



Agenda
City Council Regular Meeting
Tuesday, October 18, 2016
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

1. Water System Plan and Rate Study Results (15 minutes)
 - Pete Rogalsky, Public Works Director
2. Discuss Meeting Agenda Items (15 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:

3. Tri-City Regional Hotel-Motel Commission 2017 Budgeting and Marketing Plan (10 minutes)
 - Kris Watkins, President & CEO at Tri-Cities Visitor & Convention Bureau
4. Community and Development Services Quarterly Update (5 minutes)
 - Kerwin Jensen, Community Development Director
5. Overview of the 2017 City Manager's Proposed Budget (10 minutes)
 - Cindy Reents, City Manager

Public Hearing: (Please Limit Public Hearing Comments to 3 Minutes)

6. Proposed Revenue Sources Including Property Tax - Ordinance Nos. 56-16, 57-16 and 58-16
 - Brandon Allen, Finance Director
7. Authorizing Relinquishment of Easements Along River Park Drive - Resolution No. 200-16
 - Pete Rogalsky, Public Works Director
8. Proposed Surplus of Equipment - Resolution No. 201-16
 - Cathy Robinson, Purchasing Manager

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:

9. Approve the Minutes of the Regular Meeting Held October 4, 2016 and the Special Workshops Held October 3 and 4, 2016
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

10. Ordinance No. 23-16, Dedicating Right-of-Way for Stevens Drive
 - Pete Rogalsky, Public Works Director
11. Ordinance No. 55-16, Amending RMC Title 18, Irrigation Rates
 - Pete Rogalsky, Public Works Director
12. Ordinance Nos. 56-16, 57-16 and 58-16, Approving 2017 Ad Valorem Tax and Property Tax Levies
 - Cathleen Koch, Administrative Services Director
13. Ordinance No. 59-16, Rezoning 1.6 Acres from Planned Unit Development to Commercial-Limited Business Located at 201 Gage Boulevard (Bauder)(Closed Record)
 - Kerwin Jensen, Community Development Director

Ordinances - Second Reading/Passage:

14. Ordinance No. 54-16, Amending the 2016 Budget for the Electric Utility Fund
 - Bob Hammond, Energy Services Director

Resolutions – Adoption:

15. Resolution No. 104-16, Authorizing a Purchase and Sale Agreement with The Hills Mobile Home Park, LLC for Duportail Bridge Project
 - Pete Rogalsky, Public Works Director
16. Resolution No. 187-16, Adopting General Sewer Plan Update
 - Pete Rogalsky, Public Works Director
17. Resolution No. 198-16, Authorizing the Submittal of a Stormwater Grant Application to the Department of Ecology for the Columbia Park Trail Project
 - Pete Rogalsky, Public Works Director
18. Resolution No. 200-16, Authorizing Relinquishment of Easements Along River Park Drive
 - Pete Rogalsky, Public Works Director
19. Resolution No. 201-16, Approval of Sale of Surplus Equipment
 - Cathleen Koch, Administrative Services Director
20. Resolution No. 202-16, Executing a new Hanford Communities Interlocal Agreement to add the City of West Richland
 - Pam Brown-Larsen, Hanford Communities Manager
21. Resolution No. 203-16, Approving the 2017 Tri-City Regional Hotel-Motel Commission Budget and Marketing Plan
 - Cindy Reents, City Manager

22. Resolution No. 204-16, Adopting Stormwater Management Plan Update
 - Pete Rogalsky, Public Works Director
23. Resolution No. 205-16, Approving the Plat of Clearwater Creek Phase 3
 - Kerwin Jensen, Community Development Director
24. Resolution No. 206-16, Waiving the Right of First Refusal for Purchase of a Portion of the Benton Rural Electric Association Electrical Infrastructure
 - Bob Hammond, Energy Services Director

Expenditures - Approval:

25. Expenditures from September 26, 2016 - October 7, 2016 for \$8,124,237.61 including Check Nos. 238321-238696, Wire Nos. 6256-6270, Payroll Check Nos. 111187-111708, and Payroll Wire/ACH Nos. 9625-9646
 - Cathleen Koch, Administrative Services Director

Items of Business:

26. Ordinance No. 53-16, Prohibiting Smoking and Use of Electronic Vapor Products in Portions of Certain City Parks
 - Joe Schiessl, Parks and Public Facilities Director

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment

City Council Meetings are broadcast live on CityView Channel 192 and online at CI.RICHLAND.WA.US/CITYVIEW

Richland City Hall is ADA accessible. Council Chamber parking and access is available at the entrance facing George Washington Way. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the City Council Meeting by calling the City Clerk's Office at 942-7388.



COUNCIL WORKSHOP COVERSHEET

Council Date: 10/18/2016

Department: Public Works

Key Element:

Subject:

Water System Plan and Rate Study Results (15 minutes)

Summary:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Agenda Item

Key Element:

Subject:

Discuss Meeting Agenda Items (15 minutes)

Department:

City Manager

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Presentations

Key Element:

Subject:

Tri-City Regional Hotel-Motel Commission 2017 Budgeting and Marketing Plan (10 minutes)

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Presentations

Key Element: Key 1 - Financial Stability & Operational Effectiveness Key 3 - Economic Vitality

Subject:

Community and Development Services Quarterly Update (5 minutes)

Department:

Community & Development Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Community Development Director Kerwin Jensen will review quarterly business and housing growth within the city.

Fiscal Impact:

None

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Presentations

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Overview of the 2017 City Manager's Proposed Budget (10 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

None.

Summary:

In accordance with RCW 35.33.051 and RCW 35.33.135, Council was presented the 2017 Preliminary Budget on September 30, 2016.

This evening, as part of the 2017 Preliminary Budget and in accordance with RCW 35.33.057, the City Manager's budget message will be presented to Council. The remaining 2017 Budget Calendar is as follows:

October 18 Council Meeting:

- Public Hearing – Revenue Sources Including Property Taxes
- 1st Reading of Ordinances to Approve the Ad Valorem Tax for 2017 and Property Tax Levies

October 27 - Town Hall Meeting at the Richland Community Center 6:30-7:30 p.m.

November 1 Council Meeting:

- Public Hearing – Proposed 2017 Budget
- 1st Reading of Ordinance to Approve the 2017 Budget
- 1st Reading of Ordinance to Approve the 2020 Council Compensation Plan
- 2nd Reading and Passage of Ordinances to Approve the Ad Valorem Tax for 2017 and Property Tax Levies

November 15 Council Meeting:

- Public Hearing – Proposed Amendments to the 2016 Budget
- 1st Reading of Ordinance to Approve Amendments to the 2016 Budget
- 1st Reading of Ordinance to Amend RMC Title 3: Finance, Approving Misc. Accounting Funds, if necessary
- 1st Reading of Ordinance to Approve the 2020 Council Compensation Plan
- 2nd Reading and Passage of Ordinance to Approve the 2017 Budget

December 6 Council Meeting:

- 2nd Reading and Passage of Ordinance to Approve Amendments to 2016 Budget
- 2nd Reading and Passage of Ordinance to Amend RMC Title 3: Finance, Approving Misc. Accounting Funds, if necessary
- 2nd Reading and Passage of Ordinance to Approve the 2020 Council Compensation Plan

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Public Hearing

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Proposed Revenue Sources Including Property Tax - Ordinance Nos. 56-16, 57-16 and 58-16

Department:

Administrative Services

Ordinance/Resolution Number:

56-16, 57-16 and 58-16

Document Type:

Presentation

Recommended Motion:

None.

Summary:

A public hearing will be held for the purpose of public comment on the proposed 2017 revenue sources supporting the General Fund activities.

State statutes require that the public hearing be held prior to consideration of an Ad Valorem Tax ordinance.

Upon conclusion of the public hearing, there will be first readings of the Ad Valorem Tax ordinances scheduled for this evening, October 18, 2016; the second reading and passage is scheduled for November 1, 2016.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Public Hearing

Key Element:

Subject:

Authorizing Relinquishment of Easements Along River Park Drive - Resolution No. 200-16

Department:

Public Works

Ordinance/Resolution Number:

200-16

Document Type:

Public Hearing Item

Recommended Motion:

Summary:

it has been determined that the identified portions of these existing easements along River Park Drive are no longer necessary and should be declared surplus. A public hearing is required for this process. Refer to the staff report on Resolution No. 200-16 for details.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Public Hearing

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Proposed Surplus of Equipment - Resolution No. 201-16

Department:

Administrative Services

Ordinance/Resolution Number:

201-16

Document Type:

Presentation

Recommended Motion:

None.

Summary:

A public hearing is being held to receive input or comments on the proposed resolution authorizing surplus and disposal of equipment. Refer to Resolution No. 201-16 on the Consent Agenda.

Fiscal Impact:

No

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Minutes

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Approve the Minutes of the Regular Meeting Held October 4, 2016 and the Special Workshops Held October 3 and 4, 2016

Department:

City Attorney

Ordinance/Resolution Number:

Document Type:

Minutes

Recommended Motion:

Approve the minutes of the Council meeting held on October 18, 2016

Summary:

None.

Fiscal Impact:

None.

Attachments:

1. Draft 100316 Sp WS Minutes
2. Draft 100416 Sp WS Minutes
3. Draft 100416 Reg Meeting



MINUTES

**Joint Special Workshop Richland City Council / Richland Public
Facilities District
Richland City Hall ~ 505 Swift Boulevard
Tuesday, October 3, 2016**

Joint Special Workshop Richland City Council / Richland Public – 5:30 p.m.

Mayor Thompson called the meeting to order at 5:30 p.m.

Attendance:

Richland Public Facilities District Board: President Daniel Boyd, Vice-President Stanley Jones, Secretary/Treasurer Shirley Long and Members Bill King and Veronica Kenney.

Richland City Council: Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Lemley, Luzzo Gilmour and Rose were present.

Also present from the City of Richland: City Manager Reents, Community Development Director Jensen, Administrative Services Director Koch, Finance Director Allen, Parks and Public Facilities Director Schiessl and City Clerk Hopkins.

Agenda Items:

1. Richland Public Facilities District's (PFD) Plans for The Reach's Financial Future

Mr. Boyd said the purpose of the workshop is to share the finding of the PFD's review of the operating pro forma and discuss necessary adjustment, give the current status of the REACH, present the 2017 operational budget and discuss how The REACH can contribute to the City's strategic goals and partnership opportunities.

Mr. King gave a brief history of The REACH.

Ms. Kenney reviewed the 2012 operating pro forma, the vision and mission, pro forma operation assumptions and goals and the first year pro forma operational objectives and the actual first year measurements.

Ms. Long reviewed the current status of the admissions, memberships, programs and community involvement, revenue efforts and the fulfillment of obligations on debt payment.

Mr. Boyd reviewed the museum model vs the actual revenue sources, the revenue and expense report per the pro forma and the budget trends.

Mr. Jones spoke on the challenges The REACH faces and the City of Richland partnership opportunities.

Councilmembers had questions for the PFD Board on the presentation. They also discussed the need for better communication between the two entities and requested financial information be provide to the City from The REACH on a regular basis.

Adjournment:

Mayor Thompson adjourned the workshop at 7:02 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:

**MINUTES****CITY COUNCIL SPECIAL WORKSHOP****Richland City Hall ~ 505 Swift Boulevard****Tuesday, October 4, 2016**

City Council Special Workshop – 5:15 p.m.

Councilmembers began the workshop at 5:15 p.m. with a light meal.

Mayor Thompson called the business meeting to order at 5:35 p.m.

Attendance:

Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Anderson, Lemley, Luzzo Gilmour and Rose were present.

Also present were City Manager Reents, Assistant City Manager Amundson, Community Development Director Jensen, Administrative Services Director Koch, Public Works Director Rogalsky, Police Services Director Skinner, Development Services Manager Simon and City Clerk Hopkins.

Agenda Items:

1. Discuss Visioning and Elements of the Comprehensive Plan Update
 - Kerwin Jensen, Community Development Director

Mr. Jensen said the process of amending the comprehensive plan has begun with the help of Oneza and Associates consultants. As part of that process, two public meetings were held and a community survey was utilized to collect public input. Numerous comments from the general public via the city's website, have been received as well. He introduced Oneza Principal Ferdouse Oneza and Oneza consultant Ben Floyd.

Ms. Oneza and Mr. Floyd detailed the Community Visioning Survey Summary including: input on community and neighborhoods; economic development; land use and growth; housing and neighborhood; transportation; open space and natural areas; public participation and communication; urban design and culture; sustainability; parks and recreation; facilities; utilities; public safety and schools.

Mr. Floyd had the Councilmembers to write down their top priorities from the survey results then they grouped them into categories and added details for the consultants to incorporate into their visioning report.

Mr. Floyd concluded the presentation by outlining the next steps in the process.

Adjournment:

Mayor Thompson adjourned the workshop at 6:48 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



MINUTES
RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, October 4, 2016

Draft

Pre-Meeting:

Mayor Thompson called the pre-meeting to order at 7:00 p.m. in the City Manager's Conference Room in the City Hall Annex building.

Attendance:

Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Rose, Lemley, Anderson and Luzzo Gilmour were present.

Also present were City Manager Reents and City Clerk Hopkins.

1. Discussion of Council Meeting Agenda Items

Council and staff briefly reviewed the proposed agenda scheduled for the regular meeting.

Ms. Reents said the consultants for the new City Hall have begun working and she gave an update on their progress. She also gave a progress report on the Uber service task team as well as the purchase and sale agreement requirements for Mr. Lambert. Ms. Reents also said the amendments to the 2017 Comprehensive Plan were complete and there are no conflicts with Council's Strategic Plan.

Regular Meeting:

Mayor Thompson called the Council meeting to order at 7:30 p.m. in the Council Chamber at City Hall.

Welcome and Roll Call:

Mayor Thompson welcomed those in the audience and expressed appreciation for their attendance.

Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Rose, Lemley, Anderson and Luzzo Gilmour 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, Administrative Services Director Koch, Public Works Director Rogalsky, Parks and Public Facilities Director Schiessl, Police Services Director Skinner and City Clerk Hopkins.

MAYOR PRO TEM CHRISTENSEN MOVED AND MAYOR THOMPSON SECONDED A MOTION TO EXCUSE COUNCILMEMBER KENT. THE MOTION CARRIED 6-0.

Pledge of Allegiance:

Mayor Thompson led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda:

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 6-0.

Presentations:

1. National Chiropractic Health Month Proclamation (5 minutes)
 - Robert Thompson, Mayor

Mayor Thompson read the proclamation and presented it to Dr. Ken Van Dyken who spoke on the growing misuse of prescription opioid pain medications and that health care providers need to consider other first line care options, such as chiropractic care, that can be used instead of pain medications.

2. TRIDEC Quarterly Update (7 minutes)
 - Traci Jao, Director of Communications & Member Services; David Chavey-Reynaud, Business Recruitment

Ms. Jao spoke on the TRIDEC mission, its purpose, work plan, online presence, business recruitment, business retention and expansion, air service, workforce development and federal programs.

Council had several questions for Ms. Jao.

3. New Hire/Retirements (5 minutes)
 - Allison Jubb, Human Resources Director

Ms. Jubb said Jim Barber, BCES Communication Manager, recently retired after 10 years of service. She then read the list of new hires and gave their backgrounds: Todd Gilbert, Police Officer; Skyler Chesnut, Emergency Communications Dispatcher; Thomas Boshart, Survey Technician; and Amber Vance, Parks and Public Facilities Support Specialist.

Ms. Jubb introduced DJ Moore, IT Customer Service Tech I, who was in attendance at the meeting and gave his background.

4. Allied Arts "Art in the Park"

Bethany Beard, Art in the Park Director, gave an update on the 2016 Art in the Park, Allied Arts Association's primary fundraiser. She said it was well attended, the number of artists participating has increased to 255 and that the show is run by volunteers and non-profit organizations, including the concessions.

Councilmembers expressed their appreciation of the Allied Arts Association and for the successful Art in the Park event.

Public Hearing:

Mayor Thompson stated the public hearing and public comments procedure.

1. Proposed Increase in the 2016 Budget Appropriations in the Electric Utility Fund Ordinance No. 54-16
- Clint Whitney, Engineering and Operational Manager

Mr. Whitney said State law requires that a public hearing be held prior to consideration of an ordinance to increase the appropriation of existing fund balance. Ordinance No. 54-16 proposes to appropriate the existing fund balance in the Electric Utility Fund and to make changes to the 2016 to 2030 Capital Improvement Plan.

Mayor Thompson opened the public hearing at 7:56 p.m. and closed the public hearing at 7:56:15 p.m. as no public hearing comments were made.

2. Amending 2016-2021 Transportation Improvement Program, Modifying I-182/Queensgate Drive Ramp Terminals - Resolution No. 197-16
- Pete Rogalsky, Public Works Director

Mr. Rogalsky said on May 3, 2016, Council passed Resolution No. 99-16 authorizing a request to the Washington State Department of Transportation (WSDOT) to re-purpose federal funding from the SR-240 & SR-224 Grade Separation project to the I-182/Queensgate Drive Ramp Terminal Improvements project. Staff submitted the request and is anticipating formal authorization at any time. To add the secured federal funds to the project, an amendment to the 2016-2021 Transportation Improvement Program is required. This will enable the funding to be in place at the earliest time so design work can support construction of the project in 2017. This project will be designed and constructed by WSDOT. Staff will be bringing a separate agreement forward for Council authorization at a later date.

Mayor Thompson opened the public hearing at 7:58 p.m. and closed the public hearing at 7:58:15 p.m. as no public hearing comments were made.

Public Comments:

City Clerk Hopkins read the public comments procedure.
No public comments were made.

Consent Calendar:

City Clerk Hopkins read the Consent items.

Minutes:

1. Approve the Minutes of the Council Meetings Held September 20 and 27, 2016
- Heather Kintzley, City Attorney

Ordinances - First Reading:

2. Ordinance No. 54-16, Amending the 2016 Budget for the Electric Utility Fund
- Bob Hammond, Energy Services Director

Resolutions – Adoption:

3. Resolution No. 191-16, Expressing Appreciation to Craig MacDonald for Service on the Economic Development Committee
- Heather Kintzley, City Attorney
4. Resolution No. 196-16, Amendment to the Commercial Improvement Program Funding Grant
- Kerwin Jensen, Community Development Director
5. Resolution No. 197-16, Amending 2016-2021 Transportation Improvement Program, Modifying I-182/Queensgate Drive Ramp Terminals
- Pete Rogalsky, Public Works Director

Expenditures - Approval:

6. Expenditures from September 12, 2016 - September 23, 2016 for \$5,494,227.99 including Check Nos. 237780-238320, Wire Nos. 6251-6255, Payroll Check Nos. 110653-111186, and Payroll Wire/ACH Nos. 9610-9624
- Cathleen Koch, Administrative Services Director

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 6-0.

Reports and Comments:

1. City Manager Reents thanked Council for attending the Monday and Tuesday special workshops. She also thanked Ms. Beard from the Allied Arts for the Art in the Park report.

Adjournment:

Mayor Thompson adjourned the meeting at 7:58 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Ordinances - First Reading

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Ordinance No. 23-16, Dedicating Right-of-Way for Stevens Drive

Department:
Public Works

Ordinance/Resolution Number:
23-16

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 23-16, dedicating the rights-of-way for portions of Stevens Drive, Gillespie Street, Railroad Street, and Fitch Street.

Summary:

The Stevens Drive Extension project extended Stevens Drive from Lee Boulevard to Wellsian Way and realigned the intersections with Gillespie Street, Railroad Street, and Fitch Street.

The new roadway required property acquisition from thirteen separate parcels. Property acquisition was completed in April 2015.

The roadway construction was completed in March 2016. A Record of Survey (ROS# 4780) was recorded under Auditor's File Number 2016-029988 on October 4, 2016 detailing the description of the rights-of-way.

Staff is proposing that Council now dedicate the new acquired properties as public street rights-of-way.

Fiscal Impact:

None.

