |                           | 200,000                     |                           |                           | 200,000     |
|                                                            |                           | <u>540,770</u>              | <u>\$ 51,133,428</u>      |                           |             |
| <b>STREETS CONSTRUCTION FUND 301</b>                       | \$ 15,416,276             |                             |                           |                           |             |
| LRF funded project in RAISE area (Logan Road)              |                           | 3,300,000                   |                           |                           | 3,300,000   |
| Port of Benton Funded Overlay                              |                           | 22,253                      |                           |                           | 22,253      |
|                                                            |                           | <u>3,322,253</u>            | <u>\$ 18,738,529</u>      |                           |             |
| <b>INDUSTRIAL DEVELOPMENT FUND 112</b>                     | \$ 8,497,168              |                             |                           |                           |             |
| Waterfront 2040 Master Plan                                |                           | 35,500                      |                           | 35,500                    |             |
|                                                            |                           | <u>35,500</u>               | <u>8,532,668</u>          |                           |             |
| <b>SPECIAL LODGING ASSESSMENT FUND 151</b>                 | \$ 405,450                |                             |                           |                           |             |
| Estimated Hotel Motel Tax/TPA Assessment                   |                           | 125,000                     |                           |                           | 125,000     |
|                                                            |                           | <u>125,000</u>              | <u>\$ 530,450</u>         |                           |             |
| <b>FIRE STATION 74 DEBT SERVICE FUND 217</b>               | \$ 238,457                |                             |                           |                           |             |
| Budgeted interest expenditure                              |                           | 250                         |                           | 250                       |             |
|                                                            |                           | <u>250</u>                  | <u>\$ 238,707</u>         |                           |             |
| <b>POLICE STATION BOND DEBT SERVICE FUND 218</b>           | \$ 263,623                |                             |                           |                           |             |
| Refunding of bonds                                         |                           | 953,432                     |                           |                           | 953,432     |
|                                                            |                           | <u>953,432</u>              | <u>\$ 1,217,055</u>       |                           |             |
| <b>COMMUNITY CENTER BOND DEBT SERVICE FUND 220</b>         | \$ 331,208                |                             |                           |                           |             |
| Refunding of bonds                                         |                           | 1,202,174                   |                           |                           | 1,202,174   |
|                                                            |                           | <u>1,202,174</u>            | <u>\$ 1,533,382</u>       |                           |             |
| <b>LIBRARY BOND DEBT SERVICE FUND 222</b>                  | \$ 1,356,988              |                             |                           |                           |             |
| Refunding of bonds                                         |                           | 13,794,724                  |                           |                           | 13,794,724  |
|                                                            |                           | <u>13,794,724</u>           | <u>\$ 15,151,712</u>      |                           |             |
| <b>SOLID WASTE UTILITY FUND 404</b>                        | \$ 8,527,569              |                             |                           |                           |             |
| Garbage truck damage repair - partial insurance reimb.     |                           | 30,000                      |                           | 25,000                    | 5,000       |
|                                                            |                           | <u>30,000</u>               | <u>\$ 8,557,569</u>       |                           |             |
| <b>BROADBAND FUND 408</b>                                  | \$ 1,425,311              |                             |                           |                           |             |
| Fiber buildouts to lease customers                         |                           | 50,294                      |                           | 45,326                    | 4,968       |
|                                                            |                           | <u>50,294</u>               | <u>\$ 1,475,605</u>       |                           |             |
| <b>EQUIPMENT REPLACEMENT FUND 503</b>                      | \$ 1,389,522              |                             |                           |                           |             |
| Replace Refuse Truck                                       |                           | 200,000                     |                           | 25,000                    | 175,000     |
|                                                            |                           | <u>200,000</u>              | <u>\$ 1,589,522</u>       |                           |             |

| Fund Title                                               | Current<br>Appropriations | Change In<br>Appropriations | Amended<br>Appropriations | Funding Source            |                      |
|----------------------------------------------------------|---------------------------|-----------------------------|---------------------------|---------------------------|----------------------|
|                                                          |                           |                             |                           | Beginning Fund<br>Balance | New Revenue          |
| <b>HEALTH CARE BENEFITS FUND 520</b>                     | \$ 9,925,845              |                             |                           |                           |                      |
| Healthcare Claims                                        |                           | 500,000                     |                           | 500,000                   |                      |
|                                                          |                           | 500,000                     | \$ 10,425,845             |                           |                      |
| <b>POST EMP. HEALTHCARE FUND 522</b>                     | \$ 1,078,133              |                             |                           |                           |                      |
| Healthcare Claims and RHS Opt-out                        |                           | 400,000                     |                           | 400,000                   |                      |
|                                                          |                           | 400,000                     | \$ 1,478,133              |                           |                      |
| <b>PARK PROJECT FUND 380</b>                             | \$ 3,560,453              |                             |                           |                           |                      |
| BLRF allocation to Parks Project Fund for John Dam Plaza |                           | 87,311                      |                           |                           | 87,311               |
| Waterfront Redevelop Plan Study to Fund 001              |                           | (200,000)                   |                           |                           | (200,000)            |
|                                                          |                           | (112,689)                   | \$ 3,447,764              |                           |                      |
| <b>SPECIAL ASSESSMENT DEBT SERVICE FUND 226</b>          | \$ 7,000                  |                             |                           |                           |                      |
| Delaware LID closeout                                    |                           | 64,930                      |                           |                           | 64,930               |
|                                                          |                           | 64,930                      | \$ 71,930                 |                           |                      |
| <b>TOTAL</b>                                             | <b>\$ 103,015,661</b>     | <b>\$ 21,106,638</b>        | <b>\$ 124,122,299</b>     | <b>\$ 1,257,771</b>       | <b>\$ 19,848,867</b> |



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

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**Subject:**

Ordinance No. 77-15, Approving the 2019 Council Compensation Plan

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**Department:**

Administrative Services

**Ordinance/Resolution Number:**

77-15

**Document Type:**

Ordinance

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**Recommended Motion:**

Give first reading, by title only, to Ordinance No. 77-15, amending RMC Title 2: Administration and Personnel Salaries

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**Summary:**

Since 2002, Council compensation has been updated annually based on the Unaffiliated Plan. When salary ranges for unaffiliated employees have been adjusted, Council compensation has also been amended.

Adoption of Ordinance 77-15 will authorize Council's salaries to increase by 1.5% beginning in 2019, thereby raising Council's monthly stipend from \$1,143 to \$1,160 per month in 2019. In addition, the Mayor receives an additional \$250 per month.

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**Fiscal Impact:**

Yes                      Approval of Ordinance No. 77-15 will impact the 2019 budget

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**Attachments:**

1. Council Compensation History
2. Proposed Ordinance No. 77-15

## 2019 COUNCIL COMPENSATION PLAN

### Monthly Compensation History

| <u>Year</u> | <u>Mayor</u> | <u>Council Member</u> | <u>% Increase by year</u> |
|-------------|--------------|-----------------------|---------------------------|
| 2003        | \$1,075      | \$825                 | 0.00%                     |
| 2004        | \$1,125      | \$875                 | 6.00%                     |
| 2005        | \$1,150      | \$900                 | 3.00%                     |
| 2006        | \$1,177      | \$927                 | 3.00%                     |
| 2007        | \$1,214      | \$964                 | 4.00%                     |
| 2008        | \$1,253      | \$1,003               | 4.00%                     |
| 2009        | \$1,263      | \$1,013               | 1.00%                     |
| 2010        | \$1,278      | \$1,028               | 1.50%                     |
| 2011        | \$1,288      | \$1,038               | 1.00%                     |
| 2012        | \$1,319      | \$1,069               | 3.00%                     |
| 2013        | \$1,340      | \$1,090               | 2.00%                     |
| 2014        | \$1,340      | \$1,090               | 0.00%                     |
| 2015        | \$1,362      | \$1,112               | 2.00%                     |
| 2016        | \$1,373      | \$1,123               | 1.00%                     |
| 2017        | \$1,373      | \$1,123               | 0.00%                     |
| 2018        | \$1,393      | \$1,143               | 1.75%                     |
| 2019        | \$1,410      | \$1,160               | 1.50%                     |

ORDINANCE NO. 77-15

AN ORDINANCE of the City of Richland approving the 2019 Council Compensation Plan, amending Section 2.32 of the Richland Municipal Code.

BE IT ORDAINED by the City Council of the City of Richland as follows:

Section 1. Section 2.32.040 of the Richland Municipal Code, as enacted by Ordinance No. 8, and last amended by Ordinance No. 01-15A, is hereby amended to read as follows:

**2.32.040 Council Members**

The monthly compensation of each member of the council for the years 2002 and 2003 shall be established at \$825.00 for current and newly elected council, whether a new or incumbent member. For subsequent years 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, ~~and 2018,~~ and 2019 the following salary is established: 2004, \$875; 2005, \$900; 2006, \$927; 2007, \$964; 2008, \$1,003; 2009, \$1,013; 2010, \$1,028; 2011, \$1,038; 2012, \$1,069; 2013, \$1,090; 2014, \$1,090; 2015, \$1,112; 2016, \$1,123; 2017, \$1,123; 2018, \$1,143 ~~and 2018,~~ and 2019, \$1,160; provided, however, that nothing herein shall cause an increase or decrease to the compensation of any member of the council after his or her election or during the term of office or any unexpired term of office, to which such member of the council is appointed or elected. Beginning in 2002, city council shall establish council salary for 2006 and subsequent years as part of the annual approved compensation plan adjustment for unaffiliated staff, maintaining a four-year schedule.

All members of the council shall provide a written certification to human resources, based on a monthly calculation of the number of hours of service they provide to the city of Richland each year. This record shall be maintained in the human resources division for auditing purposes as generally required in Chapter 41.40 RCW. [Ord. 8; Ord. 68-74; Ord. 106-79; Ord. 70-81; Ord. 40-98; Ord. 09-01; Ord. 41-02; Ord. 40-03; Ord. 36-04; Ord. 37-05; Ord. 31-06; Ord. 29-07; Ord. 09-08; Ord. 21-08; Ord. 32-09 § 1.01; Ord. 32-10 § 1.01; Ord. 29-11 § 1.01; Ord. 35-12 § 1.01; Ord. 33-13 § 1.01; Ord. 01-15A § 1.01].

Section 2. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the \_\_\_\_\_ of December, 2015.

\_\_\_\_\_  
DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Marcia Hopkins  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

Date Published: \_\_\_\_\_



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

**Subject:**

Ordinance No. 72-15, Amending 2015 Budget to Provide for Additional Appropriations in the City's Electric and Fleet Replacement Funds

Department:  
Energy Services

Ordinance/Resolution Number:  
72-15

Document Type:  
Ordinance

**Recommended Motion:**

Give second reading and pass Ordinance No. 72-15, amending the 2015 budget to provide for additional appropriations in the City's Electric and Fleet Replacement Funds to fund the purchase of a bucket truck for the Electric Utility.

**Summary:**

Vehicle No. 3295, a Ford F-550, 38 ft. bucket truck used extensively by the Energy Services Department (RES) power operations crew to construct and maintain electric utility infrastructure, has recently been taken off line due to a failed engine, and is currently being replaced by a rental truck. This vehicle is currently scheduled for evaluation of replacement in year 2020. Fleet Maintenance and RES staff have concluded that, rather than investing in the cost of replacing the engine in Vehicle No. 3295, that it is more cost effective to accelerate the truck replacement from 2020 to 2015.

City staff desires to increase the annual contribution from the Fund 401 - Electric, to Fund 503 - Equipment Replacement, in an amount of \$50,000 per year for years 2015, 2016, and 2017 in order to offset the impacts on the Equipment Replacement Fund reserves related to acceleration of Vehicle No. 3295 replacement from 2020 to 2015.

In order to facilitate the acceleration of Vehicle No. 3295 replacement, the intent of this ordinance is to increase 2015 budget appropriations in the Electric Fund for an additional fleet replacement contribution of \$50,000 and in the Equipment Replacement Fund for an additional \$150,000.

First reading and a public hearing was given to this ordinance at the November 3, 2015 Council meeting.

**ELECTRIC FUND**

Current Appropriation: \$69,332,845

Increase in Appropriation: \$ 50,000

Amended Appropriation: \$69,382,845

Fiscal Impact:

**EQUIPMENT REPLACEMENT FUND**

Current Appropriation: \$ 1,239,522

Increase in Appropriation: \$ 150,000

Amended Appropriation: \$ 1,389,522

**Attachments:**

I. Proposed Ordinance No. 72-15



## ORDINANCE NO. 72-15

AN ORDINANCE of the City of Richland amending the 2015 Budget to provide for additional appropriations and declaring that a public emergency exists in the City's Electric and Fleet Replacement Funds.

WHEREAS, on November 18, 2014, Council approved Ordinance No. 36-14 approving the 2015 Annual Budget; and

WHEREAS, Vehicle No. 3295, a Ford F-550, 38-foot bucket truck used extensively by the Energy Services Department power operations crew to construct and maintain electric utility infrastructure, has recently been taken off line due to a blown engine, and is currently being replaced by a rental truck; and

WHEREAS, Vehicle No. 3295 is currently scheduled for evaluation of replacement in year 2020; and

WHEREAS, after evaluation of the use, overall condition, and maintenance cost history of this vehicle, City staff has concluded that, rather than investing in the cost of replacing the engine in Vehicle No. 3295, that it is more cost effective to accelerate the truck replacement from 2020 to 2015; and

WHEREAS, City staff desires to increase the annual contribution from the Fund 401 - Electric, to Fund 503 - Equipment Replacement, in an amount of \$50,000 per year for years 2015, 2016, and 2017 in order to offset the impacts on the Equipment Replacement Fund reserves related to acceleration of Vehicle No. 3295 replacement from 2020 to 2015; and

WHEREAS, to facilitate the acceleration of Vehicle No. 3295 replacement, the intent of this ordinance is to increase appropriations in the Electric Fund for an additional \$50,000 fleet replacement contribution in 2015; and

WHEREAS, to facilitate the acceleration of Vehicle No. 3295 replacement, the intent of this ordinance is to increase appropriations in the Fleet Replacement Fund for an additional \$150,000 in 2015; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on November 3, 2015, regarding the increase in appropriations from beginning working capital in the Electric Fund and unappropriated fund balance in the Fleet Replacement Fund.

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

Section 1. Facts Constituting Emergency. The revenues and expenses contained within this ordinance were not anticipated when the 2015 budget was approved.

Section 2. Declaration of Public Emergency. Due to the circumstances described above, the City Council declares that a public emergency exists in the City's Electric Fund and Fleet Replacement Fund.

Section 3. Amendment of the 2015 Budget. The 2015 Budget is hereby amended to increase the appropriations of the Electric Fund from unappropriated beginning working capital, and to increase the appropriation in the Equipment Replacement Fund from fleet contributions and unappropriated fund balance.

Electric Fund

|                            |                  |
|----------------------------|------------------|
| Current Appropriation:     | \$69,332,845     |
| Increase in Appropriation: | <u>\$ 50,000</u> |
| Amended Appropriation:     | \$69,382,845     |

Equipment Replacement Fund

|                            |                   |
|----------------------------|-------------------|
| Current Appropriation:     | \$ 1,239,522      |
| Increase in Appropriation: | <u>\$ 150,000</u> |
| Amended Appropriation:     | \$ 1,389,522      |

Section 4. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the 17<sup>th</sup> day of November, 2015.

\_\_\_\_\_  
DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

Date Published: November 22, 2015



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

**Subject:**

Ordinance No. 74-15, Approving 2016 Budget and Capital Improvement Plan

**Department:**

Administrative Services

**Ordinance/Resolution Number:**

74-15

**Document Type:**

Ordinance

**Recommended Motion:**

Give second reading and pass Ordinance No. 74-15, approving the 2016 Budget and 2016-2030 Capital Improvement Plan.

**Summary:**

The City Manager presented the Proposed 2016 Budget and 2016-2030 Capital Improvement Plan to Council at the October 6, 2015 City Council meeting. A Town Hall meeting was also held on October 29, 2015 where the public was allowed the opportunity to interact and ask questions.

Total appropriations for each separate fund are adopted by Council through this ordinance. Appropriations are the legal amounts that can be expended in total for each individual fund presented. Expenditures that would exceed total appropriations in each fund will require a budget amendment by ordinance. Appropriations for all budgeted funds in 2016 total \$214,880,827.

In 2015, the City made a commitment to work towards a fund balance in the General Fund equal to two months, or 16.7%, of ongoing operating expenditures. With conservative spending habits being exercised by departments and revenues exceeding budgeted estimates, the City achieved the 16.7% General Fund target by the end of 2014. The 2016 budget continues this commitment by ensuring the City has budgeted an ending fund balance of at least 16.7%.

A public hearing and first reading was given to Ordinance No. 74-15 at the November 3, 2015 Council Meeting.

**Fiscal Impact:**

Yes                      The proposed 2016 budgeted appropriations for all funds total \$214,880,827.

**Attachments:**

1. Proposed Ordinance No. 74-15
2. Appropriations for 2016

# ORDINANCE NO. 74-15

AN ORDINANCE of the City of Richland adopting the 2016 Annual Budget, including the 2016-2030 Capital Improvement Plan of the City of Richland.

BE IT ORDAINED by the City Council of the City of Richland as follows:

Section 1. Budget Adopted. The Annual Budget of the City of Richland for the year 2016, including the 2016-2030 Capital Improvement Plan, and each and every fund thereof as fixed and determined in the Proposed Budget for the year 2016, as revised by the City Council is hereby adopted as the Budget of the City for the year 2016. The total appropriations for each of the funds of the City of Richland are as follows:

| Funds                           | Total Estimated Revenues | Appropriated Beginning Fund Balances | Est. Revenues & Approp. Fund Balance | Total Appropriations |
|---------------------------------|--------------------------|--------------------------------------|--------------------------------------|----------------------|
| <b>General Fund</b>             | \$ 49,911,677            | \$ 34,885                            | \$ 49,946,562                        | \$ 49,068,548        |
| <b>Special Revenue Funds:</b>   |                          |                                      |                                      |                      |
| City Streets                    | 2,410,536                | 583,841                              | 2,994,377                            | 2,974,930            |
| Park Reserve                    | 323,500                  | -                                    | 323,500                              | 282,075              |
| Industrial Development          | 2,194,269                | -                                    | 2,194,269                            | 1,334,569            |
| Criminal Justice                | 61,041                   | -                                    | 61,041                               | 43,040               |
| PFD Facility Contingency        | 69,509                   | -                                    | 69,509                               | -                    |
| Criminal Justice Sales Tax      | 1,379,130                | -                                    | 1,379,130                            | 1,336,119            |
| Hotel/Motel Tax                 | 971,000                  | -                                    | 971,000                              | 971,000              |
| Special Lodging Assmnt          | 500,500                  | -                                    | 500,500                              | 500,500              |
| Community Dev. Block Grant      | 321,943                  | 45,038                               | 366,981                              | 366,981              |
| HOME                            | 729,480                  | -                                    | 729,480                              | 729,480              |
| <b>Debt Service Funds:</b>      |                          |                                      |                                      |                      |
| LTGO Bonds                      | 1,164,656                | 647,782                              | 1,812,438                            | 1,812,438            |
| Fire Station 74                 | 241,487                  | -                                    | 241,487                              | 241,487              |
| Police Station                  | 242,475                  | -                                    | 242,475                              | 242,475              |
| Richland Community Center       | 304,625                  | -                                    | 304,625                              | 304,625              |
| Library Remodel                 | 1,287,700                | -                                    | 1,287,700                            | 1,287,700            |
| RAISE Area                      | 708,500                  | -                                    | 708,500                              | 659,846              |
| LID Guaranty                    | 4,000                    | -                                    | 4,000                                | 10                   |
| Special Assessment              | 890,341                  | -                                    | 890,341                              | 852,282              |
| <b>Capital Projects Funds:</b>  |                          |                                      |                                      |                      |
| Streets Capital Projects        | 3,135,506                | 140,000                              | 3,275,506                            | 3,275,506            |
| Capital Improvement             | 1,314,000                | 203,293                              | 1,517,293                            | 1,517,293            |
| Parks Capital Projects          | 818,500                  | -                                    | 818,500                              | 818,500              |
| General Government Construction | 545,000                  | -                                    | 545,000                              | 545,000              |
| Special Assessment Construction | 850,000                  | -                                    | 850,000                              | 850,000              |

| <b>Funds</b>                   | <b>Total Estimated Revenues</b> | <b>Appropriated Beginning Fund Balances</b> | <b>Est. Revenues &amp; Approp. Fund Balance</b> | <b>Total Appropriations</b> |
|--------------------------------|---------------------------------|---------------------------------------------|-------------------------------------------------|-----------------------------|
| <b>Enterprise Funds:</b>       |                                 |                                             |                                                 |                             |
| Electric                       | 65,962,410                      | 14,947,316                                  | 80,909,726                                      | 80,909,726                  |
| Water                          | 15,202,244                      | -                                           | 15,202,244                                      | 14,921,016                  |
| Wastewater                     | 9,863,350                       | 41,040                                      | 9,904,390                                       | 9,904,390                   |
| Solid Waste                    | 8,231,100                       | 212,331                                     | 8,443,431                                       | 8,443,431                   |
| Stormwater                     | 1,979,457                       | -                                           | 1,979,457                                       | 1,857,817                   |
| Golf Course                    | 1,674,449                       | 35,101                                      | 1,709,550                                       | 1,709,550                   |
| Medical Services               | 3,976,697                       | -                                           | 3,976,697                                       | 3,534,603                   |
| Broadband                      | 339,412                         | 18,960                                      | 358,372                                         | 358,372                     |
| <b>Internal Service Funds:</b> |                                 |                                             |                                                 |                             |
| Central Stores                 | 25,750                          | -                                           | 25,750                                          | 25,750                      |
| Equipment Maintenance          | 3,521,200                       | 12,969                                      | 3,534,169                                       | 3,534,169                   |
| Equipment Replacement          | 2,569,220                       | -                                           | 2,569,220                                       | 2,483,085                   |
| Public Works Adm & Eng.        | 3,348,300                       | -                                           | 3,348,300                                       | 3,347,523                   |
| Workers Compensation           | 1,636,453                       | -                                           | 1,636,453                                       | 1,128,607                   |
| Employee Benefits              | 10,250,919                      | -                                           | 10,250,919                                      | 10,250,919                  |
| Unemployment                   | 100,095                         | 59,905                                      | 160,000                                         | 160,000                     |
| Post Employment Benefit        | 990,287                         | 331,891                                     | 1,322,178                                       | 1,322,178                   |
| <b>Trust Funds:</b>            |                                 |                                             |                                                 |                             |
| Fire Pension                   | 453,267                         | -                                           | 453,267                                         | 453,267                     |
| Police Pension                 | 522,020                         | -                                           | 522,020                                         | 522,020                     |
| <b>Totals</b>                  | <b>\$ 201,026,005</b>           | <b>\$ 17,314,352</b>                        | <b>\$218,340,357</b>                            | <b>\$ 214,880,827</b>       |

Section 2. Salaries and Wages. The total cumulative salaries and wages set forth in in the budget document represent the maximum approved expenditure, subject to the requirements and limitations set forth in the Compensation Plan for Unaffiliated employees and Collective Bargaining Agreements for Affiliated employees, or other contracts approved by Council. It is understood that, in the interests of operational efficiency and business need, the City Manager may amend salaries and wages within departments and divisions as long as the total labor budget is not exceeded.

Section 3. This Ordinance shall take effect 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 at a regular meeting on the 17<sup>th</sup> day of November, 2015.

\_\_\_\_\_  
DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

Date Published: November 22, 2015

# City of Richland 2016 Proposed Budget

## Appropriations by Major Category - All Funds

| Funds                           | Personnel            | Supplies             | Charges & Services   | Inter-govern-<br>mental<br>Services | Transfers To<br>Other Funds | Capital Outlay       | Debt Service         | Interfund<br>Services | Total Appropriations  |
|---------------------------------|----------------------|----------------------|----------------------|-------------------------------------|-----------------------------|----------------------|----------------------|-----------------------|-----------------------|
| <b>General Fund</b>             | \$ 32,216,200        | \$ 1,896,238         | \$ 6,008,578         | \$ 3,702,041                        | \$ 2,202,789                | \$ 402,867           | \$ -                 | \$ 2,639,835          | \$ 49,068,548         |
| <b>Special Revenue Funds:</b>   |                      |                      |                      |                                     |                             |                      |                      |                       |                       |
| City Streets                    | 1,136,161            | 285,085              | 75,737               | 20,600                              | 537,000                     | -                    | -                    | 920,347               | 2,974,930             |
| Park Reserve                    | -                    | -                    | 20,000               | -                                   | 262,075                     | -                    | -                    | -                     | 282,075               |
| Industrial Development          | 280,010              | 1,500                | 371,202              | 5,850                               | 273,106                     | 291,559              | 96,257               | 15,085                | 1,334,569             |
| Criminal Justice                | -                    | -                    | -                    | -                                   | 43,040                      | -                    | -                    | -                     | 43,040                |
| PFD Facility Contingency        | -                    | -                    | -                    | -                                   | -                           | -                    | -                    | -                     | -                     |
| Criminal Justice Sales Tax      | 980,114              | 34,022               | 56,359               | 62,876                              | 66,000                      | -                    | -                    | 136,748               | 1,336,119             |
| Hotel/Motel Tax                 | -                    | -                    | 675,377              | 125,000                             | 170,623                     | -                    | -                    | -                     | 971,000               |
| Special Lodging Assmnt          | -                    | -                    | 500,500              | -                                   | -                           | -                    | -                    | -                     | 500,500               |
| Community Dev. Block Grant      | 54,915               | 200                  | 197,566              | -                                   | 114,300                     | -                    | -                    | -                     | 366,981               |
| HOME                            | 54,915               | -                    | 674,565              | -                                   | -                           | -                    | -                    | -                     | 729,480               |
| <b>Debt Service Funds:</b>      |                      |                      |                      |                                     |                             |                      |                      |                       |                       |
| LTGO Bonds                      | -                    | -                    | -                    | -                                   | -                           | -                    | 1,812,438            | -                     | 1,812,438             |
| Fire Station 74                 | -                    | -                    | -                    | -                                   | -                           | -                    | 241,487              | -                     | 241,487               |
| Police Station                  | -                    | -                    | -                    | -                                   | -                           | -                    | 242,475              | -                     | 242,475               |
| Richland Community Center       | -                    | -                    | -                    | -                                   | -                           | -                    | 304,625              | -                     | 304,625               |
| Library Remodel                 | -                    | -                    | -                    | -                                   | -                           | -                    | 1,287,700            | -                     | 1,287,700             |
| RAISE Area                      | -                    | -                    | -                    | -                                   | -                           | -                    | 659,846              | -                     | 659,846               |
| LID Guaranty                    | -                    | -                    | -                    | 10                                  | -                           | -                    | -                    | -                     | 10                    |
| Special Assessment              | -                    | -                    | -                    | -                                   | 850,000                     | -                    | 2,282                | -                     | 852,282               |
| <b>Capital Projects Funds:</b>  |                      |                      |                      |                                     |                             |                      |                      |                       |                       |
| Streets Capital Projects        | -                    | -                    | 150,000              | -                                   | -                           | 3,125,506            | -                    | -                     | 3,275,506             |
| Capital Improvement             | -                    | -                    | -                    | -                                   | 1,517,293                   | -                    | -                    | -                     | 1,517,293             |
| Parks Capital Projects          | -                    | -                    | 20,000               | -                                   | -                           | 798,500              | -                    | -                     | 818,500               |
| General Government Construction | -                    | -                    | 500,000              | -                                   | -                           | 45,000               | -                    | -                     | 545,000               |
| Special Assessment Construction | -                    | -                    | -                    | -                                   | -                           | -                    | 850,000              | -                     | 850,000               |
| <b>Enterprise Funds:</b>        |                      |                      |                      |                                     |                             |                      |                      |                       |                       |
| Electric                        | 8,515,787            | 39,187,200           | 8,615,878            | 7,658,200                           | 30,000                      | 7,274,542            | 6,435,836            | 3,192,283             | 80,909,726            |
| Water                           | 2,523,529            | 438,244              | 1,334,672            | 2,426,141                           | 20,000                      | 1,974,602            | 3,547,291            | 2,656,537             | 14,921,016            |
| Wastewater                      | 2,533,288            | 339,145              | 676,121              | 1,206,220                           | 5,000                       | 1,060,000            | 1,868,994            | 2,215,622             | 9,904,390             |
| Solid Waste                     | 2,870,933            | 273,164              | 789,197              | 998,167                             | 20,000                      | 72,600               | 133,988              | 3,285,382             | 8,443,431             |
| Stormwater                      | 226,916              | 44,977               | 92,602               | 187,945                             | -                           | 216,667              | 173,641              | 915,069               | 1,857,817             |
| Golf Course                     | -                    | -                    | 1,420,757            | 11,000                              | -                           | -                    | 277,793              | -                     | 1,709,550             |
| Medical Services                | 2,746,559            | 103,500              | 104,533              | 117,295                             | -                           | 6,000                | -                    | 456,716               | 3,534,603             |
| Broadband                       | -                    | -                    | 28,200               | 13,000                              | 28,578                      | 100,000              | 183,594              | 5,000                 | 358,372               |
| <b>Internal Service Funds:</b>  |                      |                      |                      |                                     |                             |                      |                      |                       |                       |
| Central Stores                  | -                    | 25,750               | -                    | -                                   | -                           | -                    | -                    | -                     | 25,750                |
| Equipment Maintenance           | 896,635              | 2,358,825            | 143,608              | -                                   | -                           | -                    | -                    | 135,101               | 3,534,169             |
| Equipment Replacement           | -                    | -                    | 167,057              | -                                   | -                           | 2,233,650            | 16,378               | 66,000                | 2,483,085             |
| Public Works Adm & Eng.         | 3,156,618            | 33,028               | 122,696              | -                                   | -                           | -                    | -                    | 35,181                | 3,347,523             |
| Workers Compensation            | 890,000              | -                    | 132,500              | -                                   | -                           | -                    | -                    | 106,107               | 1,128,607             |
| Employee Benefits               | 10,096,518           | -                    | 44,650               | -                                   | -                           | -                    | -                    | 109,751               | 10,250,919            |
| Unemployment                    | 160,000              | -                    | -                    | -                                   | -                           | -                    | -                    | -                     | 160,000               |
| Post Employment Benefit         | 1,317,428            | -                    | 4,750                | -                                   | -                           | -                    | -                    | -                     | 1,322,178             |
| <b>Trust Funds:</b>             |                      |                      |                      |                                     |                             |                      |                      |                       |                       |
| Fire Pension                    | 433,053              | 450                  | 6,850                | -                                   | -                           | -                    | -                    | 12,914                | 453,267               |
| Police Pension                  | 502,004              | 450                  | 7,350                | -                                   | -                           | -                    | -                    | 12,216                | 522,020               |
| <b>Total Appropriations</b>     | <b>\$ 71,591,583</b> | <b>\$ 45,021,778</b> | <b>\$ 22,941,305</b> | <b>\$ 16,534,345</b>                | <b>\$ 6,139,804</b>         | <b>\$ 17,601,493</b> | <b>\$ 18,134,625</b> | <b>\$ 16,915,894</b>  | <b>\$ 214,880,827</b> |



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

**Subject:**

Resolution No. 195-15, Approving a Facility Lease Agreement Amendment with New Cingular Wireless, PCS, LLC

**Department:**

Parks & Public Facilities

**Ordinance/Resolution Number:**

195-15

**Document Type:**

Resolution

**Recommended Motion:**

Adopt Resolution 195-15, authorizing the City Manager to sign and execute a Facility Lease Agreement Amendment with New Cingular Wireless PCS, LLC to modify an existing communication tower located at 1100 Glenwood Court.

**Summary:**

On August 30, 2001, Council approved a Facility Lease Agreement with AT&T Wireless Services of Washington, Contract 86-01, to construct, maintain and operate a communication tower at 1100 Glenwood Court in Badger Mountain Park. In October 2012, the First Amendment was executed by the City which increased the size of the equipment area, increased the lease fee and extended the term of the Agreement.

In February 2014, a Second Amendment was executed which added additional equipment to the equipment area and increased the lease fee.

The Lessee is now proposing additional modifications to the communication tower, specifically increasing the diameter to 4 feet on the lower section of the tower to match the upper section, and increasing the height of the tower by nine feet. The Lessee is also proposing an increase in the lease fee of \$500 per month.

The Parks and Recreation Commission reviewed this proposal at their October meeting and voted unanimously in favor of approval. Staff also recommends approval of the proposal.

**Fiscal Impact:**

The proposed Facility Lease Agreement Amendment will provide an additional \$500 of income per month to the Undesignated Park Reserve Fund. The current rental rate for this communication tower is \$2,136.5 per month.

**Attachments:**

1. 1) Resolution No. 195-15
2. 2) Proposed Lease Amendment



RESOLUTION NO. 195-15

A RESOLUTION of the City of Richland authorizing execution of Third Amendment to Facilities Lease Agreement, Contract No. 86-01, with New Cingular Wireless PCS, LLC.

WHEREAS, on August 30, 2001 Council approved a Facilities Lease Agreement with AT&T Wireless Services of Washington, Contract No. 86-01, to construct, maintain and operate a communication tower at 1100 Glenwood Court in Badger Mountain Park; and

WHEREAS, the First Amendment to Facilities Lease Agreement, executed by the City on October 29, 2012, increased the size of the equipment area, adjusted the lease fee accordingly, extended the term of the agreement, permitted the Tenant to add, modify and /or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services, and modified the notices section; and

WHEREAS, in February 2014 the Second Amendment to Facilities Lease Agreement was executed, which added additional equipment to the equipment area, increased the lease fee, and modified the notices section; and

WHEREAS, New Cingular Wireless PCS, LLC, formerly AT&T Wireless Services of Washington, is proposing additional modifications to the Facilities Lease Agreement, increasing the diameter and height of the communication tower and increasing the lease fee; and

WHEREAS, the Parks and Recreation Commission and City staff have reviewed and support the proposed Third Amendment to Facilities Lease Agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to sign and execute Third Amendment to Facilities Lease Agreement with New Cingular Wireless, PCS, LLC.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 17<sup>th</sup> day of November, 2015.

---

DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney

Market: \_\_\_\_\_ PNW  
Cell Site Number: \_\_\_\_\_ RI19  
Cell Site Name: \_\_\_\_\_ Meadow Springs  
Fixed Asset Number: \_\_\_\_\_ 10092640

### THIRD AMENDMENT TO FACILITIES LEASE AGREEMENT

THIS THIRD AMENDMENT TO FACILITIES LEASE AGREEMENT ("**Amendment**"), dated as of the latter of the signature dates below, is by and between City of Richland, a Municipal Corporation of the State of Washington, having a mailing address of 505 Swift Boulevard, Richland, WA 99352 ("**Lessor**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 575 Morosgo Drive, Atlanta, GA 30324 ("**Lessee**").

WHEREAS, Lessor and Lessee entered into a Facilities Lease Agreement dated August 30, 2001, as amended by that First Amendment to Facilities Lease Agreement dated October 29, 2012, as amended by that Second Amendment to Facilities Lease Agreement dated February 25, 2014, whereby Lessor leased to Lessee certain Premises, therein described, that are a portion of Lessor's Property located at 1100 Glenwood Court, Richland, WA 99352 ("**Agreement**"); and

WHEREAS, Lessee desires to change or modify the Communication Facility, which Lessor is willing to approve; and

WHEREAS, Lessor and Lessee desire to adjust the Fee in conjunction with the modifications to the Agreement contained herein;

WHEREAS, Lessor and Lessee, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

**1. New Exhibit C-3.** Lessee shall have the right, in its sole discretion, to change or modify the Communications Facility as more completely described on attached Exhibit C-3. Lessor's execution of this Amendment will signify Lessor's approval of Exhibit C-3. Exhibit C-3 hereby replaces Exhibit C-2 to the Agreement. Any changes beyond those identified in Exhibit C-3 must be approved in advance by Lessor.

**2. Fee.** Commencing on the first day of the month following the date that Lessee commences construction of the modifications set forth in this Amendment, the Fee shall be increased by Five Hundred and No/100 Dollars (\$500.00) per month, subject to further adjustments as provided in the Agreement. Upon Lessee's removal of additional antennas, the Fee will revert to the original rate, subject to adjustments as provided in the Agreement, upon thirty (30) days' prior written notice to Lessor.

**3. Other Terms and Conditions Remain.** In the event of any inconsistencies between the Agreement and this Amendment, the terms of this Amendment shall control. Except as expressly set forth in this Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Amendment.

**4. Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

**IN WITNESS WHEREOF**, the parties have caused this Amendment to be effective as of the last date written below.

**LESSOR:**

City of Richland,  
a Municipal Corporation of the State of  
Washington

**LESSEE:**

New Cingular Wireless PCS, LLC,  
a Delaware limited liability company

By: AT&T Mobility Corporation  
Its: Manager

By: \_\_\_\_\_  
Print Name:  
Its:  
Date:

By: \_\_\_\_\_  
Print Name:  
Its:  
Date:

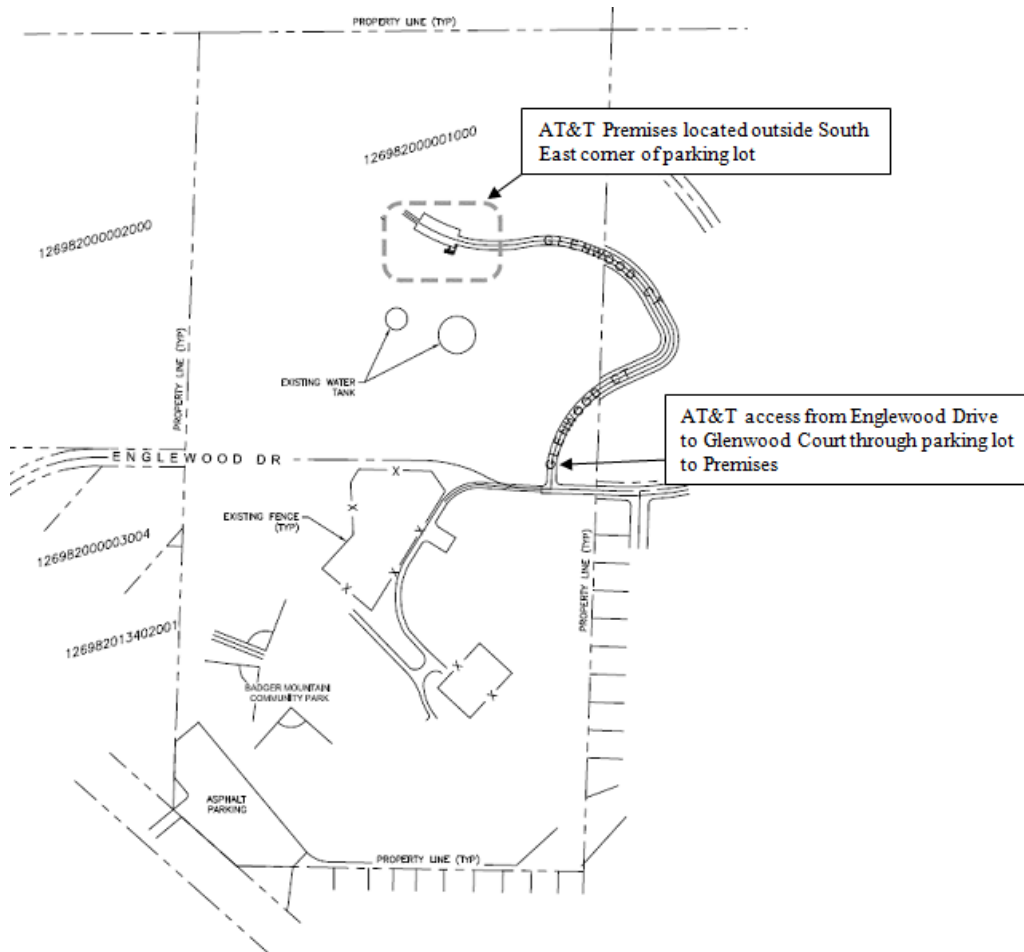
## EXHIBIT C-3

### DESCRIPTION OF COMMUNICATION FACILITY

Page 1 of 3

to the Third Amendment to Facilities Lease Agreement dated \_\_\_\_\_, 2015, by and between City of Richland, as Lessor, and New Cingular Wireless PCS, LLC, as Lessee.

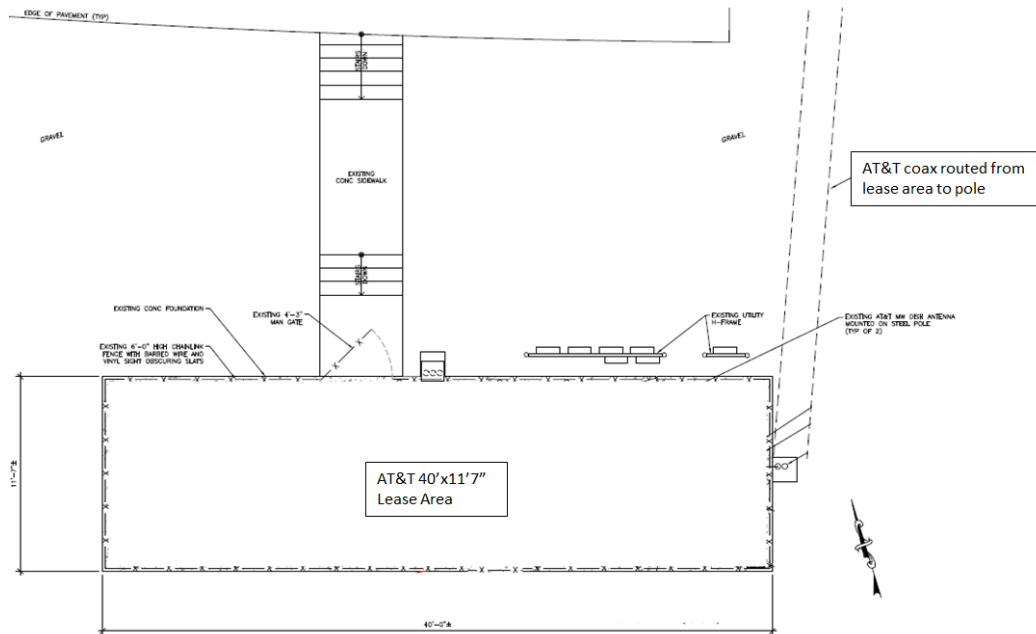
Lease Area Sketch or Survey:



## EXHIBIT C-3

### DESCRIPTION OF COMMUNICATION FACILITY

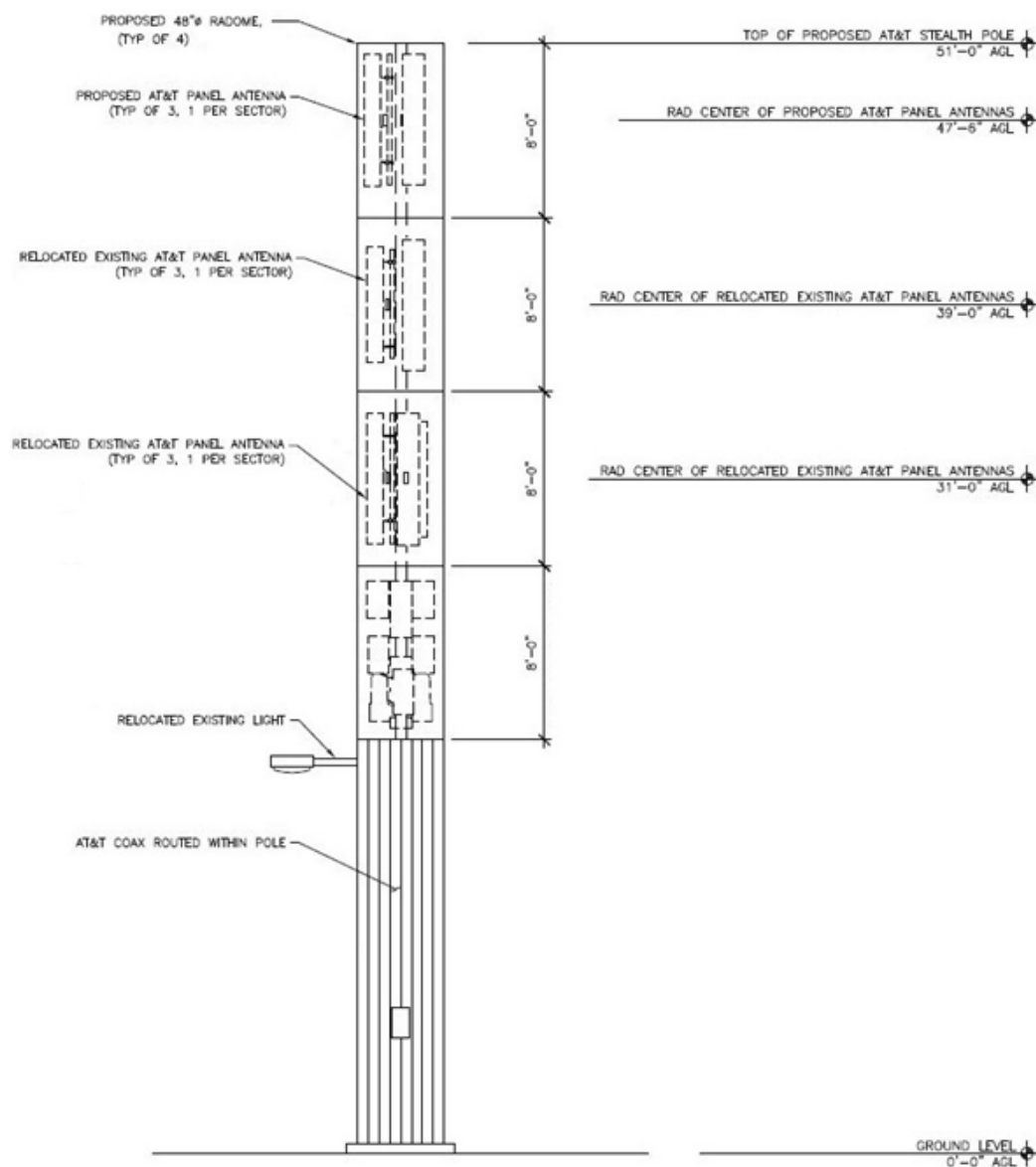
Page 2 of 3



## EXHIBIT C-3

### DESCRIPTION OF COMMUNICATION FACILITY

Page 3 of 3



#### Notes:

1. This Exhibit may be replaced by a land survey and/or construction drawings of the Communication Facility once received by Lessee.
2. Any setback of the Communication Facility from the Property's boundaries shall be the distance required by the applicable governmental authorities.
3. Width of access road shall be the width required by the applicable governmental authorities, including police and fire departments.
4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers and mounting positions may vary from what is shown above.

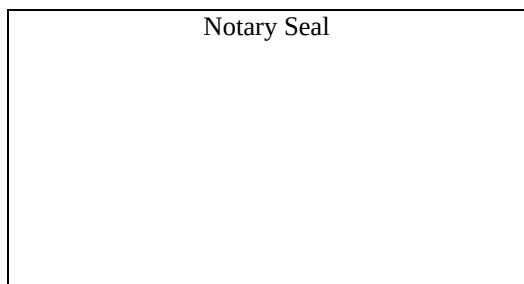
## **FOR LESSOR SIGNATURES IN WASHINGTON STATE**

### **REPRESENTATIVE CAPACITY:**

STATE OF WASHINGTON       )  
                                          )       SS.  
COUNTY OF BENTON       )

I certify that I know or have satisfactory evidence that **CYNTHIA D. REENTS** is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the **CITY MANAGER** of the **CITY OF RICHLAND**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: \_\_\_\_\_.



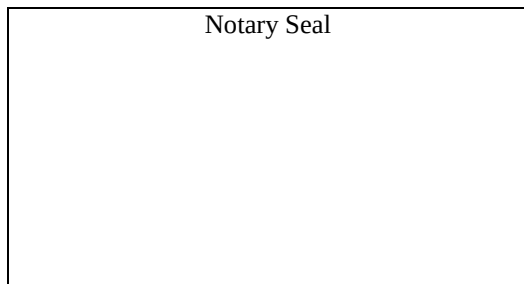
\_\_\_\_\_  
(Signature of Notary)

\_\_\_\_\_  
(Legibly Print or Stamp Name of Notary)  
Notary Public in and for the State of Washington  
My appointment expires: \_\_\_\_\_

## **FOR LESSEE SIGNATURES IN OREGON STATE**

STATE OF OREGON       )  
                                          )       SS.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 201\_\_\_\_ by  
\_\_\_\_\_ as \_\_\_\_\_ of AT&T Mobility Corporation.



\_\_\_\_\_  
(Signature of Notary)

\_\_\_\_\_  
(Legibly Print or Stamp Name of Notary)  
Notary Public in and for the State of Oregon  
My Commission expires: \_\_\_\_\_





## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

**Subject:**

Resolution No. 205-15, Authorizing Execution of Amendment to Ground Lease with Mad Anthony's, Inc.

**Department:**

Community & Development Services

**Ordinance/Resolution Number:**

205-15

**Document Type:**

Contract/Agreement/Lease

**Recommended Motion:**

Adopt Resolution No. 205-15, authorizing the City Manager to sign and execute the First Amendment to Contract No. 55-03, a Ground Lease between City of Richland and Mad Anthony's, Inc.

**Summary:**

Development of the new restaurant east of Anthony's resulted in unanticipated impacts and necessitated clarification of rights in the Ground Lease between Mad Anthony's and the City. Impacts included landscaping and sewer line usage. The clarification of rights focused on property boundaries and easement documentation for the sewer line. This proposed amendment is the result of negotiations with Mad Anthony's and City redevelopment staff, with input from outside legal counsel specializing in land use.

Key modifications to the ground lease are as follows:

- 1) Clarification of the rights regarding the sewer line and easement;
- 2) Extension of the term of the ground lease 10 additional years;
- 3) Non-regulatory approval for the construction of an expanded outdoor seating area;
- 4) Right of first refusal for the purchase of the property.

The sewer line easement was recorded after the ground lease was entered into by Mad Anthony's. Although the City owns the land, there was no documentation that clearly stated approval of the new easement by Mad Anthony's, which was required under the contract. This Amendment clarifies the easement, associated maintenance responsibilities, and access.

The Amendment also extends the term of the Ground Lease an additional 10 years. If approved, the term will expire in 2112 rather than 2102.

Included in this agreement is Lessor approval of patio improvements requested by Mad Anthony's, which is required in order for Mad Anthony's to make improvements to the site valued in excess of ten-thousand dollars (\$10,000). Although the improvements are not so significant as to require a building permit, approval under the terms of the ground lease is required.

Finally, this Amendment gives Mad Anthony's the right of first refusal for the purchase of the land during the term of the lease in the event that the City chooses to sell the land. This right is now a typical provision in most of the City's other ground leases.

Staff recommends approval.

**Fiscal Impact:**

No direct current fiscal impact.

**Attachments:**

1. Resolution No. 205-15
2. Amendment to Ground Lease
3. Revised Sewer Dedication

RESOLUTION NO. 205-15

A RESOLUTION of the City of Richland authorizing an amendment to the Ground Lease by and between the City of Richland and Mad Anthony's, Inc., Contract No. C55-03.

WHEREAS, the City of Richland seeks to encourage pedestrian-oriented urban development and long term investment along the waterfront; and

WHEREAS, the City of Richland seeks to provide fair and efficient public services.

WHEREAS, the City of Richland entered in to a Ground Lease with Mad Anthony's, Inc. July 3, 2003, pertaining to premises commonly known as 550 Columbia Point Drive; and

WHEREAS, development of the new restaurant east of Anthony's Restaurant resulted in unanticipated impacts and necessitated clarification of rights in the Ground Lease; and

WHEREAS, impacts included landscaping and sewer line usage; and

WHEREAS, the clarification of rights focused on property boundaries and easement documentation for the sewer line; and

WHEREAS, this proposed Amendment is the result of negotiations between the City of Richland Redevelopment staff and Mad Anthony's, Inc., with significant input from the City Attorney's Office; and

WHEREAS, key amendments to the Ground Lease include: clarification of the rights regarding the sewer line and easement; extension of the term of the Ground Lease for an additional 10 years, to 2112; non-regulatory approval for the construction of an expanded outdoor seating area; right of first refusal for the purchase of the property; and

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Richland authorizes the City Manager to sign and execute an Amendment to Ground Lease by and between the City of Richland and Mad Anthony's, Inc. for the continued operation of a full service restaurant.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 17<sup>th</sup> day of November, 2015.

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DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney

## AMENDMENT TO GROUND LEASE

This Amendment to Ground Lease (this "Amendment"), dated \_\_\_\_\_, 2015, for reference purposes, is made by and between the City of Richland, a Washington municipal corporation ("Lessor") and Mad Anthony's Incorporated, a Washington corporation ("Lessee"). For and in consideration of the mutual covenants set forth below, this Amendment modifies the Ground Lease dated by the parties as of July 3, 2003, pertaining to the premises commonly known as 550 Columbia Point Drive, Richland, Washington 99352, and legally described on Exhibit A attached hereto and incorporated herein by this reference (the "Premises"). The terms and conditions of this Amendment control over any contrary or inconsistent terms of the Ground Lease. Except as modified by this Amendment, the Ground Lease remains in full force and effect.

1. Sewer Line, Side Sewer, and Release. The improvements to the Premises include a sanitary sewer line, together with associated manholes, which runs more or less east and west across the Premises (the "Sewer Line") and a spur sewer line or lines running more or less north from the Sewer Line to Lessee's restaurant (the "Side Sewer").

1.1 The Lessee agrees to execute such instruments as the Lessor shall reasonably request to document that the Sewer Line shall be dedicated to the public in the form attached hereto as Exhibit B. The Lessor represents and warrants that the legal description of the Sewer Line in Exhibit B conforms to the actual location of the Sewer Line as it exists on the date hereof. The parties hereby agree that, from and after the date of recording said dedication instrument, the Sewer Line shall be accepted, owned and maintained by Lessor as a public sewer. During the term of the Lease, Lessor agrees that it shall not install additional sewer lines or other improvements within the easement area that will materially interfere with Lessee's use of the Sewer Line, that following any work on the Sewer Line the surface shall be restored to its previous condition, and that all work on the Sewer Line shall be conducted so as to minimize any disruption of Lessee's business operations. The Lessee shall continue to own and shall be responsible for maintenance of the Side Sewer pursuant to the requirements of applicable municipal codes.

1.2 The Lessee hereby waives and releases any and all claims, known and unknown, which the Lessee has or might have against the Lessor for compensation, damages, or any other losses with respect to the transfer of ownership of the Sewer Line from the Lessee to the Lessor, the dedication contemplated herein, and the work performed by the Lessor incident to extension of the said sewer line, which work commenced on or about May 28, 2015. The Lessor hereby waives and releases any and all claims, known and unknown, which the Lessor might have against the Lessee arising out of any discrepancy between the "as built" drawing of the Sewer Line which the Lessee caused to be filed with the Lessor and the Sewer Line as actually built, and any claim which the Lessor might have against the Lessee with respect to the said extension of the Sewer Line by Lessor.

2. Additional Renewal Option. The Ground Lease provides for an initial term plus four extension options. The Lessor hereby grants the Lessee a Fifth Extension option as follows:

If the Lease term is extended by Lessee for the Fourth Extension, then upon the expiration of the Fourth Extension, if the Lease has not theretofore been terminated by either party and if Lessee is not then in default beyond any applicable cure period with respect to the payment of Rent or any other material obligation under the Lease, Lessee shall be deemed to have extended the Lease Term for an additional term commencing with the expiration of the Fourth Extension and expiring March 14, 2112, unless Lessee shall have notified Lessor in writing of Lessee's decision not to renew at least 120 days prior to the expiration of the Fourth Extension. The extension of the Lease for the Fifth Extension shall be upon the same terms and conditions as are applicable with respect to the Fourth Extension including but not limited to as stated in Section 3(f) and Section 4(g) thereof.

3. Right of First Refusal. Lessor hereby grants Lessee the right of first opportunity to purchase the Leased Premises during the Lease Term, including extension options if exercised. If Lessor decides to sell, exchange or otherwise transfer the Leased Premises (or any portion) during the Lease Term, other than sales or transfers to any division or instrumentality of the City of Richland, Lessor will give written notice to Lessee of the general terms on which Lessor intends to sell the Leased Premises, including a copy of any written offer received from third parties. Such notice shall state the purchase price and the terms for the Leased Premises (or portion thereof to be sold) and will not include other property of Lessor or consideration other than cash payments. Lessee shall have sixty (60) days after receipt of the notice in which to elect to acquire Lessor's interest on the terms contained in the notice.

If Lessee does not elect to acquire the Leased Premises, Lessor may sell, exchange or otherwise transfer Lessor's interest in the Leased Premises at a purchase price and on terms each not more favorable to the purchaser than the terms stated in the original notice to Lessee, provided the transaction is closed within nine (9) months after the date of Lessor's original notice. If the transaction is not closed within such 9-month period or Lessor desires to transfer its interest in the Leased Premises at a lower purchase price or on terms more favorable to the purchaser than offered to Lessee, Lessor shall not transfer its interest in the Leased Premises without first again granting to Lessee the opportunity to purchase as provided above. Only thirty (30) days written notice of a specific sales transaction (including a copy of any written offer) will be required in the event Lessor is required to reoffer the Leased Premises to Lessee because of a proposed sale on terms more favorable to the purchaser.

Once Lessee has been offered the opportunity to purchase the Leased Premises pursuant to this Section, and Lessee has declined to do so and the Leased Premises are sold to a third party, the provisions of this Section shall terminate and shall no longer be applicable to subsequent sales of the Leased Premises.

4. Additional Outdoor Seating Area. The Lessee has requested Lessor's permission to construct an additional outdoor seating area on the Leased Premises and has submitted plans and has received Lessor's permission therefor. The Lessor hereby consents to the improvements

described in the said plans and agrees to expedite the issuance of any additional permits and approvals related thereto.

5. Authority to Execute. The parties hereby represent to each other that each is fully authorized to enter into and perform its obligations under this Amendment and any other agreement or instrument necessary to consummate the transactions contemplated by this Amendment. Neither this Amendment nor the consummation of such transactions will breach any agreement to which either party is a party. To the knowledge of Lessee there are no unrecorded leases (whether written or oral, of any nature or duration), easements, encumbrances, or other agreements affecting or which could affect the transactions contemplated by this Amendment except the Lease itself.

LESSEE:

MAD ANTHONY'S INCORPORATED

By: \_\_\_\_\_

Printed Name: Herbert Gould

Title: President

LESSOR:

CITY OF RICHLAND

By: \_\_\_\_\_

Printed Name: Cynthia D. Reents

Title: City Manager

STATE OF WASHINGTON )

: ss.

County of Benton )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me the undersigned, Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Cynthia D. Reents**, to me known to be the City Manager of the City of Richland, Benton County, Washington, the corporation that executed the foregoing instrument and acknowledged the same instrument to be the free and voluntary act and deed of said corporation, for the uses and purposed therein mentioned and on oath stated that she is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed on the day and year first above written.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at:\_\_\_\_\_  
My Commission expires:\_\_\_\_\_

STATE OF WASHINGTON )

: ss.

County of King )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me the undersigned, Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Herbert Gould**, to me known to be the president of Mad Anthony's Incorporated, the corporation that executed the foregoing instrument and acknowledged the same instrument to be the free and voluntary act and deed of said corporation, for the uses and purposed therein mentioned and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed on the day and year first above written.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at:\_\_\_\_\_  
My Commission expires:\_\_\_\_\_



# EXHIBIT A

Lot 2, Short Plat No. 2726 as recorded in Volume 1 of short plats,  
page 2726, records of Benton County, Washington

# EXHIBIT B

WHEN RECORDED RETURN TO:

City Engineer

City of Richland

840 Northgate Drive

Richland, WA 99352

MS#26

### SEWER EASEMENT DEDICATION DEED

The Grantor, **CITY OF RICHLAND**, Washington, a municipal corporation, for valuable consideration in hand paid, dedicates, grants, and conveys to the **CITY OF RICHLAND**, Washington, a municipal corporation, said easement in and under the following described property situated in the County of Benton, State of Washington, described as follows:

A portion of the Southeast  $\frac{1}{4}$  of Section 13, Township 9 North, Range 28 East, W.M., The City of Richland, Benton County, Washington, described as follows:

A portion of Lot 2 of Short Plat No. 2726 as recorded in Volume 1 of Short Plats on Page 2726, records of said County and State, more particularly described as follows:

A strip of land being 10.00 feet wide, and having 5.00 feet of said width lying on each side of the following described centerline:

Beginning at the Southeast corner of said Lot 2, lying on the Northeasterly right-of-way of Columbia Point Drive as shown on said Short Plat No. 2726; Thence North  $66^{\circ}11'47''$  West a distance of 278.89 feet leaving said corner along said Northeasterly right-of-way and the Southwesterly line of said Lot 2 to the Southwest corner of said Lot 2; Thence North  $23^{\circ}48'13''$  East a distance of 69.94 feet leaving said corner and said right-of-way and Southwesterly line along the Westerly line of said Lot 2 to a point on the centerline of an existing 10.00 wide sewer easement recorded under Auditor's File No. 2009-008950, records of said County and State, and the **TRUE POINT of BEGINNING** of said easement; Thence North  $75^{\circ}32'37''$  East a distance of 305.31 feet leaving said Westerly line of said Lot 2, to an angle point in said centerline; Thence North  $72^{\circ}57'00''$  East a distance of 49.35 feet to a point on the Easterly line of said Lot 2 and the terminus point of said centerline. Said point is lying North  $08^{\circ}56'51''$  East a distance of 3.39 feet from an angle point in the Easterly line of said Lot 2.

See attached **Exhibit "A"**

For the purpose of constructing, installing, maintaining, repairing, and operating a **sewer easement** with full right to go upon said premises and the adjoining premises at any time for such purposes, together with the right to trim brush and trees that may interfere with the construction, maintenance and operation of same and **does not** give the right to permit franchise holder and utility licensees of the City of Richland to place telephone and television cable circuits.

The parties executing this instrument, and consenting hereto, further state their intent that this instrument shall supersede and replace for all purposes that certain instrument relating to similar subjects and recorded under Benton County Auditor File No. 2009-008953, which prior easement shall be deemed relinquished.

CITY OF RICHLAND, Washington,  
a municipal corporation

\_\_\_\_\_  
Cynthia D. Reents, City Manager

\_\_\_\_\_  
Marcia Hopkins, City Clerk

### **CONSENT TO DEDICATION**

This is to certify that the undersigned is the lessee with respect to that certain ground lease dated on or about July 3, 2003, pertaining to the premises commonly known as 550 Columbia Point Drive, Richland, Washington 99352, a memorandum of said lease having been recorded under Benton County Auditor File No. 2004-003456, which premises encompasses some or all of the real property subject to the foregoing instrument. The undersigned hereby consents for itself, its heirs, executors, administrators, successors and assigns to the dedication and easement provided for in the foregoing instrument and acknowledges the said lease to be subject to said dedication and easement.

MAD ANTHONY'S INCORPORATED,  
a Washington corporation

By: \_\_\_\_\_  
Printed Name: Herbert Gould  
Title: President

STATE OF WASHINGTON )

: ss.

County of Benton )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me the undersigned, Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Cynthia D. Reents** and **Marcia Hopkins**, to me known to be the City Manager and City Clerk, respectively, of the City of Richland, Benton County, Washington, the corporation that executed the foregoing instrument and acknowledged the same instrument to be the free and voluntary act and deed of said corporation, for the uses and purposed therein mentioned and on oath stated that they are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed on the day and year first above written.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at:\_\_\_\_\_  
My Commission expires:\_\_\_\_\_

STATE OF WASHINGTON )

: ss.

County of King )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me the undersigned, Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Herbert Gould**, to me known to be the president of Mad Anthony's Incorporated, the corporation that executed the foregoing instrument and acknowledged the same instrument to be the free and voluntary act and deed of said corporation, for the uses and purposed therein mentioned and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed on the day and year first above written.

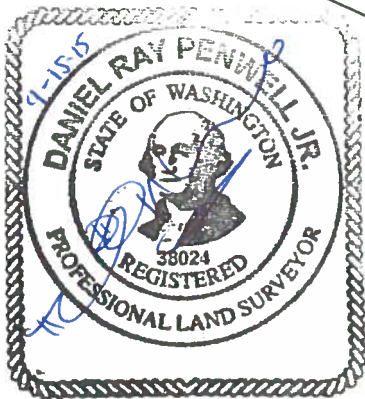
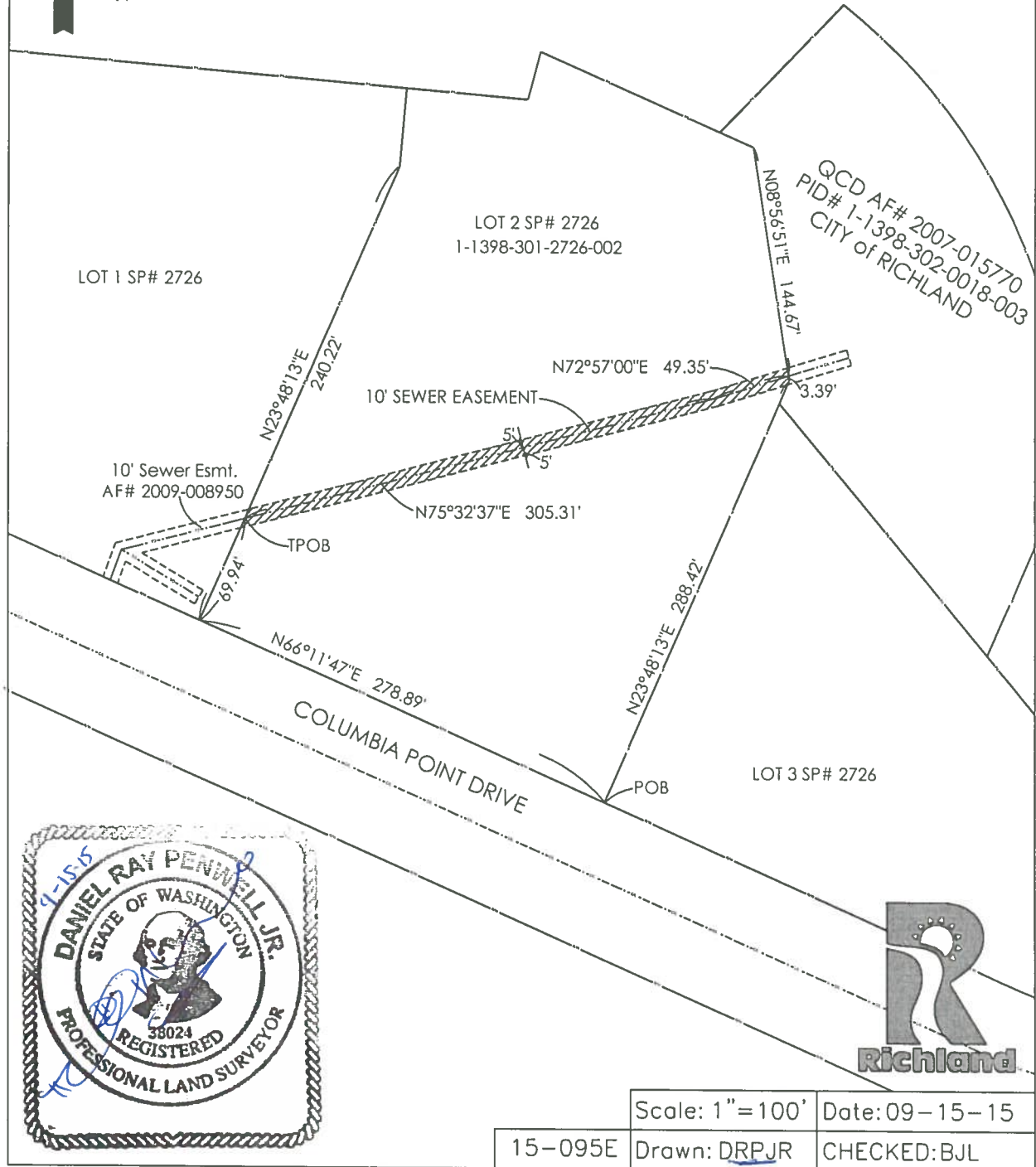
\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at:\_\_\_\_\_  
My Commission expires:\_\_\_\_\_

# EXHIBIT "A"

15-095E



DRPJRLS 09-15-2015 8:25 AM  
2014\_COLUMBIA\_POINT\_CW5012



Scale: 1"=100' Date: 09-15-15

15-095E Drawn: DRPJRLS CHECKED: BJL

WHEN RECORDED RETURN TO:

City Engineer

City of Richland

840 Northgate Drive

Richland, WA 99352

MS#26

### SEWER EASEMENT DEDICATION DEED

The Grantor, **CITY OF RICHLAND**, Washington, a municipal corporation, for valuable consideration in hand paid, dedicates, grants, and conveys to the **CITY OF RICHLAND**, Washington, a municipal corporation, said easement in and under the following described property situated in the County of Benton, State of Washington, described as follows:

A portion of the Southeast  $\frac{1}{4}$  of Section 13, Township 9 North, Range 28 East, W.M., The City of Richland, Benton County, Washington, described as follows:

A portion of Lot 2 of Short Plat No. 2726 as recorded in Volume 1 of Short Plats on Page 2726, records of said County and State, more particularly described as follows:

A strip of land being 10.00 feet wide, and having 5.00 feet of said width lying on each side of the following described centerline:

Beginning at the Southeast corner of said Lot 2, lying on the Northeasterly right-of-way of Columbia Point Drive as shown on said Short Plat No. 2726; Thence North  $66^{\circ}11'47''$  West a distance of 278.89 feet leaving said corner along said Northeasterly right-of-way and the Southwesterly line of said Lot 2 to the Southwest corner of said Lot 2; Thence North  $23^{\circ}48'13''$  East a distance of 69.94 feet leaving said corner and said right-of-way and Southwesterly line along the Westerly line of said Lot 2 to a point on the centerline of an existing 10.00 wide sewer easement recorded under Auditor's File No. 2009-008950, records of said County and State, and the **TRUE POINT of BEGINNING** of said easement; Thence North  $75^{\circ}32'37''$  East a distance of 305.31 feet leaving said Westerly line of said Lot 2, to an angle point in said centerline; Thence North  $72^{\circ}57'00''$  East a distance of 49.35 feet to a point on the Easterly line of said Lot 2 and the terminus point of said centerline. Said point is lying North  $08^{\circ}56'51''$  East a distance of 3.39 feet from an angle point in the Easterly line of said Lot 2.

See attached **Exhibit "A"**



For the purpose of constructing, installing, maintaining, repairing, and operating a **sewer easement** with full right to go upon said premises and the adjoining premises at any time for such purposes, together with the right to trim brush and trees that may interfere with the construction, maintenance and operation of same and **does not** give the right to permit franchise holder and utility licensees of the City of Richland to place telephone and television cable circuits.

The parties executing this instrument, and consenting hereto, further state their intent that this instrument shall supersede and replace for all purposes that certain instrument relating to similar subjects and recorded under Benton County Auditor File No. 2009-008953, which prior easement shall be deemed relinquished.

CITY OF RICHLAND, Washington,  
a municipal corporation

\_\_\_\_\_  
Cynthia D. Reents, City Manager

\_\_\_\_\_  
Marcia Hopkins, City Clerk

### **CONSENT TO DEDICATION**

This is to certify that the undersigned is the lessee with respect to that certain ground lease dated on or about July 3, 2003, pertaining to the premises commonly known as 550 Columbia Point Drive, Richland, Washington 99352, a memorandum of said lease having been recorded under Benton County Auditor File No. 2004-003456, which premises encompasses some or all of the real property subject to the foregoing instrument. The undersigned hereby consents for itself, its heirs, executors, administrators, successors and assigns to the dedication and easement provided for in the foregoing instrument and acknowledges the said lease to be subject to said dedication and easement.

MAD ANTHONY'S INCORPORATED,  
a Washington corporation

By: \_\_\_\_\_  
Printed Name: Herbert Gould  
Title: President

STATE OF WASHINGTON )

: ss.

County of Benton )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me the undersigned, Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Cynthia D. Reents** and **Marcia Hopkins**, to me known to be the City Manager and City Clerk, respectively, of the City of Richland, Benton County, Washington, the corporation that executed the foregoing instrument and acknowledged the same instrument to be the free and voluntary act and deed of said corporation, for the uses and purposed therein mentioned and on oath stated that they are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed on the day and year first above written.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at:\_\_\_\_\_  
My Commission expires:\_\_\_\_\_

STATE OF WASHINGTON )

: ss.

County of King )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me the undersigned, Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Herbert Gould**, to me known to be the president of Mad Anthony's Incorporated, the corporation that executed the foregoing instrument and acknowledged the same instrument to be the free and voluntary act and deed of said corporation, for the uses and purposed therein mentioned and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed on the day and year first above written.

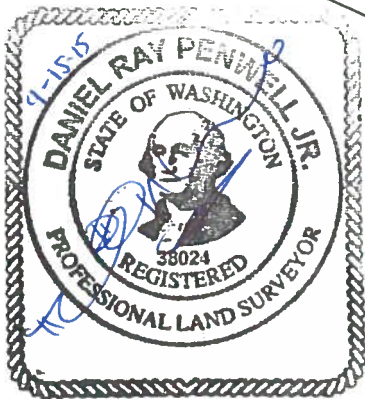
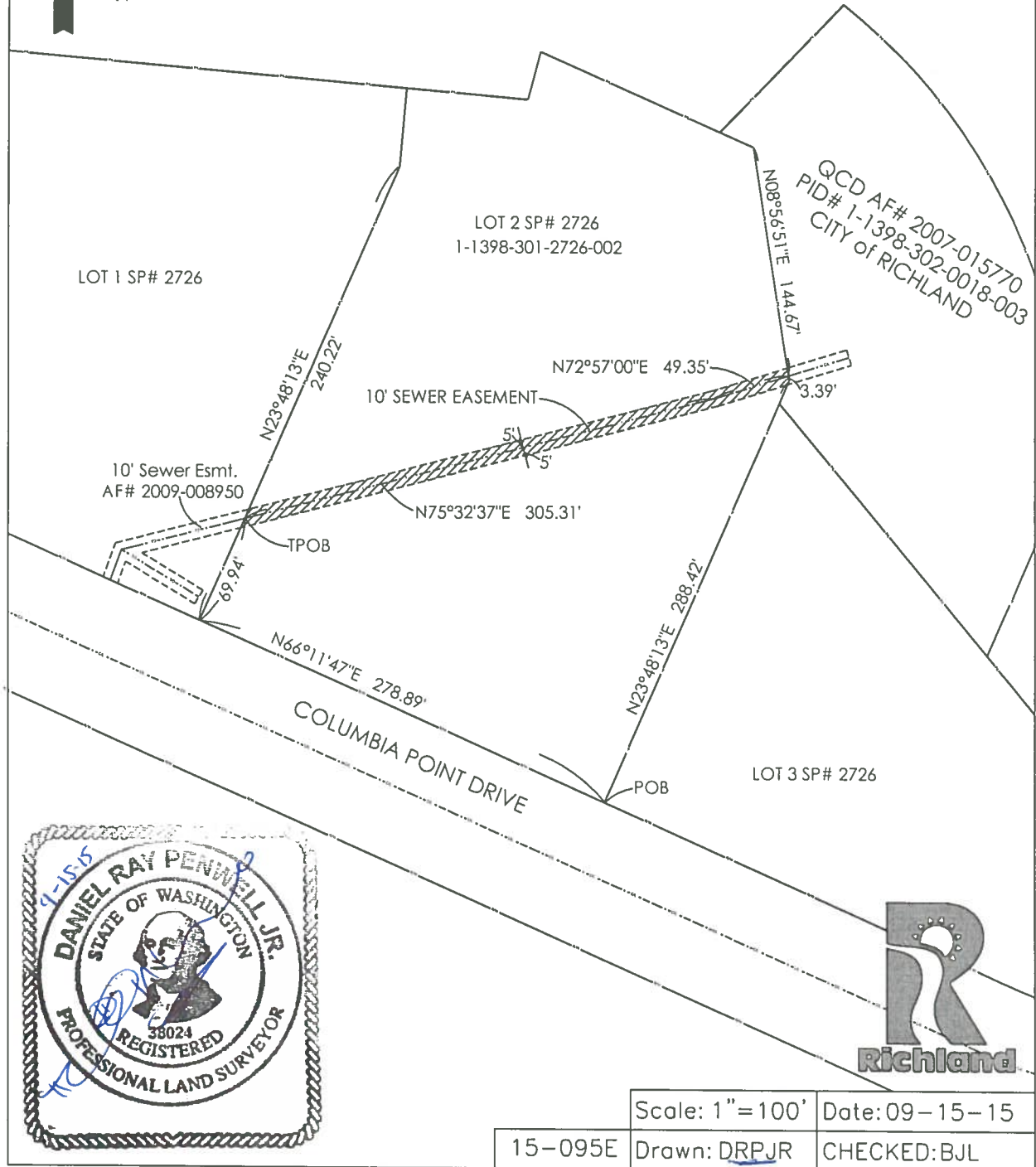
\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at:\_\_\_\_\_  
My Commission expires:\_\_\_\_\_

# EXHIBIT "A"

15-095E



DRPJRLS 09-15-2015 8:25 AM  
2014\_COLUMBIA\_POINT\_CW5012



Scale: 1"=100' Date: 09-15-15

15-095E Drawn: DRPJRLS CHECKED: BJL



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

**Subject:**

Resolution No. 206-15, Authorizing First Amendment to Developer Extension Agreement with Tapteal Properties, LP

**Department:**

Community & Development Services

**Ordinance/Resolution Number:**

206-15

**Document Type:**

Contract/Agreement/Lease

**Recommended Motion:**

Adopt Resolution No. 206-15, authorizing the City Manager to execute the First Amendment to Developer Extension Agreement with Tapteal Properties, LP.