Attachments:

- I. Ordinance No 23-16 Dedicating Stevens Drive Right-of-Way

WHEN RECORDED RETURN TO:

Richland City Clerk
P.O. Box 190
Richland, WA 99352

ORDINANCE NO. 23-16

AN ORDINANCE of the City of Richland establishing and dedicating the rights-of-way for portions of Stevens Drive, Gillespie Street, Railroad Street, and Fitch Street as fully described in this ordinance.

WHEREAS, the Stevens Drive Extension project extended Stevens Drive between Lee Boulevard and Wellsian Way; and

WHEREAS, portions of Gillespie Street, Railroad Street, and Fitch Street were realigned where they intersect the new Stevens Drive; and

WHEREAS, it was necessary to acquire property from thirteen (13) separate parcels to construct the project; and

WHEREAS, property acquisition was completed in April 2015; and

WHEREAS, the roadway construction was completed in March 2016; and

WHEREAS, a Record of Survey was recorded on October 4, 2016 (ROS# 4780) under Auditor's File Number (AFN) 2016-029988 detailing the technical description of the rights-of-way; and

WHEREAS, the rights-of-way require dedication by Council action.

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

Section 1. The portion of road right-of-way as described in Exhibit A and shown in Exhibit B as Stevens Drive is hereby ordered to be dedicated as a City street named Stevens Drive.

Section 2. The portion of road right-of-way as described in Exhibit A and shown in Exhibit B as Fitch Street is hereby ordered to be dedicated as a City street named Fitch Street.

Section 3. The portion of road right-of-way as described in Exhibit A and shown in Exhibit B as Railroad Street is hereby ordered to be dedicated as a City street named Railroad Street.

Section 4. The portion of road right-of-way as described in Exhibit A and shown in Exhibit B as Gillespie Street is hereby ordered to be dedicated as a City street named Gillespie Street.

Section 5. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and the attached exhibits, duly certified by the Clerk as a true copy.

Section 6. 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 _____, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

EXHIBIT A

STEVENS DRIVE DEDICATION (ROS NO. 4780 / AFN NO. 2016-029988)

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 28 EAST, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE CENTERLINE OF A 70.00 FOOT WIDE CORRIDOR HAVING 35.00 FEET OF WIDTH LYING ON EACH SIDE IF THE FOLLOWING DESCRIBED CENTERLINE: MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.; THENCE SOUTH 00°55'26" EAST A DISTANCE OF 172.06 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SAID SECTION 14 TO A POINT ON THE PROPOSED CENTERLINE OF STEVENS DRIVE; THENCE SOUTH 89°08'47" WEST A DISTANCE OF 1.42 FEET TO A POINT ON THE CENTERLINE OF WELLSIAN WAY AND THE "TRUE POINT OF BEGINNING" (STATION 22+06.85 SD-LINE AS SHOWN ON STEVENS DRIVE EXTENSION RIGHT-OF-WAY PLANS FILED UNDER CITY OF RICHLAND RECORDS DRAWING NUMBER C3-078); THENCE NORTH 89°08'47" EAST A DISTANCE OF 156.09 FEET ALONG SAID PROPOSED CENTERLINE OF STEVENS DRIVE TO THE BEGINNING OF A 350.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY A DISTANCE OF 517.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°45'33" TO THE BEGINNING OF A 1500.00 FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY A DISTANCE OF 124.01 FEET ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 04°44'13" TO A (POC) AT THE INTERSECTION OF PROPOSED STEVENS DRIVE AND FITCH STREET (STATION 30+04.72 SD-LINE AND STATION 0+00.00 F-LINE AS SHOWN ON STEVENS DRIVE EXTENSION RIGHT-OF-WAY PLANS FILED UNDER CITY OF RICHLAND RECORDS DRAWING NUMBER C3-078); THENCE CONTINUING ALONG SAID 1500.00 RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY A DISTANCE OF 308.36 FEET ALONG THE ARC OF SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 11°46'43" TO ITS POINT OF TANGENCY; THENCE NORTH 20°54'10" EAST A DISTANCE OF 63.81 FEET ALONG SAID CENTERLINE TO A (POT) AT THE INTERSECTION OF PROPOSED STEVENS DRIVE AND RAILROAD STREET (STATION 33+76.89 SD-LINE AND STATION 61+96.93 R-LINE AS SHOWN ON SAID STEVENS DRIVE EXTENSION RIGHT-OF-WAY PLANS); THENCE CONTINUING NORTH 20°54'10" EAST A DISTANCE OF 351.54 FEET ALONG SAID CENTERLINE TO THE BEGINNING OF A 333.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY A DISTANCE OF 89.13 FEET THROUGH A CENTRAL ANGLE OF 15°20'08" TO A (POC) AT THE INTERSECTION OF PROPOSED STEVENS DRIVE AND GILLESPIE STREET (STATION 38+17.56 SD-LINE AND STATION 70+00.00 G-LINE AS SHOWN ON SAID STEVENS DRIVE EXTENSION RIGHT-OF-WAY PLANS); THENCE CONTINUING ALONG SAID 333.00 RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY A DISTANCE OF 132.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°46'58" ALONG SAID CENTERLINE, TO THE BEGINNING OF A 333.00 FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHWESTERLY A DISTANCE OF 95.33 FEET ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 16°24'06" TO ITS POINT OF TANGENCY; THENCE NORTH 00°48'50" WEST A DISTANCE OF 16.32 FEET ALONG SAID CENTERLINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LEE BLVD. AS SHOWN ON SAID PLAT OF RICHLAND; THENCE CONTINUING NORTH 00°48'50" WEST A DISTANCE OF 40.00 FEET ALONG SAID CENTERLINE TO

A POINT ON THE CENTERLINE OF PROPOSED STEVENS DRIVE AND THE CENTERLINE OF SAID LEE BLVD. (STATION 41+01.61 SD-LINE AS SHOWN ON STEVENS DRIVE EXTENSION RIGHT-OF-WAY PLANS AND THE TERMINUS OF SAID CENTERLINE DESCRIPTION.

TOGETHER WITH:

A PORTION OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE CENTERLINE OF A 60.00 FOOT WIDE CORRIDOR HAVING 30.00 FEET OF SAID WIDTH LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

FITCH STREET F-LINE

BEGINNING AT THE AFOREMENTIONED INTERSECTION AT STATION 30+04.72 SD-LINE AND STATION 0+00.00 F-LINE, SAID POINT BEING AT THE INTERSECTION OF PROPOSED STEVENS DRIVE AND FITCH STREET, AS SHOWN ON SAID STEVENS DRIVE EXTENSION RIGHT-OF-WAY PLANS. AND THE BEGINNING OF A 914.12 FOOT RADIUS NON-TANGENT CURVE. HAVING A RADIAL BEARING OF SOUTH 09°07'27" WEST; THENCE SOUTHEASTERLY A DISTANCE OF 199.21 FEET LEAVING SAID INTERSECTION ALONG THE ARC OF SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 12°29'10" TO ITS POINT OF TANGENCY; THENCE SOUTH 68°23'23" EAST A DISTANCE OF 86.64 FEET ALONG SAID CENTERLINE TO THE INTERSECTION OF SAID FITCH STREET AND GOETHALS DRIVE AND THE TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID RIGHT-OF-WAY SHALL TERMINATE AT THE WESTERLY RIGHT-OF-WAY OF SAID GOETHALS DRIVE.

SEE RECORD DRAWING STEVENS DRIVE EXTENSION RIGHT-OF-WAY PLANS C3-078 CITY OF RICHLAND RECORDS FOR DETAIL INFORMATION ON RIGHT-OF-WAY RETURN RADIUS AND TRANSITIONS.

TOGETHER WITH:

A PORTION OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE CENTERLINE OF A 60.00 FOOT WIDE CORRIDOR HAVING 30.00 FEET OF SAID WIDTH LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

RAILROAD STREET R-LINE

BEGINNING AT THE AFOREMENTIONED INTERSECTION AT STATION 33+76.89 SD-LINE AND STATION 61+96.93 R-LINE. SAID POINT BEING AT THE INTERSECTION OF PROPOSED STEVENS DRIVE AND RAILROAD STREET, AS SHOWN ON STEVENS DRIVE EXTENSION RIGHT-OF-WAY PLANS; THENCE NORTH 69°05'50" WEST A DISTANCE OF 60.24 FEET, LEAVING SAID INTERSECTION ALONG SAID CENTERLINE TO THE BEGINNING OF A 350.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY A DISTANCE OF 136.69 FEET ALONG SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 22°22'38" TO A TANGENT POINT ON THE EXISTING CENTERLINE OF SAID RAILROAD STREET AND THE TERMINUS OF SAID CENTERLINE. SAID POINT IS LYING NORTH 88°31'32" EAST A DISTANCE OF 439.41 FEET FROM THE INTERSECTION OF SAID RAILROAD STREET AND WELLSIAN WAY.

THE SIDELINES OF SAID RIGHT-OF-WAY SHALL TERMINATE AT THE EASTERLY PROJECTION OF THE EXISTING RAILROAD RIGHT-OF-WAY, AS SHOWN ON SAID PLAT OF RICHLAND.

SEE RECORD DRAWING STEVENS DRIVE EXTENSION RIGHT-OF-WAY PLANS C3-078 CITY OF RICHLAND RECORDS FOR DETAIL INFORMATION ON RIGHT-OF-WAY RETURN RADIUS AND TRANSITIONS.

TOGETHER WITH:

A PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE CENTERLINE OF A 60.00 FOOT WIDE CORRIDOR HAVING 30.00 FEET OF SAID WIDTH LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

GILLESPIE STREET G-LINE

BEGINNING AT THE AFOREMENTIONED INTERSECTION AT STATION 38+17.56 SD-LINE AND STATION 70+00.00 G-LINE. SAID POINT BEING AT THE INTERSECTION OF PROPOSED STEVENS DRIVE AND GILLESPIE STREET AS SHOWN ON STEVENS DRIVE EXTENSION RIGHT-OF-WAY PLANS, AND THE BEGINNING OF A 350.00 FOOT RADIUS NON-TANGENT CURVE. HAVING A RADIAL BEARING OF SOUTH 04°06'28" WEST; THENCE SOUTHEASTERLY A DISTANCE OF 106.61 FEET LEAVING SAID INTERSECTION ALONG THE ARC OF SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 17°27'08" TO ITS POINT OF TANGENCY; THENCE SOUTH 68°26'24" EAST A DISTANCE OF 63.30 FEET ALONG SAID CENTERLINE TO ITS POINT OF TERMINUS ON THE EXISTING CENTERLINE OF SAID GILLESPIE STREET AS SHOWN ON SAID PLAT OF RICHLAND. SAID POINT IS LYING NORTH 68°26' 24" WEST A DISTANCE OF 168.35 FEET FROM THE INTERSECTION OF SAID GILLESPIE STREET AND GOETHALS DRIVE.

THE SIDELINES OF SAID RIGHT-OF-WAY SHALL TERMINATE AT THE WESTERLY PROJECTION OF SAID GILLESPIE STREET RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF RICHLAND.

SEE RECORD DRAWING STEVENS DRIVE EXTENSION RIGHT-OF-WAY PLANS C3-078 CITY OF RICHLAND RECORDS FOR DETAIL INFORMATION ON RIGHT-OF-WAY RETURN RADIUS AND TRANSITIONS.

TOGETHER WITH:

A PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 3 BLOCK 402 OF SAID PLAT OF RICHLAND DESCRIBED BY QUIT CLAIM DEED RECORDED UNDER AUDITORS FILE NUMBER 2015-008063, RECORDS OF SAID COUNTY AND STATE.

SURVEYORS NARRATIVE

THE INTENT OF THIS SURVEY IS TO SHOW THE NEW MONUMENTED CENTERLINE AND RIGHT OF WAY WIDTHS OF STEVENS DRIVE FROM LEE BLVD. TO WELLSIAN WAY. THE SURVEY IS INTENDED TO BE AN INDEX OF THE RECORDED DOCUMENTS THAT WERE REQUIRED IN ORDER TO CREATE THE CORRIDOR AND TO SHOW THE CITY OF RICHLAND INTENT OF NEW PROJECTED PROPERTY LINES OF THE ADJOINING PARCELS. (SEE RECORD DRAWING C2-078 CITY OF RICHLAND RECORDS FOR DETAILED INFORMATION OF THE RIGHT OF WAY RETURNS AND TRANSITIONS)

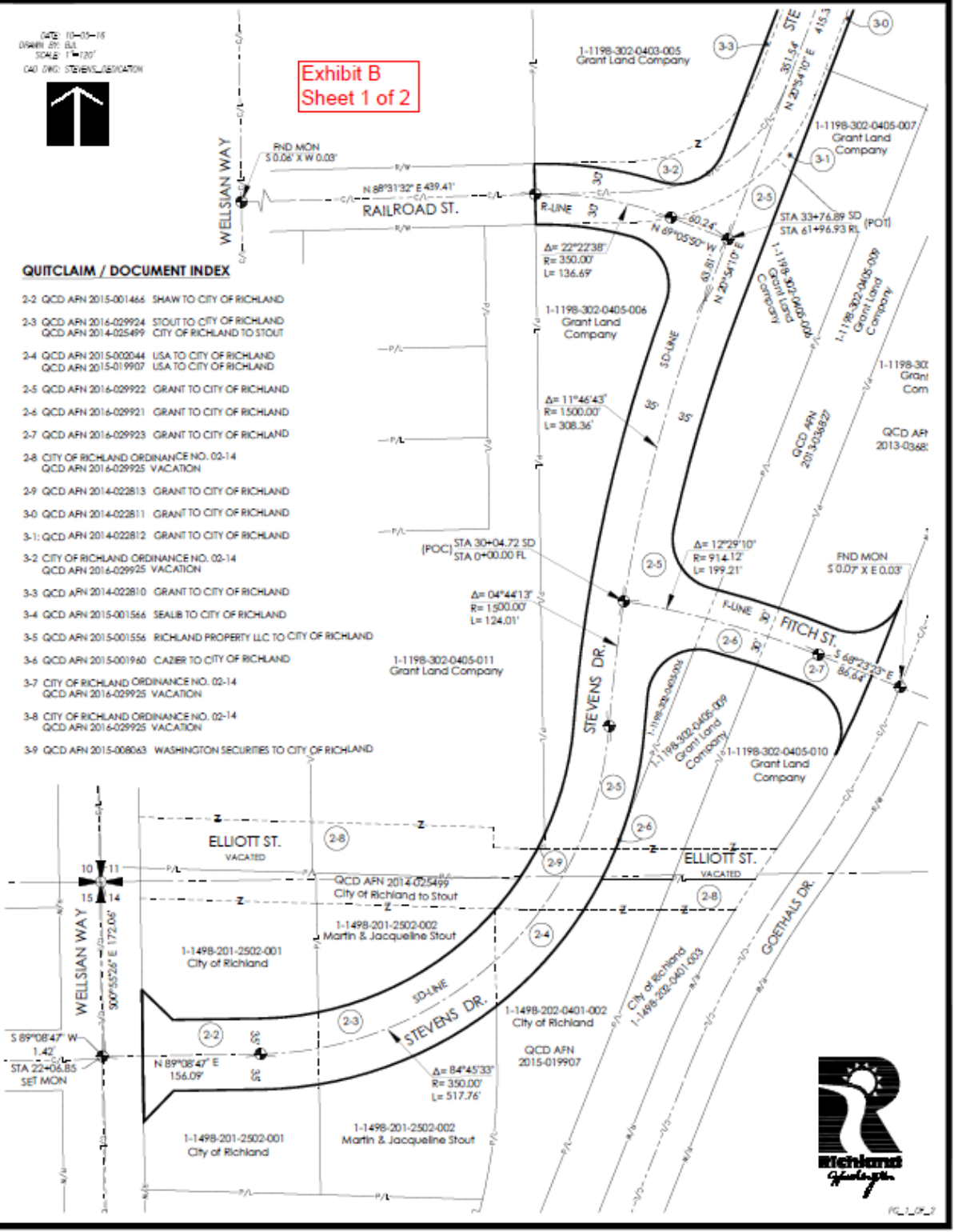
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 DRAWN BY: DL
 SCALE: 1"=120'
 CAD: DMC, STEVENS, LESTER

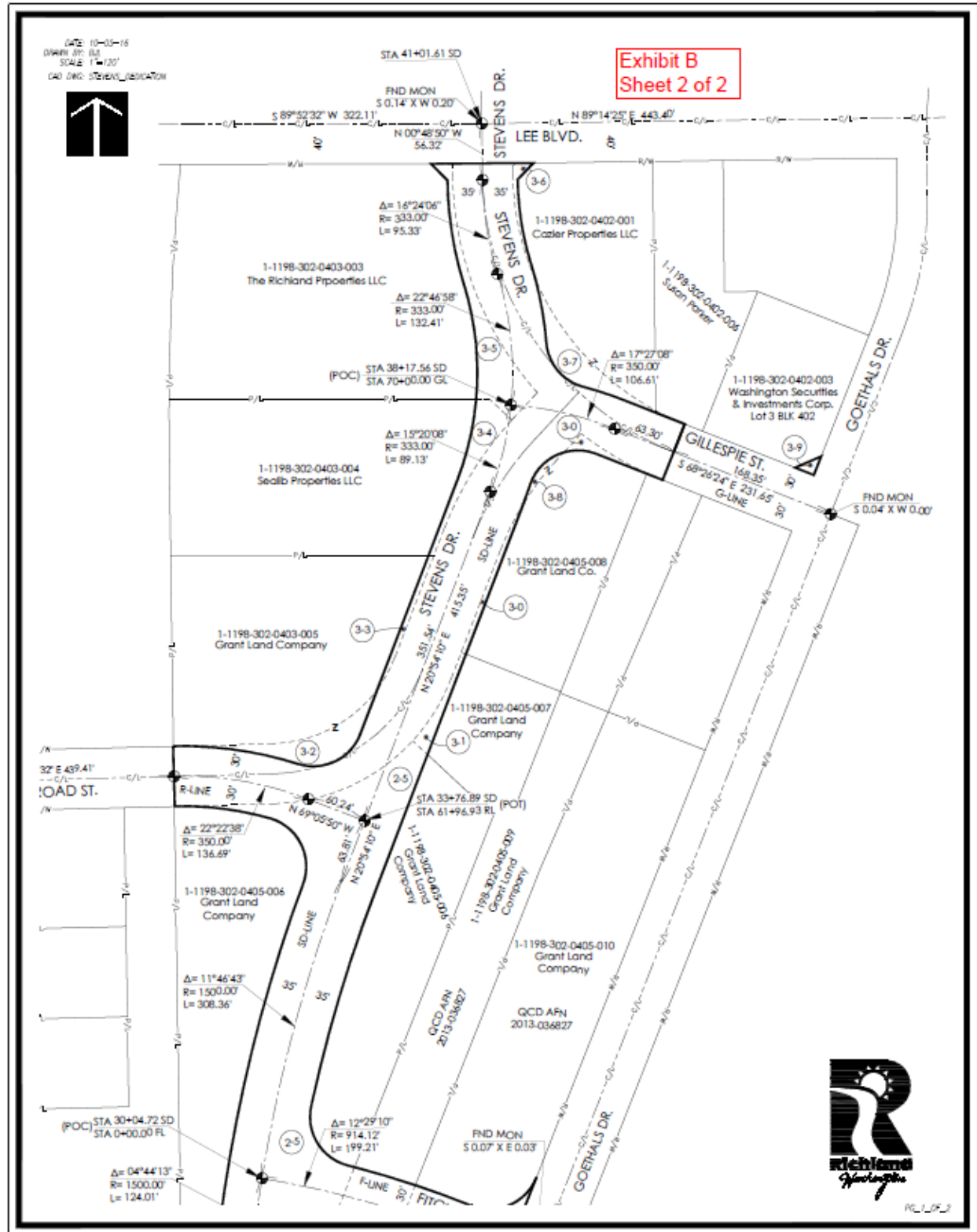


Exhibit B
 Sheet 1 of 2

QUITCLAIM / DOCUMENT INDEX

- 2-2 QCD ARN 2015-001466 SHAW TO CITY OF RICHLAND
- 2-3 QCD ARN 2016-029924 STOUT TO CITY OF RICHLAND
 QCD ARN 2014-025499 CITY OF RICHLAND TO STOUT
- 2-4 QCD ARN 2015-002044 USA TO CITY OF RICHLAND
 QCD ARN 2015-019907 USA TO CITY OF RICHLAND
- 2-5 QCD ARN 2016-029922 GRANT TO CITY OF RICHLAND
- 2-6 QCD ARN 2016-029921 GRANT TO CITY OF RICHLAND
- 2-7 QCD ARN 2016-029923 GRANT TO CITY OF RICHLAND
- 2-8 CITY OF RICHLAND ORDINANCE NO. 02-14
 QCD ARN 2016-029925 VACATION
- 2-9 QCD ARN 2014-022813 GRANT TO CITY OF RICHLAND
- 3-0 QCD ARN 2014-022811 GRANT TO CITY OF RICHLAND
- 3-1 QCD ARN 2014-022812 GRANT TO CITY OF RICHLAND
- 3-2 CITY OF RICHLAND ORDINANCE NO. 02-14
 QCD ARN 2016-029925 VACATION
- 3-3 QCD ARN 2014-022810 GRANT TO CITY OF RICHLAND
- 3-4 QCD ARN 2015-001566 SEALB TO CITY OF RICHLAND
- 3-5 QCD ARN 2015-001556 RICHLAND PROPERTY LLC TO CITY OF RICHLAND
- 3-6 QCD ARN 2015-001960 CAZIER TO CITY OF RICHLAND
- 3-7 CITY OF RICHLAND ORDINANCE NO. 02-14
 QCD ARN 2016-029925 VACATION
- 3-8 CITY OF RICHLAND ORDINANCE NO. 02-14
 QCD ARN 2016-029925 VACATION
- 3-9 QCD ARN 2015-008063 WASHINGTON SECURITIES TO CITY OF RICHLAND







COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 55-16, Amending RMC Title 18, Irrigation Rates

Department:
Public Works

Ordinance/Resolution Number:
55-16

Document Type:
Resolution

Recommended Motion:

Give first reading, by title only, to Ordinance No. 55-16, amending Title 18, regarding irrigation rates.

Summary:

In August 2015, the City hired RH2 Engineering and FCS Group to complete an update to its Water System Plan, and to prepare a rate study. Both products are nearing completion, with the Water System Plan nearly ready for submission to Washington State regulators and the rate study having been presented to the Utility Advisory Committee (UAC).

The rate study, completed by the FCS Group, reviewed the revenue requirements and cost of service for drinking water service, irrigation service, new development facility fees, and wholesale water service. The revenue requirements for drinking water service will not result in a rate increase. The analysis of new development facility fees showed that existing charges are well-aligned with those allowed by state law, and thus no increase is recommended. The model used to calculate the wholesale rate applicable to service to West Richland resulted in a small rate decrease. An amendment to the agreement with West Richland is being prepared for Council consideration. The revenue requirements for non-potable irrigation service showed that a rate increase is needed.

The costs driving the proposed rate increase are twofold: funding for Columbia River intake screen improvements for the Horn Rapids system, and funding for general overhead expenses previously subsidized by drinking water customers. The Utility Advisory Committee reviewed the rate study and proposed rate increases at their September 13, 2016 and October 3, 2016 meetings. The UAC's review included a five-year projection of operating and capital costs and proposed increased rates. The UAC recommended a seven percent (7%) rate increase for 2017 for non-potable irrigation service.

Staff supports this recommendation.

Fiscal Impact:

The rate increase will generate approximately \$46,000 in additional revenue. A residential customer will experience a rate increase of \$1.75 per month.

Attachments:

1. ORD 55-16
2. Irrigation Rate Comparison

ORDINANCE NO. 55-16

AN ORDINANCE of the City of Richland Amending Title 18: Water, of the Richland Municipal Code, relating to irrigation water rates.

WHEREAS, the City of Richland desires to have equitable and cost-based rates for customers served by the City's utilities; and

WHEREAS, the City's Water Utility provides non-potable irrigation water service to several areas within the City; and

WHEREAS, funding and operations of these irrigation systems is included in the Water Utility, but is managed so that irrigation service rates capture the cost of operations, maintenance and capital improvements for the irrigation systems; and

WHEREAS, additional revenues are needed to support necessary capital improvements and to eliminate subsidy from drinking water system rate payers of irrigation service costs; and

WHEREAS, the Utility Advisory Committee (UTC), at its September 13, 2016 and October 3, 2016 meetings, reviewed a detailed rate study for the entire Water Utility and the irrigation service; and

WHEREAS, at its October 3, 2016 meeting, the the UTC recommended Council approval of a proposed seven percent (7%) irrigation rate increase.

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

Section 1. Richland Municipal Code (RMC) Chapter 18.37, entitled Irrigation Water Rates and Charges, as enacted by Ordinance No. 06-05 and last amended by Ordinance No. 57-15, is hereby amended to read as follows:

Chapter 18.37 IRRIGATION WATER RATES AND CHARGES

Sections:

- 18.37.010 Delinquency.**
- 18.37.020 Irrigation service rates.**
- 18.37.040 Repealed.**

18.37.010 Delinquency.

Bills are due and payable upon receipt and are delinquent after 20 days from the date of billing. Late fees and interest will be charged on all delinquent accounts according to RMC 3.30.040. Failure to receive a bill does not release the customer from payment of the obligation due. [Ord. 06-05; Ord. 26-12 § 1.01].

18.37.020 Irrigation service rates.

These rates apply to all city serviced irrigation customers in the following service areas: Horn Rapids, Columbia Point, Meadow Springs/Willowbrook and Smartpark ~~and the Innovation Center~~. The annual irrigation rate for irrigation customers shall be as follows:

Customer Type	1 Acre or Less	Each Additional Irrigated Acre
Residential	\$297.00 <u>\$318.00</u>	N/A
Commercial, Industrial, Golf Courses, etc.	\$297.00 <u>\$318.00</u>	\$122.00- <u>\$130.00</u>

Irrigation will be assessed on the customer's monthly master utility account at a rate of one-twelfth of the annual rate. [Ord. 06-08; Ord. 26-12 § 1.01; Ord. 57-15 § 2. Formerly 18.37.030].

18.37.040 Meadow Springs irrigation rates.

Repealed by Ord. 26-12. [Ord. 44-10 § 1.01].

Section 2. This ordinance shall take effect on the first utility bill of January, 2017.

PASSED by the City Council of the City of Richland, at a regular meeting on the _____ day of _____ 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

PRESSURIZED IRRIGATION RATE COMPARISON

as of October 2016

SERVICE PROVIDER	Residential	Commercial & Agriculture - First Acre	Commercial & Agriculture - per Additional Acre
RICHLAND - current rate *	297.00	297.00	122.00
RICHLAND - proposed Option	318.00	318.00	130.00
Columbia Irrigation District	162.20	162.20	76.10
Badger Mtn Irrigation District	285.00	285.00	216.00
Franklin County Irrigation	266.00	266.00	148.00
City of Pasco Irrigation	182.00	531.00	531.00
Kennewick Irrigation District	293-500	\$571.00 - \$843.00 up to 8 acres	

*reflects 7% increase

*not including additional charges for pressurized systems

*larger than 8 acres \$108.80/acre



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance Nos. 56-16, 57-16 and 58-16, Approving 2017 Ad Valorem Tax and Property Tax Levies

Department:

Administrative Services

Ordinance/Resolution Number:

56-16, 57-16 and 58-16

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance Nos. 56-16, 57-16 and 58-16, approving the 2017 Ad Valorem Tax and Property Tax Levies.

Summary:

City Council sets the property tax levy during the annual budget process. For 2017, there are no new tax dollars proposed for the regular levy other than those arising from new construction value, annexations, refunds, and increases in State-assessed property ("add-ons").

Ordinance 56-16 authorizes, as required, the increase of the regular levy over the prior year, in terms of dollar amount and percentage, even though that amount is zero. This preserves the City's authority to utilize un-levied capacity in future years (referred to as "banking").

RCW 84.55.005(2)(c) sets the limit factor for annual tax increases in a taxing jurisdiction with a population 10,000 or over at the lesser of 101% or 100% plus annual inflation. Annual inflation for July 2016 is only 0.953%, establishing the limit factor at 100.953%. When annual inflation is below 1%, an ordinance declaring "substantial need" is required in order to establish the limit factor at 101%. Ordinance 57-16 does so, allowing the City to "bank" the full 1% of unused levy capacity for 2017.

Ordinance 58-16 sets the estimated dollar amount of the regular levy, the refund levy and the three (3) voted bond levies, authorizing them to be certified to the Benton County Board of Commissioners. The amounts are based on preliminary numbers received from the Benton County Assessor. Amounts certified to the County limit the final calculated levy, so care must be taken to avoid locking in a levy amount that is too low before the values for all add-ons are known. Attached is an analysis of three options for the levy, including a 1% increase, a 0% increase (recommended), and the maximum lawful levy that can currently be adopted.

Fiscal Impact:

Yes

At this time personal property values, refund levy amount, and state-assessed property values have not been released and new construction values are still preliminary. As such, the estimated 2017 levy is still subject to change. However any changes at this point should be minor.

Attachments:

1. 2017 Property Tax Options
2. Proposed Ord. No. 56-16; Increase Levy or Bank Unused Capacity
3. Proposed Ord. No. 57-16; Determination of Substantial Need
4. Proposed Ord. No. 58-16; Ad Valorem Tax

CITY OF RICHLAND
2017 AD VALOREM PROPERTY TAX OPTIONS - PRELIMINARY
FOR REGULAR LEVY AND SPECIAL LEVIES

Home Value	2016 Current Tax Dollars & Rate	Option 1 Current Tax Current Tax + 1% (+ New Const \$418,778) (+ Annexations \$4,793)	City Manager's Budget	
			Option 2 Current Tax Dollars +0% (+ New Const \$418,778) (+ Annexations \$4,793)	Option 3 Current Max \$16,499,654 +1% (+ New Const \$418,778) (+ Annexations \$4,793)
\$200,000	589	598	593	640
\$150,000	442	449	445	480
\$100,000	295	299	297	320
\$85,000	250	254	252	272
\$50,000	147	149	148	160
Regular Levy:				
Tax Dollars	\$15,260,939 *	15,837,119	15,684,510	17,088,221
Levy Rate	\$2.6264	\$2.6636	\$2.6379	\$2.8740
Regular Levy Assessed Valuation (in \$1,000's)	\$5,810,587	\$5,945,774	\$5,945,774	\$5,945,774
Special Levies:				
Tax Dollars - Police Station	\$245,485 *	\$248,725	\$248,725	\$248,725
Levy Rate	\$0.0424	\$0.0429	\$0.0429	\$0.0429
Tax Dollars - Community Center	\$309,413 *	\$310,041	\$310,041	\$310,041
Levy Rate	\$0.0534	\$0.0535	\$0.0535	\$0.0535
Tax Dollars - Library	\$1,300,714 *	\$1,336,709	\$1,336,709	\$1,336,709
Levy Rate	\$0.2247	\$0.2305	\$0.2305	\$0.2305
Tax Dollars - Total Special Levies	\$1,855,612 *	\$1,895,475	\$1,895,475	\$1,895,475
Levy Rate	\$0.3205	\$0.3269	\$0.3269	\$0.3269
Special Levy Assessed - Valuation (in \$1,000's)	5,788,852	5,797,994	5,797,994	5,797,994
Grand Total All Levies				
Tax Dollars	\$17,116,551	\$17,732,594	\$17,579,985	\$18,983,696
Levy Rate	\$2.9469	\$2.9905	\$2.9648	\$3.2009
Regular Levy Tax \$ Differential (Option vs. Recommended):		\$152,609	\$0	\$1,403,712

(*) Final levy. Amount levied by ordinance may differ due to appeals and cancellations. Original levy limit calculation is modified after appeals are processed by the County. All 2017 rates are based on estimated valuations and are subject to adjustment.

New Construction = \$159,449,124 x 2.62640228/1000 =	418,778	
Annexations = \$1,668,190 x 2.873301683972/1000 =	4,793	Info Pending
Increase in State Assessed Property = \$0 x 2.62640228/1000 =	-	Info Pending
Administrative Refund	-	Info Pending

Current MAX depicts the maximum allowable levy, including banked levy from previous years and can be found on the property tax calculation sheet that comes from Benton County

ORDINANCE NO. 56-16

AN ORDINANCE of the City of Richland relating to an increase in the calendar year 2017 Ad Valorem Property tax levy over the amount levied in the previous year.

WHEREAS, the Richland City Council has met and considered its budget for the calendar year 2017; and

WHEREAS, the Richland City Council, after hearing, and after duly considering all relevant evidence and testimony presented, has determined that the City of Richland does not require an increase in property tax revenue from the previous year in excess of the increase resulting from the addition of new construction, annexation, refunds and improvements to property and any increase in the value of State-assessed property, in order to discharge the expected expenses and obligations of the City of Richland and in its best interest; and

WHEREAS, the City of Richland actual regular levy amount from the previous year was \$15,671,551; and

WHEREAS, the population of the City of Richland is more than 10,000.

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

Section 1. An increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2017 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be zero dollars (\$0) which is a percentage increase of zero percent (0%) from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of State-assessed property, any annexations that have occurred and refunds made.

Section 2. This ordinance shall become effective on the day following the date of its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland at a regular meeting on the
____ day of _____ 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

ORDINANCE NO. 57-16

AN ORDINANCE of the City of Richland relating to a determination of substantial need in setting the limit factor for the 2017 tax levy.

WHEREAS, the Richland City Council has met and considered its budget for the calendar year 2017; and

WHEREAS, under RCW 84.55.005(2)(c), the limit factor for a taxing jurisdiction with a population over 10,000, for increasing the 2017 tax levy over the prior year, is the lesser of 101% or 100% plus the rate of inflation as measured by the Implicit Price Deflator (IPD); and

WHEREAS, the IPD to be used by Washington taxing jurisdictions for 2017 is measured at 0.953%; and

WHEREAS, the population of the City of Richland is more than 10,000; and

WHEREAS, the Richland City Council has determined that, in order to maintain flexibility in setting future tax levies the City Council finds that there is a need to increase the regular property tax limit factor above the rate of inflation.

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

Section 1. The limit factor for the tax year 2017 shall be 101%.

Section 2. This ordinance shall become effective on the day following the date of its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland at a regular meeting on the ____ day of _____ 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

ORDINANCE NO. 58-16

AN ORDINANCE of the City of Richland relating to the
Ad Valorem Property tax levied for the calendar year 2017.

WHEREAS, the Richland City Council has properly given notice of the public hearing held October 18, 2016, to consider City of Richland's revenue sources for the City's following year current expense budget pursuant to RCW 84.55.120; and

WHEREAS, the Richland City Council, after hearing, and after duly considering all relevant evidence and testimony presented, has determined that the City of Richland does not require an increase in property tax revenue from the previous year in excess of the increase resulting from the addition of new construction, annexation, refunds and improvements to property and any increase in the value of State-assessed property, in order to discharge the expected expenses and obligations of the City of Richland and in its best interest.

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

Section 1. In accordance with RCW 84.52.020, the City Clerk is hereby directed to certify to the Benton County Board of Commissioners, and to the Benton County Assessor, that the Richland City Council requests that the following levy amounts be collected in 2017 as provided in the City's budget, which was adopted following a public hearing held on October 18, 2016:

Regular Levy:

General Fund,
RAISE Area Debt Service Fund and
Firemen's Pension Fund \$15,725,000 (Preliminary Estimate)

Refund Levy \$ 20,000 (Preliminary Estimate)

Police Station
Debt Service Fund \$248,725

Richland Community Center
Debt Service Fund \$310,041

Library Debt Service Fund \$1,336,709

TOTAL \$17,640,475 (Estimated)

Section 2. The taxes shall be collected and paid to the City Treasurer at the same time and in the same manner as provided by the laws of the State of Washington relating to collection of taxes in the cities of the first class.

Section 3. This ordinance shall become effective on the day following the date of its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland at a regular meeting on the _____ day of _____, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Ordinances - First Reading

Key Element: Key 3 - Economic Vitality

Subject:

Ordinance No. 59-16, Rezoning 1.6 Acres from Planned Unit Development to Commercial-Limited Business Located at 201 Gage Boulevard (Bauder)(Closed Record)

Department:

Community & Development Services

Ordinance/Resolution Number:

59-16

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 59-16, Rezoning a 1.6 Acre Site Located at 201 Gage Boulevard from Planned Unit Development to Commercial Limited Business, subject to a Property Use and Development Agreement, and authorizing execution of said Agreement.

Summary:

Milo Bauder has applied for a change in zoning for a 1.6 acre site located at 201 Gage Boulevard, adjacent to Quailwood Place. The property is presently zoned Planned Unit Development and is authorized for a 12 unit multi-family complex. The applicant has stated an intent to build a strip mall on the property. The Richland Hearing Examiner held a public hearing on the application on August 25, 2016 and has recommended approval of the application subject to a property use and development agreement.

At the public hearing, the Examiner heard from approximately one dozen residents who voiced a variety of objections to the proposal; however, the Examiner determined that the applicant met his burden of proof to demonstrate that his application merits approval provided that specific conditions are adhered to as set forth in the Property Use and Development Agreement. As with any quasi-judicial land use application, Council review of this application is on a closed record, meaning that Council must review the items on the record and not consider new information. All comments submitted to the Examiner are attached.

Fiscal Impact:

None. Development of the site would create additional tax revenue for the City and would also increase demand for City services.

Attachments:

1. Ordinance 59-16
2. Property Use & Development Agreement
3. Hearing Examiner Recommendation
4. Staff Report to Hearing Examiner
5. Public Comments

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
505 Swift Boulevard
Richland, WA 99352

ORDINANCE NO. 59-16

AN ORDINANCE of the City of Richland amending Title 23: Zoning Regulations, of the Richland Municipal Code and the Official Zoning Map of the City by amending Sectional Map No. 43 so as to change the zoning on 1.6 acres from Planned Unit Development (PUD) to Commercial Limited Business (C-LB); said property is located at 201 Gage Boulevard [Bauder].

WHEREAS, on August 25, 2016, 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 August 25, 2016 public hearing, the Richland Hearing Examiner issued a written decision recommending approval of the requested rezone on September 30, 2016; and

WHEREAS, the Richland City Council has considered the record created at the August 25, 2016 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 Commercial Limited Business (C-LB) when consideration is given to the interest of the general public.

Section 2. Within 90 days of the passage of this ordinance, a properly executed, delivered and accepted Property Use and Development Agreement shall be signed by the petitioner and the City. This agreement shall be substantially in the form attached hereto as Exhibit A and is intended to restrict the use and development of the property that is described as follows:

A portion of that portion of Tract D of Meadow Springs, Second Nine Phase Two, according to the plat thereof recorded in Volume 9 of Plats, Page 9, lying within the Northwest quarter of Section 36, Township 9 North, Range 28 East, W.M., Benton County Washington, being more particularly described as follows:

Beginning at the Northeast corner of said Northwest quarter; Thence South 01°21'45" West, along the North-South center of section line, a distance of 223.40 feet to the True Point of Beginning; Thence continuing, South 01°21'45" West a distance of 199.39 feet; Thence North 76°49'14"W a distance of 226.65 feet; Thence North 13°10'46" East a distance of 120.00 feet; Thence North 75°18'16" West a distance of 268.45 feet; Thence North 01°03'39" East a distance of 130.96 feet to a point on the Southerly margin of Gage Boulevard right-of-way; Thence South 01°03'39" West parallel with the West line a distance of 71.98 feet to a point of curve to the left; said curve having a radius of 50.00 feet and a central angle of 76°21'55"; Thence along said curve to the left an arc distance of 66.64 feet to the Point of Tangent; Thence South 75°18'16" East a distance of 208.00 feet; Thence South 76°49'19" East a distance of 170.56 feet; Thence North 01°21'45" East a distance of 45.00 feet; Thence South 88°38'15" East a distance of 25.00 feet to the True Point of Beginning.