**Summary:**

In December 2010, the City entered into an agreement with Tapteal Properties, LP. This Agreement allows for reimbursement of road and intersection improvements over time. The benefit to the City is that the City will receive improvements without having to carry the upfront cost of doing so. Additionally, this type of agreement helps to provide certainty of infrastructure to the private sector when the City is not prepared to provide the infrastructure from its current operating budget.

The 2010 Developer Extension Agreement is set to expire at the end of this year. The project proponent would like to extend the Agreement an additional two (2) years to 2017. Slow economic growth between 2010 and 2013 and the complex negotiations with railroad interests are the primary cause for the delay in development. The extension should allow enough time to assemble a development deal and move the project forward.

Staff recommends approval of the proposed term extension to the Developer Extension Agreement.

**Fiscal Impact:**

None.

**Attachments:**

1. Resolution No. 206-15
2. Proposed First Amendment to the Tapteal Developer Extension Agreement
3. Contract 124-10 Tapteal Developer Extension Agreement

RESOLUTION NO. 206-15

A RESOLUTION of the City of Richland authorizing the First Amendment to the Developer Extension Agreement by and between the City of Richland and Tapteal Properties, LP, Contract No. 124-10.

WHEREAS, the City of Richland seeks to encourage high visibility commercial development along state highways; and

WHEREAS, the City of Richland seeks to encourage private investment in public infrastructure; and

WHEREAS, the City of Richland entered in to a Developer Extension Agreement with Tapteal Properties, LP December 16, 2010, and

WHEREAS, the Agreement will expire December 31, 2015; and

WHEREAS, Tapteal Properties, LP requested additional time to install the improvements described in the Agreement; and

WHEREAS, Tapteal Properties, LP demonstrated good faith effort to develop the property; and

WHEREAS, the City of Richland seeks to provide fair and efficient public services.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Richland authorizes the City Manager to sign and execute a First Amendment to the Developer Extension Agreement with Tapteal Properties, LP.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 17<sup>th</sup> day November, 2015.

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DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

---

HEATHER KINTZLEY  
City Attorney

**FIRST AMENDMENT TO DEVELOPER EXTENSION AGREEMENT  
CITY OF RICHLAND AND TAPTEAL PROPERTIES, LP**

This First Amendment to the December 16, 2010 Developer Extension Agreement ("Amendment") is made and entered into on this \_\_\_\_ day of November 2015, by and between Tapteal Properties, LP, or assigns, ("Owner"), and the CITY OF RICHLAND, a Washington municipal corporation ("City").

For valuable consideration, the receipt of which is hereby acknowledged, City and Owner agree to modify the existing Developer Extension Agreement as described below.

1. Under Section 4 entitled **TERM**, Subsection 4.1 is hereby amended and restated in its entirety to read as follows:

Unless delayed by an Act of God or by the operation of law, if the improvements to Tapteal / Steptoe Intersection Realignment and the West Tapteal Street Extension (i.e. both Phases I & II) are not placed in service and available to public access for the Property prior to December 31, 2017, this Agreement shall be null and void.

2. All terms and conditions of the original agreement, except as amended or modified in Section 1 above, shall remain in full force and effect for the duration of the Agreement.

City of Richland

Tapteal Properties, LP

\_\_\_\_\_  
Cynthia D. Reents, ICMA-CA  
City Manager

\_\_\_\_\_  
Grant Young, Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
Heather Kintzley  
Richland City Attorney

STATE OF WASHINGTON       )  
                                          ) ss.  
COUNTY OF BENTON       )

I certify that I know of and have satisfactory evidence that **CYNTHIA D. REENTS** signed this instrument, on oath stated that she was authorized to execute this instrument as the City Manager of the **CITY OF RICHLAND** and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this \_\_\_\_\_ day of November, 2015.

\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing in: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

STATE OF WASHINGTON       )  
                                          ) ss.  
COUNTY OF BENTON       )

I certify that I know of and have satisfactory evidence that **GRANT YOUNG** signed this instrument, on oath stated that he was authorized to execute this instrument as the Manager of **TAPTEAL PROPERTIES, LP** and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this \_\_\_\_\_ day of November, 2015.

\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing in: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



**CITY OF RICHLAND  
DEVELOPER EXTENSION AGREEMENT**

THIS AGREEMENT ("Agreement") is entered into this 16<sup>th</sup> day of December 2010, by and between Tapteal Properties, LP, or assigns, ("Owner"), and the CITY OF RICHLAND, a Washington municipal corporation ("City").

**1. RECITALS.**

- 1.1 The Owner is seeking to develop certain property within the City, located west of Steptoe Street and north and south of the Columbia Irrigation District canal. The property is more particularly described in attached Appendix A ("Property") and further referred to in this agreement as the "Quarry Development".
- 1.2 As part of the development of the Quarry Development, Owner has proposed to construct private right-of-way improvements to City street standards and a roundabout at the Tapteal/Steptoe intersection, such improvements known as the Tapteal / Steptoe Intersection Realignment. The conceptual design and estimated costs for development of the Tapteal / Steptoe Intersection Realignment is attached as Appendix B. In addition, Owner has proposed to construct private right of way improvements, called the West Tapteal Street Extension, to City street standards from the Tapteal / Steptoe intersection to a new intersection at Columbia Park Trail, including a crossing structure at the Columbia Irrigation District Canal. The West Tapteal Street Extension right of way improvements also include extension and realignment of City utility lines and stormwater pipelines from the site across the Port of Benton railroad.
- 1.3 The development of West Tapteal Street Extension by Owner will be a benefit to the Property, and of general benefit to the City and its residents. The Property will benefit by development to its highest and best use. The City and its residents will benefit by improved traffic circulation and from an increase in sales tax revenues from the Property.
- 1.4 Owner will construct, or cause to be constructed, Tapteal / Steptoe Intersection Realignment and the West Tapteal Street Extension to design standards approved by the City, consistent with the preliminary identification of improvements set forth as Appendix B. It is the intent of the City to acquire the Tapteal / Steptoe Intersection Realignment and the West Tapteal Street Extension upon completion of improvements and payment as set forth in this Agreement, for the overall benefit of the Richland community and its transportation system.

**2. OWNER OBLIGATION.**

- 2.1 Construction of Tapteal / Steptoe Intersection Realignment and the West Tapteal Street Extension: As part of the development of the Quarry Development, Owner



shall construct, or cause to be constructed, the Tapteal / Steptoe Intersection Realignment and the West Tapteal Street Extension west of Steptoe, including, but not limited to, a private street, to City standards for construction of a three lane street, including curb, gutter, sidewalk, street lighting, water and sewer utilities, roundabout at Steptoe / Tapteal, rail crossing controls, storm water relocation and such other improvements as are set forth in Appendix B. Owner shall certify that Prevailing Wages, as required by Washington law, will be paid on all construction activity relating to the work. Owner has the option to construct these projects in phases in the event that the Quarry Development is completed in a phased manner.

- 2.2 Transfer of Tapteal / Steptoe Intersection Realignment and the West Tapteal Street Extension. Upon completion of construction of Quarry Development projects set forth in Appendix B and acceptance by the City, consistent with its policies and regulations, Owner shall convey to the City by statutory warranty deed all right, title and interest in fee simple absolute to the Tapteal / Steptoe Intersection Realignment and the West Tapteal Street Extension which shall remain a public right-of-way available for general traffic and transportation access for the public. The legal description for Tapteal Street and Tapteal Street right-of-way is generally described in attached Appendix C.

### 3. CITY OBLIGATION.

#### 3.1 Permits and Inspections.

- 3.1.1 Upon determining the designed projects meet city requirements, the City will provide necessary right of way construction permits for the Steptoe and Columbia Park Trail right-of-way to construct the proposed improvements.
- 3.1.2 The City will inspect the Tapteal / Steptoe Intersection Realignment project and the West Tapteal Street Extension project during construction to ensure compliance with City standards.
- 3.1.3 The City will, after acceptance of the completed Tapteal / Steptoe Intersection Realignment, process a right of way vacation returning the unused portion of Tapteal Drive right of way to the Owner.

#### 3.2 Purchase of Tapteal / Steptoe Intersection Realignment and the West Tapteal Street Extension Improvements.

- 3.2.1 On completion of construction of the Tapteal / Steptoe Intersection Realignment project and the West Tapteal Street Extension project to City standards (see Appendix B) and the acceptance of such by the City, either individually or separately should the projects be completed in phases, the City shall make payment to Owner for acquisition of these improvements and associated right-of-way in an amount equal to actual costs of each



project as provided by a detailed cost schedule of actual expenditures for engineering, construction, construction management, and labor (all labor must be paid at prevailing wage rates), including sales tax. This amount, by project, shall not exceed \$1,415,000 for the Tapteal / Steptoe Intersection Realignment project and \$2,300,000 for the West Tapteal Street Extension project, and will be paid according to the following formula and schedule:

A) The City shall make payment to Owner equal to fifty percent (.50) of the sales tax revenues received annually by the City on retail sales generated from businesses operating on the Property. Each year City staff will:

- Identify new retail businesses within Quarry Development and review with developer.
- When identified, a sales tax report will be generated by the City of Richland (not for distribution) for purposes of computing retail sales tax paid by the businesses during the year. This report will reflect the City's share of the sales tax within the current 8.30% tax rate, or the applicable tax rate in subsequent years.
- A total of the sales tax for all businesses within the Quarry Development development will be computed and multiplied by .50 (50%). The product of this computation will represent the payment to the Owner during the current year based on the prior year sales activity.
- If the City-wide sales tax revenues fall below seven million five hundred thousand dollars (\$7,500,000) in any calendar year the multiplier used to determine payment to the Owner will be reduced per the following schedule:
  - If total City-wide sales tax revenues fall below \$7.5 million, the repayment rate would be reduced to 40% of the City's share of sales tax revenues collected from the Quarry Development.
  - If sales tax revenues fall below \$7.4 million repayment rate would be reduced to 30%.
  - If sales tax revenues fall below \$7.3 million repayment rate would be reduced to 20%.
  - If sales tax revenues fall below \$7.2 million repayment rate would be reduced to 0%.

3.2.2 Payments are to be made annually by the City commencing April 30th of the year following the first collection of sales tax revenue from the Property. Payments shall be made in each subsequent year until such



time as the Purchase Price is paid in full for each phase of improvements or this Agreement expires. The improvements will be divided into two construction phases as follows:

Phase I - Total \$1,415,000 - estimate

- Realignment of existing Tapteal Drive to new Steptoe intersection
- Tapteal/Steptoe intersection/round-about with rail crossing
- Cost based on 6/14/2010 cost estimate by JUB Engineering + 5% inspection and materials testing fee + 10% contingency
- Extension of Tapteal from Steptoe to center of site

Phase II - Total \$2,300,000 - estimate

- Road bridge over the canal
- Tapteal from center of site to canal
- Tapteal extension from canal to Columbia Park Trail
- Tapteal/Columbia Park Trail intersection improvements
- Right-of-Way

#### 4. TERM.

- 4.1 Unless delayed by an Act of God or by the operation of law, if the improvements to Tapteal / Steptoe Intersection Realignment and the West Tapteal Street Extension (i.e. both Phases I & II) are not placed in service and available to public access for the Property prior to December 31, 2015, this Agreement shall be null and void.
- 4.2 This Agreement shall terminate upon full payment of the improvements costs of Tapteal / Steptoe Intersection Realignment project and the West Tapteal Street Extension project or twenty (20) years from the date of City's acceptance of Tapteal / Steptoe Intersection Realignment and the West Tapteal Street Extension improvements, whichever date occurs first.

#### 5. GENERAL.

- 5.1 Amendment. No Amendment to this Agreement shall be made unless mutually agreed by the parties in writing.
- 5.2 Benefit-Successors. This Agreement shall benefit and be binding upon the heirs, successors and assigns of the parties and all other parties legally empowered in signatory rights of any or all of the parties hereto.
- 5.3 Applicability. The terms of this Agreement shall be a covenant running with the property and benefiting and binding on Owner, and Owner's heirs, successors,



any future owners, and assigns of the Property, excepting the reimbursement entitlement under Section 3.2, and related provisions, which may be retained by Owner following later resale of the Property.

- 5.4 Notice. Any notice or demand required or permitted to be given under this Agreement shall be sufficient if in writing and sent by registered or certified mail, return-receipt requested to the address of the parties set forth below. Any party may give notice in the manner provided in this section to the other parties of a change of address. Any notice shall be deemed to have been given on the date it is deposited in the U.S. Postal Service mail with postage prepaid.

5.4.1 If to the City:

City of Richland, Attention: City Manager  
975 George Washington Way  
P.O. Box 190, Richland, WA 99352.

5.4.2 If to Owner:

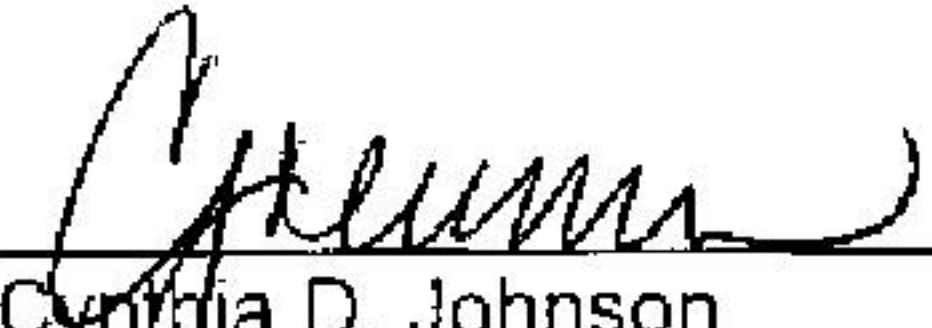
Tapteal Properties, LP  
5 Presidio Terrace  
San Francisco, CA 94118

- 5.5 Severability. If any provision of this Agreement conflicts with applicable law or its application is found to be invalid, the remainder of this Agreement shall not be affected and to this end, the terms of this Agreement are declared to be severable.
- 5.6 Prior Agreements Rescinded. The Developer Extension Agreement (Quarry) dated January 4, 2004 and December 1<sup>st</sup> 2005 between the parties is hereby rescinded and this Agreement contains the entire understanding between the parties.
- 5.7 Attorney's Fees: In case litigation is instituted arising directly or indirectly out of this Agreement, the losing party shall pay to the prevailing party the prevailing party's reasonable attorney's fees and costs as determined by the court, at hearing, trial or any appeal therefrom.
- 5.8 Caption. All captions or subtitles used herein are intended solely for convenience of reference and shall in no way limit or broaden any of the provisions of this Agreement.
- 5.9 Cooperation. All parties hereto agree to fully cooperate in all matters related to or arising out of this Agreement.



- 5.10 Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- 5.11 Scrutiny. This Agreement has been submitted to the scrutiny of all parties and their respective legal counsel and shall be given a fair and reasonable interpretation in accordance with the words hereof without consideration or weight being given to its being drafted by or for one of the parties. If in fact one of the parties has not submitted this Agreement to the scrutiny of their legal counsel, such party stipulates that, despite having had the opportunity to do so, they waived the same and elected to proceed without the benefit of such legal review.
- 5.12 Execution. The parties hereto have executed this Agreement as of the day and year first above written.

City of Richland

  
Cynthia D. Johnson  
City Manager

Tapteal Properties, LP

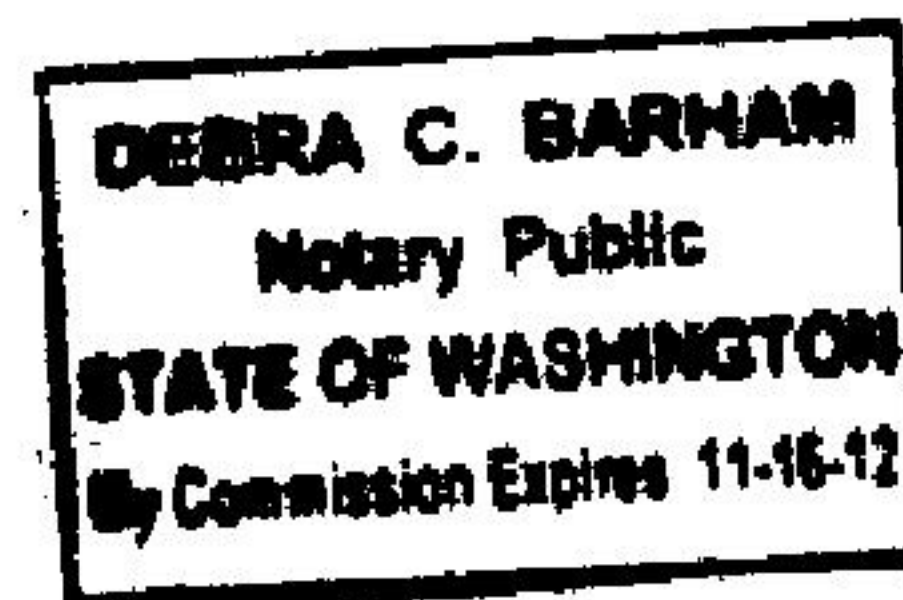
  
Grant Young, Manager

STATE OF WASHINGTON      )  
                                          )ss.  
COUNTY OF BENTON      )

*Cynthia D.*  
*Johnson* I certify that I know of and have satisfactory evidence that ~~JOHN C.~~ *JOHN C.* DARRINGTON signed this instrument, on oath stated that he was authorized to execute this instrument as the City Manager of the CITY OF RICHLAND and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 30 day of December, 2010.

  
Notary Public in and for the State of Washington;  
Residing in: Benton County  
Commission Expires: 11/16/12





STATE OF WASHINGTON       )  
                                          )ss.  
COUNTY OF BENTON       )

I certify that I know of and have satisfactory evidence that GRANT YOUNG signed this instrument, on oath stated that he was authorized to execute this instrument as the Manager of Tapteal Properties, LP and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this \_\_\_\_\_ day of December 2010.

*see attached  
CA Acknowledgement*

\_\_\_\_\_  
Notary Public in and for the State of Washington;  
Residing in: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



## ACKNOWLEDGMENT

State of California

County of San Francisco

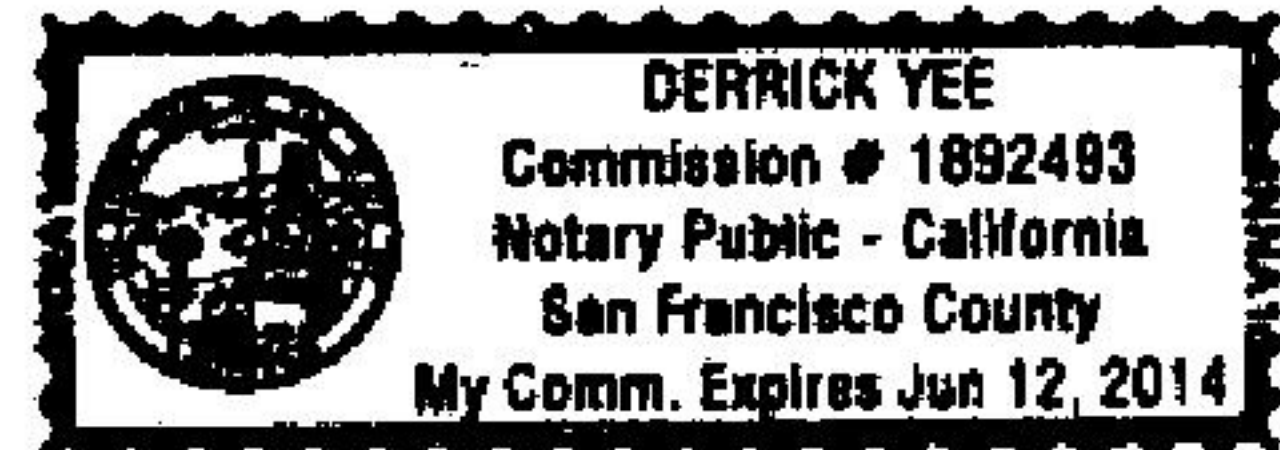
On December 16, 2010 before me, DERRICK YEE A NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared GRANT E. YOUNG  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~  
subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in  
~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

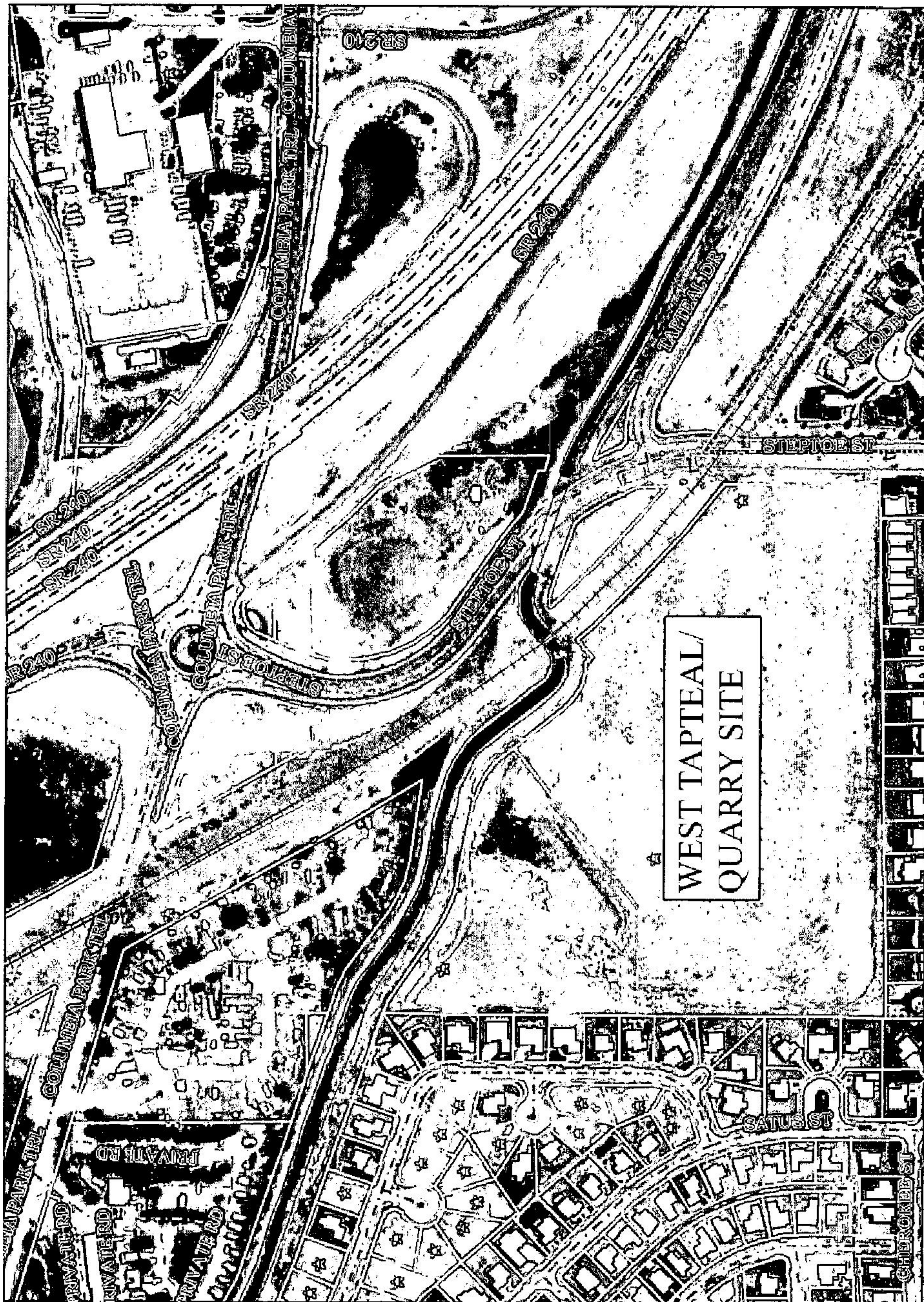
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

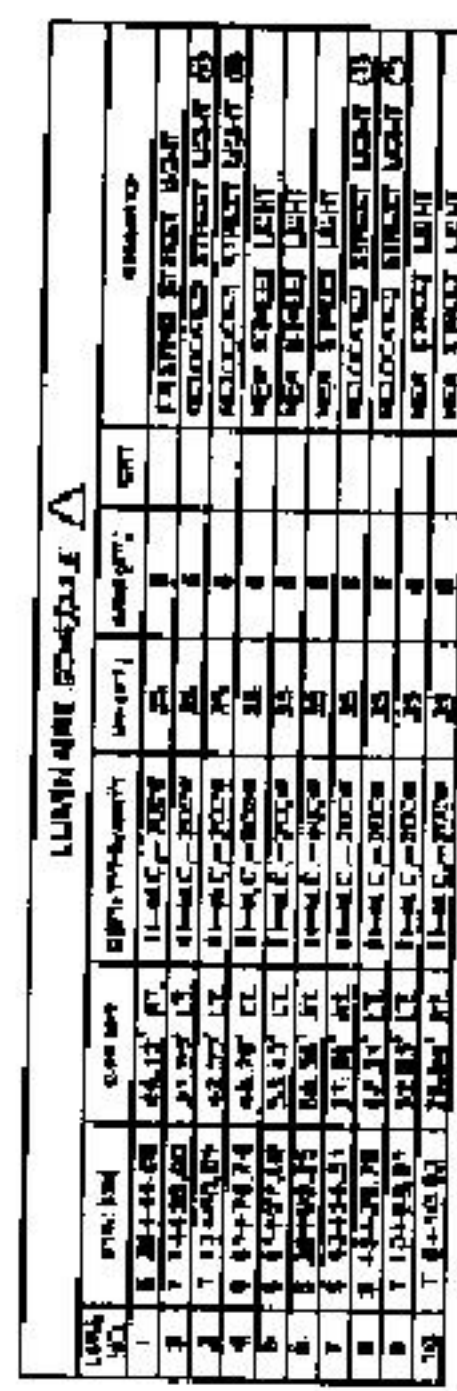






WEST TAPTEAL/  
QUARRY SITE





**GENERAL NOTES:**

1. ALL UNPAID RENT AND LIABILITIES TO BE PAID BY 10/01/02 AND BY 10/01/02.
2. ALL UNPAID RENT AND LIABILITIES TO BE PAID BY 10/01/02 AND BY 10/01/02.
3. ALL UNPAID RENT AND LIABILITIES TO BE PAID BY 10/01/02 AND BY 10/01/02.



|       | HIGH                      |            |                          |                       |                           | MID        |                          |                       |                           |            | LOW                      |                       |                           |            |                          |                       |
|-------|---------------------------|------------|--------------------------|-----------------------|---------------------------|------------|--------------------------|-----------------------|---------------------------|------------|--------------------------|-----------------------|---------------------------|------------|--------------------------|-----------------------|
| Year  | Projected<br>Retail Sales | Local Tax  | Cumulative<br>Dvlp Exten | Cumulative<br>To City | Projected<br>Retail Sales | Local Tax  | Cumulative<br>Dvlp Exten | Cumulative<br>To City | Projected<br>Retail Sales | Local Tax  | Cumulative<br>Dvlp Exten | Cumulative<br>To City | Projected<br>Retail Sales | Local Tax  | Cumulative<br>Dvlp Exten | Cumulative<br>To City |
| X     | \$ -                      | \$ -       | \$ -                     | \$ -                  | \$ -                      | \$ -       | \$ -                     | \$ -                  | \$ -                      | \$ -       | \$ -                     | \$ -                  | \$ -                      | \$ -       | \$ -                     | \$ -                  |
| X+ 1  | \$ 6,322,516              | \$ 53,741  | \$ 26,871                | \$ 26,871             | \$ 5,172,968              | \$ 43,970  | \$ 21,985                | \$ 21,985             | \$ 4,023,419              | \$ 34,199  | \$ 17,100                | \$ 17,100             | \$ 4,023,419              | \$ 34,199  | \$ 17,100                | \$ 17,100             |
| X+ 2  | \$ 16,043,385             | \$ 136,369 | \$ 95,055                | \$ 95,055             | \$ 13,126,406             | \$ 111,574 | \$ 77,772                | \$ 77,772             | \$ 8,167,541              | \$ 69,424  | \$ 51,812                | \$ 51,812             | \$ 8,167,541              | \$ 69,424  | \$ 51,812                | \$ 51,812             |
| X+ 3  | \$ 32,568,071             | \$ 276,829 | \$ 233,469               | \$ 233,469            | \$ 21,317,283             | \$ 181,197 | \$ 168,371               | \$ 168,371            | \$ 12,435,082             | \$ 105,698 | \$ 104,661               | \$ 104,661            | \$ 12,435,082             | \$ 105,698 | \$ 104,661               | \$ 104,661            |
| X+ 4  | \$ 49,584,888             | \$ 421,472 | \$ 444,205               | \$ 444,205            | \$ 29,750,933             | \$ 252,883 | \$ 294,812               | \$ 294,812            | \$ 16,828,811             | \$ 143,045 | \$ 176,183               | \$ 176,183            | \$ 16,828,811             | \$ 143,045 | \$ 176,183               | \$ 176,183            |
| X+ 5  | \$ 60,394,394             | \$ 513,352 | \$ 700,881               | \$ 700,881            | \$ 38,432,796             | \$ 326,679 | \$ 458,152               | \$ 458,152            | \$ 21,351,554             | \$ 181,488 | \$ 266,927               | \$ 266,927            | \$ 21,351,554             | \$ 181,488 | \$ 266,927               | \$ 266,927            |
| X+ 6  | \$ 64,705,883             | \$ 550,000 | \$ 975,881               | \$ 975,881            | \$ 47,368,421             | \$ 402,632 | \$ 659,467               | \$ 659,467            | \$ 26,006,192             | \$ 221,053 | \$ 377,454               | \$ 377,454            | \$ 26,006,192             | \$ 221,053 | \$ 377,454               | \$ 377,454            |
| X+ 7  | \$ 69,133,128             | \$ 587,632 | \$ 1,269,697             | \$ 1,269,697          | \$ 50,907,121             | \$ 432,711 | \$ 875,823               | \$ 875,823            | \$ 30,795,666             | \$ 261,763 | \$ 508,335               | \$ 508,335            | \$ 30,795,666             | \$ 261,763 | \$ 508,335               | \$ 508,335            |
| X+ 8  | \$ 70,170,124             | \$ 596,446 | \$ 1,567,920             | \$ 1,567,920          | \$ 51,670,728             | \$ 439,201 | \$ 1,095,423             | \$ 1,095,423          | \$ 35,722,972             | \$ 303,645 | \$ 660,158               | \$ 660,158            | \$ 35,722,972             | \$ 303,645 | \$ 660,158               | \$ 660,158            |
| X+ 9  | \$ 71,222,676             | \$ 605,393 | \$ 1,870,617             | \$ 1,870,617          | \$ 52,445,789             | \$ 445,789 | \$ 1,318,318             | \$ 1,318,318          | \$ 36,258,817             | \$ 308,200 | \$ 814,258               | \$ 814,258            | \$ 36,258,817             | \$ 308,200 | \$ 814,258               | \$ 814,258            |
| X+ 10 | \$ 72,291,016             | \$ 614,474 | \$ 2,177,853             | \$ 2,177,853          | \$ 53,232,476             | \$ 452,476 | \$ 1,544,556             | \$ 1,544,556          | \$ 36,802,699             | \$ 312,823 | \$ 970,669               | \$ 970,669            | \$ 36,802,699             | \$ 312,823 | \$ 970,669               | \$ 970,669            |
| X+ 11 | \$ 73,375,382             | \$ 623,691 | \$ 2,489,699             | \$ 2,489,699          | \$ 54,030,963             | \$ 459,263 | \$ 1,774,188             | \$ 1,774,188          | \$ 37,354,740             | \$ 317,515 | \$ 1,129,427             | \$ 1,129,427          | \$ 37,354,740             | \$ 317,515 | \$ 1,129,427             | \$ 1,129,427          |
| X+ 12 | \$ 74,476,012             | \$ 633,046 | \$ 2,806,222             | \$ 2,806,222          | \$ 54,841,427             | \$ 466,152 | \$ 2,007,264             | \$ 2,007,264          | \$ 37,915,061             | \$ 322,278 | \$ 1,290,566             | \$ 1,290,566          | \$ 37,915,061             | \$ 322,278 | \$ 1,290,566             | \$ 1,290,566          |
| X+ 13 | \$ 75,593,153             | \$ 642,542 | \$ 3,127,493             | \$ 3,127,493          | \$ 55,664,049             | \$ 473,144 | \$ 2,243,836             | \$ 2,243,836          | \$ 38,483,787             | \$ 327,112 | \$ 1,454,122             | \$ 1,454,122          | \$ 38,483,787             | \$ 327,112 | \$ 1,454,122             | \$ 1,454,122          |
| X+ 14 | \$ 76,727,050             | \$ 652,180 | \$ 3,453,583             | \$ 3,453,583          | \$ 56,499,009             | \$ 480,242 | \$ 2,483,957             | \$ 2,483,957          | \$ 39,061,044             | \$ 332,019 | \$ 1,620,131             | \$ 1,620,131          | \$ 39,061,044             | \$ 332,019 | \$ 1,620,131             | \$ 1,620,131          |
| X+ 15 | \$ 77,877,956             | \$ 661,963 | \$ 3,715,000             | \$ 3,854,128          | \$ 57,346,495             | \$ 487,445 | \$ 2,727,679             | \$ 2,727,679          | \$ 39,646,959             | \$ 338,999 | \$ 1,788,631             | \$ 1,788,631          | \$ 39,646,959             | \$ 338,999 | \$ 1,788,631             | \$ 1,788,631          |
| X+ 16 | \$ 79,046,125             | \$ 671,892 | \$ 3,715,000             | \$ 4,526,020          | \$ 58,206,692             | \$ 494,757 | \$ 2,975,058             | \$ 2,975,058          | \$ 40,241,664             | \$ 342,054 | \$ 1,959,658             | \$ 1,959,658          | \$ 40,241,664             | \$ 342,054 | \$ 1,959,658             | \$ 1,959,658          |
| X+ 17 | \$ 80,231,817             | \$ 681,970 | \$ 3,715,000             | \$ 5,207,990          | \$ 59,079,792             | \$ 502,178 | \$ 3,226,147             | \$ 3,226,147          | \$ 40,845,289             | \$ 347,185 | \$ 2,133,251             | \$ 2,133,251          | \$ 40,845,289             | \$ 347,185 | \$ 2,133,251             | \$ 2,133,251          |
| X+ 18 | \$ 81,435,294             | \$ 692,200 | \$ 3,715,000             | \$ 5,900,190          | \$ 59,965,989             | \$ 509,711 | \$ 3,481,002             | \$ 3,481,002          | \$ 41,457,968             | \$ 352,393 | \$ 2,309,447             | \$ 2,309,447          | \$ 41,457,968             | \$ 352,393 | \$ 2,309,447             | \$ 2,309,447          |
| X+ 19 | \$ 82,656,823             | \$ 702,583 | \$ 3,715,000             | \$ 6,602,773          | \$ 60,865,479             | \$ 517,357 | \$ 3,715,000             | \$ 3,764,360          | \$ 42,079,837             | \$ 357,679 | \$ 2,488,286             | \$ 2,488,286          | \$ 42,079,837             | \$ 357,679 | \$ 2,488,286             | \$ 2,488,286          |
| X+ 20 | \$ 83,896,676             | \$ 713,122 | \$ 3,715,000             | \$ 7,315,895          | \$ 61,778,461             | \$ 525,117 | \$ 3,715,000             | \$ 4,289,477          | \$ 42,711,035             | \$ 363,044 | \$ 2,669,808             | \$ 2,669,808          | \$ 42,711,035             | \$ 363,044 | \$ 2,669,808             | \$ 2,669,808          |
| X+ 21 | \$ 85,155,126             | \$ 723,819 | \$ 3,715,000             | \$ 8,039,714          | \$ 62,705,138             | \$ 532,994 | \$ 3,715,000             | \$ 4,822,471          | \$ 43,351,700             | \$ 368,489 | \$ 2,869,808             | \$ 2,869,808          | \$ 43,351,700             | \$ 368,489 | \$ 2,869,808             | \$ 2,869,808          |
| X+ 22 | \$ 86,432,453             | \$ 734,676 | \$ 3,715,000             | \$ 8,774,390          | \$ 63,645,715             | \$ 540,989 | \$ 3,715,000             | \$ 5,363,460          | \$ 44,001,976             | \$ 374,017 | \$ 3,038,298             | \$ 3,038,298          | \$ 44,001,976             | \$ 374,017 | \$ 3,038,298             | \$ 3,038,298          |
| X+ 23 | \$ 87,728,940             | \$ 745,696 | \$ 3,715,000             | \$ 9,520,086          | \$ 64,600,401             | \$ 549,103 | \$ 3,715,000             | \$ 5,912,563          | \$ 44,662,006             | \$ 379,627 | \$ 3,269,808             | \$ 3,269,808          | \$ 44,662,006             | \$ 379,627 | \$ 3,269,808             | \$ 3,269,808          |
| X+ 24 | \$ 89,044,874             | \$ 756,881 | \$ 3,715,000             | \$ 10,276,967         | \$ 65,569,407             | \$ 557,340 | \$ 3,715,000             | \$ 6,469,903          | \$ 45,331,936             | \$ 385,321 | \$ 3,488,286             | \$ 3,488,286          | \$ 45,331,936             | \$ 385,321 | \$ 3,488,286             | \$ 3,488,286          |
| X+ 25 | \$ 90,380,547             | \$ 768,235 | \$ 3,715,000             | \$ 11,045,202         | \$ 66,552,948             | \$ 565,700 | \$ 3,715,000             | \$ 7,035,603          | \$ 46,011,915             | \$ 391,101 | \$ 3,669,808             | \$ 3,669,808          | \$ 46,011,915             | \$ 391,101 | \$ 3,669,808             | \$ 3,669,808          |



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

**Subject:**

Resolution No. 207-15, Authorizing Washington Appraisal Services, Inc. to provide appraisal services for the Duportail Street Extension Project

Department:  
Public Works

Ordinance/Resolution Number:  
207-15

Document Type:  
Resolution

**Recommended Motion:**

Adopt Resolution No. 207-15, authorizing the City Manager to sign and execute an agreement with Washington Appraisal Services, Inc. for appraisal services for the Duportail Street Extension project.

**Summary:**

The Duportail Street Extension project will construct a new street segment between Wellsian Way and Thayer Drive, including a new roundabout intersection at Thayer Drive. This project will contribute to the Duportail / Stevens corridor improvements planned to improve traffic circulation between downtown and the Queensgate area. Other elements of the corridor include the soon-to-be-completed Stevens Drive Extension project, the Duportail Street Reconstruction, and the Duportail Bridge.

The preliminary design and right-of-way plans for the Duportail Street Extension have been completed. There are nine properties being impacted by the project for which appraisal services are needed.

Staff solicited quotations from twelve firms to provide the needed appraisal services. On November 4, 2015, the City received a single response to its Invitation to Quote. The single response was from Washington Appraisal Services, Inc. in the amount of \$13,950. Washington Appraisal Services has over 27 years of experience in real estate appraisal services, and staff believes they are qualified to complete the required work. If approved by Council, the appraisal work would begin in November 2015 and be completed in January 2016. Right-of-way acquisitions will begin as the appraisals are completed.

If right-of-way acquisitions can be negotiated promptly, construction of this project could begin in 2016.

Fiscal Impact:  
Yes

The total cost of the appraisal services will be \$13,950. There is currently \$2,322,614.46 in the Duportail Street Extension capital project. Of this budget, approximately \$684,411 is available for right-of-way related costs.

**Attachments:**

1. RES 207-15
2. Agreement



RESOLUTION NO. 207-15

A RESOLUTION of the City of Richland authorizing the execution of a Consultant Agreement with Washington Appraisal Services, Inc. for completion of appraisal services on the Duportail Extension Project.

WHEREAS, City staff has identified nine (9) parcels which require right-of-way appraisals on the Duportail Extension Project; and

WHEREAS, the City of Richland solicited quotes through the MRSC Roster for twelve (12) firms and received one (1) response, from Washington Appraisal Services, Inc.; and

WHEREAS, Washington Appraisal Services, Inc. has over 27 years of experience in the real estate appraisal services; and

WHEREAS, a scope of work and project budget has been negotiated with Washington Appraisal Services, Inc.; and

WHEREAS, City staff recommends executing the proposed contract because it fulfills the project need at a reasonable price within the available budget.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to sign and execute the Consultant Agreement between the City and Washington Appraisal Services, Inc. regarding the Duportail Extension Project.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 17<sup>th</sup> day of November, 2015.

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DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney



## **AGREEMENT BETWEEN CITY AND CONSULTANT**

THIS AGREEMENT, entered into this \_\_\_\_ day of \_\_\_\_\_, 2015 by and between the City of Richland, 505 Swift Ave., Richland, Washington, (hereinafter referred to as the "City"), and Washington Appraisal Services, Inc., 117 E Bartlett Avenue, Omak, WA 98841, (hereinafter referred to as the "Consultant").

### **WITNESSETH:**

#### **1) SCOPE OF WORK**

- a) The Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work as designated in this Agreement. The Consultant shall provide appraisal services as identified in the Invitation to Quote scope of work for the Duportail Street Extension project.
- b) The following exhibit(s) are attached hereto and made a part of this Agreement:
  - (i) Exhibit A - Invitation to Quote.
- c) This Agreement consists of this Agreement, the above referenced Exhibit(s) and other documents listed below. These form the entire Agreement between the parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below:
  - (i) City of Richland Agreement No. \_\_\_\_\_
  - (ii) Exhibit A: Invitation to Quote #Q 15-0154

#### **2) GENERAL REQUIREMENTS**

- a) The Consultant shall attend status, progress, and coordination meetings with the designated City of Richland representatives, or such federal, community, state, city or county officials, groups or individuals as may be requested by the City. If additional meetings are requested, the City will provide the Consultant sufficient notice prior to those meetings requiring Consultant participation.
- b) The Consultant shall prepare a monthly progress report if requested, in a form approved by the City, that will outline in written and/or graphical form the various phases and the order of performance of the work in sufficient details so that the progress of the work can easily be evaluated.

#### **3) TIME FOR BEGINNING AND COMPLETION**

The Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by January 15, 2016.

**4) PAYMENT**

- a) For services rendered under this Agreement, the City shall pay the Consultant an amount not to exceed Thirteen Thousand Nine Hundred and Fifty (\$13,950) to complete the services rendered under this Agreement. Payment shall be made on a "time and materials" basis. Payment as identified in this section shall be full compensation for all work performed or services rendered, and for all labor, materials, supplies, equipment, and incidentals necessary to complete the work specified in Exhibit A, Invitation to Quote.
- b) Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices
- c) Partial payments to cover the percentage of work completed may be requested by the Consultant. These payments shall not be more than one (1) per month.
- d) Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations at the government rate, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
- e) Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f) The Consultant will allow access to the City, the State of Washington, the Federal Grantor Agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this contract is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

**5) INDEPENDENT CONTRACTOR**

- a) The Consultant, and any and all employees of the Consultant or other persons engaged in the performance of any work or services required of the Consultant under this Agreement, are independent contractors and shall not be considered employees of the City. Any and all claims that arise at any time under any Workers' Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of the Consultant's employees or other persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of the Consultant.

**6) OWNERSHIP OF DOCUMENTS**

All designs, drawings, specifications, documents, reports and other work products prepared pursuant to this Agreement, shall become the property of the City upon payment to the

Consultant of the fees set forth in this Agreement. The City acknowledges the Consultant's plans and specifications, including all documents on electronic media, as instruments of professional services. The plans and specifications prepared under this Agreement shall become the property of the City upon completion of the services and payment in full of all payment due to the Consultant. The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of the Consultant. The City agrees to waive any claim against the Consultant arising from any unauthorized reuse of the plans and specifications, and to indemnify and hold the Consultant harmless from any claim, liability or cost arising or allegedly arising out of any reuse of the plans and specifications by the City or its agent not authorized by the Consultant.

**7) TERMINATION**

- a) This Agreement may be terminated by either party upon thirty (30) days' written notice. In the event this contract is terminated by the Consultant, the City shall be entitled to reimbursement of costs occasioned by such termination by the Consultant. In the event the City terminates this Agreement, the City shall pay the Consultant for the work performed, which shall be an amount equal to the percentage of completion of the work as mutually agreed between the City and the Consultant.
- b) If any work covered by this Agreement shall be suspended or abandoned by the City before the Consultant has completed the assigned work, the Consultant shall be paid an amount equal to the costs incurred up to the date of termination or suspension as mutually agreed upon between the City and the Consultant.

**8) DISPUTE RESOLUTION**

- a) The City and the Consultant agree to negotiate in good faith for a period of thirty (30) days from the date of notice of all disputes between them prior to exercising their rights under this Agreement, or under law.
- b) All disputes between the City and the Consultant not resolved by negotiation between the parties may be arbitrated only by mutual agreement of the City and the Consultant. If not mutually agreed to resolve the claim by arbitration, the claim will be resolved by legal action.

**9) DEBARMENT CERTIFICATION**

The Consultant certifies that neither the Consultant nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in this contract by any federal or state department or agency. Further, the Consultant agrees not to enter into any arrangements or contracts related to completion of the work contemplated under this Agreement with any party that is on the "General Service Administration List of Parties Excluded from Federal Procurement or Non-procurement Programs" which can be found at:

[www.sam.gov](http://www.sam.gov) and

<http://www.lni.wa.gov/TradesLicensing/PrevWage/AwardingAgencies/default.asp>

**10) VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION**

In the event that either party deems it necessary to initiate a legal action to enforce any right or obligation under this Agreement, the parties agree that any such action shall be initiated in the Superior Court of the State of Washington situated in Benton County. The parties agree that all questions shall be resolved by application of Washington law, and that the parties to such action shall have the right of appeal from such decision of the Superior Court in accordance with the



laws of the State of Washington. The Consultant hereby consents to the personal jurisdiction of the Superior Court of the State of Washington situated in Benton County.

**11) ATTORNEY'S FEES**

The parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the prevailing party will be awarded its reasonable attorney's fees and costs in action, including costs and attorney's fees on appeal if appeal is taken.

**12) INSURANCE**

The Consultant shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

- a) No Limitation. Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- b) Minimum Scope of Insurance. Consultant shall obtain insurance of the types described below:
  1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
  2. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City.
  3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
  4. Professional Liability insurance appropriate to the Consultant's profession.
- c) Minimum Amounts of Insurance. Consultant shall maintain the following insurance limits:
  1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
  2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
  3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.
- d) Other Insurance Provisions. The Consultant's insurance coverage shall be primary insurance with respect to the City. Any insurance, self-insurance, or insurance pool

coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.

- e) Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. best rating of not less than A:VII.
- f) Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements evidencing the insurance requirements of the Consultant before commencement of the work, including, but not limited, to the additional insured endorsement.
- g) Notice of Cancellation. The Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of Consultant's receipt of such notice.
- h) Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

**13) INDEMNIFICATION / HOLD HARMLESS**

- a) Consultant shall defend, indemnify, and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Consultant or the Consultant's employees or agents in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.
- b) Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

**14) STANDARD OF CARE**

The professional services will be furnished in accordance with the care and skill ordinarily used by members of the same profession practicing under similar conditions at the same time and in the same locality.

**15) SUCCESSORS OR ASSIGNS**

All of the terms, conditions and provisions hereof shall inure to the benefit of and be binding upon the parties hereto, and their respective successors and assigns; provided, however, that no assignment of the Agreement shall be made without written consent of the parties to the Agreement.

**16) NOTICES**

Any notices required under this Agreement will be in writing, addressed to the appropriate party at the address which appears below (as modified in writing from time to time by such party), and given by electronic submission, by facsimile, personally, by registered or certified mail, return receipt requested, or by nationally recognized overnight courier service. All notices shall be effective upon the date sent.

Purchasing Manager  
City of Richland  
2700 Duportail Street, Bldg. 200  
PO Box 190, M/S #11  
Richland, WA 99352  
Email: [purchasing@ci.richland.wa.us](mailto:purchasing@ci.richland.wa.us)  
Phone: (509) 942-7710  
Fax: (509) 942-7397

Contact Name:  
Name of Firm:  
Address:  
Address:  
Address:  
Email:  
Phone Number:  
Fax Number:

**17) EQUAL OPPORTUNITY AGREEMENT**

The Consultant agrees that s/he will not discriminate against any employee or job applicants for work under this Agreement for reasons of race, sex, nationality, religious creed, or sexual orientation.

**18) PARTIAL INVALIDITY**

Any provision of this Agreement which is found to be invalid or unenforceable shall be ineffective to the extent of such invalidity or unenforceability, and the invalidity or unenforceability of such provision shall not affect the validity or enforceability of the remaining provisions hereof.

**18) AMENDMENTS**

All amendments must be in writing and be approved and signed by both parties.

**19) CHANGE IN LAW**

The parties hereto agree that in the event legislation is enacted or regulations are promulgated, or a decision of court is rendered, or any interpretive policy or opinion of any governmental agency charged with the enforcement of any such law or regulation is published that affects or may affect the legality of this Agreement or any part thereof or that materially and adversely affects the ability of either party to perform its obligations or receive the benefits intended hereunder ("Adverse Change in Law"), then within fourteen (14) days following written notice by either party to the other party of such adverse change in law, the parties shall meet to negotiate in good faith an amendment which will carry out the original intention of the parties to the extent possible. If, despite good faith attempts, the parties cannot reach agreement upon an amendment within sixty (60) days after commencing negotiation, then this Agreement may be terminated by either party as of the earlier of: (i) the effective date of the adverse change in law, or (ii) the expiration of a period of sixty (60) days following written notice of termination provided by one party to the other.

**20) CONFIDENTIALITY**

In the course of performing under this Agreement, Consultant, including its employees, agents or representatives, may receive, be exposed to, or acquire confidential information. Confidential information may include, but is not limited to, patient information, contract terms, sensitive employee information, or proprietary data in any form, whether written, oral, or contained in any computer database or computer readable form. Consultant shall: i) not disclose confidential information except as permitted by this Agreement; (ii) only permit use

of such confidential information by employees, agents and representatives having a need to know in connection with performance under this Agreement; and (iii) advise each of its employees, agents, and representatives of their obligations to keep such information confidential.

**21) CHANGES OF WORK**

- a) When required to do so, and without any additional compensation, the Consultant shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies in the design, drawings, specifications, reports, and other similar documents which the Consultant is responsible for preparing or furnishing under this Agreement.
- b) Should the City find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, the Consultant shall make such revisions as directed by the City. This work shall be considered as Extra Work and will be paid for as herein provided under Section 22, Extra Work.

**22) EXTRA WORK**

The City may desire to have the Consultant perform work or render additional services within the general scope of this Agreement. Such work shall be considered as extra work and will be specified in a written supplement to this Agreement which will set forth the nature of the scope, schedule for additional work, additional fees and the method of payment. Work under a supplemental Agreement shall not proceed until authorized in writing by the City.

*(Signature page to follow)*

Contract No. \_\_\_\_\_

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF RICHLAND, WASHINGTON

WASHINGTON APPRAISAL SERVICES, INC

\_\_\_\_\_  
CYNTHIA D. REENTS, ICMA-CM  
City Manager

\_\_\_\_\_  
Signature

ATTEST:

\_\_\_\_\_  
Printed Name & Title

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
Address

Phone: \_\_\_\_\_

APPROVED AS TO FORM:

Email: \_\_\_\_\_

Fax: \_\_\_\_\_

\_\_\_\_\_  
HEATHER D. KINTZLEY  
City Attorney



City of Richland  
Richland, WA 99352

## Invitation to Quote

**PROJECT NAME:** Duportail Extension - Appraisals **#Q 15-0154**

**ISSUE DATE:** 10-23-2015

**QUOTES DUE BY:** No later than 3:00 PM Pacific Time on 11-04-2015

**RETURN QUOTES TO:** Julie West, Civil Engineer  
Email: jwest@ci.richland.wa.us  
Fax: 509-942-7461

The services to be performed consist of, but are not limited to, the following scope of work:

- Provide appraisal services on our Duportail Extension project. Below is a list of the parcels along with information on priorities. Attached are the property exhibits (Exhibit A) and the preliminary Right of Way plans (Exhibit B).
- Complete appraisal in the order they are listed below.
- Richland Baptist Church requires a full appraisal.

| Ownership               | Parcel No.          | Priority | Comments                                                                                                                                                                         |
|-------------------------|---------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Richland Baptist Church | 1-1598-102-0400-007 | High     | Need ROW                                                                                                                                                                         |
| Rose, Dave & Monika     | 1-1598-102-0400-013 | High     | Need ROW & Temp. Easement                                                                                                                                                        |
| Grigsby Sr Jack         | 1-1598-102-0400-014 | High     | Need ROW & Temp. Easement                                                                                                                                                        |
| Grigsby Jack E          | 1-1598-102-0400-015 | High     | Need ROW                                                                                                                                                                         |
| David & Sons Mini.      | 1-1598-102-0400-017 | Moderate | Need Temp. Easement                                                                                                                                                              |
| David & Sons Mini.      | 1-1598-102-0400-018 | Moderate | Need Temp. Easement                                                                                                                                                              |
| Richland School Dist.   | 1-1598-102-0400-001 | Moderate | Need ROW                                                                                                                                                                         |
| Richland School Dist.   | 1-1598-102-0400-002 | Moderate | Need ROW & Temp. Easement                                                                                                                                                        |
| City of Richland        | 2-Vacated Areas     | Low      | Area to be Vacated                                                                                                                                                               |
| City of Richland        | 1-1598-102-0400-054 | Low      | Need ROW & Perm. Easement. This is a COR Parks parcel. We are wanting to keep this as an AOS. Will most likely negotiate a donation, but would like a value put to the property. |
| City of Richland        | 1-1598-102-0400-048 | N/A      | Nothing needed, we own this parcel.                                                                                                                                              |

**WORK COMPLETED BY:** Time is of the essence – no later than January 15, 2016.

**NOTICE TO PROCEED:** Consultant shall begin work upon receipt of a fully executed agreement.

**BIDDER REQUIREMENTS:**

- Bidder must have 5 years' experience in Real Estate Appraisal work.

**QUOTE REQUIREMENTS:**

- Consultant: Successful Consultant is required to execute a contract with the City.
- Business License: Successful Contractor shall obtain a City of Richland business license.
- Insurance: Successful Consultant shall be required to obtain and provide the City with a Certificate of Insurance:
  - General Liability Limits:

|                                    |             |                       |
|------------------------------------|-------------|-----------------------|
| - Bodily injury each occurrence:   | \$1,000,000 | \$2,000,000 aggregate |
| - Property damage each occurrence: | \$1,000,000 | \$2,000,000 aggregate |
  - Automobile Liability Limits:

|                                    |             |
|------------------------------------|-------------|
| - Bodily injury each occurrence:   | \$1,000,000 |
| - Property damage each occurrence: | \$1,000,000 |
  - Stop Gap/Employer's Liability \$1,000,000 per accident/disease
  - Workers Compensation: Statutory limits
  - City of Richland must be named as an additional insured.
  - All endorsements must be included with Certificate of Insurance (CG 00 01, CG 25 03 11 85, CG 20 37 10 01, CA 00 01).
  - Insurers must have a current A.M. Best rating of not less than A:VII.
  - Insurance company shall be licensed to do business in the State of Washington.
- Rejection of Quotes: The City of Richland reserves the right to reject any and all quotes and to waive any irregularities and informalities in the bidding process. No quote may be withdrawn until sixty (60) days after the date and time set for the quotes to be due.



# BIDDER'S CHECKLIST

## **QUOTE DOCUMENTS – Submitted with quote**

The forms listed below, provided herein, shall be executed by **ALL BIDDERS** and submitted by the quote due date and time. Not submitting these forms by the due date and time may deem your quote as non-responsive.

X **INVITATION TO QUOTE FORM (2 pages)**

To be completed, signed and submitted with quote. When applicable, the unit prices must be shown in the spaces provided. Bidders must bid on all items contained in the Invitation to Quote Form. The omission or deletion of any bid item will be considered non-responsive and shall be cause for rejection of the bid.

X **BIDDER'S QUALIFICATION CERTIFICATE (2 pages)**

To be completed, signed and submitted with quote. The City reserves the right to check all statements and to judge the adequacy of the bidder's qualifications.

X **BIDDER'S AFFIDAVIT OF TITLE VI COMPLIANCE (2 pages)**

To be completed, signed and submitted with quote.

**ALL BIDDERS MUST COMPLETE AND SUBMIT THIS FORM**

**QUALIFICATION OF BIDDERS**

This invitation to Bid is being issued to Vendors registered with MRSC rosters. **Only qualified consultants who have filled out an application to be on the roster and have been accepted may submit bids.**

**Consultants must be signed up for City of Richland's MRSC Roster online at MRSCROSTERS.ORG to be eligible to bid.**

**QUOTE PRICE:** The Quote shall include everything necessary for the prosecution and completion of the Contract including, but not limited to, the specified scope of work.

Prices set forth in the Quote will be reviewed by the City for mathematical accuracy. The City reserves the right to correct mathematical errors or complete mathematical calculations that are obvious on the face of the Quote. If applicable, in the event of a discrepancy between a unit price and the extended amount for a quote item, the unit price will control. The City of Richland tax rate shall prevail over any calculated tax provided on the Invitation to Quote Form. If tax is calculated improperly, the City shall utilize the City of Richland tax rate and calculate accordingly. The prices, corrected for mathematical errors, shall be used as the amount of the quote items for evaluation and award purposes.

**PROJECT NAME**                      **Duportail Extension Appraisals**

We acknowledge that all Addenda N/A through        have been examined as part of the Contract documents.

Total Computed Lump Sum Price (*numbers*):    \$ 13,950  
 Washington State Sales Tax 8.6% (*numbers*):    \$ NA  
 Total Bid Including Sales Tax (*numbers*):    \$ 13,950

# INVITATION TO QUOTE FORM

Page 2 of 2

## BIDDERS SHALL COMPLETE AND SIGN THE FORM BELOW

**NON-COLLUSION:** Submittal and signature of a Quote swears that the Quote is genuine and not a sham or collusive, and not made in the interest of any person not named, and that the Consultant has not induced or solicited others to submit a sham offer, or to refrain from proposing.

**NON-SEGREGATED FACILITIES:** Consultant agrees that the company does not maintain or provide for employees any segregated facilities, and that the Consultant does not allow employees to perform services at any such facility. Consultant agree that a breach of this shall constitute a Contract violation.

**EXAMINATION OF SITE AND CONTRACT DOCUMENTS:** By submittal of this Invitation to Quote Form, and all other documents relating thereto, the undersigned hereby certifies that Consultant has examined the location(s) for the scope of work in Richland, Washington, and that Consultant has read and thoroughly understands the terms of the contract and the cost to complete work at the place where the work is to be done, and that Consultant proposes and agrees to perform the contract, within the time stipulated, including all of its component parts, and to provide and furnish any and all services, in a workmanlike manner, and as required by and in strict conformance with the Plans.

**SIGNATURES:** The submittal is signed by an authorized representative of the Bidder accepting all terms and conditions contained in the bid and any addenda.

**BIDDER'S TERMS AND CONDITIONS:** Quotes must be submitted on the City's quote form. Bidder acknowledges that attaching their quote form with their terms and conditions or modifying the quote terms and conditions may result in the Bidder's quote being rejected.

Company Name Washington Appraisal Services, Inc.

Address 117 E Bartlett Ave

City Omak State WA Zip Code 98841

|                                                                                               |                                  |
|-----------------------------------------------------------------------------------------------|----------------------------------|
| Signature  | Print Name<br>Garrett W. Waldner |
| Date<br>10-27-15                                                                              | Print Title<br>President         |

The following Information is optional: Is your firm a Minority Business Enterprise (MBE), Women Business Enterprise (WBE) or a Disadvantaged Business Enterprise (DBE)?

MBE ☐ Yes ☒ No WBE ☐ Yes ☒ No DBE ☐ Yes ☒ No

Do you have a certification number? ☐ Yes ☒ No

If yes, provide certification number and state or entity who issued the number:

Certification No. \_\_\_\_\_ State or Entity Issued \_\_\_\_\_

# BIDDER'S QUALIFICATION CERTIFICATE

Page 1 of 2

By completing and submitting with bid, the contractor hereby certifies and submits the following qualifications:

|                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                 |                                                |                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------------------|
| <b>Bidder's Business Name:</b><br>(Legal Name)                                                                                                                                                                                                                                                                                                                            | <u>Washington Appraisal Services, Inc.</u>                                                                                                                      |                                                |                            |
| <b>Doing Business As:</b>                                                                                                                                                                                                                                                                                                                                                 | _____                                                                                                                                                           |                                                |                            |
| <b>Type of Business:</b>                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Joint Venture |                                                |                            |
| <b>Physical Business Address (Must not be a PO Box)</b>                                                                                                                                                                                                                                                                                                                   | <b>Street:</b> _____<br><b>117 E Bartlett Avenue</b><br><b>City:</b> <u>Omak</u> <b>State:</b> <u>WA</u> <b>Zip:</b> <u>98841</u>                               |                                                |                            |
| <b>Mailing Address if different from Physical Address</b>                                                                                                                                                                                                                                                                                                                 | <b>Street/PO Box:</b> _____<br><b>City:</b> _____ <b>State:</b> _____ <b>Zip:</b> _____                                                                         |                                                |                            |
| If the above physical address is not in Washington State, check ONE of the boxes below:                                                                                                                                                                                                                                                                                   |                                                                                                                                                                 |                                                |                            |
| <input checked="" type="checkbox"/> <b>Physical Office in Washington State:</b><br><b>Street:</b> <u>117 E Bartlett Avenue</u><br><b>City:</b> <u>Omak</u><br><b>State:</b> <u>WA</u> <b>Zip:</b> <u>98841</u><br><b>OR</b><br><input type="checkbox"/> <b>State of incorporation (if a corporation) or State where business entity was formed (if not a corporation)</b> |                                                                                                                                                                 |                                                |                            |
| <b>Business Phone No.</b>                                                                                                                                                                                                                                                                                                                                                 | <u>509-422-1599</u>                                                                                                                                             | <b>Business Fax No.</b>                        | <u>N/A</u>                 |
| <b>Business Email Address</b>                                                                                                                                                                                                                                                                                                                                             | <u>garrettw@wa-appraisal.com</u>                                                                                                                                |                                                |                            |
| <b>Federal ID No.</b>                                                                                                                                                                                                                                                                                                                                                     | <u>91-1580231</u>                                                                                                                                               |                                                |                            |
| Provide State of Washington numbers for the following:                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                 |                                                |                            |
| <b>Contractor Registration No. (if required)</b>                                                                                                                                                                                                                                                                                                                          | <u>1100617</u>                                                                                                                                                  |                                                |                            |
| <b>Unified Business Identifier No. (UBI)</b>                                                                                                                                                                                                                                                                                                                              | <u>601-434-531</u>                                                                                                                                              | <b>Industrial Insurance No. (Workers Comp)</b> | <u>N/A</u><br>No Employees |
| <b>Employment Security No. (Unemployment)</b>                                                                                                                                                                                                                                                                                                                             | <u>N/A</u><br>No Employees                                                                                                                                      | <b>State Excise Tax Registration No.</b>       | <u>N/A</u>                 |
| <b>City of Richland Business License No.</b><br>(Must have prior to contract execution)                                                                                                                                                                                                                                                                                   | _____                                                                                                                                                           |                                                |                            |
| <b>Contact Person for this Project</b>                                                                                                                                                                                                                                                                                                                                    | <u>Garrett W. Waldner, MAI</u>                                                                                                                                  |                                                |                            |
| <b>Contact Phone No.</b>                                                                                                                                                                                                                                                                                                                                                  | <u>509-422-1599</u>                                                                                                                                             | <b>Alternate Phone No.</b>                     | <u>425-453-1456</u>        |
| <b>Contact Email Address</b>                                                                                                                                                                                                                                                                                                                                              | <u>garrettw@wa-appraisal.com</u>                                                                                                                                |                                                |                            |
|                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                 |                                                |                            |

**BIDDER'S QUALIFICATION CERTIFICATE****Page 2 of 2**

1. Number of years Consultant has been engaged in the appraisal business under the present firm name, as indicated above 27 years
2. List all former company names under the company and any previous construction business under different name(s)  
Business Name \_\_\_\_\_ Years \_\_\_\_\_  
Business Name \_\_\_\_\_ Years \_\_\_\_\_
3. Describe the general character of work performed by your company: Real Estate Appraisal  
\_\_\_\_\_  
\_\_\_\_\_
4. In reviewing the requirements for this project, Consultant has provided comparable appraisal services experience for the following years 1988-2015
5. Reviewing the specifications and skills for this project, provide a list of projects of similar nature which Consultant has completed within the last five years: Include contract amount and contract information for references. May attached a separate sheet for this information.

| Project Name                            | Owner/Firm Name           | Project Contact  | Phone Number of Contact | Contract Amount |
|-----------------------------------------|---------------------------|------------------|-------------------------|-----------------|
| Pateros/Twisp Powerline 2010            | Okanogan PUD              | Steve DiJulio    | 206-447-8971            | \$122,000       |
| Pateros/Twisp Powerline 2015            | Okanogan PUD              | Steve DiJulio    | 206-447-8971            | \$47,600        |
| Pateros/Twisp Powerline Gebbers/Kelpman | Okanogan PUD              | Steve DiJulio    | 206-447-8971            | \$19,800        |
| Kelsey Creek                            | City of Bellevue          | Carol Biggs      | 425-452-5203            | \$4,850         |
| 148 <sup>th</sup> & Main                | City of Bellevue          | Patti Ebert      | 425-452-5203            | \$4,450         |
| Fiber Op[tic                            | Okanogan PUD              | Allen Allie      | 509-422-8407            | \$24,000        |
| Top Foods                               | Washington Attn'y General | Kate McLachlan   | 509-456-6394            | \$19,700        |
| Tollefson Trail                         | Jefferson County          | Will Butterfield | 360-385-9172            | \$6,500         |
| City Hall Site                          | City of Spokane Valley    | Cary Driscoll    | 509-720-5150            | \$6,500         |
| Birch Bay                               | Whatcom County            | Andrew Hester    | 360-676-6876            | \$7,600         |

6. Do you have any outstanding payments due to the WA State Department of Revenue? ☐ Yes ☒ No  
If yes, provide explanation.  
\_\_\_\_\_
7. Do you have any outstanding payments due to the WA State Department of Labor and Industries? ☐ Yes ☒ No  
If yes, provide explanation.  
\_\_\_\_\_
8. Do you have any outstanding payment due to the WA State Department of Employment Security? ☐ Yes ☒ No  
If yes, provide explanation

## AFFIDAVIT OF TITLE VI COMPLIANCE

### **TITLE VI - NON-DISCRIMINATION IN FEDERALLY ASSISTED PROGRAMS:**

- SEC. 601. No person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.
- SEC. 602. Each Federal department and agency which is empowered to extend Federal financial assistance to any program or activity, by way of grant, loan, or contract other than a contract of insurance or guaranty, is authorized and directed to effectuate the provisions of section 601 with respect to such program or activity by issuing rules, regulations, or orders of general applicability which shall be consistent with achievement of the objectives of the statute authorizing the financial assistance in connection with which the action is taken. No such rule, regulation, or order shall become effective unless and until approved by the President. Compliance with any requirement adopted pursuant to this section may be effected (1) by the termination of or refusal to grant or to continue assistance under such program or activity to any recipient as to whom there has been an express finding on the record, after opportunity for hearing, of a failure to comply with such requirement, but such termination or refusal shall be limited to the particular political entity, or part thereof, or other recipient as to whom such a finding has been made and, shall be limited in its effect to the particular program, or part thereof, in which such non-compliance has been so found, or (2) by any other means authorized by law: Provided, however, That no such action shall be taken until the department or agency concerned has advised the appropriate person or persons of the failure to comply with the requirement and has determined that compliance cannot be secured by voluntary means. In the case of any action terminating, or refusing to grant or continue, assistance because of failure to comply with a requirement imposed pursuant to this section, the head of the federal department or agency shall file with the committees of the House and Senate having legislative jurisdiction over the program or activity involved a full written report of the circumstances and the grounds for such action. No such action shall become effective until thirty days have elapsed after the filing of such report.
- SEC. 603. Any department or agency action taken pursuant to section 602 shall be subject to such judicial review as may otherwise be provided by law for similar action taken by such department or agency on other grounds. In the case of action, not otherwise subject to judicial review, terminating or refusing to grant or to continue financial assistance upon a finding of failure to comply with any requirement imposed pursuant to section 602, any person aggrieved (including any State or political subdivision thereof and any agency of either) may obtain judicial review of such action in accordance with section 10 of the Administrative Procedure Act, and such action shall not be deemed committed to unreviewable agency discretion within the meaning of that section.
- SEC. 604. Nothing contained in this title shall be construed to authorize action under this title by any department or agency with respect to any employment practice of any employer, employment agency, or labor organization except where a primary objective of the Federal financial assistance is to provide employment.
- SEC. 605. Nothing in this title shall add to or detract from any existing authority with respect to any program or activity under which Federal financial assistance is extended by way of a contract of insurance or guaranty.

### **PART 1 – TITLE VI PROCEDURAL INFORMATION**

1. **APPLICATIONS:** The following materials pertain to the regulations relative to nondiscrimination if Federally assisted programs of the Department of Transportation, Title 49, Code of Federal Regulations, part 21. All contractors, subcontractors, consultants, suppliers and manufacturers who contract with the City must comply with these requirements.
2. **AFFIDAVIT:** Before being considered for a contract, all contractors, etc. will be required to submit the Affidavit of Title VI Compliance as part of their proposal or upon request of the Purchasing Manager.
3. **COMPLIANCE:** The City of Richland reserves the right to randomly select contractors, subcontractors, consultants, vendors or suppliers to be audited for compliance of the requirements listed. During this audit. The contractors, etc. will be asked for a specific demonstration of compliance with the requirements.
4. **NON-COMPLIANCE:** A finding of non-compliance may be considered a breach of contract and suspension or termination of a contract may follow.
5. **CITY CONTACT:** The City's Compliance Officer is the Special Projects Coordinator, and specific questions pertaining to this section may be directed to the Public Works Department at (509) 942-7500.

**PART 2 – ASSURANCES FOR CONSULTANTS, CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND MANUFACTURERS**

1. **COMPLIANCE WITH REGULATIONS:** The contractor shall comply with the Regulations relative to nondiscrimination in Federally assisted programs of the Department of Transportation (hereinafter DOT), Title 49, Code of Federal Regulations, part 21, as they may be amended from time to time, (hereinafter referred to as Regulations), which are herein incorporated by reference and made part of this contract.
2. **NONDISCRIMINATION:** The contractor, with regard to the work performed during the contract, shall not discriminate on the grounds of race, color, sex, or national origin in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program, set forth in Appendix B of the Regulations.
3. **SOLICITATION FOR SUBCONTRACTORS, INCLUDING PROCUREMENT OF MATERIALS AND EQUIPMENT:** In all solicitations either by competitive bidding or negotiations made by the contractor for the work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor's obligations under this contract and the Regulations relative to the nondiscrimination on the ground of race, color, sex, or national origin.
4. **INFORMATION AND REPORTS:** The contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the City of Richland or the Washington State Department of Transportation to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is an exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the City of Richland or the Washington State Department of Transportation as appropriate, and shall set forth what efforts it has made to obtain the information.
5. **SANCTIONS FOR NONCOMPLIANCES:** In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the City of Richland and the Washington State Department of Transportation shall impose such contract sanctions as it, or the Federal Highway Administration may determine to be appropriate, including, but not limited to:
  - a. Withholding of payments to the contractor under the contract until contractor complies, and/or;
  - b. Cancellation, termination, or suspension of the contract, in whole or in part.
6. **INCORPORATION OF PROVISIONS:** The contractor shall include in provisions of paragraphs (1) through (6) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontractor or procurement as the City of Richland or the U.S. Department of Transportation, Federal Highway Administration, may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the City of Richland enter into such litigation to protect the interests of the City and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The Consultant hereby certifies that during the performance of this contract it agrees to comply with these assurances



By: \_\_\_\_\_ Title: President

Date: 10-27-15 **END, AFFIDAVIT OF TITLE VI COMPLIANCE**





## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

**Subject:**

Resolution No. 208-15, Authorizing Execution of a Vendor Agreement with Parkson Corporation for On-Site Sodium Hypochlorite Equipment at the Water Treatment Plant

Department:  
Public Works

Ordinance/Resolution Number:  
208-15

Document Type:  
Resolution

**Recommended Motion:**

Adopt Resolution No. 208-15, authorizing the City Manager to sign and execute a vendor agreement with Parkson Corporation to purchase on-site sodium hypochlorite equipment for the Water Treatment Plant Chlorination Upgrade project.

**Summary:**

The City's water and sewer utilities have used chlorine gas for disinfection at the treatment facilities for many years. Chlorine gas carries significant safety, environmental and regulatory requirements. The regulations and requirements for handling and storing chlorine gas do not apply to liquid sodium hypochlorite solution. Beginning in 2014, the City's budgets have included funds to replace the existing chlorine gas handling equipment with equipment that uses salt to generate sodium hypochlorite solution. Sodium hypochlorite solution is similar to household bleach.

On October 7, 2014, the City Council approved the purchase of on-site sodium hypochlorite equipment for the Waste Water Treatment Facility (WWTF) and the North Richland Wellfield UV Facility (NRWF UV). Parkson Corporation was selected from five proposals as the best qualified vendor. Those two installations are now complete and operational. Staff has conducted evaluations on the recently installed systems and has made the recommendation to standardize on the Parkson system.

The June 2014 vendor solicitation and vendor proposals included the scope of work for the Water Treatment Plant as an optional alternative. The October, 2014 agreement did not include this alternative due to budget and schedule constraints, particularly the need to have the Water Treatment Plant operational during the summer months. Staff now recommends executing a contract with Parkson Corporation to complete the installation at the Water Treatment Plant during its winter shutdown.

Through its experience with the WWTF and the NRWF UV installations, some minor adjustments to the design details have been included in the proposed agreement. The adjustments have been reviewed by the City's Purchasing Manager and do not invalidate the original competitive selection process or the selection of Parkson Corporation as the vendor.

Fiscal Impact:  
Yes

The total cost of this contract will be \$978,768.36. The total available funding for this contract is \$1,211,297.04, consisting of \$627,547.04 available in the current Water Plant Pump & Storage Renewal & Replacement capital budget and \$583,750 in the proposed 2016 budget for Water Plant Pump & Storage Renewal and Replacement.

**Attachments:**

1. Resolution 208-15
2. WTP Chlorination Agreement



## RESOLUTION NO. 208-15

A RESOLUTION of the City of Richland authorizing the execution of an Agreement with Parkson, Corporation for on-site sodium hypochlorite equipment for the Water Treatment Plant Chlorination Upgrade Project.