Subject to easements, reservations and restrictions of record.

Such land is rezoned from Planned Development (PUD) to Commercial Limited Business (C-LB).

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. 43 which is one of a series of maps constituting said Official Zoning Map, as shown on the attached Sectional Map No. 43 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. 43, 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 _____, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

ATTACHMENT A

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2016, by and between the CITY OF RICHLAND and Milo Bauder (Petitioner).

W-I-T-N-E-S-S-E-T-H:

WHEREAS, the City of Richland is currently entertaining an application by Milo Bauder, (hereinafter "Petitioner") for a change of zone covering a 1.6 acre site located at 201 Gage Boulevard (hereinafter "Property") and more particularly described in Ordinance No. 59-16.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from PUD – Planned Unit Development to C-LB – Commercial Limited Business. Petitioner for himself and for and on behalf of his heirs, successors and assigns, covenants and agrees as follows:

- 1) Prior to development of the subject property, the petitioner shall submit to the City of Richland Planning Department for review, a site landscaping plan. Said landscaping plan shall be approved by City Planning staff prior to issuance of a building permit for new construction on the property. Said plan shall consist of the following elements:
 - a) An irrigated landscape strip, 10 feet in width, along the Gage Boulevard frontage; provided that all landscaping shall be installed and maintained in such a fashion as to avoid creating a sight distance restriction for the entry/exit points into the site and for the existing Quailwood Place private road located immediately west of and adjacent to the site. The intent of landscaping in this area is to comply with the provisions of RMC 23.54.140 regarding landscaping of parking areas;
 - b) A minimum 10-foot wide, irrigated landscape strip shall be provided along the western, eastern and southern sides of the site together with a six-foot fence, block wall or rock retaining wall. Said fence or wall shall be installed along the edge of the paved parking area, with landscaping installed between the fence or wall and the property boundary. A chain link fence would not meet the requirement for fencing. The intent of landscaping within this area is to provide screening for the adjacent properties. Along the southerly property boundary, the fence, block wall or rock retaining wall and landscaping shall be installed at or near the elevation of the parking area, rather than the elevation at the property boundary;
 - c) A triangular-shaped area located in the southeastern most portion of the property shall be landscaped. Landscaping in this area may be xeriscape landscaping consisting of hardscape materials such as rockeries, gravel or similar treatments. The intent of landscaping within this area is for slope stabilization and dust control.

- 2) The driveway locations as proposed on the preliminary site plan are acceptable provided that the driveways conform to City development standards and are reviewed and approved by the Richland Public Works Department;
- 3) A monument sign shall be placed adjacent to the western driveway to clearly identify the entrance into the site. The design, size and placement of said monument sign shall be arranged so that no sight distance restrictions are created for either the adjacent Quailwood Place driveway or the on-site driveways;
- 4) Building setbacks from the southerly, easterly and westerly property lines shall be a minimum of 35 feet;
- 5) Building height within 50 feet of the southerly, easterly and westerly property boundaries shall not exceed 30 feet;
- 6) Use of the building shall be predominately limited to permitted uses within the C-LB zone, as provided for in Chapter 23.22 of the Richland Municipal Code. Accessory uses allowed within the C-LB zone shall not exceed 49% of the total floor area of the building;
- 7) Exterior building finish materials shall be the same on both the north and south sides of the building;
- 8) Dumpster locations, refuse areas and mechanical equipment shall be located and/or screened from view of the adjacent residential properties;
- 9) Any multi-family residential development on the site shall be limited to no more than 12 units; and
- 10) To assure that probable, specific, identifiable impacts on adjacent residential properties will be adequately mitigated, any "Food Service" use that is permitted as an "Accessory Use" on the property under the C-LB zoning district, as set forth in RMC 23.22.030 or as may be subsequently amended by the Richland City Council, shall be required to obtain a Special Use Permit to operate such Food Service establishment on the site, subject to review and approval by the Hearing Examiner under relevant provisions of Chapter 23.46 RMC. The Hearing Examiner may impose conditions on approval of any special use permit under authority of RMC 23.46.040(C) and (D), including without limitation requiring design features which minimize environmental impacts such as noise, air pollution, or odor. (See RMC 23.46.040(D)(2)). Any conditions attached to a Special Use Permit project approval shall be as a direct result of the impacts of the development proposal and deemed reasonably necessary to mitigate the impacts of the development proposal.

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, until such time as the terms of the agreement are fulfilled. 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

Cynthia D. Reents
City Manager, ICMA

Milo Bauder
Petitioner

APPROVED AS TO FORM:

Heather Kintzley
City Attorney

**BEFORE THE HEARING EXAMINER
FOR THE CITY OF RICHLAND**

Regarding the Application to **Rezone** a
vacant 1.6 acre site located at the SE
corner of Gage Boulevard and
Quailwood Place, from a Residential
Planned Unit Development to C-LB
(Commercial Limited Business),
submitted by

Milo Bauder,

Applicant,

File No. Z2016-103

**FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

I. SUMMARY OF RECOMMENDATION.

The applicant has met his burden of proof to demonstrate that the requested rezone to C-LB merits approval, but only if the City Council adopts appropriate conditions in a property use and development agreement that will apply to the property. Otherwise, the applicant has a sufficient, valuable, existing development opportunity for the site, under which he is able to build up to 12 residential units on the property, which is part of the Quailwood Planned Unit Development.

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 written recommendation for consideration and final action by the Richland City Council. See Richland Municipal Code (RMC) 19.20.010(C)(2)(identifies “site-specific rezone” as a Type III permit application); RMC 19.20.030(jurisdiction to conduct public hearing, issue

FINDINGS OF FACT, CONCLUSIONS AND
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REZONE APPLICATION TO CHANGE A SITE
LOCATED AT 201 GAGE BOULEVARD FROM A
PUD DESIGNATION TO C-LB (COMMERCIAL
LIMITED BUSINESS) FILE NO. Z2016-103

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1 recommendation); RMC 19.25.110(authority for Examiner actions, including conditions of
2 approval on applications or appeals); and RCW 35A.63.170(state statute regarding hearing
3 examiner system).

4 The applicant bears the burden of proof to show that its application conforms to the
5 relevant elements of the city's development regulations and comprehensive plan, and that
6 any significant adverse environmental impacts have been adequately addressed. RMC
7 19.60.060. And, because a site-specific rezone application is a Type III matter, the City's
8 code mandates that a concurrency review must be undertaken to determine the transportation
9 impacts (if any) that could be created by the proposed action. RMC 19.50.010(C).

10 Finally, Washington Courts apply three basic rules when reviewing appeals of rezone
11 applications: (1) there is no presumption favoring the rezone request; (2) the proponent of a
12 rezone must demonstrate that there has been a change of circumstances since the original
13 zoning, PROVIDED if a proposed rezone implements the policies of a comprehensive plan,
14 a showing of changed circumstances is usually not required¹; and (3) the rezone must have a
15 substantial relationship to the public health, safety, morals, or general welfare. *Woods v.*
16 *Kittitas County*, 162 Wn.2d 597 (2007), citing *Citizens for Mount Vernon*, 133 Wn.2d 861,
17 at 875 (1997); *Parkridge v. City of Seattle*, 89 Wn.2d 454, 462 (1978).

18 19 20 21 22 23 24 25 26 **III. QUESTIONS PRESENTED.**

For purposes of the pending rezone application, the central questions presented are:

A. Whether the requested rezone implements policies of the City's Comprehensive Plan,
and/or whether there has been a change of circumstances since the original Planned Unit
Development Ordinance (Ord. 26-76) was adopted for the site?

Short Answer: Yes, the application would implement certain policies found in the
Comprehensive Plan, and, circumstances have changed since Ord. 26-76 was
adopted; but, circumstances have not changed to a level that would warrant a
substantial increase in residential density on the site that would be permitted under
the C-LB zone, or support the full range of commercial uses permitted under the C-
LB zone. An appropriately-conditioned property use and development agreement
should be required to ensure that the requested rezone is implemented in a manner
that bears a substantial relationship to public health, safety, and general welfare.

¹ *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).

1 B. Whether the rezone bears a substantial relationship to the public health, safety,
2 morals, or general welfare?

3 Short Answer: Yes, but only if the City Council approves an appropriately-
4 conditioned property use and development agreement that will apply to the rezoned-
5 property. Otherwise, no.

6 IV. RECORD.

7 Exhibits entered into evidence as part of the record, and an audio recording of the
8 public hearing, are maintained by the City of Richland, and may be examined or reviewed by
9 contacting the City Clerk's Office.

10 **Hearing Testimony:** The following individuals presented testimony under oath at the
11 duly noticed public hearing for the underlying application, held on August 25, 2016:

- 12 1. Shane O'Neill, Senior Planner, City of Richland, Development Services
13 Division;
- 14 2. Milo Bauder, the applicant;
- 15 3. Cassie Carroll, member of Mr. Bauder's family, assisted Mr. Bauder with his
16 presentation and answers to questions;
- 17 4. Dan Arnold, local resident, lives in a home to the east of the site, and submitted
18 written comments and materials that are included as part of Ex. 6, generally
19 opposes rezone, but concedes that if a development is done well, he could see
20 it as less intrusive than a 3 story apartment building. Spoke twice, longer than
21 other witnesses, raised questions and issues noted in his written materials;
- 22 5. Mike Kovanen, local resident, submitted written comments and materials that
23 are included as part of Ex. 6, opposes rezone, noted that no other golf course
24 in the city has a node of commercial zoning within surrounding perimeter area
25 formed by roads around such golf courses;
- 26 6. Randy Muszynski, local resident, opposes rezone, has concerns about exiting
onto Gage Blvd.;

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- 1 7. Mary Guay, local resident, does not like the applicant's concept for the site;
- 2 8. Pete Hollick, local resident, with planning background, notes that the current
- 3 housing development opportunity is a viable and sufficient use for the
- 4 property, has spot-zoning concerns, submitted written comments and
- 5 materials that are included as part of Ex. 6;
- 6 9. Bob DeLannoy, local resident, submitted written comments and materials that
- 7 are included as part of Ex. 6, including illustrations depicting his concerns
- 8 regarding potential traffic conflicts with cars entering/exiting the site and
- 9 neighboring residential developments along Gage Blvd.;
- 10 10. Steve Strecker, local resident, with the Meadow Springs North Condo. Assoc.,
- 11 opposes the rezone, notes that there is no other commercial development
- 12 within the golf course property's adjacent area, submitted written comments
- 13 and materials that are included as part of Ex. 6, raises traffic (ingress/egress)
- 14 safety concerns, severe on-site elevation issues that will impact development,
- 15 and other questions based on his background as an engineer at an engineering
- 16 and architectural office;
- 17 11. Caramitta McMyler, Meadows North resident, generally opposes the rezone,
- 18 prefers homeowners over apartment dwellers;
- 19 12. Ward Taylor, local resident;
- 20 13. Laverne, McGrath, Quailwood resident, realtor, opposes the rezone, believes
- 21 that residential development can work on the site, and that the rezone would
- 22 have adverse effects on neighbors;
- 23
- 24

17 **Exhibits:** The Development Services Division Staff Report, including a
18 recommendation of approval, subject to a proposed property use and development agreement,
19 was provided to the Examiner in the week before the hearing. The Staff Report, and the
20 following Exhibits, were all accepted into the Record in their entirety without modification:

- 20 1. Preliminary Site Plan submitted by the applicant, Milo Bauder, for a possible
- 21 commercial development on the site known as "The Galleria at Meadow Springs";
- 22 2. Quailwood PUD Site Plan, from 1976, highlighting that the property at issue in
- 23 this rezone application "may contain 12 residential units";
- 24

24 **FINDINGS OF FACT, CONCLUSIONS AND**
25 **RECOMMENDATION RE: MILO BAUDER'S**
26 **REZONE APPLICATION TO CHANGE A SITE**
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3. Ordinance No. 26-76, establishing the Quailwood PUD, which includes the property at issue in this rezone application;
4. RMC Chapter 23.22, C-LB Zoning regulations;
5. Affidavit of publication and public hearing notices;
6. Written comments, received before, during, and after the public hearing within time period announced by the Examiner at the hearing;
7. Proposed Property Use and Development Agreement;
8. Site Photos; and
9. Application for Rezone, signed by Milo Bauder on July 22, 2016, Sec. IV includes justification statement / reason for requested rezone, that reads as follows:
“DEVELOPER WOULD LIKE TO CONSTRUCT HIGH END OFFICE BUILDING/STRIP MALL”.

The Examiner visited the project site, the road network, surrounding residential developments, and the vicinity of the proposed rezone on the day of the public hearing and is fully advised on matters at issue herein.

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**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: MILO BAUDER'S
REZONE APPLICATION TO CHANGE A SITE
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V. FINDINGS OF FACT.

Based upon the record, the undersigned Examiner issues the following Findings of Fact.

Application, Public Notice, and Review

1. On or about July 22, 2016, the applicant, Milo Bauder, submitted an application seeking to rezone the property located at 201 Gage Boulevard (Parcel No. 136981050003000)² in the City of Richland, Washington, from zoning controls imposed by an existing site-specific Planned Unit Development ordinance to C-LB (Commercial Limited Business). The application indicates that Mr. Bauder submitted the application in his capacity as a “purchaser under contract” to acquire the property. (*Exhibit 9, application form; Staff Report*).

2. Following receipt, City staff complied with applicable public notice requirements for the rezone application and the public hearing held for the matter. *Staff Report, Page 8, and Exhibit 5, copies of various public notices published and mailed.*

3. Several witnesses at the hearing raised concerns that the public notices were not mailed to everyone living in the surrounding area. Mr. O’Neill explained that he heard from some local residents who should have been included on the mailings, and that he sought to correct problems identified with the city’s system used to compile names and addresses that should be included in distribution of notices. In any event, the Examiner finds that the number of written comments, the scope of such comments, and the depth of substantive comments provided at the public hearing was more than adequate to place concerns, questions, and issues on the table for virtually any person, entity or interest group that might take exception to the proposed rezone. Any misplaced, mistaken, or omitted notices to individuals or other parties was not intentional, and did not have any material effect on the quality or scope of comments raised during the public review process for this application. No one made any showing that any party or interests were prejudiced by any real or perceived defect in the notices provided for this rezone application. Instead, the Record contains a fair, full and complete presentation of relevant arguments, facts, issues, evidence, public testimony, and written materials – pro, con and indifferent – upon which the Examiner can issue this Recommendation and the Council can make an informed decision.

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² The Examiner takes official notice of information provided on the Benton County Assessor’s website, which provides the proposed rezone property’s tax parcel number (136981050003000) with an assessed value of \$48,000, and lists the current owner as Elizabeth Williams from Tonasket, WA.

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1
2 ***Site conditions, surrounding area.***

3
4 4. The site of the proposed rezone is currently vacant and is sandwiched between the
5 recently-widened Gage Boulevard on the north, and residential townhome developments to
6 the south, east and west. The address is 201 Gage Boulevard.

7
8 5. The size of the property is 1.6 acres. It is a relatively steep, sloping lot³, with its
9 highest point along Gage Boulevard, dropping down to the bottom of the slope where fully-
10 developed residential condominiums known as Quailwood No. 1 and 2 are located, with
11 garages facing the private street that forms the rezone-site's southern boundary. The paved
12 road at the bottom of the slope is known as "Quailwood Place".

13
14 6. Residential condominiums built as part of the Meadows North plat lie to east of the
15 rezone-site, and residential condominiums built as part of the Quailwood No. 4 plat lie to the
16 west. All of the surrounding residential developments border the Meadow Springs Country
17 Club golf course, mostly to the south. Across the street to the north, on the other side of the
18 heavily-travelled Gage Boulevard, lies a recently built residential apartment complex with
19 more than 280 dwelling units, known as The Villas at Meadow Springs.

20 ***Current zoning controls and Comprehensive Plan designation for the site.***

21
22 7. Development on the site is currently controlled by the site-specific standards and
23 requirements set forth in Ordinance No. 26-76 (Ex. 3), which established the Quailwood
24 Place Planned Unit Development (PUD). Under the Quailwood Place PUD, the subject-
25 property may be developed with up to 12 residential units, as reflected on the PUD site plan
26 from 1976, which is included in the record as Exhibit 2. With its PUD designation, the site
was not assigned a regular City zone classification, also called district(s), which come with
their own purpose statements and performance standards as set forth in the City's municipal
code.⁴

27
28 ³ The site visit made it obvious that any development on the site will face challenges presented by the steep
29 slope on the lot. One witness submitted written comments claiming that "the proposed site has a severe side
30 slope falling 27' over 500 feet in the east-west direction and 27' in the north-south direction." Ex. 6, Aug. 24,
31 2016 letter to Mr. O'Neill from Steve J. Strecker, PE, first page, item 2(a). Existing engineering and
32 development regulations, including authority granted by SEPA, may be used to impose necessary conditions or
mitigation measures on future project-level approvals and permits required by the City.

33
34 ⁴ See RMC 23.08.010 for list of primary zoning districts; RMC Chapters 23.14, 23.18, 23.22, 23.26, 23.28,
23.30, and 23.34 for examples of purpose statements and performance standards for the City's primary zoning

1 8. Under the City's Comprehensive Plan, the site is designated as suitable for "high-
2 density" residential land uses. *Staff Report, page 5, Figure 2, Comp. Plan Map of*
3 *surrounding area.*

4 9. The applicant seeks a rezone to the C-LB (Commercial Limited Business) zone.
5 Under RMC 23.22.010(A), the purpose of the C-LB zone is: *"to provide an area for the*
6 *location of buildings for professional and business offices, motels, hotels, and their*
7 *associated accessory uses, and other compatible uses serving as an administrative district*
8 *for the enhancement of the central business districts, with regulations to afford protection for*
9 *developments in this and adjacent districts and in certain instances to provide a buffer zone*
10 *between residential areas and other commercial and industrial districts. This zoning*
11 *classification is intended to be applied to some portions of the city that are designated either*
12 *commercial or high-density residential under the city of Richland comprehensive plan.*"
13 *(emphasis added).*

14 ***Consistency with City Codes and Comprehensive Plan.***

15 10. The applicant's requested rezone is consistent with the City's Comprehensive Plan,
16 and current C-LB zoning regulations, including without limitation the purpose statement for
17 the C-LB zone provided above.

18 11. Based on the record, the Examiner finds and concludes that the requested rezone to
19 C-LB, if limited by language in a modified Property Use and Development Agreement, will
20 enable the parcel to serve as an appropriate transition to and buffer between the busy Gage
21 Blvd., the large multi-family apartment complex across the street, and the existing golf-
22 course residential community to the south, east, and west of the site. As conditioned, the
23 requested rezone will not be detrimental to or inconsistent with existing land uses located on
24 or zoning designations assigned to surrounding properties in the area.

25 12. Standing alone, the requested rezone conforms to the Comprehensive Plan, because
26 the plan already identifies the property as suitable for uses permitted by the C-LB zone.

Transportation concurrency.

13. Here, the applicant's proposed commercial "HIGH END OFFICE BUILDING/STRIP MALL"

_____ districts; and RMC 23.50.080 re: effect of planned unit development (PUD) approval (*"Preliminary planned
unit development approval shall constitute a zone change of the subject property from the former zoning
designation to a planned unit development zone..."*).

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: MILO BAUDER'S
REZONE APPLICATION TO CHANGE A SITE
LOCATED AT 201 GAGE BOULEVARD FROM A
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will have no material impact on capacity provided by the existing public street system that serves the property. Gage Boulevard is a 5-lane roadway classified as a principal arterial in the City's Transportation Plan. It has sufficient capacity to support the limited future development on the site. The City Transportation Engineer reviewed the applicant's site plan (Ex. 1) and does not share the general traffic safety concerns expressed by some local residents. The Staff Report and testimony by Mr. O'Neill established that the proposed development agreement includes conditions that are intended to mitigate or prevent creation of any traffic site visibility obstructions near the existing access point from Gage Blvd. into the Quailwood neighborhood. *Staff Report, page 9, Site Visit.*

Summary of Public Hearing.

14. At the public hearing, Mr. O'Neill made a brief presentation regarding the application, the site, and his recommendation, as explained in the Staff Report.

15. The applicant, Mr. Bauder, used his presentation at the public hearing to show a number of color pictures showing the type of building, features, and businesses that he hopes his "Galleria at Meadow Springs" project will include. He explained that he is personally committed to developing the project, noting that he has developed a number of other high-quality projects throughout the City of Richland over the years. Mr. Bauder expressed his satisfaction and concurrence with the Staff Report and its proposed conditions, included as the proposed Property Use and Development Agreement. He raised no objections to its content.

16. As part of the review process, the city received and considered a number of written comments, mostly from homeowners living in the adjacent townhouses/condominiums surrounding the Meadow Springs golf-course to the south.

17. Some opposition comments generally expressed a desire to see nothing done on the site, i.e. keep it vacant without paying for the land. Others correctly noted that the applicant could move forward with 12 residential units already allowed under the PUD ordinance for the site. Most of the transportation comments and concerns expressed about the Quailwood Place ingress/egress along Gage Boulevard could apply to virtually any use located on the rezone site, whether a future project is small or large, residential or commercial. The Examiner finds that the city's traffic engineering staff is fully empowered and capable of requiring traffic studies, project descriptions, and other items needed to impose conditions on any future development project on the rezone site to address any legitimate traffic safety concerns.

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1 18. Requests for signalization along Gage Blvd. made at the public hearing are not
2 supported by credible evidence, and did not factor in any concept of “rough proportionality”,
3 especially here during a rezone application, where there is not specific project on the table
4 seeking approval. As Washington courts consistently apply the law, a project applicant
cannot be asked to pay the full cost of correcting or improving perceived problems that
existed before their application came forward.

5 19. Several local residents expressed concerns, and noted experiences in other parts of
6 Richland, where restaurants are located in close proximity to homes. These comments sought
7 to ensure that odors, garbage facilities, and other potential impacts would be addressed to
8 prevent adverse impacts on neighboring residential properties. An additional condition is
recommended to address this legitimate concern.

9 ***Public services and utilities are adequate and readily available to serve the site.***

10 20. As part of the review process, City staff confirms that adequate utilities, including
11 without limitation water, power, and sewer, are in place and/or readily available to serve the
parcel that is at issue in this matter. *Staff Report, pages 8 and 9.*

12 ***Rezone should be conditioned to limit density on site.***

13 21. In his application materials and at the public hearing, the applicant generally
14 explained that his intent was to forego his existing 12-unit residential development
15 opportunity provided by PUD Ordinance No. 26-76, in favor of a small commercial strip of
16 businesses on the site, which will be designed to serve customers living in the surrounding
17 residential units, including those located across the street in the recently built 280+ unit
complex across the street on Gage Boulevard. *Testimony of Mr. Bauder; Preliminary Site
Layout for “The Galleria at Meadow Springs”, included in the Record as Exhibit 1.*

18 22. The application form, signed by Mr. Bauder, reflects that Mr. Bauder is/was under
19 contract to purchase the property at the time of his application. (Ex. 9, Sec. I). Mr. Bauder’s
20 written response under Sec. IV, asking for a “Justification” or reason for the requested rezone,
reads as follows: “DEVELOPER WOULD LIKE TO CONSTRUCT HIGH END OFFICE BUILDING/STRIP
MALL”.

21 23. City staff and the applicant worked together to propose a property use and
22 development agreement between the City and the applicant, to be adopted at the time of the
23 proposed rezone. Both the Staff Report and the proposed Agreement leave open the
possibility that the site could be developed with any uses permitted in the C-LB zone. While

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that may be financially advantageous to the applicant or any future property owner, to provide maximum flexibility for development options on the property, it is not consistent with Mr. Bauder's representations made during the public hearing and on the face of the application, or the tone of public comments and the bulk of analysis provided in the Staff Report, which focused mostly upon the commercial/business uses that might occupy the site, once a commercial strip style development is placed on the property.

24. Several members of the public commented that the applicant already has a fair and adequate development potential for his property – i.e. the 12 residential units permitted under his existing PUD designation for the site. The Examiner concurs, and notes that the applicant devoted virtually all of his time in the public hearing speaking about the type of commercial building and businesses that he hoped to build and attract to the site.

25. In fact, the PUD Ordinance for the site, like any PUD approved in the city, is based on a balance of total land available, the need for services, averaging available densities, locating buildings, roads, services, and other features in a coordinated fashion, that homeowners in the PUD have reasonable expectations will continue, absent some substantial change or new circumstances that warrant modification. Witness testimony established that many surrounding residents are familiar with the PUD and its restrictions and development conditions.

26. The City's current code language regarding the purpose of a planned unit development, found at RMC 23.50.010, is a recodified and/or amended version of language found in the older RMC 23.70.244 (referenced in Ord. No. 26-76). RMC 23.50.010 now reads, in relevant part, that a PUD "is intended to achieve economics in development and maintenance while providing privacy, usable open space, safe pedestrian and vehicular circulation, and compatible relationships between different uses."

27. The Quailwood Homeowners Association, as the self-described "most impacted residents by the proposed changes from future business development and activity" submitted an email Letter of Support for Mr. Bauder's proposed rezone. The letter was submitted on August 24, 2016, from the HOA President, Jack Ross, and the HOA Secretary/Treasurer, Kurt Hubele. (See copy of email letter included as part of Exhibit 6). The letter explains that the applicant met with HOA representatives to discuss concerns about protecting the security and character of the Quailwood residential area, and that the result of the meetings is the August 20, 2016 draft of a Property Use and Development Agreement for the rezone-site. Unfortunately, neither Mr. Ross or Mr. Hubele appeared at the public hearing, so they were not available to answer any questions. The letter indicates that the HoA's support for the rezone is based on an assumption that the site will be used for "business development activity", and it makes no mention of the potential for over 40 multi-family residential units

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on the 1.6 acre parcel. Accordingly, the Examiner finds that the HoA support letter is limited to support for the applicant's proposed office/strip mall use of the site, as generally depicted on Exhibit 1.

28. The maximum density for multifamily dwellings placed on a C-LB site is 1:1,500 sq.ft, which comes to 29 units per acre.⁵ *See RMC 23.22.040 re: site requirements and development standards for commercial use districts.*

29. If the applicant obtained the requested rezone, the 1.6-acre property would have a maximum residential density of 46 units, if a proposed design could meet all applicable unit size, height, set back, and other performance standards applied to residential uses in the C-LB zone. However, the applicant explained that his intent was to move forward with a high-quality, commercial strip building development on the site, with business uses permitted outright or as accessory uses under the city's C-LB zoning regulations.

30. Because the C-LB zone is meant to include regulations to afford protection for developments on adjacent districts and to provide a buffer zone between residential areas and other commercial and industrial districts, the proposed use and development agreement should ensure this purpose is achieved. An additional condition is recommended that would prevent a more-intense residential development, and would require a special use permit for any proposed Food Service business that is permitted as an "Accessory Use" in the C-LB zone.

31. The applicant did not demonstrate that there has been a change in circumstances since approval of the PUD ordinance that now controls development on his property, that would support a rezone to another classification that would allow construction of up to 46 residential units on the site, instead of 12.

SEPA.

32. Because staff deemed the application to be consistent with the City's Comprehensive Plan, which already designates the rezone site as suitable for the types of uses permitted under the C-LB zone, 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, pages 9 and 10.*

33. The principal purpose of SEPA is to provide decisionmakers and the public with information about potential adverse impacts of a proposed action. *Save our Environment v.*

⁵ One acre (43,560 sq.ft) / 1,500 sq.ft = 29.04

1 *Snohomish County*, 99 Wash.2d 363, 373 (1983). “SEPA is primarily a procedural statute
2 that requires the disclosure of environmental information. SEPA does not demand a particular
3 substantive result in government decision making; rather it ensures that environmental values
4 are given appropriate consideration.” *Glasser v. City of Seattle*, 139 Wn. App. 728, 742
5 (2007). The SEPA review process “assists agencies and the public to focus on issues that are
6 ready for decision and exclude from consideration issues already decided or not yet ready.
7 Broader environmental documents may be followed by narrower documents, for example,
8 that incorporate prior general discussion by reference and concentrate solely on the issues
9 specific to that phase of the proposal.” WAC 197-11-060(5)(b); *Glasser*, 139 Wash. App.
10 728, 736-37.

11 34. Members of the public who commented on the rezone application and expressed
12 concerns or opposition to a future development project (which is not part of this pending
13 rezone application) should be advised that, for this site, as engineering designs, retaining wall
14 proposals, traffic reviews, grading permit applications, proposed changes in elevations, and
15 other possible concepts are refined and submitted for review and approval by the city, then
16 additional SEPA review and conditions *may* be imposed in accord with applicable regulations
17 and authority. See discussion in *Glasser*, 139 Wash. App. 728, 738-39; WAC 197-11-443(2);
18 WAC 197-11-060(5)(c).

19 35. Testimony during the public hearing established that the close proximity of so many
20 established residential units to the proposed commercial building justifies an additional
21 condition in the Property Use and Development Agreement for the site, which would require
22 a Special Use Permit for certain uses on the site. Based on credible and convincing public
23 comments made during the public hearing, which constitutes substantial and un rebutted
24 evidence in the record, the Examiner finds that a restaurant use on the site should be subject
25 to specific review intended to prevent adverse impacts on neighboring homes. Accordingly,
26 a new condition should be included in the Property Use and Development Agreement to read
as follows:

To assure that probable, specific, identifiable impacts on adjacent residential properties will
be adequately mitigated, any “Food Service” use that is permitted as an “Accessory Use” on
the property under the C-LB zoning district, as set forth in RMC 23.22.030 or as may be
subsequently amended by the Richland City Council, shall be required to obtain a Special Use
Permit to operate such Food Service establishment on the site, subject to review and
approval by the Hearing Examiner under relevant provisions of Chapter 23.46 RMC. The
Hearing Examiner may impose conditions on approval of any special use permit under
authority of RMC 23.46.040(C) and (D), including without limitation requiring design
features which minimize environmental impacts such as noise, air pollution, or odor. (See
RMC 23.46.040(D)(2)). Any conditions attached to a Special Use Permit project approval
shall be as a direct result of the impacts of the development proposal and deemed reasonably
necessary to mitigate the impacts of the development proposal.

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1
2 ***General findings.***

3
4 36. As conditioned in a modified Property Use and Development Agreement described
5 in this Recommendation, the requested rezone is appropriate in the context of adjacent
6 properties.

7
8 37. As conditioned in a modified Property Use and Development Agreement, the
9 requested rezone bears a substantial relationship to the public health, safety, and general
10 welfare. It allows for development of additional office space, businesses, and services that
11 will cater to surrounding residents and workers who live along the busy Gage Boulevard
12 corridor. It promotes infill development on a long-time vacant parcel that is already served
13 by a full-range of public services, including a busy, wide public roadway and adequate
14 utilities.

15
16 38. The Development Services Division's Staff Report includes a number of specific
17 findings and explanations that establish how the underlying application satisfies provisions
18 of applicable law and is consistent with the city's Comprehensive Plan and zoning
19 regulations. Except as modified in this Recommendation, all Findings contained in the Staff
20 Report are incorporated herein by reference as Findings of the undersigned-hearing examiner.

21
22 39. Any factual matters set forth in the foregoing or following sections of this
23 Recommendation are hereby adopted by the Hearing Examiner as findings of fact, and
24 incorporated into this section as such.

25
26 **VI. CONCLUSIONS.**

Based upon the record, and the Findings set forth above, the Examiner issues the
following Conclusions:

1. The applicant has met its burden to demonstrate that the requested rezone to C-LB
conforms to, and in fact implements objectives of, the City's Comprehensive Plan, if the site
is developed for limited commercial and office uses. *Findings; Staff Report, at page 6.*

2. The applicant has met its burden to demonstrate that the requested rezone bears a
substantial relationship to the public health, safety, or welfare, subject to compliance with a
modified Property Use and Development Agreement, to be approved by the City Council in
conjunction with the requested rezone.

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1 3. The Staff Report and testimony on the record demonstrate that the proposed rezone
2 will not require new public facilities and that there is capacity within the transportation
3 network, the utility system, and other public services, to accommodate the small strip
4 commercial development concept put forward by the applicant in his application and at the
5 public hearing. Subject to compliance with an appropriate Property Use and Development
6 Agreement, and all applicable environmental and development regulations that will be
7 applied during the permitting process for obtaining necessary building, grading, and other
8 permits, the rezoned property can provide for an appropriate level of limited commercial
9 development in a manner that is compatible with the character of the existing uses and zoning
10 districts surrounding the property.

11 4. If developed in a manner consistent with the revised Property Use and Development
12 Agreement described in this Recommendation, the rezoned site will not be materially
13 detrimental to uses or property in the immediate vicinity of the subject property.

14 5. The rezone supports Richland Comprehensive Plan, Land Use Goal 7, Policy 9, allowing
15 the site to transition to a new (commercial) use, that facilitates infill development on a long-
16 time vacant parcel where the recently-widened Gage Boulevard no longer encourages a
17 “single-family” environment. Existing site-development requirements, environmental and
18 permit reviews for any building proposal on the site are sufficient to preserve the visual
19 character and appearance of the neighboring residential zoned properties while allowing for
20 limited commercial uses that will be required to mitigate any probable, significant, adverse
21 impacts on adjoining residential developments.

22 6. As in all dynamic urban areas, circumstances in the area of the rezone site have, and
23 will continue to change, from those in existence when the original PUD Ordinance was
24 adopted for the site in 1976. The rezone will accommodate the changed circumstances, where
25 a larger city with increased demands for commercial businesses and services, along a
26 recently-widened, heavily travelled roadway, now warrants a limited commercial infill
development project.

7. While the pending rezone application is categorically exempt from formal SEPA
review, the record demonstrates that the potential for adverse impacts caused by the rezone,
if limited by terms of a modified Property Use and Development Agreement, is very unlikely.

8. 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. The site visit to the area confirms that the road network is fully

24 FINDINGS OF FACT, CONCLUSIONS AND
25 RECOMMENDATION RE: MILO BAUDER'S
26 REZONE APPLICATION TO CHANGE A SITE
LOCATED AT 201 GAGE BOULEVARD FROM A
PUD DESIGNATION TO C-LB (COMMERCIAL
LIMITED BUSINESS) FILE NO. Z2016-103

GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL - 505 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

functional, and no transportation concurrency problems should arise as a result of the proposed property use and development agreement will facilitate.

9. Based on the record, the applicant demonstrated its rezone application merits approval, meeting its burden of proof imposed by RMC 19.60.060.

10. Approval of this rezone will not and does not constitute, nor does it imply any expectation of, approval of any permit or subsequent reviews that may be required for development or other regulated activities on the site of the subject rezone.

11. Any finding or other statement contained in this Recommendation that is deemed to be a Conclusion is hereby adopted as such and incorporated by reference.

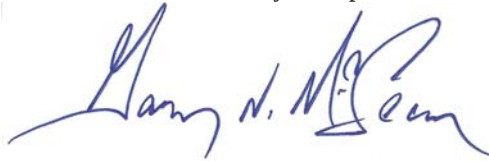
VII. RECOMMENDATION.

Based upon the preceding Findings and Conclusions, the Hearing Examiner recommends that Mr. Bauder's rezone application should be **APPROVED**, subject to the terms and conditions in the parties' proposed Property Use and Development Agreement, which should be modified to include the following additional language:

9) Any multi-family residential development on the site shall be limited to no more than 12 units; and

10) To assure that probable, specific, identifiable impacts on adjacent residential properties will be adequately mitigated, any "Food Service" use that is permitted as an "Accessory Use" on the property under the C-LB zoning district, as set forth in RMC 23.22.030 or as may be subsequently amended by the Richland City Council, shall be required to obtain a Special Use Permit to operate such Food Service establishment on the site, subject to review and approval by the Hearing Examiner under relevant provisions of Chapter 23.46 RMC. The Hearing Examiner may impose conditions on approval of any special use permit under authority of RMC 23.46.040(C) and (D), including without limitation requiring design features which minimize environmental impacts such as noise, air pollution, or odor. (See RMC 23.46.040(D)(2)). Any conditions attached to a Special Use Permit project approval shall be as a direct result of the impacts of the development proposal and deemed reasonably necessary to mitigate the impacts of the development proposal.

ISSUED this 30th Day of September, 2016



Gary N. McLean
Hearing Examiner

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: MILO BAUDER'S
REZONE APPLICATION TO CHANGE A SITE
LOCATED AT 201 GAGE BOULEVARD FROM A
PUD DESIGNATION TO C-LB (COMMERCIAL
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HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL - 505 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: Galeria at Meadow Springs Rezone

LOCATION: 201 Gage Boulevard

APPLICANT: Milo Bauder

FILE NO.: Z2016-103

DESCRIPTION: Request to change zoning on 1.6 acres from Residential PUD to C-LB (Commercial Limited Business)

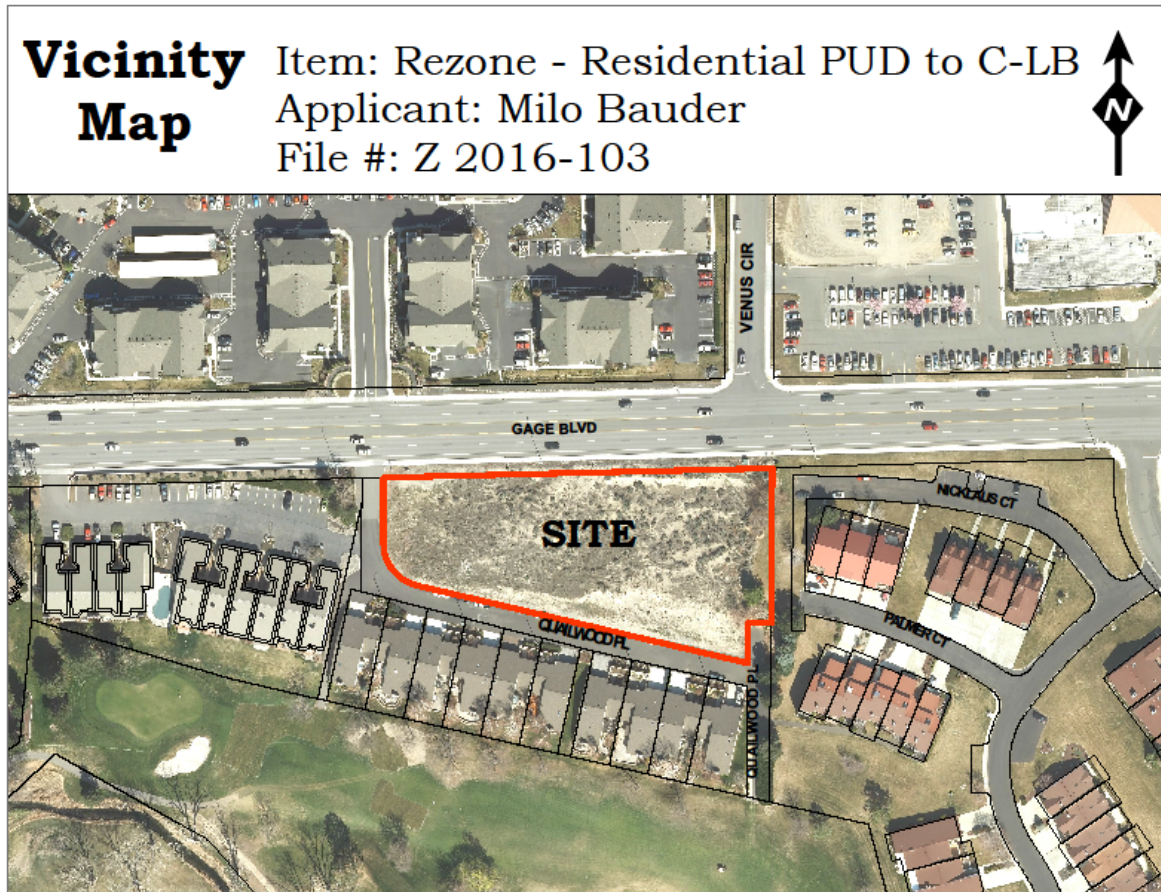
PROJECT TYPE: Type 3 Site-specific rezone

HEARING DATE: August 25, 2016

REPORT BY: Shane O'Neill, Senior Planner

RECOMMENDED ACTION: Approval, subject to provisions of a property use and development agreement

Figure 1 - Vicinity Map



DESCRIPTION OF PROPOSAL

The applicant, Milo Bauder, has filed a rezone request to change the zoning classification of a 1.6 acre site from Residential PUD to C-LB (Commercial-Limited Business) with the intent of commercial/office site development. Refer to the preliminary site plan submitted; included herein as exhibit 1.