WHEREAS, the City of Richland constructed the Water Treatment Facility in 1963 to be the City's primary drinking water source; and

WHEREAS, a significant expansion project, including construction of the gas chlorine storage building, was completed in 1995; and

WHEREAS, the City has used gas chlorine for disinfection at this facility throughout its service life; and

WHEREAS, City staff recommends upgrading chlorine systems to on-site sodium hypochlorite generation system because components of the existing chlorine gas system have reached the end of their service life and to eliminate the safety risk posed to employees and the community by the handling of chlorine gas; and

WHEREAS, the 2015-2030 Capital Improvement Plan included funding estimated to support a Chlorine Equipment Upgrade at this facility, just as the 2014 – 2030 Capital Improvement Plan had included funding to complete similar work at the North Richland Wellfield and Wastewater Treatment Plant; and

WHEREAS, In June, 2014 City staff solicited proposals from qualified vendors, receiving five (5) responses. Staff evaluation determined Parkson, Corporation to be the most qualified vendor to provide the equipment. City Council approved an agreement with Parkson, Corporation in October, 2014 to complete installation of like equipment at the Wastewater Treatment Plant and North Richland Wellfield UV Facility; and

WHEREAS, The June, 2014 proposals included an optional alternative to include work at the Water Treatment Plant. Council's October, 2014 authorization did not include the Water Treatment Plant project because of funding and schedule constraints; and

WHEREAS, a scope of work and project budget was negotiated with Parkson, Corporation for the Water Treatment Plant, based on their June, 2014 proposal. The scope for the Water Treatment Plant work is similar to the June, 2014 proposal, with minor adjustments being made to equipment and layout; and

WHEREAS, City staff recommends proceeding with the proposed contract as the negotiated agreement fulfills the need for on-site sodium hypochlorite equipment at a reasonable price; and

WHEREAS, contract duration will span from November 2015 through the first quarter of 2016; and

WHEREAS, additional budget capacity needed to fund the Water Treatment Plant work is available from the 2015 capital budget plus 2016 capital budget which becomes available January 1, 2016.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to sign and execute an Agreement between the City and Parkson, Corporation for the Water Treatment Plant Chlorination Upgrade Project.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 17<sup>th</sup> day of November, 2015.

---

DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

---

MARCIA HOPKINS  
City Clerk

---

HEATHER KINTZLEY  
City Attorney



### **AGREEMENT BETWEEN CITY AND VENDOR**

THIS AGREEMENT, entered into this \_\_\_\_ day of \_\_\_\_\_, 2015 by and between the City of Richland, 505 Swift Ave., Richland, Washington, (hereinafter referred to as the "City"), and Parkson Corporation, 1401 West Cypress Creek Road, Fort Lauderdale, FL 33309-1969 (hereinafter referred to as the "Vendor").

#### **WITNESSETH:**

#### **1) SCOPE OF WORK**

- a) The Vendor shall furnish all services, labor and related equipment necessary to conduct and complete the work as designated in this Agreement. The Vendor shall provide on-site sodium hypochlorite generation equipment and installation services for the Water Treatment Plant Chlorination Upgrade Project.
- b) The following exhibit(s) are attached hereto and made a part of this Agreement:
  - (i) Parkson Corporation proposal PO2600561 dated November 6, 2015
- c) This Agreement consists of this Agreement, the above referenced Exhibit(s) and other documents listed below. These form the entire Agreement between the parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below:
  - (i) City of Richland Agreement No. \_\_\_\_\_
  - (ii) Parkson Corporation proposal PO2600561 – Exhibit A

#### **2) GENERAL REQUIREMENTS**

- a) The Vendor shall attend status, progress, and coordination meetings with the designated City of Richland representatives, or such federal, community, state, city or county officials, groups or individuals as may be requested by the City. If additional meetings are requested, the City will provide the Vendor sufficient notice prior to those meetings requiring Vendor participation.
- b) The Vendor shall prepare a monthly progress report if requested, in a form approved by the City, that will outline in written and/or graphical form the various phases and the order of

performance of the work in sufficient details so that the progress of the work can easily be evaluated.

**3) TIME FOR BEGINNING AND COMPLETION**

The Vendor shall not begin any work under the terms of this Agreement until authorized in writing by the City. Vendor agrees to use best efforts to complete all work described under this Agreement by April 15, 2016.

**4) PAYMENT**

For services rendered under this Agreement, the City shall pay the Vendor an amount not to exceed Nine Hundred Seventy-Eight Thousand Seven Hundred Sixty-Eight Dollars and Thirty-Six Cents (\$978,768.36) to complete the services rendered under this Agreement. Payment shall be made in accordance with the breakdown shown below:

|                                  |            |
|----------------------------------|------------|
| Design and Engineering Documents | \$ 95,000  |
| Equipment Shipment               | \$ 614,000 |
| Mobilization and Demolition      | \$ 120,000 |
| Installation and Start up        | \$ 149,768 |

Payment as identified in this section shall be full compensation for all work performed or services rendered, and for all labor, materials, supplies, equipment, and incidentals necessary to complete the work specified in Exhibit A.

- a) Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices
- b) Partial payments to cover the percentage of work completed may be requested by the Vendor. These payments shall not be more than one (1) per month.
- c) Pre-approved travel, meals and lodging will be reimbursed at cost and only when Vendor travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations at the government rate, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
- d) Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- e) The Vendor will allow access to the City, the State of Washington, the Federal Grantor Agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this contract is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

**5) INDEPENDENT CONTRACTOR**

- a) The Vendor, and any and all employees of the Vendor or other persons engaged in the performance of any work or services required of the Vendor under this Agreement, are independent contractors and shall not be considered employees of the City. Any and all claims that arise at any time under any Workers' Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of the Vendor's employees or other persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of the Vendor.

**6) OWNERSHIP OF DOCUMENTS**

All designs, drawings, specifications, documents, reports and other work products prepared pursuant to this Agreement, shall become the property of the City upon payment to the Vendor of the fees set forth in this Agreement. The City acknowledges the Vendor's plans and specifications, including all documents on electronic media, as instruments of professional services. The plans and specifications prepared under this Agreement shall become the property of the City upon completion of the services and payment in full of all payment due to the Vendor. The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of the Vendor. The City agrees to waive any claim against the Vendor arising from any unauthorized reuse of the plans and specifications, and to indemnify and hold the Vendor harmless from any claim, liability or cost arising or allegedly arising out of any reuse of the plans and specifications by the City or its agent not authorized by the Vendor.

**7) TERMINATION**

- a) This Agreement may be terminated by either party upon thirty (30) days' written notice. In the event this contract is terminated by the Vendor, the City shall be entitled to reimbursement of costs occasioned by such termination by the Vendor. In the event the City terminates this Agreement, the City shall pay the Vendor for the work performed, which shall be an amount equal to the percentage of completion of the work as mutually agreed between the City and the Vendor.
- b) If any work covered by this Agreement shall be suspended or abandoned by the City before the Vendor has completed the assigned work, the Vendor shall be paid an amount equal to the costs incurred up to the date of termination or suspension as mutually agreed upon between the City and the Vendor.

**8) DISPUTE RESOLUTION**

- a) The City and the Vendor agree to negotiate in good faith for a period of thirty (30) days from the date of notice of all disputes between them prior to exercising their rights under this Agreement, or under law.
- b) All disputes between the City and the Vendor not resolved by negotiation between the parties may be arbitrated only by mutual agreement of the City and the Vendor. If not mutually agreed to resolve the claim by arbitration, the claim will be resolved by legal action.

**9) DEBARMENT CERTIFICATION**

The Vendor certifies that neither the Vendor nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in this contract by any federal or state department or agency. Further, the Vendor agrees not to enter into any arrangements or contracts related to completion of the work



contemplated under this Agreement with any party that is on the "General Service Administration List of Parties Excluded from Federal Procurement or Non-procurement Programs" which can be found at:

[www.sam.gov](http://www.sam.gov) and

<http://www.lni.wa.gov/TradesLicensing/PrevWage/AwardingAgencies/default.asp>

**10) VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION**

In the event that either party deems it necessary to initiate a legal action to enforce any right or obligation under this Agreement, the parties agree that any such action shall be initiated in the Superior Court of the State of Washington situated in Benton County. The parties agree that all questions shall be resolved by application of Washington law, and that the parties to such action shall have the right of appeal from such decision of the Superior Court in accordance with the laws of the State of Washington. The Vendor hereby consents to the personal jurisdiction of the Superior Court of the State of Washington situated in Benton County.

**11) ATTORNEY'S FEES**

The parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the prevailing party will be awarded its reasonable attorney's fees and costs in action, including costs and attorney's fees on appeal if appeal is taken.

**12) INSURANCE**

The Vendor shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Vendor, its agents, representatives, or employees.

a) No Limitation. Vendor's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of the Vendor to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

b) Minimum Scope of Insurance. Vendor shall obtain insurance of the types described below:

1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
2. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Vendor's Commercial General Liability insurance policy with respect to the work performed for the City.
3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
4. Professional Liability insurance appropriate to the Vendor's profession.

c) Minimum Amounts of Insurance. Vendor shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
  2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
  3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.
- d) Other Insurance Provisions. The Vendor's insurance coverage shall be primary insurance with respect to the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Vendor's insurance and shall not contribute with it.
- e) Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. best rating of not less than A:VII.
- f) Verification of Coverage. Vendor shall furnish the City with original certificates and a copy of the amendatory endorsements evidencing the insurance requirements of the Vendor before commencement of the work, including, but not limited, to the additional insured endorsement.
- g) Notice of Cancellation. The Vendor shall provide the City with written notice of any policy cancellation within two (2) business days of Vendor's receipt of such notice.
- h) Failure to Maintain Insurance. Failure on the part of the Vendor to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to the Vendor to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Vendor from the City.

### **13) INDEMNIFICATION / HOLD HARMLESS**

- a) Vendor shall defend, indemnify, and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Vendor or the Vendor's employees or agents in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.
- b) Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Vendor and the City, its officers, officials, employees, and volunteers, the Vendor's liability, including the duty and cost to defend, shall be only to the extent of the Vendor's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Vendor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

**14) STANDARD OF CARE**

The professional services will be furnished in accordance with the care and skill ordinarily used by members of the same profession practicing under similar conditions at the same time and in the same locality.

**15) SUCCESSORS OR ASSIGNS**

All of the terms, conditions and provisions hereof shall inure to the benefit of and be binding upon the parties hereto, and their respective successors and assigns; provided, however, that no assignment of the Agreement shall be made without written consent of the parties to the Agreement.

**16) EQUAL OPPORTUNITY AGREEMENT**

The Vendor agrees that s/he will not discriminate against any employee or job applicants for work under this Agreement for reasons of race, sex, nationality, religious creed, or sexual orientation.

**17) PARTIAL INVALIDITY**

Any provision of this Agreement which is found to be invalid or unenforceable shall be ineffective to the extent of such invalidity or unenforceability, and the invalidity or unenforceability of such provision shall not affect the validity or enforceability of the remaining provisions hereof.

**18) AMENDMENTS**

All amendments must be in writing and be approved and signed by both parties.

**19) CHANGE IN LAW**

The parties hereto agree that in the event legislation is enacted or regulations are promulgated, or a decision of court is rendered, or any interpretive policy or opinion of any governmental agency charged with the enforcement of any such law or regulation is published that affects or may affect the legality of this Agreement or any part thereof or that materially and adversely affects the ability of either party to perform its obligations or receive the benefits intended hereunder ("Adverse Change in Law"), then within fourteen (14) days following written notice by either party to the other party of such adverse change in law, the parties shall meet to negotiate in good faith an amendment which will carry out the original intention of the parties to the extent possible. If, despite good faith attempts, the parties cannot reach agreement upon an amendment within sixty (60) days after commencing negotiation, then this Agreement may be terminated by either party as of the earlier of: (i) the effective date of the adverse change in law, or (ii) the expiration of a period of sixty (60) days following written notice of termination provided by one party to the other.

**20) CONFIDENTIALITY**

In the course of performing under this Agreement, Vendor, including its employees, agents or representatives, may receive, be exposed to, or acquire confidential information. Confidential information may include, but is not limited to, patient information, contract terms, sensitive employee information, or proprietary data in any form, whether written, oral, or contained in any computer database or computer readable form. Vendor shall: i) not disclose confidential information except as permitted by this Agreement; (ii) only permit use of such confidential information by employees, agents and representatives having a need to know in connection with performance under this Agreement; and (iii) advise each of its employees, agents, and representatives of their obligations to keep such information confidential.

**21) CHANGES OF WORK**

- a) When required to do so, and without any additional compensation, the Vendor shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies in the design, drawings, specifications, reports, and other similar documents which the Vendor is responsible for preparing or furnishing under this Agreement.
- b) Should the City find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, the Vendor shall make such revisions as directed by the City. This work shall be considered as Extra Work and will be paid for as herein provided under Section 22, Extra Work.

**22) EXTRA WORK**

The City may desire to have the Vendor perform work or render additional services within the general scope of this Agreement. Such work shall be considered as extra work and will be specified in a written supplement to this Agreement which will set forth the nature of the scope, schedule for additional work, additional fees and the method of payment. Work under a supplemental Agreement shall not proceed until authorized in writing by the City.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

***CITY OF RICHLAND, WASHINGTON***

***PARKSON CORPORATION***

\_\_\_\_\_  
CYNTHIA D. REENTS, ICMA-CM  
City Manager

\_\_\_\_\_  
Signature

ATTEST:

\_\_\_\_\_  
Printed Name & Title

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
Address

Phone: \_\_\_\_\_

APPROVED AS TO FORM:

Email: \_\_\_\_\_

Fax: \_\_\_\_\_

\_\_\_\_\_  
HEATHER D. KINTZLEY  
City Attorney



## ON-SITE GENERATED Sodium Hypochlorite EQUIPMENT

Richland WTP, WA

Proposal: PO2600561 - Amendment No3 - Rev3

Friday, November 06, 2015

|          |                                                                                                 |       |                           |
|----------|-------------------------------------------------------------------------------------------------|-------|---------------------------|
| To:      | Jay Marlow                                                                                      | Date: | Friday, November 06, 2015 |
| Company: | City of Richland, WA                                                                            | From: | Luc La Haie               |
| Tel.:    | (509) 942-7540                                                                                  | Tel.: | (873) 200-1408            |
| cc:      | Randy Otts, Steve Young, John Deogracias, & Mike Reilly                                         |       |                           |
| Subject: | Parkson's MaximOS™ On-site water disinfection technology, Design Proposal for Richland WTP, WA. |       |                           |

Dear Mr. Marlow,

We have enjoyed working with the City of Richland on the UV WTP and WWTP plants and thank you for this opportunity to present our revised amendment proposal including the options that you and your team requested for Parkson's MaximOS™ On-site Generated Sodium Hypochlorite Equipment. Upgrading your disinfectant system will allow City of Richland, WA to realize significant cost, safety and operational improvements by:

- Stabilizing the rising cost of chemical.
- Generating a safer chemical below the 1% threshold for consideration as a hazardous material.
- Easy-to-Operate System Reduce Maintenance Requirements

Based upon the data provided in FRP 2014-28PW for this project as well as discussions of relocation of major equipment, we developed the MaximOS™ design described in this amendment proposal.

Parkson is very interested in continuing a relationship with the City of Richland, WA, and we believe this proposal outlines the value required by the City of Richland, WA in order to meet the ongoing needs of the Richland WTP.

The enclosed proposal details how the MaximOS™ system will achieve these goals. Should you have any questions or need clarifications, please do not hesitate to contact me at (873) 200-1408.

Sincerely,

PARKSON CORPORATION  
An Axel Johnson, Inc. Company

Luc La Haie  
Applications Engineer  
llahaie@parkson.com

## Content

|          |                                                            |           |
|----------|------------------------------------------------------------|-----------|
| <b>1</b> | <b>BASIS OF DESIGN .....</b>                               | <b>4</b>  |
|          | NOTES.....                                                 | 5         |
| <b>2</b> | <b>EQUIPMENT DESCRIPTION .....</b>                         | <b>6</b>  |
|          | ON-SITE GENERATED SODIUM HYPOCHLORITE GENERATOR (OSG)..... | 6         |
|          | INTEGRATED OSG CONTROLS .....                              | 6         |
|          | CONTROLS .....                                             | 6         |
|          | FEED WATER FILTER.....                                     | 7         |
|          | FEED WATER SOFTENER.....                                   | 7         |
|          | FEED WATER HEATER.....                                     | 8         |
|          | BRINE SATURATOR "TANK/SILO" (BRINE GENERATOR).....         | 8         |
|          | BRINE FEED FILTER .....                                    | 8         |
|          | OXIDANT STORAGE TANK.....                                  | 8         |
|          | STANDPIPE .....                                            | 8         |
|          | OXIDANT TRANSFER SYSTEM.....                               | 9         |
|          | BULK HYPOCHLORITE DILUTION PANEL .....                     | 9         |
|          | HYDROGEN DETECTION SYSTEM .....                            | 9         |
|          | OXIDANT INJECTION SYSTEM .....                             | 9         |
|          | MAXIMOS™ SYSTEM SPARE PARTS .....                          | 9         |
|          | MAXIMOS™ SYSTEM EQUIPMENT NOTES.....                       | 10        |
| <b>3</b> | <b>SERVICES.....</b>                                       | <b>10</b> |
|          | DRAWINGS AND INSTALLATION, OPERATION AND MAINTENANCE ..... | 10        |
|          | START-UP ASSISTANCE.....                                   | 10        |
|          | MECHANICAL WARRANTY .....                                  | 10        |
| <b>4</b> | <b>PURCHASE PRICE.....</b>                                 | <b>11</b> |
|          | PAYMENT TERMS .....                                        | 11        |
|          | OPTIONS.....                                               | 11        |
|          | INSTALLATION SERVICE .....                                 | 12        |
|          | DEMOLITION .....                                           | 12        |
|          | INSTALLATION .....                                         | 12        |
|          | TIMETABLE GUIDELINE.....                                   | 12        |
|          | PROJECT CALENDAR.....                                      | 13        |
|          | TERMS AND CONDITIONS .....                                 | 13        |
| <b>5</b> | <b>PATENTS .....</b>                                       | <b>13</b> |
| <b>6</b> | <b>CLARIFICATIONS AND EXCEPTIONS .....</b>                 | <b>13</b> |
| <b>7</b> | <b>BUYER/OWNER RESPONSIBILITY.....</b>                     | <b>14</b> |
|          | POTABLE WATER.....                                         | 14        |
|          | POWER.....                                                 | 14        |
|          | FACILITIES .....                                           | 15        |
|          | CONSUMABLE ITEMS.....                                      | 15        |
|          | MISCELLANEOUS .....                                        | 15        |



## 1 Basis of Design

| Customer Supplied - Treatment Plant                                          |                          |
|------------------------------------------------------------------------------|--------------------------|
| Type of Treatment Plant:                                                     | WTP                      |
| RFP REQUIREMENTS                                                             |                          |
| • DESIGN RATE - treatment plant maximum daily production:                    | 36 MGD                   |
| • DESIGN RATE - PPM dosage of Solution:                                      | 2.7 mg/L                 |
| • DESIGN RATE - Daily consumption of Free Available Chlorine (FAC):          | 800 lbs/day (FAC)        |
| On-site Generated Sodium Hypochlorite Equipment                              |                          |
| Number of Generators:                                                        | 3                        |
| Maximum Capacity of individual generators, production of FAC:                | 360 lbs/day (FAC)        |
| Maximum Total system capacity as free available chlorine (FAC)               | 1,080 lbs/day (FAC)      |
| Rated Capacity of individual generators, production of FAC:                  | 300 lbs/day (FAC)        |
| Rated Total system capacity as free available chlorine (FAC)                 | 900 lbs/day (FAC)        |
| Concentration of Solution (FAC):                                             | 4,500 mg/L (+/- 500)     |
| Salt required to produce 1 lb of Free Available Chlorine (FAC)               | 2.5 lb salt/lb FAC (max) |
| Power required to produce 1 lb of Free Available Chlorine (FAC)              | 3.5 kW-hr/lb FAC (max)   |
| Customer Supplied - System Feed Water                                        |                          |
| Supply Water to MaximOS™ System:                                             | Potable Water            |
| Design minimum feed water temperature:                                       | 40 °F                    |
| Design maximum feed water temperature:                                       | 75 °F                    |
| Design water hardness as total mg/L hardness, Ca:                            | ~102 mg/L                |
| Design Feed Water Pressure:                                                  | 73 PSI                   |
| Salt Storage/Brine Maker(s)                                                  |                          |
| Salt/Brine tank(s) to be installed                                           | OUTDOORS                 |
| Capacity dry salt storage in Salt/Brine tank(s)                              | 22 tons                  |
| Quantity of salt/brine maker tank(s)                                         | 1                        |
| Run time holding capacity of salt tank(s) (at <b>800</b> PPD FAC production) | 22 days                  |
| Solution Storage Tanks(s)                                                    |                          |
| Solution Storage Tanks to be installed:                                      | INDOORS                  |
| Quantity of OSGH solution tank(s):                                           | 4 + 2                    |
| Capacity of Solution Storage Tank(s):                                        | 3,000 gal & 1,200 gal    |
| Run time holding capacity of solution tank(s) (at <b>800</b> PPD dosage FAC) | 16 hours                 |
| Ambient Environmental (Building)                                             |                          |
| Air temperature inside building                                              | > 45 °F & < 105 °F       |

| Solution Injection Feed System                                        |                                       |
|-----------------------------------------------------------------------|---------------------------------------|
| Quantity of solution feed points                                      | 2                                     |
| Min & Max Dosage required at each feed point:                         | inj 1: 50-800 PPD<br>inj 2: 0-100 PPD |
| Quantity of feed pumps (each rated at 80% of total flow requirement): | 3                                     |
| Required minimum pressure from injection pump discharge:              | 4 psi                                 |
| Miscellaneous                                                         |                                       |
| Spare Parts Includes:                                                 | YES                                   |
| Cell Warranty Covers Complete Cell:                                   | YES                                   |
| Field Service Days Onsite & Number of Trips                           | 8 Day(s) in 2 Trip(s)                 |

## Notes

1. All Components will comply with UL certification.
2. All Components touching liquid will be NSF61.
3. There is no water booster pump required due to the city provided water pressure of 73 PSI.

## 2 Equipment Description

### On-Site Generated Sodium Hypochlorite Generator (OSG)

Three (3) MaximOS™ MH-300SC Self Cleaning Sodium Hypochlorite Generator(s).

|                                     |                          |
|-------------------------------------|--------------------------|
| Generator Rated Capacity:           | 300 PPD FAC each         |
| Total Rated Capacity:               | 900 PPD FAC              |
| Generator Maximum Capacity:         | 360 PPD FAC each         |
| Total Maximum Capacity:             | 1,080 PPD FAC            |
| Salt consumption (max.):            | 2.5 lb salt/lb FAC       |
| Energy consumption (max.):          | 3.5 kW-hr/lb FAC         |
| FAC Concentration:                  | 4,500 mg/L (+/- 1,000)   |
| Feed Water Temperature Requirement: | 50F to 80F               |
| Feed Water Pressure Requirement:    | 35 psi to 100 psi        |
| Air Temperature Requirement:        | 45F to 105F              |
| External Vent Makeup Air:           | 350 cfm                  |
| Electrical Power Requirements:      | 480VAC, 3ph, 60Hz each   |
| Amp Service Rating:                 | 100 Amps each            |
| Normal Operating Amps:              | 65 Amps each             |
| Normal Energy to Unit:              | 55 KVA each              |
| Weight:                             | 2050 lbs each            |
| Dimensions (W X D X H):             | 61.9in x 37.8in x 68.8in |

### Integrated OSG Controls

Each unit is equipped with an Allen Bradley Micro Logix 1400 PLC with 6" Panelview Plus colored touch screen, and will be programmed with Allen Bradley RS500 software. This address based program will communicate to the Master Control panel via Ethernet. All hardware within the OSG will be the same as the WWTP for equipment commonality.

### Controls

One (1) Master Control Panel (MCP) will be equipped with an Allen Bradley CompactLogix PLC and a 15" Panelview Plus color touch screen. It will be programmed using Allen Bradley RS5000 software. It will contain an unmanaged fiber to copper switch ready for communications with the injection pump skid and Cities SCADA. It will control the following:

- Three (3) On-Site Generators
  - OSG Local HMI Screens will be shown on MCP
  - MCP will alternate the generator in between cycles to maintain equivalent run time on each unit.
  - Lead Lag Control on all OSG units
    - MCP will start a second and/or third unit as required based on storage tank set points.
  - Remote selection of OSG to be lead.
  - OSG Alarm history and acknowledgments

- One (1) Hydrogen Gas Monitor
  - Monitor
  - Will Shut Down OSG(s) on Hydrogen Detection
- One (1) Brine Silo
  - Monitor Liquid Level using pressure transducer and control valve
    - Set Liquid Low Level
    - Set Liquid High Level
  - Monitor Dry Salt Level
    - Call to read Dry Salt Level
- Four (4) 3,000 gallons solution storage tanks
  - Monitor liquid level using pressure transducers
  - Control generation cycles based on tank level set points
  - Inputs for tank level set points (Low-Low, Low, Hi, HI-HI)
- One (1) Standpipe Liquid Level.
  - Monitor liquid level using pressure transducer
  - Control over ride to verify that standpipe is always at least at a minimum preset liquid level during generation cycles.
- One (1) Transfer Pump Skid
  - MCP will alternate in between pumps after each transfer cycle
    - If a pump has a fail signal, MCP will switch to alternate pump
    - Will show pump failure/alarm
  - Solution transfer Communications from Main building storage tanks (2x 1,200 gallons tanks)
    - Receive signal from injection pump skid through SCADA communication
    - Will activate transfer pump based on main building storage tank set points.
  - Information shown for each pump:
    - Run Time (hours)
    - Pump Running
    - Pump Fail
- One (1) Injection Pump Skid enclosure will be equipped with an Allen Bradley CompactLogix PLC and a 12" Panelview Plus color touch screen. It will be programmed using Allen Bradley RS5000 software and will be ready to receive the Cities two independent injection points; varying dosing call demand rates from SCADA via Ethernet. It will communicate and mirror the MCP's display. It will contain an unmanaged fiber to copper switch ready for communications with the MCP and Cities SCADA

## Feed Water Filter

Two (2) 10 in Big Blue, cartridge filters.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Pressure gauge on each side to measure pressure loss through filters
- Isolation valve on each side

## Feed Water Softener

One (1) Kinetico CP216s dual tank, non-electric automatic water softening system

- Isolation valves
- Non electric
- Unit will discharge water to local drain during periodic regeneration.

## Feed Water Heater

Three (3) 27kW Tankless Water Heater with NPT connections including

- Flex hoses
- Isolation / bypass valves

## Brine Saturator “Tank/Silo” (Brine Generator)

One (1) FRP 22 Tons Silo for outside installation including:

- Liquid level monitoring and control:
  - One (1) Pressure Transducer
  - One (1) feed water solenoid valve
- Salt level monitoring system using a cable & weight type sensor
- Internal brine collector assembly
- Internal water feed spray ring system
- Tank salt fill line attached to the side of the tank wall with cam lock connection
- Insulation and heat tracing on bottom 6 ft of the silo
- Tie down lugs
- Inside Diameter X straight shell height: 8ft X 15ft
- Overall height: 20ft

## Brine Feed Filter

Two (2) 10 in Big Blue, wall mounted cartridge filter.

- Filter Cartridge are 5 micron, pleated disposable cartridge

## Oxidant Storage Tank

Four (4) 3,000 gallons XLHDPE Oxidant Storage Tank including:

- One (1) pressure transducer per tank for a total of four (4)
- Bolted on manway
- Flexible hose connections
- Individual 3” PVC vent pipe to outside of building through side wall
- Diameter X Height: 90in X 122in

Two (2) 1,200 gallons XLHDPE Oxidant Storage Tank including:

- One (1) pressure transducer per tank for a total of two (2)
- Flexible hose connections
- Individual 3” PVC vent pipe to outside of building through side wall
- Diameter X Height: 64in X 101in

## Standpipe

One (1) 12” CPVC Standpipe for hydrogen mitigation including:

- Connections for:
  - On-Site Generators solution transfer line
  - Top vent
  - Outlet to solution storage tanks
  - Liquid level monitoring system
- One (1) pressure transducer to monitor liquid level

## Oxidant Transfer System

One (1) skid mounted oxidant transfer system including:

- Two (2) March magnetic drive pumps model TE-7.5K-MD
- One (1) Back pressure valve
- One (1) Pressure gauge with gauge guard
- Local control panel (main control by MCP)

## Bulk Hypochlorite Dilution Panel

One (1) Bulk Hypo Dilution Panel to dilute 12.5% Sodium Hypochlorite to 0.45% including:

- Two (2) rotameters
- Two (2) diaphragm valves
- Two(2) isolation valves
- One (1) Eductor
- One (1) solenoid valve (field mounted outside of dilution panel)

## Hydrogen Detection System

One (1) RKI, Hydrogen Detection Room Monitoring (Generation Room)

## Oxidant Injection System

One (1) Skid mounted oxidant injection system including:

- Three (3) March magnetic drive pumps model TE-5.5K-MD
- Two (2) Back pressure valves
- Nine (9) check valves
- Three (3) 3-way valves
- Five (5) pressure gauges with gauge guard
- Two (2) pressure elements for 4-20mA status of injection lines.
- Two (2) electric modulating valves with 4-20mA control and feedback signal
- Two (2) Magnetic Meters with 4-20 mA signal
- Isolation valves
- Local control panel with Ethernet connection to monitor and/or control:
  - Modulating valves
  - Magnetic flow meters
  - Injection pumps
  - Main building day tank level (1,200 gallons tanks)
  - Solenoid valve for dilution panel feed water line control
- Two (2) rotameter (field mounted vertically, outside of injection skid)

## MaximOS™ System Spare Parts

- One (1) Brine dilution pump Assembly (OSG)
- Twelve (12) pleated 5 micron 10" Big Blue filter cartridges for water and brine filtration
- One (1) Thermowell analog assembly (OSG)
- One (1) Flow Sensor (OSG)
- One (1) Water solenoid (OSG)
- One (1) Brine solenoid (OSG)
- Five (5) Teflon Rupture Disks (OSG)
- One (1) Lot(s) of assorted fuses (OSG)
- One (1) MOV Complete (Injection Skid)

## MaximOS™ System Equipment Notes

1. The system is designed to handle the 800 lbs/day requirement.
2. The MaximOS™ system produces a Sodium Hypochlorite solution of 0.45% and is not classified as a hazardous material.
3. Although MaximOS™ can use any quality of salt, in order to maintain the (5) year cell warranty we require using high quality salt to prevent calcium and other matter buildup on the cells (which causes acid washing maintenance.)
4. The only liquid waste stream is from the periodic regeneration / backwash of the water softener.
5. Also refer to Specification Sheets.

## 3 Services

### Drawings and Installation, Operation and Maintenance

Approval Drawings: Major Equipment Approval: Sent  
Full City Approval: Wednesday, October 28<sup>th</sup>

Certified Drawings: One (1) electronic included.

IO&M Manuals: Three (3) hard & One (1) electronic included.

Additional manuals are available for \$75 USD at time of order.

### Start-up Assistance

Parkson will furnish one factory representative for 8 days during 2 trips to assist in installation inspection, start-up supervision, and operator training. Dates of service to be scheduled upon Buyer's written request.

### Mechanical Warranty

Parkson Standard Conditions of Sale, as stated on the attached, shall apply except that the warranty period is replaced with the following:

- a. On-site generator enclosure for the period of two (2) years from the date of original manufacture.
- b. Electrolytic cell for the period of five (5) years from the date of original manufacture.
- c. All other items specified on the face hereof for one year from shipment confirmation from Parkson.

**Warranty is based on use of recommended salt quality/specification and operation of the system per design and requirements of the IOM.**



## 4 Purchase Price

|                            |                      |
|----------------------------|----------------------|
| All of the above for ..... | <b>\$887,660</b> USD |
| 8.6% Sales Tax .....       | <b>\$76,339</b> USD  |
| Grand Total .....          | <b>\$963,999</b> USD |

**F.O.B. Installed**

### Payment Terms

Per the terms of the agreement between city and vendor.

### Options

| Description |                                                                                                                                                                                                                                                       | Add USD         |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>1</b>    | Upgrade Master Control Panel and Injection Skid Control Panel PLC's to CompactLogix Series Platform.                                                                                                                                                  | INCLUDED        |
| <b>2</b>    | Fill in trench drain in Generator building with drain pipe, rebar and concrete and tie into remote dry pit. Add (3) floor drains, one for softener, and two for maintenance wash down.                                                                | INCLUDED        |
| <b>2a</b>   | Trenching from floor trench to exterior dry pit to maintain proper slope. Involves using a tracer to determine what is below the concrete, core drilling the foundation. Heat tracing buried pipe may be required as it is not below the freeze line. | INCLUDED        |
| <b>3</b>    | Remove water piping on south end of building from West wall to hose bib near southeast door, in main Generation Room.                                                                                                                                 | INCLUDED        |
| <b>4</b>    | Close in Existing Single Door on Southwest Wall in Chlorine Building with similar materials. Does not include painting to match surrounding walls (inside or out).                                                                                    | INCLUDED        |
| <b>5</b>    | Removal of Existing Four (4) Support Beams for Hoist and Hoist Beam (after a structural review and certification by City of Richland). Parkson takes NO liability for damage or repair of building if beams are removed.                              | <b>\$27,060</b> |
| <b>6</b>    | Paint floor in main Generation Room with Tnemec gray epoxy paint (Tank area is already included in above listed purchase price)                                                                                                                       | <b>\$3,600</b>  |
| <b>7</b>    | Paint entire Generation Room walls and ceiling with white enamel.                                                                                                                                                                                     | <b>\$10,000</b> |
| <b>8</b>    | Concrete pad for brine silo which includes, design, Seismic Calculations, PE Stamp and installation.                                                                                                                                                  | INCLUDED        |
| <b>9</b>    | Core drills on north side of Generation room to brine tank.                                                                                                                                                                                           | INCLUDED        |
| <b>10</b>   | Touch-up Paint Walls, where equipment and electrical has been removed only, in Chlorine Building and in Main Building (Old Ton Cylinder Room). Does not include painting of removed door (if option taken).                                           | INCLUDED        |
| <b>11</b>   | Standpipe and four (4) Solution Tanks in main Generation Room, to be vented through roof rather than through side walls.                                                                                                                              | INCLUDED        |
| <b>12</b>   | Remove louvers in West wall under ducting and replace with CMU to match interior and exterior.                                                                                                                                                        | INCLUDED        |
| <b>13</b>   | Extending stainless steel salt fill piping from Brine Silo to north side of dock (on east of Generation Room) and terminate 16" from end of the dock, which includes installation.                                                                    | INCLUDED        |
| <b>14</b>   | Adder to paint and patch double doors in Generation Room with galvanized sheet and gray Tnemec paint.                                                                                                                                                 | INCLUDED        |
| <b>15</b>   | Adder to paint and patch double doors in Main Building with galvanized sheet and gray Tnemec paint.                                                                                                                                                   | <b>\$700</b>    |

## Installation Service

Parkson will provide operating systems as requested in the RFP 2014-28PW and following design negotiations, after the City of Richland removes all chlorine cylinders before work commences, and necessary buyer owner items per drawings and addendum.

### Demolition

Consult Demolition Drawings

- Mechanically removal of the following in the Generation Room:
  - Interior Scrubber Duct work
  - Chlorine Leak Detector
  - Monorail Hoist Beam and exterior beam supports at East double doors
  - Yellow Chlorine Piping
  - Chlorine Scales and displays
  - Chlorine Manifold
  - Eyewash and Shower Station
  - Removal of Junction Box to be relocated on south wall per demolition drawings
  - Removal of Heater to be relocated on south wall per demolition drawings

### Installation

Consult Process Drawings and Room Layouts

- Equipment installation based on Parkson Drawing No.: P02600561
- Patch Double Door where Hoist Beam penetrated in Generation Room.
- Provide and install of the PVC schedule 80 pipe, valves, fittings and piping supports from City of Richland's 1" potable water supply to the OSG units.
- Provide and install of CPVC Schedule 80 piping, valves, fittings and piping supports from OSG units to Storage Tanks in Chlorine Ton Cylinder Room.
- Provide and install of PVC Schedule 80 piping, valves, fittings and piping supports from Storage Tanks in Chlorine Ton Cylinder Room to City of Richlands supplied 3" Transfer piping line.
- Provide and install of PVC Schedule 80 piping, valves, fittings and piping supports from City of Richlands supplied 3" Transfer piping by Alum Tanks in Main Building to Storage Tanks in Old Chlorine Ton Cylinder Room and to Injection point tie in.

### Timetable Guideline

Within ten (10) business days of receiving a written Purchase Order in Parkson's office, if necessary, Parkson will submit a written Request for Additional Information requesting items including, but not limited to, full-scale drawings, specification sections, amendments and other documents necessary for Parkson to begin work on this Project. No work can be done on this Project until all Additional Information is received by Parkson, thus beginning the Submittal Phase. If you do not receive such a Request for Additional Information within the stated ten (10) business days, then the Submittal Phase will begin on the eleventh (11<sup>th</sup>) business day following receipt of the written Purchase Order in Parkson's office. The Shipment Phase is thereafter contingent upon your final approval of all submitted Approval Drawings. Once said final approval is received in Parkson's offices, the Shipment Phase will begin.

## Project Calendar

|                                              |                            |
|----------------------------------------------|----------------------------|
| – Water Treatment Plant Shut Down            | November 1, 2015           |
| – City Removal of all Chlorine Gas Cylinders | Wednesday November 4, 2015 |
| – City Lock out/Tag out and wires removed    | November 1, 2015           |
| – Demolition                                 | November 2015              |
| – Installation                               | November – January         |
| – Start up                                   | Early February             |
| – Completion                                 | March 1, 2016              |

## Terms and Conditions

Per the terms of the agreement between city and vender.

## 5 Patents

The Equipment and/or process quoted herein may operate under one or more U.S. patents. The Purchase Price includes a one-time royalty payment (if any), which provides the Buyer with immunity to operate the Equipment specified in the Quotation under any applicable patents.

## 6 Clarifications and Exceptions

| Clarification: | Comments and/or Exceptions                                                                                                                                                                                                                                                                                                                                        |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1              | Parkson Corporation is not a Washington State licensed contractor. All installation will be performed by Apollo or another licensed Washington State contractor.                                                                                                                                                                                                  |
| 2              | All communications wiring for control and monitoring, to and from each device. All City SCADA monitoring and dosing injection point demands programming. Parkson's OSG's Master Control Panel and injection pump skid will be programmed by Parkson to control the system devices per design. Any additional programming is by the City.                          |
| 3              | The OSG's programs may not be given to the City due to intellectual properties, safety and liability reasons. The MCP and Injection Pump Skid's native RS5000 program, along with the HMI program will be given to the City for use in their SCADA system. Any conversion, downloading or additional programming for SCADA or dosing demand rates is by the City. |
| 4              | If the City desires to alter any programming, or modify any hardware, after sign off and payment is received, this is done by the sole discretion of the City and Parkson assumes no responsibility, liability or performance guarantees as a result of any changes.                                                                                              |
| 5              | Parkson will trench across the floor in the generation room but takes no liability for damage or rework, repair to unknown buried items. If Tracer work finds a trench cannot be placed as shown on the drawings we will work with the City of Richland to find another path. Additional charges may result.                                                      |

## 7 Buyer/Owner Responsibility

### Potable Water

- System Water Requirements:
  - 1,800 gallons per hour (30 gpm) at a minimum continuous pressure of 73 PSIG.
- MaximOS™ system feed water temperature:
  - Minimum of 50F and a maximum of 80F.

### Power

- City of Richland to perform Electrical Lock Out, Tag Out prior to demolition and construction.
- Identify and disconnect all power, control wiring and un-terminate all existing wiring to components being removed to their origin (breakers, PLC, other items, etc.) so that all conduits are empty prior to mechanical removal/demo work.
- City of Richland to provide all SCADA wiring from each device to their system for a complete and operating System
- Rewire door monitoring circuitry, miscellaneous switches and thermostats as required.
- City of Richland to provide all power, to the locations shown on the drawings and below listed table.

| QTY | Item                              | Power                | Full Load Amps | Disconnect                             |
|-----|-----------------------------------|----------------------|----------------|----------------------------------------|
| 1   | System Master Control Panel (MCP) | 120 VAC, 1 Ph, 60 Hz | 15             | City to Provide as needed              |
| 2   | Water Filter                      | N/A                  | N/A            | N/A                                    |
| 1   | Water Softener                    | N/A                  | N/A            | N/A                                    |
| 3   | Water Heater                      | 480 VAC, 3 Ph, 60 Hz | 33             | City to Provide as needed              |
| 3   | On-Site Generator                 | 480 VAC, 3 ph, 60 Hz | 100            | No Disconnect required as part of OSG  |
| 2   | Brine Filter                      | N/A                  | N/A            | N/A                                    |
| 1   | Brine Tank Heat Trace             | 120 VAC, 1PH, 60 HZ  | 20             | City to Provide as needed              |
| 1   | Brine Tank (piping) Heat Trace    | 120 VAC, 1PH, 60 HZ  | 20             | City to Provide as needed              |
| 1   | Dry Salt Level Indicator          | 120 VAC, 1PH, 60 HZ  | 16             | City to Provide as needed              |
| 1   | Transfer Pump(s) Skid             | 480 VAC, 3PH, 60 Hz  | 15             | City to Provide as needed              |
| 1   | Hydrogen Detection System         | 120 VAC, 1 ph, 60 Hz | 2              | City to Provide as needed              |
| 1   | Bulk Hypo Dilution Panel          | N/A                  | N/A            | N/A                                    |
| 1   | Oxidant Injection Skid            | 240 VAC, 1PH, 60 HZ  | 20             | No Disconnect required as part of Skid |

## Facilities

- Access to Facility
- Permit and all permit fees and any and all inspections and engineering to verify apparent loads
- Assist in storage and receiving of incoming equipment
- Lockout and Tag Out and electrical rewiring
- City to provide epoxy anchor special inspections if required by Hilti Anchors per ICC ERS.
- Suitability of all concrete for the tanks and other equipment.
  - Parkson will provide weights of heavy equipment and the City will certify that the existing concrete is appropriate for those loads
- Heated/cooled facility or building for enclosure of system.
  - Room temperature requirement is 45 °F – 105°F.
  - Heat tracing for outdoor pipes and outside hose bib to prevent form freezing.

## Consumable Items

- Salt
- Electrical Power
- Potable Water

## Miscellaneous

- Disconnect and remove all Chlorine Gas Cylinders prior to commencing work
- Flush all components and lines with chlorine residual prior to mechanical removal
- Assist in locating connections to injection system for injection of Sodium Hypochlorite.
- Assist in removing piping in Gas Chlorinator Room to get to injection points.
- Electrical wiring & conduit from source to OSG's, Control power wiring and conduit from City source to each component, and other utilities for complete system, not called out in above installation services.
- Cut, demo & patch of existing buildings, not called out in above installation services.
- Installation related items including piping, materials, labor, permits, and inspection fees not called out in above or within installation services.
- Relocation and or removal of any non-required piping, mechanical or electrical component for installation of OSG system.
- Preparation for new Brine Tank concrete pad consisting:
  - Excavating to required depth provided by Parkson drawings
  - Identify and remove or reroute piping (water, gas, grounding loop, etc...)
- Repair of all soil, landscaping, grass, cosmetic plantings on disturbed earth at new brine tank.
- Hand rails, stairs, security fencing around brine tank.
- City will remove monorail and air compressor in Main Building



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

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**Subject:**

Resolution No. 197-15, Approving the Preliminary Plat of Sunshine Ridge

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**Department:**

Community & Development Services

**Ordinance/Resolution Number:**

197-15

**Document Type:**

Resolution

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**Recommended Motion:**

Motion to Adopt Resolution No. 197-15, Approving the Preliminary Plat of Sunshine Ridge.

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**Summary:**

Nor Am Investment, LLC, has submitted an application for preliminary plat approval to divide 6.2 acres into 7 residential lots. The property is located north of the plat of Reata Ridge and would result in the extension of Sunshine Ridge Road. The Hearing Examiner held a public hearing to consider this application on September 24th and has recommended approval of the project.

Staff has prepared Resolution No. 197-15, calling for Council's approval of the plat subject to the conditions listed in the Technical Advisory Committee Report. The draft resolution, the Hearing Examiner's recommendation and the staff report are attached.

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**Fiscal Impact:**

Approval of this preliminary plat is not anticipated to have any significant fiscal impacts on the City.

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**Attachments:**

1. Resolution No. 197-15
2. Hearing Examiner Recommendation
3. Staff Report to Hearings Examiner

RESOLUTION NO. 197-15

A RESOLUTION of the City of Richland, approving the preliminary plat of Sunshine Ridge subject to the conditions of the Technical Advisory Committee Report; adopting the findings of the Hearing Examiner as the findings of the City Council and directing staff to provide notice of this decision.

WHEREAS, on September 24, 2015, the Richland Hearing Examiner held an open record public hearing to consider the preliminary plat application of Sunshine Ridge submitted by Nor Am Investment, LLC; and

WHEREAS, the Hearing Examiner recommended to the City Council that it approve the preliminary plat of Sunshine Ridge; and

WHEREAS, the City Council has reviewed the record created by the Hearing Examiner;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, Washington, as follows:

1. The preliminary plat of Sunshine Ridge, a copy of which is attached to this Resolution and which is incorporated herein by reference, is hereby approved subject to the conditions of approval contained in the Technical Advisory Committee Report, dated September 18, 2015.
2. The written findings of the Hearing Examiner, a copy of which are attached hereto and incorporated herein by reference are hereby adopted as the written findings of the City Council.
3. City staff is hereby directed to provide notice of this decision to parties of record in accordance with Title 19 of the Richland Municipal Code.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 17th day of November, 2015.

\_\_\_\_\_  
DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney





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**BEFORE THE HEARING EXAMINER  
FOR THE  
CITY OF RICHLAND**

**FINDINGS, CONCLUSIONS AND  
RECOMMENDATION OF APPROVAL  
SUNSHINE RIDGE PRELIMINARY PLAT**

**FILE NUMBER:** S2015-100

**APPLICANT/OWNER:** NOR AM INVESTMENT, LLC

**APPLICATION:** TO SUBDIVIDE 6.2 ACRES INTO 7 SINGLE FAMILY RESIDENTIAL LOTS, LOCATED NORTH OF THE REATA RIDGE PLAT AND SUNSHINE RIDGE ROAD, WEST OF THE PLAT OF EL RANCHO REATA 3. THE ENTIRE SITE IS PART OF THE BADGER MOUNTAIN SOUTH SUBAREA PLAN, WHERE IT IS DESIGNATED BMS-NE, AND SUBJECT TO THE BADGER MOUNTAIN SOUTH LAND USE AND DEVELOPMENT REGULATIONS ADOPTED BY THE CITY OF RICHLAND. THE APPLICATION WAS FILED AND VESTED ON OR ABOUT MAY 14, 2015.

**PARCEL ID:** BENTON COUNTY ASSESSOR, PARCEL No. 104881000002007

**REVIEW PROCESS:** TYPE III, PRELIMINARY PLAT,  
HEARING EXAMINER RECOMMENDATION TO CITY COUNCIL

**SUMMARY OF RECOMMENDATION:** *APPROVE*, SUBJECT TO CONDITIONS

**HEARING DATE:** SEPTEMBER 24, 2015

**DATE OF RECOMMENDATION:** NOVEMBER 3, 2015

## **PROJECT DESCRIPTION AND SUMMARY of PROCEEDINGS**

Nor Am Investment, LLC, of Lakewood, Washington, is the owner and applicant in this matter. (*Exhibit 1, page C0.01*). The proposed subdivision is only a 6.23-acre portion of the much larger 398 acre tax parcel owned by Nor Am. (*Benton County Assessor's website, Property detail for Parcel ID No. 104881000002007; Ex. 2, site plan, page C0.01*). The applicant seeks to divide the 6.23 acres into 7 single-family residential lots, averaging more than a quarter-acre each, with a 50-foot wide equestrian trail corridor along the plat's eastern boundary and a storm drainage tract. (*Staff Report, page 10; Ex. 2, site plan*).

The site is located in the southwest corner of the Richland City limits, immediately north of the Reata Ridge plat and west of the plat of El Rancho Reata 3. The proposed subdivision is part of the Badger Mountain South Subarea Plan and is part of the master planned community of Badger Mountain South. (*Staff Report, page 3*). The property is accessible by, and would include extension of, Sunshine Ridge Road. Sunshine Ridge Road and Karlee Road, the other road providing access to the proposed plat, are both public streets. (*See Vicinity Map, on page 2 of Staff Report; Ex. 2, page C0.01, Vicinity Sketch, Site Plan; Staff Report*). The east side of the proposed subdivision borders on properties that are just outside the Richland City Limits, in unincorporated Benton County.

The project site is currently vacant, with some native grasses on site, and no improvements other than an existing storm water detention facility created to serve the Reata Ridge plat. (*Site visit; Staff Report; Exhibit 3, documents regarding existing storm drainage easement*). The proposed plat would vacate the current stormwater easement, and relocate the swale and pond to accommodate the proposed development. (*Ex. 3; Staff Report*).

The Reata Ridge plat was approved and constructed before it was annexed into the City of Richland. The homes are attractive and well kept, but the street network is missing curbs, gutters, and sidewalks that are commonly included as part of any plat development under Richland development regulations. The access routes to the proposed plat do not include sidewalks, and the new plat would "cap" Sunshine Ridge Road with a new cul de sac, precluding roadway connections to future developments that are likely to occur as part of the Badger Mountain South Subarea Plan. To provide consistency with the connected Reata Ridge plat, the applicant has requested and staff recommends approval of a design deviation from city street standards, to continue the same road standard used in the larger Reata Ridge plat. (*Ex. 4, Deviation Request; Staff Report, page 4, top of page 8*).

The property owner's design team submitted an application for preliminary plat approval that was deemed complete on or about May 14, 2015. (*Staff Report, page 5; Ex. 1, Preliminary Plat Application Form cover sheet, dated May 12, 2015*).

The underlying application vested in May of 2015, and has been reviewed for compliance with development regulations in effect at such time, primarily the Badger Mountain South Land Use and Development Regulations. (*Staff Report; Exs. 5 and 6*). The project includes construction of associated improvements such as the Sunshine Ridge Road extension identified in the site plan as

“Road A” and ending with a cul de sac surrounded by 5 of the 7 new lots; an equestrian trail / open space that would run along the eastern boundary of the proposed plat; upgrading an existing stormwater facility to comply with current stormwater regulations; and water and electrical system connections to support the development. (*Staff Report; Exs. 2 and 3, site plans, stormwater system*).

### ***Public Notice.***

Notice of the required public hearing before the Hearing Examiner issued on or about September 8<sup>th</sup>, and posting occurred on September 9<sup>th</sup>, 2015. (*Ex. 7*). In fact, there were two public notice processes for this project, as a combined Notice of Application and Hearing occurred on or about May 31, 2015, because the hearing was initially set to occur in June, but was rescheduled by the parties to allow more time to resolve details. Even though there were two public notice postings and publications, the City received no written comments from any members of the general public.

### ***Badger Mountain South Subarea Land Use and Development Regulations.***

As noted in the Staff Report, the pending application is located in the extreme southeast corner of the “Badger Mountain South Subarea”, a designation developed in or about 2010, which was adopted by the City Council prior to the area’s annexation into the City of Richland. The Badger Mountain South Subarea Plan calls for a Master Planned community, with its own unique Land Use and Development Regulations (LUDR), which control, instead of regular city development standards. (*Staff Report, page 4*).

### ***Deviation Request.***

The proposed plat is located in a portion of the Badger Mountain South Subarea that will not connect with future master-planned aspects of the larger project. Instead, it is only accessible via the subdivision known as Reata Ridge, which was developed well before the proposed plat area was annexed into the city. Reata Ridge was approved in the mid-2000’s under Benton County standards, and does not include curbs, gutters and sidewalks as would normally be required in City-approved subdivisions. The applicant has requested that this plat approval deviate from otherwise-applicable sidewalk requirements, so the final 7-lot development will resemble the roadway prism that exists throughout the much larger Reata Ridge plat, which is the only neighborhood directly accessible to, by and from the proposed Sunshine Ridge Plat. (*Ex. 4, Deviation Request*).

### ***SEPA Compliance.***

Development within the Badger Mountain South Subarea is covered by the City of Richland’s Planned Action Ordinance adopted for the Badger Mountain master planned community. The Supplemental Final Environmental Impact Statement issued for the Planned Action Ordinance covers the site of the proposed Sunshine Ridge Plat. Accordingly, standard SEPA review is not required, so long as the project is consistent with the master plan and mitigation measures adopted and identified in applicable SEPA documentation for the master planned area. (*Staff*

*Report discussion, at page 4 and 6).* Exhibit 8 is part of the record to confirm that the proposed plat is deemed consistent with the Master Agreement between the City and Nor Am Investment, the Master Agreement administrator. With such documentation, and the Modified Environmental Checklist issued for this project (Ex. 9), the pending application satisfied applicable SEPA review requirements.

***Public Hearing, supplemental materials submitted into the Record.***

The open-record public hearing for the application occurred on September 24, 2015, wherein the undersigned Examiner presided, and all persons wishing to provide comments were heard, providing testimony under oath. Throughout the written comment period and the public testimony portion of the public hearing, no one opposed the proposed plat. The Examiner visited the site of the proposed project, and public roads leading to and from the vicinity of the proposed plat, on the day of the hearing.

On October 2, 2015, Mr. Simon supplemented the Record and forwarded materials to the Hearing Examiner that were requested at the public hearing, addressing storm drainage and electrical service for the proposed plat. On October 12, 2015, the Examiner discovered that Exhibit 5, a “Master Agreement Consistency Recommendation” was not signed or attributed to any party. In response to the Examiner’s query on the topic, Mr. Simon supplemented the Record with a response, clarifying that Larry White serves as the Master Program Administrator, and was also the underlying applicant for all application materials submitted in support of this pending subdivision project. A copy of Mr. Simon’s email clarification is included as part of the Record. Then, before completing this Recommendation, on or about October 22, 2015, the Examiner received relevant information as part of another subdivision application that also seeks a sidewalk-waiver, due to its connection with already-developed road systems that use open ditches instead of sidewalks. The evidence of previous requests is deemed relevant to this pending application, and copies will be included as part of the record for this matter. The post-hearing items have been numbered as Exhibits 13 - 16 and are included in the official record. The Examiner presumes that the Applicant will have no objection to including these items as part of the Record, because they support the pending request for a deviation from otherwise applicable sidewalk requirements.

Upon consideration of the Staff Report, exhibits, public hearing testimony, and post-hearing submittals, this Recommendation is now in order. Based on all the evidence, testimony, codes, policies, regulations, and other information contained in the Record, the Examiner issues the following findings, conclusions and Recommendation to approve the preliminary plat as set forth below.

**CONTENTS OF RECORD**

**Exhibits:** Staff Report. City of Richland Development Services Division Staff Report and recommendation of approval to the Hearing Examiner regarding

the Sunshine Ridge Preliminary Plat, File No. S2015-100, dated September 24, 2015;

- 1 – 12. As described and indexed on page 13 of the Staff Report;
13. Email correspondence from Mr. Simon to the Hearing Examiner, dated October 2, 2015, providing additional information requested at the public hearing regarding storm drainage and electrical power issues;
14. *REVISED* Civil and Utility Engineering Comments from Richland Public Works officials. (Post-hearing exhibit, forwarded to the Examiner and to the applicant as an attachment to Mr. Simon's correspondence, which is also included in the record and marked as Exhibit 13);
15. Post-hearing response from the applicant, addressing stormwater issues raised at the public hearing, transmitted to the Examiner as an attachment to Mr. Simon's correspondence, Ex. 13. Includes substantive comments from Matt Weber, PE, with AHBL, one of the applicant's project consultants, photos of off-site conditions, and Geotechnical Report prepared for the Sunshine Ridge Preliminary Plat project;
16. Copies of Country Estates Plat and Country Heights Plat approval pages, reflecting approval without standard sidewalk requirements, received by the Examiner from Mr. Simon on October 22, 2015.

**Testimony/Comments:** The following persons were sworn and provided testimony under oath at the open-record hearing held on September 24, 2015:

1. Rick Simon, Development Services Manager for the City of Richland;
2. Matt Weber, PE, with AHBL, Applicant's project engineer;
3. Ron Borisch, county resident, son owns parcel located downhill, to the east of the proposed plat; and
4. Barbara Borisch, county resident, spouse of Mr. Borisch, spoke of water on son's property.

### **APPLICABLE LAW**

Under applicable provisions of the Richland Municipal Code (RMC), a preliminary plat<sup>1</sup> application is first subject to review and approval by city staff with respect to the engineering elements of said plat, then the Hearing Examiner is responsible for conducting an open record

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<sup>1</sup> In this Recommendation and exhibits included in the Record, preliminary plat and preliminary subdivision mean the same thing, and use of one term should be read to apply to the other to the extent anyone views the terms to have distinct meanings, which for the purposes of this Recommendation, they do not.

public hearing followed by a recommendation to the City Council. A preliminary plat application is a Type III procedure. RMC 19.20.010(C)(1).

As explained in RMC 24.12.050(A), the hearing examiner shall consider any preliminary plat application and shall conduct an open record public hearing in accordance with Chapter 19.60 RMC. After the public hearing and review of materials in the record, the hearing examiner shall determine whether the preliminary plat is in accordance with the comprehensive plan and other applicable code requirements and shall either make a recommendation for approval or disapproval to the city council.

The same provision of the city's code (RMC 24.12.050) provides that any recommendation for approval of the preliminary plat shall not be given by the hearing examiner without the prior review and approval of the city manager or his designee with respect to the engineering elements of said plat including the following:

1. Adequacy of proposed street, alley, right-of-way, easement, lighting, fire protection, drainage, and utility provisions;
2. Adequacy and accuracy of land survey data;
3. The submittal by the applicant of a plan for the construction of a system of street lights within the area proposed for platting, including a timetable for installation; provided, that in no event shall such a plan be approved that provides for the dedication of such a system of lighting to the city later than the occupancy of any of the dwellings within the subdivision.

The City's decision criteria for preliminary plat approval are substantially similar to state subdivision mandates found in RCW 58.17.110(2)<sup>2</sup> and reads as follows:

***Richland Municipal Code 24.12.053 Preliminary plat – Required findings.***

*The hearing examiner shall not recommend approval of any preliminary plat application, unless the approval is accompanied by written findings that:*

*A. The preliminary plat conforms to the requirements of this title;*

*B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;*

*C. The public use and interest will be served by the platting of such subdivision and dedication; and*

*D. The application is consistent with the requirements of RMC 19.60.095 (addresses transportation concurrency considerations).*

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<sup>2</sup> "A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. []" RCW 58.17.110(2).

And RMC 19.60.095 mandates the following additional findings:

***19.60.095 Required findings.***

*No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:*

*A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.*

*B. Impacts of the development have been appropriately identified and mitigated under Chapter [22.09](#) RMC.*

*C. The development application is beneficial to the public health, safety and welfare and is in the public interest.*

*D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, “concurrent with development” means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.*

*E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.*

The burden of proof rests with the applicant, and any decision to approve or deny a preliminary plat must be supported by evidence that is substantial when viewed in light of the whole record. RCW 36.70C.130(1)(c); and RMC 19.60.060. The application must be supported by proof that it conforms to the applicable elements of the city’s development regulations, comprehensive plan and that any significant adverse environmental impacts have been adequately addressed. RMC 19.60.060.

Finally, the applicant is requesting a “deviation” from standard city standards, and/or in this case sidewalk standards imposed under the Land Use and Development Regulations for the Badger Mountain Subarea, that would waive otherwise applicable requirements for curb, gutter and sidewalk within the new subdivision. Deviations are specifically addressed in RMC 24.24.040 and .050, which reads as follows:

**24.24.040 Deviations – Requirements.**

In specific cases, the hearing examiner may authorize deviations from the provisions or requirements of this title that will not be contrary to public interest; but only where, owing to special conditions pertaining to a specific subdivision, the literal interpretation and strict application of the provisions or requirements of this title would cause undue and unnecessary



hardship. No such deviation from the provisions or requirements of this title shall be authorized by the hearing examiner unless the hearing examiner shall find that all of the following facts and conditions exist and until:

A. A written application for a deviation from subdivision standards, accompanied by an application fee as specified by the adopted fee schedule, is submitted demonstrating all of the following:

1. That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands in the same area;
2. That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same area or as necessary for the reasonable and acceptable development of the property;
3. That the special conditions and circumstances do not result from the actions of the applicant;
4. That granting the deviation requested will not confer on the applicant any special privilege that is denied by this title to other lands in the same area;
5. That the deviation will not nullify the intent and purpose of the comprehensive plan or this title;
6. Deviations with respect to those matters requiring the approval of the city engineer may be granted by the hearing examiner only with the written recommendation of the city engineer.

B. The hearing examiner shall hold an open record hearing to consider the deviation application concurrently with the subdivision application. [Ord. 73; Ord. 27-14 § 1.01].

**24.24.050 Deviations – Conditions.**

In authorizing a deviation, the hearing examiner may attach thereto such conditions regarding the features of the deviation as it may deem necessary to carry out the spirit and purposes of this title and in the public interest. [Ord. 73; Ord. 27-14 § 1.01].

**ISSUE PRESENTED**

Whether substantial evidence demonstrates that the applicant has satisfied their burden of proof to satisfy the criteria for preliminary plat approval?

**Short Answer:** Yes.

## **FINDINGS of FACT**

1. Any statements in previous or following sections of this document that are deemed findings are hereby adopted as such, including without limitation the project description and summary of proceedings.
2. The Staff Report and recommendation of approval dated September 24, 2015, (Ex. A), Mr. Simon's post-hearing responses to stormwater and electrical questions (Ex. 13), the Revised Engineering Comments and Conditions (Ex. 14), and Applicant's supplemental responses to stormwater questions (Ex. 15), include a number of specific findings and conditions that establish how the underlying plat application, as conditioned, satisfies provisions of applicable law, is consistent with the city's Comprehensive Plan, and is designed or conditioned to comply with applicable development standards and guidelines.

### ***Public Hearing Testimony***

3. At the hearing, Mr. Simon summarized his Staff Report and recommendation of approval for the proposed plat. He noted how the existing stormwater facility on the site would be relocated to the north end of the plat, and designed to receive stormwater already directed onto the site from the Reata Ridge plat, as well as any new stormwater generated by the 7 new lots. Mr. Simon explained that the city's electrical service is not readily available near the proposed plat, but plans are to extend service to the area in the future, perhaps in 2016. Testimony by Mr. Simon and Mr. Weber indicated that an immediate connection to the city's electrical service would be very expensive.
4. Mr. Simon noted that the City's Master Development Agreement for the Badger Mountain South area supercedes and applies to the project instead of standard city development regulations.
5. As for street design, Mr. Simon explained that the existing Reata Ridge plat, through which all road traffic to the new 7 lot cul-de-sac plat would pass, is not developed with curbs, gutters and sidewalks as would be required under otherwise applicable city road standards, or those in the Badger Mountain South Land Use and Development Regulations. Therefore, he concurs with the applicant's request to develop the Sunshine Ridge plat in a manner consistent with the roads leading into the new plat, by allowing a street design that omits standard curb, gutter, sidewalk requirements.
6. Mr. Weber, the applicant's project engineer from AHBL, testified that the applicant would like any plat approval to allow for flexibility in choosing an electric service provider, because Benton County P.U.D. services are readily available, but Richland Energy Services have not been extended to the area as of this time.
7. Regarding the (frequently, if not normally, dry) storm pond now on the site, Mr. Weber summarized how the new storm pond would be designed to receive a greater volume, to meet applicable requirements.

8. Ron Borisch, who used to own property in the area, and whose son now owns a parcel of land located downhill to the east of the proposed plat in unincorporated Benton County along Bermuda Road, testified and speculated that it appears a basalt shelf runs from the new plat down towards Bermuda Road, causing excess water along some properties that has to be pumped out. According to Mr. Borisch, one of the Bermuda property owners is now pumping water that he believes might be coming from irrigation used on the yards in the Reata Ridge plat, which is located uphill to the west of Bermuda. He noted that it was not a new problem, but a ‘historical’ issue, because when there was an orchard in the area, a neighbor to the north had cattails in their yard, and he surmised that the recent problem looks to be the same sort of problem caused by excess irrigation water.
9. Barbara Borisch stepped up to the public hearing microphone, and joined her husband, Mr. Borisch, to reiterate and expand on their concerns about water drainage problems for Bermuda property owners, that appear to be caused by irrigation and new development located uphill. Mr. Borisch concluded that they just need something resolved on the subject.
10. Mr. Weber responded to the Borisch’s comments, noting that a final design analysis will require downstream considerations. Downstream analysis involves an investigation of downstream flows from the site, where water is coming from, and where it will go. He concluded that the final plat design will meet applicable stormwater regulations.
11. Mr. Simon responded to the public comments, observing that the Bermuda Road water comments were new to him. The Examiner asked Mr. Simon to follow-up with city stormwater engineers to see if the public hearing testimony might justify additional terms of approval, or additional technical review.
12. In addition, the Examiner asked Mr. Simon to confer with the City’s Energy Services utility to formulate a proposed condition of approval recognizing the current electrical service challenges facing the proposed plat, where legal agreements might prohibit Benton County P.U.D. service expansion within the City of Richland, but city electrical service connections would be tremendously expensive until new extensions are completed at some point in the future.
13. As requested, Mr. Simon provided supplemental materials on October 2, 2015, that have been included in the record as Exhibits 13 – 15.

***Roadway Design Deviation.***

14. As part of the pending application, the applicant has requested a deviation from traditional city sidewalk requirements and/or those that would apply based on the LUDR standards for the Badger Mountain area. (*Ex. 4, deviation request, citing to Sec. 6F of the LUDR for sidewalk requirements*). At the public hearing, Mr. Weber explained that sidewalks for just 7 new lots at the end of a preexisting roadway that was constructed without sidewalks would look out of place, and would serve little meaningful purpose.

15. As noted above, the proposed plat is located in a portion of the Badger Mountain South Subarea that will not connect with future master-planned aspects of the larger project. Instead, it is only accessible via a subdivision known as Reata Ridge, that was developed well before the proposed plat area was annexed into the city. Reata Ridge was approved in the mid-2000's under Benton County standards, and does not include curbs, gutters and sidewalks as would normally be required in City-approved subdivisions. The applicant has requested that this plat approval deviate from otherwise-applicable sidewalk requirements, so the final 7-lot development will resemble the roadway prism that exists throughout the much larger Reata Ridge plat, which is the only neighborhood directly accessible to, by and from the proposed Sunshine Ridge Plat. (*Ex. 4, Deviation Request*).
16. The applicant asserts that the Sunshine Ridge plat "is unique in that it is an extension of Reata Ridge and does not connect to other areas of Badger Mountain South." (*Ex. 4*). The deviation request even suggests a potential public benefit could result from the request, in the form of a more "low impact development" or "LID benefit for the community" because the open drainage "will allow stormwater to infiltrate" onsite in the redesigned and partially relocated grassy swale that will be incorporated into the new plat. (*Ex. 4; Ex. 2, site plan*).
17. Because the proposed plat lies within the Badger Mountain planning area, a Master Agreement Consistency Recommendation and Determination are required. (*See Exhibits 5 and 6*). The Master Agreement Consistency Recommendation (*Ex. 5*) notes that "[t]he lots within Sunshine Ridge average over ¼ acre" and that the proposed street is "considered a local street." It continues, by explaining that [a]lthough this street section is not specifically identified within Section 6 of the LUDR, it matches what has been constructed within Reata Ridge and should be approved."
18. As required by RMC 20.24.040(A)(6), the City's Engineering staff considered the sidewalk deviation request and provided their recommendation as part of Exhibit 11, Engineering Comments, on page 4, in Finding 19, which reads in relevant part: "*The proposed road section is not a City standard road section. However, given that the adjoining plat of Reata Ridge has the same road section, and because this road terminates within this plat, the City Public Works Department supports the proposed road section deviation.*"
19. After the hearing, Mr. Simon provided the Examiner with copies of two prior plat-approvals in the City of Richland, where sidewalks were not required (*Ex. 16*). Both plats, from 2002 and 2003, were approved without sidewalks for far more than just the seven lots that will be created by this pending plat – one plat was for 25 lots, the other was for 40 lots. *See previous plat approval documents in Ex. 16*. Other than that, the documents shed little light on how the previous two plats satisfied the requirements for approval of a deviation as set forth in RMC 20.24.040, or whether the language of the provision was the same more than ten years ago when the previous plats were approved.
20. The City's Comprehensive Plan includes strategies to encourage future pedestrian projects, including "Coordination of land use approval process[es] to provide sidewalks and links to existing sidewalks" and Transportation Element Goal 6, which includes the following

policy statements: “Policy 3 - The City will encourage sidewalks, improved shoulders, or off-street trails within new developments to accommodate internal circulation;” and “Policy 4 - The City will encourage new development to be pedestrian friendly[...].”

21. Normally, city policies encouraging sidewalks, internal circulation, pedestrian friendly corridors, and similar goals should prevail, but this is an unusual circumstance, in which the deviation request is appropriate. This finding should not in any way be construed as a future precedent supporting future requests for roadway design deviations of any sort.
22. Based on the site visit, the recommendation by City Engineering staff, the fact that the proposed plat will not be capable of providing any roadway-connectivity to future residential development in the Badger Mountain South area due to its proposed cul-de-sac design, and the very small size of the new plat – with just 7 new homes proposed – the Examiner agrees with the applicant and city staff, that the roadway deviation request should be granted. Standard curb, gutter, sidewalk design features would not be appropriate for the proposed plat, largely because the only access roads leading into and out of the new plat are fully developed without any sidewalks, which would make the short, new cul-de-sac stand out in a disjointed fashion from the larger Reata Ridge plat.
23. Based on documents included as part of the Record and all findings included in this Recommendation describing the circumstances and development conditions in the area of the proposed plat, and as required by the deviation criteria found in RMC 24.24.040, the Examiner finds that: 1. special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands in the same area; 2. a strict application and literal interpretation of traditional curb, gutter and sidewalk requirements for the proposed plat provisions would require the applicant to build-out a road-prism design with sidewalks and other features that would be inconsistent with the two long roads leading into the plat, something no other directly accessible property in the same area had to do, so the deviation request is an appropriate request allowing for reasonable and acceptable development of the property; 3. the special conditions and circumstances do not result from the actions of the applicant; 4. granting the deviation requested will not confer on the applicant any special privilege that is denied by city codes to other lands in the same area<sup>3</sup>; and 5. the deviation will not nullify the intent and purpose of the comprehensive plan or Title 24 RMC (the City’s subdivision and platting requirements).

#### ***Electrical Service.***

24. Expanding upon and supplementing his sworn testimony in this matter, Mr. Simon submitted post-hearing materials on October 2, 2015, which have been marked as Exhibits 13-15 and included as part of the record. In Exhibit 13, Mr. Simon summarized his follow-up conversations with Richland Energy Services staff, who indicated that “*RES can provide the electrical service to the requested Sunshine lots. Additionally, [RES] believe[s] there is a less costly option for the developer where RES will work with BPUD for an*

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<sup>3</sup> Any Deviation from sidewalk requirements for any future project would have to stand on its own merits, given its own unique site conditions and must demonstrate compliance with the provisions of RMC 20.24.040.

*agreement of alternate service.* In his conversation with Energy Services staff, RES personnel told Mr. Simon that they have initiated discussions with the Benton PUD and that they will be working to modify their agreement to allow for the PUD to provide service to the proposed subdivision until the City extends its own system to serve the entire neighborhood. *See Ex. 13.*

25. During the public hearing, the applicant's engineer, Mr. Weber, explained that he fully understands the potential expense involved with connecting to city electrical service before the new system is extended to serve the area, and observed that the Examiner only needed to find that electrical service is available to serve the new plat.
26. Because a plat approval is valid for at least five years, the applicant has ample time to weigh its development options, to move forward soon with potentially greater expenses, to wait for any RES service extensions, or to seek a less expensive electric service option. The City of Richland is under no legal obligation to modify its existing service agreements with Benton P.U.D. or other utility providers. The burden is on the applicant to obtain whatever legislative or administrative modifications needed to obtain electrical service from a provider other than Richland Energy Services. The City is able to provide electrical service. A connection with city electrical service is capable of being accomplished, though the costs for such connection shall be borne by the applicant, as in most all subdivision projects. The record includes no factual basis or legal authority that would require the City to minimize a developer's infrastructure costs.

***Compliance with city development regulations achieves consistency with the Comprehensive Plan***

27. RMC 24.04.020 explains that the purpose of the City's platting and subdivision codes is *"in furtherance of the comprehensive plan of the city"* and that such regulations contained in the city's platting and subdivision codes *"are necessary for the protection and preservation of the public health, safety, morals and the general welfare, and are designed, among other things, to encourage the most appropriate use of land throughout the municipality; to lessen traffic congestion and accidents; to secure safety from fire; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to promote the coordinated development of unbuilt areas; to secure an appropriate allotment of land area in new developments for all the requirements of community life; to conserve and restore natural beauty and other natural resources; and to facilitate the adequate provision of transportation, water, sewerage and other public uses and requirements."* The effect of this provision boils down to this: compliance with the City's Comprehensive Plan can be established, or at least partially established, through compliance with the city's platting and subdivision regulations found in Title 24 of the Richland Municipal Code. In this matter, substantial evidence in the record clearly establishes compliance by the proposed plat (as conditioned herein) with the city's land platting regulations, thus implementing and complying with the City's Comprehensive Plan. *See Staff Report; all Findings provided above; Conditions.*

***Proposed plat will provide public benefits***

28. The applicant's submittals and testimony provided on its behalf established that some aspects of the new subdivision will provide a public benefit, including without limitation, new housing inventory and options fulfilling the city's goals and policies set forth in the Comprehensive Plan, implementation of "low impact development" design features to address stormwater on the site, and a continuation/extension/connection to existing streets, trails and storm-drainage systems. In fact, the engineering work submitted as part of the pending application should benefit local officials and neighboring property owners in identifying or eliminating causes of off-site water problems discussed at the public hearing. The post-hearing submittals by the applicant rebutted allegations that the proposed plat would exacerbate water runoff problems for downhill property owners. The updated and relocated stormwater tract design for the proposed plat will provide a public benefit for the new plat as well as surrounding properties, because it will conform to current best-available-practices found in city and state stormwater system design requirements.

***Substantial evidence demonstrates the proposed project, as conditioned, satisfies approval criteria.***

29. The record contains substantial evidence to demonstrate that, as conditioned, the proposed plat makes appropriate provisions for:
- A. The public health, safety, and general welfare: *See Staff Report; all Findings; Exhibits 11, 12, 13, 14, and 15.*
  - B. Open Spaces: *Testimony of Mr. Weber; Ex. 2, site plan, illustrating large lot sizes, equestrian trail, stormwater tract incorporated into plat design; Staff Report, page 13; See discussion in item I.*
  - C. Drainage Ways: Witness testimony and documentary evidence shows that the proposed plat has been reviewed by the City for compliance with applicable drainage and stormwater requirements, and has supplemental evidence was submitted by the parties after the hearing to address and rebut off-site water concerns raised at the public hearing; subject to engineering design review and approval if this project is approved by the City Council, the project will be consistent with all applicable standards for stormwater system design. *Testimony of Mr. Simon and Mr. Weber; Exhibits 13-15, addressing stormwater design issues.*
  - D. Streets or roads, alleys, other public ways: Even with the deviation request, which meets the applicable criteria for approval, the proposed plat has been reviewed by the City for compliance with applicable street system design requirements, and has been deemed consistent with all applicable standards for city roads, streets, driveways, access, circulation, transportation concurrency and the like. *Testimony of Mr. Simon; Staff Report, page 8; Exhibit 2, site plan; Exhibits 11 and 12, engineering review and conditions.*
  - E. Transit stops: To the extent transit stops are or may be located nearby to serve residents of the proposed plat, or Richland residents generally, the subdivision design,



access and internal circulation patterns, as conditioned, are appropriate to allow for pedestrians and vehicles to access arterials and other routes that could direct users to existing or future transit stops and facilities. The proposed plat is within the Ben Franklin Transit service area, though given the low density of the area, no bus service is currently provided for the neighborhood. The transit agency was given lawful notice of the proposed plat and did not provide any comments or feedback for consideration as part of the record in this matter. *Staff Report, page 8.*

- F. Potable water supplies: The new subdivision will be served by the Badger Mountain Irrigation District, as conditioned in the REVISED Civil and Engineering Development Comments, *Exhibit 14*, because City water service is not readily available in the vicinity.
- G. Sanitary systems: The City's sewer system is not readily available in the vicinity of the proposed plat, so it will be developed using on-site septic systems, as conditioned and approved the Benton-Franklin Health District. *Staff Report, at page 8; Ex. 10, Health District letter; Ex. 14, page 5, item 24, Sanitary Sewer comment and condition.*
- H. Parks and recreation, playgrounds, schools: The site plan shows that the project includes provisions for open space through the proposed dedication of the 50-foot wide equestrian trail along the east side of the plat. The Staff Report, at page 8, explains that the developer will be required to pay park mitigation fees which will be used to implement the parks and trail plan which is a part of the LUDR for the Badger Mountain area. Condition of approval no. 4 will include a note on the final plat detailing Park fee requirements. *Ex. 12, Technical Advisory Committee recommended conditions of approval, item 4.* School needs for future residents are adequately addressed in the LUDR for Badger Mountain. The Kennewick School District (KSD) serves the area and has plans to build a new elementary school on a site that it has purchased near the proposed plat. KSD did not provide any written comments regarding the proposed plat after receiving notice of the project. *Staff Report, discussion on top of page 9.*
- I. Planning features to assure safe walking conditions for students: Given the low density of the proposed plat, the large lot sizes (1/4 acre or more), and the fact that the cul-de-sac will not invite streams of flowing traffic into the new plat, the project is designed with a street system and features that should provide students safe walking conditions within the new plat.