SITE DESCRIPTION & ADJACENT LAND USES

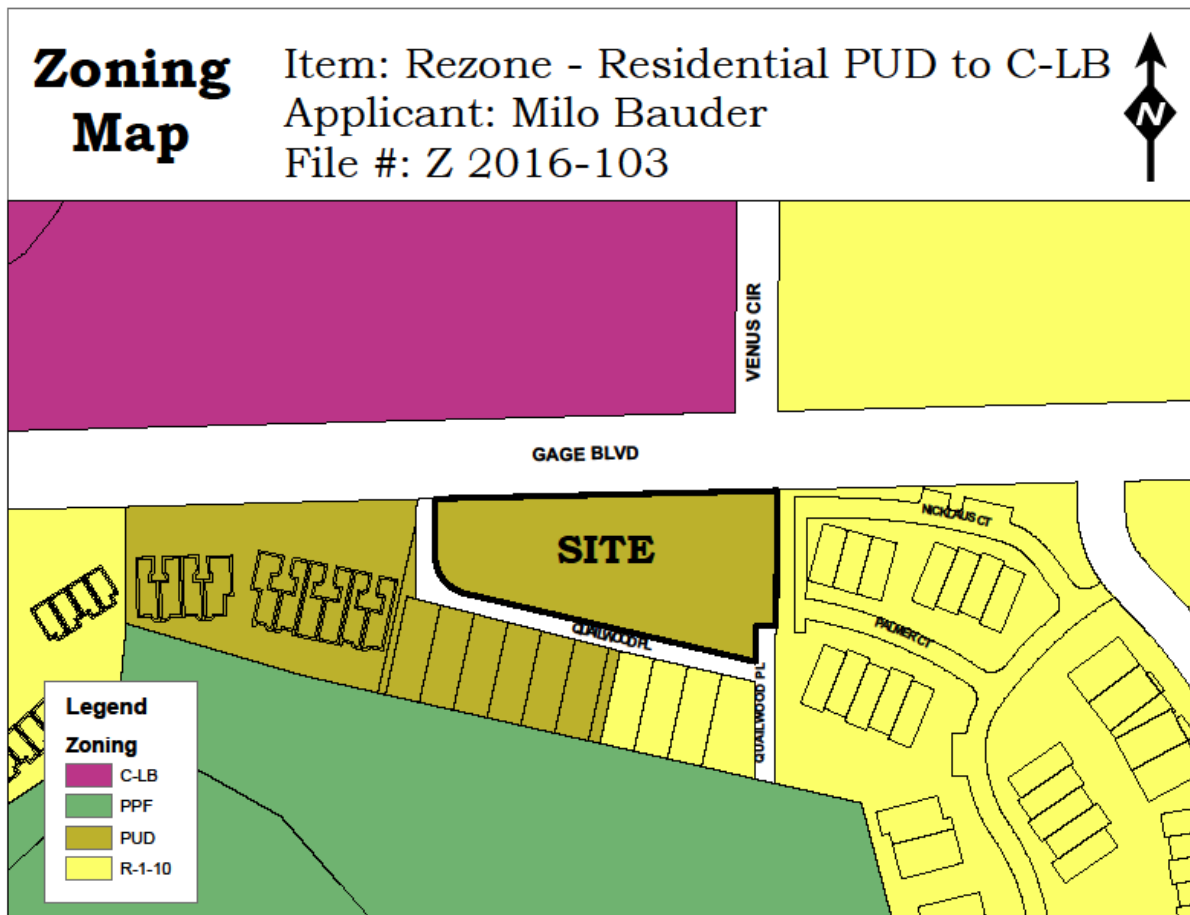
This 1.6-acre vacant site fronts Gage Boulevard approximately 900-feet west of Bellerive Drive. In terms of topography, the north third of the parcel is relatively at grade with Gage Blvd, but then slopes sharply downward to the south. There is an approximate 30-foot vertical difference in elevation between the north and south portions of the site.

Lying at the toe end of the slope are two rows of attached residential condominiums belonging to the plats of Quailwood No. 1 & No. 2. The parcel to the east contains attached residential condominiums belonging to The Meadows North plat. To the west is a parcel which also contains attached residential condominiums belonging to the plat of Quailwood No. 4. All three of these surrounding residential developments border the Meadow Springs Country Club golf course south of the condos. North of the subject site lies The Villas at Meadow Springs residential apartment complex containing approximately 286 dwelling units.

SURROUNDING LAND USES:

North –	Multi-Family Residential Apartments
East –	Attached Single-Family Residences
South –	Attached Single-Family Residences
West –	Attached Single-Family Residences

Figure 1 - Zoning Map



CURRENT ZONING:

Under the currently assigned residential planned unit development (PUD) zoning, the site may be developed with up to 12 residential units per the attached site plan from 1976 (exhibit 2). PUD zones are applied to various parent parcels throughout the city on a site-specific basis. Each PUD is regulated by unique development conditions. Ordinance 26-76 which established the Quailwood Place PUD contains development conditions related to placement of fire hydrants, mailboxes and utility easements. Ordinance 26-76 is included herein as exhibit 3. PUD zones are not associated with Code purpose statements or performance standards; for that reason a side-by-side zoning standard comparison is not provided herein.

SURROUNDING ZONING DISTRICTS:

North –	Commercial-Limited Business
East –	R-1-10 (Single-Family Residential)
South –	R-1-10 & PUD
West –	PUD

PROPOSED ZONING

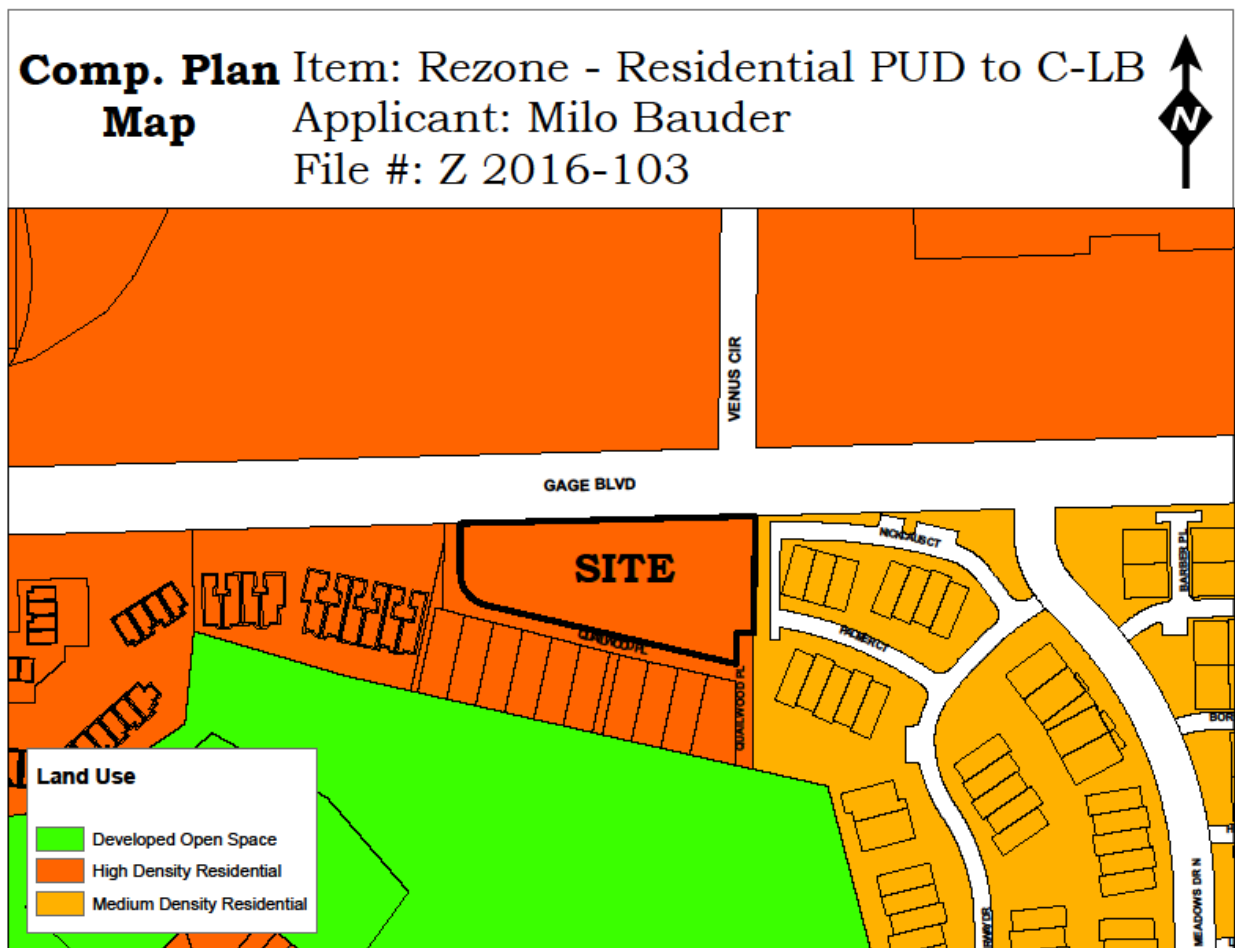
The applicant proposes Commercial Limited Business (C-LB) zoning for the site. According to Section 23.22.010 of the Richland Municipal Code (exhibit 4) the purpose of the C-LB district is as follows:

The limited business use district (C-LB) is a zone classification designed to provide an area for the location of buildings for professional and business offices, motels, hotels, and their associated accessory uses, and other compatible uses serving as an administrative district for the enhancement of the central business districts, with regulations to afford protection for developments in this and adjacent districts and in certain instances to provide a buffer zone between residential areas and other commercial and industrial districts. This zoning classification is intended to be applied to some portions of the city that are designated either commercial or high-density residential under the city of Richland comprehensive plan.

Allowed uses within the C-LB district include multi-family dwellings, at a maximum density of 29 units/acre. Other residential uses including senior housing, assisted living facilities, nursing homes, hotels, office uses including medical clinics, banks, general and professional offices. A variety of commercial uses are permitted as accessory uses including personal services businesses, restaurants and some limited retail uses such as delicatessens.

Pursuant to the performance standards and special requirements within the C-LB district (RMC 23.22.020), buildings must be setback a minimum of 20 feet from the front yard. When adjacent to a single family residential zone, as in this case, buildings must be setback a minimum of 35 feet from a property line and shall not exceed 30 feet in height. Buildings setback more than 50 feet from a residential property line can increase height one foot for every additional foot of setback up to a maximum allowable building height of 55 feet. Additionally, a six foot high fence with a 10 foot wide landscaping strip providing a visual screen is required along the property line adjoining a residential property.

Figure 2 – Comprehensive Plan Map



COMPREHENSIVE PLAN

The City's comprehensive plan designates the site as suitable for high-density residential land uses. This land use designation provides for residential densities above 10 dwelling units per acre. As indicated in the "Proposed Zoning" section above, the C-LB district may be applied to portions of the city that are designated

as either commercial or high-density residential under the city of Richland Comprehensive Plan. Because the C-LB district provides for both residential and commercial-office uses the Comprehensive Plan addresses the proposed zone change with respect to each category of land use. Below is a list of applicable goals and policies from the Comprehensive Plan divided into commercial and residential categories.

COMMERCIAL/OFFICE GOALS & POLICIES

Land use goal #1 states: The City will establish land uses that encourage cost-effective development.

Policy 1 – The City will encourage new development consisting of a variety of land uses adjacent to existing development, which will take advantage of the existing infrastructure.

Land use goal #3 states: The City will promote commercial growth and revitalization that serves residents and strengthens and expands the tax base.

Pertinent policies within this goal are as follows:

Policy 1 – The City will accommodate all types of commercial land uses including retail and wholesale 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.

Land use goal # 7 states: The City will address unique land use situations in the urban area with policies specific to those situations.

Policy 9 – Properties fronting onto arterial roadways may have the potential for transition to other uses. The City will consider such transitions only... to facilitate infill development.

- a. The City will adopt a commercial/residential transitional zoning district to be applied in areas of existing residential development where adjoining arterial streets no longer encourage a single-family environment. This transitional zoning district should preserve the visual character and appearance of the residential district while allowing for limited commercial uses that minimize adverse impacts upon the adjoining residential districts.

RESIDENTIAL GOALS & POLICIES

Although at the time of application for the subject zoning re-classification the applicant does not propose residential development the C-LB zone would allow for high-density residential development. Should an unforeseen change in circumstances occur, the potential does exist for the site to develop residentially. For that reason staff has provided below, several goals and policies from the Comprehensive Plan relating to residential development.

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.

Under the City's Housing element of the comprehensive plan, Goal #2 states: *"Provide a range of housing types for all economic segments of the Richland Community."*

Policies within that goal state:

Policy 1 - Through the comprehensive plan, zoning code, and subdivision code, allow for a variety of housing types and lot configurations including multi-family housing, mixed use development, cluster development, live/work housing, accessory dwelling units, single room occupancy units, zero lot line and similar subdivisions, planned unit development, and non-traditional housing forms such as group homes as alternative means of accommodating residential growth and providing affordable housing options.

a - Allow for a variety of lot sizes in low density residential districts.

b - Allow and encourage a range of housing choices for seniors and special needs households, such as independent living, various degrees of assisted living, and skilled nursing care facilities. Strive to locate new housing along transit routes and near retail and professional service areas.

Policy 2 - Promote higher density and infill housing located near transportation links.

Policy 3 - Allow the use of modular housing, conforming to the standards of the State of Washington building and energy codes, and manufactured housing, built to standards established by the United States Department of Housing and Urban Development. Modular and manufactured houses shall be permitted on individual lots in any land use zone where residential uses are permitted.

Policy 4 - Promote and foster, where appropriate, innovative and non-traditional housing types.

PUBLIC NOTICE

Application Date:	July 22, 2016
Notice of Application & Hearing Mailed:	August 5, 2016
Notice of Application & Hearing Published:	July 31, 2016
Notice of Application & Hearing Posted:	August 3, 2016
Public Hearing:	August 25, 2016

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 5. As of the date of this report, City staff received several inquiries from surrounding residents about the application together with written comments. Written comments received are included herein as exhibit 6. As meeting was held on August 10th between Mr. Bauder and Quailwood IV home owners association representatives where site development details were discussed. The primary issues raised by the association relate to driveway placement, increased traffic to the site and concern over a narrow strip of land lying along the south property line. To address concerns expressed by neighbors and to ensure Code required site development details are achieved, staff is proposing a development agreement (exhibit 7). Code required conditions within the agreement are mentioned in the "Proposed Zoning" section (pgs. 4 & 5) of this report.

UTILITY AVAILABILITY

A sewer line transects the property approximately east-to-west along the southern third of the parcel. A water main is located in Gage Blvd. and is stubbed to the site at the mid-point of the parcel. Underground electrical service lines run along the parcel frontage between the sidewalk and the front property line. An

aboveground electrical transformer is sited near the northwest corner of the parcel. All of the utility services necessary for site development are currently in place and are of adequate capacity to serve future site development.

TRANSPORTATION

Gage Boulevard is a 5-lane roadway classified as a principal arterial in the City's Transportation Plan and is sufficiently sized to accommodate traffic volumes generated by commercial or residential site development. The most recent site plan (exhibit 1) provided by Mr. Bauder indicates two proposed vehicle access points to Gage Blvd. located approximately fifty (50') feet inward from each the west and east property corners. The City Transportation Engineer reviewed the applicant's site plan and does not have traffic safety concerns relative to the proposed ingress/egress configuration. The proposed development agreement conditions against site development from creating any traffic site visibility obstructions near the existing access point into the Quailwood site.

In terms of traffic generation, based in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th edition, if the site were developed with 12 residential townhomes the site would generate approximately 6 vehicle trips during peak PM hours (4-6pm). In contrast if the site were developed with an approximately 13,600 square foot office building as indicated in the preliminary site plan, the site would generate approximately 34 trips during peak PM hours. The Manual provides separate trip generation rates for general offices uses (1.49 trips/1,00ft²) and for medical/dental offices (3.57 trips/1,00ft²). Staff finds it reasonable to analyze office vehicle trip generation by averaging these two rates; the average used is 2.53 trips/1,00ft².

SEPA

A SEPA checklist was prepared and provided to staff by the applicant. Based on information in the checklist a determination of non-significance (DNS) was issued. However, pursuant to WAC 197-11-800(6) (c) the rezone application qualifies as a categorically exempt action by meeting the requisite circumstances; they are as follows:

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

While the subject site is designated for high-density residential land uses under the Comprehensive Plan, the purpose statement for the C-LB zone states that C-LB zoning may be applied to portions of the City designated for high-density residential land uses. Being that the C-LB zone is primarily oriented toward permitting office uses, planning staff considers the zone to be a type of office zone. In many instances office zones function as buffers between high-intensity and low-intensity land uses. For instance, an office placed between a retail store or a busy roadway and a single-family residential neighborhood, would serve to ameliorate the noise, dust, light and fumes generated by the retail store or roadway. Office uses are viewed by planners as low intensity land uses that are generally not objectionable to adjacent residences. In this case, an office development would provide some buffer between Gage Boulevard and the existing residential townhomes to the south.