30. Except as modified in this Recommendation, all Findings, and statements of fact contained in the Staff Report, are incorporated herein by reference as Findings of the undersigned hearing examiner.<sup>4</sup>

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<sup>4</sup> For purposes of brevity, only certain Findings from the Department's Recommendation are highlighted for discussion in this Recommendation, and others are summarized, but any mention or omission of particular findings should not be viewed to diminish their full meaning and effect, except as modified herein.

31. Based on all evidence, exhibits and testimony in the record, the undersigned Examiner specifically finds that the proposed plat, as conditioned below, makes appropriate provisions for the considerations detailed in applicable law, including without limitation RMC 24.12.050, .053 and 19.60.095, and that the public use and interest will be served by the proposed plat and associated dedications and improvements.

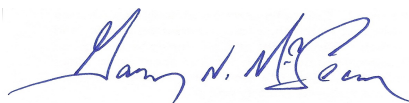
### CONCLUSIONS of LAW

1. Based on the Findings as summarized above, the undersigned examiner concludes that the proposed plat, as conditioned below, conforms to all applicable zoning and land use requirements and appropriately mitigates adverse environmental impacts. Upon reaching such findings and conclusions as noted above, the preliminary plat meets the standards necessary to obtain approval by the City.
2. Based on the Findings provided above, particularly Findings 14-23, the applicant's Road Standard Deviation Request to approve the proposed plat without standard curb, gutter and sidewalk requirements, as described in *Exhibit 4*, satisfies the criteria found in RMC 24.24.040, and should be approved by the City Council.
3. The proposed conditions of approval as set forth in the Technical Advisory Committee Report included in the Record as *Exhibit 12* are reasonable, supported by the evidence, and capable of accomplishment; provided, however, condition no. 12 on page 3 of the TAC Report shall be revised to incorporate detailed conditions as set forth in the REVISED Civil and Utility Engineering Development Comments dated October 2, 2015, included in the Record as *Exhibit 14*.
4. Any Finding or other statements in previous or following sections of this document that are deemed Conclusions are hereby adopted as such.

### RECOMMENDATION

Based upon the preceding Findings of Fact and Conclusions of Law, evidence presented through the course of the open record hearing, all materials contained in the contents of the record, and the Examiner's site visit, **the undersigned Examiner recommends that the City Council APPROVE the Sunshine Ridge Preliminary Plat** application, and the applicant's sidewalk deviation request, subject to the Conditions of Approval as recommended by the City's Technical Advisory Committee Report, as modified in Conclusion of Law No. 2 and adopted herein.

Recommendation issued: November 3, 2015.



Gary N. McLean  
Hearing Examiner for the City of Richland

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION  
STAFF REPORT TO THE HEARING EXAMINER**

**GENERAL INFORMATION:**

PROPOSAL NAME: Sunshine Ridge Preliminary Plat

LOCATION: North of the plat of Reata Ridge and Sunshine Ridge Road  
and west of the plat of El Rancho Reata 3.

APPLICANT: Nor Am Investment, LLC

FILE NO.: S2015-100

DESCRIPTION: Request to divide 6.2 acres into 7 single family residential  
lots.

PROJECT TYPE: Type III Preliminary Plat

HEARING DATE: September 24, 2015

REPORT BY: Rick Simon, Development Services Manager

RECOMMENDED  
ACTION: Approval subject to completion of proposed conditions.



**Figure 1 - Vicinity Map**

(site highlighted in red)

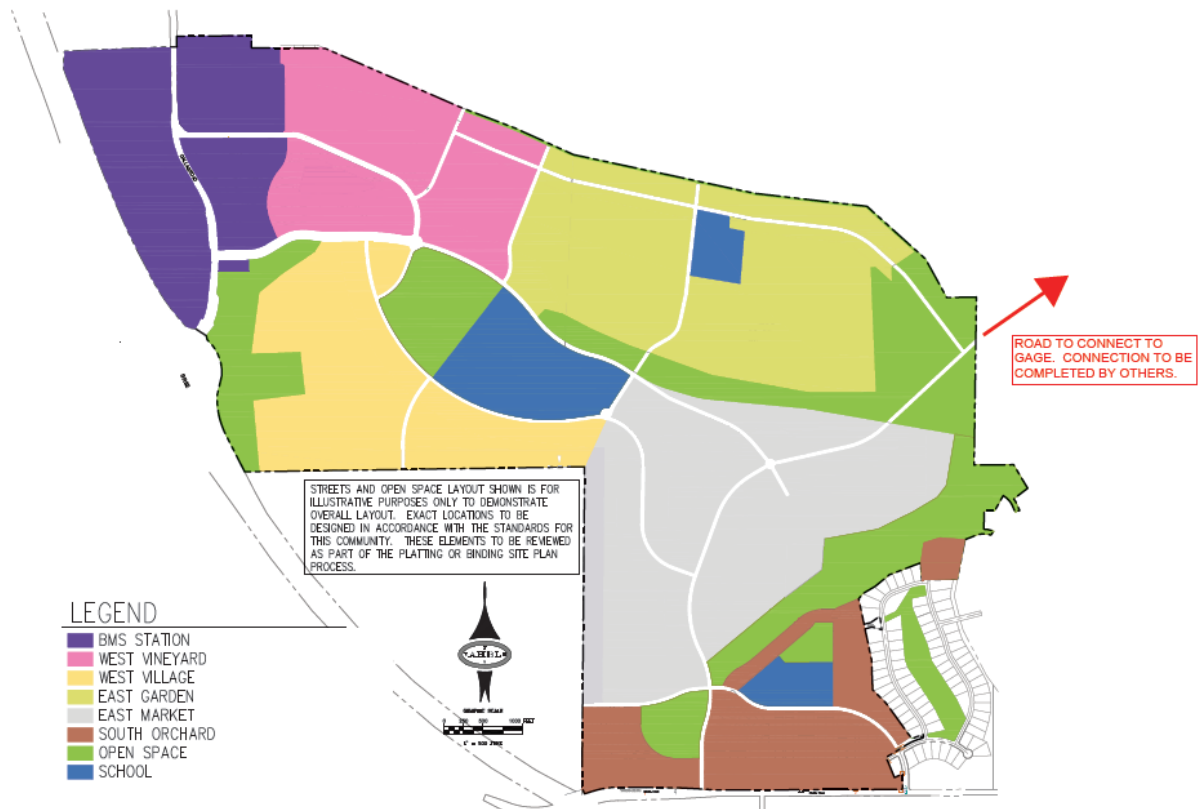
### DESCRIPTION OF PROPOSAL

Nor Am Investment, LLC has filed an application for a preliminary plat to divide 6.2 acres into 7 single family residential lots. The lots would be accessed by the extension of Sunshine Ridge for approximately 250 feet, where it would end in a cul-de-sac. The proposed street extension would consist of a paved street 24 feet in width with gravel shoulders and no curbs, gutters or sidewalks. Lots would be served with city water and on-site septic systems. Lots would average 25,875 square feet in area. A 50 foot equestrian trail is proposed along the eastern boundary of the plat, which would be an extension on an existing trail that runs along the eastern boundary of the adjacent Reata Ridge plat. (Exhibits 1 and 2, application and preliminary plat map.)

A portion of the site is currently used as a storm water detention facility for the adjacent Reata Ridge plat. This facility would be relocated to the northeast corner of the project site and expanded to serve both the Reata Ridge and Sunshine Ridge plats. (Exhibit 3, Storm Pond Memo.)

## COMPREHENSIVE PLAN/ZONING

The subject property is part of the Badger Mountain South Subarea Plan and is part of the master planned community of Badger Mountain South. The City has adopted a specific set of development regulations for this property referred to as the Badger Mountain South Land Use and Development Regulations. These rules supersede the City's standard development regulations.



**Figure 2 – Comprehensive Plan**

The site is designated as BMS – NE. According to the LUDR, this designation is the most restrictive residential district in Badger Mountain South. It is intended to allow a variety of low density and low intensity single family houses and accessory uses on larger lots. The landscape style is appropriate to a neighborhood with street trees and sidewalks.

## SITE DESCRIPTION & ADJACENT LAND USES

The site consists of undeveloped land covered in native grasses and presently contains no improvements save for a storm water detention facility.

Existing uses in the vicinity include the plat of Reata Ridge, a large lot subdivision located immediately south of the site and the Rancho Reata subdivision, a county plat located directly east of the site. Properties to the north and west are part of the Badger Mountain master planned community but at this point are undeveloped, although some of the land is in active agricultural production.

## BACKGROUND

The Badger Mountain South Subarea Plan was developed in 2010 and once adopted, the 1,600 acre site was annexed into the City. The plan calls for the development of a master planned community known as Badger Mountain South that is intended to be a mixed use, walkable and sustainable community of up to 5,000 dwelling units. The plan calls for small lot residential development with some multi-family, commercial and office uses with generous open spaces and extensive pedestrian trails. In recognition of the intended unique character of the master planned area, the City worked with Nor Am Investment, LLC to adopt a set of development regulations that specifically apply to the Badger Mountain South Subarea Plan known as the Land Use and Development Regulations (LUDR). The City also adopted a Planned Action Ordinance for the subarea based on a supplemental environmental impact statement that was prepared for the master planned community.

The extreme southeast corner of the subarea consists of a subdivision known as Reata Ridge. This subdivision was approved in the mid-2000s under County jurisdiction prior to the time that the City's subarea plan was developed. It was developed under County codes and not under the provisions of the LUDR that currently apply. Consequently, the road sections in this subdivision do not include curbs, gutter and sidewalks as one would normally find in City subdivisions. The applicants have requested approval to continue the existing road standard, rather than meet the City street standards. (Exhibit 4, Deviation Request.)

## LUDR PROVISIONS

The subject property and the adjacent properties to the south, west and north are included in the Badger Mountain South Subarea plan and LUDR regulations. Property to the east is outside of both the city limits and the city's urban growth area and is zoned for large lot single family residential development.

Section 1H of the LUDR requires that a master agreement consistency determination be issued by the Planning Manager for any development proposal located within the Badger Mountain South master planned community. This determination is made after consultation with the Badger Mountain South Master

Plan Administrator. (Exhibit 5, Master Agreement Consistency Recommendation and Exhibit 6, Master Agreement Consistency Determination.)

*Land Uses and Dimensional Standards*

The following standards apply in the BMS – Neighborhood Edge portions of the Badger Mountain South master planned community.

|                          |                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------|
| Uses Permitted:          | Single Family House – Alley Access<br>Single Family House – Street Access<br>Accessory Unit |
| Front yard setback:      | 15 foot minimum; 35 foot maximum                                                            |
| Side yard setback:       | 6 foot minimum                                                                              |
| Rear yard setback:       | 15 feet minimum                                                                             |
| Maximum building height: | 30 feet                                                                                     |

CRITERIA FOR PRELIMINARY PLAT APPROVAL

Section 24.12.053 of the RMC sets forth the criteria that must be met before a preliminary plat application can be approved. It states:

The hearing examiner shall not recommend approval of any preliminary plat application, unless the approval is accompanied by written findings that:

- A. The preliminary plat conforms to the requirements of this title;
- B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;
- C. The public use and interest will be served by the platting of such subdivision and dedication; and
- D. The application is consistent with the requirements of RMC 19.60.095

RMC Section 24.12.050 designates the Hearing Examiner as the hearing body responsible for conducting the review of preliminary plat applications.

PUBLIC NOTICE

|                                   |                   |
|-----------------------------------|-------------------|
| Application Date:                 | May 14, 2015      |
| Revised Notice of Hearing Mailed: | September 8, 2015 |
| Revised Notice of Hearing Posted: | September 9, 2015 |

Combined Notice of Application & Hearing Published: May 31, 2015  
Public Hearing: September 24, 2015

A combined notice of application, SEPA determination and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 7. The application was originally scheduled for hearing for June 25<sup>th</sup>, but was subsequently postponed. Re-notification was sent to adjacent property owners and was re-posted on-site.

#### UTILITY AVAILABILITY

The City has domestic water lines located in Sunshine Ridge Road immediately south of the project site. Badger Mountain Irrigation lines are also present on the adjacent property. There are no sewer lines in the vicinity. The lots have been sized to accommodate on-site septic systems.

Benton County PUD electrical power lines presently serve the adjacent Reata Ridge plat. The City has an agreement with the PUD to transfer service of properties within City limits to Richland Energy Services. The City has a plan to extend its transmission line to this neighborhood in 2016. Until City electrical service lines are in place, the City is unable to serve proposed development.

#### TRANSPORTATION

The local street system, consisting of Sunshine Ridge Road and Karlee Drive are City streets.

#### SEPA

A Supplemental Final Environmental Impact Statement was completed for this site at the time that the City adopted a subarea plan for the Badger Mountain South area in 2010. The property was annexed at that time and the City adopted a Planned Action Ordinance for the Badger Mountain master planned community. The effect of the Planned Action Ordinance is that standard SEPA review is not required, provided that any project proposed within the boundaries of the master planned community is consistent with the master plan and that the mitigation measures identified in the adopted SEPA documents are followed. Projects that are determined to be consistent with the subarea plan, the master agreement between the City and Nor Am Investment and the mitigation measures enumerated in the adopted SEPA documents are issued a letter of consistency (Exhibit 8). Staff issued such a letter for this project on September 18, 2015, following review of the modified environmental checklist submitted for this project (Exhibit 9, Modified Environmental Checklist).



### AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments are attached from the Benton Franklin Health Department (Exhibit 10, Health Department Comments) and the Richland Public Works Department (Exhibit 11, Public Works Comments).

Richland Energy Services stated that they currently do not have electrical facilities in place to serve this new subdivision. There is a project planned in 2016 to extend power down to this area to pick up the Reata Ridge development, this would also serve this new development. If they want to do this subdivision before this work is completed they would need to pay to have power extended down to the development. Reata Ridge is currently being served by Benton PUD, but they cannot serve any new loads within City limits.

### PUBLIC COMMENTS

At the time this report was prepared, the City had not received any comments from the public.

### ANALYSIS

The criteria approval of a preliminary plat application are reprinted here, with a summary of how the application complies with the standard:

#### *A. The preliminary plat conforms to the requirements of this title;*

The City's subdivision regulations set forth specific requirements for the filing of an application, how notice of the application is to be provided and requires that the Hearing Examiner conduct a public hearing and make recommendation to the City Council. These steps have been followed to date.

Section 24.04.060 of the RMC specifies that when the City enters into a development agreement governing the development of a master planned community of over 1,000 acres, the provisions of the agreement supersede the provisions of the City's subdivision regulations. In this case, the Badger Mountain South LUDR takes precedence over the standards contained in the subdivision regulations. The LUDR also imposes a requirement that the City issue a Master Agreement Determination of Consistency, which has been completed.

The LUDR sets forth specific street standards, which would not be met if the applicant's request for a deviation from these standards is granted. The rationale for the request is that the existing street network in the area does not have curbs, gutters and sidewalks as called for in the LUDR and that the road, which would end in a cul-de-sac would not be extended into any other portions of the master

planned community. Staff is in agreement with this reasoning and so supports the request for deviation. Other features of the proposed plat are consistent with the LUDR, specifically the equestrian trail that would be extended along the eastern boundary of the plat.

Other provisions of the LUDR requirements would still be in effect, including requirements that the future homes constructed within the plat would have to be provided with fire sprinkler systems; would have to pay park mitigation fees; and would have to meet the sustainability standards contained in Section 12 of the LUDR.

*B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;*

- The proposed plat does include provisions for open space through the proposed dedication of the equestrian trail.
- The plat includes the replacement of an existing storm drainage pond with a new storm pond tract.
- The existing street, Sunshine Drive, would be extended into the plat and would be built to the same level of improvement as the existing Sunshine Drive. The cul-de-sac at the end of the street would be consistent with City standards and so would be adequate to provide emergency vehicles and fire trucks unhindered access into the subdivision.
- The site is located within the Ben Franklin Transit service area, but no bus service is provided to the neighborhood currently. Given the low density of the area, bus service would not likely be provided in the future. The transit service was given an opportunity to comment on the preliminary plat proposal but did not provide any comments to the City.
- The plat would be served by City domestic water and Badger Mountain Irrigation District irrigation water.
- No sewer service is available in the area, so the subdivision would rely on on-site septic systems. The Benton Franklin Health District has reviewed the proposed subdivision and determined that the configuration of lots and the soil types present on site are sufficient to provide for on-site systems.
- Other than the proposed equestrian trail, the plat makes no further provisions for parks or playgrounds; however, the City requires the payment of park mitigation fees and those fees would be used to implement the parks and trail plan that is part of the LUDR.
- Sidewalks are not included as part of the proposed project, but are not present in any of the surrounding subdivisions and so would be of limited utility to serve the 7 lots included in this project.

- The LUDR includes a number of future schools sites. The school site that is closest to the subject property has been purchased by the Kennewick School District, who has plans to construct a future elementary school on this property. The District was given an opportunity to comment on the preliminary plat proposal, but did not provide any comments to the City.

*C. The public use and interest will be served by the platting of such subdivision and dedication;*

The proposed project is consistent with the comprehensive plan and with the provisions of the LUDR (excepting the deviation from the street standard). The lot sizes included in the plat are consistent with those in the surrounding neighborhood.

D. The application is consistent with the requirements of RMC 19.60.095, which states:

*No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:*

*A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.*

The proposal is consistent with the comprehensive and does meet the requirements of the municipal code as outlined above.

*B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.*

Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The project falls under the Planned Action Ordinance adopted by the City in 2010 and which is based on the Supplemental Final Environmental Impact Statement prepared for the Badger Mountain South Subarea Plan. The project is implementing all the applicable environmental mitigation measures as identified in the modified environmental checklist submitted for this project.

*C. The development application is beneficial to the public health, safety and welfare and is in the public interest.*

The project is consistent with the City's comprehensive plan and development regulations and in therefore would be considered beneficial to public health, safety and welfare and would be in the public interest.

*D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this*

*section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.*

The project would add seven new residential lots onto a neighborhood that contains 78 lots. The additional traffic that would be added by the proposed project would be minimal. The volume of traffic created by the development (typically calculated at 10 trips/day/single family residence) would be less than 1,000 trips daily and would be well within the expected traffic levels associated with local, residential streets. No decline in the level of service would result from construction of the project.

*E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.*

The conditions of approval recommended for this project are as a direct result of imposing City design standards and development standards as contained in the LUDR and in the environmental mitigation conditions identified in the modified environmental checklist and are directly related to the impacts of the proposed development.

#### FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for the preliminary plat application of Sunshine Ridge (S2015-100) and recommends approval of the request subject to conformance with the conditions of approval included in the attached Technical Advisory Committee Report (Exhibit 12) based on the following findings:

#### **Findings of Fact:**

1. The Richland Comprehensive Plan for this area is the Badger Mountain South Subarea plan and is a portion of the Badger Mountain South Master Planned Community. The plan designates the project site as part of the Neighborhood Edge land use designation.
2. The proposed preliminary plat consists of 7 lots averaging 25,875 square feet in area, with a 50 foot wide equestrian trail corridor along the eastern boundary of the site and a storm drainage tract.

#### **Conclusion of Law:**

**The proposed preliminary plat is consistent with and would provide for development of the subject property in conformance with the density and type of land use envisioned in the land use element of the adopted comprehensive plan.**

**Findings of Fact:**

3. The site is subject to both the provisions of the Land Use and Development Regulations (LUDR) for the Badger Mountain South Master Planned Community and the Master Agreement between the City of Richland and Nor Am Investment, LLC.
4. All proposed developments subject to the Badger Mountain LUDR regulations are required to be reviewed by the Badger Mountain South Master Plan Administrator. The Administrator has issued a Master Agreement Consistency Recommendation (as provided for in Section 1.H of the LUDR) stating that the application meets the terms and obligations of the approved Master Agreement and the requirements of the LUDR.
5. City staff reviewed the application and the Master Agreement Consistency Recommendation and has issued a Master Agreement Consistency Determination as required by the LUDR.

**Conclusion of Law:**

**The proposed subdivision, as conditioned, follows the provisions and requirements of the Badger Mountain Land Use and Development Regulations and the Master Agreement between the City of Richland and Nor Am Investment, LLC.**

**Findings of Fact:**

6. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Planning Commission to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
7. The proposed preliminary plat provides for the extension of a street that is consistent with the surrounding street network, includes provisions for the extension of domestic and irrigation water lines, electrical power lines, provides adequate provisions for on-site septic systems.
8. The proposed improvements to serve the preliminary plat are consistent with the standards and requirements contained in the LUDR and in the Master Agreement between the City and Nor Am Investment, LLC, with the exception of the proposed street improvement standards.
9. The street standards are not consistent with the requirements listed in the LUDR but are appropriate given the street standards used in the construction of the adjacent Reata Ridge subdivision and given the fact the proposed street extension would result in a cul-de-sac and would not serve additional properties between the seven lots proposed within the preliminary plat.

10. The preliminary plat includes provisions for the continuation of an equestrian trail along the easterly boundary of the plat and so includes some provisions for open space. Additionally, the project is subject to payment of park mitigation fees, which will be used to construct future park and trail improvements within the Badger Mountain South Master Planned Community.
11. The preliminary plat includes provisions for the construction of a storm pond that would be located within a storm drainage tract.
12. The Badger Mountain Subarea Plan identifies sites for future public schools. The Kennewick School District has purchased the site that is closest to the subject property and has plans to construct an elementary school on this site in the future. The District was given an opportunity to comment on the proposal but did not provide any comments.
13. No bus service is currently provided in the vicinity of the project site. The Benton Franklin Transit Authority was given an opportunity to comment on the project but did not provide any comments.
14. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in the Technical Advisory Committee report.

**Conclusion of Law:**

**As conditioned, the proposed preliminary plat makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.**

**Findings of Fact:**

15. The City has adopted a Planned Action Ordinance for the Badger Mountain South Master Planned Community.
16. Under the provisions of this ordinance, projects are not reviewed through standard State Environmental Policy Act provisions. Rather, review is conducted to determine if the proposed project is consistent with the mitigation measures enumerated in the master agreement.
17. The applicants submitted a modified environmental checklist for the project, which enumerated the specific mitigation measures that would be applied to the project.
18. On September 18, 2015, the City issued a letter of consistency, finding that the proposal is consistent with the mitigation measures included in the master agreement.

**Conclusion of Law:**

**Pursuant to Chapter 22.09 of the RMC, impacts of the proposal have been appropriately identified and mitigated as set forth in the City's adopted Planned Action Ordinance.**

**Findings of Fact:**

19. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
20. The proposed project would add 7 single family lots to an existing neighborhood that contains approximately 78 lots.
21. The Institute of Traffic Engineers standards suggests that a single family residence produces approximately 10 trips/day, which would result in a total increase of 70 daily trips in the neighborhood. This volume of traffic would be well within the expected traffic levels associated with local, residential streets. No decline in the level of service would result from construction of the project.

**Conclusion of Law:**

**The proposed project would not result in a decline of transportation service levels within the area surrounding the project and so is consistent with the provisions of RMC 19.60.095.**

**Overall Conclusion:**

**Based on the above findings and conclusions, approval of the proposed preliminary plat of Sunshine Ridge is warranted because the project conforms to the City's adopted comprehensive plan, the applicable Land Use and Development Regulations and Master Agreement provisions, is consistent with the requirements of the City's subdivision regulations and is consistent with the City's Planned Action Ordinance.**

**EXHIBIT LIST**

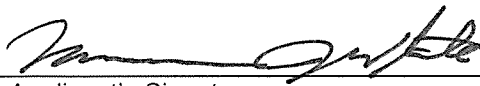
1. Application Form
2. Preliminary Plat Map
3. Storm Pond Memo
4. Deviation Request
5. Master Agreement Consistency Recommendation
6. Master Agreement Consistency Determination
7. Public Notices
8. Letter of Consistency
9. Modified Environmental Checklist
10. Benton Franklin Health District Comments
11. Public Works Department Comments
12. Technical Advisory Committee Report

**Development & Permit Services Division • Current Planning Section**  
**840 Northgate Dr. • Richland, WA 99352**  
**General Information: 509/942-7794 • Fax: 509/942-7764**

**PRELIMINARY PLAT APPLICATION**

|                                                                  |                                                                     |                    |                     |
|------------------------------------------------------------------|---------------------------------------------------------------------|--------------------|---------------------|
| <b>Applicant's Section</b>                                       |                                                                     |                    |                     |
| Applicant or Sponsor<br><b>Larry White, Nor-Am Investments</b>   |                                                                     |                    |                     |
| Address<br><b>12513 DuBois Ave SW</b>                            | City<br><b>Lakewood</b>                                             | State<br><b>WA</b> | Zip<br><b>98398</b> |
| Phone Number<br><b>253-468-8567</b>                              | Fax Number                                                          | Other              |                     |
| Proposed Subdivision Name<br><b>Sunshine Ridge</b>               | Legal Description<br><b>Portion NE 1/4 Section 4, t8N, R28E, WM</b> |                    |                     |
| Average Size Lots                                                | Proposed Number of Tracts<br><b>1</b>                               |                    |                     |
| Average Lot Size (Residential Lots)<br><b>26,000 square feet</b> | Area in Acres                                                       |                    |                     |
| Proposed Number of Lots<br><b>7</b>                              | Proposed Number of Blocks                                           |                    |                     |
| Name of Surveyor Platting Subdivision<br><b>John Becker, AHB</b> |                                                                     |                    |                     |
| Address<br><b>2215 N 30th St #300</b>                            | City<br><b>Tacoma</b>                                               | State<br><b>WA</b> | Zip<br><b>98403</b> |
| Phone Number<br><b>253-383-2422</b>                              | Fax Number<br><b>253-383-2572</b>                                   | Other              |                     |

I DECLARE UNDER THE PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE, CORRECT AND COMPLETE.



Applicant's Signature

**5-12-15**

Date

**OFFICE USE ONLY**

Filed on \_\_\_\_\_

Signature \_\_\_\_\_

Case File No. \_\_\_\_\_

Date of Planning Commission Hearing \_\_\_\_\_

Action by Planning Commission - Minutes \_\_\_\_\_

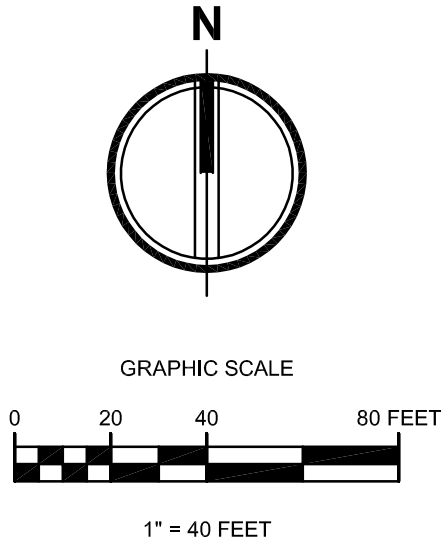
Attach:

1. 30 Copies
2. 11" x 17" reduction
3. Ownership Report from Title Company listing all Owners within 300-feet.





Know what's below.  
Call before you dig.

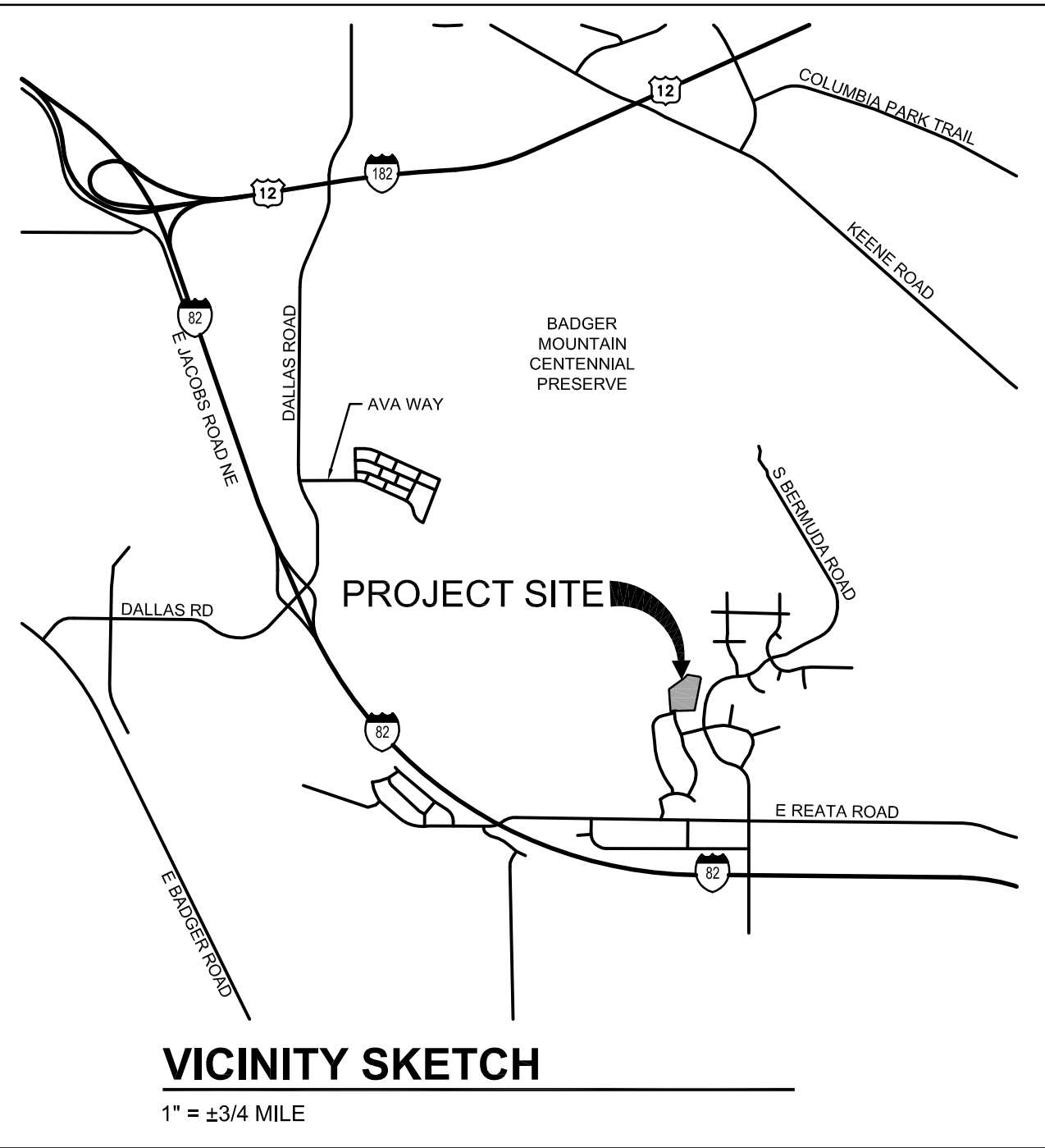
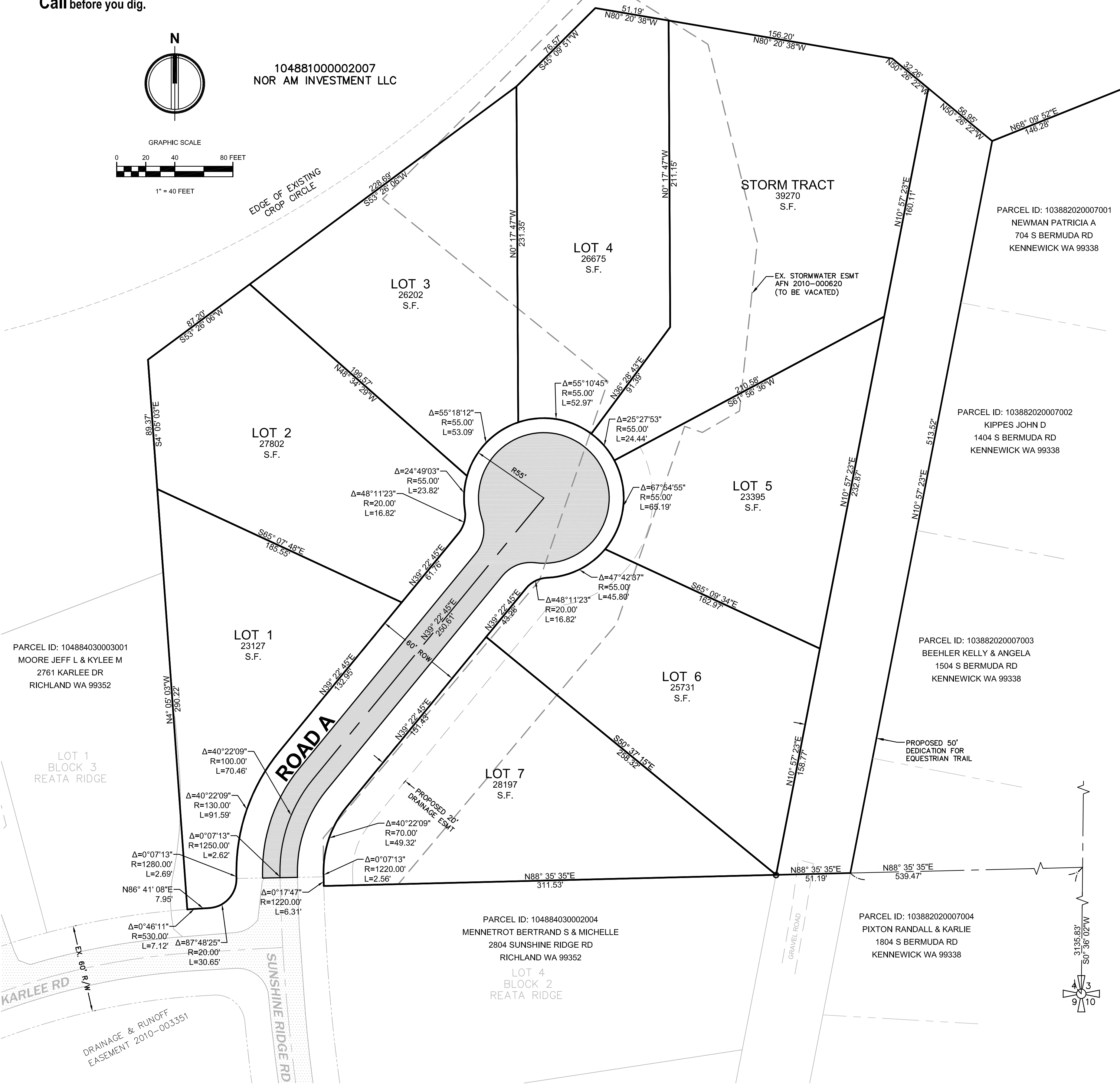


104881000002007  
NOR AM INVESTMENT LLC

# SUNSHINE RIDGE PRELIMINARY PLAT

## SECTION 04, TOWNSHIP 8N, RANGE 28E, W.M.

### CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



#### BASIS OF BEARING:

ASSUMED A BEARING OF SOUTH 89°44'51" WEST FOR THE SOUTH LINE OF SECTION 33.

#### PROPERTY DESCRIPTION:

SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M. EXCEPT THAT PORTION LYING WITHIN THE PLAT OF EL RANCHO REATA NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 42, RECORDS OF BENTON COUNTY WA.

#### PARCEL ID NUMBER:

104881000002007

#### EARTHWORK:

CUT: ±2,500 CY  
FILL: ±2,300 CY  
NET: ±200 CY CUT

THE ABOVE QUANTITIES ARE ESTIMATES ONLY INTENDED FOR THE PERMITTING PROCESS. DO NOT USE FOR BID PURPOSES. THE QUANTITIES DO NOT ACCOUNT FOR STRIPPINGS, COMPACTION, OR CUT/FILL ADJUSTMENT FACTORS, NOR DO THEY ACCOUNT FOR ROADWAY SECTIONS.

#### OWNER(S):

NOR AM INVESTMENT, LLC  
12513 AVENUE DuBOIS SW  
LAKEWOOD, WA 98498-5242  
PH: 253.961.1860  
CONTACT: DR. LARRY WHITE  
EMAIL: ljwhitemd@aol.com

#### CIVIL ENGINEER:

AHBL, INC.  
2215 NORTH 30TH STREET, SUITE 300  
TACOMA, WA 98403  
PH: 253.383.2422  
CONTACT: MATT WEBER, PE  
EMAIL: mweber@ahbl.com

#### SURVEYOR:

AHBL, INC.  
9825 SANDIFUR PARKWAY, SUITE A  
PASCO, WA 99301  
PH: 509.380.5883  
CONTACT: JOHN BECKER, PLS  
EMAIL: jbecker@ahbl.com

| SHEET INDEX |                                          |
|-------------|------------------------------------------|
| SHEET NO.   | SHEET TITLE                              |
| C0.01       | COVER SHEET & SITE PLAN                  |
| C1.01       | CONCEPTUAL STORM, GRADING & UTILITY PLAN |

#### PROJECT INFORMATION:

TOTAL SITE AREA: 6.26 AC (272,853 SF)

RIGHT-OF-WAY DEDICATION: 0.59 AC (25,823 SF)

TRAIL DEDICATION: 0.61 AC (26,633 SF)

TOTAL TRACT AREA: 0.90 AC (39,270 SF)

TOTAL LOT AREA: 4.16 AC (181,128 SF)

TOTAL NUMBER OF LOTS: 7

AVERAGE LOT SIZE: 25,875 SF

MINIMUM LOT SIZE: 23,127 SF

MAXIMUM LOT SIZE: 28,197 SF

LOT SETBACKS:

FRONT = 15 FT MIN.  
SIDE = 6 FT MIN.  
REAR = 15 FT MIN.

#### PURVEYOR INFORMATION:

DOMESTIC WATER:  
CITY OF RICHLAND  
2700 DUPORTAIL STREET  
PO BOX 190 MS-15  
RICHLAND, WA 99352  
PH: 509.942.7670

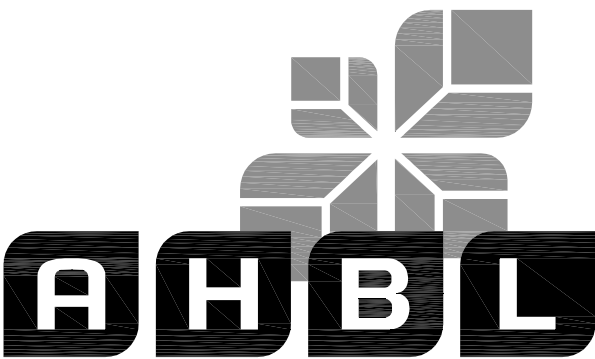
SEWER:  
ON-SITE SEPTIC

POWER:  
CITY OF RICHLAND  
840 NORTHGAGE DRIVE  
RICHLAND, WA 99352  
PH: 509.942.7403

IRRIGATION:  
BADGER MOUNTAIN IRRIGATION DISTRICT  
87525 EAST REATA ROAD  
KENNEWICK, WA 99338  
PH: 509.628.0777

REFUSE:  
CITY OF RICHLAND SOLID WASTE DEPARTMENT  
3102 TWIN BRIDGES RD  
RICHLAND, WA  
PH: 509.942.7700

NATURAL GAS:  
CASCADE NATURAL GAS  
8113 WEST GRANDRIDGE BOULEVARD  
KENNEWICK, WA 99336  
PH: 206.624.3900



TACOMA · SEATTLE · SPOKANE · TRI-CITIES

9825 Sandifur, Suite A Pasco, WA 99301  
509.380.5883 TEL 509.380.5885 FAX www.ahbl.com WEB

Project Title:

**SUNSHINE  
RIDGE**

Client:

**LAWRENCE J. WHITE  
INVESTMENTS, LLC**

12513 DUBOIS AVENUE  
LAKEWOOD, WA 98498  
DR. LARRY WHITE

Job No.

2150200.10

Issue Set & Date:

MAY 13, 2015



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△

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Revisions:

Sheet Title:

**COVER SHEET  
& SITE PLAN**

Designed by:

DJO

Drawn by:

DJO

Checked by:

JMW

Sheet No.

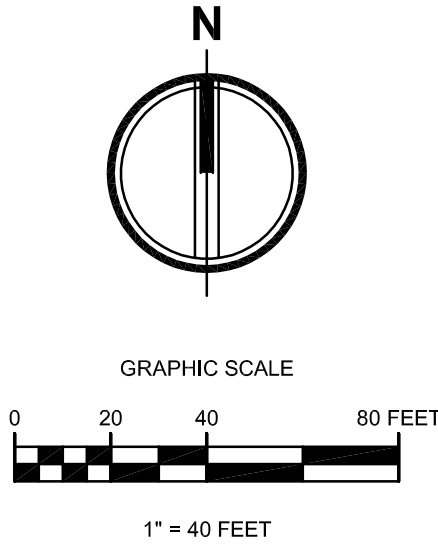
**C0.01**

1 of 2 Sheets





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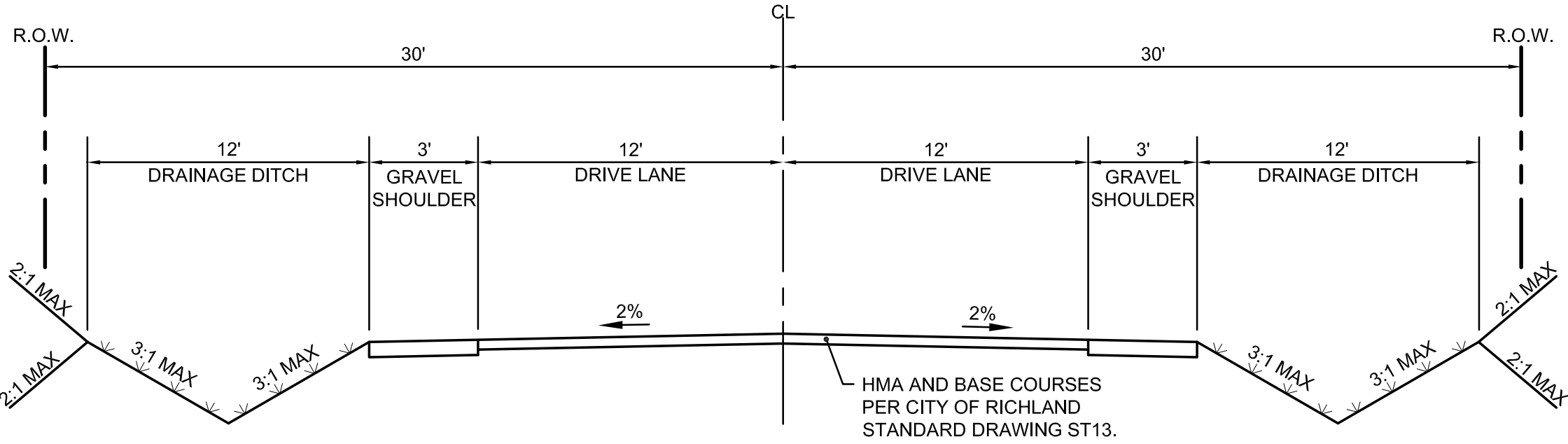
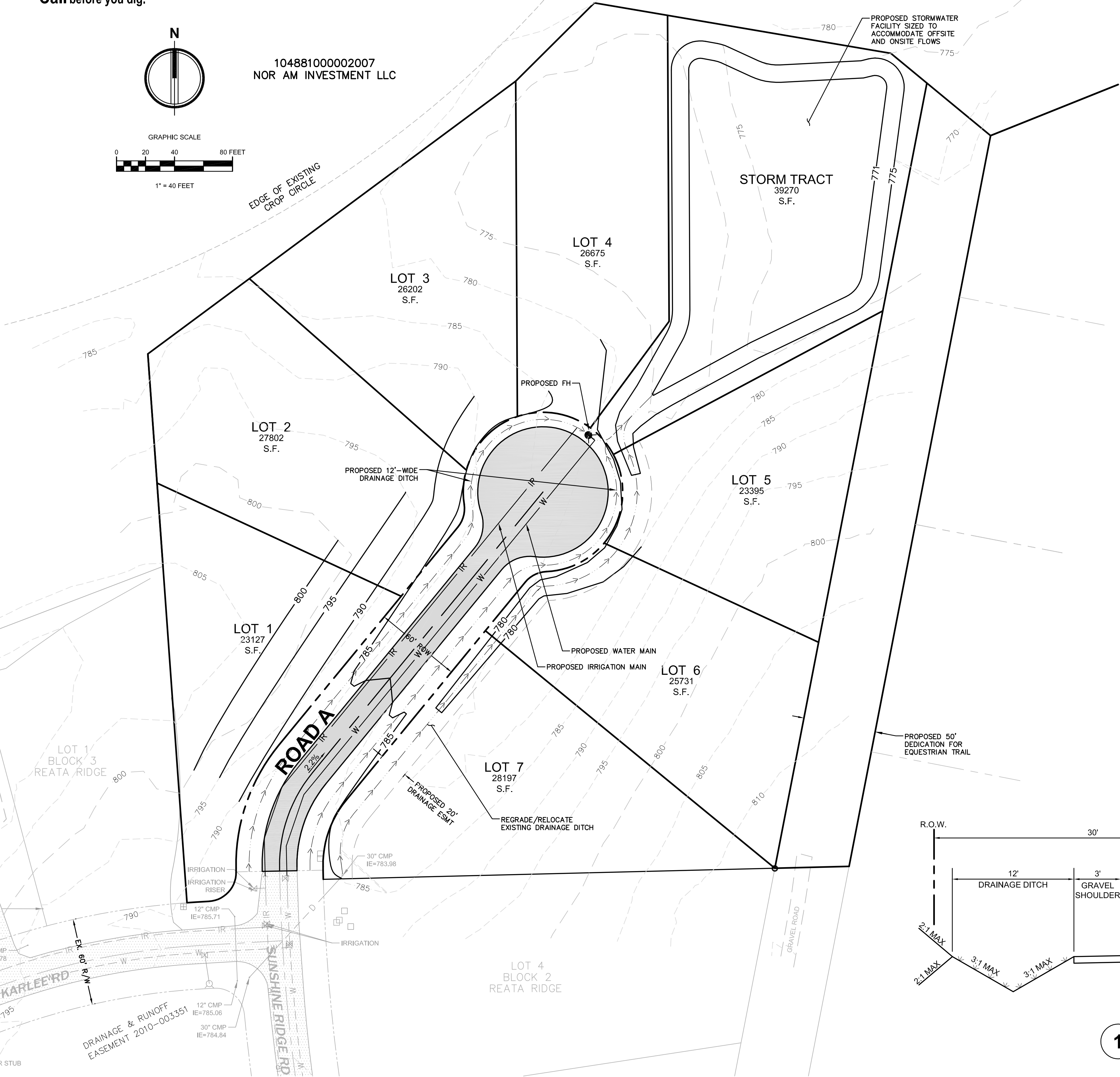


104881000002007  
NOR AM INVESTMENT LLC

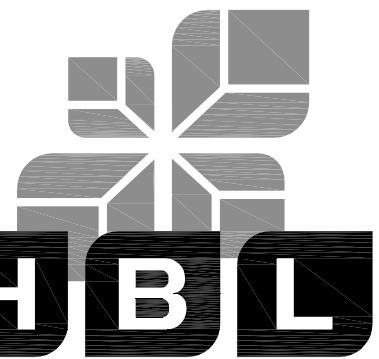
# SUNSHINE RIDGE PRELIMINARY PLAT

## SECTION 04, TOWNSHIP 8N, RANGE 28E, W.M.

### CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



**1 24-FOOT LOCAL STREET**  
NOT TO SCALE



TACOMA · SEATTLE · SPOKANE · TRI-CITIES

9825 Sandifur, Suite A Pasco, WA 99301  
509.380.5883 TEL 509.380.5885 FAX www.ahbl.com WEB

**Project Title:**  
**SUNSHINE RIDGE**

**Client:**  
**LAWRENCE J. WHITE INVESTMENTS, LLC**  
12513 DUBOIS AVENUE  
LAKEWOOD, WA 98498  
DR. LARRY WHITE

**Job No.**  
2150200.10

**Issue Set & Date:**  
MAY 13, 2015



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|            |
|------------|
| Revisions: |
|            |
|            |
|            |
|            |

**Sheet Title:**  
**CONCEPTUAL STORM, GRADING, & UTILITY PLAN**

**Designed by:** DJO **Drawn by:** DJO **Checked by:** JMW

**Sheet No.**  
**C1.01**  
2 of 2 Sheets

# PROJECT MEMO



**TO:** City of Richland  
**FROM:** Dan Osier, P.E.  
Tacoma - (253) 383-2422  
**DATE:** May 13, 2015  
**PROJECT NO.:** 2150200.10  
**PROJECT NAME:** Sunshine Ridge Plat  
**SUBJECT:** Existing Storm Drainage

Within the proposed 7-lot development of Sunshine Ridge is an existing stormwater easement (recorded under AFN 2010-000620) that will be vacated as part of the platting process. A stormwater conveyance swale and retention pond are located within this easement.

According to the Badger Mountain Golf & Country Club EIS Surface Water Analysis, dated July 1, 1994, runoff from an area of 784.2 acres is tributary to a gully that traverses the Reata Ridge development. At the intersection of Karlee Road and Sunshine Ridge Road, this runoff flows into a 30"-diameter culvert that crosses the intersection from the southwest to the northeast. The culvert is sloped at 0.9% and has a capacity of approximately 22 CFS.

Runoff exiting the culvert flows in an indistinct 400-foot long swale (apparently the natural drainage path) toward the pond to the northeast. The pond is approximately 3 feet deep, covers an area of 0.6 acres, and discharges to the east through a riprap-lined spillway toward a channel that flows toward the adjacent El Rancho Reata plat. According to the EIS Analysis, "upon leaving the El Rancho Reata development, the channel turns northward and ultimately joins the Columbia Canal. It is likely that runoff from most precipitation events either infiltrates or evaporates prior to reaching the Columbia Canal."

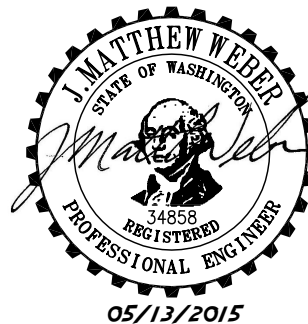
As part of final design engineering, the stormwater design for the swale and pond will be verified and recalculated to include the additional tributary area of Sunshine Ridge. The swale and pond will be partially relocated to facilitate the proposed development.

Attachments: Final Plat of Reata Ridge, Drainage Easement 2010-000620

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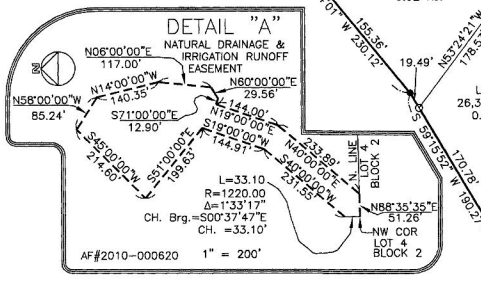
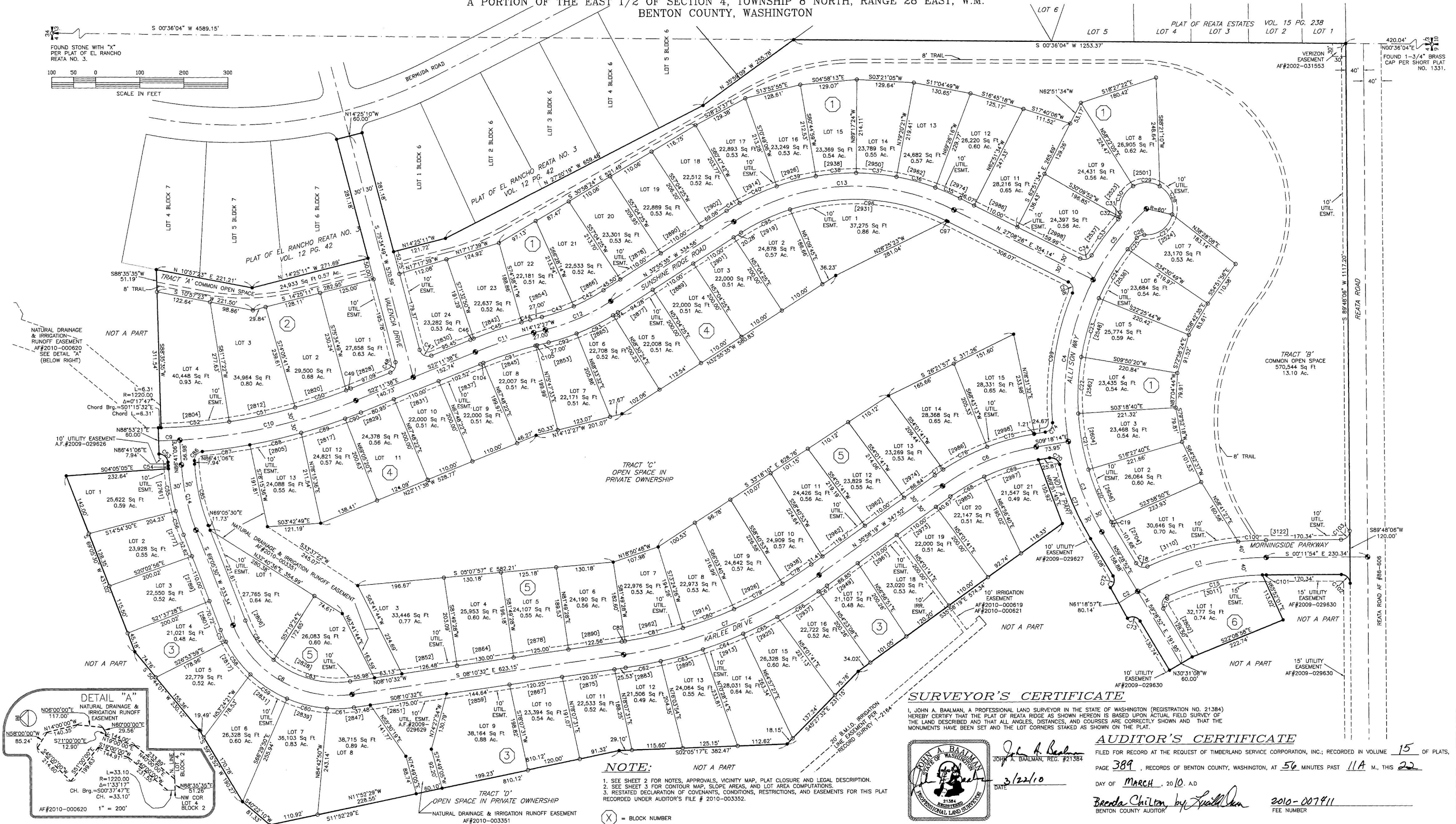
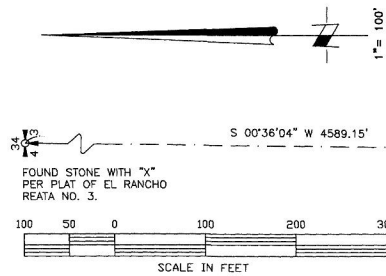
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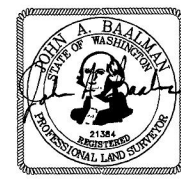
FINAL PLAT OF  
REATA RIDGE

PHASE 1A OF BADGER MOUNTAIN GOLF AND COUNTRY CLUB - A PLANNED DEVELOPMENT  
A PORTION OF THE EAST 1/2 OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M.  
BENTON COUNTY, WASHINGTON



SURVEYOR'S CERTIFICATE

I, JOHN A. BAALMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON (REGISTRATION NO. 21384) HEREBY CERTIFY THAT THE PLAT OF REATA RIDGE AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED AS SHOWN ON THE PLAT.



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF TIMBERLAND SERVICE CORPORATION, INC.; RECORDED IN VOLUME 15 OF PLATS,

PAGE 389, RECORDS OF BENTON COUNTY, WASHINGTON, AT 56 MINUTES PAST 11A M., THIS 22

DAY OF MARCH, 2010 A.D.

Brenda Chilton by Linda Dean 2010-007411 FEE NUMBER

NOTE:

- SEE SHEET 2 FOR NOTES, APPROVALS, VICINITY MAP, PLAT CLOSURE AND LEGAL DESCRIPTION.
- SEE SHEET 3 FOR CONTOUR MAP, SLOPE AREAS, AND LOT AREA COMPUTATIONS.
- RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THIS PLAT RECORDED UNDER AUDITOR'S FILE # 2010-003352.

(X) = BLOCK NUMBER

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## RECORD LEGAL DESCRIPTION

REAL PROPERTY LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 00°36'04" EAST, 420.04 FEET ALONG THE EAST LINE OF SAID SECTION 4 TO THE NORTH LINE OF REATA ROAD AND TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°48'06" WEST, 1237.20 FEET ALONG THE NORTH LINE OF SAID REATA ROAD TO A POINT OF CURVE WITH A 20.00 FEET RADIUS CURVE (RADIUS POINT BEARS NORTH 00°11'54" WEST); THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 00°11'54" WEST, 170.34 FEET TO THE BEGINNING OF A 550.00 FEET RADIUS CURVE CONCAVE TO THE WEST; THENCE NORTHWESTERLY, 8.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°54'33"; THENCE SOUTH 65°52'01" WEST, 113.02 FEET; THENCE NORTH 22°08'58" WEST, 222.74 FEET; THENCE NORTH 30°31'08" WEST, 60.00 FEET; THENCE NORTH 59°28'52" EAST, 130.74 FEET TO THE BEGINNING OF A 20.00 FEET RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY, 32.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°01'44"; THENCE NORTH 61°18'57" EAST, 80.14 FEET TO THE BEGINNING OF A 20.00 FEET RADIUS NON-TANGENT CURVE (RADIUS POINT BEARS NORTH 56°09'17" EAST); THENCE SOUTHEASTERLY, 30.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°40'25"; THENCE NORTH 59°28'52" EAST, 100.08 FEET TO THE BEGINNING OF A 630.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE EASTERLY, 194.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°48'12" TO A POINT OF REVERSE CURVATURE WITH A 20.00 FEET RADIUS CURVE; THENCE NORTHEASTERLY, 29.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°35'18" THENCE NORTH 09°18'14" WEST, 25.87 FEET; THENCE SOUTH 89°51'46" WEST, 155.92 FEET; THENCE NORTH 35°58'19" WEST, 574.34 FEET; THENCE NORTH 45°27'32" WEST, 231.15 FEET; THENCE NORTH 02°05'17" WEST, 382.47 FEET; THENCE NORTH 11°52'29" WEST, 810.12 FEET; THENCE NORTH 40°22'11" EAST, 81.33 FEET; THENCE NORTH 59°15'52" EAST, 190.27 FEET; THENCE NORTH 50°44'01" EAST, 230.12 FEET; THENCE NORTH 69°05'30" EAST, 431.02 FEET; THENCE SOUTH 04°05'05" EAST, 232.64 FEET TO A POINT ON THE ARC OF A 530.00 FEET RADIUS NON-TANGENT CURVE (RADIUS POINT BEARS SOUTH 04°05'05" EAST); THENCE EASTERLY, 7.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°46'11"; THENCE NORTH 86°41'06" EAST, 7.94 FEET TO THE BEGINNING OF A 20.00 FEET RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY, 30.65 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°47'45"; THENCE NORTH 88°53'21" EAST, 60.00 FEET; THENCE SOUTH 01°15'32" EAST, 8.31 FEET; THENCE NORTH 88°35'35" EAST, 362.73 FEET TO A POINT ON THE WEST LINE OF THE PLAT OF EL RANCHO REATA NO. 3 AS RECORDED IN VOLUME 12 OF PLATS, PAGE 42, RECORDS OF BENTON COUNTY; THENCE SOUTH 10°57'23" WEST, 221.21 FEET ALONG SAID WEST LINE; THENCE SOUTH 14°25'11" EAST, 271.69 FEET ALONG SAID WEST LINE; THENCE NORTH 75°34'49" EAST, 281.18 FEET ALONG SAID WEST LINE; THENCE SOUTH 14°25'11" EAST, 60.00 FEET ALONG SAID WEST LINE; THENCE SOUTH 75°34'49" WEST, 281.18 FEET ALONG SAID WEST LINE; THENCE SOUTH 14°25'11" EAST, 121.72 FEET ALONG SAID WEST LINE; THENCE SOUTH 27°20'19" EAST, 659.48 FEET ALONG SAID WEST LINE; THENCE SOUTH 35°59'09" EAST, 255.78 FEET ALONG SAID WEST LINE TO THE EAST LINE OF SAID SECTION 4; THENCE SOUTH 00°36'04" WEST, 1253.37 FEET ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.

CONTAINS 69.56 ACRES.

## SURVEYOR'S NOTES:

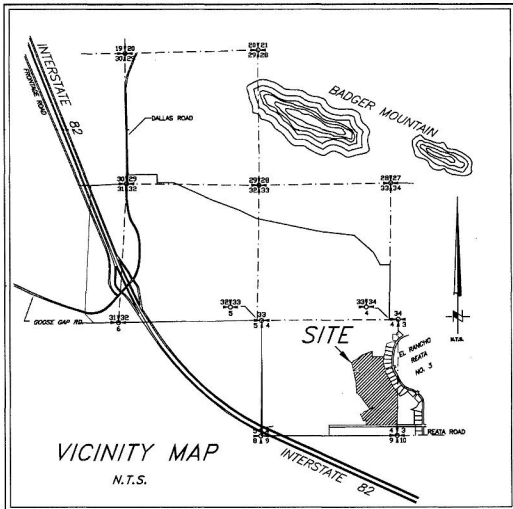
1. BASIS OF BEARING IS RECORD SURVEY NO. 3674 AS SHOWN IN VOLUME 1 OF SURVEYS, PAGE 3674, RECORDS OF BENTON COUNTY, WASHINGTON.
2. (M) = MEASURED (R) = RECORD (C) = COMPUTED (P) = PLAT
3. ○ = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "RSI-JAB 21384".
4. ● = DENOTES FOUND 5/8" REBAR "RSI-JAB 21384" PROPERTY CORNER OR MONUMENT AS NOTED.
5. ⊙ = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "RSI-JAB 21384" FLUSH IN ASPHALT FOR STREET MONUMENT.
6. EQUIPMENT AND PROCEDURES USED: TOPCON GTS 225 TOTAL STATION; CLOSED TRAVERSE AND RADIAL SURVEY METHODS UTILIZED, AND TWO TRIMBLE R-8 GPS RECEIVERS IN REAL TIME KINEMATIC MODE.

## COUNTY NOTES:

1. ADDRESS NUMBERS [NOTED IN BRACKETS] ARE SUBJECT TO CHANGE UNTIL THE EXACT LOCATION OF ACCESS ONTO THE LOT IS DETERMINED.
2. NO DRIVEWAY SHALL EXCEED A SLOPE OF 12%, UNLESS OTHERWISE APPROVED BY THE BENTON COUNTY FIRE MARSHALL. ALL LOTS MUST MAKE ADEQUATE PROVISION FOR SITE DRAINAGE AS APPROVED BY THE BENTON COUNTY BUILDING OFFICIAL.
3. PORTIONS OF THIS PLAT ARE LOCATED WITHIN A CRITICAL RESOURCE AREA CLASSIFIED AS GEOLOGICALLY HAZARDOUS (STEEP SLOPES AND LANDSLIDE). NO BUILDING PERMITS OR PAS PERMITS WILL BE ISSUED ON THESE AREAS UNTIL A DETERMINATION OF CONSISTENCY IS ISSUED FINDING THAT THE SITE AND DEVELOPMENT ARE ASSURED OF LONG TERM STABILITY AND STRUCTURAL INTEGRITY.
4. DEVELOPMENT ON SLOPES OF 15% OR GREATER WITHIN THIS PLAT MUST BE ENGINEERED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON AND SHOWING EXPERIENCE AND KNOWLEDGE IN THE PRACTICE OF SOILS MECHANICS, TO ENSURE SAFETY AND LONG TERM STRUCTURAL INTEGRITY ACCORDING TO THE GEOLOGIC CONDITIONS OF EACH LOT.
5. HILLSIDE DEVELOPMENT STANDARDS SHALL BE UTILIZED FOR LOT DESIGN IN THIS PLAT. AN ENGINEERED FOUNDATION PLAN MUST BE SUBMITTED FOR EACH LOT WITH A SLOPE OF 20% OR GREATER PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
6. THIS PLAT APPEARS TO HAVE SUITABLE CONDITIONS FOR THE USE OF ON-SITE SEWAGE DISPOSAL SYSTEMS. HOWEVER, BECAUSE OF THE NATURE OF TESTING METHODS USED, THE BENTON-FRANKLIN DISTRICT HEALTH DEPARTMENT HAS NO WAY OF DETERMINING WHETHER EACH LOT CAN COMPLY WITH BENTON-FRANKLIN DISTRICT HEALTH DEPARTMENT RULES AND REGULATIONS NUMBER 2 AT THE TIME OF PERMIT ISSUANCE. FURTHER BE ADVISED THE BENTON-FRANKLIN DISTRICT HEALTH DEPARTMENT'S APPROVAL OF ANY LOT WITHIN THIS PLAT FOR THE USE OF ON-SITE SEWAGE DISPOSAL SYSTEMS MAY BE CONTINGENT UPON THAT LOT PASSING ADDITIONAL SOIL INSPECTION, PERCOLATION TESTS, AND/OR OTHER REQUIREMENTS AT A LATER DATE.
7. TRACTS A AND B ARE DESIGNATED COMMON OPEN SPACE TRACTS. EACH LOT SHALL HAVE AN UNDIVIDED 1/78TH INTEREST IN TRACTS A AND B FOR TAX PURPOSES. THE REATA RIDGE HOMEOWNERS ASSOCIATION SHALL CONTROL AND MAINTAIN TRACTS A AND B.
8. THE TRAIL SHOWN ON TRACTS A AND B IS A COMMON FACILITY FOR PEDESTRIAN, BICYCLE AND EQUESTRIAN USE. THE REATA RIDGE HOMEOWNERS ASSOCIATION SHALL CONTROL AND MAINTAIN THE TRAIL.
9. TRACTS C AND D ARE OPEN SPACE TRACTS IN PRIVATE OWNERSHIP, OWNED BY NOR AM INVESTMENT, LLC. EXCEPT FOR THE RIGHTS GRANTED IN THE NATURAL DRAINAGE AND RUNOFF EASEMENT IDENTIFIED ON THE PLAT, THE OWNERS OF REATA RIDGE SHALL HAVE NO RIGHTS OR INTEREST IN TRACTS C AND D.
10. THE UTILITY EASEMENTS SHOWN ON THE PLAT ARE GRANTED TO THE POWER, TELEPHONE, CABLE, AND OTHER UTILITY PROVIDERS SERVING THE PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR OR REPLACE UTILITIES AND APPURTENANCES THERETO, FOR THE PURPOSE OF SERVING THE PLAT, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR SUCH PURPOSES.

## FINAL PLAT OF REATA RIDGE

PHASE 1A OF BADGER MOUNTAIN GOLF AND COUNTRY CLUB - A PLANNED DEVELOPMENT  
A PORTION OF THE EAST 1/2 OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M.  
BENTON COUNTY, WASHINGTON



| PLAT CLOSURE |          |            |            |         |         |         |         |  |  |
|--------------|----------|------------|------------|---------|---------|---------|---------|--|--|
| BEARING      | DISTANCE | COSINE     | SINE       | N       | S       | E       | W       |  |  |
| S89°48'06"W  | 1237.20  | 0.00346156 | 0.99999401 |         | 4.28    |         | 1237.19 |  |  |
| N44°48'06"E  | 28.28    | 0.70955024 | 0.70465485 | 20.07   |         | 19.93   |         |  |  |
| N00°11'54"W  | 170.34   | 0.99999401 | 0.00346156 | 170.34  |         |         | 0.59    |  |  |
| N00°39'11"W  | 8.89     | 0.99999504 | 0.01139772 |         | 8.89    |         | 0.10    |  |  |
| S45°52'01"W  | 113.02   | 0.40885703 | 0.91259845 |         | 46.21   |         | 103.14  |  |  |
| N28°08'58"W  | 222.74   | 0.92620362 | 0.37702369 | 206.30  |         |         | 83.98   |  |  |
| N30°31'08"E  | 60.00    | 0.86146179 | 0.50782239 | 51.69   |         |         | 30.47   |  |  |
| N59°28'52"E  | 130.74   | 0.50782239 | 0.86146179 | 66.39   |         | 112.63  |         |  |  |
| N12°28'00"E  | 29.26    | 0.97642176 | 0.21587159 | 28.57   |         | 6.32    |         |  |  |
| N61°18'57"E  | 80.14    | 0.47996109 | 0.87727884 | 38.47   |         | 70.31   |         |  |  |
| S77°10'55"E  | 27.45    | 0.22185578 | 0.97507949 |         | 6.09    | 26.77   |         |  |  |
| N59°28'52"E  | 100.08   | 0.50782239 | 0.86146179 | 50.82   |         | 86.22   |         |  |  |
| N67°52'58"E  | 184.10   | 0.37650275 | 0.92641550 | 69.31   |         | 170.55  |         |  |  |
| N32°29'25"E  | 27.17    | 0.83397947 | 0.55179548 | 22.66   |         | 14.99   |         |  |  |
| N09°18'14"W  | 25.87    | 0.98684475 | 0.16167080 | 25.53   |         |         | 4.18    |  |  |
| S69°51'46"W  | 155.92   | 0.34426970 | 0.93867080 |         | 53.68   |         | 146.39  |  |  |
| N35°58'19"W  | 574.34   | 0.80930471 | 0.58738904 | 464.82  |         |         | 337.36  |  |  |
| N45°27'32"W  | 231.15   | 0.70142086 | 0.71274735 | 162.13  |         |         | 164.75  |  |  |
| N03°05'17"W  | 382.47   | 0.99933601 | 0.03643538 | 382.22  |         |         | 13.94   |  |  |
| N11°52'29"W  | 810.12   | 0.97859986 | 0.20577247 | 792.78  |         |         | 166.70  |  |  |
| N40°22'11"E  | 81.33    | 0.76188070 | 0.64771738 | 61.96   |         | 52.68   |         |  |  |
| N59°15'52"E  | 190.27   | 0.51107641 | 0.85953528 | 97.24   |         | 163.54  |         |  |  |
| N50°44'01"E  | 230.12   | 0.63292681 | 0.77421163 | 145.63  |         | 178.16  |         |  |  |
| N69°05'30"E  | 431.02   | 0.35687387 | 0.93415528 | 153.82  |         | 402.64  |         |  |  |
| S04°05'05"E  | 232.64   | 0.99745981 | 0.07123148 |         | 232.05  |         | 16.37   |  |  |
| N86°41'06"E  | 7.12     | 0.06452747 | 0.99791593 | 0.46    |         | 7.11    |         |  |  |
| N86°41'06"E  | 7.94     | 0.05782539 | 0.99832671 | 0.46    |         | 7.93    |         |  |  |
| N42°47'14"E  | 27.74    | 0.73388137 | 0.67927766 | 20.36   |         | 18.84   |         |  |  |
| N88°53'21"E  | 60.00    | 0.01938648 | 0.99981206 | 1.16    |         | 59.99   |         |  |  |
| S01°15'32"E  | 6.31     | 0.99975863 | 0.02196599 |         | 6.31    | 0.14    |         |  |  |
| N88°35'35"E  | 362.73   | 0.02455335 | 0.99969852 | 8.91    |         | 362.62  |         |  |  |
| S10°57'23"W  | 221.21   | 0.98177213 | 0.19006177 |         | 217.18  |         | 42.04   |  |  |
| S14°25'11"E  | 271.69   | 0.96849750 | 0.24902328 |         | 263.13  |         | 67.66   |  |  |
| N75°34'49"E  | 281.18   | 0.24902328 | 0.96849750 |         | 70.02   |         | 272.32  |  |  |
| S14°25'11"E  | 60.00    | 0.96849750 | 0.24902328 |         | 58.11   |         | 14.34   |  |  |
| S75°34'49"E  | 281.18   | 0.24902328 | 0.96849750 |         | 70.02   |         | 272.32  |  |  |
| S14°25'11"E  | 121.72   | 0.96849750 | 0.24902328 |         | 117.89  |         | 30.31   |  |  |
| S27°20'19"E  | 659.48   | 0.88830795 | 0.45924828 |         | 585.82  |         | 302.87  |  |  |
| S35°59'09"E  | 255.78   | 0.80916230 | 0.58758520 |         | 206.97  |         | 150.29  |  |  |
| S00°36'04"W  | 1253.37  | 0.99994497 | 0.01049118 |         | 1253.30 |         | 13.15   |  |  |
|              |          |            |            | 3121.03 | 3121.04 | 2616.33 | 2616.30 |  |  |

## OWNER'S CERTIFICATE/DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE ALL PARTIES HAVING OWNERSHIP INTEREST IN THE TRACT OF LAND DESCRIBED HEREON, HAVE GIVEN OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AND ROADS AS SHOWN HEREON UNDER THE NAME REATA RIDGE; DO HEREBY GRANT ALL EASEMENTS SHOWN HEREON FOR THE USES SHOWN THEREON; DO HEREBY DEDICATE ALL ROAD RIGHT OF WAYS TO THE PUBLIC; AND DO HEREBY WAIVE ON BEHALF OF OURSELVES AND OUR SUCCESSORS IN INTEREST, ALL CLAIMS FOR DAMAGE AGAINST BENTON COUNTY OR ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY OCCASIONED TO THE LAND ADJACENT TO SUCH DEDICATED ROAD RIGHT OF WAYS BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROAD RIGHT OF WAYS.

Michael H. Sand  
AUTHORIZED REPRESENTATIVE:  
TIMBERLAND SERVICE CORPORATION, INC.

James J. White  
AUTHORIZED REPRESENTATIVE:  
NOR AM INVESTMENT, LLC  
AS OWNER OF TRACTS C AND D ONLY

## ACKNOWLEDGMENT

STATE OF Washington  
COUNTY OF Benton } S.S.

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF February, 2010, PERSONALLY APPEARED BEFORE ME, Michael A. Ward, AUTHORIZED REPRESENTATIVE OF TIMBERLAND SERVICE CORPORATION, INC., TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING "OWNERS CERTIFICATE" AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR VOLUNTARY ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Dawn Celeste Ketter  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Boz, WA

MY COMMISSION EXPIRES: 11/20/2013



## ACKNOWLEDGMENT

STATE OF Washington  
COUNTY OF Benton } S.S.

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF February, 2010, PERSONALLY APPEARED BEFORE ME, LAURENCE J. WATTS, AUTHORIZED REPRESENTATIVE OF NOR AM INVESTMENT, LLC, TO ME KNOWN TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING "OWNERS CERTIFICATE" AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR VOLUNTARY ACT AND DEED. IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Dawn Celeste Ketter  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Boz, WA

MY COMMISSION EXPIRES: 11/20/2013



## COUNTY OF BENTON APPROVALS

THE ANNEXED PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF BENTON, STATE OF WASHINGTON.

W. Howe  
BENTON COUNTY ENGINEER

3-12-10  
DATE

Barbara Wagner by Peggy Yahne  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

3-22-10  
DATE

Barbara Wagner by Peggy Yahne  
CHAIRMAN, BENTON COUNTY PLANNING COMMISSION

3/9/2010  
DATE

Barbara Wagner by Peggy Yahne  
BENTON COUNTY ASSESSOR 1-0488-100-0002-005 ptn, 1-0488-400-0001-002 a/c, 1-0488-400-0001-001 ptn.  
**CITY OF RICHLAND APPROVAL**

Refused to sign. See file: PD 94-1  
CHAIRMAN: CITY OF RICHLAND PLANNING COMMISSION

2-24-2010  
DATE

## UTILITY APPROVALS

THE UTILITY EASEMENTS SHOWN HEREON ARE APPROVED BY THE UTILITIES:

Paul England  
BENTON COUNTY, U.D. NO. 1

field engineer  
TITLE  
2-24-10  
DATE

Maui C. Maton  
VERIZON

VE ENGINEER  
TITLE  
2/24/10  
DATE

## IRRIGATION APPROVALS

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE BADGER MOUNTAIN IRRIGATION DISTRICT AND THAT THIS PROPERTY IS CLASSIFIED AS IRRIGABLE LAND AND IS ENTITLED TO IRRIGATION WATER UNDER THE EXISTING OPERATING RULES AND REGULATIONS OF THIS DISTRICT. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310 AND THAT THE IRRIGATION ASSESSMENTS HAVE BEEN PAID TO AND INCLUDING THE YEAR 20 10.

Brian Blumstein  
BADGER MOUNTAIN IRRIGATION DISTRICT

24 Feb 2010  
DATE

## TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20 10.

Dr. Duane A. Davidson by Tori Atkinson  
BENTON COUNTY TREASURER  
1-0488-100-0002-005 ptn, 1-0488-400-0001-002 a/c, 1-0488-400-0001-001 ptn  
3/15/2010  
DATE

## AUDITOR'S CERTIFICATE

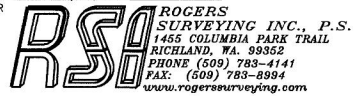
FILED FOR RECORD AT THE REQUEST OF TIMBERLAND SERVICE CORPORATION, INC.; RECORDED IN VOLUME 15 OF PLATS,

PAGE 389, RECORDS OF BENTON COUNTY, WASHINGTON, AT 56 MINUTES PAST 11A M., THIS 22

DAY OF March, 20 10 A.D.

Brenda Chilton by Lucille  
BENTON COUNTY AUDITOR

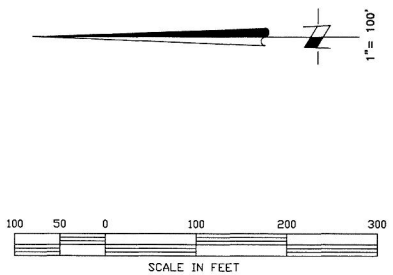
2010-007411  
FEE NUMBER



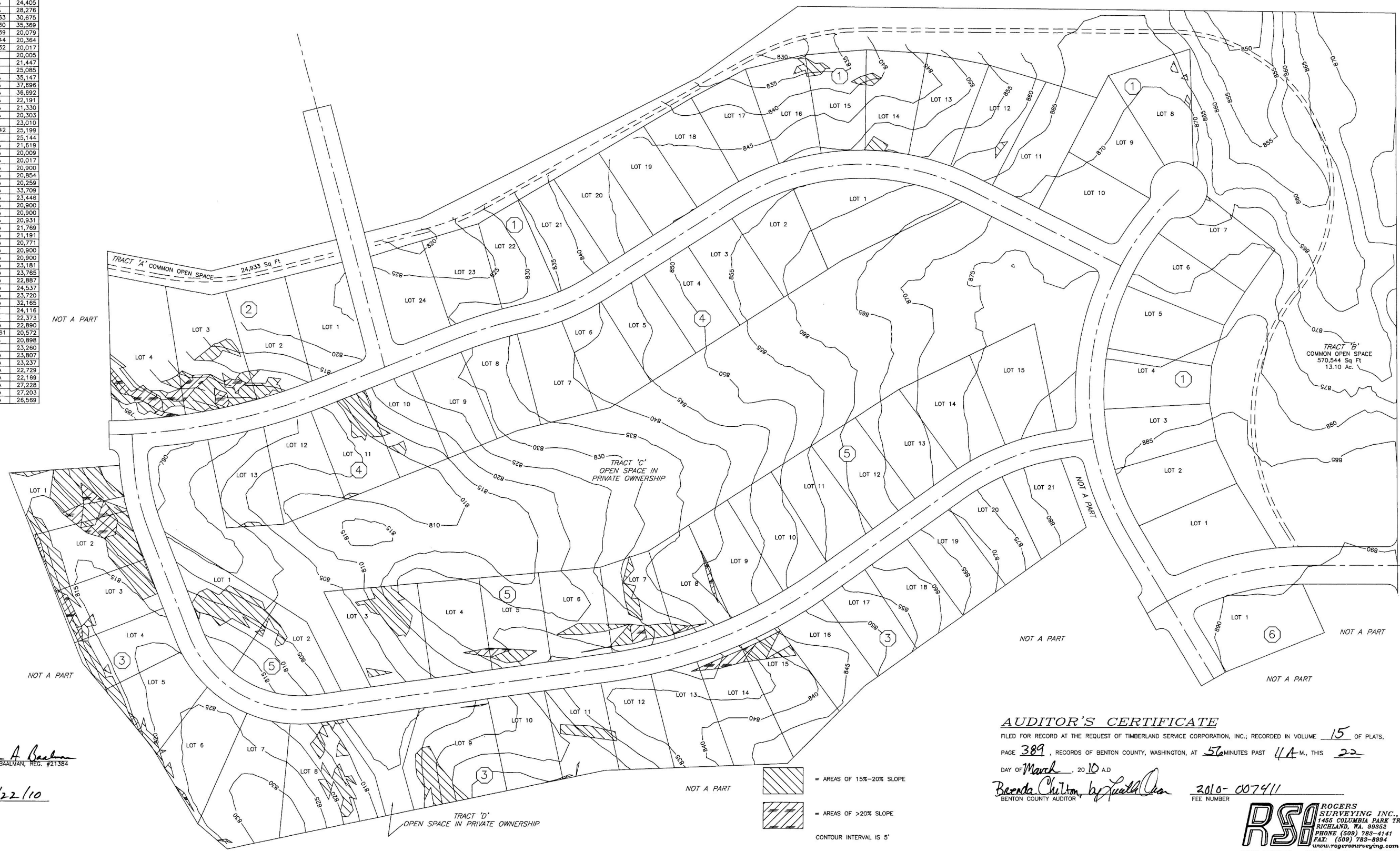
14207-PLAT.DWG REV: 1-20-10 SHEET 2 OF 3



| LOT AREA TABLE |     |               |               |             |
|----------------|-----|---------------|---------------|-------------|
| BLOCK          | LOT | GROSS SQ. FT. | EASEMENT AREA | NET SQ. FT. |
| 1              | 1   | 30,646        | 3,465         | 27,181      |
| 1              | 2   | 26,064        | 1,302         | 24,762      |
| 1              | 3   | 23,468        | 1,297         | 22,171      |
| 1              | 4   | 23,435        | 1,297         | 22,138      |
| 1              | 5   | 25,774        | 1,392         | 24,382      |
| 1              | 6   | 23,684        | 1,292         | 22,392      |
| 1              | 7   | 23,170        | 1,379         | 21,791      |
| 1              | 8   | 26,905        | 658           | 26,247      |
| 1              | 9   | 24,431        | 837           | 23,594      |
| 1              | 10  | 24,397        | 2,913         | 21,484      |
| 1              | 11  | 28,216        | 1,100         | 27,116      |
| 1              | 12  | 26,220        | 975           | 25,245      |
| 1              | 13  | 24,682        | 925           | 23,757      |
| 1              | 14  | 23,789        | 929           | 22,860      |
| 1              | 15  | 23,369        | 930           | 22,439      |
| 1              | 16  | 23,249        | 927           | 22,322      |
| 1              | 17  | 22,893        | 936           | 21,957      |
| 1              | 18  | 22,512        | 1,038         | 21,474      |
| 1              | 19  | 22,889        | 1,100         | 21,789      |
| 1              | 20  | 23,301        | 1,100         | 22,201      |
| 1              | 21  | 22,533        | 1,218         | 21,315      |
| 1              | 22  | 22,181        | 1,234         | 20,947      |
| 1              | 23  | 22,637        | 1,150         | 21,487      |
| 1              | 24  | 23,282        | 3,092         | 20,190      |
| 2              | 1   | 27,658        | 3,253         | 24,405      |
| 2              | 2   | 29,500        | 1,224         | 28,276      |
| 2              | 3   | 34,964        | 1,528         | 33,436      |
| 2              | 4   | 40,448        | 1,549         | 38,899      |
| 3              | 1   | 25,622        | 991           | 24,631      |
| 3              | 2   | 23,928        | 1,106         | 22,822      |
| 3              | 3   | 22,550        | 1,101         | 21,449      |
| 3              | 4   | 21,021        | 1,005         | 20,016      |
| 3              | 5   | 22,779        | 956           | 21,823      |
| 3              | 6   | 26,328        | 1,014         | 25,314      |
| 3              | 7   | 36,103        | 956           | 35,147      |
| 3              | 8   | 38,715        | 1,019         | 37,696      |
| 3              | 9   | 38,164        | 1,472         | 36,692      |
| 3              | 10  | 23,394        | 1,203         | 22,191      |
| 3              | 11  | 22,533        | 1,203         | 21,330      |
| 3              | 12  | 21,506        | 1,069         | 20,437      |
| 3              | 13  | 24,064        | 1,003         | 23,061      |
| 3              | 14  | 28,031        | 990           | 27,041      |
| 3              | 15  | 26,328        | 877           | 25,451      |
| 3              | 16  | 22,722        | 1,103         | 21,619      |
| 3              | 17  | 21,107        | 1,098         | 20,009      |
| 3              | 18  | 23,020        | 3,003         | 20,017      |
| 3              | 19  | 22,000        | 1,100         | 20,900      |
| 3              | 20  | 22,147        | 1,293         | 20,854      |
| 3              | 21  | 21,547        | 1,288         | 20,259      |
| 4              | 1   | 37,275        | 3,566         | 33,709      |
| 4              | 2   | 24,878        | 1,432         | 23,446      |
| 4              | 3   | 22,000        | 1,100         | 20,900      |
| 4              | 4   | 22,000        | 1,100         | 20,900      |
| 4              | 5   | 22,008        | 1,077         | 20,931      |
| 4              | 6   | 22,708        | 939           | 21,769      |
| 4              | 7   | 22,171        | 980           | 21,191      |
| 4              | 8   | 22,007        | 1,236         | 20,771      |
| 4              | 9   | 22,000        | 1,100         | 20,900      |
| 4              | 10  | 22,000        | 1,100         | 20,900      |
| 4              | 11  | 24,378        | 1,197         | 23,181      |
| 4              | 12  | 24,821        | 1,056         | 23,765      |
| 4              | 13  | 24,088        | 1,201         | 22,887      |
| 5              | 1   | 27,765        | 3,228         | 24,537      |
| 5              | 2   | 26,083        | 2,363         | 23,720      |
| 5              | 3   | 33,446        | 1,281         | 32,165      |
| 5              | 4   | 25,953        | 1,300         | 24,653      |
| 5              | 5   | 24,107        | 1,250         | 22,857      |
| 5              | 6   | 24,190        | 1,300         | 22,890      |
| 5              | 7   | 22,976        | 1,343         | 21,633      |
| 5              | 8   | 22,973        | 1,237         | 21,736      |
| 5              | 9   | 24,642        | 1,243         | 23,399      |
| 5              | 10  | 24,909        | 1,102         | 23,807      |
| 5              | 11  | 24,426        | 1,189         | 23,237      |
| 5              | 12  | 23,829        | 1,100         | 22,729      |
| 5              | 13  | 23,259        | 1,100         | 22,159      |
| 5              | 14  | 28,368        | 1,140         | 27,228      |
| 5              | 15  | 28,331        | 1,128         | 27,203      |
| 6              | 1   | 32,177        | 5,608         | 26,569      |



FINAL PLAT OF  
**REATA RIDGE**  
PHASE 1A OF BADGER MOUNTAIN GOLF AND COUNTRY CLUB - A PLANNED DEVELOPMENT  
A PORTION OF THE EAST 1/2 OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M.  
BENTON COUNTY, WASHINGTON



*John A. Baalman*  
JOHN A. BAALMAN, REG. #21584  
DATE 3/22/10

NOT A PART  
= AREAS OF 15%-20% SLOPE  
= AREAS OF >20% SLOPE  
CONTOUR INTERVAL IS 5'

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD AT THE REQUEST OF TIMBERLAND SERVICE CORPORATION, INC.; RECORDED IN VOLUME 15 OF PLATS,  
PAGE 389, RECORDS OF BENTON COUNTY, WASHINGTON, AT 57 MINUTES PAST 11 A.M., THIS 22  
DAY OF March, 2010 A.D.  
*Brenda Chilton*  
BENTON COUNTY AUDITOR  
FEE NUMBER 2010-007411

**RSI** ROGERS SURVEYING INC., P.S.  
1465 COLUMBIA PARK TRAIL  
RICHLAND, WA. 98852  
PHONE (509) 783-4141  
FAX: (509) 783-8894  
www.rogerssurveying.com  
14207-PLAT.DWG REV: 1-20-10 SHEET 3 OF 3

**After Recording Please Return To:**

Loren D. Combs

VSI Law Group, PLLC

3600 Port of Tacoma Road, Suite 311

Tacoma, WA 98424

EXCISE TAX NOT REQUIRED  
BENTON COUNTY EXCISE TAX DIVISION  
BY *[Signature]* 1/8/10 DEPUTY  
*Easement*

CHICAGO TITLE INSURANCE

MISC-10-012**STORM WATER EASEMENT AND  
JOINT MAINTENANCE AND AGREEMENT****Grantor:** NOR AM INVESTMENT, LLC**Grantee:** TIMBERLAND SERVICE CORPORATION**Abbreviated Legal Description:** Ptn E ½ of Sec. 4, T. 8 N, R 28 E, W.M., complete legal description is set forth in Exhibit A attached hereto.**Tax Parcel No.:** 104881000002001

1. **Date and Parties.** THIS STORM WATER EASEMENT AND JOINT MAINTENANCE AGREEMENT ("AGREEMENT"), is dated, for reference purposes only, the \_\_\_\_ day of November, 2009, and is made and entered into by and between Nor Am Investment, LLC, a Washington limited liability company (Nor Am") and Timberland Service Corporation ("Timberland").

2. **Recitals.**

2.1 Nor Am owns the property legally described in Exhibit A, attached hereto (the "Property").

2.2 Timberland owns the property legally described in Exhibit B attached hereto, commonly known as the plat of Reata Ridge ("Reata Ridge").

2.3 The parties desire to grant a nonexclusive easement over, under, upon and across the Property for the benefit of Reata Ridge for conveyance of stormwater and for the construction, maintenance, inspection and repair of storm water conveyance and retention pond

facilities and related appurtenances ("Storm Water Facilities") on the terms and conditions set forth in this Agreement.

3. Grant of Easement. Nor Am grants to Timberland, its successors and assigns, for the benefit of the property legally described in Exhibit B attached hereto, commonly known as Reata Ridge, a perpetual nonexclusive easement for conveyance of storm water and for the construction, maintenance, inspection and repair of Storm Water Facilities, over, under, upon, and across the property legally described in Exhibit A, attached hereto, together with a right of immediate entry and continued access for such purposes.

4. Cost of Construction and Maintenance. The owner(s) of Reata Ridge shall be responsible for all costs and expenses for the construction of the Storm Water Facilities on the Property to service the Reata Ridge subdivision. Nor Am reserves the right to modify or expand the Storm Water Facilities on the Property at any time, at Nor Am's cost and expense, to serve any property owned by Nor Am. Except as provided in paragraphs 5 and 6 of this Agreement, each party to this Agreement shall pay a pro-rata portion of the costs to maintain or repair the Storm Water Facilities on the Property based upon the percentage of the Storm Water Facilities attributable to the party's respective property.

5. Responsibility for Maintenance. The owner(s) of Reata Ridge shall have primary responsibility for repair and maintenance of the Storm Water Facilities. The Storm Water Facilities shall be maintained in accordance with all applicable storm water regulations. If the owner(s) of Reata Ridge fail to maintain the Storm Water Facilities as required by this Agreement, Nor Am may, upon thirty (30) days written notice, perform the necessary maintenance at the cost and expense of the owner(s) of Reata Ridge.

6. Extraordinary Use—Costs. In the event damage to the Storm Water Facilities, other than reasonable wear and tear, is attributable to one of the parties, that party shall have the obligation to repair such damage and to restore the Storm Water Facilities to the condition existing prior to such use at such party's sole cost and expense.

7. Attorneys Fees and Expenses. In the event any party to this Agreement brings a lawsuit to enforce or defend any rights herein, the prevailing party shall be awarded all costs and expenses and reasonable attorneys' fees.

8. Covenant Running with the Land. This Agreement and all of the terms and provisions set forth herein shall run with the land and inure to the benefit of and be binding upon the parties, their heirs, successors, legal representatives and assigns.

9. Hold Harmless. This Agreement is solely for the benefit of the parties hereto and gives no right to any other party. No joint venture or partnership is formed as a result of this Agreement. Each party hereto agrees to be responsible and assumes liability for its own

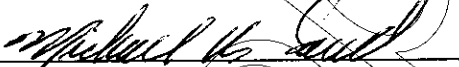


negligent acts or omissions, and those of its officers, agents, or employees to the fullest extent permitted by law, and agrees to save, indemnify, defend, and hold the other party harmless from any such liability including reasonable attorney fees. In the case of negligence of both parties, any damages allowed shall be levied in proportion to the percentage of negligence attributable to each party.

NOR AM Investment, LLC

Timberland Service Corporation

By:   
Geoffrey T. Clark, President-COO

By:   
Michael Sand, President and CEO

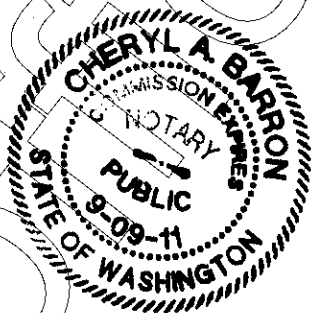
STATE OF WASHINGTON )

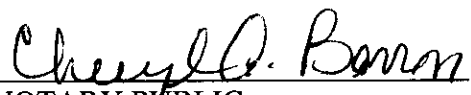
County of Benton )

ss.

I certify that I know or have satisfactory evidence that Geoffrey T. Clark is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath, stated that he was authorized to execute the instrument and acknowledged it as the president and chief operating officer of NOR Am Investment, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 1-7-2010



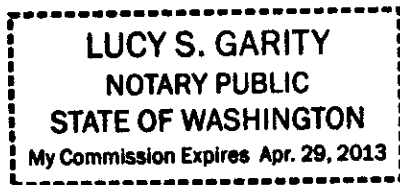
  
NOTARY PUBLIC  
Print Name: Cheryl A. Barron  
My appointment expires: 9-9-2011

STATE OF WASHINGTON )

County of Grays Harbor SS.

I certify that I know or have satisfactory evidence that Michael Sand is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath, stated that he was authorized to execute the instrument and acknowledged it as the president and chief executive officer of Timberland Service Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: November 5, 2009



Lucy S. Garity  
NOTARY PUBLIC  
Print Name: Lucy S. Garity  
My appointment expires: April 29, 2013

**EXHIBIT A**  
**LEGAL DESCRIPTION**

REAL PROPERTY LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 00°36'04" EAST, 3550.85 FEET TO A POINT, SAID POINT BEARS SOUTH 00°36'04" WEST, 1038.30 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 89°23'56" WEST, 607.88 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 14°00'00" WEST 140.35 FEET; THENCE NORTH 58°00'00" WEST, 85.24 FEET; THENCE SOUTH 45°00'00" WEST, 214.60 FEET; THENCE SOUTH 51°00'00" EAST, 199.63 FEET; THENCE SOUTH 19°00'00" WEST, 144.91 FEET; THENCE SOUTH 40°00'00" WEST, 231.55 FEET; TO A POINT ON A 1220.00 FEET RADIUS CURVE, CONCAVE TO THE EAST, WHOSE CENTER BEARS SOUTH 89°51'08" EAST; THENCE SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 33.10 FEET, THROUGH AN INCLUDED ANGLE OF 1°33'17", AROUND A LONG CHORD BEARING SOUTH 00°37'47" EAST 33.10 FEET; THENCE NORTH 88°35'35" EAST, 51.26 FEET; THENCE NORTH 40°00'00" EAST 233.89 FEET; THENCE NORTH 19°00'00" EAST, 144.00 FEET; THENCE SOUTH 71°00'00" EAST, 12.90 FEET; THENCE NORTH 60°00'00" EAST, 29.56 FEET; THENCE NORTH 06°00'00" EAST, 117.00 FEET TO THE TRUE POINT OF BEGINNING.


$$1'' = 60'$$

01/08/2010 03:16:32 PM

**EXHIBIT B****Tax Parcel No. 104884000001002**

REAL PROPERTY LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH  $00^{\circ}36'04''$  EAST, 420.04 FEET ALONG THE EAST LINE OF SAID SECTION 4 TO THE NORTH LINE OF REATA ROAD AND TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH  $89^{\circ}48'06''$  WEST, 1237.20 FEET ALONG THE NORTH LINE OF SAID REATA ROAD TO A POINT OF CUSP WITH A 20.00 FEET RADIUS CURVE (RADIUS POINT BEARS NORTH  $00^{\circ}11'54''$  WEST); THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'00''$ ; THENCE NORTH  $00^{\circ}11'54''$  WEST, 170.34 FEET TO THE BEGINNING OF A 560.00 FEET RADIUS CURVE CONCAVE TO THE WEST;; THENCE NORTHWESTERLY, 8.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $00^{\circ}54'33''$ ; THENCE SOUTH  $65^{\circ}52'01''$  WEST, 113.02 FEET; THENCE NORTH  $22^{\circ}08'58''$  WEST, 222.74 FEET; THENCE NORTH  $30^{\circ}31'08''$  WEST, 60.00 FEET; THENCE NORTH  $59^{\circ}28'52''$  EAST, 130.74 FEET TO THE BEGINNING OF A 20.00 FEET RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY, 32.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $94^{\circ}01'44''$ ; THENCE NORTH  $61^{\circ}18'57''$  EAST, 80.14 FEET TO THE BEGINNING OF A 20.00 FEET NON-TANGENT CURVE (RADIUS POINT BEARS NORTH  $56^{\circ}09'17''$  EAST); THENCE SOUTHEASTERLY, 30.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $86^{\circ}40'25''$ ; THENCE NORTH  $59^{\circ}28'52''$  EAST, 100.08 FEET TO THE BEGINNING OF A 630.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE EASTERLY, 184.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $16^{\circ}48'12''$  TO A POINT OF REVERSE CURVATURE WITH A 20.00 FEET RADIUS CURVE; THENCE NORTHEASTERLY, 29.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $85^{\circ}35'18''$  THENCE NORTH  $09^{\circ}18'14''$  WEST, 25.87 FEET; THENCE SOUTH  $69^{\circ}51'46''$  WEST, 155.92 FEET; THENCE NORTH  $35^{\circ}58'19''$  WEST, 574.34 FEET; THENCE NORTH  $45^{\circ}27'32''$  WEST, 231.15 FEET; THENCE NORTH  $02^{\circ}05'17''$  WEST, 382.47 FEET; THENCE NORTH  $11^{\circ}52'29''$  WEST, 810.12 FEET; THENCE NORTH  $40^{\circ}22'11''$  EAST, 81.33 FEET; THENCE NORTH  $59^{\circ}15'52''$  EAST, 190.27 FEET; THENCE NORTH  $50^{\circ}44'01''$  EAST, 230.12 FEET; THENCE NORTH  $69^{\circ}05'30''$  EAST, 431.02 FEET; THENCE SOUTH  $04^{\circ}05'05''$  EAST, 232.64 FEET TO A POINT ON THE ARC OF A 530.00 FEET RADIUS NON-TANGENT CURVE (RADIUS POINT BEARS SOUTH  $04^{\circ}05'05''$  EAST); THENCE EASTERLY, 7.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $00^{\circ}46'11''$ ; THENCE NORTH  $86^{\circ}41'06''$  EAST, 7.94 FEET TO THE BEGINNING OF A 20.00 FEET RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY, 30.65 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $87^{\circ}47'45''$ ; THENCE NORTH  $88^{\circ}53'21''$  EAST, 60.00 FEET; THENCE SOUTH  $01^{\circ}15'32''$  EAST, 6.31 FEET; THENCE NORTH  $88^{\circ}35'35''$  EAST, 362.73 FEET TO A POINT ON THE WEST LINE OF THE PLAT OF EL RANCHO REATA NO. 3 AS RECORDED IN VOLUME 12 OF PLATS, PAGE 42 RECORDS OF BENTON COUNTY; THENCE SOUTH  $10^{\circ}57'23''$  WEST, 221.21 FEET ALONG SAID WEST LINE; THENCE SOUTH  $14^{\circ}25'11''$  EAST, 271.69 FEET ALONG SAID WEST LINE; THENCE NORTH  $75^{\circ}34'49''$  EAST, 281.18 FEET ALONG SAID WEST LINE; THENCE SOUTH  $14^{\circ}25'11''$  EAST, 60.00 FEET ALONG SAID WEST LINE; THENCE SOUTH  $75^{\circ}34'49''$  WEST, 281.18 FEET ALONG SAID WEST LINE; THENCE SOUTH  $14^{\circ}25'11''$  EAST, 121.72 FEET ALONG SAID WEST LINE; THENCE SOUTH  $27^{\circ}20'19''$  EAST, 659.48 FEET ALONG SAID WEST LINE; THENCE SOUTH  $35^{\circ}59'09''$  EAST, 255.78 FEET ALONG SAID WEST LINE TO THE EAST LINE OF SAID SECTION 4; THENCE SOUTH  $00^{\circ}36'04''$  WEST,

1253.37 FEET ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT;

REAL PROPERTY LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH  $00^{\circ}36'04''$  EAST, 420.04 FEET ALONG THE EAST LINE OF SAID SECTION 4 TO THE NORTH LINE OF REATA ROAD; THENCE SOUTH  $89^{\circ}48'06''$  WEST, 1177.20 FEET ALONG THE NORTH LINE OF SAID REATA ROAD; THENCE NORTH  $00^{\circ}11'54''$  WEST, 190.34 FEET TO THE BEGINNING OF A 600.00 FEET RADIUS CURVE, CONCAVE TO THE WEST; THENCE NORTHERLY 305.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $29^{\circ}10'08''$ ; THENCE NORTH  $59^{\circ}28'52''$  EAST, 158.88 FEET TO THE BEGINNING OF A 600.00 FEET RADIUS CURVE, CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY 268.36 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $25^{\circ}37'36''$ ; THENCE NORTH  $4^{\circ}53'32''$  WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING;

SAID TRUE POINT OF BEGINNING BEING THE BEGINNING OF A 20.00 FEET RADIUS NON-TANGENT CURVE (RADIUS POINT BEARS NORTH  $4^{\circ}53'32''$  WEST); THENCE NORTHERLY 29.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $85^{\circ}35'18''$ ; THENCE NORTH  $9^{\circ}18'14''$  WEST, 24.67 FEET; THENCE NORTH  $78^{\circ}31'32''$  EAST, 233.98 FEET; THENCE NORTH  $26^{\circ}21'57''$  WEST, 317.26 FEET; THENCE NORTH  $33^{\circ}18'10''$  WEST 628.76 FEET; THENCE NORTH  $18^{\circ}50'48''$  WEST, 107.98 FEET; THENCE NORTH  $5^{\circ}07'57''$  WEST, 582.21 FEET; THENCE SOUTH  $63^{\circ}41'44''$  WEST, 224.69 FEET; THENCE NORTH  $8^{\circ}10'32''$  WEST, 63.13 FEET; THENCE NORTH  $63^{\circ}41'44''$  EAST, 163.59 FEET; THENCE NORTH  $32^{\circ}40'36''$  EAST, 354.99 FEET; THENCE NORTH  $69^{\circ}05'30''$  EAST, 11.73 FEET TO THE BEGINNING OF A 470.00 FEET RADIUS CURVE, CONCAVE TO THE SOUTH; THENCE EASTERLY 144.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $17^{\circ}35'36''$ ; THENCE NORTH  $86^{\circ}41'06''$  EAST, 7.94 FEET TO THE BEGINNING OF A 20.00 FEET RADIUS CURVE, CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY 30.65 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $87^{\circ}47'45''$ ; THENCE SOUTH  $05^{\circ}52'13''$  EAST, 15.69 FEET TO THE BEGINNING OF A 1280.00 FEET RADIUS CURVE, CONCAVE TO THE EAST; THENCE SOUTHERLY 93.28 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $4^{\circ}10'32''$ ; THENCE SOUTH  $78^{\circ}15'36''$  WEST, 191.81 FEET; THENCE SOUTH  $3^{\circ}42'49''$  EAST, 121.19 FEET; THENCE SOUTH  $22^{\circ}11'28''$  EAST, 528.77 FEET; THENCE SOUTH  $14^{\circ}12'27''$  EAST, 201.07 FEET; THENCE SOUTH  $32^{\circ}55'35''$  EAST, 580.83 FEET; THENCE SOUTH  $26^{\circ}25'23''$  EAST, 281.04 FEET TO THE BEGINNING OF A 470.00 FEET RADIUS NON-TANGENT CURVE (RADIUS POINT BEARS NORTH  $63^{\circ}22'24''$  WEST); THENCE SOUTHWESTERLY 4.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $00^{\circ}30'50''$ ; THENCE SOUTH  $27^{\circ}08'26''$  WEST, 306.07 FEET TO THE BEGINNING OF A 20.00 FEET RADIUS CURVE, CONCAVE TO THE NORTH; THENCE WESTERLY 29.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $85^{\circ}35'18''$  TO A POINT OF REVERSE CURVATURE WITH A 630.00 FEET RADIUS CURVE, CONCAVE TO THE SOUTH; THENCE WESTERLY 303.71 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $27^{\circ}37'16''$  TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF:

REAL PROPERTY LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIA, BENTON COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH  $00^{\circ}36'04''$  EAST, 420.04 FEET ALONG THE EAST LINE OF SAID SECTION 4 TO THE NORTH LINE OF REATA ROAD; THENCE SOUTH  $89^{\circ}48'06''$  WEST, 1237.20 FEET ALONG THE NORTH LINE OF SAID REATA ROAD TO A POINT OF CUSP WITH A 20.00 FEET RADIUS CURVE (RADIUS POINT BEARS NORTH  $00^{\circ}11'54''$  WEST); THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'00''$ ; THENCE NORTH  $00^{\circ}11'54''$  WEST, 170.34 FEET TO THE BEGINNING OF A 560.00 FEET RADIUS CURVE CONCAVE TO THE WEST; THENCE NORTHWESTERLY, 8.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $00^{\circ}54'33''$ ; THENCE SOUTH  $65^{\circ}52'01''$  WEST, 113.02 FEET; THENCE NORTH  $22^{\circ}08'58''$  WEST, 222.74 FEET; THENCE NORTH  $30^{\circ}31'08''$  WEST, 60.00 FEET; THENCE NORTH  $59^{\circ}28'52''$  EAST, 130.74 FEET TO THE BEGINNING OF A 20.00 FEET RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY, 32.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $94^{\circ}01'44''$ ; THENCE NORTH  $61^{\circ}18'57''$  EAST, 80.14 FEET TO THE BEGINNING OF A 20.00 FEET RADIUS NON-TANGENT CURVE (RADIUS POINT BEARS NORTH  $56^{\circ}09'17''$  EAST); THENCE SOUTHEASTERLY, 30.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $86^{\circ}40'25''$ ; THENCE NORTH  $59^{\circ}28'52''$  EAST, 100.08 FEET TO THE BEGINNING OF A 630.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE EASTERLY, 184.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $16^{\circ}48'12''$  TO A POINT OF REVERSE CURVATURE WITH A 20.00 FEET RADIUS CURVE; THENCE NORTHEASTERLY, 29.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $85^{\circ}35'18''$  THENCE NORTH  $09^{\circ}18'14''$  WEST, 25.87 FEET; THENCE SOUTH  $69^{\circ}51'46''$  WEST, 155.92 FEET; THENCE NORTH  $35^{\circ}58'19''$  WEST, 574.34 FEET; THENCE NORTH  $45^{\circ}27'32''$  WEST, 231.15 FEET; THENCE NORTH  $02^{\circ}05'17''$  WEST, 382.47 FEET; THENCE NORTH  $11^{\circ}52'29''$  WEST, 410.55 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH  $74^{\circ}49'05''$  EAST 92.20 FEET; THENCE SOUTH  $74^{\circ}27'54''$  EAST 130.79 FEET; THENCE NORTH  $08^{\circ}10'32''$  WEST 175.00 FEET; THENCE SOUTH  $55^{\circ}30'19''$  WEST 141.77 FEET; THENCE SOUTH  $74^{\circ}49'05''$  WEST 88.74 FEET; THENCE SOUTH  $11^{\circ}52'29''$  EAST 60.10 FEET TO THE TRUE POINT OF BEGINNING.





July 13, 2015

Mr. Rick Simon  
Development Services Manager  
City of Richland  
505 Swift Blvd  
Richland, WA 99352

Project: Sunshine Ridge Plat, AHBL No. 2150200.10  
Subject: LUDR Road Standards - Deviation Request

Dear Rick:

On behalf of the property owner of the proposed Sunshine Ridge Plat, we respectfully request approval to deviate from the road standards outlined in the Badger Mountain South Master Plan Community Land Use and Development Regulations (LUDR).

Our proposal is to construct a 24 foot asphalt road with 3 foot gravel shoulders, and open drainage within the Sunshine Ridge Plat (see attached exhibit), which deviates from Section 6.F of the LUDR, requiring that a local street have curb, gutter and sidewalk. The plat of Sunshine Ridge is a small project (7 lots) on the edge of Badger Mountain South. It is within an isolated portion of "South Orchard" in the BMS-NE (Neighborhood Edge) district. The project is unique in that it is an extension of Reata Ridge and does not connect to other areas of Badger Mountain South. The proposed roadway section ends in a cul-de-sac and will match what was constructed in Reata Ridge. The open drainage will allow stormwater to infiltrate and the grassy swale will provide an LID benefit to the community.

The granting of this deviation will not cause any undue maintenance or safety issues, but will maintain the nature and overall character of this area of Badger Mountain South. If you have any questions or need additional information to grant this deviation, please contact me at (253) 383-2422.

Sincerely,

J. Matthew Weber, PE  
Principal

JMW/lk

Enclosure

*Civil Engineers*

*Structural Engineers*

*Landscape Architects*

*Community Planners*

*Land Surveyors*

*Neighbors*

*TACOMA*

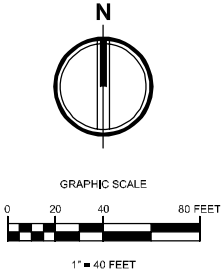
2215 North 30th Street  
Suite 300

Tacoma, WA 98403-3350  
253.383.2422 TEL

[www.ahbl.com](http://www.ahbl.com)



Know what's below.  
Call before you dig.

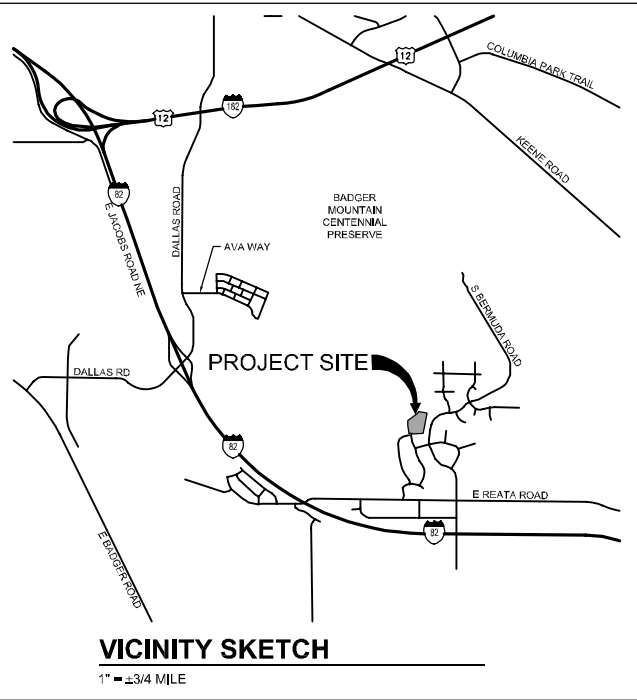
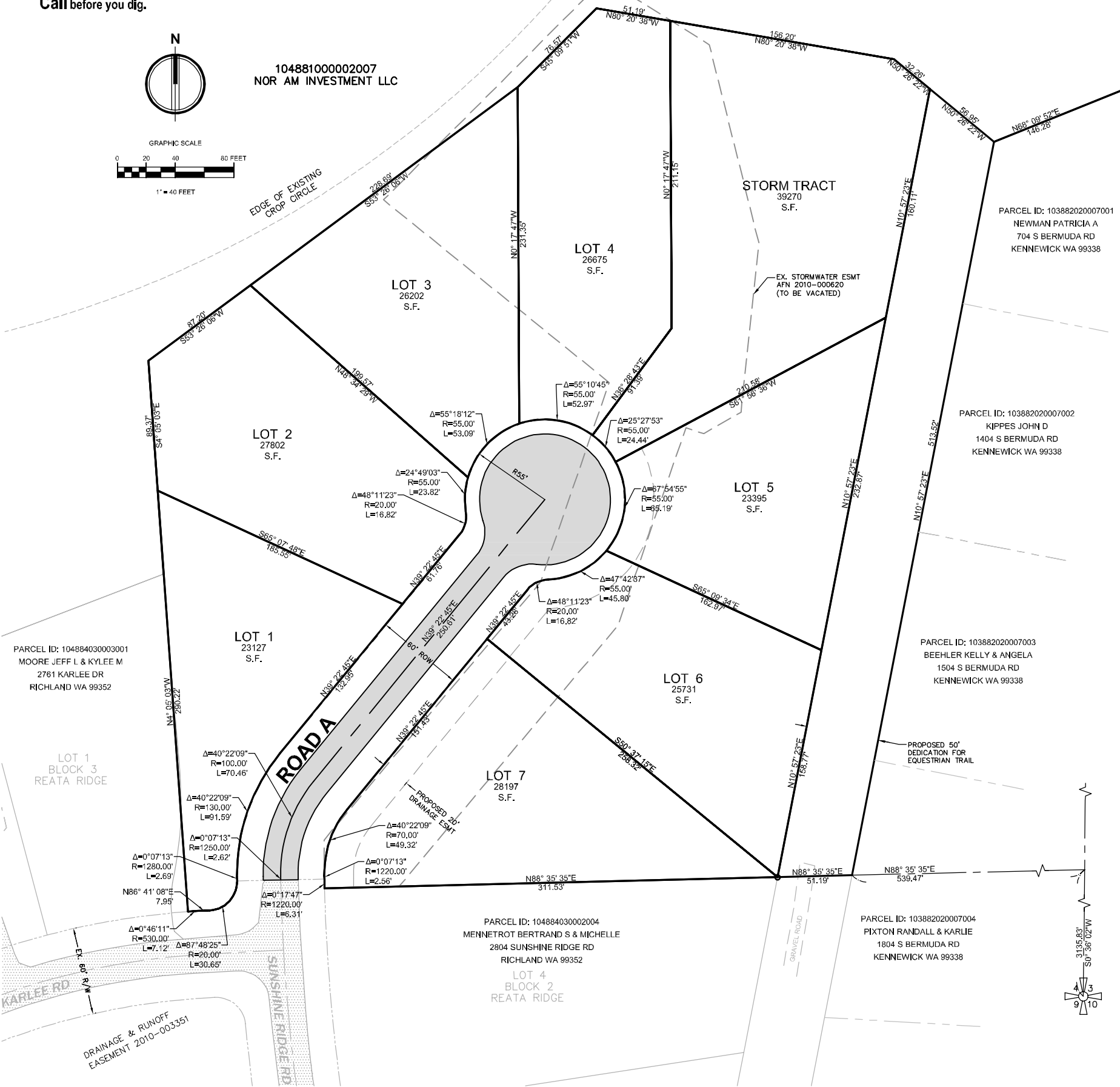


104881000002007  
NOR AM INVESTMENT LLC

# SUNSHINE RIDGE PRELIMINARY PLAT

## SECTION 04, TOWNSHIP 8N, RANGE 28E, W.M.

### CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



#### BASIS OF BEARING:

ASSUMED A BEARING OF SOUTH 89°44'51" WEST FOR THE SOUTH LINE OF SECTION 33.

#### PROPERTY DESCRIPTION:

SECTION 4, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M. EXCEPT THAT PORTION LYING WITHIN THE PLAT OF EL RANCHO REATA NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 42, RECORDS OF BENTON COUNTY WA.

#### PARCEL ID NUMBER:

104881000002007

#### EARTHWORK:

CUT: ±2,500 CY  
FILL: ±2,300 CY  
NET: ±200 CY CUT

THE ABOVE QUANTITIES ARE ESTIMATES ONLY INTENDED FOR THE PERMITTING PROCESS. DO NOT USE FOR BID PURPOSES. THE QUANTITIES DO NOT ACCOUNT FOR STRIPPINGS, COMPACTION, OR CUT/FILL ADJUSTMENT FACTORS, NOR DO THEY ACCOUNT FOR ROADWAY SECTIONS.

#### OWNER(S):

NOR AM INVESTMENT, LLC  
12513 AVENUE DuBOIS SW  
LAKEWOOD, WA 98498-5242  
PH: 253.961.1860  
CONTACT: DR. LARRY WHITE  
EMAIL: lwhite@naml.com

#### CIVIL ENGINEER:

AHBL, INC.  
2215 NORTH 30TH STREET, SUITE 300  
TACOMA, WA 98403  
PH: 253.383.2422  
CONTACT: MATT WEBER, PE  
EMAIL: mweb@ahbl.com

#### SURVEYOR:

AHBL, INC.  
9825 SANDFUR PARKWAY, SUITE A  
PASCO, WA 99301  
PH: 509.380.5883  
CONTACT: JOHN BECKER, PLS  
EMAIL: jbecker@ahbl.com

| SHEET INDEX |                                          |
|-------------|------------------------------------------|
| SHEET NO.   | SHEET TITLE                              |
| C0.01       | COVER SHEET & SITE PLAN                  |
| C1.01       | CONCEPTUAL STORM, GRADING & UTILITY PLAN |

#### PROJECT INFORMATION:

TOTAL SITE AREA: 6.26 AC (272,853 SF)

RIGHT-OF-WAY DEDICATION: 0.59 AC (25,823 SF)

TRAIL DEDICATION: 0.61 AC (26,633 SF)

TOTAL TRACT AREA: 0.90 AC (39,270 SF)

TOTAL LOT AREA: 4.16 AC (181,128 SF)

TOTAL NUMBER OF LOTS: 7

AVERAGE LOT SIZE: 25,875 SF

MINIMUM LOT SIZE: 23,127 SF

MAXIMUM LOT SIZE: 28,197 SF

LOT SETBACKS:

FRONT = 15 FT MIN.  
SIDE = 6 FT MIN.  
REAR = 15 FT MIN.

#### PURVEYOR INFORMATION:

DOMESTIC WATER:  
CITY OF RICHLAND  
2700 DUPORETAIL STREET  
PO BOX 190 MS-15  
RICHLAND, WA 99352  
PH: 509.942.7670

SEWER:  
ON-SITE SEPTIC

POWER:  
CITY OF RICHLAND  
840 NORTHGAGE DRIVE  
RICHLAND, WA 99352  
PH: 509.942.7403

IRRIGATION:  
BADGER MOUNTAIN IRRIGATION DISTRICT  
87525 EAST REATA ROAD  
KENNEWICK, WA 99338  
PH: 509.628.0777

REFUSE:  
CITY OF RICHLAND SOLID WASTE DEPARTMENT  
3102 TWIN BRIDGES RD  
RICHLAND, WA  
PH: 509.942.7700

NATURAL GAS:  
CASCADE NATURAL GAS  
8113 WEST GRANDRIDGE BOULEVARD  
KENNEWICK, WA 99336  
PH: 206.624.3900



9825 Sandfur, Suite A Pasco, WA 99301  
509.380.5883 TEL 509.380.5885 FAX www.ahbl.com WEB

Project Title:

**SUNSHINE  
RIDGE**

Client:

**LAWRENCE J. WHITE  
INVESTMENTS, LLC**

12513 DUBOIS AVENUE  
LAKEWOOD, WA 98498  
DR. LARRY WHITE

Job No.

2150200.10

Issue Set & Date:

MAY 13, 2015



NOTICE  
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE  
PROFESSIONAL SEAL AND SIGNATURE. THE SIGNATURE OF  
THIS DOCUMENT DOES NOT DEROGATE FROM RESERVED  
RIGHTS IN A. THIS DOCUMENT IS FOR USE  
ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK  
AND IS NOT TO BE USED FOR ANY OTHER PROJECT.  
ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

|            |
|------------|
| Revisions: |
|            |
|            |
|            |
|            |

Sheet Title:

**COVER SHEET  
& SITE PLAN**

Designed by: DJO Drawn by: DJO Checked by: JMW

Sheet No.

**C0.01**

1 of 2 Sheets

## **Badger Mountain South**

### **Master Agreement Consistency Recommendation (MACR) Supplement to the Preliminary Plat Application for Sunshine Ridge**

#### **Summary**

The plat of Sunshine Ridge is a small project (7 lots) on the edge of Badger Mountain South. It is within an isolated portion of "South Orchard" in the BMS-NE (Neighborhood Edge) district. The project is unique in that it is an extension of Reata Ridge and does not connect to other areas of Badger Mountain South. Because of that, the lot sizes, roadway design, and overall character of the project will be consistent with the neighboring development of Reata Ridge as much as practicable.

The successful development of the Badger Mountain South Master Plan Community (BMS) requires close attention to the detailed planning and standards created in the adopted Master Agreement, specifically to the Land Use and Development Regulations as found in Exhibit C of the Master Agreement, commonly identified as the LUDR. The LUDR standards are designed to go beyond the more typical city requirements or standards because they are seen by the Master Developer as building blocks to creating a walkable and sustainable community.

The LUDR establishes a process for the review of development applications that is intended to integrate into the existing city application processes and yet provide the close attention to LUDR standards without adding significant review time by city staff. This is accomplished by requiring each development application to meet all City Code submittal requirements and at the same time, undergo a review for consistency with the standards of the LUDR. This latter review is completed by the BMS Master Plan Administrator who makes a written recommendation of consistency to the city's Development Services Manager. A final "Master Agreement Consistency Determination" is issued by the city after the manager's review.

The preliminary plat has been reviewed for consistency with the LUDR and following are specific sections of the LUDR along with responses to how the plat of Sunshine Ridge is consistent:

Section 1.E: The site is located within South Orchard

Section 2.B: The site is located within BMS-NE: Neighborhood Edge

Section 2.C (Land Use Table): The plat is proposed for single family which is permitted

Section 3.E (Neighborhood Edge District): Neighborhood Edge allows single family development to accommodate a range of single-family homes and large custom homes on lots ranging in size from  $\frac{1}{4}$  to 1 acre lots. The lots within Sunshine Ridge average over  $\frac{1}{4}$  acre and are consistent with the Neighborhood Edge intent.

Section 5.H (Trails): An equestrian trail is proposed along the eastern border of Sunshine Ridge

and adequate provision has been provided within the preliminary plat design.

Section 6 (Street Standards): The street proposed within Sunshine Ridge is considered a Local Street. The street section proposed consists of 24 feet asphalt, 3 foot gravel shoulders, and open drainage. Although this street section is not specifically identified within Section 6 of the LUDR, it matches what has been constructed with Reata Ridge and should be approved.

Section 7.C (Density Targets): The plat of Sunshine Ridge is within the South Orchard neighborhood which has an overall density target of 540-650 units. Sunshine Ridge is a small portion of South Orchard and is consistent with the intent of the LUDR. Higher densities will be achieved with future development of South Orchard.



www.ci.richland.wa.us

505 Swift Boulevard, P.O. Box 190 Richland, WA 99352  
Telephone 509-942-7390, Fax 509-942-5666

**Development Permitting  
Division**

840 Northgate Drive  
Richland, WA 99352  
Telephone 509-942-7794  
Fax 509-942-7764

**September 18, 2015**

**MASTER AGREEMENT CONSISTENCY DETERMINATION**

**For:** Preliminary Plat Application Sunshine Ridge, a Badger Mountain South Development (S2015-100)

**Applicant:** Nor Am Investments, LLC

**Project Description:** A subdivision of 6.2 acres into 7 residential lots, a storm pond tract and an equestrian trail.

**Consistency Determination Type:** Level 1

**Master Agreement Consistency Recommendation:** Received recommendation of consistency from Badger Mountain South Master Program Administrator as part of the preliminary plat application submittal on May 14, 2015.

After completing the review of the preliminary plat application of Sunshine Ridge, evaluating it against the standards contained in the adopted Land Use and Development Regulations (LUDR) for the Badger Mountain South Community and the Master Agreement between the City of Richland and Nor Am Investments, LLC and after reviewing the recommendation of the Badger Mountain South Master Program Administrator, I find that the application is consistent with the Master Agreement and the LUDR and hereby issue this Master Agreement Consistency Determination.

Sincerely,

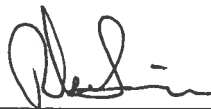
Rick Simon,  
Development Services Manager

AFFIDAVIT OF MAILING

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF BENTON )

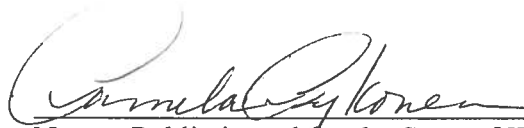
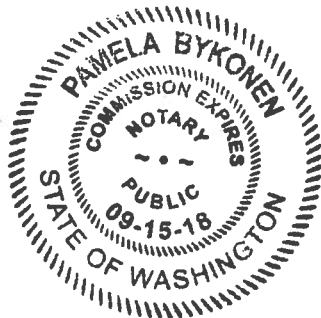
COMES NOW, Rick Simon, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 8th day of September, 2015, I mailed a copy of the attached NOTICE OF APPLICATION and PUBLIC HEARING, File No. S2015-100, to the attached list of individuals via REGULAR US mail on the date indicated above.



Print Name: RICK SIMON

SIGNED AND SWORN to before me this 15<sup>th</sup> day of September, 2015 by  
RICK SIMON.



Notary Public in and for the State of Washington,  
Residing at Pasco, WA 99301  
My appointment expires: 9-15-18

AFFIDAVIT OF POSTING

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF BENTON )

COMES NOW, **Rick Simon**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.

2. On the 9th day of September, 2015, I posted the attached NOTICE OF PUBLIC HEARING, File Number Z2015-110 on the property at:

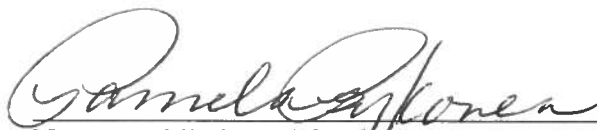
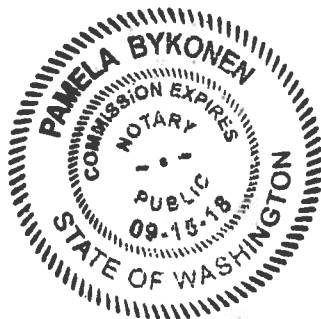
NORTH END OF SUNSHINE RIDGE ROAD, RICHLAND

PIN # 1-0488-100-0002-007



Print Name: Rick Simon

SIGNED AND SWORN to before me this 18TH day of SEPTEMBER, 2015 by RICK SIMON.



Notary Public in and for the State of Washington,

Residing at Pasco, WA 99301

My appointment expires: 9-15-18

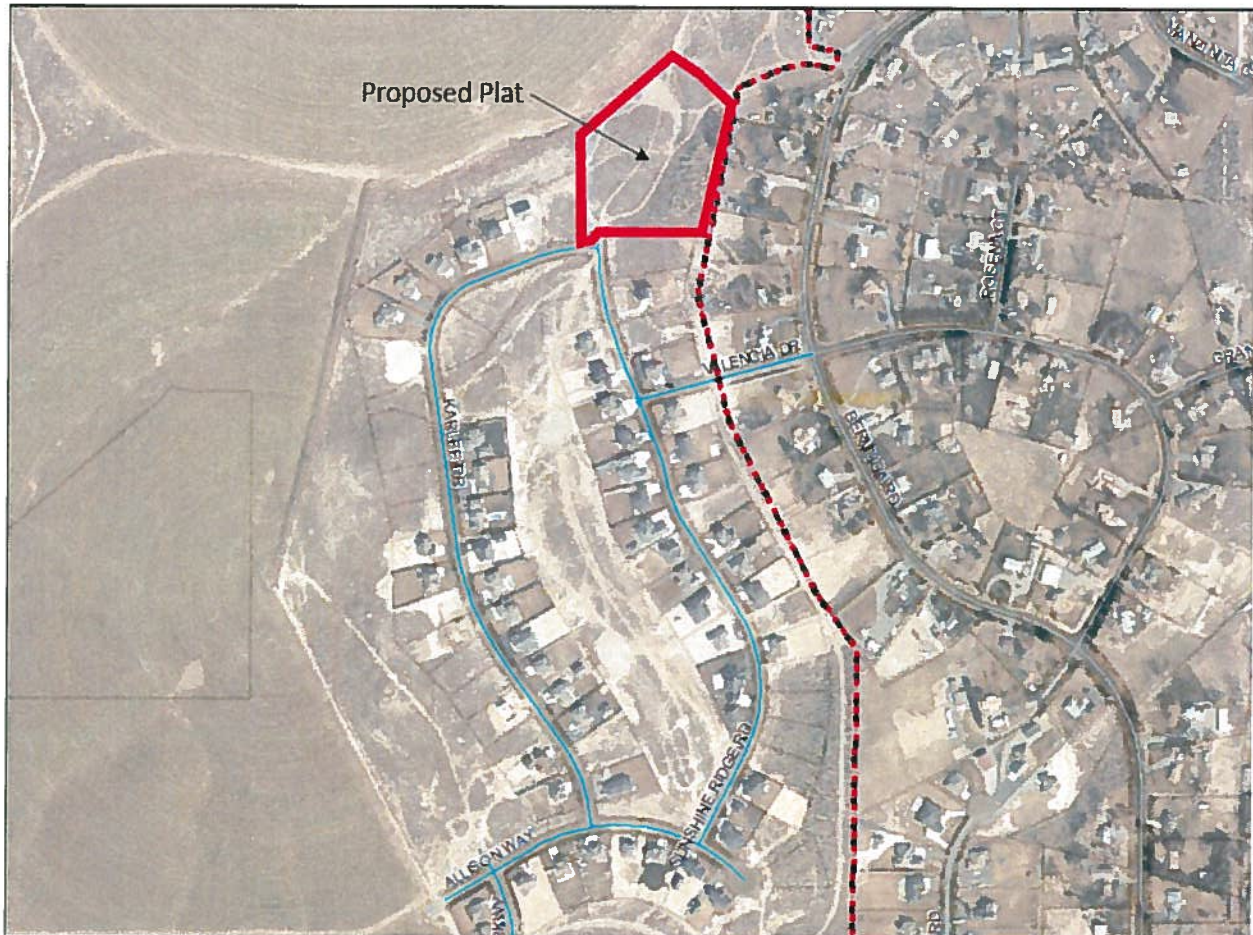


**CITY OF RICHLAND**  
**NOTICE OF APPLICATION**  
**AND PUBLIC HEARING (S2015-100)**

Notice is hereby given that Nor Am Investment, LLC, has filed application for a preliminary plat to divide 6.2 acres into 7 single family residential lots on property that is located north of the plat of Reata Ridge and Sunshine Ridge Road and west of the plat of El Rancho Reata 3.

The Richland Hearing Examiner, on Thursday, September 24, 2015, will conduct a public hearing and review of the application at 6:00 p.m. in the Council Chamber at the Richland City Hall, 505 Swift Boulevard. All interested parties are invited to attend and give testimony at the public hearing.

The proposed application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulation Administration and RMC Title 24 Subdivision. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Development Services Division at the above referenced address with questions related to the available appeal process.





**City of Richland  
Notice of Public Hearing**

The Richland Hearing Examiner will conduct a public hearing on Thursday, September 24, 2015 at 6:00 p.m. in the Council Chambers, Richland City Hall, 505 Swift Boulevard to consider the following:      **File No: ZC2015-110.** North Stone Richland, LLC has applied to change the zoning on approximately 35 acres from R2 Medium Density & R3 Multi-Family zoning to R2-S – Medium Density Small Lot on property West of Maidstone, north of the 12<sup>th</sup> fairway of the Horn Rapids Golf Course and south of the 3<sup>rd</sup> fairway of the golf course.

**File No: S2015-100.** Nor Am Investment, LLC, has applied to subdivide 6.2 acres into 7 single family residential lots on property located north of the plat of Reata Ridge and Sunshine Ridge Road and west of the plat of El Rancho Reata 3.

**Contact:**      Rick Simon, Development Services Manager  
                    PO Box 190, MS-35  
                    Richland, WA 99352  
                    rsimon@ci.richland.wa.us



505 Swift Boulevard, P.O. Box 190 Richland, WA 99352  
Telephone 509-942-7390, Fax 509-942-5666

www.ci.richland.wa.us

**Development Permitting  
Division**

840 Northgate Drive  
Richland, WA 99352  
Telephone 509-942-7794  
Fax 509-942-7764

**September 18, 2015**

**PLANNED ACTION CONSISTENCY DETERMINATION**

**For:** Preliminary Plat Application of Sunshine Ridge, a Badger Mountain South Development (S2015-100)

**Applicant:** Nor Am Investment, LLC

**Project Description:** A subdivision of 6.2 acres into 17 residential lots, a storm pond tract and an equestrian trail, as depicted on the preliminary plat submittal dated May 14, 2015.

**Master Agreement Consistency Determination:** Issued September 18, 2015.

After completing the review of the preliminary plat application of Sunshine Ridge and evaluating it in light of the mitigating conditions established in the Final Supplemental Environmental Impact Statement prepared for the Badger Mountain South Subarea Plan and as delineated as Exhibit B in the Master Agreement between the City of Richland and Nor Am Investments, LLC, the City finds the following:

1. The Sunshine Ridge preliminary plat meets the description for a planned action as defined in City code and that as conditioned, the project will implement any applicable conditions or mitigation measures identified in this ordinance;
2. The Sunshine Ridge preliminary plat is consistent with the City of Richland Comprehensive Plan and the Badger Mountain Subarea Plan;
3. The Sunshine Ridge preliminary plat is consistent with the Master Agreement between the City and Nor Am Development, LLC regarding development of Badger Mountain South, as evidenced by the Master Agreement Consistency Determination issued by the City on September 18, 2015;
4. The probable significant adverse environmental impacts of the proposed project have been adequately addressed in the Planned Action Ordinance

- and as described in the in the document titled, "Badger Mountain South Planned Action Consistency Determination Modified Environmental Checklist for Sunshine Ridge Preliminary Plat";
5. The Sunshine Ridge Preliminary Plat is not an essential public facility, as defined in RCW 36.70A.200.
  6. Based on the foregoing, a SEPA threshold determination or EIS is not required.
  7. The following environmental mitigation conditions shall apply to the Sunshine Ridge Preliminary Plat:
    - a. The applicants shall submit a dust control plan to the Benton County Clean Air Authority for their review and approval. All construction work shall be performed in accordance with the provisions of the approved dust control plan.
    - b. The applicants shall submit an erosion control plan to the City of Richland Public Works Department for their review and approval. All construction work shall be performed in accordance with the provisions of the approved erosion control plan which shall be consistent with City standards.
    - c. The applicants shall conform to City noise standards.
    - d. Storm water shall be mitigated through construction of a stormwater facility that meets the applicable requirements of the State Stormwater Management Manual for Eastern Washington.
    - e. All single family residences shall be constructed with a residential fire sprinkler system.



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Rick Simon,  
SEPA Responsible Official

September 18, 2015

**Badger Mountain South Planned Action Consistency Determination  
Modified Environmental Checklist for Sunshine Ridge Preliminary Plat**

A Final Supplemental Environmental Impact Statement dated August 23, 2010 ("FSEIS") was issued for the Badger Mountain South Subarea Plan. In accordance with RMC 22.09.080, a mitigated determination of non-significance ("MDNS") was issued by the City for the Master Agreement between the City of Richland and NorAm Investment LLC (Master Agreement) on September 23, 2010. The mitigation conditions listed in the FSEIS relative to Badger Mountain South (BMS) were listed as mitigation conditions for the Master Agreement. The mitigation conditions set forth in the MDNS are captured in Exhibit B of the Master Agreement. Any development occurring within Badger Mountain South must be consistent with those conditions. Once it is determined that all relevant mitigation measures are met, a Planned Action Consistency Determination is issued by the City's responsible official for environmental review.

The Sunshine Ridge Preliminary Plat application is within the scope of the environmental review conducted in the FSEIS and is found to be consistent with the relevant Exhibit B mitigation conditions. These conditions are included as conditions for the preliminary plat approval:

**Mitigation Conditions and Findings:**

**Mitigation Condition 1, Erosion and Soil Stability:**

Erosion and Soil Stability impacts are mitigated. The following measures are required:

- Implement erosion control measures per City of Richland requirements.
- Provide vegetative cover on exposed soils as soon as practicable following clearing and grading.
- Water exposed areas during construction in accordance with local air-quality agency requirements.
- Compact soils at densities appropriate for planned land uses.

**Mitigation Condition 2, Air Quality:**

Air Quality impacts are mitigated. Prior to construction, a dust control plan prior will be developed to comply with applicable Benton County Clean Air Authority's Fugitive Dust standards.

**Mitigation Condition 4, Noise:**

Noise impacts are mitigated. Existing city regulations will be followed to mitigate impacts from construction.

**Mitigation Condition 3, Surface Water:**

Surface Water impacts are mitigated. The appropriate Washington State Department of Ecology's Stormwater Management Manual for Eastern Washington for Hydrologic and Hydrology was used for Stormwater design. The project will construct a flow control and quality control facility to meet surface water impacts.

**Mitigation Condition 5, Transportation:**

Transportation impacts are adequately mitigated for development of Sunshine Ridge. Sunshine Ridge is unique in that it is separated from the primary core of BMS and will access from a small extension of existing roads.

**Mitigation Condition 6, Potable Water:**

Potable Water impacts are adequately mitigated for development of Sunshine Ridge. Prior phases of development have constructed water infrastructure that is adequate to serve Sunshine Ridge. Additional potable water distribution systems will be designed and constructed as necessary in accordance with City of Richland standards as part of the Sunshine Ridge final development.

**Mitigation Condition 7, Sanitary Sewer:**

Sanitary sewer impacts are mitigated. The lots proposed within Sunshine Ridge are large to fit in with the surrounding existing neighborhood and will utilize on-site systems.

**Mitigation Condition 8, Life Safety Services:**

Life Safety Services impacts are mitigated. All single family residential structures are to be constructed with a sprinkler system that meets the National Fire Protection Association (NFPA) standard 13-D. All other conditions of the Department of Fire and Emergency Services will also be met.

**Mitigation Condition 9, Electrical Services:**

Electrical Services impacts are mitigated. Electrical service exists to the proposed development.

**Mitigation Condition 10, Carbon Footprint:**

Carbon Footprint impacts are mitigated. There are six specific mitigation measures identified in the Master Agreement. Two of the measures, 10.1 and 10.6, are met with this preliminary plat application because it is part of the overall BMS project which will include a mix of densities, is designed to be walkable and sustainable, and will include trails that can support walking and bicycle use. The remaining mitigation measures apply at building design.

**Mitigation Condition 11, School Impacts:**

School impacts are mitigated. Badger Mountain South has identified locations or potential sites for three elementary and one middle school.

July 7, 2015

John W. Becker  
9825 Sandifur Parkway  
Suite A  
Pasco, Wa 99301

RE: Preliminary Review of Sunshine Ridge, Parcel #1-0488-100-0002-007.

To Mr. Becker

This office has finished its preliminary review of the proposed Sunshine Ridge plat in accordance with our current land development policies and requirements for new subdivisions. Our findings are listed below:

1. There are 7 proposed lots, with a minimum gross lot size of 23,127 sq ft.
2. Proposed land use is for single family dwellings.
3. All proposed lots are to be provided domestic water from the Badger Mountain Irrigation District.
4. Soil logs excavated throughout the property was predominately Type 5 soils (silt loam).
5. Slopes are variable throughout the plat with lots 5 & 6 having slopes in excess of 20%.
6. All drainage through the plat is proposed to lead to storm tract located between lots 4 & 5.
7. Lot 4 has areas unsuitable for an on-site sewage disposal due to a low spot from agricultural activity and/or natural run off. Also this area revealed test holes of only 4'6" in depth of very fine sandy loam to a caliche layer which is not suitable for a conventional gravity system.

These findings indicate the above referenced plat generally meets our requirements for plats utilizing on-site sewage disposal systems and a public water supply provided:

1. All lots within the plat must be a minimum of 21,780 square feet and contain a minimum of 20,000 square feet of usable land area after all easements and encumbrances are subtracted.
2. The extension to the Badger Mountain Irrigation District must be developed and approved in accordance with WAC 246-290.
3. It is recommended that some provision be made to facilitate future connection to a municipal sewer utility at such time as said utility becomes available.
4. The run off to lot 4 needs to be redirected to the storm tract and away from the lot in order to be considered usable. Additional test holes will be required on this lot prior to final plat approval.
5. The following statements shall be placed on the final plat:

"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the nature of the testing methods used, we have no way of determining whether each lot can comply with Benton-Franklin District Board of Health Rules and Regulations at the time of permit issuance.

Further be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date."

6. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
7. Prior to final approval, this office must be given the opportunity to review the final plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272A, and issue appropriate comments to the Benton County Planning Department.

Our general recommendation is based upon present known site conditions and does not guarantee the granting of on-site sewage disposal system permits. Our approval of any lot within this plat may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date. Should adverse site conditions be revealed at a later date, the Health Department reserves

the right to impose restrictions or deny the issuance of any on-site sewage disposal permits.

The preceding recommendation shall be valid for a period not to exceed 12 months from this date, and will be deemed null and void should this proposal not be developed by June 1<sup>st</sup> 2016.

If you have any questions, please contact the Kennewick office, 460-4316.

Sincerely,

A handwritten signature in cursive script that reads "Deana Chiodo". The signature is written in black ink and is positioned above the printed name and title.

Deana Chiodo  
Environmental Health Specialist



**CITY OF RICHLAND  
CIVIL AND UTILITY ENGINEERING  
DEVELOPMENT COMMENTS**

DATE: September 18, 2015

TO: RICK SIMON, DEVELOPMENT SERVICES MANAGER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4  
PETE ROGALSKY, PUBLIC WORKS DIRECTOR  
JEFF PETERS, TRANSPORTATION ENGINEER

PROJECT NAME: SUNSHINE RIDGE PRELIMINARY PLAT (S2015-100)

PROJECT LOCATION: NORTH OF THE PLAT OF REATA RIDGE

The Civil and Utility Engineering Division has reviewed the pre-plat received in this office on May 27, 2015, for the above referenced property and has the following conditions.

**General Conditions:**

1. All final plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide paper, mylar and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The mylar record drawings (including street lights) shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
2. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.
4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way permit prior to construction. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the final plan submittal.
5. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings

shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

6. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for acceptance.
7. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Civil and Environmental Engineering Division at 942-7500 to schedule a pre-construction conference.
8. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.
9. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
10. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: <http://www.call811.com/>
11. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer.* The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.
12. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

### **Design Standards:**

13. Public improvement design shall follow the following general format:
  - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
  - B. Storm sewer shall be aligned on the south and east side of street centerlines.
  - C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
  - D. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
  - E. Water lines shall be aligned on the south and east side of street centerlines.
  - F. Watermains larger than 8-inches in diameter shall be ductile iron.
  - G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
  - H. All watermains outside areas zoned R1 shall be ductile iron.
  - I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
  - J. All utilities shall be extended to the adjacent property (properties) at the time of construction.
  - K. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
  - L. The minimum centerline radius for local streets shall be 100-feet.

- M. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
  - N. A overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
  - O. A detailed grading plan shall be included in the submitted plan set.
  - P. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
  - Q. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
  - R. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
  - S. All cul-de-sacs shall have a minimum radius of 45-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
  - T. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
  - U. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
  - V. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
  - W. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).
  - X. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
14. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
15. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVA only).
  - B. 2% cross-slope, maximum.
  - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
  - D. Be 20-feet in width.
  - E. Have radii that are accommodating with those needed for City Fire apparatus.
- Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.
16. SURVEY MONUMENT DESTRUCTION:

All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

- A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (RCW 58.09.130).
- B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
- C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

***When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and file a permit with the DNR.***

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

### **Traffic & Streets:**

- 17. The maximum centerline finish grade for the proposed Road A shall be no more than 10%.
- 18. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
- 19. The proposed road section is not a City standard road section. However given that the adjoining plat of Reata Ridge has the same road section, and because this road terminates within this plat, the City Public Works Dep't supports the proposed road section deviation.
- 20. All driveways shall have a culvert beneath them, per City standard details.

### **Domestic Water:**

- 21. The proposed preliminary plat is located within the Badger Mountain South Master Plan. The City has an agreement with the Badger Mountain Irrigation District that states that the City will serve all new plats within Badger Mountain South with City domestic water. Given that there are no City water mains in the vicinity and a BMID water main is stubbed to this property, the City Public Works Dep't supports the extension of the BMID potable water main into this plat for domestic use. The agreement with BMID may need to be modified to support this deviation. The water system will remain under the BMID's ownership and be their maintenance responsibility.
- 22. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
- 23. The fire hydrant layout shall be approved by the City Fire Marshal.

### **Sanitary Sewer:**

24. There is no City sanitary sewer system in the vicinity of the proposed preliminary plat. It shall be the responsibility of the developer to obtain approval from the Benton Franklin Health District to install on-site sewage disposal systems.

### **Storm Water:**

25. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
26. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.
27. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.
28. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal.
29. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
30. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").
31. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 24 hours after the end of a storm event, and not have standing

water in it longer than that. Engineering solutions are available for retention ponds that do not perk within 24 hours.

32. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity.
33. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.
34. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.
35. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.

### **Final Platting Requirements:**

36. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
37. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of occupancy. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.
38. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
39. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.
40. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.

41. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
42. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
43. Any restricted parking areas shall be indicated on the final plats.

**RICHLAND PLANNING COMMISSION  
TECHNICAL ADVISORY COMMITTEE REPORT (S2015-100)  
SEPTEMBER 18, 2015**

APPLICANT: NOR AM INVESTMENTS, LLC

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE  
6.2 ACRES INTO 7 RESIDENTIAL LOTS, A STORM POND  
TRACT AND AN EQUESTRIAN TRAIL (SUNSHINE RIDGE).

LOCATION: WITHIN THE BADGER MOUNTAIN SOUTH PLANNED  
COMMUNITY, NORTH OF THE PLAT OF REATA RIDGE.

ENGINEER: AHBL

**TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS**

The Technical Advisory Committee conducted a review of the request and recommends that if the preliminary plat is approved, such approval be subject to the following conditions:

1. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, natural gas, and irrigation system shall be approved by the Richland Civil and Utility Engineering Division and shall be consistent with the requirements of the responsible departments or companies.
2. Prior to final plat approval all improvements required under the Land Use and Development Regulations adopted for the Badger Mountain South Subarea shall be installed and accepted by the City or the developer shall provide bonding or other sufficient security acceptable to the City ensuring their installation.
3. The street addresses shall be finalized at time of final plat submittal and review. Street addressing shall be in conformance to RMC Chapter 12.01. The following note shall be placed on the final plat(s): **"Address numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance."**
4. Park fees as required by Richland Municipal Code (RMC) Chapter 22.12 shall be paid prior to the City's performance of a final inspection for any new home within the plat boundaries. The following note shall be placed on the final plat: **"Park fees as required by Richland Municipal Code Chapter 22.12 shall be paid by the property owner prior to the time that a final building inspection is performed by the City for any home on any lot within this subdivision."**
5. All construction located within the boundaries of this plat shall conform with the requirements of the Land Use and Development Regulations (LUDR) adopted by



the City of Richland for the Badger Mountain South Community. To ensure that future lot buyers are properly informed of the specific LURD requirements, the following notes shall be placed on the final plat:

- a. **“All residential structures to be constructed within this plat, shall be constructed with a sprinkler system that meets the National Fire Protection Association (NFPA) standards 13-D.”**
  - b. **“All residential lots shall be improved within landscaping at the time a certificate of occupancy is issued for any residential use on that lot in accordance with the landscape standards contained in Section 11.E of the Land Use and Development Regulations for the Badger Mountain South Community.”**
  - c. **“All residential structures located within this plat shall conform to the Building Type Standards contained in Section 8 of the Land Use and Development Regulations for the Badger Mountain South Community.”**
  - d. **All residential structures located within this plat shall conform to the Sustainable Standards contained in Section 12 of the Land Use and Development Regulations for the Badger Mountain South Community.”**
6. Development shall comply with all applicable requirements of the Badger Mountain Irrigation District including but not limited to requirements for design and installation of an irrigation system and related easements.
7. The final plat(s) shall include a note identifying the intended use, ownership and maintenance of all non-residential tracts within the plat boundaries.
8. The following note shall be placed on the plat:  
  
**“This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the nature of the testing methods used, we have no way of determining whether each lot can comply with Benton-Franklin District Board of Health Rules and Regulations at time of permit issuance.”**  
  
**Further be advised this department’s approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date.”**
9. The existing runoff flowing onto Lot 4 must be redirected to the storm pond tract away from the lot in order to be considered usable. Additional test holes will be required on this lot prior to final plat approval.

10. Prior to any construction activities taking place on site, the applicants shall demonstrate compliance with the Environmental Mitigation Conditions identified Exhibit B of the Master Agreement between the City of Richland and Nor Am Investments, LLC and as identified in the City's Planned Action Ordinance. Specifically, the following conditions shall apply:
  - a. The applicants shall submit a dust control plan to the Benton County Clean Air Authority for their review and approval. All construction work shall be performed in accordance with the provisions of the approved dust control plan.
  - b. The applicants shall submit an erosion control plan to the City of Richland Public Works Department for their review and approval. All construction work shall be performed in accordance with the provisions of the approved erosion control plan which shall be consistent with City standards.
  - c. The applicants shall conform to City noise standards.
  - d. Storm water shall be mitigated through construction of a stormwater facility that meets the applicable requirements of the State Stormwater Management Manual for Eastern Washington.
11. Preliminary plat approval is subject to compliance with the conditions of approval set forth in the correspondence from the Benton Franklin Health District, dated July 7, 2015.
12. Preliminary plat approval is subject to compliance with the conditions of approval set forth in the memorandum from the Civil and Utility Engineering Division dated September 18, 2015.



## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

**Subject:**

Expenditures from October 26, 2015 - November 6, 2015 for \$10,092,443.41 including Check Nos. 228308-228857, Wire Nos. 6016-6031, Payroll Check Nos. 100190-100205, and Payroll Wire/ACH Nos. 9197-9217

**Department:**

Administrative Services

**Ordinance/Resolution Number:**

**Document Type:**

Expenditures

**Recommended Motion:**

Approve the expenditures from October 26, 2015, to November 6, 2015 in the amount of \$10,092,443.41.

**Summary:**

**Breakdown of Expenditures:**

|                    |               |                        |
|--------------------|---------------|------------------------|
| Check Nos.         | 228308-228857 | 2,253,039.98           |
| Wire Nos.          | 6016-6031     | 5,682,434.61           |
| Payroll Check Nos. | 100190-100205 | 25,498.34              |
| Payroll Wires/ACH  | 9197-9217     | 2,131,470.48           |
| <b>TOTAL</b>       |               | <b>\$10,092,443.41</b> |

**Fiscal Impact:**

Yes

Total Disbursements: \$10,092,443.41. Disbursement (wire transfers) includes scheduled principal and interest bond payments to US Bank Trust in the amount of \$5,206,762.08.

**Attachments:**

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT  
SUMMARY OF WIRE TRANSFERS  
OCTOBER 26, 2015 - NOVEMBER 6, 2015

| Payee                                                                    | Wire Description                        | Amount                        |
|--------------------------------------------------------------------------|-----------------------------------------|-------------------------------|
| <b>Claim Wires - Wire No. 6016 to 6031</b>                               |                                         |                               |
| AW Rehn Insurance                                                        | Fire Health Reimbursement Account       | 20,437.50                     |
| Conover                                                                  | Section 125                             | 5,669.26                      |
| Payment Processing, Inc.                                                 | Landfill Merchant Service Fees          | 899.78                        |
| Richland Golf Management Corporation                                     | Col. Pt. Operating Reimb                | 135,128.43                    |
| US Bank Trust                                                            | Principal/Interest Bonds                | 5,206,762.08                  |
| Zenith Administrators/Matrix/Sedgwick                                    | Insurance Claims                        | <u>313,537.56</u>             |
|                                                                          | Total Claim Wire Transfers              | \$ 5,682,434.61               |
| <b>Payroll Wires &amp; Direct Deposits (ACH) - Wire No. 9197 to 9217</b> |                                         |                               |
| Payroll Wires *see description below                                     | Total Payroll Wire Transfers & Deposits | <u>\$ 2,131,470.48</u>        |
| <b>Total Claim &amp; Payroll Wires/ACH</b>                               |                                         | <u><b>\$ 7,813,905.09</b></u> |

\*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related payroll benefits.