City water and sewer mains are located less in close proximity to the subject site and could be extended to serve a new commercial use.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2015-102) and recommends approval of the request based on the following:

1. The City of Richland Comprehensive Plan designates the subject site as suitable for high-density residential uses;
2. In Richland's Zoning Code the purpose statement for the Limited Business Use district (C-LB) states that the zone may be applied to portions of the city designated for commercial or high-density residential uses under the Comprehensive Plan;
3. Commercial development of the site, with C-LB uses is consistent with the intent of the Comprehensive Plan;

4. Richland's Zoning Code contains site development regulations related to setbacks, building height and landscaping applicable to commercial development in the C-LB zone when adjacent to single-family residences;
5. Rezone approval is conditioned upon the applicant entering into a development agreement with conditions addressing site development requirements and restrictions; and addressing some concerns raised by property owners in the vicinity of the site;
6. The site is immediately adjacent to residential PUD zoning to the south and Gage Boulevard along the north property line;
7. City water and sewer mains are in close proximity to the site and could be extended to serve the commercial re-development of the site;
8. The project is exempt from the provisions of the State Environmental Policy Act, as identified in WAC 197-11-800(6) (c).
9. 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. Preliminary site plan
2. Quailwood site plan from 1976
3. Ordinance 26-76
4. Commercial Limited Business zoning regulations– Chapter 23.22
5. Affidavit of publication and public hearing notices
6. Public comment letter(s)
7. Property use and development agreement
8. Site Photos

Exhibit 1

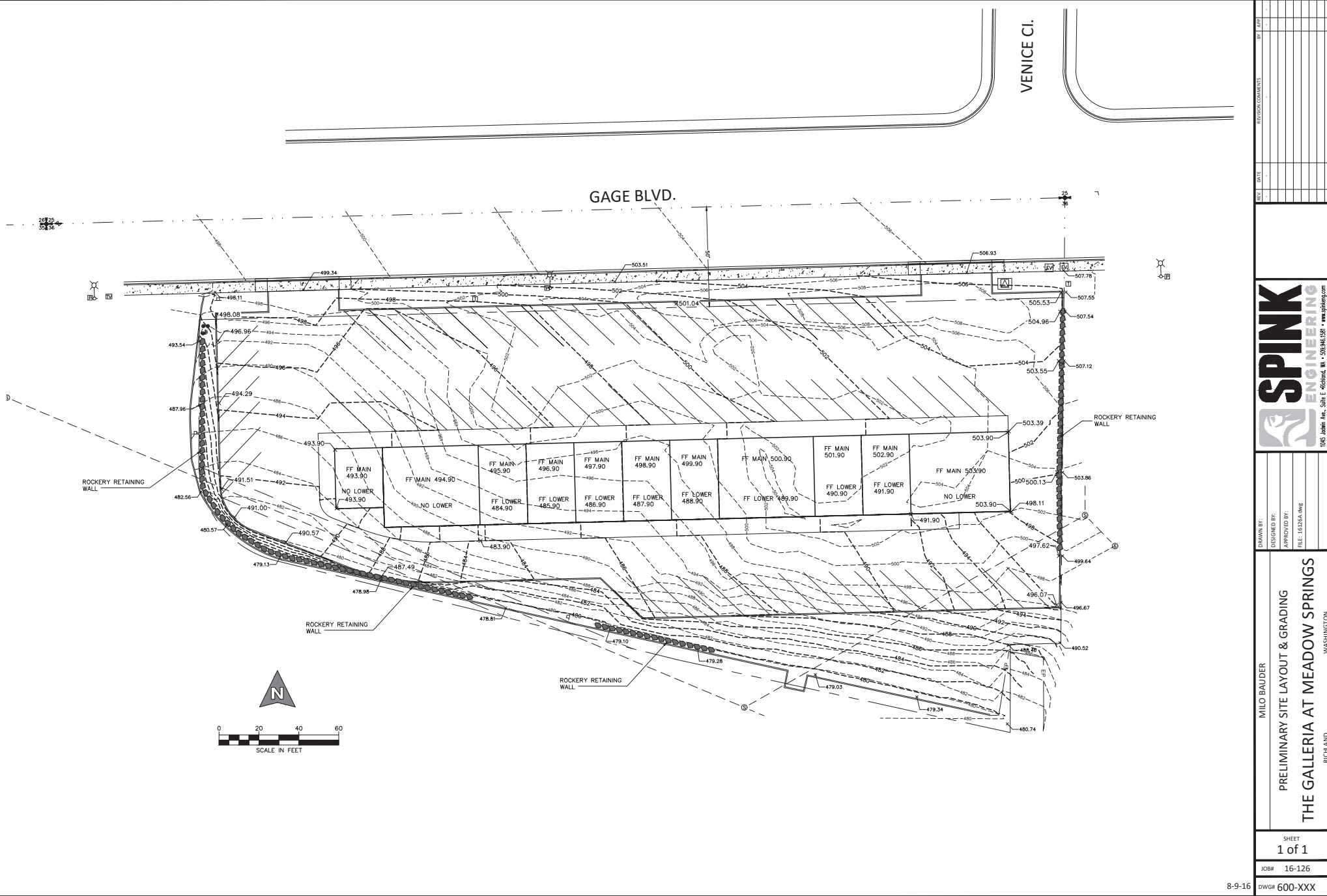
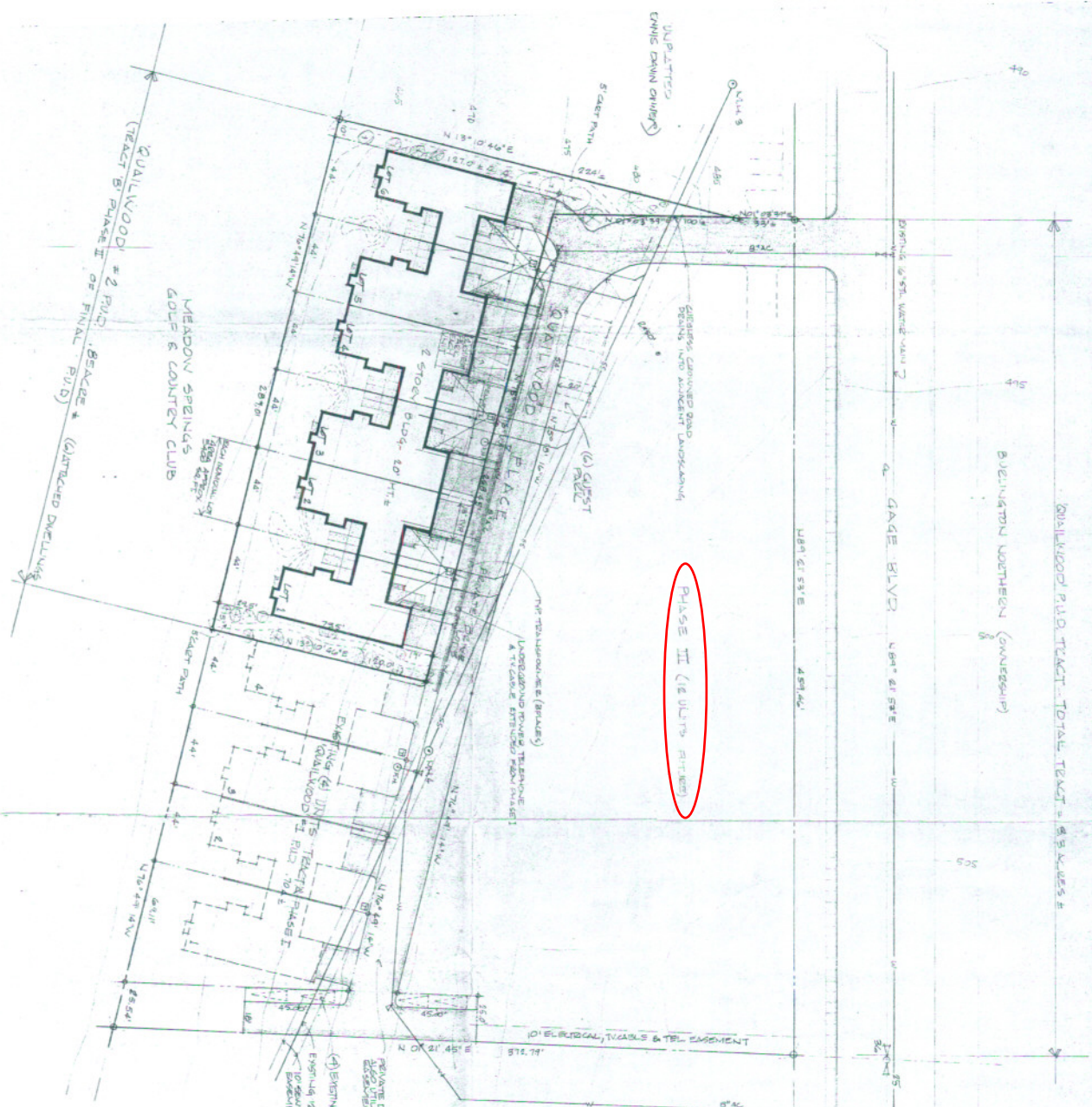
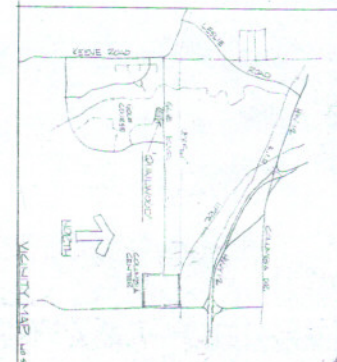


Exhibit 2



THE MEADOWS NORTH PUD (COLUMBIA DYNAMICS, INC. OWNED)



NOTES:

1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ILLINOIS ZONING ORDINANCES AND THE LATEST EDITION OF THE ILLINOIS SUBDIVISION ACT.

TOTAL SITE AREA	8.9 ACRES
TOTAL DEVELOPABLE AREA	88 UNITS
TOTAL DEVELOPABLE AREA	22 UNITS
TRACT II, PHASE I	4 UNITS
TRACT II, PHASE II	6 UNITS
TRACT II, PHASE III	12 UNITS

THE MEADOWS NORTH PUD IS ADJACENT TO THE MEADOWS NORTH PUD AND IS OWNED BY THE MEADOWS NORTH PUD.

CLARIFICATION:

This note states Tract 'C' may contain 12 residential units

RECEIVED
SEP 2 7 1976
INSPECTION

344 Quailwood Pl.

QUAILWOOD PHASE II FINAL FULL PLAN & BOUNDARY SURVEY

OHASHI & AUGIER ARCHITECTS
1111 LINCOLN BLVD
681 LINCOLN BLVD
SHELTON, NE

FILED BY
City of Richland
13 8 28 AM '76

ORDINANCE NO. 26-76

VERNER MILLER, AUDITOR
DEPUTY
RECORDED IN VOL. 308

INDEXED BY 
RECORDED BY 

AN ORDINANCE relating to land use, zoning and planned unit developments, and amending the zoning classification of a certain .85 acre parcel known as Quailwood Planned Unit Development, Phase II, located south of Gage Boulevard about 1/2 mile east of the intersection of Gage Boulevard and Keene Road, from Medium Density Single Family Residential (R-1M) to PUD subject to those conditions contained within the Preliminary PUD Plan incorporated herein.

WHEREAS, RMC 23.70.244(3) of Ordinance No. 52-75 provides that the City Council may approve Planned Unit Developments by the adoption of an ordinance designating the subject property as PUD zone; and

WHEREAS, the Richland Physical Planning Commission on February 18, 1976, held a properly advertised public hearing to consider whether the Preliminary PUD Plan submitted by the petitioner complied with the standards required for PUD approval contained within RMC 23.70.244(1) and (2); and

WHEREAS, the Physical Planning Commission considered such matter and determined that the best interests of the City would be served if such proposed PUD Preliminary Plan were approved; and

WHEREAS, a Preliminary PUD Plan including a site plan and supplemental conditions of development was prepared and comprises the Preliminary PUD Plan which the petitioner must comply with in the development of the demised parcel; and

2.

WHEREAS, the Richland City Council at its March 15, 1976, meeting held a duly advertised public hearing concerning the merits of such PUD plan;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RICHLAND, acting by and through its City Council, as follows:

1.01 That is hereby found as an exercise of the City's police power that the best land-use classification for the below described land is for PUD use if such property is developed in accordance with the Preliminary PUD Plan which is attached hereto, marked Exhibit "A" Part 1 and 2, and by this reference incorporated herein.

1.02 That as an exercise of the police power of the Richland City Council, the below described property within the corporate limits of Richland is hereby rezoned from R-1M to PUD Zone; to-wit:

That portion of Tract D of Meadow Springs Second Nine Phase Two according to plat thereof recorded in Volume 9 of Plats, Page 9, records of Benton County, Washington, lying Westerly of the North-South center of Section line of Section 36, T 9 N, R 28 E., W.M., and northerly of the following described line:

Beginning at the northwest corner of said Tract D; thence S. 01°03'30" W., along the west line thereof a distance of 117.59 feet to the TRUE POINT OF BEGINNING; thence S. 75°18'16" E., a distance of 471.26 feet to a point on said North-South Center-of-Section line, said point lying S. 01°21'45" W., a distance of 292.31 feet from the north quarter corner of said Section 36 and TERMINUS OF THIS LINE; AND

ORDINANCE NO. 26-76

AN ORDINANCE relating to land use, zoning and planned unit developments, and amending the zoning classification of a certain .85 acre parcel known as Quailwood Planned Unit Development, Phase II, located south of Gage Boulevard about 1/2 mile east of the intersection of Gage Boulevard and Keene Road, from Medium Density Single Family Residential (R-1M) to PUD subject to those conditions contained within the Preliminary PUD Plan incorporated herein.

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WHEREAS, a Preliminary PUD Plan including a site plan and supplemental conditions of development was prepared and comprises the Preliminary PUD Plan which the petitioner must comply with in the development of the demised parcel; and

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Beginning at the northwest corner of said Tract D; thence S. 01°03'30" W., along the west line thereof a distance of 117.59 feet to the TRUE POINT OF BEGINNING; thence S. 75°18'16" E., a distance of 471.26 feet to a point on said North-South Center-of-Section line, said point lying S. 01°21'45" W., a distance of 292.31 feet from the north quarter corner of said Section 36 and TERMINUS OF THIS LINE; AND

Beginning at the northeast corner of said northwest quarter; thence S. 01°21'45" W., along the North-South Center-of-Section line, a distance of 422.79 feet; thence N. 76°49'14" W., a distance of 226.65 feet to the TRUE POINT OF BEGINNING; thence N. 13°10'46" E., a distance of 120.00 feet; thence N. 75°18'16" W., a distance of 268.45 feet; thence N. 01°03'39" E., a distance of 100.00 feet; thence S. 13°10'46" W., a distance of 224.00 feet; thence S. 76°49'14" E., a distance of 289.00 feet TO THE TRUE POINT OF BEGINNING.

1.03 That Title 23 of the Richland Municipal Code, the Richland Comprehensive Zoning Ordinance, and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said title, are hereby amended by amending Sectional Map No. 57, which is one of a series of maps constituting said Official Zoning Map, as shown on the attached sectional map hearing the number 57 together with the number and date of passage of this ordinance to designate the zoning of such above referenced property to be PUD Zone.

1.04 That in accordance with the provisions of the Planned Unit Development Ordinance, RMC 23.70.244, Petitioner shall solicit final PUD Plan approval from the Physical Planning Commission within one year from the date of passage of this ordinance and shall comply with the approved PUD Plan contained herein.

1.05 The map entitled Part I, Land-Use, as originally adopted by the Richland Comprehensive Plan Report No. 2 and as subsequently changed, is hereby amended as shown on the

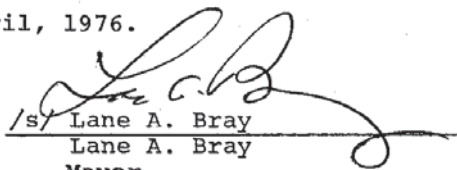
4.

Richland Comprehensive Plan Map entitled Part I, Land-Use, to show the demised parcel as PUD designation, such plan bearing the date of passage of this ordinance, a copy of which is attached hereto and is by this reference made a part hereof.

1.06 The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance, including the described exhibit, and the attached amended sectional Map No. 57, each duly certified by the clerk as true copies thereof.

1.07 This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City.

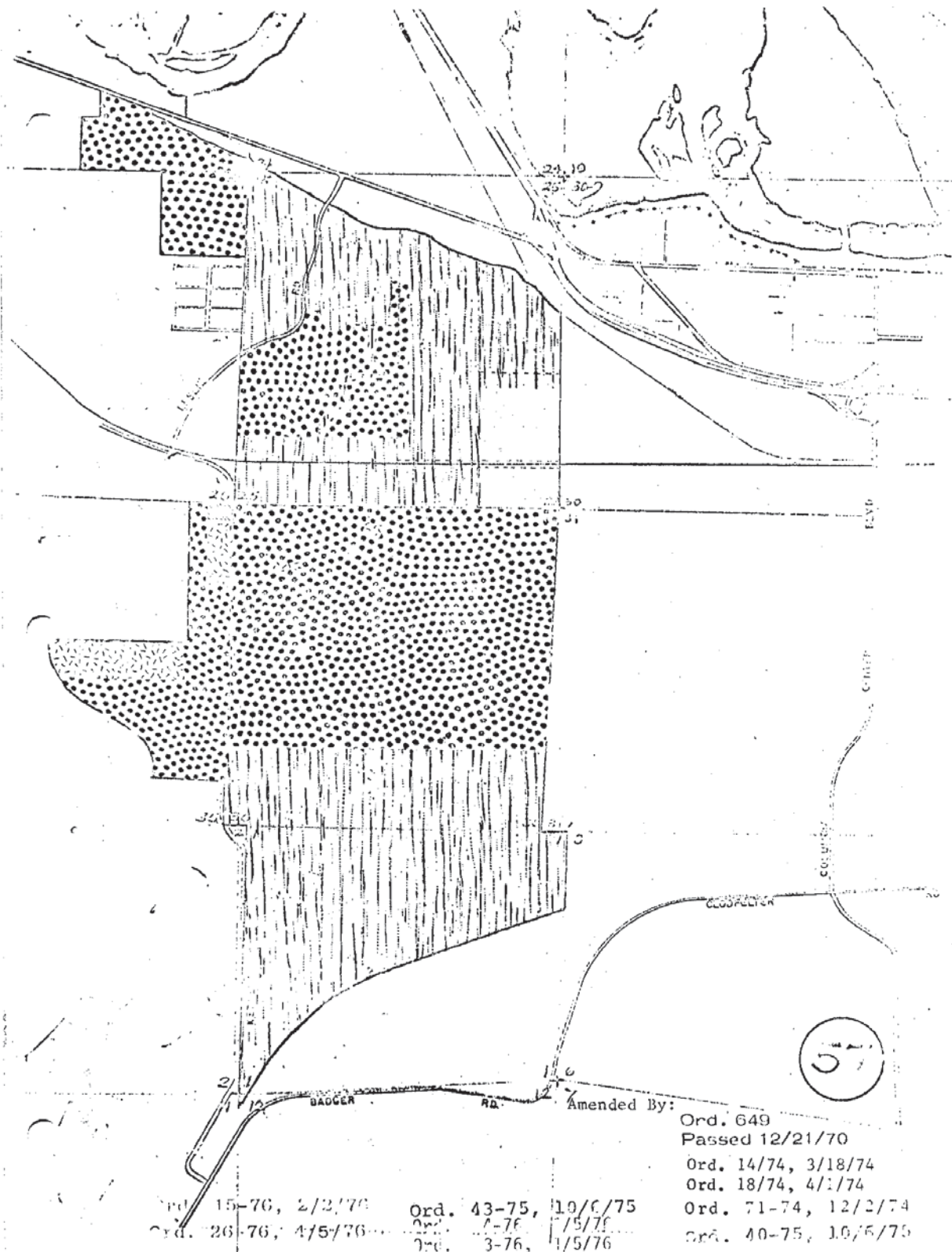
PASSED by the City Council of Richland at a regular meeting on the 5th day of April, 1976.


/s/ Lane A. Bray
Lane A. Bray
Mayor

FORM APPROVED:


/s/ Leland B. Kerr
Leland B. Kerr
Acting City Attorney

c/a
3/10/76



QUAILWOOD PUD, PHASE II
EXHIBIT "A"
PART 2

SUPPLEMENTAL CONDITIONS OF DEVELOPMENT

The above-described PUD shall be developed in accordance with the following conditions recommended by the Technical Advisory Committee of the Physical Planning Commission on February 18, 1976; and of the City of Richland City Council:

- (1) That the second fire hydrant be installed to the Fire Marshall's specifications prior to the framing state of construction of the proposed buildings.
- (2) That a final grading plan be submitted with the final planned unit development plan for Quailwood Planned Unit Development - Phase II.
- (3) All utility lines and easements shall be sized and located to the specifications of the Development Services Department and the Utilities Services Department.
- (4) All mail box facilities shall be located adjacent to Gage Boulevard in such a way that they may be served from an automobile and that they do not create a site obstruction.
- (5) As-built construction drawings of the water and sewer lines will have to be provided to the Water and Sewer Division before any water meters will be installed.