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                             | P.O. Number | Invoice Number    | Check # | Purpose of Purchase            | Invoice Amount     |
|------------------------------------|-------------|-------------------|---------|--------------------------------|--------------------|
| <b>FUND 001 GENERAL FUND</b>       |             |                   |         |                                |                    |
| <b>Division: 000 UNASSIGNED</b>    |             |                   |         |                                |                    |
| BIRNEY, SUSAN                      |             | CPL REFUND        | 228328  | REFUND OF CPL FEES             | \$18.00            |
|                                    |             |                   |         | REFUND OF CPL FEES             | \$18.00            |
| CBC VENTURES                       |             | ORDINANCE #29-14  | 228569  | BUSINESS LICENSE DENIED-REFUND | \$40.00            |
| CITY OF RICHLAND                   |             | 110515            | 228801  | LANDFILL SHORTAGE              | \$19.90            |
| COLUMBIA RIVER TRANSPORTS LLC      |             | 102815            | 228583  | BUSINESS LICENSE REFUND        | \$40.00            |
| LUCKY LEAF LLC                     |             | ORDINANCE #29-14  | 228826  | BUSINESS LICENSE DENIED-REFUND | \$66.00            |
| RECWARE REFUND                     |             | 102315            | 228793  | REFUND DAMAGE DEPOSIT          | \$200.00           |
|                                    |             | 102615            | 228798  | REFUND DAMAGE DEPOSIT          | \$200.00           |
|                                    |             |                   | 228857  | REFUND DAMAGE DEPOSIT          | \$200.00           |
|                                    |             | 102715            | 228807  | REFUND DAMAGE DEPOSIT          | \$200.00           |
|                                    |             |                   |         | REFUND CHECK-CANCELLED         | \$295.00           |
|                                    |             |                   | 228812  | REFUND CHECK-CANCELLED         | \$295.00           |
|                                    |             |                   |         | REFUND DAMAGE DEPOSIT          | \$200.00           |
|                                    |             | 110215            | 228851  | FALL CARNIVAL REFUND           | \$16.25            |
| RIVERWOOD HOMES, INC               |             | 2015-000015       | 228427  | CUSTOMER CANCELLED PERMIT      | \$3.60             |
|                                    |             |                   |         | CUSTOMER CANCELLED PERMIT      | \$1,820.92         |
| SECRETARY OF STATE                 |             | 00005874          | 228726  | K20 NETWORK ISP/JUL 15-JUN 16  | \$8,600.00         |
| TVERDOKHLEB, ALEKSEY S             |             | 2015-001823       | 228451  | PERMIT REFUND                  | \$634.00           |
| WA STATE DEPARTMENT OF REVENUE     |             | 053700001/2015    | 228772  | 2015 UNCLAIMED PROPERTY        | \$8,415.77         |
|                                    |             | REFUND BNG #5     | 228521  | REFUND OF BROKERED NAT GAS     | \$10,000.00        |
| WASHINGTON STATE PATROL            |             | 116002225         | 228460  | BACKGROUND CHECKS-SEPT 2015    | \$545.75           |
| <b>UNASSIGNED TOTAL ****</b>       |             |                   |         |                                | <b>\$31,828.19</b> |
| <b>Division: 001 CITY COUNCIL</b>  |             |                   |         |                                |                    |
| PARADISE BOTTLED WATER CO          |             | 9/15-CITYATTORNEY | 228411  | BOTTLED WATER                  | \$22.52            |
| THOMPSON, ROBERT                   |             | 15-367 THOMPSON   | 228519  | 15-367 ENRGY COMM ALLIANCE WKS | \$1,258.44         |
| VERIZON WIRELESS                   |             | 9754191577        | 228768  | IPAD II-USAGE CHGS OCT         | \$155.94           |
| <b>CITY COUNCIL TOTAL ****</b>     |             |                   |         |                                | <b>\$1,436.90</b>  |
| <b>Division: 100 CITY MANAGER</b>  |             |                   |         |                                |                    |
| AT&T WIRELESS                      |             | 9/15-287243288881 | 228539  | 287243288881 8/27-9/26/15      | \$28.11            |
| STRATEGIC GOVERNMENT RESOURCES INC | P055905     | 10024             | 228741  | STRATEGIC GOVT RESRCS (SGR)ED  | \$6,449.25         |
| VERIZON WIRELESS                   | P055900     | 9753078063        | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$54.44            |
| <b>CITY MANAGER TOTAL ****</b>     |             |                   |         |                                | <b>\$6,531.80</b>  |
| <b>Division: 101 CITY CLERK</b>    |             |                   |         |                                |                    |
| BARHAM, DEBBY                      |             | 15-498 BARHAM     | 228791  | 15-498 SCWMCA MTG 10/28 DCC    | \$80.13            |
| CODE PUBLISHING INC                |             | 51151             | 228342  | RMC ORDINANCE UPDATES 10/15    | \$738.16           |
| PARADISE BOTTLED WATER CO          |             | 9/15-CITYATTORNEY | 228411  | BOTTLED WATER                  | \$5.64             |
| <b>CITY CLERK TOTAL ****</b>       |             |                   |         |                                | <b>\$823.93</b>    |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                           | P.O. Number | Invoice Number    | Check # | Purpose of Purchase            | Invoice Amount     |
|--------------------------------------------------|-------------|-------------------|---------|--------------------------------|--------------------|
| <b>Division:</b> 102 CITY ATTORNEY               |             |                   |         |                                |                    |
| AT&T WIRELESS                                    |             | 9/15-287243288881 | 228539  | 287243288881 8/27-9/26/15      | \$28.11            |
| BELL BROWN & RIO PLLC                            |             | 696               | 228549  | PROSECUTION SRVCS-NOVEMBER     | \$21,205.40        |
| BENTON COUNTY DISTRICT COURT                     |             | C03583960         | 228550  | DDD APPEAL - FILING FEE        | \$83.00            |
| BENTON COUNTY TREASURER                          |             | SEPTEMBER 2015    | 228322  | DISTRICT COURT/OPD COSTS SEPT  | \$59,407.30        |
| CITY OF RICHLAND                                 |             | 15-439 FULTON     | 228500  | 15-439 WAPRO FALL CONF         | \$339.20           |
| FULTON, TONI                                     |             | 15-439-FULTON     | 228503  | 15-439 WAPRO FALL CONF         | \$148.43           |
| KENYON DISEND PLLC                               |             | 183375            | 228389  | BROKERED NATURAL GAS TAX       | \$742.65           |
| KINTZLEY, HEATHER                                |             | KINTZLEY SUPP RMB | 228507  | SUPPLY REIMBURSEMENT           | \$35.60            |
| LEAVY SCHULTZ DAVIS CLARE & RUFF P S             |             | 46869             | 228394  | J. TARVER PRR INJUNCTION       | \$37.00            |
| PARADISE BOTTLED WATER CO                        |             | 9/15-CITYATTORNEY | 228411  | BOTTLED WATER                  | \$5.64             |
| VERIZON WIRELESS                                 | P055900     | 9753078063        | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$25.14            |
| WEST PUBLISHING CORPORATION DBA                  |             | 832639459         | 228522  | INFORMATION CHARGES-SEPT 2015  | \$2,207.48         |
| <b>CITY ATTORNEY TOTAL ****</b>                  |             |                   |         |                                | <b>\$84,264.95</b> |
| <b>Division:</b> 110 ASSISTANT CITY MANAGER      |             |                   |         |                                |                    |
| AT&T WIRELESS                                    |             | 9/15-287243288881 | 228539  | 287243288881 8/27-9/26/15      | \$11.38            |
| PARADISE BOTTLED WATER CO                        |             | 9/15-CITYATTORNEY | 228411  | BOTTLED WATER                  | \$5.64             |
| <b>ASSISTANT CITY MANAGER TOTAL ****</b>         |             |                   |         |                                | <b>\$17.02</b>     |
| <b>Division:</b> 111 COMMUNICATIONS & MARKETING  |             |                   |         |                                |                    |
| AT&T WIRELESS                                    |             | 9/15-287243288881 | 228539  | 287243288881 8/27-9/26/15      | \$62.45            |
| CITY OF RICHLAND                                 |             | 15-291 HERRON     | 228802  | 15-291 3CMA ANNUAL MTG         | \$350.00           |
| HERRON, TRISHA                                   |             | 15-291-HERRON     | 228815  | 15-291 3CMA ANNUAL MTG         | \$0.60             |
|                                                  |             | 15-420 HERRON     |         | 15-420 ELGL CONF-PORTLAND      | \$309.55           |
| VERIZON WIRELESS                                 | P055900     | 9753078063        | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$108.88           |
| <b>COMMUNICATIONS &amp; MARKETING TOTAL ****</b> |             |                   |         |                                | <b>\$831.48</b>    |
| <b>Division:</b> 112 CABLE COMMUNICATIONS        |             |                   |         |                                |                    |
| VMI INC                                          | P055763     | 235001            | 228458  | SHIPPING                       | \$86.88            |
|                                                  | P055763     |                   |         | SHURE SCH-810 AUTO MICROPHONE  | \$2,602.06         |
|                                                  | P055763     |                   |         | SDI TO ANALOG MINI CONVERTER   | \$292.13           |
| <b>CABLE COMMUNICATIONS TOTAL ****</b>           |             |                   |         |                                | <b>\$2,981.07</b>  |
| <b>Division:</b> 113 HANFORD COMMUNITIES         |             |                   |         |                                |                    |
| LARSEN, PAM BROWN                                |             | 15-407-LARSEN     | 228509  | 15-407 ENERGY COMM ALLIANCE    | \$1,256.56         |
|                                                  |             | 15-476 LARSEN     |         | 15-476 SPKRS BUREAU ROTARY PRE | \$18.00            |
| LOCKHEED MARTIN SERVICES INC                     | S016291     | 21694701          | 228663  | HANFORD COMMUNITIES RIVER CORR | \$13,500.00        |
| LUNDGREN, REGINA E                               |             | RCH-SB-434        | 228665  | SPEAKERS BUREAU-OCT            | \$320.00           |
| PARADISE BOTTLED WATER CO                        |             | 9/15-CITYATTORNEY | 228411  | BOTTLED WATER                  | \$2.82             |
| <b>HANFORD COMMUNITIES TOTAL ****</b>            |             |                   |         |                                | <b>\$15,097.38</b> |
| <b>Division:</b> 120 FIRE                        |             |                   |         |                                |                    |
| ABADAN INC                                       |             | ARIN059029        | 228525  | MAP LAMINATION                 | \$39.10            |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                 | P.O. Number | Invoice Number    | Check # | Purpose of Purchase            | Invoice Amount     |
|----------------------------------------|-------------|-------------------|---------|--------------------------------|--------------------|
| AT&T WIRELESS                          |             | 9/15-287243288881 | 228539  | 287243288881 8/27-9/26/15      | \$12.25            |
| BIRKHIMER, RYAN                        |             | 15-463 BIRKHIMER  | 228497  | 15-463 FIRE INSTRUCTOR I CRSE  | \$38.40            |
| CHARTER COMMUNICATIONS                 |             | 10/15-11253 SUB B | 228575  | PERRY MONUMENT RD RENT-NOV     | \$716.44           |
| FRONTIER                               |             | 1015-206-188-0334 | 228613  | VHF PHONE LINE 10/19-11/18/15  | \$422.86           |
|                                        |             | 1015-253-004-5365 | 228616  | SILVER CLOUD PHONE LINE        | \$66.64            |
| LEONARD, TRAVIS                        |             | 15-464 LEONARD    | 228510  | 15-464 FIRE INSTRUCTOR I CRSE  | \$38.75            |
| LN CURTIS & SONS                       | P055644     | 2128755-00        | 228662  | GLOBE G-XCEL PANT, PER RICHLAN | \$4,235.40         |
|                                        | P055644     | 2128755-01        |         | GLOBE G-XTREME COAT, PER RICHL | \$5,962.14         |
| RAMSAY, KEITH                          |             | 15-471 RAMSAY     | 228515  | 15-471 2015 FIRE PREVENTION IN | \$327.42           |
| RICHLAND ACE HARDWARE                  |             | 210302            | 228717  | RAIN X CAR WASH                | \$26.03            |
|                                        |             | 210334            |         | VEHICLE CLEANER                | \$17.35            |
|                                        |             | 210363            |         | CASCADE DETERGENT              | \$13.01            |
|                                        |             | 48455             |         | ST 71 FLY TRAPS                | \$20.61            |
|                                        |             | 48499             |         | ST 71 THREAD TAPE/UTL BLADES   | \$17.32            |
| SINCLAIR TECHNOLOGIES INC              | P055656     | INV024811         | 228729  | FREIGHT                        | \$345.00           |
|                                        | P055656     |                   |         | 2 ANTENNA CLAMPS, SINCLAIR     | \$708.50           |
|                                        | P055656     |                   |         | ANTENNA, SINCLAIR #SC281-HF3LD | \$2,479.75         |
| SPRINT                                 |             | 891160522-140     | 228734  | RFD CELL PHONES 9/18-10/17/15  | \$109.35           |
| VERIZON WIRELESS                       | P055900     | 9753078063        | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$876.21           |
| WASHINGTON STATE ASSN OF FIRE MARSHALS |             | 1907              | 228775  | 2013 FPI REG-WROOLIE/RAMSAY    | \$700.00           |
| WASHINGTON STATE PATROL                |             | F16000036         | 228776  | PUMP ACADEMY/ZUKOWSKI          | \$90.00            |
|                                        |             | F16000050         |         | FIRE OFFICE 1 TRNG/SABIN       | \$180.00           |
|                                        |             |                   |         | FIRE OFFICE 1 TRNG/SABIN       | \$395.00           |
| WROOLIE, MICHAEL                       |             | 15-470 WROOLIE    | 228523  | 15-470 2015 FIRE PREVENTION IN | \$360.98           |
| <b>FIRE TOTAL ****</b>                 |             |                   |         |                                | <b>\$18,198.51</b> |
| <b>Division:</b>                       | 130         | POLICE            |         |                                |                    |
| AT&T WIRELESS                          |             | 9/15-287243288881 | 228539  | 287243288881 8/27-9/26/15      | \$2,968.70         |
| BENTON COUNTY PROSECUTOR'S OFFICE      |             | 3RD QTR 2105      | 228321  | KIDS HAVEN 3RD QTR 2015        | \$2,611.72         |
| BI STATE OCCUPATIONAL SAFETY & HEALTH  |             | 1888-B            | 228326  | DOT EXAMS/LOGGING/MEDICAL      | \$140.00           |
| BLUMENTHAL UNIFORM CO                  | P055723     | 004110232         | 228330  | SHIPPING                       | \$1.73             |
|                                        | P055723     |                   |         | 74326-750 PANT MENS CARGO PDU  | \$54.29            |
|                                        | P055723     | 004123885         |         | SHIPPING                       | \$3.86             |
|                                        | P055723     |                   |         | SEW EMBLEM EACH SLEEVE - EDWAR | \$4.34             |
|                                        | P055723     |                   |         | 59340-019 GLOVE BLACK TAC A2   | \$30.40            |
|                                        | P055723     |                   |         | ADJUST FOR TAX                 | \$0.01             |
|                                        | P055723     |                   |         | UVS102 SHIRT SS UDNER VEST NAV | \$86.77            |
|                                        | P055723     | 004133594         |         | 74326-750 PANT MENS CARGO PDU  | \$54.29            |
|                                        | P055723     |                   |         | SHIPPING                       | \$1.73             |
|                                        | P055723     | 004140459         |         | SHIPPING                       | \$4.47             |
|                                        | P055723     |                   |         | UVS102 SHIRT SS UNDER VEST NAV | \$130.16           |
|                                        | P055723     |                   |         | ADJUST FOR TAX                 | \$0.01             |



## City Of Richland

## VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                    | P.O. Number | Invoice Number    | Check # | Purpose of Purchase            | Invoice Amount |
|---------------------------|-------------|-------------------|---------|--------------------------------|----------------|
| BLUMENTHAL UNIFORM CO     | P055723     | 004140459         | 228330  | SEW EMBLEM EACH SLEEVE - RAYMO | \$6.52         |
|                           | P055723     | 004147813         |         | SHIPPING                       | \$2.89         |
|                           | P055723     |                   |         | SEW EMBLEM EACH SLEEVE - CROSK | \$4.34         |
|                           | P055723     |                   |         | UVS102 SHIRT SS UNDER VEST NAV | \$86.77        |
|                           | P055723     |                   |         | ADJUST FOR TAX                 | \$0.01         |
|                           | P055723     | 004147859         |         | 74273 162 PANT MENS KHAKI TACL | \$54.29        |
|                           | P055723     |                   |         | SHIPPING                       | \$1.73         |
|                           | P055723     | 004156461-        |         | 8131-1-04 SHIRT POLO SS BI-COM | \$44.47        |
|                           | P055723     |                   |         | SHIPPING                       | \$1.41         |
|                           | P055723     | 004184552-        |         | SHIPPING                       | \$1.97         |
|                           | P055723     | 004190975         |         | UVS101 SHIRT LS UNDER VEST NAV | \$97.63        |
|                           | P055723     |                   |         | SEW EMBLEM EACH SLEEVE - CROSK | \$4.34         |
|                           | P055723     |                   |         | SHIPPING                       | \$3.24         |
|                           | P055723     |                   |         | ADJUST FOR TAX                 | \$0.01         |
|                           | P055723     | 004190976         |         | SHIPPING                       | \$1.62         |
|                           | P055723     |                   |         | SEW EMBLEM EACH SLEEVE - RAYMO | \$2.17         |
|                           | P055723     |                   |         | UVS101 SHIRT LS UNDER VEST NAV | \$48.82        |
| CAR WASH PARTNERS INC DBA |             | 110586            | 228333  | RPD VEHICLE WASHES-SEPT 2015   | \$16.90        |
| CITY OF KENNEWICK         |             | 011952            | 228338  | BIPIN COMP SUPPORT MNT-4TH QT  | \$10,513.50    |
| CITY OF RICHLAND          |             | 15-388 WOODHOUSE  | 228500  | 15-388 NTOA AWARDS             | \$183.00       |
|                           |             | 15-394 HENRY      | 228802  | 15-394 DEA BASIC TRAINING      | \$1,700.04     |
| FRONTIER                  | S016597     | 1015-206-188-2614 | 228615  | TELEPHONE CHARGE 10/19/15-11/1 | \$63.99        |
| GALLS, LLC                | P055679     | 004156460         | 228619  | 48112-191 JACKET MENS MOSS SAB | \$271.49       |
|                           | P055810     | 004227993         |         | SH084 DKNV XL REG TEXTROP      | \$130.16       |
|                           | P055810     |                   |         | ADJUST FOR TAX                 | (\$0.02)       |
|                           | P055810     |                   |         | EX6378 RICHLAND POLICE SHIELD  | \$1.09         |
|                           | P055810     |                   |         | SHIPPING                       | \$13.30        |
|                           | P055810     |                   |         | EX6378 RICHLAND POLICE SHIELD  | \$3.26         |
|                           | P055810     |                   |         | EX6378 RICHLAND POLICE SHIELD  | \$1.09         |
|                           | P055810     |                   |         | TR666 MDNV 36 OB MENS TWILL PD | \$54.29        |
|                           | P055810     |                   |         | RICHLAND POLICE SHIELD         | \$3.26         |
|                           | P055810     |                   |         | SH084 DKNV XL REG TEXTROP      | \$43.39        |
| KANE, RICHARD             |             | 15-490 KANE       | 228822  | 15-490 GONZAGA RECRUITING TRIP | \$18.00        |
| LEEDWAY LLC               | P055622     | SL10051501        | 228395  | ADJUST FOR TAX                 | (\$0.01)       |
|                           | P055622     |                   |         | OC-5PS SAFARILAND MOLLE POUCH  | \$76.02        |
|                           | P055622     |                   |         | CUSTOM ID PATCH: 4"X8" POLICE, | \$18.41        |
|                           | P055622     |                   |         | CUSTOM ID PATCH: 1"X5" SINKBEI | \$15.15        |
|                           | P055622     |                   |         | CUSTOM ID PATCH: 1"X5" POLICE, | \$10.81        |
|                           | P055622     |                   |         | OC-SCA-NVY-M SAFARILAND OREGON | \$211.72       |
|                           | P055582     | SL10051502        |         | OC-4PS SAFARILAND MOLLE POUCH  | \$76.02        |
|                           | P055582     |                   |         | ADJUST FOR TAX                 | (\$0.02)       |





## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                     | P.O. Number | Invoice Number          | Check # | Purpose of Purchase            | Invoice Amount     |
|--------------------------------------------|-------------|-------------------------|---------|--------------------------------|--------------------|
| LEEDWAY LLC                                | P055582     | SL10051502              | 228395  | GSMCMC-D45 GRAY SUN TACTICAL   | \$48.82            |
|                                            | P055582     |                         |         | CUSTOM ID PATCH: POLICE 1X5 10 | \$10.81            |
|                                            | P055582     |                         |         | OC-SCA-NVY-M SAFARILAND OREGON | \$211.72           |
|                                            | P055582     |                         |         | CUSTOM ID PATCH: POLICE 4X8 10 | \$18.41            |
|                                            | P055582     |                         |         | CUSTOM ID PATCH: RABY 1X5 1011 | \$15.15            |
| MICROSOFT CORPORATION                      |             | E05001D73S              | 228405  | SHAREPOINT ONLINE 8/5-9/4/15   | \$618.00           |
|                                            |             | E05001GX3G              |         | SHAREPOINT ONLINE 8/5-9/4/15   | \$650.69           |
|                                            | P055822     | USA-375284              | 228672  | TABLET, Surface Pro 3 i7 512GB | \$3,838.10         |
|                                            | P055822     |                         |         | Surface Pro 3 Docking Station, | \$350.08           |
|                                            | P055822     |                         |         | Sp3 Type Cover 3 Black, SKU    | \$227.54           |
| RIVER CITY TOWING INC                      |             | 14263                   | 228426  | TOW CHARGE                     | \$48.87            |
| TREASURE VALLEY COFFEE CO                  |             | 104289                  | 228448  | RPD COFFEE DELIVERY            | \$164.08           |
| VERIZON WIRELESS                           | P055900     | 9753078063              | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$2,215.51         |
| <b>POLICE TOTAL ****</b>                   |             |                         |         |                                | <b>\$28,297.33</b> |
| <b>Division:</b>                           | 210         | ADMINISTRATIVE SERVICES |         |                                |                    |
| AT&T WIRELESS                              |             | 9/15-287243288881       | 228539  | 287243288881 8/27-9/26/15      | \$26.00            |
| KOCH, CATHLEEN A                           |             | 15-430 KOCH             | 228508  | 15-430 GFOA GOV ACCNTG COURSE  | \$668.20           |
| VERIZON WIRELESS                           | P055900     | 9753078063              | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$54.44            |
| <b>ADMINISTRATIVE SERVICES TOTAL ****</b>  |             |                         |         |                                | <b>\$748.64</b>    |
| <b>Division:</b>                           | 211         | FINANCE                 |         |                                |                    |
| ALLIED ENVELOPE                            | P055878     | 163075                  | 228529  | INSIDE DELIVERY AND STACKING O | \$54.30            |
|                                            | P055878     |                         |         | RETURN ENVELOPE WITH SECURITY  | \$759.66           |
|                                            | P055878     | 163076                  |         | INSIDE DELIVERY AND STACKING O | \$54.30            |
|                                            | P055878     |                         |         | WINDOW ENVELOPE, REVERSE FLAP, | \$620.92           |
|                                            | P055878     | 163077                  |         | UTILITY BILLING STATEMENT, 20# | \$406.98           |
|                                            | P055878     |                         |         | INSIDE DELIVERY AND STACKING O | \$54.30            |
| BENTON FRANKLIN COMMUNITY ACTION COMMITTEE |             | 3RD QTR 2015            | 228552  | HHANDS APPLICATIONS 3QTR 2015  | \$530.00           |
| CITY OF RICHLAND                           |             | 15-431 KISON            | 228802  | 15-431 GFOA GOV ACCNTG COURSE  | \$211.00           |
| POSTMASTER                                 |             | PERMIT 153-10/23        | 228416  | POSTAGE 10/3-10/23             | \$7,821.73         |
| VERIZON WIRELESS                           | P055900     | 9753078063              | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$54.44            |
|                                            | P055900     |                         |         | VERIZON WIRELESS CHARGES 8/31- | \$54.44            |
| <b>FINANCE TOTAL ****</b>                  |             |                         |         |                                | <b>\$10,622.07</b> |
| <b>Division:</b>                           | 212         | PURCHASING              |         |                                |                    |
| AT&T WIRELESS                              |             | 9/15-287243288881       | 228539  | 287243288881 8/27-9/26/15      | \$14.49            |
| DAILY JOURNAL OF COMMERCE                  |             | 3305932                 | 228591  | NTC OF E-PROCUREMENT CHANGE    | \$96.80            |
| OMWBE                                      | S016601     | 3031714                 | 228688  | POLITICAL SUBDIVISION FEE 7/1/ | \$7,572.00         |
| VERIZON WIRELESS                           | P055900     | 9753078063              | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$25.75            |
| <b>PURCHASING TOTAL ****</b>               |             |                         |         |                                | <b>\$7,709.04</b>  |
| <b>Division:</b>                           | 213         | INFORMATION TECHNOLOGY  |         |                                |                    |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                               | P.O. Number | Invoice Number                 | Check # | Purpose of Purchase            | Invoice Amount     |
|------------------------------------------------------|-------------|--------------------------------|---------|--------------------------------|--------------------|
| APOLLO SHEET METAL INC                               | P055872     | 152642                         | 228312  | SERVICE CALL FOR SERVER ROOM A | \$114.03           |
| AT&T WIRELESS                                        |             | 9/15-287243288881              | 228539  | 287243288881 8/27-9/26/15      | \$161.86           |
| CITY OF RICHLAND                                     |             | 15-474 LENTZ                   | 228802  | 15-474 PRIME INFRA/APIC-EM RS  | \$187.10           |
| LENTZ, TOM                                           |             | 15-474-LENTZ                   | 228824  | 15-474 PRIME INFRASTRUCTURE RS | \$13.45            |
| MID COLUMBIA ENGINEERING INC                         | P054872     | ST007856                       | 228406  | RICH AUSTILL, AS400 MNTNC SERV | \$143.00           |
|                                                      | P054872     | ST007881                       | 228674  | RICH AUSTILL, AS400 MNTNC SERV | \$143.00           |
| N HARRIS COMPUTER CORPORATION                        | P054568     | CT024672                       | 228684  | GEMS SUITE FMS AUA-TRAINING    | \$94.41            |
| PHAM, MINH                                           |             | 15-473 PHAM                    | 228513  | 15-473 PRIME INFRA/APIC-EM RS  | \$35.00            |
| TECH POWER SOLUTIONS INC                             | P055796     | 52111                          | 228746  | HP ENTERPRISE HP 16GB 2RX4     | \$1,265.28         |
| UNITED PARCEL SERVICE                                | S016602     | 000986641445                   | 228761  | GROUND PKG TO CDW-G FOR IT     | \$16.74            |
|                                                      | S016602     |                                |         | GROUND PKG TO HAVIS FOR IT     | \$5.82             |
| VERIZON WIRELESS                                     | P055900     | 9753078063                     | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$464.12           |
|                                                      | P054888     | 9754181886                     | 228765  | WIRELESS CHARGES FOR DATA FOR  | \$80.02            |
| <b>INFORMATION TECHNOLOGY TOTAL ****</b>             |             |                                |         |                                | <b>\$2,723.83</b>  |
| <b>Division:</b>                                     | 220         | HUMAN RESOURCES                |         |                                |                    |
| ANOVAWORKS                                           |             | 265                            | 228536  | INFLUENZA QUAD VACCINES        | \$5,600.00         |
| AT&T WIRELESS                                        |             | 9/15-287243288881              | 228539  | 287243288881 8/27-9/26/15      | \$41.85            |
| BI STATE OCCUPATIONAL SAFETY & HEALTH                |             | 1888-B                         | 228326  | DOT EXAMS/LOGGING/MEDICAL      | \$720.00           |
| COLUMBIA INDUSTRIES SUPPORT LLC                      |             | 0027170                        | 228345  | ON SITE SHREDDING WO #31528    | \$78.28            |
| HYAS GROUP LLC                                       |             | 1528                           | 228376  | RHS INVEST SRVCS 4/1-9/30/15   | \$2,500.00         |
| MOON, TAE-IM PHD                                     |             | 093015                         | 228409  | PSYCH EVALUATION-NOREN         | \$850.00           |
|                                                      |             | 100615                         | 228679  | PSYCH EVALUATION-EASTMAN       | \$800.00           |
|                                                      |             | 100815                         |         | PSYCH EVALUATION-DAMSTEDT      | \$800.00           |
|                                                      |             | 101315                         |         | PSYCH EVALUATION-NASH          | \$800.00           |
| VERIZON WIRELESS                                     | P055900     | 9753078063                     | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$54.44            |
| <b>HUMAN RESOURCES TOTAL ****</b>                    |             |                                |         |                                | <b>\$12,244.57</b> |
| <b>Division:</b>                                     | 300         | COMMUNITY &DEVELOPMENT SERVICE |         |                                |                    |
| AT&T WIRELESS                                        |             | 9/15-287243288881              | 228539  | 287243288881 8/27-9/26/15      | \$98.42            |
| BYKONEN, PAM                                         |             | BYKONEN COMTY MTG              | 228499  | REFRESH FOR BROOKS COMM MTGS   | \$32.02            |
| CITY OF RICHLAND                                     |             | 15-432 JENSEN                  | 228500  | 15-432 OR APA PLNG CONF        | \$447.55           |
| JENSEN, KERWIN                                       |             | 15-432-JENSEN                  | 228506  | 15-432 OR APA PLNG CONF        | \$578.70           |
| PARADISE BOTTLED WATER CO                            |             | 9/15-CITYATTORNEY              | 228411  | BOTTLED WATER                  | \$5.64             |
| VERIZON WIRELESS                                     | P055900     | 9753078063                     | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$54.44            |
|                                                      |             | 9754212348                     | 228769  | KJENSE MIFI 9/20-10/19         | \$40.01            |
| <b>COMMUNITY &amp;DEVELOPMENT SERVICE TOTAL ****</b> |             |                                |         |                                | <b>\$1,256.78</b>  |
| <b>Division:</b>                                     | 301         | DEVELOPMENT SERVICES           |         |                                |                    |
| AT&T WIRELESS                                        |             | 9/15-287243288881              | 228539  | 287243288881 8/27-9/26/15      | \$314.48           |
| BENTON CLEAN AIR AUTHORITY                           |             | 851                            | 228320  | 4TH QTR 2015 ASSESSMENT PYMT   | \$14,282.34        |
| CITY OF RICHLAND                                     |             | 15-426 SIMON                   | 228500  | 15-426 PLNG ASSOC WA FALL CONF | \$210.15           |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                         | P.O. Number | Invoice Number           | Check # | Purpose of Purchase            | Invoice Amount     |
|------------------------------------------------|-------------|--------------------------|---------|--------------------------------|--------------------|
| CITY OF RICHLAND                               |             | 15-433 SOMERS            | 228500  | 15-433 WSAPT 20TH ANNIV/MTG    | \$236.15           |
| INTERNATIONAL CODE COUNCIL INC                 |             | 1000619249               | 228377  | ICC CODE BOOKS 2015            | \$104.26           |
| MID COLUMBIA ENGINEERING INC                   | P055297     | ST007860                 | 228406  | JOSEPH MINNICK, BLDG INSPECTOR | \$1,568.00         |
|                                                | P055297     | ST007877                 | 228674  | JOSEPH MINNICK, BLDG INSPECTOR | \$1,568.00         |
| SIMON, RICK                                    |             | 15-426-SIMON             | 228517  | 15-426 PLNG ASOC WA FALL CONF  | \$184.60           |
| SOMERS, CYNTHIA                                |             | 15-433-SOMERS            | 228518  | 15-433 WSAPT 20TH ANNV MTG     | \$200.30           |
| VERIZON WIRELESS                               | P055900     | 9753078063               | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$243.51           |
|                                                |             | 9754191576               | 228767  | BLDG INSPECTORS LAPTOPS        | \$200.05           |
| XEROX CORPORATION                              |             | 081588524                | 228473  | W7855PT BASE CHGS-SEPTEMBER 15 | \$53.01            |
|                                                |             |                          |         | W7855PT BASE CHGS-SEPTEMBER 15 | \$53.01            |
| <b>DEVELOPMENT SERVICES TOTAL ****</b>         |             |                          |         |                                | <b>\$19,217.86</b> |
| <b>Division:</b>                               | 302         | REDEVELOPMENT            |         |                                |                    |
| AT&T WIRELESS                                  |             | 9/15-287243288881        | 228539  | 287243288881 8/27-9/26/15      | \$62.45            |
| CITY OF RICHLAND                               |             | 15-305 MOORE             | 228500  | 15-305 ULI FALL CONF           | \$375.00           |
| MOORE, BRIAN                                   |             | 15-305-MOORE             | 228511  | 15-305 ULI FALL CONF           | \$648.05           |
| XEROX CORPORATION                              |             | 081588524                | 228473  | W7855PT BASE CHGS-SEPTEMBER 15 | \$209.97           |
| <b>REDEVELOPMENT TOTAL ****</b>                |             |                          |         |                                | <b>\$1,295.47</b>  |
| <b>Division:</b>                               | 303         | LIBRARY                  |         |                                |                    |
| EDGEWAVE, INC                                  |             | 146096                   | 228357  | FILTER SOFTWARE                | \$2,335.00         |
| PROQUEST LLC                                   |             | 70356161                 | 228419  | INTERNET DATABASES 7/1-6/30/16 | \$840.98           |
| STONEWAY ELECTRIC SUPPLY                       |             | S101408204.001           | 228434  | LIGHT BULBS                    | \$139.53           |
|                                                |             | S101408384.001           |         | LIGHT BULBS                    | \$64.17            |
|                                                |             | S101409147.001-          | 228739  | WIRE NUTS                      | \$6.77             |
|                                                |             | S101412257.001           | 228434  | LIGHT BULBS                    | \$26.12            |
| UNIQUE MANAGEMENT SERVICES INC                 |             | 313651                   | 228454  | COLLECTION SRVCS-SEPT          | \$152.15           |
| WASHINGTON STATE PATROL                        |             | I16002195                | 228460  | VOLUNTEER BACKGROUND CHECKS    | \$96.00            |
| XEROX CORPORATION                              |             | 081588547                | 228473  | W7225PT BASE CHG/PRINTS-SEPT   | \$172.21           |
| <b>LIBRARY TOTAL ****</b>                      |             |                          |         |                                | <b>\$3,832.93</b>  |
| <b>Division:</b>                               | 330         | PARKS & RECREATION ADMIN |         |                                |                    |
| AT&T WIRELESS                                  |             | 9/15-287243288881        | 228539  | 287243288881 8/27-9/26/15      | \$679.02           |
| VERIZON WIRELESS                               | P055900     | 9753078063               | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$1,173.44         |
| <b>PARKS &amp; RECREATION ADMIN TOTAL ****</b> |             |                          |         |                                | <b>\$1,852.46</b>  |
| <b>Division:</b>                               | 331         | PARKS & REC - RECREATION |         |                                |                    |
| AT&T WIRELESS                                  |             | 9/15-287243288881        | 228539  | 287243288881 8/27-9/26/15      | \$4.06             |
| CAMARENA, DANA                                 |             | SEPTEMBER 2015           | 228332  | SALSA INSTRUCTOR-SEPT          | \$880.88           |
| FOSTER, CATHY I                                |             |                          | 228367  | FOOT CARE CLASSES-SEPT         | \$745.20           |
| FRONTIER                                       | S016597     | 1015-206-188-2614        | 228615  | TELEPHONE CHARGE 10/19/15-11/1 | \$183.98           |
| MID COLUMBIA ENGINEERING INC                   | P054820     | ST007857                 | 228406  | RP3 - GENERAL EDUCATION        | \$250.25           |
| OXARC INC                                      |             | R368850                  | 228692  | HELIUM TANK RENTAL             | \$7.76             |
| WHITE LOTUS ENTERPRISES                        |             | SEPT 2015                | 228471  | KARATE INSTRUCTOR-SEP 2015     | \$50.70            |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                         | P.O. Number | Invoice Number                 | Check # | Purpose of Purchase            | Invoice Amount    |
|------------------------------------------------|-------------|--------------------------------|---------|--------------------------------|-------------------|
| <b>PARKS &amp; REC - RECREATION TOTAL ****</b> |             |                                |         |                                | <b>\$2,122.83</b> |
| <b>Division:</b>                               | 335         | PARKS & REC - PARKS&FACILITIES |         |                                |                   |
| ABM JANITORIAL NORTHWEST                       |             | 8593961                        | 228526  | JANITORIAL SRVCS-OCT           | \$9,417.47        |
| AIREFCO INC                                    |             | 3491295                        | 228528  | TRANSFORMER                    | \$38.00           |
| APPLIED INDUSTRIAL TECH INC                    |             | 7006189795                     | 228313  | HVAC PUMP                      | \$238.06          |
| AT&T WIRELESS                                  |             | 9/15-287243288881              | 228539  | 287243288881 8/27-9/26/15      | \$125.13          |
|                                                |             |                                |         | 287243288881 8/27-9/26/15      | \$163.50          |
| BEAVER BARK & ROCK                             |             | 706729                         | 228546  | ROCK                           | \$54.28           |
|                                                |             | 707145                         | 228319  | SOD                            | \$5.97            |
| BEDROCK SPECIALTY STONE PRODUCTS               |             | 47243                          | 228548  | BROWN BASALT                   | \$733.05          |
| BENTON COUNTY SHERIFF'S OFFICE                 |             | 10/15-WORKCREW II              | 228551  | WORKCREW II-SEPTEMBER 2015     | \$3,040.17        |
| CASCADE NATURAL GAS CORP                       |             | 10/15-75226321539              | 228567  | NAT GAS 2710 DUPORTAIL         | \$33.29           |
|                                                |             | 10/15-80577100003              |         | NAT GAS 200 BLDG 9/16-10/15    | \$1,355.21        |
|                                                |             | 10/15-90577100002              |         | NAT GAS 300 BLDG 9/16-10/15    | \$1,058.36        |
| CENTRAL HOSE & FITTINGS INC                    |             | 420976                         | 228336  | TUBING/HOSES                   | \$145.52          |
| COLE INDUSTRIAL INC                            |             | YA20249                        | 228343  | CITY HALL BOILER               | \$4,540.95        |
| COLUMBIA GRAIN & FEED INC                      |             | 137285                         | 228581  | STRAW                          | \$68.32           |
| EWING IRRIGATION PRODUCTS INC                  |             | 447235                         | 228360  | PVC/NIPPLE/TEFLON TAPE         | \$495.24          |
|                                                |             | 489516                         | 228604  | LIDS                           | \$377.86          |
| FARMERS EXCHANGE                               |             | 156384                         | 228362  | AIR FILTER/WHEEL/BEARING       | \$316.28          |
| FIRE PROTECTION SPECIALISTS LLC                |             | 42398                          | 228366  | ANNUAL FIRE ALARM INSPECTIONS  | \$4,271.00        |
| FREMAREK INC DBA                               |             | 0563712-IN                     | 228612  | URINAL SCREENS                 | \$317.44          |
| FRONTIER                                       | S016597     | 1015-206-188-2614              | 228615  | TELEPHONE CHARGE 10/19/15-11/1 | \$30.02           |
|                                                | S016597     |                                |         | TELEPHONE CHARGE 10/19/15-11/1 | \$1,064.38        |
| GONDOLA TOWER HOLDINGS LLC                     |             | 402690495                      | 228624  | BADGER MTN CELL TOWNER RENTAL  | \$617.07          |
| HD FOWLER COMPANY INC                          |             | I4019670                       | 228370  | GATE VALVE                     | \$472.42          |
| HERTZ EQUIPMENT RENTAL CORP                    |             | 28301874-002                   | 228629  | LIFT RENTAL                    | \$152.04          |
| IRRIGATION SPECIALISTS INC                     |             | 1161979-01                     | 228378  | COUPLING/PVC                   | \$212.57          |
| JT AUTOMOTIVE PARTS INC DBA                    |             | 344238                         | 228381  | LAMP                           | \$3.13            |
|                                                |             | 344243                         |         | LAMP                           | \$3.13            |
| KONECRANES INC                                 | P055538     | SPO01046192                    | 228390  | INSPECTION OF COFFING/CMH MT40 | \$276.43          |
|                                                | P055538     |                                |         | INSPECTION OF LIFTMORE 206 ON  | \$276.42          |
| MCDONALD'S & ASSOCIATES INC                    |             | 093015                         | 228403  | TOPSOIL DELIVERY-14 YDS        | \$152.04          |
| MIGHTY JOHNS PORTABLE TOILET & SEPTIC          |             | 32671                          | 228676  | POL RENTAL-GOETHALS PARK       | \$81.00           |
|                                                |             | 32672                          |         | POL SRVCS-SKATE PARK 9/7-10/4  | \$81.00           |
| MILNE NAIL, POWER TOOL & REPAIR                |             | 142101                         | 228407  | SCRAPER BLADES                 | \$32.57           |
| MOON SECURITY SERVICES INC                     |             | 789166                         | 228678  | BASIC FIRE MONITORING LIBRARY  | \$33.00           |
|                                                |             | 789546                         |         | RPD RANGE MONITORING-NOV       | \$59.90           |
|                                                |             | 790285                         |         | BASIC FIRE MONITORING CREST    | \$53.00           |
|                                                |             | 791638                         |         | BASIC FIRE MONITORING          | \$330.00          |
| OXARC INC                                      |             | 8905PPS                        | 228692  | CO2 BULK                       | \$352.62          |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                       | P.O. Number | Invoice Number | Check # | Purpose of Purchase            | Invoice Amount |
|----------------------------------------------|-------------|----------------|---------|--------------------------------|----------------|
| PAINTMASTER SERVICES INC                     | P054636     | 2015-149       | 228695  | ADDITIONAL SALES TAX           | \$171.91       |
| POOL CARE PRODUCTS INC                       |             | 122755         | 228706  | SAND                           | \$130.32       |
| PRO BUILD COMPANY LLC                        |             | 71461506       | 228418  | RIVER ROCK                     | \$759.22       |
| RAY POLAND & SONS INC                        | P055638     | 8541-15        | 228712  | SACAGAWEA HERITAGE TRAIL REPAI | \$4,981.00     |
| REXEL INC DBA                                |             | H848162        | 228423  | MAINT BLDG LIGHTING            | \$1,119.62     |
|                                              |             | H972660        | 228715  | ROOF REPAIR                    | \$301.82       |
| RICHLAND ACE HARDWARE                        |             | 210323         | 228424  | COUPLING/TEE/BUSHING           | \$18.60        |
|                                              |             | 210325         |         | BUSHING/COUPLING/QWIK FIX      | \$11.36        |
|                                              |             | 210330         |         | COUPLING/NIPPLE/NOZZLE         | \$20.94        |
|                                              |             | 210340         |         | BULBS                          | \$12.55        |
|                                              |             | 210377         | 228717  | NIPPLES/COUPLE                 | \$13.26        |
|                                              |             | 48216          | 228424  | HINGE                          | \$9.22         |
|                                              |             | 48261          |         | CLEANING SUPPLIES              | \$33.61        |
|                                              |             | 48313          |         | FILE/CHAIN LOOP                | \$45.58        |
|                                              |             | 48352          |         | SPRAY PAINT/SAND PAPER         | \$34.13        |
|                                              |             | 48445          | 228717  | GOOF OFF                       | \$8.68         |
|                                              |             | 48500          |         | KEY STEM 4 WAY                 | \$6.51         |
| STONEWAY ELECTRIC SUPPLY                     |             | S101378977.002 | 228434  | LAMP LIGHTS                    | \$315.48       |
|                                              |             | S101378977.003 |         | LAMP LIGHTS                    | \$315.48       |
|                                              |             | S101389659.001 |         | LAMP LIGHTS                    | \$75.56        |
|                                              |             | S101390181.001 |         | LAMP LIGHTS                    | \$315.48       |
| STRAIGHT LINE CONCRETE SAWING & DRILLING INC |             | 001032         | 228740  | SAW/BREAK OFF CONCRETE 40 PARK | \$568.58       |
|                                              |             | 001033         |         | HYDRO HAND SAWING AT 40 PARK   | \$487.35       |
| SUNBELT RENTALS INC                          |             | 55145456-001   | 228436  | 24" WALK BEHIND TRENCHER       | \$121.20       |
| TACOMA SCREW PRODUCTS INC                    |             | 22128115       | 228437  | GREASE FITTINGS/WASHERS        | \$3.79         |
| THE PERSONAL TOUCH CLEANING INC              |             | 57101          | 228441  | JANITOR SERVICES-BLDG 100-SEPT | \$2,281.18     |
|                                              |             | 57102          |         | JANITOR SERVICES-BLDG 200-SEPT | \$694.64       |
|                                              |             | 57103          |         | JANITOR SERVICES-BLDG 300-SEPT | \$545.54       |
|                                              |             | 57148          |         | JANITOR SERVICES-RCC-SEPT      | \$3,265.90     |
|                                              |             | 57149          |         | JANITOR SERVICES-LIBRARY-SEPT  | \$12,000.95    |
| THE SHERWIN WILLIAMS CO                      |             | 0613-4         | 228442  | HANDY PAINT LINER              | \$23.85        |
|                                              |             | 9202-6         |         | HANDY PAINT LINER              | \$28.19        |
|                                              |             | 9312-3         |         | THROAT SEAL                    | \$11.08        |
| THERMAL SUPPLY INC                           |             | 5976420        | 228443  | 1/4 SAE CATCH ALL SEALED       | \$79.95        |
|                                              |             | 5977280        |         | AEROSOL                        | \$22.26        |
| WALLA WATER INC DBA                          |             | 14957          | 228459  | BLDG 300 OVERHEAD DOOR         | \$206.34       |
| WASTE MANAGEMENT                             |             | 0093258-1819-4 | 228461  | POL SRVCS 1032 UNIVERSITY      | \$100.62       |
| WESMAR COMPANY INC                           | S016562     | 220964         | 228465  | FREIGHT                        | \$185.47       |
|                                              | S016562     |                |         | GLYCOL, 4- 55 GALLON DRUMS     | \$4,563.37     |
| WILBUR ELLIS COMPANY                         | S016557     | 9466852        | 228783  | GRASS SEED, SCOTT'S SPORTS 50% | \$1,290.17     |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                                   | P.O. Number                 | Invoice Number    | Check # | Purpose of Purchase            | Invoice Amount      |
|----------------------------------------------------------|-----------------------------|-------------------|---------|--------------------------------|---------------------|
| WILBUR ELLIS COMPANY                                     | S016557                     | 9506017           | 228783  | DELIVERY FEE                   | \$91.22             |
| <b>PARKS &amp; REC - PARKS&amp;FACILITIES TOTAL ****</b> |                             |                   |         |                                | <b>\$66,349.82</b>  |
| <b>Division:</b> 338                                     | PARKS & REC - PROJECT ADMIN |                   |         |                                |                     |
| RICHLAND ACE HARDWARE                                    |                             | 210346            | 228717  | FILE/HANDLE/ELBOW/FLOOR KNIFE  | \$21.23             |
|                                                          |                             | 48284             | 228424  | SPRAY PAINT                    | \$7.04              |
|                                                          |                             | 48285             |         | BIKE TUBE                      | \$15.18             |
|                                                          |                             | 48433             | 228717  | SPRAY PAINT                    | \$14.63             |
| <b>PARKS &amp; REC - PROJECT ADMIN TOTAL ****</b>        |                             |                   |         |                                | <b>\$58.08</b>      |
| <b>Division:</b> 900                                     | NON-DEPARTMENTAL            |                   |         |                                |                     |
| CITY OF PASCO                                            |                             | M101915           | 228339  | ANIMAL SHELTERING-OCT          | \$19,943.47         |
| EAST OREGONIAN PUB CO                                    |                             | 48161509          | 228356  | E.OREGONIAN ADS-TOURISM-SEPT   | \$66.00             |
| KWRL LLC                                                 |                             | 1590009870        | 228392  | TOURISM AIRSPOTS 9/01-9/04     | \$400.00            |
| <b>NON-DEPARTMENTAL TOTAL ****</b>                       |                             |                   |         |                                | <b>\$20,409.47</b>  |
| <b>GENERAL FUND Total ***</b>                            |                             |                   |         |                                | <b>\$340,752.41</b> |
| <b>FUND 101</b>                                          | <b>CITY STREETS</b>         |                   |         |                                |                     |
| <b>Division:</b> 401                                     | STREETS MAINTENANCE         |                   |         |                                |                     |
| ADRIAN, MIKE                                             |                             | 15-445-ADRIAN     | 228789  | 15-445 NW PAVEMENT MGMT ASSOC  | \$14.00             |
| ADVANCED SIGNAL & CONTRACTING LLC                        | P054957                     | 2416              | 228310  | RAILROAD CROSSING INSPECTIONS  | \$310.00            |
| AT&T WIRELESS                                            |                             | 9/15-287243288881 | 228539  | 287243288881 8/27-9/26/15      | \$125.39            |
| CITY OF RICHLAND                                         |                             | 15-417 LEE        | 228802  | 15-417 ROAD/STREET MAINT CONF  | \$280.59            |
|                                                          |                             | 15-418 RENZ       |         | 15-418 ROAD/STREET MAINT CONF  | \$280.59            |
|                                                          |                             | 15-444 PARDINI    |         | 15-444 NW PAVEMENT MGMT CONF   | \$552.96            |
|                                                          |                             | 15-445 ADRIAN     |         | 15-445 NW PAVEMENT MGMT CONF   | \$552.96            |
| FASTENAL COMPANY                                         |                             | WARIC52813        | 228363  | BOLTS                          | \$43.35             |
| FRONTIER                                                 | S016597                     | 1015-206-188-2614 | 228615  | TELEPHONE CHARGE 10/19/15-11/1 | \$30.03             |
|                                                          | S016597                     |                   |         | TELEPHONE CHARGE 10/19/15-11/1 | \$54.74             |
| GONDOLA TOWER HOLDINGS LLC                               |                             | 402690495         | 228624  | BADGER MTN CELL TOWNER RENTAL  | \$394.94            |
| HERTZ EQUIPMENT RENTAL CORP                              |                             | 28275666-001      | 228375  | LIQUID PROPANE                 | \$57.20             |
|                                                          |                             | 28283172-001      |         | LIQUID PROPANE                 | \$71.07             |
|                                                          |                             | 28285704-001      |         | LIQUID PROPANE                 | \$54.17             |
|                                                          |                             | 28288825-001      |         | LIQUID PROPANE                 | \$78.87             |
|                                                          |                             | 28289567-001      |         | LIQUID PROPANE                 | \$17.77             |
|                                                          |                             | 28291499-001      |         | LIQUID PROPANE                 | \$65.87             |
|                                                          |                             | 28293834-001      |         | LIQUID PROPANE                 | \$78.00             |
|                                                          |                             | 28308045-001      |         | LIQUID PROPANE                 | \$78.00             |
| INLAND ASPHALT CO                                        | P055870                     | 32-2171020        | 228634  | 5/8 ASPHALTIC CONCRETE HOT MIX | \$71.37             |
|                                                          | P055870                     | 32-2174271        |         | 5/8 ASPHALTIC CONCRETE HOT MIX | \$265.92            |
|                                                          | P055870                     | 32-2176027        |         | 5/8 ASPHALTIC CONCRETE HOT MIX | \$61.01             |
| NORTHWEST SIGN RECYCLING LLC                             |                             | 2140              | 228687  | SCRAP CREDIT                   | (\$10.32)           |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                | P.O. Number | Invoice Number                     | Check # | Purpose of Purchase            | Invoice Amount      |
|---------------------------------------|-------------|------------------------------------|---------|--------------------------------|---------------------|
| NORTHWEST SIGN RECYCLING LLC          |             | 2215                               | 228687  | HYDROSTRIPPING                 | \$358.39            |
| PARDINI, DAVID                        |             | 15-444-PARDINI                     | 228833  | 15-444 NW PAVEMENT MGMT ASSOC  | \$14.00             |
| RICHLAND ACE HARDWARE                 |             | 210307                             | 228424  | CAR PHONE CHARGER              | \$26.03             |
|                                       |             | 210358                             |         | CARBIDE BLADE                  | \$19.54             |
|                                       |             | 210359                             |         | CARBIDE BLADE                  | \$19.54             |
|                                       |             | 48556                              | 228717  | STRIPPER PARTS                 | \$67.02             |
|                                       |             | 48557                              |         | STRIPPER PARTS RETURN          | (\$2.72)            |
|                                       |             | 48559                              |         | PONCHOS                        | \$17.35             |
| THE SHERWIN WILLIAMS CO               |             | 0178-7                             | 228747  | STRAINER PRO                   | \$19.17             |
| TRAFFIC SAFETY SUPPLY CO INC          | S016567     | 104434                             | 228446  | SIGN POST, 2" SQUARE TUBE, 14  | \$690.15            |
|                                       | S016567     |                                    |         | FREIGHT CHARGE                 | \$128.62            |
| UNITED PARCEL SERVICE                 | S016602     | 000986641445                       | 228761  | GROUND PKG TO EBERLE DESIGN FO | \$5.88              |
| VERIZON WIRELESS                      | P055900     | 9753078063                         | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$129.86            |
| WESTERN CONCRETE ACCESSORIES          |             | 31140                              | 228466  | CLEAR COAT/BROOM               | \$1.79              |
| <b>STREETS MAINTENANCE TOTAL ****</b> |             |                                    |         |                                | <b>\$5,023.10</b>   |
| <b>Division:</b>                      | 402         | ARTERIAL STREETS                   |         |                                |                     |
| BERGER ABAM ENGINEERS INC             | P054546     | 312374                             | 228325  | DUPORTAIL BRIDGE - DESIGN      | \$2,811.38          |
| WATTS CONSTRUCTION INC                | P054113     | C106-14/RETAINAGE                  | 228462  | ROBERTSON DR EXTENSION, ROAD A | \$121,267.61        |
| <b>ARTERIAL STREETS TOTAL ****</b>    |             |                                    |         |                                | <b>\$124,078.99</b> |
| <b>CITY STREETS Total ***</b>         |             |                                    |         |                                | <b>\$129,102.09</b> |
| <b>FUND</b>                           | <b>111</b>  | <b>PARK RESERVE FUND</b>           |         |                                |                     |
| <b>Division:</b>                      | 000         |                                    |         |                                |                     |
| RIVERWOOD HOMES, INC                  |             | 2015-000015                        | 228427  | CUSTOMER CANCELLED PERMIT      | \$1,235.00          |
| <b>UNASSIGNED TOTAL ****</b>          |             |                                    |         |                                | <b>\$1,235.00</b>   |
| <b>PARK RESERVE FUND Total ***</b>    |             |                                    |         |                                | <b>\$1,235.00</b>   |
| <b>FUND</b>                           | <b>112</b>  | <b>INDUSTRIAL DEVELOPMENT FUND</b> |         |                                |                     |
| <b>Division:</b>                      | 000         |                                    |         |                                |                     |
| TRI CITIES RESEARCH DISTRICT          |             | TCRD2016                           | 228757  | 2016 MEMBERSHIP DUES           | \$500.00            |
| <b>UNASSIGNED TOTAL ****</b>          |             |                                    |         |                                | <b>\$500.00</b>     |
| <b>Division:</b>                      | 305         | ECONOMIC DEVELOPMENT               |         |                                |                     |
| AT&T WIRELESS                         |             | 9/15-287243288881                  | 228539  | 287243288881 8/27-9/26/15      | \$62.45             |
| PARADISE BOTTLED WATER CO             |             | 9/15-CITYATTORNEY                  | 228411  | BOTTLED WATER                  | \$8.45              |
| RGW ENTERPRISES PC                    | P055364     | 9/15-CITY SHOPS                    | 228716  | #116-15 ECON DEV CONSULTANT    | \$522.50            |
|                                       | P055364     | 9/15-CWCP                          |         | #116-15 ECON DEV CONSULTANT    | \$930.00            |
|                                       | P055364     | 9/15-HORN RAPIDS                   |         | #116-15 ECON DEV CONSULTANT    | \$950.00            |
|                                       | P055364     | 9/15-HRBC                          |         | #116-15 ECON DEV CONSULTANT    | \$332.50            |
|                                       | P055364     | 9/15-LRF                           |         | #116-15 ECON DEV CONSULTANT    | \$3,522.50          |
|                                       | P055364     | 9/15-PROJECT ROVE                  |         | #116-15 ECON DEV CONSULTANT    | \$1,465.00          |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                          | P.O. Number | Invoice Number                    | Check # | Purpose of Purchase            | Invoice Amount     |
|-------------------------------------------------|-------------|-----------------------------------|---------|--------------------------------|--------------------|
| RGW ENTERPRISES PC                              | P055364     | 9/15-SI STEEL                     | 228716  | #116-15 ECON DEV CONSULTANT    | \$665.00           |
| SUN SUPPLY INC                                  | S016571     | 0404908-IN                        | 228742  | ACM SHEETING, 4' X 8' X 6MM, W | \$544.95           |
| TRAFFIC SAFETY SUPPLY CO INC                    | S016576     | 104725                            | 228752  | FREIGHT                        | \$128.62           |
|                                                 | S016576     |                                   |         | SIGN POST, 2" SQUARE TUBE, 14  | \$276.06           |
| TRIDEC                                          | P055403     | 1822                              | 228450  | CONTRACT#133-15_PROGRAM_IND-EM | \$7,500.00         |
|                                                 | P055403     | 1861                              |         | CONTRACT#133-15_PROGRAM_IND-EM | \$1,000.00         |
| VERIZON WIRELESS                                | P055900     | 9753078063                        | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$108.88           |
| <b>ECONOMIC DEVELOPMENT TOTAL ****</b>          |             |                                   |         |                                | <b>\$18,016.91</b> |
| <b>Division:</b>                                | 306         | ECONOMIC DEVELOPMENT PROJECTS     |         |                                |                    |
| MACKAY & SPOSITO INC                            | P055883     | 026278                            | 228400  | HORN RAPIDS MP-MACKAY & SPOSIT | \$263.75           |
| PERMIT SURVEYING INC                            |             | 15118-1                           | 228700  | LOGSTON RD SURVEY              | \$360.00           |
| <b>ECONOMIC DEVELOPMENT PROJECTS TOTAL ****</b> |             |                                   |         |                                | <b>\$623.75</b>    |
| <b>INDUSTRIAL DEVELOPMENT FUND Total ***</b>    |             |                                   |         |                                | <b>\$19,140.66</b> |
| <b>FUND 117</b>                                 |             | <b>CRIMINAL JUSTICE SALES TAX</b> |         |                                |                    |
| <b>Division:</b>                                | 131         | CJST POLICE ACTIVITY              |         |                                |                    |
| BLUMENTHAL UNIFORM CO                           | P055723     | 004184552-                        | 228330  | 97R66 86 SHIRT MENS SS DELUXE  | \$59.68            |
|                                                 | P055723     |                                   |         | SEW EMBLEM EACH SLEEVE - SWANS | \$2.17             |
| DAY MANAGEMENT CORPORATION DBA                  | P055789     | 176399                            | 228353  | ADJUST FOR TAX                 | (\$0.01)           |
|                                                 | P055789     |                                   |         | SHIPPING                       | \$9.77             |
|                                                 | P055789     |                                   |         | MOTOROLA HMN4079 ENHANCE KEYPA | \$597.30           |
| PUBLIC SAFETY TESTING INC                       |             | 2015-6412                         | 228420  | 3RD QTR 2015 SUBSCRIPTION FEES | \$412.50           |
| SURPLUS AMMO & ARMS, LLC                        | P055725     | 573                               | 228743  | SPIKE SYSTEM 2015 TROOPER 15.5 | \$1,053.40         |
| <b>CJST POLICE ACTIVITY TOTAL ****</b>          |             |                                   |         |                                | <b>\$2,134.81</b>  |
| <b>CRIMINAL JUSTICE SALES TAX Total ***</b>     |             |                                   |         |                                | <b>\$2,134.81</b>  |
| <b>FUND 150</b>                                 |             | <b>HOTEL/MOTEL FUND</b>           |         |                                |                    |
| <b>Division:</b>                                | 307         | HOTEL/MOTEL TAX                   |         |                                |                    |
| TRI CITIES VISITOR & CONVENTION BUREAU          |             | 153789                            | 228449  | TCVB MONTHLY DUE-SEPT          | \$16,091.70        |
| <b>HOTEL/MOTEL TAX TOTAL ****</b>               |             |                                   |         |                                | <b>\$16,091.70</b> |
| <b>HOTEL/MOTEL FUND Total ***</b>               |             |                                   |         |                                | <b>\$16,091.70</b> |
| <b>FUND 151</b>                                 |             | <b>SPECIAL LODGING ASSESSMENT</b> |         |                                |                    |
| <b>Division:</b>                                | 339         | TOURISM PROMOTION AREA            |         |                                |                    |
| TRI CITIES VISITOR & CONVENTION BUREAU          |             | SEPT 2015                         | 228449  | SPECIAL LODGING ACCESS SEPT'15 | \$49,502.37        |
| <b>TOURISM PROMOTION AREA TOTAL ****</b>        |             |                                   |         |                                | <b>\$49,502.37</b> |
| <b>SPECIAL LODGING ASSESSMENT Total ***</b>     |             |                                   |         |                                | <b>\$49,502.37</b> |
| <b>FUND 153</b>                                 |             | <b>COMMUNITY DEV BLOCK GRANT</b>  |         |                                |                    |





## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                     | P.O. Number                         | Invoice Number    | Check # | Purpose of Purchase            | Invoice Amount      |
|--------------------------------------------|-------------------------------------|-------------------|---------|--------------------------------|---------------------|
| <b>Division:</b>                           | 308                                 | CDBG PROGRAM      |         |                                |                     |
| BURDEN, MICHELLE                           |                                     | 15-363-BURDEN     | 228498  | 15-363NW ASC COMM DVLPMT MGRS  | \$0.32              |
| CITY OF RICHLAND                           |                                     | 15-363 BURDEN     | 228500  | 15-363 NW ASOC OF COMM DEV MGR | \$334.07            |
| ELIJAH FAMILY HOMES                        |                                     | 227               | 228358  | 3RD QTR 2015 SRVCS             | \$4,266.51          |
| THE ARC OF TRI CITIES                      |                                     | 1/2015            | 228439  | C169-15 THERAPUTIC RECREATION  | \$11,838.00         |
| <b>CDBG PROGRAM TOTAL ****</b>             |                                     |                   |         |                                | <b>\$16,438.90</b>  |
| <b>COMMUNITY DEV BLOCK GRANT Total ***</b> |                                     |                   |         |                                | <b>\$16,438.90</b>  |
| <b>FUND 154</b>                            | <b>HOME FUND</b>                    |                   |         |                                |                     |
| <b>Division:</b>                           | 309                                 | HOME PROGRAM      |         |                                |                     |
| BURDEN, MICHELLE                           |                                     | 15-363-BURDEN     | 228498  | 15-363NW ASC COMM DVLPMT MGRS  | \$0.33              |
|                                            |                                     | 15-409 BURDEN     |         | 15-409 WA FIN OFF GRNT REQ/MGT | \$37.00             |
| CASCADE TITLE COMPANY OF BENTON            |                                     | 15-366            | 228568  | RECON FEE/625 BERKSHIRE PL     | \$140.00            |
| CITY OF KENNEWICK                          |                                     | OCT 2015          | 228338  | HOME DPA 7/1-9/30/15           | \$15.59             |
|                                            |                                     |                   |         | HOME DPA 7/1-9/30/15           | \$125,053.33        |
| CITY OF PASCO                              |                                     | 005-15            | 228340  | PASCO HOME DPA 8/1-8/31/15     | \$1,010.24          |
|                                            |                                     |                   |         | PASCO HOME DPA 8/1-8/31/15     | \$33,316.68         |
| CITY OF RICHLAND                           |                                     | 15-363 BURDEN     | 228500  | 15-363 NW ASOC OF COMM DEV MGR | \$334.07            |
| TRI COUNTY PARTNERS HABITAT FOR HUMANITY   |                                     | C172-14/PYMT 7    | 228759  | HIGHLAND PARK/PROGRESS PYMT 7  | \$200,749.20        |
|                                            |                                     | C172-14/PYMT 8    |         | HIGHLAND PARK/PROGRESS PYMT 8  | \$9,404.20          |
| <b>HOME PROGRAM TOTAL ****</b>             |                                     |                   |         |                                | <b>\$370,060.64</b> |
| <b>HOME FUND Total ***</b>                 |                                     |                   |         |                                | <b>\$370,060.64</b> |
| <b>FUND 301</b>                            | <b>STREETS CAPITAL CONSTRUCTION</b> |                   |         |                                |                     |
| <b>Division:</b>                           | 000                                 |                   |         |                                |                     |
| BLACKLINE INC                              |                                     | C79-15/PMT3 FINAL | 228329  | 2015 SLURRY SEAL - 79-15 FINAL | (\$505.00)          |
| <b>UNASSIGNED TOTAL ****</b>               |                                     |                   |         |                                | <b>(\$505.00)</b>   |
| <b>Division:</b>                           | 402                                 | ARTERIAL STREETS  |         |                                |                     |
| A CORE INC                                 |                                     | 353045            | 228309  | ADA CUT-MANSFIELD              | \$325.80            |
| AMERICAN ROCK PRODUCTS INC                 | P055871                             | 249785            | 228532  | 5-1/2 SACK CONCRETE MIX, 3/4   | \$488.70            |
|                                            | P055871                             |                   |         | ENVIRONMENTAL FEE              | \$5.43              |
|                                            | P055871                             | 250248            |         | 5-1/2 SACK CONCRETE MIX, 3/4   | \$390.96            |
|                                            | P055871                             |                   |         | CONTRACTOR STANDBY TIME        | \$54.30             |
|                                            | P055871                             |                   |         | ENVIRONMENTAL FEE              | \$4.34              |
|                                            | P055871                             | 250553            |         | 5-1/2 SACK CONCRETE MIX, 3/4   | \$586.44            |
|                                            | P055871                             |                   |         | ENVIRONMENTAL FEE              | \$6.52              |
|                                            | P055871                             | 250825            |         | 5-1/2 SACK CONCRETE MIX, 3/4   | \$488.70            |
|                                            | P055871                             |                   |         | ENVIRONMENTAL FEE              | \$5.43              |
|                                            | P055876                             | 251285            |         | 3/8" X 3-1/2" X 10' MASTIC     | \$48.87             |
|                                            | P055876                             |                   |         | 5-1/2 SACK CONCRETE MIX, 3/4   | \$293.22            |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                        | P.O. Number | Invoice Number    | Check # | Purpose of Purchase            | Invoice Amount |
|-------------------------------|-------------|-------------------|---------|--------------------------------|----------------|
| AMERICAN ROCK PRODUCTS INC    | P055876     | 251285            | 228532  | ENVIRONMENTAL FEE              | \$3.26         |
|                               | P055876     |                   |         | TAX ADJUSTMENT                 | (\$0.01)       |
|                               | P055876     | 251451            |         | ENVIRONMENTAL FEE              | \$4.34         |
|                               | P055876     |                   |         | 5-1/2 SACK CONCRETE MIX, 3/4   | \$390.96       |
| ARROW CONSTRUCTION SUPPLY INC | S016515     | 164059            | 228537  | FREIGHT                        | \$217.20       |
|                               | S016515     |                   |         | 2014 CRAFCO SS125D 125 GALLON  | \$4,344.00     |
| BEAVER BARK & ROCK            |             | 708093            | 228319  | CONCRETE                       | \$162.88       |
| BLACKLINE INC                 |             | C79-15/PMT3 FINAL | 228329  | 2015 SLURRY SEAL - 79-15 FINAL | \$10,100.00    |
| FEDERAL EXPRESS CORP          |             | 5-201-41538       | 228608  | CNTR PRK WAY-LEGAL SHIPPING    | \$11.23        |
| FOSTER PEPPER PLLC            | P055902     | 1116959           | 228611  | CENTER PARKWAY-Legal services  | \$54,683.18    |
| PRO BUILD COMPANY LLC         |             | 71462015          | 228418  | SHEATHING                      | \$209.90       |
|                               |             | 71462637          |         | LUMBER                         | \$37.60        |
| THOMAS A WHITE                | P055844     | V101501           | 228444  | CENTER PARKWAY EXTENSION-TCRY  | \$2,850.00     |
| WESTERN CONCRETE ACCESSORIES  |             | 31147             | 228466  | SPEEDCRETE                     | \$80.80        |
|                               |             | 31213             |         | ADA YELLOW                     | \$146.90       |

ARTERIAL STREETS TOTAL \*\*\*\*

\$75,940.95

STREETS CAPITAL CONSTRUCTION Total \*\*\*

\$75,435.95

## FUND 317 FIRE STATION 74 CONSTRUCTION

Division: 900 NON-DEPARTMENTAL

|                              |         |       |        |                                |            |
|------------------------------|---------|-------|--------|--------------------------------|------------|
| EVCO SOUND AND ELECTRONICS   |         | 25249 | 228359 | REPROGRAM FIRE ALARM AT FS74   | \$205.25   |
| FIANDER & ASSOCIATES LLC DBA | P055517 | 7227  | 228365 | DUMBBELL RACK 2T-FLT           | \$1,318.40 |
|                              | P055517 |       |        | MED BALLS, 14LBS AND 20LBS     | \$323.63   |
|                              | P055517 |       |        | PRECOR 932i TREADMILL          | \$3,904.17 |
|                              | P055517 |       |        | SPEAD ROPE 5 PACK              | \$76.02    |
|                              | P055517 |       |        | ADJUST FOR TAX                 | \$0.01     |
|                              | P055517 |       |        | DUMBBELL SET                   | \$2,953.92 |
|                              | P055517 |       |        | HOIST PTS ENSAMBLE             | \$3,904.17 |
|                              | P055517 |       |        | DP POWER BOX, 3 SIDE           | \$407.25   |
|                              | P055517 |       |        | LEATHER LIFT BELT              | \$43.44    |
|                              | P055517 |       |        | MEDICINE BALL SET W/RACK       | \$304.08   |
|                              | P055517 |       |        | CONCEPT 2 ROWER                | \$977.40   |
|                              | P055517 |       |        | PLATE SET 4-45, 2-35, 4-10, 4- | \$569.06   |
|                              | P055517 |       |        | DELIVERY AND INSTALL CHARGES   | \$912.24   |
|                              | P055517 |       |        | FREIGHT CHARGES                | \$917.67   |
|                              | P055517 |       |        |                                | \$92.31    |

NON-DEPARTMENTAL TOTAL \*\*\*\*

\$16,909.02

FIRE STATION 74 CONSTRUCTION Total \*\*\*

\$16,909.02

## FUND 380 PARK PROJECT CONSTRUCTION



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                        | P.O. Number | Invoice Number | Check # | Purpose of Purchase            | Invoice Amount |
|-----------------------------------------------|-------------|----------------|---------|--------------------------------|----------------|
| <b>Division: 337 PARKS &amp; REC PROJECTS</b> |             |                |         |                                |                |
| AMERICAN ROCK PRODUCTS INC                    |             | 251005         | 228532  | BASE COURSE-SHOPS PARKING LOT  | \$508.73       |
|                                               |             | 251450         |         | BASE COURSE-SHOPS PARKING LOT  | \$160.74       |
| BASIN SOD INC                                 |             | 101515         | 228543  | SOD                            | \$148.71       |
| BEAVER BARK & ROCK                            |             | 704937         | 228319  | GRAVEL BARTH PARK              | \$286.53       |
|                                               |             | 704954         |         | GAVEL BARTH PARK               | \$143.27       |
|                                               |             | 705033         |         | CONCRETE BARTH PARK            | \$358.16       |
|                                               |             | 705049         |         | CONCRETE BARTH PARK            | \$358.16       |
|                                               |             | 705107         |         | GRAVEL BARTH PARK              | \$143.27       |
|                                               |             | 706032         |         | CONCRETE BARTH PARK            | \$236.32       |
|                                               |             | 706058         |         | CONCRETE                       | \$192.88       |
|                                               |             | 706171         |         | CONCRETE                       | \$307.99       |
|                                               |             | 706247         |         | CONCRETE                       | \$192.88       |
|                                               |             | 707612         |         | CONCRETE                       | \$397.02       |
|                                               |             | 709338         | 228546  | CONCRETE                       | \$162.88       |
| CENTRAL HOSE & FITTINGS INC                   |             | 10185711       | 228336  | FIREHOSE & ADAPTER             | (\$665.26)     |
| D & D TRI RIVERS EXCAVATING INC               | P055897     | C214-15/PYMT 1 | 228590  | CONSTRUCT TRAILHEAD PARK PARKI | \$144,439.12   |
| DGR GRANT CONSTRUCTION INC                    | P055841     | C73-15/PMNT1   | 228355  | CONSTRUCT STAGE AT JOHN DAM PL | \$106,002.48   |
| EWING IRRIGATION PRODUCTS INC                 |             | 447236         | 228604  | BUSING/PVC/TEES/CEMENT         | \$417.14       |
|                                               |             | 454750         | 228360  | PVC PIPE                       | \$231.75       |
|                                               |             | 489517         | 228604  | PVC/PIPE/TEE/BUSHING/CEMENT    | \$440.08       |
| FAMILY FARMS DBA                              | P055531     | 154-15-1 #2    | 228605  | COMPLETE IRRIGATION, PRPE GROU | \$4,995.60     |
| IRRIGATION SPECIALISTS INC                    |             | 1162905-01     | 228637  | BUSHING/PVC                    | \$7.00         |
| KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY      |             | 26635          | 228653  | PVC SPEARS/BUSH PVC            | \$10.07        |
|                                               |             | 27889          | 228388  | CONTROL MOD 4ST                | \$167.84       |
| RICHLAND ACE HARDWARE                         |             | 210284         | 228717  | ELBOW/TEE/COUPLE/NOZZLE        | \$25.49        |
| WILBUR ELLIS COMPANY                          |             | 9444339        | 228472  | SPORTS TURF                    | \$1,563.84     |

**PARKS & REC PROJECTS TOTAL \*\*\*\*****\$261,232.69****PARK PROJECT CONSTRUCTION Total \*\*\*****\$261,232.69****FUND 401****ELECTRIC UTILITY FUND****Division: 000**

|                                          |         |             |        |                                |            |
|------------------------------------------|---------|-------------|--------|--------------------------------|------------|
| ANIXTER INC                              | S016589 | 2993349-03  | 228535 | CONN.,DIST. #2-4/0 AL TO AL    | \$405.62   |
| CALHOUN & DEJONG INC                     | P055857 | P-67872     | 228563 | FILTER, VELCON UNIT, DISSOLVED | \$655.26   |
|                                          | P055857 |             |        | FILTER,VELCON UNIT 0.4 MICRON  | \$302.40   |
| CENTRAL MOLONEY INC                      | P055242 | 34820       | 228571 | XFMR, POLE 50 KVA, 277, 1-PH   | \$6,168.48 |
|                                          | P055242 |             |        | XFMR, POLE 100 KVA, 277, 1-PH  | \$6,242.33 |
|                                          | P055242 |             |        | XFMR, POLE 25 KVA, 277, 1-PH   | \$1,907.02 |
|                                          | P055242 |             |        | TAX ADJUSTMENT                 | (\$0.01)   |
| CONSOLIDATED ELECTRICAL DISTRIBUTORS INC | P055609 | 3627-550475 | 228350 | COUPLING,PVC,6",EXPANSION      | \$36.65    |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                   | P.O. Number | Invoice Number    | Check # | Purpose of Purchase            | Invoice Amount      |
|------------------------------------------|-------------|-------------------|---------|--------------------------------|---------------------|
| CONSOLIDATED ELECTRICAL DISTRIBUTORS INC | P055609     | 3627-550475       | 228350  | CONDUIT,PVC,1-1/2",FLEX, 250FT | \$477.06            |
|                                          | P055609     |                   |         | CONDUIT,PVC,5",SCH 40,20 FT    | \$1,270.62          |
|                                          | P055669     | 3627-550951       | 228586  | LUMINAIRE HPS, 200 WATT MULTI- | \$1,816.34          |
|                                          | P055669     |                   |         | ADJUST TAX                     | (\$0.01)            |
|                                          | P055669     |                   |         | LAMP, METAL HALIDE 175W MOGUL  | \$141.92            |
|                                          | P055669     |                   |         | STARTER, HPS 70W TO 400W,105V- | \$493.80            |
|                                          | P055669     |                   |         | LAMP HPS, 200W, MOGUL BASE,    | \$864.46            |
|                                          | P055669     |                   |         | LAMP HPS, 400W, MOGUL BASE,    | \$867.93            |
|                                          | P055669     |                   |         | LAMP HPS, 100W, MOGUL BASE,    | \$3,065.78          |
|                                          | P055806     | 3627-552199       |         | WIRE,CU,BLDG #6 STR,THHN,BLACK | \$425.71            |
| GENERAL PACIFIC INC                      | P055657     | 1244830           | 228621  | SWITCHGEAR, DEADFRONT, PSE-10  | \$57,106.22         |
|                                          | P055635     | 1244839           |         | T-BODY BASIC ELBOW WITH STUD   | \$8,808.07          |
|                                          | P055635     | 1245085           |         | T-BODY BASIC ELBOW WITH STUD   | \$3,802.39          |
|                                          | P055635     | 1245278           |         | T-BODY BASIC ELBOW WITH STUD   | \$770.10            |
| GRAYBAR ELECTRIC CO INC                  | P055662     | 980762016         | 228369  | TERMINAL, COMP 4/0 STR, 2-HOLE | \$176.71            |
|                                          | P055662     | 980869894/1458378 |         | CONN, CT UTILCO # PED 4-350,   | \$161.86            |
|                                          | P055662     | 980996008         |         | CONN, CT UTILCO # PED 4-500,   | \$89.01             |
|                                          | P055662     | 981228145         |         | CONN, UG WATERTITE, 3 COND.    | \$326.06            |
|                                          | P055662     |                   |         | TERMINAL, XFMR 4 COND 500-2,   | \$245.87            |
| HD SUPPLY POWER SOLUTIONS LTD            | P055708     | 2993349-01        | 228371  | COVER, DIST CONNECTOR, FARGO # | \$46.16             |
|                                          | P055708     | 2993349-02        |         | CONN,BRONZE,VISE RICHARDS VC10 | \$828.08            |
| HORIZON DISTRIBUTION INC                 | S016577     | 890377            | 228632  | ALCOHOL SOLVENT, DENATURED,    | \$73.50             |
| PACIFIC STRAPPING INC                    | P055860     | 28381             | 228694  | CABLE PULLING TAPE             | \$904.10            |
| PLASTIC DESIGN TECHNOLOGY INC            | P055307     | 6641              | 228415  | METER,DISCONNECT SLEEVE        | \$219.49            |
| RETAIL ACQUISITION & DEVELOPMENT         | P055721     | 25273683          | 228714  | BATTERY KING LAA0171 LI-ON     | \$148.80            |
|                                          | P055721     |                   |         | SHIPPING & HANDLING            | \$2.00              |
|                                          | P055721     | 25276876          |         | BATTERY KING LAA0171 LI-ON     | \$595.20            |
| WESCO DISTRIBUTION INC                   | P055719     | 648240            | 228464  | SLEEVE COPPER AUTOMATIC 1/0STR | \$1,408.00          |
|                                          | P055719     |                   |         | SLEEVE #6 TRIPLEX NEUTRAL, #6  | \$82.43             |
|                                          | P055719     |                   |         | SLEEVE,INSULATED, #6 STRANDED, | \$83.40             |
|                                          | P055719     |                   |         | SLEEVE INSULATED, 1/0-1/0,     | \$84.27             |
|                                          | P055719     |                   |         | SLEEVE, COPPER #6 - 1/0 STR,   | \$103.76            |
|                                          | P055719     |                   |         | SLEEVE SHRINK,.750-.220 X 9",  | \$361.53            |
|                                          | P055719     |                   |         | SLEEVE SHRINK, .400-.150 X 6", | \$511.07            |
|                                          | P055719     |                   |         | SLEEVE INSULATED, #6-#2,       | \$42.14             |
|                                          | P055752     | 648944            | 228778  | CT,600:5,600V,BAR TYPE,        | \$8,954.07          |
|                                          | S016481     | 651010            |         | CABLE, POWER, 750 MCM AL. UJ   | \$91,266.70         |
| <b>TOTAL ****</b>                        |             |                   |         |                                | <b>\$202,342.35</b> |
| <b>Division:</b>                         | 501         | BUSINESS SERVICES |         |                                |                     |
| AT&T WIRELESS                            |             | 9/15-287243288881 | 228539  | 287243288881 8/27-9/26/15      | \$23.62             |
|                                          |             |                   |         | 287243288881 8/27-9/26/15      | \$1,150.90          |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

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| FEDERAL EXPRESS CORP                        |             | 5-201-41538            | 228608  | CNTR PRK WAY-LEGAL SHIPPING    | \$8.33              |
| FRONTIER                                    | S016597     | 1015-206-188-2614      | 228615  | TELEPHONE CHARGE 10/19/15-11/1 | \$89.93             |
| UNITED PARCEL SERVICE                       | S016592     | 000986641435           | 228455  | GROUND PKG TO ITRON FOR SYSTEM | \$5.74              |
|                                             | S016592     |                        |         | GROUND PKG TO ITRON SERVICE FO | \$5.74              |
| VERIZON WIRELESS                            | P055900     | 9753078063             | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$1,336.22          |
|                                             | P054759     | 9754181914             | 228766  | WIRELESS DATACARD FOR R. HAMMO | \$40.01             |
| <b>BUSINESS SERVICES TOTAL ****</b>         |             |                        |         |                                | <b>\$2,660.49</b>   |
| <b>Division:</b>                            | 502         | ELECTRICAL ENGINEERING |         |                                |                     |
| CABLE HUSTON BENEDICT HAAGENSEN & LLOYD LLP | P055421     | 364271                 | 228562  | LEGAL CONSULTING FOR BPUD      | \$570.00            |
| CITY OF RICHLAND                            |             | 15-456 SCHENNUM        | 228802  | 15-456 SEL/WEST PROT RELAY CON | \$488.10            |
| SCHENNUM, RHONDA                            |             | 15-456-SCHENNUM        | 228845  | 15-456 SEL/WEST PROTECT RELAY  | \$5.00              |
| WORKSPACE DEVELOPMENT LLC DBA               | P055735     | 548418                 | 228787  | ITEM #877900105MP, STEELCASE   | \$25.09             |
|                                             | P055735     | 549608                 |         | ITEM #99172EF, STEELCASE PANEL | \$83.12             |
| <b>ELECTRICAL ENGINEERING TOTAL ****</b>    |             |                        |         |                                | <b>\$1,171.31</b>   |
| <b>Division:</b>                            | 503         | POWER OPERATIONS       |         |                                |                     |
| AMERICAN ROCK PRODUCTS INC                  |             | 245691                 | 228311  | 5/8" MINUS TOP                 | \$227.06            |
|                                             |             | 246247                 |         | 5/8" MINUS TOP                 | \$500.97            |
|                                             |             | 249784                 |         | 5/8" MINUS TOP                 | \$32.57             |
|                                             | P055848     | 250249                 |         | 5/8" MINUS ROCK WITH MIXER     | \$109.47            |
|                                             | P055848     |                        |         | MIXER DELIVERY FEE             | \$190.05            |
| BEAVER BARK & ROCK                          |             | 704365                 | 228319  | ROCK LG#43                     | \$27.14             |
| BOYD'S TREE SERVICE LLC                     | P054715     | 4229                   | 228331  | TREE PRUNING SERVICE FROM JANU | \$7,267.88          |
| HOME DEPOT CREDIT SERVICES                  | S016593     | 2102686                | 228631  | CHISEL                         | \$5.40              |
|                                             | S016593     | 4046436                |         | GREASE                         | \$29.84             |
|                                             | S016593     | 6575815                |         | TORCH BLADES                   | \$41.20             |
| INLAND ASPHALT CO                           | P055870     | 32-2174271             | 228634  | 5/8 ASPHALTIC CONCRETE HOT MIX | \$28.78             |
|                                             | P055870     | 32-2176027             |         | 5/8 ASPHALTIC CONCRETE HOT MIX | \$263.62            |
| PARAMOUNT COMMUNICATIONS INC                | P055526     | 31168                  | 228412  | 2015 HORIZONTAL/DIRECTIONAL BO | \$110,446.20        |
| PRO BUILD COMPANY LLC                       |             | 71461674               | 228707  | 2-4x8 T&G UNDRLY               | \$102.11            |
|                                             |             | 71462828               |         | 2x4'S                          | \$9.58              |
|                                             |             | 71463013               |         | RETURN 2x4S                    | (\$9.58)            |
| RICHLAND ACE HARDWARE                       |             | 48054                  | 228424  | TARP                           | \$86.87             |
| TYNDALE ENTERPRISES INC                     | P054841     | 968902                 | 228453  | FIRE RETARDANT CLOTHING-2015   | \$604.79            |
| WAGNER SMITH EQUIPMENT CO                   | S016574     | 0286569-IN             | 228773  | PROBE TOOL WITH NEUTRAL WINDER | \$148.73            |
|                                             | S016574     |                        |         | END STRIPPER, SERIES WS-5, RIP | \$171.37            |
|                                             | S016574     |                        |         | SEMI-CON SCORER, ADJUSTABLE BL | \$410.51            |
| <b>POWER OPERATIONS TOTAL ****</b>          |             |                        |         |                                | <b>\$120,694.56</b> |
| <b>Division:</b>                            | 504         | SYSTEMS DIVISION       |         |                                |                     |
| CITY OF RICHLAND                            |             | 15-451 COBB            | 228802  | 15-451 WEIDMANN TECH CONF      | \$183.80            |



## City Of Richland

VL-1 Voucher Listing

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| Vendor                             | P.O. Number | Invoice Number     | Check # | Purpose of Purchase            | Invoice Amount     |
|------------------------------------|-------------|--------------------|---------|--------------------------------|--------------------|
| CITY OF RICHLAND                   |             | 15-454 THOMPSON    | 228802  | 15-454 WEIDMANN TECH CONF      | \$183.80           |
| HDR ENGINEERING INC                | P055184     | 00454826-H         | 228372  | 4-YR WORK PLAN PER CONTRACT 75 | \$3,111.19         |
|                                    | P055184     |                    |         | 4-YR WORK PLAN PER CONTRACT 75 | \$8,698.71         |
|                                    | P055184     | 00462550-H         |         | 4-YR WORK PLAN PER CONTRACT 75 | \$20,473.41        |
|                                    | P055184     |                    |         | 4-YR WORK PLAN PER CONTRACT 75 | \$7,322.55         |
| KONECRANES INC                     | P055538     | SPO01046192        | 228390  | INSPECTION OF DEMAG/CMH OVERHE | \$276.43           |
|                                    | P055538     |                    |         | INSPECTION OF COFFING HOIST, 1 | \$276.43           |
| OXARC INC                          |             | 6313RPS            | 228692  | NITROGEN CYLINDER              | \$14.91            |
| UNITED PARCEL SERVICE              | S016592     | 000986641435       | 228455  | WEIGHT CORRECTION FOR PKG TO W | \$0.06             |
| WEIDMANN ELECTRICAL TECHNOLOGY INC |             | 5900111528         | 228463  | MPP TECH CONF-COBB/THOMPSON    | \$590.00           |
| <b>SYSTEMS DIVISION TOTAL ****</b> |             |                    |         |                                | <b>\$41,131.29</b> |
| <b>Division:</b>                   | 505         | ENERGY POLICY MGMT |         |                                |                    |
| APOLLO SHEET METAL INC             |             | 260008-153134      | 228312  | 2515 ALBEMARLE CT-REBATE-HP    | \$1,000.00         |
|                                    |             | 26999-150879       |         | 1021 GAGE-REBATE-HP            | \$1,000.00         |
| BENTON PUD                         |             | 10/15-3287762373   | 228324  | ELECTRIC SRVCS 9/20-10/20/15   | \$569.02           |
| CHILL BUILD WA, LLC                |             | 09ES-11128-FY2016  | 228337  | 2800 POLAR WAY-REBATE-COMM LGT | \$117,632.00       |
| CITY OF RICHLAND                   |             | 122380             | 228341  | 607 COTTONWOOD-REBATE-HP       | \$1,000.00         |
|                                    |             | 15-428 PURYEAR     | 228500  | 15-428 NWPPA ELEC UTIL SYS OPS | \$547.90           |
|                                    |             | 15-435 SENGHER     | 228802  | 15-435 BPA UTILITY SOUND BRD   | \$343.55           |
|                                    |             | 210820             | 228341  | 1313 COTTONWOOD-REBATE-HP      | \$1,000.00         |
|                                    |             | 520900             |         | 712 SMITH-REBATE-DHP           | \$800.00           |
| DAYCO HEATING & AIR                |             | 40364              | 228594  | 2546 HARRIS-REBATE-PTCS        | \$1,000.00         |
| DELTA HEATING & COOLING INC        | P055746     | 23746              | 228354  | EE LOAN: V SLATER, 1313 COTTON | \$7,075.29         |
|                                    | P055745     | 23796              |         | EE LOAN-R MCCORMICK, 712 SMITH | \$3,817.29         |
|                                    | P055786     | 23797              |         | EE LOAN: O SHAW, 607 COTTONWOO | \$6,733.20         |
|                                    |             | 23819              |         | 1820 MCPHERSON-REBATE-HP       | \$1,000.00         |
|                                    |             | 23820              |         | 2018 BLUE-REBATE-DHP           | \$800.00           |
| HELMES INC DBA                     |             | 1686 PISA LANE     | 228628  | ES HOME REBATE-1686 PISA LANE  | \$1,000.00         |
|                                    |             | 4898 CORVINA       | 228373  | ES HOME REBATE-4898 CORVINA    | \$1,000.00         |
| IWI INC                            |             | 76618              | 228379  | 2018 NEWCOMER-REBATE-INSULAT   | \$883.20           |
| M CAMPBELL & COMPANY INC           |             | 14262139-1         | 228399  | 141 RACHEL-REBATE-HP           | \$1,000.00         |
|                                    |             | 15883468           |         | 2312 SWIFT-REBATE-HP           | \$1,000.00         |
| PERFECTION GLASS                   |             | 9939643217         | 228699  | 1106 MCMURRAY-REBATE-WINDOWS   | \$1,289.70         |
|                                    |             | 9939643751         | 228414  | 295 ADAIR-REBATE-WINDOWS       | \$333.00           |
|                                    |             | 9939643919         | 228699  | 403 COMSTOCK-REBATE-WINDOWS    | \$86.94            |
|                                    |             | 9939644033         | 228414  | 2001 EVEREST-REBATE-WINDOWS    | \$819.12           |
|                                    |             | 9939644096         |         | 507 ROSSELL-REBATE-WINDOWS     | \$69.60            |
|                                    |             | 9939644284         | 228699  | 1560 BRANTINGHAM-REBATE-WINDWS | \$379.32           |
| PRINT PLUS/PSS RUBBER STAMPS       |             | 6001               | 228417  | RUBBER STAMPS-EE PROGRAM       | \$50.50            |
| PURYEAR, AMY                       |             | 15-428-PURYEAR     | 228514  | 15-428 NWPPA ELECT UTIL SYS OP | \$27.08            |
| ROBERTS CONSTRUCTION INC           |             | 3601               | 228721  | 402 SANFORD-REBATE-WINDOWS     | \$1,930.00         |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

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| ROBERTS CONSTRUCTION INC               |             | 3602                      | 228721  | 402 SANDORD-REBATE-WINDOWS     | \$2,410.00          |
| SMITH INSULATION INC                   |             | 13513-COFR                | 228731  | 2018 BLUE AVE-REBATE-WINDOWS   | \$378.00            |
| TOTAL ENERGY MANAGEMENT INC            |             | 54199WWR                  | 228751  | 321 SCOT-REBATE-HEAT PUMP      | \$1,000.00          |
| TRANSFORMATIVE WAVE TECHNOLOGIES       | P055264     | 100934                    | 228753  | CUSTOM PROJECT-FIRE STATION 71 | \$9,579.00          |
| <b>ENERGY POLICY MGMT TOTAL ****</b>   |             |                           |         |                                | <b>\$167,553.71</b> |
| <b>Division:</b>                       | 506         | TECHNICAL SERVICES        |         |                                |                     |
| GONDOLA TOWER HOLDINGS LLC             |             | 402690495                 | 228624  | BADGER MTN CELL TOWNER RENTAL  | \$1,234.62          |
| OXARC INC                              |             | 1171QPS                   | 228692  | CYL OXYGEN                     | \$8.27              |
| REXEL INC DBA                          |             | H853001                   | 228423  | TOOL BAG                       | \$50.16             |
| STONEWAY ELECTRIC SUPPLY               |             | S101391936.001            | 228434  | 250V FUSES                     | \$8.10              |
| <b>TECHNICAL SERVICES TOTAL ****</b>   |             |                           |         |                                | <b>\$1,301.15</b>   |
| <b>ELECTRIC UTILITY FUND Total ***</b> |             |                           |         |                                | <b>\$536,854.86</b> |
| <b>FUND</b>                            | <b>402</b>  | <b>WATER UTILITY FUND</b> |         |                                |                     |
| <b>Division:</b>                       | 000         |                           |         |                                |                     |
| BANLIN CONSTRUCTION LLC                |             | 15-00589                  | 228318  | REFUND HYDRANT METER #347      | \$750.00            |
|                                        |             |                           |         | REFUND HYDRANT METER #347      | (\$30.00)           |
| BIG D'S CONSTRUCTION OF TRI CITIES LLC |             | 14-01274                  | 228327  | REFUND HYDRANT METER #353      | (\$30.00)           |
|                                        |             |                           |         | REFUND HYDRANT METER #353      | \$750.00            |
| CRAY PLUMBING LLC                      |             | REFUND2015.000039         | 228352  | 2414 HARRIS MTR EXCHG REFUND   | \$75.00             |
| HD FOWLER COMPANY INC                  | S016565     | I4063203                  | 228626  | METER BOX MID SECTION, 12" #65 | \$607.25            |
| HD SUPPLY WATERWORKS LTD               | P055692     | E635562                   | 228627  | ANGLE METER COUPLING, 1" METER | \$3,217.17          |
| LEGACY EXCAVATION LLC                  |             | 15-01492                  | 228396  | REFUND HYDRANT METER #350      | \$750.00            |
|                                        |             |                           |         | REFUND HYDRANT METER #350      | (\$1.90)            |
|                                        |             |                           |         | REFUND HYDRANT METER #350      | (\$30.00)           |
| MAHAFFEY ENTERPRISES INC               |             | 15-01072                  | 228401  | REFUND HYDRANT METER #334      | (\$30.00)           |
|                                        |             |                           |         | REFUND HYDRANT METER #334      | (\$6.65)            |
|                                        |             |                           |         | REFUND HYDRANT METER #334      | \$750.00            |
| RAY POLAND & SONS INC                  |             | 15-00826                  | 228421  | REFUND HYDRANT METER #327      | (\$30.00)           |
|                                        |             |                           |         | REFUND HYDRANT METER #327      | \$750.00            |
| RON GENERAL CONSTRUCTION INC           |             | 15-01494                  | 228428  | REFUND HYDRANT METER #308      | (\$30.00)           |
|                                        |             |                           |         | REFUND HYDRANT METER #308      | (\$6.65)            |
|                                        |             |                           |         | REFUND HYDRANT METER #308      | \$750.00            |
| ROTSCHY INC                            |             | 15-00305                  | 228429  | REFUND HYDRANT METER #370      | (\$30.00)           |
|                                        |             |                           |         | REFUND HYDRANT METER #370      | \$750.00            |
| <b>UNASSIGNED TOTAL ****</b>           |             |                           |         |                                | <b>\$8,924.22</b>   |
| <b>Division:</b>                       | 410         | WATER CAPITAL PROJECTS    |         |                                |                     |
| AMERICAN ROCK PRODUCTS INC             | P055840     | 249123                    | 228311  | 2" - 3" ROUND ROCK             | \$405.13            |
|                                        | P055840     | 249124                    |         | TOP COURSE                     | \$143.08            |
|                                        | P055877     | 249783                    | 228532  | TOP COURSE                     | \$166.34            |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                   | P.O. Number | Invoice Number    | Check # | Purpose of Purchase            | Invoice Amount    |
|------------------------------------------|-------------|-------------------|---------|--------------------------------|-------------------|
| LINDSAY SALES HOLDING COMPANY DBA        | P052094     | 5559              | 228398  | HORN RAPIDS IRRIGATION PUMP    | \$1,784.69        |
| <b>WATER CAPITAL PROJECTS TOTAL ****</b> |             |                   |         |                                | <b>\$2,499.24</b> |
| <b>Division:</b>                         | 412         | WATER OPERATIONS  |         |                                |                   |
| AT&T WIRELESS                            |             | 9/15-287243288881 | 228539  | 287243288881 8/27-9/26/15      | \$167.72          |
| BACKFLOW APPARATUS & VALVE CO            |             | 731833            | 228316  | REPAIR KIT-3000 WELL FIELD     | \$167.79          |
| BENTON FRANKLIN HEALTH DISTRICT          |             | 7568              | 228323  | WATER SAMPLES                  | \$2,632.00        |
| CASCADE NATURAL GAS CORP                 |             | 10/15-28638100009 | 228567  | NAT GAS 110 SAINT 9/18-10/19   | \$16.89           |
| CITY OF RICHLAND                         |             | 15-356 ANDREWS    | 228500  | 15-356 MGMNT/SUPER LDRSHP TRNG | \$722.20          |
| EDUCATION & TRAINING SERVICES LLC        |             | 102815 MASTERS    | 228600  | M/S LEADERSHIP TRNG-MASTERS    | \$499.00          |
| ENERGY NORTHWEST                         |             | ENV02676          | 228474  | WATER SAMPLES                  | \$1,924.00        |
| GONDOLA TOWER HOLDINGS LLC               |             | 402690495         | 228624  | BADGER MTN CELL TOWNER RENTAL  | \$1,036.44        |
| KONECRANES INC                           | P055538     | SPO01046192       | 228390  | INSPECTION OF EWRC EC 20085 YA | \$276.42          |
| OXARC INC                                |             | 5033SPS           | 228692  | CHLORINE                       | \$971.61          |
| RICHLAND ACE HARDWARE                    |             | 210320            | 228424  | HOSE CLAMP                     | \$8.09            |
| UNITED PARCEL SERVICE                    | S016592     | 000986641435      | 228455  | NDA PKG TO LAB/COR FOR WATER   | \$32.21           |
| VERIZON WIRELESS                         | P055900     | 9753078063        | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$155.00          |
| <b>WATER OPERATIONS TOTAL ****</b>       |             |                   |         |                                | <b>\$8,609.37</b> |
| <b>Division:</b>                         | 413         | WATER MAINTENANCE |         |                                |                   |
| AMERICAN ROCK PRODUCTS INC               | P055876     | 251145            | 228532  | 5/8's TOP COURSE               | \$298.35          |
|                                          | P055876     |                   |         | ADJUST TAX                     | \$0.01            |
|                                          | P055876     | 251146            |         | 2 SACK CDF                     | \$742.82          |
|                                          | P055876     |                   |         | ENVIRONMENTAL FEE              | \$9.77            |
|                                          | P055876     |                   |         | TAX ADJUSTMENT                 | \$0.01            |
|                                          | P055876     | 251285            |         | 5-1/2 SACK CONCRETE MIX, 3/4   | \$97.74           |
|                                          | P055876     |                   |         | ENVIRONMENTAL FEE              | \$1.09            |
|                                          | P055871     | 251744            |         | 5-1/2 SACK CONCRETE MIX, 3/4   | \$293.22          |
|                                          | P055871     |                   |         | UNDER 4 YD ORDER CHARGE        | \$108.60          |
|                                          | P055871     |                   |         | ENVIRONMENTAL FEE              | \$3.26            |
| AT&T WIRELESS                            |             | 9/15-287243288881 | 228539  | 287243288881 8/27-9/26/15      | \$312.63          |
| BADGER METER INC                         | P055693     | 1062502           | 228317  | REGISTRATION FOR RCDL M35 DISC | \$4,554.16        |
|                                          | P055693     | 1062653           |         | 4" FLANGED MAG METER, M5000 (D | \$7,585.99        |
| CENTRAL HOSE & FITTINGS INC              |             | 421412            | 228336  | FIREHOSE ADAPTER/FLASHLIGHT    | \$278.85          |
| CHEMSEARCH                               |             | 2088218           | 228576  | MISTOIL/YIELD/HAND CLEANER     | \$977.80          |
| FASTENAL COMPANY                         |             | WARIC52916        | 228363  | BOLTS                          | \$13.14           |
|                                          |             | WARIC53039        |         | LANYARDS                       | \$30.63           |
| HD FOWLER COMPANY INC                    |             | I4068421          | 228626  | 1" AIR RELEASE VALVE           | \$192.82          |
|                                          |             | I4068423          |         | 3" DISMANTLING JOINT           | \$912.11          |
|                                          |             | I4069176          |         | 12" SUPER BLADE                | \$192.14          |
| KELLEY'S TELE-COMMUNICATIONS INC         | P054898     | 276311012015      | 228652  | ANSWERING SERVICE CHARGES - WA | \$47.48           |
| KONECRANES INC                           | P055538     | SPO01046192       | 228390  | INSPECTION OF HOIST, BUDGET 2- | \$276.43          |





## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                          | P.O. Number                    | Invoice Number         | Check # | Purpose of Purchase            | Invoice Amount |
|---------------------------------|--------------------------------|------------------------|---------|--------------------------------|----------------|
| KONECRANES INC                  | P055538                        | SPO01046192            | 228390  | INSPECTION OF HARRINGTON NER03 | \$276.42       |
|                                 | P055538                        |                        |         | TAX ADJUSTMENT                 | (\$0.02)       |
|                                 | P055538                        |                        |         | INSPECTION OF MONORAIL HOIST   | \$276.43       |
|                                 | P055538                        |                        |         | INSPECTION OF LIFTMORE 3200 SH | \$276.42       |
|                                 | P055538                        |                        |         | INSPECTION OF COFFING/CMH M5R0 | \$276.43       |
|                                 | P055538                        |                        |         | INSPECTION OF RKI 3200 SHOP TR | \$276.42       |
|                                 | P055538                        | SPO01046193            |         | TAX ADJUSTMENT                 | \$0.02         |
| MCCROMETER INC                  |                                | 466546 RI              | 228668  | COL PT METER PARTS             | \$100.54       |
| MOTION INDUSTRIES INC           |                                | WA05-349262            | 228681  | BALL BEARING                   | \$15.63        |
| OLSON, STEVE                    |                                | OLSON CDL REIMB        | 228512  | CDL ENDORSEMENT                | \$102.00       |
| PATRIOT DIAMOND INC             | S016563                        | A05178                 | 228413  | COMBINATION BLADE, SUPERPRO FO | \$311.40       |
| PRO BUILD COMPANY LLC           |                                | 71462609               | 228418  | CONCRETE MIX                   | \$3.75         |
|                                 |                                | 71463046               |         | CONCRETE BLOCK                 | \$17.29        |
|                                 |                                | 71463154               |         | WOOD STAKES/2X4'S              | \$269.66       |
| RICHLAND ACE HARDWARE           |                                | 210354                 | 228424  | TOOL BAG                       | \$21.71        |
|                                 |                                | 210384                 |         | COUPLER/BUSHING                | \$32.54        |
|                                 |                                | 210386                 |         | DRY BOX W/TRAY                 | \$32.54        |
|                                 |                                | 210400                 | 228717  | LIGHT BULBS-WILLOWBROOK PS     | \$48.84        |
|                                 |                                | 48413                  | 228424  | MOUSE TRAPS-HR INTAKE          | \$9.54         |
|                                 |                                | 48472                  |         | FASTENERS                      | \$1.85         |
| STEEBER'S LOCK SERVICE          |                                | 3337                   | 228433  | DUPLICATE KEYS                 | \$18.93        |
| STONEWAY ELECTRIC SUPPLY        |                                | S101408755.001         | 228434  | IRR INTAKE PLC MOD PARTS       | \$137.98       |
|                                 |                                | S101408946.001         | 228739  | 3/4" ALUMINUM FLEX COIL        | \$2.43         |
|                                 |                                | S101409841.001         | 228434  | PANEL-BATTELLE BOOSTER         | \$14.22        |
| TACOMA SCREW PRODUCTS INC       |                                | 22129579               | 228745  | RATCHET/SOCKET/TUBING          | \$68.16        |
|                                 |                                | 22129594               |         | RETURN RATCHET                 | (\$45.32)      |
| VERIZON WIRELESS                | P055900                        | 9753078063             | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$280.70       |
| WATER MAINTENANCE TOTAL ****    |                                |                        |         |                                | \$19,755.56    |
| WATER UTILITY FUND Total ***    |                                |                        |         |                                | \$39,788.39    |
| <b>FUND 403</b>                 | <b>WASTEWATER UTILITY FUND</b> |                        |         |                                |                |
| <b>Division:</b>                | 420                            | SEWER ADMINISTRATION   |         |                                |                |
| F & AO, USAED, WALLA WALLA      | P055866                        | 175688-B               | 228361  | SEWER EASEMENT DACW68-2-72-49  | \$4,600.00     |
| SEWER ADMINISTRATION TOTAL **** |                                |                        |         |                                | \$4,600.00     |
| <b>Division:</b>                | 421                            | SEWER CAPITAL PROJECTS |         |                                |                |
| KONECRANES INC                  | S016564                        | SPO01056563            | 228656  | SUPPLY LOAD TEST WEIGHT & TECH | \$1,154.42     |
| REXEL INC DBA                   |                                | H841836                | 228423  | WWTF-COMM WITCH UPGRADE        | \$286.13       |
|                                 |                                |                        |         | WWTF-COMM WITCH UPGRADE        | \$143.07       |
|                                 |                                | H884046                |         | WWTF-COMM SWITCH UPGRADE       | \$4.05         |
|                                 |                                |                        |         | WWTF-COMM SWITCH UPGRADE       | \$2.02         |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                  | P.O. Number | Invoice Number    | Check # | Purpose of Purchase            | Invoice Amount    |
|-----------------------------------------|-------------|-------------------|---------|--------------------------------|-------------------|
| SHARPE & PRESZLER CONSTRUCTION          | P055846     | Q15-0143/PYMT 1   | 228727  | 713 CATSKILL SANITARY SEWER FI | \$3,350.31        |
| STONEWAY ELECTRIC SUPPLY                |             | S101402017        | 228434  | WWTF-COMM SWITCH UPGRADE       | \$6.56            |
|                                         |             |                   |         | WWTF-COMM SWITCH UPGRADE       | \$13.14           |
|                                         |             | S101402565.001    |         | WWTF-COMM SWITCH UPGRADE       | \$7.54            |
|                                         |             |                   |         | WWTF-COMM SWITCH UPGRADE       | \$3.78            |
| <b>SEWER CAPITAL PROJECTS TOTAL****</b> |             |                   |         |                                | <b>\$4,971.02</b> |
| <b>Division:</b>                        | 422         | SEWER OPERATIONS  |         |                                |                   |
| ALS GROUP USA CORP DBA                  | P055508     | 51-316410-0       | 228530  | WATER- 200.7- METALS BY        | \$30.00           |
|                                         | P055508     |                   |         | WATER- 335.4 TOTAL CYANIDE     | \$40.00           |
|                                         | P055508     |                   |         | WATER- 624 VOLATILE ORGANIC CO | \$400.00          |
|                                         | P055508     |                   |         | WATER- 625 SEMIVOL. ORGANIC CO | \$215.00          |
|                                         | P055508     |                   |         | WATER- OIL & GREASE TOTAL HEM  | \$200.00          |
|                                         | P055508     |                   |         | WATER- 608 ORGANOCHLOR. PEST/P | \$160.00          |
|                                         | P055508     |                   |         | WATER- 200.8 TRACE ELEMENTS    | \$130.00          |
|                                         | P055508     |                   |         | WATER- 1631E TOTAL MERCURY     | \$60.00           |
|                                         | P055508     |                   |         | WATER- 420.1 PHENOLICS         | \$45.00           |
|                                         | P055508     |                   |         | ALLVAC 002 8-18-15 SAMPLING EV | \$60.00           |
|                                         | P055547     | 51-316575-0       |         | WWTP 9/11/15 LOCAL LIMITS SAMP | \$260.00          |
|                                         | P055547     |                   |         | WATER- 1631E TOTAL MERCURY     | \$120.00          |
|                                         | P055547     |                   |         | WATER- PERCHLOROETHYLENE       | \$640.00          |
| AT&T WIRELESS                           |             | 9/15-287243288881 | 228539  | 287243288881 8/27-9/26/15      | \$164.10          |
| BENTON FRANKLIN HEALTH DISTRICT         |             | 7594              | 228323  | WASTEWATER SAMPLES - SEPTEMBER | \$116.00          |
| COMPLETE PEST PREVENTION INC            |             | 29362             | 228585  | WWTF RODENT/INSECT TREATMENT   | \$108.60          |
|                                         |             | 29363             |         | WWTF RODENT/INSECT TREATMENT   | \$190.05          |
|                                         |             | 29419             |         | WWTF RODENT/INSECT TREATMENT   | \$97.74           |
| GONDOLA TOWER HOLDINGS LLC              |             | 402690495         | 228624  | BADGER MTN CELL TOWNER RENTAL  | \$1,036.44        |
| HOME DEPOT CREDIT SERVICES              | S016593     | 6014260           | 228631  | ROOF PANEL, FOAM CLOSURE       | \$219.71          |
|                                         | S016593     | 6014261           |         | FOAM CLOSURE                   | \$43.27           |
|                                         | S016593     | 74601             |         | COIL CHAIN & UTILITY RUNNER    | \$114.57          |
| IRRIGATION SPECIALISTS INC              |             | 1162791-01        | 228378  | WWTF AB2-SPRAYER PARTS         | \$357.64          |
| MIDWEST LABORATORIES INC                | P055668     | 774387            | 228675  | SHIPPING FOR 8/24/15 SAMPLE    | \$50.00           |
|                                         | P055668     | 777875            |         | COR LANDFILL COMPOST FACILITY  | \$335.00          |
|                                         | P055668     |                   |         | COR LANDFILL COMPOST FACILITY  | \$335.00          |
|                                         | P055668     |                   |         | SHIPPING                       | \$50.00           |
| NORCO INC                               |             | 17027318          | 228410  | WWTF-PORTABLE GAS MONITOR      | \$578.00          |
| OXARC INC                               |             | 7359JPS           | 228692  | WWTF-SODIUM HYPOCHLORITE       | \$468.66          |
|                                         |             | CMP5702           |         | RETURN CHLORINE CONTAINER      | (\$1,677.40)      |
|                                         |             | R357055           |         | WWTF-CYL COMPLIANCE CHG        | \$12.78           |
|                                         |             | R363050           |         | WWTF-CYL COMPLIANCE CHG        | \$12.78           |
| PARADISE BOTTLED WATER CO               |             | 9/15 WASTEWATER   | 228411  | BOTTLED WATER                  | \$499.30          |
| POLYDYNE INC                            | P055819     | 1001179           | 228705  | EMULSION POLYMER, CLARIFLOC C6 | \$8,142.00        |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                         | P.O. Number | Invoice Number  | Check # | Purpose of Purchase            | Invoice Amount |
|--------------------------------|-------------|-----------------|---------|--------------------------------|----------------|
| REXEL INC DBA                  |             | H841836         | 228423  | WWTF-COMM WITCH UPGRADE        | \$143.06       |
|                                |             | H884046         |         | WWTF-COMM SWITCH UPGRADE       | \$2.02         |
| RICHLAND ACE HARDWARE          |             | 48393           | 228717  | WWTF - SHOP TOWELS             | \$27.10        |
|                                |             | 48435           | 228424  | WWTF/CMPST-TAPE/SURF PROTECTOR | \$55.86        |
| STONEWAY ELECTRIC SUPPLY       |             | S101402017      | 228434  | WWTF-COMM SWITCH UPGRADE       | \$6.57         |
|                                |             | S101402565.001  |         | WWTF-COMM SWITCH UPGRADE       | \$3.78         |
| TACOMA SCREW PRODUCTS INC      |             | 22129009        | 228437  | WWTF AB MIXER-RET RING         | \$7.32         |
| TWIN CITY METALS INC           |             | 90356           | 228452  | WWTF INFLUENT - ALUM TUBING    | \$488.70       |
| UNITED PARCEL SERVICE          | S016592     | 000986641435    | 228455  | 3 GROUND PKGS TO ALS FOR WWTP  | \$36.88        |
|                                | S016602     | 000986641445    | 228761  | ADDITIONAL HANDLING CHAGERS FO | \$18.00        |
| WA STATE DEPARTMENT OF ECOLOGY |             | 2016- BA0020419 | 228771  | BIOSOLIDS PERMIT-1ST HALF      | \$5,379.25     |
| WASTE MANAGEMENT               |             | 0093475-1819-4  | 228777  | POL SERVICE COMPOST PAD        | \$110.75       |

SEWER OPERATIONS TOTAL \*\*\*\*

\$19,893.53

Division: 423 SEWER MAINTENANCE

|                                  |         |                   |        |                                |            |
|----------------------------------|---------|-------------------|--------|--------------------------------|------------|
| AT&T WIRELESS                    |         | 9/15-287243288881 | 228539 | 287243288881 8/27-9/26/15      | \$190.61   |
| COLUMBIA RIGGING CORP            |         | 27034             | 228346 | WWTF-CBL/HRDWR/PUMPS           | \$97.47    |
|                                  |         | 27072             |        | WWTF-CBL/HRDWR/PUMPS           | \$595.73   |
| FASTENERS INC                    |         | S4417573.001      | 228364 | WWTF-M18 FUEL IMPCT DRVR KIT   | \$225.79   |
| KELLEY'S TELE-COMMUNICATIONS INC | P054898 | 276311012015      | 228652 | ANSWERING SERVICE CHARGES - WA | \$47.47    |
| KONECRANES INC                   | P055538 | SPO01046193       | 228390 | 4 ROBBINS & MYERS S2-3-5QM14S  | \$394.37   |
|                                  | P055538 |                   |        | INSPECTION OF 5 CHESTER 58 WAT | \$394.37   |
|                                  | P055538 |                   |        | INSPECTION OF LIFTMOOR MODEL L | \$394.37   |
|                                  | P055538 |                   |        | INSPECTION OF MAN LIFT/SCISSOR | \$394.37   |
|                                  | P055538 |                   |        | INSPECTION OF ROBBINS & MYERS  | \$394.37   |
|                                  | P055538 |                   |        | ROBBINS & MYERS X2-5-18MPS HOI | \$394.37   |
|                                  | P055538 |                   |        | INSPECTION OF VENTRO CRANE, MO | \$394.37   |
| OVERLOOK FARMS                   |         | 32822             | 228689 | WET WELL CLEANING              | \$65.00    |
| OWEN EQUIPMENT COMPANY           | P055733 | 00169493          | 228690 | FREIGHT                        | \$64.16    |
|                                  | P055733 |                   |        | PARTS FOR TV TRUCK #3269:      | \$2,757.68 |
|                                  | P055733 | 00169495          |        | PARTS FOR TV TRUCK #3269:      | \$143.35   |
| OXARC INC                        |         | 5224SPS           | 228692 | WWTF SHOP-WELDING ROD          | \$102.52   |
|                                  |         | 9908NPS           |        | WWTF SHOP-ARGON/HELIUM         | \$192.88   |
| PRO BUILD COMPANY LLC            |         | 71462808          | 228418 | WWTF-CONCRETE MIX              | \$37.47    |
| THE DRAIN SURGEON                |         | 33660             | 228440 | 1319 LEE-SNAKED MAIN LINE      | \$274.22   |
| VERIZON WIRELESS                 | P055900 | 9753078063        | 228764 | VERIZON WIRELESS CHARGES 8/31- | \$335.14   |

SEWER MAINTENANCE TOTAL \*\*\*\*

\$7,890.08

WASTEWATER UTILITY FUND Total \*\*\*

\$37,354.63

FUND 404

SOLID WASTE UTILITY FUND

Division:

430

CAPITAL PROJECTS



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                        | P.O. Number | Invoice Number                 | Check # | Purpose of Purchase            | Invoice Amount     |
|-----------------------------------------------|-------------|--------------------------------|---------|--------------------------------|--------------------|
| INLAND ASPHALT CO                             | P055870     | 32-2176027                     | 228634  | 5/8 ASPHALTIC CONCRETE HOT MIX | \$172.67           |
| <b>CAPITAL PROJECTS TOTAL ****</b>            |             |                                |         |                                | <b>\$172.67</b>    |
| <b>Division:</b>                              | 432         | SOLID WASTE COLLECTION         |         |                                |                    |
| AT&T WIRELESS                                 |             | 9/15-287243288881              | 228539  | 287243288881 8/27-9/26/15      | \$62.45            |
| CITY OF RICHLAND                              |             | 15-411 FOLLETT                 | 228500  | 15-411 ROUTEWARE USER CONF     | \$486.36           |
|                                               |             | 15-412 MARLOW                  |         | 15-412 ROUTEWARE USER CONF     | \$444.91           |
| GONDOLA TOWER HOLDINGS LLC                    |             | 402690495                      | 228624  | BADGER MTN CELL TOWNER RENTAL  | \$617.07           |
| RICHLAND ACE HARDWARE                         |             | 48528                          | 228717  | EXT CORD/BRACE/VELCRO          | \$72.16            |
| RULE STEEL TANKS INC                          | S016509     | 0021414-IN                     | 228723  | FRONT LOADER CANTAINER 6 CU YD | \$7,780.00         |
|                                               | S016509     |                                |         | FREIGHT                        | \$950.00           |
| VERIZON WIRELESS                              | P055900     | 9753078063                     | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$79.58            |
| <b>SOLID WASTE COLLECTION TOTAL ****</b>      |             |                                |         |                                | <b>\$10,492.53</b> |
| <b>Division:</b>                              | 433         | SOLID WASTE DISPOSAL           |         |                                |                    |
| AT&T WIRELESS                                 |             | 9/15-287243288881              | 228539  | 287243288881 8/27-9/26/15      | \$33.34            |
| BENTON COUNTY SHERIFF'S OFFICE                |             | 10/15-WORKCREW II              | 228551  | WORKCREW II-SEPTEMBER 2015     | \$1,013.37         |
| COYOTE RIDGE CORRECTIONS CENTER               |             | CRCC1509-218                   | 228589  | WORK CREW-SEPTEMBER            | \$259.60           |
| FRONTIER                                      | S016597     | 1015-206-188-2614              | 228615  | TELEPHONE CHARGE 10/19/15-11/1 | \$119.99           |
| PARAMETRIX INC                                | P055201     | 01-76022                       | 228696  | 2015 LANDFILL SAMPLING,MONITOR | \$8,904.90         |
| TESTAMERICA LABORATORIES INC                  | P055200     | 58089229                       | 228438  | 2015 LANDFILL GROUNDWATER LAB  | \$294.00           |
|                                               | P055200     | 58089233                       |         | 2015 LANDFILL GROUNDWATER LAB  | \$441.00           |
|                                               | P055200     | 58089474                       |         | 2015 LANDFILL GROUNDWATER LAB  | \$5,998.00         |
| <b>SOLID WASTE DISPOSAL TOTAL ****</b>        |             |                                |         |                                | <b>\$17,064.20</b> |
| <b>SOLID WASTE UTILITY FUND Total ***</b>     |             |                                |         |                                | <b>\$27,729.40</b> |
| <b>FUND</b>                                   | <b>405</b>  | <b>STORMWATER UTILITY FUND</b> |         |                                |                    |
| <b>Division:</b>                              | 440         | STORMWATER CAPITAL PROJECTS    |         |                                |                    |
| STONEWAY ELECTRIC SUPPLY                      |             | S101379051.001                 | 228434  | CARRIAGE LIFT STATION          | \$219.77           |
|                                               |             | S101392985.001                 |         | 422 CARRIAGE STATION           | \$1,110.66         |
|                                               |             | S101395384.001                 |         | CARRIAGE LIFT STATION          | \$61.73            |
|                                               |             | S101408088.001                 |         | CARRIAGE LIFT STATION-FUSE KIT | \$114.46           |
|                                               |             | S101417727.001                 |         | CARRIAGE LIFT STATION-WSHR     | \$9.34             |
|                                               |             | S101419866.001                 | 228739  | CARRIAGE LS-NIPPLE/COUPLING    | \$37.04            |
| <b>STORMWATER CAPITAL PROJECTS TOTAL ****</b> |             |                                |         |                                | <b>\$1,553.00</b>  |
| <b>Division:</b>                              | 441         | STORMWATER                     |         |                                |                    |
| AT&T WIRELESS                                 |             | 9/15-287243288881              | 228539  | 287243288881 8/27-9/26/15      | \$18.27            |
| BENTON COUNTY SHERIFF'S OFFICE                |             | 10/15-WORKCREW II              | 228551  | WORKCREW II-SEPTEMBER 2015     | \$3,546.87         |
| CENTRAL HOSE & FITTINGS INC                   |             | 421464                         | 228336  | WWTF-VAC TRUCK 3291            | \$67.72            |
|                                               |             | 421571                         |         | WWTF-VAC TRUCK 3291            | \$213.00           |
| COSSMAN, TADD                                 |             | COSSMAN PUB OR                 | 228501  | BF CO FAIR SW PUBLIC OUTREACH  | \$13.00            |
| PRO BUILD COMPANY LLC                         |             | 71463391                       | 228418  | SW-APPALOOSA&LARIAT/CNCRT      | \$34.71            |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                              | P.O. Number                  | Invoice Number           | Check # | Purpose of Purchase            | Invoice Amount |
|-------------------------------------|------------------------------|--------------------------|---------|--------------------------------|----------------|
| RICHLAND ACE HARDWARE               |                              | 48323                    | 228424  | HOSE/SWEEPER/NIPPLE/COUPLING   | \$88.68        |
|                                     |                              | 48325                    |         | SPRING LINK/LINK CHAIN         | \$19.52        |
| SAUNDERS, NATHAN                    |                              | SAUNDERS PUB OR          | 228516  | BF CO FAIR SW PUBLIC OUTREACH  | \$13.00        |
| STEEBER'S LOCK SERVICE              |                              | 3338                     | 228736  | DUPLICATE KEYS                 | \$32.45        |
| VERIZON WIRELESS                    | P055900                      | 9753078063               | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$25.14        |
| STORMWATER TOTAL ****               |                              |                          |         |                                | \$4,072.36     |
| STORMWATER UTILITY FUND Total ***   |                              |                          |         |                                | \$5,625.36     |
| <b>FUND 407</b>                     | <b>MEDICAL SERVICES FUND</b> |                          |         |                                |                |
| <b>Division:</b>                    | 121                          | AMBULANCE                |         |                                |                |
| COLUMBIA INDUSTRIES SUPPORT LLC     |                              | 0027395                  | 228582  | ON SITE SHREDDING WO #32385    | \$94.25        |
| OXARC INC                           |                              | 1678NPS                  | 228692  | MEDICAL OXYGEN                 | \$27.65        |
|                                     |                              | 5975KPS                  |         | ANTHONY CYLINDER STAND         | \$218.29       |
|                                     |                              | 6229KPS                  |         | INVOICE #2852GPS CORRECTION    | \$199.35       |
|                                     |                              | 8875JPS                  |         | ANTHONY CYLINDER STAND         | \$79.64        |
|                                     |                              | CMP1301                  |         | CEDIT OXYGEN/ALUMINUM          | (\$281.19)     |
|                                     |                              | R363083                  |         | CYLINDER LEASE                 | \$52.06        |
| PUBLIC SAFETY TESTING INC           |                              | 2015-6412                | 228420  | 3RD QTR 2015 SUBSCRIPTION FEES | \$412.50       |
| SPRINT                              |                              | 147658811-095            | 228735  | LIFEPAK SRVC CHRGS 9/15-10/14  | \$157.77       |
|                                     |                              | 891160522-140            | 228734  | RFD CELL PHONES 9/18-10/17/15  | \$36.45        |
| STERICYCLE INC                      |                              | 3003176004               | 228738  | BIO WASTE DISPOSAL FEE         | \$47.03        |
| AMBULANCE TOTAL ****                |                              |                          |         |                                | \$1,043.80     |
| MEDICAL SERVICES FUND Total ***     |                              |                          |         |                                | \$1,043.80     |
| <b>FUND 408</b>                     | <b>BROADBAND FUND</b>        |                          |         |                                |                |
| <b>Division:</b>                    | 460                          | BROADBAND ADMINISTRATION |         |                                |                |
| PARAMOUNT COMMUNICATIONS INC        | P053154                      | 31045                    | 228832  | C/O#4 EXTRA WORK NOT CAPTURED  | \$4,372.14     |
|                                     | P053154                      |                          |         | PARAMOUNT COMMUNICATIONS FIBER | \$32,856.61    |
|                                     | P055705                      | 31125                    | 228412  | SPLICE FIBERS AT BELLERIVE DR  | \$1,566.01     |
| BROADBAND ADMINISTRATION TOTAL **** |                              |                          |         |                                | \$38,794.76    |
| BROADBAND FUND Total ***            |                              |                          |         |                                | \$38,794.76    |
| <b>FUND 501</b>                     | <b>CENTRAL STORES FUND</b>   |                          |         |                                |                |
| <b>Division:</b>                    | 000                          |                          |         |                                |                |
| FASTENERS INC                       | P055713                      | S4398642.001             | 228607  | DARK SAFETY GLASSES, NEMESIS   | \$780.36       |
|                                     | P055713                      |                          |         | I/O SAFETY GLASSES, NEMESIS    | \$167.72       |
|                                     | P055713                      |                          |         | CLEAR SAFETY GLASSES, NEMESIS  | \$170.85       |
| FISHER SCIENTIFIC COMPANY, LLC      | P055799                      | 4749716                  | 228610  | HEARING PROTECTOR, MUFF-STYLE, | \$142.09       |
| GRAINGER                            | P055798                      | 9861697051               | 228625  | GLASSES, CLEAR UVEX OTG 3000   | \$68.47        |
|                                     | P055798                      |                          |         | GLASSES, GRAY UVEX OTG 3000    | \$83.35        |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                     | P.O. Number | Invoice Number | Check # | Purpose of Purchase            | Invoice Amount |
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| GRAINGER                                   | P055798     | 9861697051     | 228625  | JUG MOUNTING RACK, 2-5 GALLON  | \$73.02        |
|                                            | P055798     |                |         | HEARING BAND QUIET BAND, UNDER | \$69.83        |
| HOME DEPOT CREDIT SERVICES                 | S016593     | 7032133        | 228631  | FASTSET CONCRETE FOR "C" STOCK | \$334.77       |
| HORIZON DISTRIBUTION INC                   | P055794     | 888862         | 228632  | RAKE, BOW,14 TEETH, 54" HANDLE | \$76.80        |
|                                            | P055794     |                |         | DEODORANT ROOM SPRAY, LYSOL    | \$255.88       |
|                                            | P055794     |                |         | COOLER, 12 PACK ICE CHEST,     | \$206.82       |
|                                            | P055794     |                |         | HAND WARMER, ONE PAIR          | \$205.04       |
|                                            | P055794     |                |         | EAR PLUG, FOAM, NRR33, HOWARD  | \$189.18       |
|                                            | P055794     |                |         | TAPE, DUCT 2" X 60YD POLY-COAT | \$170.46       |
|                                            | P055794     |                |         | BLEACH HOUSEHOLD, LIQUID, 1GAL | \$102.11       |
|                                            | P055794     |                |         | GREASE GUN, PISTOL GRIP W/18"  | \$66.94        |
|                                            | P055794     |                |         | TAPE MEASURE, STEEL, 25 FT,    | \$22.37        |
|                                            | P055794     |                |         | BAND AID, FABRIC, KNUCKLE,     | \$18.30        |
|                                            | P055794     |                |         | SHOVEL, SQUARE POINT, 48"FIBER | \$64.94        |
|                                            | P055794     |                |         | HARD HAT LINER, SHERPA LINING  | \$53.24        |
|                                            | P055794     |                |         | PAD, SCOURING 9IN X 6IN,       | \$26.69        |
|                                            | P055794     |                |         | POWDER SCOURING, COMET, 21 OZ, | \$20.98        |
|                                            | P055794     |                |         | TAPE, MASKING, 1 IN X 60 YARD  | \$24.44        |
|                                            | P055794     |                |         | JUG THERMAL, 1 GALLON, BAIL    | \$109.73       |
|                                            | P055794     |                |         | TAPE BARRICADE YELLOW CAUTION, | \$103.21       |
|                                            | S016577     |                |         | PAINT BRUSH 2" NATURAL BRISTLE | \$10.95        |
|                                            | S016577     |                |         | HAMMER, SLEDGE, 4LB, 16" FIBER | \$51.95        |
|                                            | P055794     |                |         | DEODORANT ROOM SPRAY, LYSOL    | \$15.05        |
|                                            | S016577     |                |         | ARMOR ALL ORIGINAL PROTECTANT, | \$89.40        |
| INSIGHT DISTRIBUTING INC                   | P055576     | 0250309-IN     | 228635  | BAG PLASTIC 55 GAL 21"X15"X60" | \$6,233.64     |
|                                            | P055576     |                |         | BAG PLASTIC 7.5 GAL 15"X9"X24" | \$2,202.41     |
|                                            | P055576     |                |         | BAG PLASTIC 30 GAL 20"X13"X40" | \$1,649.63     |
| INTERLINE BRANDS INC DBA                   | P055718     | 348387762      | 228636  | CLEANER NEUTRAL FLOOR NO RINSE | \$26.24        |
|                                            | P055718     |                |         | CLEANER, NON-ACID DISINFECTANT | \$879.66       |
|                                            | P055718     |                |         | SOAP, CARTRIDGE LOTION W/PCMX, | \$1,319.49     |
| NORCO INC                                  | P055842     | 17072221       | 228686  | SQWINCHER, FASTPACK, GRAPE     | \$104.26       |
|                                            | P055842     |                |         | SQWINCHER, FASTPACK,FRUITPUNCH | \$104.26       |
|                                            | P055842     |                |         | SQWINCHER, FASTPACK, LEMONADE  | \$208.51       |
| PROFESSIONAL AUTOMOTIVE PAINT DIST LLC DBA | P055817     | S9-1385308     | 228708  | ANTISEIZE PIPE COMPOUND TEFLON | \$108.43       |
|                                            | P055817     |                |         | ANTISEIZE LUBRICATING COMPOUND | \$47.44        |
| RDO EQUIPMENT CO                           | P055828     | P00270         | 228713  | BLADE, EDGER,JOHN DEERE M92907 | \$779.75       |

UNASSIGNED TOTAL \*\*\*\*

\$17,438.66

CENTRAL STORES FUND Total \*\*\*

\$17,438.66

FUND 502

EQUIPMENT MAINTENANCE FUND

Division: 000



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                     | P.O. Number | Invoice Number    | Check # | Purpose of Purchase            | Invoice Amount    |
|--------------------------------------------|-------------|-------------------|---------|--------------------------------|-------------------|
| OWEN EQUIPMENT COMPANY                     | P055485     | 00168549          | 228690  | BROOM, GUTTER, STEEL 2 SEGMENT | \$3,975.85        |
| <b>UNASSIGNED TOTAL ****</b>               |             |                   |         |                                | <b>\$3,975.85</b> |
| <b>Division:</b> 214 EQUIPMENT MAINTENANCE |             |                   |         |                                |                   |
| 1ST PRIORITY DETAIL                        |             | 1869              | 228308  | REM BUILDUP VEH 3312 WO 40818  | \$190.05          |
|                                            |             | 1870              |         | WASH/DETAIL VEH 3231 WO 40324  | \$244.35          |
|                                            |             | 1871              |         | DETAIL/WASH VEH 3171 WO 40328  | \$298.65          |
|                                            |             | 1872              |         | REM BUILDUP VEH 3296 WO 40817  | \$190.05          |
|                                            |             | 1873              |         | REM BUILDUP VEH 3244 WO 40816  | \$190.05          |
|                                            |             | 1879              |         | REM BUILDUP VEH 3315 WO 40938  | \$190.05          |
| A & E TOWING LLC                           |             | 3027              | 228524  | TEMP REDUCER VEH 3285 WO 40806 | \$83.72           |
| ALTEC INDUSTRIES INC                       |             | 10470559          | 228531  | CONTROLLER VEH 3313 WO 40830   | \$316.40          |
| APPLIED INDUSTRIAL TECH INC                |             | 7006301323        | 228313  | PACK HOOKS VEH 5033 WO 40712   | \$81.69           |
| ASE                                        |             | ORD-1105565-PBV7T | 228314  | ASE TESTING-JAVAUX, CHASE      | \$35.00           |
| ATOMIC AUTO BODY INC                       |             | 28002             | 228315  | REPAIR VEH 2434 WO 40796       | \$2,040.37        |
| CASADAY BEE-LINE SERVICE & TOWING LLC      |             | 36070             | 228334  | WHEEL LIFT VEH 3308 WO 40678   | \$308.42          |
| CASCADE FIRE EQUIPMENT CORP DBA            |             | 116257            | 228335  | RIVITS VEH 5036 WO 39787       | \$274.49          |
|                                            |             | 116526            |         | WTHR STRIP VEH 5038 WO 40700   | \$171.81          |
| CENTRAL HOSE & FITTINGS INC                |             | 420533            | 228336  | PIPES VEH 44.59 WO 40625       | \$44.59           |
|                                            |             | 420538            |         | PIPE RETURN VEH 3255 WO 40625  | (\$31.99)         |
|                                            |             | 420563            |         | PIPES VEH 3255 WO 40625        | \$25.20           |
|                                            |             | 421971            |         | ORING/PENS VEH 3313 WO 40830   | \$98.70           |
|                                            |             | 421973            |         | PRESSURE WND VEH 3284 WO 40691 | \$138.55          |
|                                            |             | 422797            | 228570  | NUT/HYD ASSY VEH 7145 WO 40993 | \$209.57          |
| COLEMAN OIL COMPANY                        |             | 0391458-IN        | 228344  | OFF ROAD DIESEL LANDFILL       | \$3,120.09        |
|                                            |             | 0391465-IN        |         | LANDFILL DIESEL CLEAR          | \$706.59          |
|                                            |             | 0392811-IN        | 228580  | OFF ROAD DIESEL LANDFILL       | \$3,033.71        |
|                                            |             | CL42882           | 228344  | CARD LOCK FUEL 10/1-10/4/15    | \$5,096.47        |
|                                            |             | CL43414           |         | CARD LOCK FUEL 10/5-10/9/15    | \$11,975.68       |
|                                            |             | CL44652           |         | CARD LOCK FUEL 10/12-10/16/15  | \$12,528.10       |
|                                            |             | CL45176           | 228580  | CARD LOCK FUEL 10/19-10/23/15  | \$11,661.13       |
|                                            |             | CL45665           |         | CARD LOCK FUEL 10/26-10/30/15  | \$11,791.34       |
| COMMERCIAL TIRE INC                        |             | 216265            | 228347  | TIRES VEH 7146 WO 40768        | \$377.59          |
|                                            |             | 216269            |         | TIRES VEH 1211 WO 40769        | \$148.29          |
|                                            |             | 216355            |         | TIRES VEH 4111 WO 40767        | \$190.14          |
|                                            |             | 216356            |         | FLAT REPAIR VEH 3320 WO 40766  | \$36.92           |
|                                            |             | 216357            |         | MT/DSMT TRK VEH 3292 WO 40765  | \$22.81           |
|                                            |             | 216358            |         | TIRES VEH 3326 WO 40764        | \$312.43          |
|                                            |             | 216458            |         | 5GAL BUCK VEH 0800 WO 40785    | \$475.13          |
|                                            |             | 216606            |         | TIRE REPAIR VEH 3282 WO 40870  | \$1,890.14        |
|                                            |             | 216607            |         | TIRE REPAIR VEH 3308 WO 40869  | \$1,978.10        |
|                                            |             | 216652            |         | MT/DSMT BUDD VEH 3244 WO 40871 | \$38.02           |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                               | P.O. Number | Invoice Number | Check # | Purpose of Purchase            | Invoice Amount |
|--------------------------------------|-------------|----------------|---------|--------------------------------|----------------|
| COMMERCIAL TIRE INC                  |             | 216694         | 228347  | MT/DSMT BUDD VEH 3311 WO 40930 | \$428.07       |
|                                      |             | 216695         |         | FLAT REPAIR VEH 3281 WO 40929  | \$36.92        |
|                                      |             | 216712         |         | TIRES VEH 3287 WO 40935        | \$133.95       |
|                                      |             | 216713         |         | TIRES VEH 2429 WO 40934        | \$303.24       |
|                                      |             | 216714         |         | TIRES VEH 1205 WO 40933        | \$656.95       |
|                                      |             | 216715         |         | FLAT REPAIR VEH 3175 WO 40931  | \$36.92        |
|                                      |             | 216720         |         | TIRES VEH 2431 WO 40932        | \$154.88       |
|                                      |             | 216915         | 228584  | FLAT REPAIR VEH 3284 WO 40941  | \$36.92        |
|                                      |             | 216918         |         | FLAT REPAIR VEH 3292 WO 40942  | \$36.92        |
|                                      |             | 217002         |         | TIRE VEH 2411 WO 41002         | \$148.29       |
|                                      |             | 217136         |         | TIRE DISP VEH 3308 WO 40999    | \$22.50        |
|                                      |             | 217137         |         | TIRE DISP VEH 3282 WO 41000    | \$45.00        |
|                                      |             | 217143         |         | FLAT REPAIR VEH 3284 WO 41001  | \$36.92        |
|                                      |             | 217164         |         | TIRES VEH 3212 WO 41006        | \$1,966.18     |
|                                      |             | 217171         |         | FLAT REPAIR VEH 7127 WO 41005  | \$36.92        |
|                                      |             | 217172         |         | TIRES VEH 2411 WO 41004        | \$148.29       |
|                                      |             | 217176         |         | TIRES/BALANC VEH 2410 WO 41003 | \$296.57       |
|                                      |             | 217182         |         | TIRES VEH 3248 WO 41007        | \$1,334.84     |
|                                      |             | 217191         |         | TIRES VEH 4148 WO 41008        | \$190.14       |
| CONNELL OIL INC                      |             | 0128162-IN     | 228349  | LUBE PRODUCT VEH 7146 WO 40623 | \$223.40       |
|                                      |             | 0129504-IN     |         | LUBE PRODUCTS                  | \$1,692.56     |
|                                      |             | C131281-IN     |         | LUBE PRODUCT                   | \$989.37       |
| CORWIN OF PASCO LLC                  |             | 372106         | 228351  | ELEMENTS VEH 5040 WO 40688     | \$150.89       |
|                                      |             | 372289         |         | ELEMENT VEH 5040 WO 40688      | \$86.26        |
|                                      |             | 372306         |         | CONTROL/DEP VEH 5040 WO 40653  | \$855.04       |
|                                      |             | 372486         |         | WHEEL VEH 2431 WO 40773        | \$439.83       |
|                                      |             | 372517         |         | ORDSOLENOID VEH 2398 WO 40780  | \$95.21        |
|                                      |             | 372526         |         | ELEMENT VEH 5043 WO 40789      | \$20.11        |
|                                      |             | 372612         |         | VALVE VEH 2398 WO 40780        | \$62.53        |
|                                      |             | 372669         |         | ORDFILLER VEH 3331 WO 40807    | \$55.82        |
|                                      |             | CM372107       |         | RETURN GASKET/CORE VEH 5040    | (\$298.13)     |
|                                      |             | CM372306       |         | CORE VEH 5040 WO 40653         | (\$162.90)     |
|                                      |             | CM372517       |         | RET SOLENOID VEH2398 WO40780   | (\$95.21)      |
| FASTENAL COMPANY                     |             | WARIC52926     | 228363  | BATTERY VEH 5040 WO 40907      | \$46.69        |
|                                      |             | WARIC52962     | 228606  | FIRST AID KT VEH 2431 WO 40773 | \$84.27        |
|                                      |             | WARIC52963     |         | WIPES VEH 3285 WO 40778        | \$150.67       |
| FASTENERS INC                        |             | S4413579.001   | 228364  | WASHERS/NUTS/CONNECTOR/BITS    | \$157.37       |
| FRONTIER INDUSTRIAL CORP             |             | 9191           | 228368  | PADDLES VEH 7141 WO 40798      | \$3,085.30     |
| GENUINE AUTO GLASS OF TRI CITIES LLC |             | 610472         | 228622  | WINDOW TINT VEH 2367 WO 40990  | \$430.64       |
| JIM'S PACIFIC GARAGES INC            |             | X100008149     | 228380  | CLAMP VEH 3310 WO 40709        | \$19.79        |
|                                      |             | X100008159     |         | IG SWITCH VEH 3250 WO 40726    | \$72.51        |





## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                      | P.O. Number | Invoice Number | Check # | Purpose of Purchase            | Invoice Amount |
|-----------------------------|-------------|----------------|---------|--------------------------------|----------------|
| JIM'S PACIFIC GARAGES INC   |             | X100008781     | 228380  | SEAT VEH 3280 WO 40726         | \$492.56       |
|                             |             | X100008973     |         | FITTING/HOSE VEH 3310 WO 40803 | \$528.87       |
|                             |             | X100009924     |         | COMPRESSOR VEH 3306 WO 40632   | \$258.74       |
|                             |             | X100010240     | 228640  | PLUG/RING VEH 3292 WO 40939    | \$15.36        |
|                             |             | X100010311     |         | PRES SENSOR VEH 3283 WO 40665  | \$145.39       |
| JT AUTOMOTIVE PARTS INC DBA |             | 344171         | 228381  | FILTERS VEH 3266 WO 40713      | \$16.08        |
|                             |             | 344210         |         | SOLENOID VEH 7143 WO 40695     | \$67.48        |
|                             |             | 344230         |         | IMP SENSOR VEH 3266 WO 40715   | \$92.17        |
|                             |             | 344233         |         | FILTERS VEH 2398 WO 40719      | \$15.77        |
|                             |             | 344235         |         | FILTERS VEH 2399 WO 40720      | \$15.77        |
|                             |             | 344254         |         | AXLE/ROD VEH 2381 WO 40685     | \$209.45       |
|                             |             | 344298         |         | SPARK PLUG VEH 6543 WO 40752   | \$4.93         |
|                             |             | 344299         |         | DISC PAD VEH 2381 WO 40685     | \$66.01        |
|                             |             | 344313         |         | HUB ASSY VEH 2381 WO 40685     | \$164.47       |
|                             |             | 344314         |         | BRK PDL PAD VEH 3278 WO 40722  | \$9.30         |
|                             |             | 344331         |         | RAD PICK SET VEH 5033 WO 40712 | \$54.29        |
|                             |             | 344399         |         | FILTERS VEH 7143 WO 40707      | \$144.88       |
|                             |             | 344418         |         | FILTERS VEH 7141 WO 40708      | \$384.16       |
|                             |             | 344512         |         | FILTERS VEH 2431 WO 40774      | \$18.44        |
|                             |             | 344515         |         | FILTER/FLUID VEH 4084 WO 40754 | \$10.22        |
|                             |             | 344536         |         | LAMP VEH 5033 WO 39787         | \$9.38         |
|                             |             | 344541         |         | SOCKET VEH 3285 WO 40778       | \$14.44        |
|                             |             | 344571         |         | MINI BULB VEH 3332 WO 40779    | \$16.51        |
|                             |             | 344596         |         | WPR BLADES VEH 2440 WO 40807   | \$33.86        |
|                             |             | 344603         |         | MAG PRTS TRY VEH 3285 WO 40778 | \$15.74        |
|                             |             | 344655         |         | FILTERS VEH 1105 WO 40791      | \$18.69        |
|                             |             | 344687         |         | BRK CLNR VEH 3280 WO 40405     | \$9.34         |
|                             |             | 344691         |         | SWITCH VEH 0030 WO 40800       | \$138.52       |
|                             |             | 344698         |         | FILTERS VEH 3175 WO 40799      | \$79.33        |
|                             |             | 344718         |         | PUMP/SOCKET VEH 0030 WO 40800  | \$42.18        |
|                             |             | 344776         |         | ABRASIVE WHL VEH 3175 WO 40788 | \$65.11        |
|                             |             | 344777         |         | THRD LUBE VEH 3175 WO 40788    | \$42.35        |
|                             |             | 344876         |         | LAMP/CLNR VEH 3175 WO 40788    | \$15.63        |
|                             |             | 344878         |         | DISC PAD VEH 1204 WO 40833     | \$67.32        |
|                             |             | 344882         |         | BRK CLNR VEH 1204 WO 40833     | \$18.68        |
|                             |             | 344906         |         | AIR FILTER VEH 7142 WO 40874   | \$53.41        |
|                             |             | 344916         |         | RELAY/HARNES VEH 3175 WO 40788 | \$188.96       |
|                             |             | 344928         |         | FILTERS VEH 3297 WO 40831      | \$73.92        |
|                             |             | 344929         |         | FILTER/FLUID VEH 6579 WO 40828 | \$80.80        |
|                             |             | 344935         |         | SUPPORT VEH 3286 WO 40859      | \$28.77        |
|                             |             | 344937         |         | FILTERS VEH 2341 WO 40835      | \$16.08        |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                      | P.O. Number | Invoice Number | Check # | Purpose of Purchase            | Invoice Amount |
|-----------------------------|-------------|----------------|---------|--------------------------------|----------------|
| JT AUTOMOTIVE PARTS INC DBA |             | 344938         | 228381  | AIR FILTER VEH 3294 WO 40834   | \$110.73       |
|                             |             | 344940         |         | FILTERS VEH 2343 WO 40836      | \$16.08        |
|                             |             | 344941         |         | FILTERS VEH 2362 WO 40837      | \$18.82        |
|                             |             | 344942         |         | FILTERS VEH 2407 WO 40858      | \$15.77        |
|                             |             | 344943         |         | FILTERS VEH 2380 WO 40838      | \$15.59        |
|                             |             | 344944         |         | FILTERS VEH 2394 WO 40839      | \$15.59        |
|                             |             | 344945         |         | FILTERS VEH 2416 WO 40840      | \$15.87        |
|                             |             | 344946         |         | FILTERS VEH 3235 WO 40841      | \$16.15        |
|                             |             | 344947         |         | FILTERS VEH 3305 WO 40842      | \$15.59        |
|                             |             | 344948         |         | FILTERS VEH 3332 WO 40843      | \$64.94        |
|                             |             | 344949         |         | FILTERS/OIL VEH 6562 WO 40847  | \$40.56        |
|                             |             | 344950         |         | EXH FLUID VEH 3332 WO 40843    | \$28.74        |
|                             |             | 344952         |         | FILTERS/OIL VEH 6564 WO 40848  | \$106.05       |
|                             |             | 344953         |         | FILTERS VEH 6583 WO 40849      | \$22.68        |
|                             |             | 344954         |         | FILTER/FLUID VEH 7107 WO 40850 | \$29.89        |
|                             |             | 344955         |         | FILTERS VEH 7113 WO 40851      | \$120.00       |
|                             |             | 344956         |         | FILTERS VEH 7117 WO 40852      | \$74.56        |
|                             |             | 344958         |         | FILTERS VEH 7118 WO 40853      | \$57.95        |
|                             |             | 345036         |         | FILTERS VEH 3306 WO 40863      | \$80.65        |
|                             |             | 345037         |         | ELECT CLNR VEH 3313 WO 40830   | \$26.02        |
|                             |             | 345043         |         | BRK PADS VEH 2407 WO 40856     | \$123.39       |
|                             |             | 345044         |         | AIR FILTER VEH 1376 WO 40867   | \$9.38         |
|                             |             | 345065         |         | EXH FLUID VEH 3313 WO 40830    | \$70.41        |
|                             |             | 345069         |         | ABS SENSOR VEH 2381 WO 40685   | (\$65.89)      |
|                             |             | 345108         |         | FILTERS VEH 6558 WO 40845      | \$37.46        |
|                             |             | 345109         |         | FILTERS VEH 7136 WO 40854      | \$53.70        |
|                             |             | 345111         |         | CLEANER/STAB VEH 0030 WO 40860 | \$134.19       |
|                             |             | 345112         |         | HEATER HO VEH 3331 WO 40807    | \$2.12         |
|                             |             | 345115         |         | WIPER BLADE VEH 2410 WO 40541  | \$34.73        |
|                             |             | 345120         |         | PENETRANT VEH 3175 WO 40556    | \$59.47        |
|                             |             | 345135         |         | OIL/FILTERS VEH 6561 WO 40846  | \$30.70        |
|                             |             | 345136         |         | FLUID/FILTER VEH 6520 WO 40844 | \$34.19        |
|                             |             | 345185         |         | FILTERS VEH 2375 WO 40890      | \$17.83        |
|                             |             | 345186         |         | FILTERS VEH 2404 WO 40891      | \$15.59        |
|                             |             | 345187         |         | FILTERS VEH 2405 WO 40892      | \$15.59        |
|                             |             | 345188         |         | FILTERS VEH 2347 WO 40893      | \$11.82        |
|                             |             | 345189         |         | FILTERS VEH 2302 WO 40894      | \$11.82        |
|                             |             | 345190         |         | FILTERS VEH 2427 WO 40895      | \$15.55        |
|                             |             | 345191         |         | FILTERS VEH 2393 WO 40896      | \$17.83        |
|                             |             | 345192         |         | FILTERS VEH 2374 WO 40897      | \$17.83        |
|                             |             | 345193         |         | FILTERS VEH 2320 WO 40898      | \$11.82        |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                      | P.O. Number | Invoice Number | Check # | Purpose of Purchase            | Invoice Amount |
|-----------------------------|-------------|----------------|---------|--------------------------------|----------------|
| JT AUTOMOTIVE PARTS INC DBA |             | 345194         | 228381  | FILTERS VEH 2390 WO 40890      | \$17.83        |
|                             |             | 345195         |         | FILTERS VEH 2373 WO 40900      | \$17.83        |
|                             |             | 345196         |         | HYD FILTER VEH 7116 WO 40661   | \$28.07        |
|                             |             | 345197         |         | FILTERS VEH 5046 WO 40881      | \$16.28        |
|                             |             | 345201         |         | FIT N FORGET VEH 3306 WO 40632 | \$8.44         |
|                             |             | 345212         |         | FILTERS VEH 2385 WO 40875      | \$16.06        |
|                             |             | 345225         |         | AIR FLTR REG VEH 3283 WO 40665 | \$41.80        |
|                             |             | 345234         |         | EMBLEM VEH 7116 WO 40661       | \$14.11        |
|                             |             | 345273         | 228644  | BC171 WIPER BLADES             | \$29.52        |
|                             |             | 345279         | 228381  | AIR FILTER VEH 4084 WO 40905   | \$16.79        |
|                             |             | 345280         | 228644  | HEAD LAMP VEH 2370 WO 40954    | \$248.27       |
|                             |             | 345281         | 228381  | FILTERS VEH 2425 WO 40908      | \$34.52        |
|                             |             | 345317         |         | BATTERY VEH 2408 WO 40925      | \$117.65       |
|                             |             | 345334         |         | EXH FLUID VEH 7152 WO 40904    | \$14.37        |
|                             |             | 345335         |         | SPARK PLUG VEH 3266 WO 40906   | \$2.44         |
|                             |             | 345348         |         | WIPER BLADE VEH 2359 WO 40936  | \$18.22        |
|                             |             | 345372         |         | FILTERS VEH 3323 WO 40916      | \$15.59        |
|                             |             | 345373         |         | FILTERS VEH 2342 WO 40882      | \$16.08        |
|                             |             | 345374         |         | FILTERS VEH 2371 WO 40883      | \$17.83        |
|                             |             | 345375         | 228644  | FILTERS/SEP VEH 5033 WO 40884  | \$76.99        |
|                             |             | 345376         |         | FILTERS VEH 5044 WO 40886      | \$15.77        |
|                             |             | 345377         |         | FILTERS VEH 2379 WO 40887      | \$17.03        |
|                             |             | 345379         |         | FILTERS VEH 2422 WO 40888      | \$27.48        |
|                             |             | 345380         |         | FILTERS VEH 3257 WO 40889      | \$16.08        |
|                             |             | 345381         |         | FILTERS VEH 2304 WO 40910      | \$20.96        |
|                             |             | 345382         |         | FILTERS VEH 2352 WO 40911      | \$11.82        |
|                             |             | 345383         |         | FILTERS VEH 2358 WO 40912      | \$18.82        |
|                             |             | 345384         |         | FILTERS VEH 2426 WO 40913      | \$8.80         |
|                             |             | 345385         |         | FILTERS VEH 3293 WO 40915      | \$16.06        |
|                             |             | 345389         |         | FILTERS VEH 6459 WO 40526      | \$81.76        |
|                             |             | 345403         | 228381  | BATTERY VEH 2385 WO 40876      | \$173.16       |
|                             |             | 345497         | 228644  | FILTERS VEH 5038 WO 40885      | \$157.05       |
|                             |             | 345503         |         | FILTERS VEH 5038 WO 40885      | \$29.92        |
|                             |             | 345544         |         | AIR FILTER VEH 2426 WO 40913   | \$15.24        |
|                             |             | 345558         |         | V-BELT VEH 7122 WO 40950       | \$69.40        |
|                             |             | 345563         |         | FILTERS VEH 3315 WO 40948      | \$126.79       |
|                             |             | 345564         |         | FILTERS VEH 3315 WO 40948      | \$27.28        |
|                             |             | 345579         |         | GROMMET VEH 3323 WO 40916      | \$1.46         |
|                             |             | 345580         |         | FILTERS VEH 3323 WO 40916      | \$15.77        |
|                             |             | 345581         |         | FILTERS VEH 3323 WO 40916      | \$15.77        |
|                             |             | 345582         |         | FILTERS VEH 1211 WO 40953      | \$15.59        |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                      | P.O. Number | Invoice Number | Check # | Purpose of Purchase            | Invoice Amount |
|-----------------------------|-------------|----------------|---------|--------------------------------|----------------|
| JT AUTOMOTIVE PARTS INC DBA |             | 345598         | 228644  | C/M REP LENS VEH 5033 WO 40945 | \$1.53         |
|                             |             | 345603         |         | SILICONE VEH 7109 WO 40381     | \$7.05         |
|                             |             | 345630         |         | BALL MT VEH 9000 WO 40957      | \$45.30        |
|                             |             | 345643         |         | EXH FLUID VEH 3325 WO 40956    | \$28.74        |
|                             |             | 345647         |         | LAMP VEH 4139 WO 40951         | \$68.85        |
|                             |             | 345680         |         | PLUG/SOCKET VEH 4139 WO 40951  | \$38.77        |
|                             |             | 345699         |         | WIPER BLADE VEH 2380 WO 40838  | \$52.10        |
|                             |             | 345708         |         | AIR FILTER VEH 5038 WO 40885   | \$19.57        |
|                             |             | 345711         |         | WIPER BLADE VEH 2362 WO 40837  | \$18.22        |
|                             |             | 345719         |         | TRAILER WIRE VEH 6540 WO 40966 | \$16.82        |
|                             |             | 345750         |         | FILTERS VEH 3307 WO 40971      | \$15.59        |
|                             |             | 345757         |         | SEAL VEH 3311 WO 40968         | \$8.99         |
|                             |             | 345772         |         | MP LAMP VEH 3292 WO 40939      | \$20.43        |
|                             |             | 345773         |         | PADS/ROTORS VEH 3289 WO 40973  | \$471.58       |
|                             |             | 345776         |         | BEARINGS VEH 3289 WO 40973     | \$92.05        |
|                             |             | 345782         |         | TAIL LMP CON VEH 2290 WO 40974 | \$29.42        |
|                             |             | 345785         |         | WIPER BLADES VEH 2347 WO 40972 | \$17.35        |
|                             |             | 345786         |         | CARBIDE CYL VEH 3285 WO 40806  | \$62.76        |
|                             |             | 345803         |         | OIL VEH 3289 WO 40973          | \$57.73        |
|                             |             | 345804         |         | GAS CAP VEH 3266 WO 40329      | \$17.83        |
|                             |             | 345809         |         | FILTERS VEH 3291 WO 40975      | \$244.58       |
|                             |             | 345823         |         | FILTERS VEH 2420 WO 40976      | \$15.87        |
|                             |             | 345825         |         | FILTERS VEH 2348 WO 40978      | \$11.82        |
|                             |             | 345840         |         | BATTERY VEH 6520 WO 40980      | \$112.51       |
|                             |             | 345873         |         | FILTERS VEH 3267 WO 40989      | \$16.55        |
|                             |             | 345874         |         | FUEL FILTER VEH 2342 WO 40882  | \$8.54         |
|                             |             | 345875         |         | OIL VEH 5046 WO 40881          | \$59.77        |
|                             |             | 345891         |         | FUEL FILTER CREDIT             | (\$16.31)      |
|                             |             | 346028         |         | AEROSOL VEH 4158 WO 40963      | \$83.67        |
| KONECRANES INC              | P055538     | SPO01046192    | 228390  | INSPECTION OF VENTRO 206 SHOP  | \$276.42       |
|                             | P055538     |                |         | INSPECTION OF DEMAG/CMH OVERHE | \$276.43       |
|                             | P055538     |                |         | INSPECTION ON LIFTMORE 3200 ON | \$276.42       |
|                             | P055538     |                |         | INSPECTION OF VENTRO ET6-KT ON | \$276.42       |
| KOOL SHADES WINDOW TINTING  |             | 200093         | 228391  | WINDOW TINT VEH 1206 WO 40701  | \$250.00       |
| LES SCHWAB TIRE CENTER      |             | 42800133571    | 228397  | ALIGNMENT VEH 2381 WO 40685    | \$61.09        |
|                             |             | 42800133809    |         | ALIGNMENT VEH 1105 WO 40790    | \$61.09        |
|                             |             | 42800135987    | 228658  | ALIGNMENT VEH 2347 WO 40972    | \$61.09        |
| MCCURLEY CHEVROLET          |             | 382674         | 228402  | FULL DETAIL VEH 2353 WO 40714  | \$237.83       |
|                             |             | 887956         |         | MOTOR VEH 1101 WO 40616        | \$141.02       |
|                             |             | 888281         |         | MTR/HARNESS VEH 2381 WO 40683  | \$174.95       |
|                             |             | 889163         |         | HOSES VEH 1201 WO 40814        | \$111.14       |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                        | P.O. Number | Invoice Number | Check # | Purpose of Purchase             | Invoice Amount |
|-------------------------------|-------------|----------------|---------|---------------------------------|----------------|
| MCCURLEY CHEVROLET            |             | 889911         | 228669  | ARMS VEH 2347 WO 40972          | \$139.94       |
|                               |             | 889954         |         | STRUT/MOUNT VEH 1376 WO 40970   | \$271.52       |
|                               |             | 890089         |         | HANDLE/CABLE VEH 3267 WO 40989  | \$76.78        |
|                               |             | CM888101       | 228402  | HEADLAMP ASY VEH 2411 WO 40626  | (\$199.55)     |
| MONARCH MACHINE & TOOL CO INC |             | A180395        | 228408  | REC TUBE VEH 3175 WO 40788      | \$115.25       |
|                               |             | B180371        |         | 1/4HR VEH 3285 WO 40778         | \$29.60        |
|                               |             | B180421        |         | ADD 3/16 AR VEH 3285 WO 40778   | \$1,779.63     |
|                               |             | B180482        |         | YOKE/PINS VEH 7090 WO 40794     | \$268.78       |
| PETERSON PACIFIC CORP         |             | CI-000029712   | 228701  | ELEMENTS VEH 7143 WO 40707      | \$275.84       |
| PRO BUILD COMPANY LLC         |             | 1184600        | 228418  | 20' 2X12 VEH 4119 WO 40703      | \$37.27        |
| RDO EQUIPMENT CO              |             | P00269         | 228422  | O-RING/FTNGS VEH 7116 WO 40661  | \$1,115.45     |
|                               |             | P00271         |         | SEAL/ROOF VEH 6594 WO 40723     | \$1,120.91     |
|                               |             | P00272         |         | WASHER/PLUG VEH 6594 WO 40724   | \$27.48        |
|                               |             | P00379         |         | FILTER/CLAMP VEH 7122 WO 40810  | \$95.11        |
|                               |             | P00481         |         | CLAMP VEH 7122 WO 40810         | \$13.77        |
|                               |             | P00802         |         | ARMS VEH 6594 WO 40902          | \$2,114.47     |
|                               |             | P01580         | 228713  | SENDER/GSKT VEH 7117 WO 40928   | \$195.71       |
|                               |             | P01581         |         | LAMPS VEH 7117 WO 40928         | \$73.42        |
|                               |             | P01583         |         | TIRE ASSMBLY VEH 6562 WO 40952  | \$181.56       |
|                               |             | P01584         |         | TIRE/VALVE VEH 6595 WO 40959    | \$386.09       |
|                               |             | P61689         | 228422  | FILTER/ELEM VEH 6595 WO 40705   | \$120.78       |
|                               |             | P61690         |         | FILTER/ELEM VEH 6594 WO 40704   | \$164.13       |
|                               |             | P62004         |         | FILTER VEH 6595 WO 40491/40705  | (\$22.73)      |
|                               |             | P62005         |         | LAMP/HI-GARD VEH 6595 WO 40760  | \$226.76       |
| RIVER CITY TOWING INC         |             | 14279          | 228426  | TOW CHARGE VEH 2431 WO 40866    | \$48.87        |
| RMT EQUIPMENT                 |             | T24670         | 228720  | RAKE SPRING VEH 6580 WO 40873   | \$194.67       |
| ROUTEWARE INC                 |             | 96881          | 228430  | ANTENNA/JACK VEH 3308 WO 40820  | \$194.63       |
| SIX STATES DISTRIBUTORS INC   |             | 06 228167      | 228431  | OIL CAP KIT VEH 4116 WO 40857   | \$92.46        |
|                               |             | 06 228219      | 228730  | OIL CAP VEH 4116 WO 40857       | \$40.25        |
| SOLID WASTE SYSTEMS INC       |             | 0080433-IN     | 228432  | SPRING VEH 7152 WO 40636        | \$77.36        |
| STEEBER'S LOCK SERVICE        |             | 3313           | 228433  | REKEY VEH 2368/9 WO 40325/6     | \$325.80       |
|                               |             | 3348           | 228736  | KEY DUP VEH 3235 WO 40841       | \$12.38        |
| TACOMA SCREW PRODUCTS INC     |             | 22128035       | 228437  | OIL/SCREW VEH 5039 WO 40662     | \$26.74        |
|                               |             | 22128870       |         | SCREW/NUT VEH 7141 WO 40798     | \$58.48        |
|                               |             | 22128871       |         | FLAP DISC VEH 3175 WO 40788     | \$56.65        |
|                               |             | 22128878       |         | HOLE SAW VEH 3175 WO 40788      | \$47.55        |
|                               |             | 22129268       |         | HOLE SAW VEH 3175 WO 40556      | \$17.17        |
|                               |             | 22129408       |         | DISC/LENS VEH 3285 WO 40806     | \$62.88        |
|                               |             | 22129409       |         | HEX CAP SCR W VEH 7141 WO 40798 | \$218.66       |
| THE SUPPLY CO LLC             |             | 00421808       | 228748  | CLNG SUPPLIES                   | \$379.27       |
| TIRE FACTORY INC DBA          |             | 03-109765      | 228445  | TIRES VEH 2402 WO 40676         | \$428.67       |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                           | P.O. Number | Invoice Number    | Check # | Purpose of Purchase            | Invoice Amount |
|----------------------------------|-------------|-------------------|---------|--------------------------------|----------------|
| TIRE FACTORY INC DBA             |             | 03-109856         | 228445  | TIRES VEH 2403 WO 40747        | \$428.67       |
|                                  |             | 03-110300         | 228750  | TIRES VEH 3312 WO 40987        | \$1,730.45     |
| TOYOOKA, THOMAS                  |             | TOYOOKA CDL REIMB | 228520  | CDL REIMBURSEMENT              | \$76.00        |
| TRANSPORT EQUIPMENT CO INC DBA   |             | PASCM9687779      | 228447  | CORE CHRG VEH 3283 WO 40665    | (\$135.75)     |
|                                  |             | PASCM9818854      | 228754  | RETURN PARTS VEH 3308 WO 40903 | (\$67.57)      |
|                                  |             | PASIN1551432      | 228447  | VALVE VEH 3283 WO 40665        | \$1,182.00     |
|                                  |             | PASIN1552458      |         | WORK LAMP VEH 3309 WO 40702    | \$10.16        |
|                                  |             | PASIN1555149      |         | HEADLAMP VEH 3296 WO 40756     | \$7.17         |
|                                  |             | PASIN1560570      |         | BLK FITTING VEH 3252 WO 40781  | \$6.46         |
|                                  |             | PASIN1560577      |         | 6WAY PLUG VEH 6543 WO 40772    | \$10.11        |
|                                  |             | PASIN1561899      | 228754  | FITTING NZL VEH 3284 WO 40691  | \$68.72        |
|                                  |             | PASIN1565286      | 228447  | FILTER VEH 3332 WO 40843       | \$32.33        |
|                                  |             | PASIN1567314      |         | RADIATOR CAP VEH 3175 WO 40556 | \$8.96         |
|                                  |             | PASIN1568399      |         | CNTRL VALVE VEH 3283 WO 40665  | \$823.46       |
|                                  |             | PASIN1570707      | 228754  | DRYER/CORE VEH 3308 WO 40903   | \$340.73       |
|                                  |             | PASIN1575763      |         | PRES SENSOR VEH 3283 WO 40665  | \$101.88       |
|                                  |             | PASIN1579508      |         | DEEP FILTER VEH 3315 WO 40949  | \$55.23        |
|                                  |             | PASIN1582870      |         | CLAMP/HOSE VEH 3283 WO 40665   | \$63.36        |
| TRI CITIES BATTERY & AUTO REPAIR |             | 107345            | 228755  | BATTERY VEH 6593 WO 40943      | \$90.39        |
|                                  |             | 107379            | 228756  | 12V SLA VEH 4139 WO 40951      | \$19.49        |
|                                  |             | 107405            |         | BATTERY VEH 6558 WO 40965      | \$71.67        |
| VALLEY TRUCK REPAIR INC          |             | 5094              | 228456  | CYLINDER VEH 3279 WO 40477     | \$153.32       |
| VERIZON WIRELESS                 | P055900     | 9753078063        | 228764  | VERIZON WIRELESS CHARGES 8/31- | \$54.44        |
| WESTERN PETERBILT INC            |             | H247506           | 228467  | TEMP SENSOR VEH 3283 WO 40665  | \$71.01        |
|                                  |             | H247540           |         | CREDIT CORE VEH 3308 WO 40678  | (\$763.32)     |
|                                  |             | H247562           |         | CHRG COOLER VEH 3308 WO 40678  | \$1,437.53     |
|                                  |             | H247563           |         | CHRG COOLER VEH 3308 WO 40678  | (\$1,437.53)   |
|                                  |             | H247564           |         | CHRG COOLER VEH 3308 WO 40678  | \$1,437.53     |
|                                  |             | H247569           |         | BUSHING VEH 3308 WO 40678      | \$110.10       |
|                                  |             | H247594           |         | GASKETS VEH 3283 WO 40665      | \$214.86       |
|                                  |             | H247782           |         | O-RING VEH 3283 WO 40665       | \$64.43        |
|                                  |             | H247937           |         | HOSE/ADAPTER VEH 3283 WO 40665 | \$145.50       |
|                                  |             | H248034           |         | ISOLATOR VEH 3310 WO 40803     | \$198.37       |
|                                  |             | H248067           |         | SEALS/HOSES VEH 3285 WO 40806  | \$369.12       |
|                                  |             | H248503           | 228780  | VALVES/DRYER VEH 3240 WO 40793 | \$921.31       |
|                                  |             | H248513           |         | AIR DRYER VEH 3240 WO 40793    | \$497.38       |
|                                  |             | H248514           |         | RETURN DRYER VEH 3240 WO 40793 | (\$490.42)     |
|                                  |             | H248734           |         | WIPER VALVE VEH 3240 WO 40793  | \$78.62        |
|                                  |             | H248747           |         | STRAP ASSY VEH 3315 WO 40609   | \$560.36       |
| WESTERN STATES EQUIPMENT COMPANY |             | PC110309030       | 228468  | COUPLING VEH 3283 WO 40647     | \$97.54        |
|                                  |             | PC110309096       |         | FILTER/ELEM VEH 7090 WO 40374  | \$339.28       |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                               | P.O. Number                   | Invoice Number | Check # | Purpose of Purchase            | Invoice Amount |
|--------------------------------------|-------------------------------|----------------|---------|--------------------------------|----------------|
| WESTERN STATES EQUIPMENT COMPANY     |                               | PC110309097    | 228468  | ELEM/FILTER VEH 7104 WO 40375  | \$305.79       |
|                                      |                               | PC110309236    |         | O-RING VEH 7131 WO 40762       | \$2.69         |
|                                      |                               | PC110309315    |         | TUBE/GLASS VEH 7090 WO 40634   | \$438.45       |
|                                      |                               | PC110309562    |         | COUPLING VEH 3312 WO 40759     | \$23.85        |
|                                      |                               | PC110309563    |         | FILTERS VEH 7143 WO 40707      | \$92.03        |
|                                      |                               | PC110309750    |         | COUPLING VEH 3309 WO 40757     | \$18.18        |
|                                      |                               | WO110106556    |         | REPAIRS VEH 7130 WO 40770      | \$313.20       |
|                                      |                               | WO110106675    |         | REPAIR GAUGE VEH 7090 WO 40864 | \$548.10       |
|                                      |                               | WO110106703    |         | RPR FUEL TNK VEH 7138 WO 40922 | \$1,152.67     |
|                                      |                               | WO110106712    |         | VEH MAINT VEH 7131 WO 40917    | \$1,249.35     |
|                                      |                               | WO110106713    |         | VEH MAINT VEH 7138 WO 40920    | \$1,331.72     |
|                                      |                               | WO110106715    |         | VEH MAINT VEH 7131 WO 40917    | (\$1,249.35)   |
|                                      |                               | WO110106716    |         | VEH MAINT VEH 7131 WO 40917    | \$1,249.35     |
|                                      |                               | WO110106733    |         | TRANS REPAIR VEH 7131 WO 40918 | \$1,397.88     |
|                                      |                               | WO110106894    | 228781  | INSP CANOPY VEH 7090 WO 40634  | \$391.50       |
| WESTERN SYSTEMS & FABRICATION INC    | 12810                         |                | 228470  | TG LOCK CYL VEH 3284 WO 40514  | \$841.31       |
|                                      | 12907                         |                |         | COIL/PIN VEH 3281 WO 40433     | \$683.39       |
|                                      | 12990                         |                |         | PLC REPAIR VEH 3309 WO 40750   | \$588.42       |
|                                      | 12991                         |                |         | REPAIR PLC VEH 3283 WO 40749   | \$588.42       |
|                                      | 13014                         |                |         | PIN/SPACER VEH 3315 WO 40609   | \$327.65       |
|                                      | 13017                         |                |         | CYL LIFT VEH 3309 WO 40562     | \$1,232.65     |
|                                      | 13029                         |                |         | TUBE VEH 3312 WO 40759         | \$63.04        |
|                                      | 13062                         |                |         | ACT VALVE VEH 3284 WO 40666    | \$197.42       |
|                                      | 13073                         |                |         | ELEM/MONITOR VEH 3312 WO 40797 | \$209.48       |
|                                      | 13074                         |                |         | BELT ASSY VEH 3284 WO 40514    | \$154.79       |
|                                      | 13108                         |                |         | VALVE VEH 3285 WO 40806        | \$3,938.35     |
|                                      | 13116                         |                |         | CYL LIFT/RCH VEH 3309 WO 40562 | \$1,220.51     |
|                                      | 13147                         |                |         | ELEMENT VEH 3296 WO 40924      | \$138.29       |
|                                      | 13148                         |                |         | BELT ASSY VEH 3281 WO 40927    | \$154.79       |
|                                      | 13170                         |                | 228782  | WIPER SWITCH VEH 3315 WO 40609 | \$21.83        |
| EQUIPMENT MAINTENANCE TOTAL ****     |                               |                |         |                                | \$132,971.80   |
| EQUIPMENT MAINTENANCE FUND Total *** |                               |                |         |                                | \$136,947.65   |
| FUND 503                             | EQUIPMENT REPLACEMENT FUND    |                |         |                                |                |
| Division: 215                        | EQUIPMENT REPLACEMENT         |                |         |                                |                |
| DAY MANAGEMENT CORPORATION DBA       | P055875                       | 391515         | 228593  | DAY WIRELESS CHANGE IN UP-FIT  | \$3,748.59     |
| EQUIPMENT REPLACEMENT TOTAL ****     |                               |                |         |                                | \$3,748.59     |
| EQUIPMENT REPLACEMENT FUND Total *** |                               |                |         |                                | \$3,748.59     |
| FUND 505                             | PUBLIC WORKS ADMIN & ENGINEER |                |         |                                |                |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                              | P.O. Number | Invoice Number    | Check # | Purpose of Purchase                                | Invoice Amount     |
|-----------------------------------------------------|-------------|-------------------|---------|----------------------------------------------------|--------------------|
| <b>Division:</b> 000                                |             |                   |         |                                                    |                    |
| AMERICAN WATER WORKS ASSOCIATION                    |             | 7001090764        | 228533  | AWWA 2016 DUES #00037948                           | \$3,542.00         |
|                                                     |             |                   |         | <b>UNASSIGNED TOTAL ****</b>                       | <b>\$3,542.00</b>  |
| <b>Division:</b> 450 PW ADMIN & ENGINEERING         |             |                   |         |                                                    |                    |
| ABADAN INC                                          |             | ARIN057787        | 228525  | 3 ROLLS-PLOTTER PAPER                              | \$179.52           |
| AT&T WIRELESS                                       |             | 9/15-287243288881 | 228539  | 287243288881 8/27-9/26/15                          | \$706.60           |
| CITY OF RICHLAND                                    |             | 15-295 PETERS     | 228802  | 15-295 NW PAVEMENT MGMT CONF                       | \$929.80           |
|                                                     |             | 15-383 PETERS     | 228500  | 15-383 INNV/PART IN TRASP MTG                      | \$200.87           |
| VERIZON WIRELESS                                    | P055900     | 9753078063        | 228764  | VERIZON WIRELESS CHARGES 8/31-                     | \$758.00           |
|                                                     | P054905     | 9754227647        | 228770  | C/O 1- 3 ADDITIONAL MONTHLY                        | \$50.20            |
|                                                     | P054905     |                   |         | INTERNET ACCESS ON 2 LAPTOPS (                     | \$29.82            |
| WEST, JULIE                                         |             | 15-443-WEST       | 228855  | 15-443 APWA-WA 2015 FALL CONF                      | \$74.00            |
|                                                     |             |                   |         | <b>PW ADMIN &amp; ENGINEERING TOTAL ****</b>       | <b>\$2,928.81</b>  |
|                                                     |             |                   |         | <b>PUBLIC WORKS ADMIN &amp; ENGINEER Total ***</b> | <b>\$6,470.81</b>  |
| <b>FUND 506 WORKERS COMPENSATION FUND</b>           |             |                   |         |                                                    |                    |
| <b>Division:</b> 221 WORKERS COMP INSURANCE RESERVE |             |                   |         |                                                    |                    |
| DEPARTMENT OF LABOR & INDUSTRIES                    |             | 3RD QTR 2015      | 228596  | 3RD QTR 2015 SELF INSURANCE                        | \$39,092.69        |
|                                                     |             |                   |         | <b>WORKERS COMP INSURANCE RESERVE TOTAL ****</b>   | <b>\$39,092.69</b> |
|                                                     |             |                   |         | <b>WORKERS COMPENSATION FUND Total ***</b>         | <b>\$39,092.69</b> |
| <b>FUND 520 HEALTH CARE/BENEFITS PLAN</b>           |             |                   |         |                                                    |                    |
| <b>Division:</b> 222 EMPLOYEE BENEFIT PROGRAM       |             |                   |         |                                                    |                    |
| LIFE INSURANCE COMPANY OF NORTH AMERICA             |             | 11/2015-FLI051384 | 228660  | FLI051384 PREMIUMS-NOVEMBER                        | \$9,474.55         |
|                                                     |             | 11/2015-LK030278  |         | LK030278 PREMIUMS-NOVEMBER                         | \$11,339.01        |
|                                                     |             | 11/2015-OK807703  |         | OK807703 PREMIUMS-NOVEMBER                         | \$2,498.63         |
| MAGELLAN BEHAVIORAL HEALTH                          |             | NOV 2015          | 228666  | EAP PREMIUMS-NOVEMBER                              | \$685.40           |
| VERDE SERVICES INC                                  |             | 1043617           | 228457  | 3RD QTR 2015 COBRA/RETIREE                         | \$230.00           |
|                                                     |             |                   |         | <b>EMPLOYEE BENEFIT PROGRAM TOTAL ****</b>         | <b>\$24,227.59</b> |
|                                                     |             |                   |         | <b>HEALTH CARE/BENEFITS PLAN Total ***</b>         | <b>\$24,227.59</b> |
| <b>FUND 521 UNEMPLOYMENT FUND</b>                   |             |                   |         |                                                    |                    |
| <b>Division:</b> 223 UNEMPLOYMENT COMPENSATION      |             |                   |         |                                                    |                    |
| STATE OF WASHINGTON                                 |             | 3RDQTR2015        | 228602  | 3RD QTR 2015 UNEMPLOYMENT                          | \$2,796.30         |
|                                                     |             |                   |         | <b>UNEMPLOYMENT COMPENSATION TOTAL ****</b>        | <b>\$2,796.30</b>  |
|                                                     |             |                   |         | <b>UNEMPLOYMENT FUND Total ***</b>                 | <b>\$2,796.30</b>  |
| <b>FUND 522 POST EMP HEALTHCARE PLAN</b>            |             |                   |         |                                                    |                    |





## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                          | P.O. Number | Invoice Number                | Check # | Purpose of Purchase            | Invoice Amount    |
|-------------------------------------------------|-------------|-------------------------------|---------|--------------------------------|-------------------|
| <b>Division:</b>                                | 224         | POST EMPLOYMENT BENEFITS PRGM |         |                                |                   |
| VERDE SERVICES INC                              |             | 1043617                       | 228457  | 3RD QTR 2015 COBRA/RETIREE     | \$1,450.00        |
| <b>POST EMPLOYMENT BENEFITS PRGM TOTAL ****</b> |             |                               |         |                                | <b>\$1,450.00</b> |
| <b>POST EMP HEALTHCARE PLAN Total ***</b>       |             |                               |         |                                | <b>\$1,450.00</b> |
| <b>FUND 611</b>                                 |             | <b>FIREMAN'S PENSION</b>      |         |                                |                   |
| <b>Division:</b>                                | 216         | FIRE PENSION                  |         |                                |                   |
| ANDERS, PETER                                   |             | AP00003711021501              | 228534  | MEDICARE PREMIUM/ANDERS        | \$104.90          |
| BOWLS, DAVID                                    |             | AP00003511021501              | 228554  | MEDICARE PREMIUM/BOWLS         | \$104.90          |
| CANFIELD, HARRY R                               |             | AP00000411021501              | 228564  | MEDICARE PREMIUM/CANFIELD      | \$104.90          |
| CARRICK, HENRY                                  |             | 100815HC                      | 228481  | NON-COVERED RX DOS 10/08/15    | \$126.49          |
|                                                 |             | AP00000511021501              | 228565  | MEDICARE PREMIUM/CARRICK       | \$104.90          |
| CLARK, FRANK M                                  |             | AP00000611021501              | 228577  | MEDICARE PREMIUM/CLARK         | \$104.90          |
| DOWNES, DANNY                                   |             | AP00005111021501              | 228597  | MEDICARE PREMIUM/DOWNES        | \$104.90          |
| ELIASON, CURTIS                                 |             | AP00003311021501              | 228601  | MEDICARE PREMIUM/ELIASON       | \$104.90          |
| ESTY, RAYMOND J                                 |             | AP00000911021501              | 228603  | MEDICARE PREMIUM/ESTY          | \$104.90          |
| FERRIANS, ALLEN LARRY                           |             | AP00006011021501              | 228609  | MEDICARE PREMIUM/FERRIANS      | \$104.90          |
| HOUCHIN, EARL                                   |             | AP00001211021501              | 228633  | MEDICARE PREMIUM/HOUCHIN       | \$104.90          |
| JOHNSON, NEILS E                                |             | AP00003411021501              | 228642  | MEDICARE PREMIUM/JOHNSON       | \$104.90          |
| JONES, HAROLD                                   |             | AP00005511021501              | 228643  | MEDICARE PREMIUM/JONES         | \$104.90          |
| KEYS, JACK D                                    |             | AP00006211021501              | 228654  | MEDICARE PREMIUM/KEYS          | \$104.90          |
| LAHTI, ROGER P                                  |             | 091415RL                      | 228486  | NON COVERED RX #577064 9/14/15 | \$78.69           |
|                                                 |             | 091515RL                      |         | NON COVERED MEDICAL 9/15-10/15 | \$260.00          |
|                                                 |             | 092815RL                      |         | NON COVERED RX #577064 9/28/15 | \$78.69           |
|                                                 |             | AP00006411021501              | 228657  | MEDICARE PREMIUM/LAHTI         | \$104.90          |
| MITCHELL, RAYMOND L                             |             | AP00001511021501              | 228677  | MEDICARE PREMIUM/MITCHELL      | \$104.90          |
| MULROY, JAMES P                                 |             | MEDICARE-NOV'15               | 228489  | MEDICARE-MULROY-NOV 2015       | \$104.90          |
| MURRAY, DAVID                                   |             | AP00008311021501              | 228682  | MEDICARE PREMIUM/MURRAY        | \$104.90          |
| MYERS, EDWARD A                                 |             | AP00007611021501              | 228683  | MEDICARE PREMIUM/MYERS ED      | \$104.90          |
| OWEN, MICHAEL                                   |             | AP00008711021501              | 228691  | MEDICARE PREMIUM/OWEN          | \$104.90          |
| POLLARD, JAMES                                  |             | AP00004811021501              | 228704  | MEDICARE PREMIUM/POLLARD       | \$99.90           |
| QUAIL RIDGE DENTAL INC                          |             | 083115DM                      | 228491  | DENTAL DOS 10/06/15            | \$676.70          |
| RODGERS, GARY H                                 |             | MEDICARE-NOV'15               | 228492  | MEDICARE-RODGERS-NOV 2015      | \$104.90          |
| RONEY, LARRY                                    |             | AP00003611021501              | 228722  | MEDICARE PREMIUM/RONEY         | \$104.90          |
| SIEMENS, DONALD                                 |             | AP00008111021501              | 228728  | MEDICARE PREMIUM/SIEMENS       | \$104.90          |
| SULLIVAN, KYLE DMD                              |             | 072215DS                      | 228493  | DENTAL DOS 07/22/15            | \$640.00          |
| SYNSVOLL, MAXWELL                               |             | 031915HC                      | 228494  | MEDICAL-CANFIELD-DOS 03/19/15  | \$773.50          |
| WEST, ROYAL                                     |             | AP00002011021501              | 228779  | MEDICARE PREMIUM/WEST          | \$104.90          |
| WILLIAMSON, CRAIG E                             |             | AP00007511021501              | 228785  | MEDICARE PREMIUM/WILLIAMSON    | \$104.90          |
| <b>FIRE PENSION TOTAL ****</b>                  |             |                               |         |                                | <b>\$5,251.57</b> |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                           | P.O. Number                | Invoice Number   | Check # | Purpose of Purchase            | Invoice Amount |
|----------------------------------|----------------------------|------------------|---------|--------------------------------|----------------|
| FIREMAN'S PENSION Total ***      |                            |                  |         |                                | \$5,251.57     |
| <b>FUND 612</b>                  | <b>POLICEMEN'S PENSION</b> |                  |         |                                |                |
| <b>Division:</b>                 | 217                        | POLICE PENSION   |         |                                |                |
| BAKER, MARSHALL R                |                            | AP00006311021501 | 228540  | MEDICARE PREMIUM/BAKER         | \$104.90       |
| BATES, LAURIE VERN JR            |                            | AP00004911021501 | 228544  | MEDICARE PREMIUM/BATES         | \$104.90       |
| BEDEN, LARRY                     |                            | AP00003811021501 | 228547  | MEDICARE PREMIUM/BEDEN         | \$104.90       |
| BRUNSON, DALE A                  |                            | AP00004211021501 | 228559  | MEDICARE PREMIUM/BRUNSON       | \$104.90       |
| BUSH, LEE                        |                            | AP00008411021501 | 228561  | MEDICARE PREMIUM/BUSH          | \$104.90       |
| CARPER, RANDY H                  |                            | 082615           | 228480  | MEDICAL DOS 08/26/06           | \$117.86       |
| CASE, MIKE                       |                            | MEDICARE-NOV'15  | 228482  | MEDICARE-CASE-NOV 2015         | \$104.90       |
| CLEAVENGER, WILL J               |                            | AP00007311021501 | 228578  | MEDICARE PREMIUM/CLEAVENGER W  | \$104.90       |
| CLEMENTS, JOHN M                 |                            | AP00007411021501 | 228579  | MEDICARE PREMIUM/CLEMENTS      | \$104.90       |
| COUCH, LARRY                     |                            | AP00006611021501 | 228588  | MEDICARE PREMIUM/COUCH         | \$104.90       |
| DEMYER, JAMES J                  |                            | AP00008011021501 | 228595  | MEDICARE PREMIUM/DEMYER        | \$104.90       |
| DRIVER, DOUGLAS D                |                            | 100615DD         | 228483  | NONCOVERED RX DOS 10/6/15      | \$31.99        |
| DUCHEMIN, ROGER                  |                            | AP00000811021501 | 228599  | MEDICARE PREMIUM/DUCHEMIN      | \$104.90       |
| GANLEY, JOHN M                   |                            | AP00007911021501 | 228620  | MEDICARE PREMIUM/GANLEY        | \$104.90       |
| HEASTON & THOMPSON VISION CLINIC |                            | 102215RC         | 228484  | VISION DOS 10/22/15            | \$97.00        |
| HIGGINS, DENNIS DDS PS           |                            | 073115WC         | 228485  | DENTAL DOS 7/31/15             | \$1,194.00     |
| HIGGINS, FRED C                  |                            | AP00007811021501 | 228630  | HIGGINS MEDICARE PREMIUM       | \$104.90       |
| LARSON, SCOTT K                  |                            | 101015SL         | 228487  | NON COVERED RX #0686727 10/10  | \$812.29       |
| LEWIS, DAVID L                   |                            | AP00004311021501 | 228659  | MEDICARE PREMIUM/LEWIS         | \$104.90       |
| LOHDEFINCK, RICHARD N            |                            | AP00002311021501 | 228664  | MEDICARE PREMIUM/LOHDEFINCK    | \$104.90       |
| MALLEY'S PHARMACY                |                            | 091815MC         | 228488  | NON COVERED RX #908229 9/30/15 | \$218.00       |
| MOORE, ROBERT                    |                            | AP00007111021501 | 228680  | MEDICARE PREMIUM/MOORE         | \$104.90       |
| PROLIANCE SURGEONS INS DBA       |                            | 102115JC         | 228490  | MEDICAL-CLEMENTS-DOS 10/21/15  | \$200.00       |
| SPARKS, DAVID W                  |                            | AP00005911021501 | 228732  | MEDICARE PREMIUM/SPARKS        | \$104.90       |
| THOMAS, GERALD D                 |                            | AP00003211021501 | 228749  | MEDICARE PREMIUM/THOMAS G      | \$104.90       |
| TURNER, ROY                      |                            | AP00003111021501 | 228760  | MEDICARE PREMIUM/TURNER        | \$104.90       |
| UPTOWN VISION CENTER             |                            | 060915-JC        | 228495  | VISION DOS 06/09/15            | \$213.00       |
| WENDLAND, WALTER                 |                            | 090415WW         | 228496  | MEDICAL DOS 9/4-10/05/15       | \$1,000.00     |
|                                  |                            | 091915WW         |         | HOME CARE DOS 10/1-10/2/15     | \$484.00       |
| WILMOTH, ROD                     |                            | AP00004511021501 | 228786  | MEDICARE PREMIUM/WILMOTH       | \$104.90       |
| ZIMMERMAN, GERALD                |                            | AP00005011021501 | 228788  | MEDICARE PREMIUM/ZIMMERMAN     | \$104.90       |
| POLICE PENSION TOTAL****         |                            |                  |         |                                | \$6,571.04     |
| POLICEMEN'S PENSION Total ***    |                            |                  |         |                                | \$6,571.04     |

FUND 632 UPTOWN BUSINESS IMP DISTRICT

Division: 000



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                   | P.O. Number                           | Invoice Number            | Check # | Purpose of Purchase            | Invoice Amount |
|------------------------------------------|---------------------------------------|---------------------------|---------|--------------------------------|----------------|
| UPTOWN BUSINESS IMPROVEMENT DISTRICT     |                                       | UBID Q3 2015              | 228762  | UBID Q3 2015 PAYMENT           | \$2,608.65     |
| UNASSIGNED TOTAL ****                    |                                       |                           |         |                                | \$2,608.65     |
| UPTOWN BUSINESS IMP DISTRICT Total ***   |                                       |                           |         |                                | \$2,608.65     |
| <b>FUND 633</b>                          | <b>DOWNTOWN BUSINESS IMP DISTRICT</b> |                           |         |                                |                |
| <b>Division:</b>                         | 000                                   |                           |         |                                |                |
| RICHLAND DOWNTOWN BUSINESS IMPROVEMNT    |                                       | DBID Q3 2015              | 228719  | DBID Q3 2015 PAYMENT           | \$1,953.00     |
| UNASSIGNED TOTAL ****                    |                                       |                           |         |                                | \$1,953.00     |
| DOWNTOWN BUSINESS IMP DISTRICT Total *** |                                       |                           |         |                                | \$1,953.00     |
| <b>FUND 641</b>                          | <b>SOUTHEAST COMMUNICATIONS CTR</b>   |                           |         |                                |                |
| <b>Division:</b>                         | 600                                   | SECOMM OPERATIONS GENERAL |         |                                |                |
| AT&T LONG DISTANCE                       |                                       | 1015-030301072100         | 228538  | FAX LINES 9/21-10/20/15        | \$37.39        |
| CASCADE FIRE PROTECTION                  |                                       | I2598                     | 228566  | BCES-FIRE SPRINKLER INSPECTION | \$98.75        |
| CENTURYLINK                              |                                       | 1015-509-624-3863         | 228573  | GENERAL 10/16-11/16/15         | \$7.31         |
|                                          |                                       | 1346444831                | 228572  | E911 SERVICE FEE 6/20-7/19     | \$17.79        |
| FRONTIER                                 |                                       | 1015-206-188-1060         | 228614  | GENERAL 10/19-11/18/15         | \$406.95       |
|                                          |                                       | 1015-253-012-0862         | 228617  | GENERAL 10/22-11/21/15         | \$37.81        |
|                                          |                                       | 1015-509-628-2609         | 228618  | GENERAL 10/25-11/24/15         | \$427.42       |
| POCKETINET COMMUNICATIONS INC            |                                       | 109624                    | 228703  | WIRELESS TRNSPRT/INTERNET-DEC  | \$268.28       |
| PUBLIC SAFETY TESTING INC                |                                       | 2015-6412                 | 228420  | 3RD QTR 2015 SUBSCRIPTION FEES | \$125.00       |
| SPRAGUE PEST SOLUTIONS                   |                                       | 2700802                   | 228733  | PEST CONTROL SRVCS-SEPT        | \$42.51        |
| VANGUARD CLEANING SYSTEM OF INLAND NW    |                                       | 55746                     | 228763  | BCES JANITORIAL SRVCS-NOV      | \$375.00       |
| SECOMM OPERATIONS GENERAL TOTAL ****     |                                       |                           |         |                                | \$1,844.21     |
| <b>Division:</b>                         | 601                                   | E911 OPERATIONS           |         |                                |                |
| BMC SOFTWARE INC                         |                                       | P055797                   | 1286483 | ITSM OTHER TRACK-IT PART#      | \$320.07       |
|                                          |                                       | P055797                   |         | ADJUST FOR TAX                 | (\$0.01)       |
| CASCADE FIRE PROTECTION                  |                                       | I2598                     | 228566  | BCES-FIRE SPRINKLER INSPECTION | \$98.75        |
| CORPORATE TRANSLATION SERVICES INC       |                                       | 81653                     | 228587  | TRANSLATION SRVCS              | \$16.37        |
| HUSA, E. IVAR                            |                                       | 15-455 HUSA               | 228505  | 15-455 911 SUBCOMMITTEE MTG    | \$64.48        |
| LANGUAGE LINE SERVICES LLC               |                                       | 3694148                   | 228393  | E911 TRANSLATION-SEPT          | \$519.59       |
| MID COLUMBIA CONSTRUCTION INC DBA        |                                       | 1054046                   | 228673  | WINTERIZE SPRINKLER SYSTEM     | \$42.90        |
| MOON SECURITY SERVICES INC               |                                       | 791864                    | 228678  | BCES FIRE ALARM TESTING        | \$50.00        |
| POCKETINET COMMUNICATIONS INC            |                                       | 109624                    | 228703  | WIRELESS TRNSPRT/INTERNET-DEC  | \$268.27       |
| E911 OPERATIONS TOTAL ****               |                                       |                           |         |                                | \$1,380.42     |
| <b>Division:</b>                         | 602                                   | SECOMM AGENCY             |         |                                |                |
| MEIER ENTERPRISES INC                    |                                       | S016588                   | 13970   | PROFESSIONAL SERVICES FOR THE  | \$395.90       |
|                                          |                                       | S016588                   | 14129   | PROFESSIONAL SERVICES FOR THE  | \$4,802.13     |
| SECOMM AGENCY TOTAL ****                 |                                       |                           |         |                                | \$5,198.03     |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                           | P.O. Number                 | Invoice Number                 | Check # | Purpose of Purchase            | Invoice Amount  |
|--------------------------------------------------|-----------------------------|--------------------------------|---------|--------------------------------|-----------------|
| SOUTHEAST COMMUNICATIONS CTR Total ***           |                             |                                |         |                                | \$8,422.66      |
| <b>FUND 642</b>                                  | <b>800 MHZ PROJECT</b>      |                                |         |                                |                 |
| <b>Division:</b>                                 | 610                         | 800 MHZ                        |         |                                |                 |
| BMC SOFTWARE INC                                 | P055797                     | 1286483                        | 228553  | ITSM OTHER TRACK-IT PART#      | \$320.07        |
| DAY MANAGEMENT CORPORATION DBA                   |                             | 396739                         | 228353  | REM MTVA FROM CHEVY TAHOE      | \$103.18        |
|                                                  |                             | 397221                         |         | REINSTALL MTVA TO FORD D250    | \$130.32        |
| <b>800 MHZ TOTAL ****</b>                        |                             |                                |         |                                | <b>\$553.57</b> |
| <b>800 MHZ PROJECT Total ***</b>                 |                             |                                |         |                                | <b>\$553.57</b> |
| <b>FUND 643</b>                                  | <b>EMERGENCY MANAGEMENT</b> |                                |         |                                |                 |
| <b>Division:</b>                                 | 620                         | STATE / LOCAL ASSISTANCE       |         |                                |                 |
| AT&T LONG DISTANCE                               |                             | 1015-030301072100              | 228538  | FAX LINES 9/21-10/20/15        | \$37.40         |
| BMC SOFTWARE INC                                 | P055797                     | 1286483                        | 228553  | ITSM OTHER TRACK-IT PART#      | \$160.03        |
| CHARTER COMMUNICATIONS                           |                             | 1015-180070706114              | 228574  | CABLE SERVICE 10/30-11/29/15   | \$25.03         |
| MID COLUMBIA CONSTRUCTION INC DBA                |                             | 1054046                        | 228673  | WINTERIZE SPRINKLER SYSTEM     | \$10.72         |
| MOON SECURITY SERVICES INC                       |                             | 791864                         | 228678  | BCES FIRE ALARM TESTING        | \$12.50         |
| POCKETINET COMMUNICATIONS INC                    |                             | 109624                         | 228703  | WIRELESS TRNSPRT/INTERNET-DEC  | \$76.65         |
| VANGUARD CLEANING SYSTEM OF INLAND NW            |                             | 55746                          | 228763  | BCES JANITORIAL SRVCS-NOV      | \$62.50         |
| <b>STATE / LOCAL ASSISTANCE TOTAL ****</b>       |                             |                                |         |                                | <b>\$384.83</b> |
| <b>Division:</b>                                 | 621                         | RADIOLOGICAL EMGCY PREPAREDNES |         |                                |                 |
| BMC SOFTWARE INC                                 | P055797                     | 1286483                        | 228553  | ITSM OTHER TRACK-IT PART#      | \$160.03        |
| CHARTER COMMUNICATIONS                           |                             | 1015-180070706114              | 228574  | CABLE SERVICE 10/30-11/29/15   | \$25.03         |
| MID COLUMBIA CONSTRUCTION INC DBA                |                             | 1054046                        | 228673  | WINTERIZE SPRINKLER SYSTEM     | \$10.72         |
| MOON SECURITY SERVICES INC                       |                             | 791864                         | 228678  | BCES FIRE ALARM TESTING        | \$12.50         |
| POCKETINET COMMUNICATIONS INC                    |                             | 109624                         | 228703  | WIRELESS TRNSPRT/INTERNET-DEC  | \$76.65         |
| VANGUARD CLEANING SYSTEM OF INLAND NW            |                             | 55746                          | 228763  | BCES JANITORIAL SRVCS-NOV      | \$62.50         |
| <b>RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****</b> |                             |                                |         |                                | <b>\$347.43</b> |
| <b>Division:</b>                                 | 622                         | DOE EMERGENCY PREPAREDNESS     |         |                                |                 |
| CHARTER COMMUNICATIONS                           |                             | 1015-180070706114              | 228574  | CABLE SERVICE 10/30-11/29/15   | \$25.03         |
| MID COLUMBIA CONSTRUCTION INC DBA                |                             | 1054046                        | 228673  | WINTERIZE SPRINKLER SYSTEM     | \$10.72         |
| MOON SECURITY SERVICES INC                       |                             | 791864                         | 228678  | BCES FIRE ALARM TESTING        | \$12.50         |
| VANGUARD CLEANING SYSTEM OF INLAND NW            |                             | 55746                          | 228763  | BCES JANITORIAL SRVCS-NOV      | \$62.50         |
| <b>DOE EMERGENCY PREPAREDNESS TOTAL ****</b>     |                             |                                |         |                                | <b>\$110.75</b> |
| <b>Division:</b>                                 | 623                         | JURISIDITION                   |         |                                |                 |
| CASCADE FIRE PROTECTION                          |                             | 12598                          | 228566  | BCES-FIRE SPRINKLER INSPECTION | \$197.50        |
| CHARTER COMMUNICATIONS                           |                             | 1015-180070706114              | 228574  | CABLE SERVICE 10/30-11/29/15   | \$25.04         |
| MID COLUMBIA CONSTRUCTION INC DBA                |                             | 1054046                        | 228673  | WINTERIZE SPRINKLER SYSTEM     | \$10.73         |
| MOON SECURITY SERVICES INC                       |                             | 791864                         | 228678  | BCES FIRE ALARM TESTING        | \$12.50         |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                     | P.O. Number                | Invoice Number | Check # | Purpose of Purchase           | Invoice Amount |
|--------------------------------------------|----------------------------|----------------|---------|-------------------------------|----------------|
| POCKETINET COMMUNICATIONS INC              |                            | 109624         | 228703  | WIRELESS TRNSPRT/INTERNET-DEC | \$76.65        |
| SPRAGUE PEST SOLUTIONS                     |                            | 2700802        | 228733  | PEST CONTROL SRVCS-SEPT       | \$42.50        |
| VANGUARD CLEANING SYSTEM OF INLAND NW      |                            | 55746          | 228763  | BCES JANITORIAL SRVCS-NOV     | \$62.50        |
| JURISIDCTION TOTAL ****                    |                            |                |         |                               | \$427.42       |
| EMERGENCY MANAGEMENT Total ***             |                            |                |         |                               | \$1,270.43     |
| FUND 803                                   | UTILITY BILL CLEARING FUND |                |         |                               |                |
| Division: 000                              |                            |                |         |                               |                |
| ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES | CISPAY11211                |                | 228641  | Customer Refund               | \$25.49        |
|                                            | CISPAY11212                |                | 228555  | Customer Refund               | \$22.18        |
|                                            | CISPAY11213                |                | 228698  | Customer Refund               | \$85.28        |
|                                            | CISPAY11214                |                | 228685  | Customer Refund               | \$128.83       |
|                                            | CISPAY11215                |                | 228542  | Customer Refund               | \$48.23        |
|                                            | CISPAY11216                |                | 228557  | Customer Refund               | \$161.80       |
|                                            | CISPAY11217                |                | 228702  | Customer Refund               | \$33.60        |
|                                            | CISPAY11218                |                | 228758  | Customer Refund               | \$19.29        |
|                                            | CISPAY11219                |                | 228774  | Customer Refund               | \$47.16        |
|                                            | CISPAY11220                |                | 228784  | Customer Refund               | \$110.90       |
|                                            | CISPAY11221                |                | 228623  | Customer Refund               | \$35.99        |
|                                            | CISPAY11222                |                | 228558  | Customer Refund               | \$45.16        |
|                                            | CISPAY11223                |                | 228710  | Customer Refund               | \$11.08        |
|                                            | CISPAY11224                |                | 228697  | Customer Refund               | \$7.00         |
|                                            | CISPAY11225                |                | 228725  | Customer Refund               | \$29.04        |
|                                            | CISPAY11226                |                | 228527  | Customer Refund               | \$16.27        |
|                                            | CISPAY11227                |                | 228648  | Customer Refund               | \$68.98        |
|                                            | CISPAY11228                |                | 228724  | Customer Refund               | \$138.25       |
|                                            | CISPAY11229                |                | 228744  | Customer Refund               | \$293.45       |
|                                            | CISPAY11230                |                | 228598  | Customer Refund               | \$81.11        |
|                                            | CISPAY11231                |                | 228711  | Customer Refund               | \$103.46       |
|                                            | CISPAY11232                |                | 228667  | Customer Refund               | \$14.14        |
|                                            | CISPAY11233                |                | 228650  | Customer Refund               | \$102.61       |
|                                            | CISPAY11234                |                | 228655  | Customer Refund               | \$69.58        |
|                                            | CISPAY11235                |                | 228651  | Customer Refund               | \$34.90        |
|                                            | CISPAY11236                |                | 228556  | Customer Refund               | \$122.50       |
|                                            | CISPAY11237                |                | 228592  | Customer Refund               | \$95.46        |
|                                            | CISPAY11238                |                | 228639  | Customer Refund               | \$141.26       |
|                                            | CISPAY11239                |                | 228661  | Customer Refund               | \$24.79        |
|                                            | CISPAY11240                |                | 228737  | Customer Refund               | \$81.00        |
|                                            | CISPAY11241                |                | 228560  | Customer Refund               | \$111.48       |
|                                            | CISPAY11242                |                | 228649  | Customer Refund               | \$56.50        |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                        | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|-----------------------------------------------|-------------|----------------|---------|---------------------|----------------|
| ADVANCED UTILITY ACCOUNTS PAYABLE<br>INVOICES |             | CISPAY11243    | 228709  | Customer Refund     | \$105.54       |
|                                               |             | CISPAY11244    | 228638  | Customer Refund     | \$85.68        |
|                                               |             | CISPAY11245    | 228541  | Customer Refund     | \$48.61        |
|                                               |             | CISPAY11246    | 228671  | Customer Refund     | \$122.28       |
|                                               |             | CISPAY11247    | 228670  | Customer Refund     | \$80.90        |
|                                               |             | CISPAY11248    | 228811  | Customer Refund     | \$2,520.58     |
|                                               |             | CISPAY11249    | 228800  | Customer Refund     | \$230.68       |
|                                               |             | CISPAY11250    | 228794  | Customer Refund     | \$73.82        |
|                                               |             | CISPAY11251    | 228841  | Customer Refund     | \$16.62        |
|                                               |             | CISPAY11252    | 228809  | Customer Refund     | \$134.52       |
|                                               |             | CISPAY11253    | 228797  | Customer Refund     | \$9.73         |
|                                               |             | CISPAY11254    | 228808  | Customer Refund     | \$422.68       |
|                                               |             | CISPAY11255    | 228848  | Customer Refund     | \$107.84       |
|                                               |             | CISPAY11256    | 228847  | Customer Refund     | \$6.71         |
|                                               |             | CISPAY11257    | 228852  | Customer Refund     | \$3.45         |
|                                               |             |                |         | Customer Refund     | \$2.67         |
|                                               |             |                |         | Customer Refund     | \$12.51        |
|                                               |             | CISPAY11258    | 228854  | Customer Refund     | \$9.65         |
|                                               |             | CISPAY11259    | 228829  | Customer Refund     | \$28.09        |
|                                               |             | CISPAY11260    | 228831  | Customer Refund     | \$6.94         |
|                                               |             | CISPAY11261    | 228819  | Customer Refund     | \$7.51         |
|                                               |             | CISPAY11262    | 228840  | Customer Refund     | \$111.10       |
|                                               |             | CISPAY11263    | 228816  | Customer Refund     | \$147.49       |
|                                               |             | CISPAY11264    | 228820  | Customer Refund     | \$48.53        |
|                                               |             | CISPAY11265    | 228825  | Customer Refund     | \$17.50        |
|                                               |             | CISPAY11266    | 228821  | Customer Refund     | \$92.58        |
|                                               |             | CISPAY11267    | 228792  | Customer Refund     | \$90.46        |
|                                               |             | CISPAY11268    | 228839  | Customer Refund     | \$33.58        |
|                                               |             | CISPAY11269    | 228834  | Customer Refund     | \$27.44        |
|                                               |             | CISPAY11270    | 228846  | Customer Refund     | \$36.98        |
|                                               |             | CISPAY11271    | 228835  | Customer Refund     | \$58.21        |
|                                               |             | CISPAY11272    | 228805  | Customer Refund     | \$26.73        |
|                                               |             | CISPAY11273    | 228849  | Customer Refund     | \$27.72        |
|                                               |             | CISPAY11274    | 228856  | Customer Refund     | \$49.79        |
|                                               |             | CISPAY11275    | 228836  | Customer Refund     | \$136.69       |
|                                               |             | CISPAY11276    | 228853  | Customer Refund     | \$26.69        |
|                                               |             | CISPAY11277    | 228804  | Customer Refund     | \$13.04        |
|                                               |             | CISPAY11278    | 228817  | Customer Refund     | \$117.56       |
|                                               |             | CISPAY11279    | 228810  | Customer Refund     | \$27.51        |
|                                               |             | CISPAY11280    | 228828  | Customer Refund     | \$51.16        |



## City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor                                        | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|-----------------------------------------------|-------------|----------------|---------|---------------------|----------------|
| ADVANCED UTILITY ACCOUNTS PAYABLE<br>INVOICES |             | CISPAY11281    | 228799  | Customer Refund     | \$102.66       |
|                                               |             | CISPAY11282    | 228827  | Customer Refund     | \$119.82       |
|                                               |             | CISPAY11283    | 228796  | Customer Refund     | \$136.06       |
|                                               |             | CISPAY11284    | 228843  | Customer Refund     | \$45.36        |
|                                               |             | CISPAY11285    | 228806  | Customer Refund     | \$50.39        |
|                                               |             | CISPAY11286    | 228838  | Customer Refund     | \$90.05        |
|                                               |             | CISPAY11287    | 228814  | Customer Refund     | \$100.93       |
|                                               |             | CISPAY11288    | 228818  | Customer Refund     | \$113.50       |
|                                               |             | CISPAY11289    | 228850  | Customer Refund     | \$80.39        |
|                                               |             | CISPAY11290    | 228813  | Customer Refund     | \$75.49        |
|                                               |             | CISPAY11291    | 228790  | Customer Refund     | \$70.34        |
|                                               |             | CISPAY11292    | 228842  | Customer Refund     | \$113.81       |
|                                               |             | CISPAY11293    | 228830  | Customer Refund     | \$59.74        |
|                                               |             | CISPAY11294    | 228795  | Customer Refund     | \$110.21       |
|                                               |             | CISPAY11295    | 228803  | Customer Refund     | \$42.12        |
|                                               |             | CISPAY11296    | 228823  | Customer Refund     | \$55.25        |
|                                               |             | CISPAY11297    | 228837  | Customer Refund     | \$25.89        |
|                                               |             | CISPAY11298    | 228844  | Customer Refund     | \$72.78        |
| UNASSIGNED TOTAL ****                         |             |                |         |                     | \$9,009.33     |
| UTILITY BILL CLEARING FUND Total ***          |             |                |         |                     | \$9,009.33     |



City Of Richland

VL-1 Voucher Listing

From: 10/26/2015 To: 11/6/2015

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|--------|-------------|----------------|---------|---------------------|----------------|
|--------|-------------|----------------|---------|---------------------|----------------|

Invoice Total: \*\*\*\*

\$2,253,039.98

Number of Invoices

Amount

|                           |      |                |
|---------------------------|------|----------------|
| Vouchers In Richland      | 308  | \$562,595.90   |
| Vouchers In Tri Cities    | 207  | \$449,161.71   |
| Vouchers In WA            | 358  | \$605,652.01   |
| Vouchers Outside WA       | 558  | \$635,630.36   |
| Vouchers Final Total..... | 1431 | \$2,253,039.98 |

| Ob ject Category | Title                      | Total          | Percentage |
|------------------|----------------------------|----------------|------------|
| 2                | BENEFITS                   | \$90,826.89    | 4.03%      |
| 3                | SUPPLIES                   | \$179,955.32   | 7.99%      |
| 4                | OTHER SERVICES & CHARGES   | \$1,036,122.14 | 45.99%     |
| 5                | INTERGOVERNMENTAL SERVICES | \$91,487.92    | 4.06%      |
| 6                | CAPITAL PROJECTS           | \$509,885.50   | 22.63%     |
|                  | MACHINERY & EQUIPMENT      | \$56,643.29    | 2.51%      |
|                  | REFUNDS                    | \$9,009.33     | 0.4%       |
| 9                | INTERFUND SERVICES         | \$5,266.67     | 0.23%      |
|                  | INVENTORY PURCHASES        | \$273,842.92   | 12.15%     |
|                  | Total                      | \$2,253,039.98 |            |





## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/17/2015

Agenda Category: Tabled Business

Key Element: Key 2 - Infrastructure & Facilities

**Subject:**

Ordinance 64-15, Amending RMC Title 11, Traffic Prohibiting On-Street Parking on a Segment of Queensgate Drive - Third Reading and Passage

**Department:**

Parks & Public Facilities

**Ordinance/Resolution Number:**

64-15

**Document Type:**

Ordinance

**Recommended Motion:**

Give third reading and pass Ordinance No. 64-15, amending RMC Title 11: Traffic, of the Richland Municipal Code prohibiting on-street parking on a segment of Queensgate Drive.

**Summary:**

The Port of Kennewick and Benton County have provided funding to the City to construct a new parking lot at Trailhead Park and Council awarded a contract for the work on September 22, 2015. Work is now underway and expected to be complete by the end of the month. On-street parking on the east side of Queensgate Drive fronting the residential properties in Westcliffe in the vicinity of Trailhead Park will be restricted concurrent with the opening of the new parking lot.

The first and second readings of Ordinance No. 64-15 also included parking restrictions on a portion of Lee Boulevard in Howard Amon Park. Revised Ordinance No. 64-15 removed this element and now only considers a parking restriction on Queensgate Drive in the vicinity of Trailhead Park. Council requested additional analysis of the parking on Lee Boulevard in Howard Amon Park. Based on Council's direction, the Lee Boulevard element will be reintroduced at a future meeting under a new ordinance number.

Staff recommends approval of revised Ordinance No. 64-15.

**Fiscal Impact:**

None.

**Attachments:**

- I. Proposed Ordinance No. 64-15

## ORDINANCE NO. 64-15

AN ORDINANCE of the City of Richland amending Title 11, Traffic, of the Richland Municipal Code for the purpose of prohibiting on-street parking on segments of Queensgate Drive.

WHEREAS, the City of Richland owns right of way for Queensgate Drive; and

WHEREAS, Queensgate Drive is adjacent to Trailhead Park which provides access to the Badger Mountain Centennial Preserve, which attracts approximately 200,000 users per year; and

WHEREAS, on-street parking on Queensgate Drive in the vicinity of Trailhead Park, in the Westcliffe neighborhood, adds to vehicle and pedestrian congestion, promotes unsafe vehicle turning movements, reduces sight distance at intersections and results in unpredictable pedestrian crossings of Queensgate Drive; and

WHEREAS, a new 76-space parking lot is currently under construction at Trailhead Park; and

WHEREAS, the new parking lot will be connected to an existing 60-space, off-street, City-owned parking lot; and

WHEREAS, the affected owners in the Westcliffe neighborhood in the vicinity of Trailhead Park have requested that on-street parking on the east side of Queensgate Drive be eliminated as a component of the 76-space parking lot project; and

WHEREAS, City staff verified the request by distributing correspondence to the neighborhood.

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

Section 1. Schedule III of Section 11.40.030 of the Richland Municipal Code, as enacted by Ordinance No. 413 and last amended by Ordinance No. 40-13 is hereby amended to read as follows:

### **11.40.030 Schedule III – Parking prohibited at all times on certain streets.**

A. In accordance with RMC [11.30.020](#), and when signs are erected giving notice thereof, no person shall at any time park a vehicle upon any of the following described places, streets or parts of streets:

1. North side of Aaron Drive from 1,150 feet south of Abbot Street to Goethals Drive;
2. South side of Banyon Street;

3. East side of Barth Avenue from Falley Street to Benham Street;
4. Both sides of Bellerive Drive from 200 feet north of Gage Boulevard to 200 feet south of Gage Boulevard;
5. South side of Benham Street from George Washington Way to Goethals Drive;
6. East side of Bernard Avenue from Davenport Street to Comstock Street;
7. Both sides of Bradley Boulevard;
8. East side of Casey Avenue from Comstock Street to Benham Street;
9. North side of Cherokee Street;
10. Columbia Center Boulevard from Columbia Park Trail to Fowler Street;
11. South side of Columbia Park Trail from Columbia Center Boulevard to 1,040 feet east of Columbia Center Boulevard;
12. Both sides of Columbia Point Drive from George Washington Way to the southerly entrance of Columbia Point Marina Park;
13. Both sides of Comstock Street from George Washington Way to Bradley Boulevard;
14. South side of Comstock Street from George Washington Way to Goethals Drive;
15. East side of Craighill Avenue from Davenport Street to Comstock Street;
16. North side of Davenport Street from George Washington Way to Goethals Drive;
17. Both sides of Duportail Street from State Route 240 to Riverstone Drive;
18. Northwest side of Duportail Street from Riverstone Drive to 80 feet southwest of Riverstone Drive;
19. North side of Duportail Street from Wright Avenue to Hartford Street;
20. East side of Elementary Street from Keene Road to 280 feet north of Keene Road;
21. West side of Elementary Street from Keene Road to 210 feet north of Keene Road;
22. North side of Endress Street from Jadwin Avenue to 100 feet west of Abert Street;
23. South side of Endress Street from Abert Street to 100 feet west of Abert Street;
24. South side of Falley Street from George Washington Way to Jadwin Avenue;
25. West side of Farrell Lane from Torbett Street to Williams Boulevard;
26. North side of Fort Street;

27. North side of Fowler Street from Columbia Center Boulevard to Florida Avenue;
28. South 70 feet of Frankfort Street starting 150 feet west of Wright Avenue;
29. North side of Gage Boulevard from 550 feet east of Leslie Road to 670 feet west of Keene Road;
30. South side of Gage Boulevard from Steptoe Street to 3,590 feet west of Keene Road;
31. Both sides of George Washington Way from 400 feet south of Spengler Street to Horn Rapids Road;
32. East side of George Washington Way from Columbia Point Drive to 400 feet north of McMurray Street;
33. West side of George Washington Way from 110 feet south of Falley Street to 400 feet north of McMurray Street;
34. West side of George Washington Way from Adams Street to 230 feet north of Adams Street;
35. East side of Gillmore Avenue from Swift Boulevard to Goethals Drive, except from 1,290 feet north of Swift Boulevard to 1,590 feet north of Swift Boulevard;
36. West side of Gillmore Avenue from Swift Boulevard to Goethals Drive, except from 840 feet north of Swift Boulevard to 1,515 feet north of Swift Boulevard;
37. North side of Glen Briar Lane from Riverstone Drive to Tanglewood Drive;
38. Both sides of Goethals Drive from Gillmore Avenue to Williams Boulevard;
39. Both sides of Goethals Drive from Swift Boulevard to 680 feet north of Swift Boulevard;
40. East side of Goethals Drive from Swift Boulevard to 300 feet south of Swift Boulevard;
41. West side of Goethals Drive from Swift Boulevard to Mansfield Street;
42. West side of Goethals Drive from Symons Street to 350 feet south of Symons Street;
43. West side of Goethals Drive from Van Giesen Street to Torbett Street;
44. North side of Greentree Court;
45. *Repealed by Ord. 18-13.*
46. East side of Guyer Street from Williams Boulevard to 730 feet south of Williams Boulevard;
47. West side of Guyer Street from 330 feet south of Williams Boulevard to 830 feet south of Williams Boulevard;

48. East side of Hains Avenue from 250 feet south of Van Giesen Street to a point 500 feet from George Washington Way;
49. East side of Hains Avenue from Van Giesen Street to 275 feet south of Van Giesen Street;
50. Both sides of Harris Avenue from Sprout Road to 150 feet south of Sprout Road;
51. East side of Harris Avenue from Snyder Road to Saint Street;
52. West side of Haupt Avenue from Thomas Street to George Washington Way;
53. Both sides of Amon Park Drive from 330 feet north of Lee Boulevard to 830 feet north of Lee Boulevard;
54. Both sides of Amon Park Drive north of Newton Street;
55. East side of Amon Park Drive from Lee Boulevard to 385 feet south of Lee Boulevard;
56. West side of Amon Park Drive from Lee Boulevard to 760 feet south of Lee Boulevard;
57. *Repealed by Ord. 18-13.*
58. East side of Hunt Avenue from North Gaillard Place to George Washington Way;
59. West side of Hunt Avenue from 275 feet southwest of Davison Street to 175 feet north of Gaillard Place;
60. West side of Jadwin Avenue from 200 feet south of McMurray Street to Stevens Drive;
61. West side of Jadwin Avenue from 340 feet north of Torbett Street to 255 feet south of Torbett Street;
62. East side of Jadwin Avenue from George Washington Way to Stevens Drive, except from 325 feet north of McMurray Street to 395 feet north of McMurray Street;
63. West side of Jadwin Avenue between the bypass and the Shelterbelt and east side of Jadwin from the bypass to 150 feet north of the bypass;
64. West side of Jadwin Avenue from Knight Street to George Washington Way except from 35 feet south of Knight Street to 85 feet south of Knight Street;
65. West side of Jadwin Avenue from Symons Street to 180 feet south of Mansfield Street;
66. West side of Jadwin Avenue from 260 feet south of Mansfield Street to Knight Street except from 160 feet north of Knight Street to 60 feet north of Knight Street;
67. East side of Jason Loop and included, along the loop interior lots and tracts;
68. East side of Kimball Street from 225 feet south of Symons Avenue to 260 feet south of Symons Avenue;

69. West side of Kimball Avenue from Van Giesen Street to Symons Street;
70. North side of Knight Street from Stevens Drive to George Washington Way except from 55 feet west of Jadwin Avenue to 165 feet west of Jadwin Avenue;
71. South side of Knight Street from Stevens Drive to George Washington Way;
72. East side of Laurelbrook Court north of Glen Briar Lane;
73. Both sides of Lawless Drive;
74. Both sides of Lee Boulevard from Jadwin Avenue to 200 feet east of George Washington Way;
75. Both sides of Lee Boulevard from Thayer Drive to 340 feet east of Thayer Drive;
76. North side of Lee Boulevard from Stevens Drive to 220 feet east of Stevens Drive;
77. South side of Lee Boulevard from Stevens Drive to 220 feet west of Stevens Drive;
78. South side of Lee Boulevard from Cullum Avenue to Jadwin Avenue;
79. South side of Lee Boulevard from Wellsian Way to 220 feet west of Wellsian Way;
80. Both sides of Leslie Road;
81. East side of Long Avenue from Stevens Drive to 185 feet south of Stevens Drive;
82. East side of Long Avenue from 450 feet south of Stevens Drive to 660 feet south of Stevens Drive;
83. East side of Long Avenue from Swift Boulevard to 240 feet north of Stevens Drive;
84. East and south sides of Long Avenue from Swift Boulevard to 325 feet east of Thayer Drive;
85. West side of Mahan Avenue from Van Giesen Street to Williams Boulevard;
86. North side of Mansfield Street from Goethals Drive to 272 feet west of Goethals Drive;
87. West side of McPherson Avenue from Torbett Street to Symons Street;
88. West side of Meriwether Avenue;
89. South side of Mint Loop between its eastern and western terminus with Rosemary Street;
90. Both sides of Morency Drive from south end of road to 2,100 feet south of Meadow Hills Drive;
91. Both sides of Mountain View Lane from Leslie Road to 120 feet west of Leslie Road;

92. North side of Park Street from Harris Avenue easterly 300 feet;
93. Both sides of Piper Street from end of road to 40 feet north of end of road;
94. North side of Roberdeau Street from Long Avenue to 150 feet west of Long Avenue;
95. North side of Rosemary Street from the end of street cul-de-sac, including within the cul-de-sac, to Penny Royal Avenue;
96. East side of Sacajawea Avenue from south end of road to Satus Street;
97. West side of Satus Street from 100 feet east of Rimrock Avenue to Canyon Street;
98. West side of Sawgrass Loop between its northern and southern terminus with River Valley Drive;
99. West side of Sedgwick Place;
100. East side of Sedona Circle between its northern and southern terminus with River Valley Drive;
101. North side of Sibert Avenue from Hunt Avenue to Hains Avenue;
102. East end of Skyline Drive within the cul-de-sac;
103. Both sides of Sprout Road from 200 feet west of Harris Avenue to 300 feet east of Harris Avenue;
104. North side of Stanley Street from Goethals Drive to Jadwin Avenue;
105. Both sides of Steptoe Street from Columbia Park Trail to the south city limits;
106. Both sides of Stevens Drive from Van Giesen Street to 230 feet north of Van Giesen Street;
107. East side of Stevens Drive from Williams Boulevard to 175 feet south of Williams Boulevard;
108. East side of Stevens Drive from Van Giesen Street to 140 feet south of Van Giesen Street;
109. East side of Stevens Drive from Swift Boulevard to 175 feet south of Swift Boulevard;
110. East side of Stevens Drive from Swift Boulevard to 1,200 feet north of Swift Boulevard;
111. East side of Stevens Drive from Mansfield Street to 220 feet south of Mansfield Street;
112. East side of Stevens Drive from Knight Street to 175 feet south of Knight Street;

113. West side of Stevens Drive from Van Giesen Street to 210 feet south of Van Giesen Street;
114. West side of Stevens Drive from Swift Boulevard to 175 feet north of Swift Boulevard;
115. West side of Stevens Drive from Mansfield Street to 125 feet north of Mansfield Street;
116. West side of Stevens Drive from Lee Boulevard to 310 feet north of Lee Boulevard;
117. North side of Stonecreek Drive;
118. Both sides of Swift Boulevard from State Route 240 to 100 feet east of State Route 240;
119. Both sides of Swift Boulevard from George Washington Way to Stevens Drive;
120. Both sides of Swift Boulevard from Stevens Drive to 250 feet west of Stevens Drive;
121. North side of Symons Street from Hunt Avenue to Hains Avenue;
122. South side of Symons Street from Sanford Avenue to Goethals Drive;
123. Both sides of Tapteal Drive from Columbia Center Boulevard to Steptoe Street;
124. Both sides of Tapteal Loop from Tapteal Drive to the south city limits;
125. East side of Terminal Drive from Aileron Drive to 350 feet south of Aileron Drive;
126. West side of Terminal Drive from 185 feet south of Aileron Drive to 325 feet south of Aileron Drive;
127. Both sides of Thayer Drive from 220 feet north of Lee Boulevard to 220 feet south of Lee Boulevard;
128. East side of Thayer Drive from Lee Boulevard to 10 feet north of Longfitt Street;
129. East side of Thayer Drive from 200 feet south of Long Avenue to 150 feet north of Long Avenue;
130. West side of Thayer Drive from 70 feet north of Longfitt Street to 70 feet south of Longfitt Street;
131. West side of Thayer Drive from 70 feet north of Kuhn Street to 70 feet south of Kuhn Street;
132. South side of Thomas Street from Hunt Avenue to Hains Avenue;
133. West side of Tilden Court from the end of street cul-de-sac to Sawgrass Loop;
134. South side of Torbett Street from Goethals Drive to Jadwin Avenue;



135. South side of Torbett Street from Thayer Drive to Stevens Drive;
136. East side of Truman Avenue from Kennedy Road to Queensgate Drive;
137. Both sides of Van Giesen Street from 310 feet east of Wright Avenue to 310 feet west of Wright Avenue;
138. North side of Van Giesen Street from Jadwin Avenue to 200 feet east of Jadwin Avenue;
139. North side of Van Giesen Street from State Route 240 to 300 feet east of State Route 240;
140. South side of Van Giesen Street from George Washington Way to 200 feet west of George Washington Way;
141. South side of Van Giesen Street from Stevens Drive to 200 feet west of Stevens Drive;
142. South side of Wellhouse Loop from 470 feet west of Wellsian Way to 750 feet west of Wellsian Way;
143. West side of Wellhouse Loop from 250 feet south of Wyman Street to 360 feet south of Wyman Street;
144. Both sides of Wellsian Way from Lee Boulevard to State Route 240;
145. North side of Williams Boulevard from Stevens Drive to 170 feet east of Stevens Drive;
146. North side of Williams Boulevard from Farrell Lane to 170 feet east of Farrell Lane;
147. North side of Williams Boulevard from Goethals Drive to 170 feet east of Goethals Drive;
148. North side of Williams Boulevard from Jadwin Avenue to 170 feet east of Jadwin Avenue;
149. North side of Williams Boulevard from Kimball Avenue to 170 feet east of Kimball Avenue;
150. South side of Williams Boulevard from George Washington Way to 170 feet west of George Washington Way;
151. South side of Williams Boulevard from Goethals Drive to 170 feet west of Goethals Drive;
152. South side of Williams Boulevard from Guyer Avenue to 170 feet west of Guyer Avenue;
153. South side of Williams Boulevard from Jadwin Avenue to 170 feet west of Jadwin Avenue;

154. East side of Wright Avenue from Duportail Street to 200 feet south of Duportail Street;

155. West side of Wright Avenue from the intersection of Wright Avenue and Duportail Street to 350 feet north of said intersection.

156. East side of Queensgate Drive from 20 feet south of Alla Vista Street to White Bluffs Street.

[Ord. 413; Ord. 17-75; Ord. 32-75; Ord. 31-76; Ord. 46-76; Ord. 60-76; Ord. 45-77; Ord. 46-79; Ord. 63-79; Ord. 83-79; Ord. 19-80; Ord. 27-81; Ord. 47-81; Ord. 63-81; Ord. 14-82; Ord. 7-84; Ord. 10-84; Ord. 11-85; Ord. 11-86; Ord. 13-86; Ord. 11-87; Ord. 32-90; Ord. 27-91; Ord. 48-91; Ord. 36-92; Ord. 21-94; Ord. 62-94; Ord. 7-97; Ord. 12-97; Ord. 24-97; Ord. 2-98; Ord. 15-98; Ord. 22-98; Ord. 17-99; Ord. 22-99; Ord. 37-99; Ord. 24-00; Ord. 36-00; Ord. 06-01; Ord. 16-02; Ord. 23-02; Ord. 33-02; Ord. 07-03; Ord. 27-03; Ord. 28-03; Ord. 34-03; Ord. 38-03; Ord. 03-04; Ord. 12-04; Ord. 32-04; Ord. 40-04; Ord. 02-05; Ord. 14-05; Ord. 34-05; Ord. 46-05; Ord. 14-06; Ord. 27-07; Ord. 07-08; Ord. 16-08; Ord. 24-08; Ord. 21-09; Ord. 18-13 § 1.01; Ord. 40-13 § 1.01].

Section 2. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland at a regular meeting on the 17<sup>th</sup> day of November, 2015

\_\_\_\_\_  
DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

Date Published: November 22, 2015