QUAILWOOD PUD, PHASE II
EXHIBIT "A"
PART 2

SUPPLEMENTAL CONDITIONS OF DEVELOPMENT

The above-described PUD shall be developed in accordance with the following conditions recommended by the Technical Advisory Committee of the Physical Planning Commission on February 18, 1976; and of the City of Richland City Council:

- (1) That the second fire hydrant be installed to the Fire Marshall's specifications prior to the framing state of construction of the proposed buildings.
 - (2) That a final grading plan be submitted with the final planned unit development plan for Quailwood Planned Unit Development - Phase II.
 - (3) All utility lines and easements shall be sized and located to the specifications of the Development Services Department and the Utilities Services Department.
 - (4) All mail box facilities shall be located adjacent to Gage Boulevard in such a way that they may be served from an automobile and that they do not create a site obstruction.
 - (5) As-built construction drawings of the water and sewer lines will have to be provided to the Water and Sewer Division before any water meters will be installed.
-

Richland Municipal Code Chapter 23.22

C-LB Zoning Code Regulations

23.22.010 Purpose of commercial use districts.

A. The limited business use district (C-LB) is a zone classification designed to provide an area for the location of buildings for professional and business offices, motels, hotels, and their associated accessory uses, and other compatible uses serving as an administrative district for the enhancement of the central business districts, with regulations to afford protection for developments in this and adjacent districts and in certain instances to provide a buffer zone between residential areas and other commercial and industrial districts. This zoning classification is intended to be applied to some portions of the city that are designated either commercial or high-density residential under the city of Richland comprehensive plan.

23.22.030 Commercial 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	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Agricultural Uses								

Exhibit 4

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Raising Crops, Trees, Vineyards								P
Automotive, Marine and Heavy Equipment								
Automotive Repair – Major				P				
Automotive Repair – Minor		P	P	P	S			
Automotive Repair – Specialty Shop		S	P	P	S			
Automobile Service Station		P ¹	P ¹	P ¹	S ¹			
Auto Part Sales		P	P	P	S			
Boat Building				P				
Bottling Plants				P				P ²⁸
Car Wash – Automatic or Self-Service		P ²	P ²	P ²	S ²			
Equipment Rentals			P	P				
Farm Equipment and Supplies Sales				P				
Fuel Station/Mini Mart	S	P	P	P	P			
Heavy Equipment Sales and Repair				P				
Manufactured Home Sales Lot				P				
Marinas						P	P	
Marine Equipment Rentals				P		P	P	
Marine Gas Sales						A	A	
Marine Repair				P		P	P	

Exhibit 4

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Towing, Vehicle Impound Lots				S ³				
Truck Rentals			P	P				
Truck Stop – Diesel Fuel Sales			S	P				
Truck Terminal				P				
Vehicle Leasing/Renting			P ⁴	P	S ⁴			
Vehicle Sales			P ⁴	P	S ⁴			
Warehousing, Wholesale Use				P				
Business and Personal Services								
Animal Shelter				S ⁵				
Automatic Teller Machines	P	P	P	P	P	P		P
Commercial Kennel				P ⁵				
Contractors' Offices		P	P	P	P			
Funeral Establishments			P	P				
General Service Businesses	A	P	P	P	P	P		
Health/Fitness Facility	A	P	P	P	P	A	P	
Health/Fitness Center			P	P	P		P	
Health Spa		P	P	P	P	P		P
Hospital/Clinic – Large Animal				S ⁵				
Hospital/Clinic – Small Animal			S ⁵	P ⁵	P			

Exhibit 4

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Laundry/Dry Cleaning, Com.				P	P ²⁹			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			
Laundry/Dry Cleaning, Retail	P	P	P	P	P	P		
Laundry – Self-Service		P	P	P	P			
Mini-Warehouse				P ⁶				
Mailing Service	P	P	P	P	P	P		
Personal Loan Business	P	P	P	P	P			
Personal Services Businesses	A	P	P	P	P	P		
Photo Processing, Copying and Printing Services	P	P	P	P	P	P		
Telemarketing Services	P		P	P	P			
Video Rental Store		P	P	P	P	P		P
Food Service								
Cafeterias	A		A	A	A	A	A	
Delicatessen	P	P	P	P	P	P	P	P
Drinking Establishments		P ⁷	P	P	P	P	P	P
Micro-Brewery			P	P	P	P	P	P
Portable Food Vendors ²⁶	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁸
Restaurants/Drive-Through		S ⁸	P ⁸	P ⁸	S ^{8, 9}	S ^{8, 9}		
Restaurants/Lounge		P ⁷	P	P	P	P	P	P

Exhibit 4

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Restaurants/Sit Down	A	P	P	P	P	P	P	P
Restaurants/Take Out		P	P	P	P	P		P
Restaurants with Entertainment/Dancing Facilities		P ⁷	P	P	P	P	P	P
Wineries – Tasting Room		P ⁷	P	P	P	P	P	P
Industrial/Manufacturing Uses								
Laundry and Cleaning Plants				P				P ²⁸
Light Manufacturing Uses				P				P ²⁸
Warehousing and Distribution Facilities				P				P ²⁸
Wholesale Facilities and Operations				P				P ²⁸
Wineries – Production				P				P
Office Uses								
Financial Institutions	P	P/S ²²	P	P	P/S ²²	P		
Medical, Dental and Other Clinics	P	P	P	P	P	P		
Newspaper Offices and Printing Works			P	P	P			
Office – Consulting Services	P	P	P	P	P	P		P ²⁸
Office – Corporate	P		P	P	P	P		P ²⁸
Office – General	P	P	P	P	P	P		P ²⁸
Office – Research and Development	P		P	P	P			P ²⁸
Radio and Television Studios			P	P	P			

Exhibit 4

[illegible]

Exhibit 4

[illegible]

Exhibit 4

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Accessory Dwelling Unit		A	A	A	A	A		A
Apartment, Condominium (3 or more units)	P		P ¹⁸		P	P		
Assisted Living Facility	P		P		P ¹⁸	P		
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹		
Dormitories, Fraternities, and Sororities	P				P	P		
Dwelling, One-Family Attached						P ²⁵		
Dwelling, Two-Family Detached						P		
Dwelling Units for a Resident Watchman or Custodian				A				P ²⁸
Family Day Care Home	P ¹⁹					P ¹⁹		
Houseboats						P	P	
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		P ¹⁸	P		
Recreational Club	A				A	A		
Senior Housing	P				P ¹⁸	P		
Temporary Residence	P ²⁰	P ²⁰	P ²⁰	P ²⁰	P ²⁰	P ²⁰		P
Retail Uses								
Adult Use Establishments				P ²¹				
Apparel and Accessory Stores		P	P	P	P	P		P

Exhibit 4

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Auto Parts Supply Store		P	P	P	P			
Books, Stationery and Art Supply Stores	A	P	P	P	P	P		P
Building, Hardware, Garden Supply Stores		P	P	P	P			
Department Store			P	P	P			
Drug Store/Pharmacy	A	P/S ²²	P	P	P	P		
Electronic Equipment Stores		P	P	P	P	P		
Food Stores		P	P	P	P	P		
Florist		P	P	P	P	P		P
Furniture, Home Furnishings and Appliance Stores		P	P	P	P			
Landscaping Material Sales			A	P				
Lumberyards				P				
Nursery, Plant				P				P
Office Supply Store	A	P	P	P	P	P		
Outdoor Sales				P				
Parking Lot or Structure	P	P	P	P	A	P		P
Pawn Shop				P				
Pet Shop and Pet Supply Stores		P	P	P	P			
Retail Hay, Grain and Feed Stores				P				

Exhibit 4

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Secondhand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
Miscellaneous Uses								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	
Cemetery	P		P	P				
Community Festivals and Street Fairs	P	P	P	P	P	P	P	P
Convention Center	P		P	P	P	P	P	
Micro- and Macro-Antennas	P	P	P	P	P	P	P	P
Monopole			S ²³	P/S ²³	S ²³			
On-Site Hazardous Waste Treatment and Storage	A	A	A	A	A	A	A	A
Outdoor Storage		A ²⁴	A ²⁴	P ²⁴				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A ²⁸

1. RMC 23.42.280
2. RMC 23.42.270
3. RMC 23.42.320
4. RMC 23.42.330
5. RMC 23.42.040
6. RMC 23.42.170
7. RMC 23.42.053
8. RMC 23.42.047
9. RMC 23.42.055
10. RMC 23.42.050
11. RMC 23.42.200
12. RMC 23.42.250
13. RMC 23.42.260

14. RMC 23.42.100
15. RMC 23.42.230
16. RMC 23.42.220
17. RMC 23.42.190
18. Use permitted on upper stories of multi-story buildings, if main floor is used for commercial or office uses.
19. RMC 23.42.080
20. RMC 23.42.110
21. RMC 23.42.030
22. Use permitted, requires special use permit with drive-through window.
23. Chapter 23.62 RMC
24. RMC 23.42.180
25. RMC 23.18.025
26. See definition, RMC 23.06.780
27. RMC 23.42.185
28. Activities permitted only when directly related to and/or conducted in support of winery operations.
29. Within the central business district (CBD), existing commercial laundry/dry cleaning uses, established and operating at the time the CBD district was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the commercial laundry/dry cleaning use, and existing at the effective date of the CBD district, may be continued. Commercial laundry/dry cleaning uses not established and operating at the time the CBD district was established are prohibited.

23.22.040 Site requirements and development standards for commercial use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units/square feet)	1:1,500	N/A	N/A	N/A	None	1:1,500	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A
Minimum Front Yard Setback ¹⁴	20 feet	45 feet ¹	0 feet ²	0 feet ²	CBD, Parkway, Uptown Districts: 0	Note 4,5	Note 4	20 feet

Exhibit 4

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
					feet min. – 20 feet max. ^{3, 11, 13} Medical District: 0 feet min.			
Minimum Side Yard Setback	0 feet ⁶	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,9}	0 feet	0 feet ^{6,8}
Minimum Rear Yard Setback	0 feet ^{6,8}	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,8,10}	0 feet	0 feet ^{6,8}
Maximum Building Height ¹⁴	55 feet	30 feet	80 feet	80 feet	CBD – 110 feet Medical – 140 feet Parkway – 50 feet Uptown – 50 feet	35/55 feet ¹²	35/55 feet ¹²	35 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	500 feet	500 feet	N/A	N/A

6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:

a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, 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 12,000, R-1-10 – single-family residential 10,000, 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.

b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings

that are within 50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) 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 C-LB, CW and CBD zoning districts, respectively.

c. 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, or currently zoned for and developed with a single-family residential use in the CBD district. 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](#).

d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Shane O'Neill**, 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 3rd day of August, 2016, I posted the attached NOTICE OF PUBLIC HEARING, File Number Z2016-103 on the property at:

201 Gage Boulevard
PIN # 1-36981050003000



Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 5th day of August, 2016 by SHANE O'NEILL.



Signature of Notary



Printed Name

Notary Public in and for the State of Washington,

Residing in West Richland

My appointment expires: 2-18-20

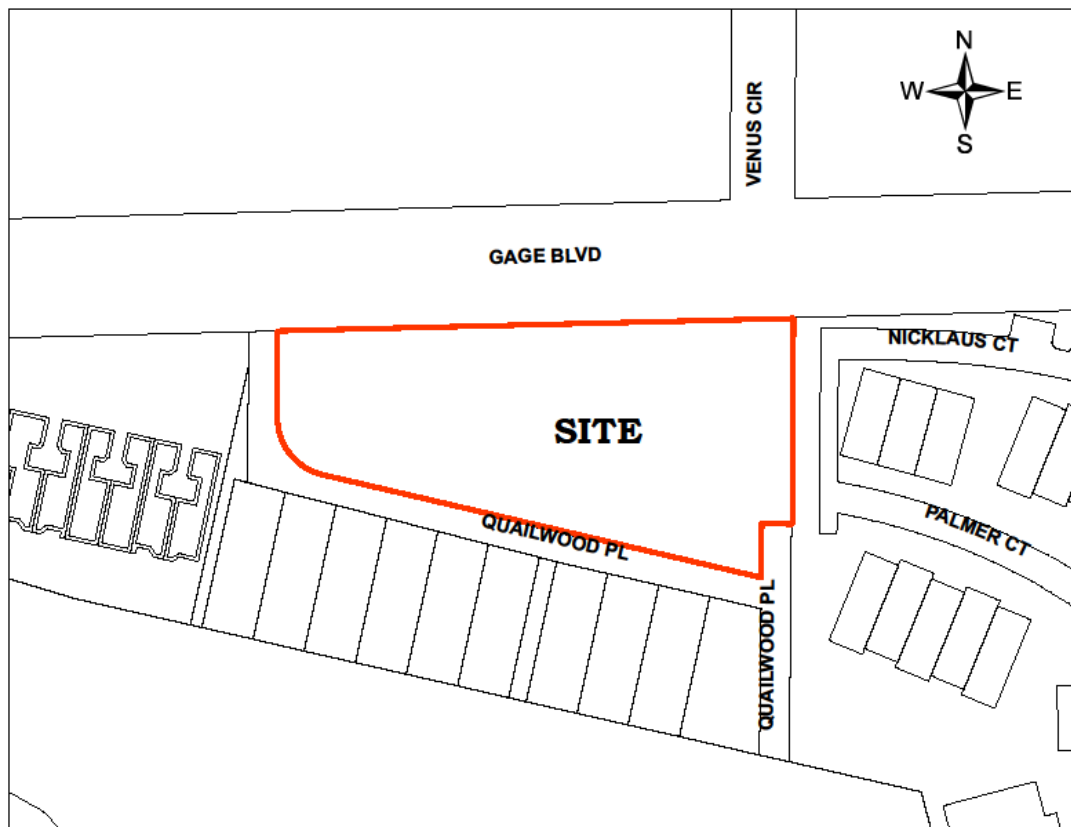
CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING & DETERMINATION OF NON-SIGNIFICANCE

Notice is hereby given that Milo Bauder has submitted an application to rezone a 1.6 acre site located at the southeast corner of Gage Blvd. and Quailwood Place, from Planned Unit Development (residential PUD) to C-LB (Commercial Limited Business) to allow for future mixed use development.

A public hearing on the proposed rezone will be held before the Hearing Examiner on **August 25, 2016** at 6:00 pm in the Council Chambers, 505 Swift Blvd., Richland WA 99352.

Notice is finally given that the City of Richland on July 26, 2016 issued a Determination of Non-Significance (DNS), SEPA File No. EA2016-18 for the site rezoning application. The City of Richland 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 43.21C.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. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 30 days from the date of legal notice publication.

Any person desiring more information, to express his views or to be notified of any decisions pertaining to these applications or the DNS should notify Shane O'Neill, Senior Planner, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Ph. 509-942-7587, soneill@ci.richland.wa.us.





**CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING & DETERMINATION OF NON-
SIGNIFICANCE**

Notice is hereby given that Milo Bauder has submitted an application to rezone a 1.6 acre site located at the southeast corner of Gage Blvd. and Quailwood Place, from Planned Unit Development (residential PUD) to C-LB (Commercial Limited Business) to allow for future mixed use development.

A public hearing on the proposed rezone will be held before the Hearing Examiner on **August 25, 2016** at 6:00 pm in the Council Chambers, 505 Swift Blvd., Richland WA 99352.

Notice is finally given that the City of Richland on July 26, 2016 issued a Determination of Non-Significance (DNS), SEPA File No. EA2016-18 for the site rezoning application. The City of Richland 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 43.21C.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. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 30 days from the date of legal notice publication.

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**CITY OF RICHLAND
NOTICE OF APPLICATION, DETERMINATION OF NON-SIGNIFICANCE
& PUBLIC HEARING NOTICE**

Date Notice Issued: July 26, 2016, per WAC 197-11-340(2)

File No: SEPA File No. EA2016-18

Proponent: Milo Bauder

Proposal: Rezone a 1.6 acre site located at the southeast corner of Gage Blvd. and Quailwood Place, from Planned Unit Development (residential PUD) to C-LB (Commercial Limited Business) to allow for future mixed use development.

Determination: The City has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement 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.

Hearing Examiner Public Hearing: August 25, 2016, 6:00 p.m. in the in the Council Chambers, 505 Swift Blvd., Richland WA 99352 regarding the Shoreline Substantial Development Permit

Notice Published: July 31, 2016; the lead agency will not act on this proposal for 30 days from the date of legal notice publication.

Public Comments Due: August 18, 2016

Contact: Shane O'Neill, Senior Planner
PO Box 190, MS-35
Richland, WA 99352
soneill@ci.richland.wa.us.

ONeill, Shane

From: Dan Arnold <danarnoldlaw@gmail.com>
Sent: Monday, August 8, 2016 8:37 PM
To: O'Neill, Shane; Thompson, Bob -ClearWire Account
Subject: DRAFT Proposed Meadow Springs Strip Mall between Quailwood & Gage

Mr. O'Neill:

Monday, August 8, 2016

DRAFT - please consider this only represents an initial response based on a quick, partial reading of the rezoning proposal referenced below. I wish to be informed of all meetings, hearings, and discussions regarding this project.

I will have additional and amended responses after reading the applicable RCW's, WAC's, case law, and other legal authorities.

Thank you for your attention,

Daniel M. Arnold, 421 Nicklaus Ct, Richland, WA

WSBA #10575

Re: City of Richland SEPA File No. EA2016-18 ReZone Proposal

Preliminary considerations on a proposed rezoning to allow a strip mall to be built in a residential area entirely surrounded by private residences.

The 'Determination of Non Significance' of a rezoning a residential property to commercial is more than curious considering the property in question is currently zoned residential and is bounded on the North, East, West, and South by currently occupied residences and zoned residential on all four sides.

The parcel at issue has functioned as an unofficial public park and undeveloped wildlife area since before the City of Richland was incorporated. It is one of the few remaining habitats for flora and fauna indigenous to this area and remains one of the few such parcels within the City of Richland. The project proposed should this rezoning be approved calls for moving an "estimated" 675,000 cubic feet ("approximately") of unspecified "material on this site." No basis is given for calculating this 25,000 cubic yards of material, but does concede a 'dust control and erosion control plan will need to be implemented and approved by the City. No mention of the impact of this dust and erosion on the surrounding residents is mentioned.

75% of this natural area is proposed to be covered by asphalt or other 'impervious surfaces,' requiring 'storm drainage runoff' and a 'retention area. It is worth noting that the Quailwood and On the Green, residential areas

are immediately adjacent to and at a lower elevation than the proposed strip mall. Water that would otherwise naturally drain from this area would severely impact those residences and the surrounding and the Meadow Springs Golf Course by the change to 'impervious surfaces.'

Essentially, the rezone requests the current residential zoning and parklike area bounded entirely by family homes should be converted to a strip mall entirely surrounded by private residences. This will greatly decrease the value of those residences and is incompatible and inconsistent with the quiet enjoyment of the residential property owners adjacent to this proposed rezoning.

Exhibit 6

From: Carl and Angela Haller, 423 Nicklaus Ct., Richland 99352

To: Richland Planning and Development Services Attention: Shane O'Neill, Senior Planner, soneill@ci.richland.wa.us

Subject: Rezone application for the 1.6 acre tract at the southeast corner of Gage Blvd and Quailwood Place from residential PUD to Commercial Limited Business

Rezoning the subject tract of land from a residential property accessed via an extension of Nicklaus Ct and/or the existing Quailwood Place to a commercial development with direct access to Gage Blvd is a poorly thought out and dangerous plan. A very large apartment complex, a housing development, a church, and three condominium complexes are either adjacent to or directly across Gage Blvd from the subject tract. These residents presently face huge challenges entering and exiting Gage Blvd safely. Adding more entry and exit access drives into and out of Gage Blvd, especially for commercial traffic, would create a situation where nearby residents and commercial customers from the proposed complex would start taking unacceptable risks to enter and exit Gage Blvd traffic.

The potential safety hazard created by rezoning the subject tract is not in the best interest of the City of Richland. Practically every resident in the city of Richland at one time or another uses Gage Blvd. Don't increase the traffic hazards that already exist on this busy thoroughfare.

Thank you for your consideration and allowing my wife and I to present our views.

Carl and Angela Haller

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2016, by and between the CITY OF RICHLAND and Luther Senior Center (Petitioner).

W-I-T-N-E-S-S-E-T-H:

WHEREAS, the City of Richland is currently entertaining an application by Milo Bauder, (hereinafter "Petitioner") for a change of zone covering a 1.6 acre site located at 201 Gage Boulevard (hereinafter "Property") and more particularly described in Ordinance No. _____.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from PUD – Planned Unit Development to C-LB – Commercial Limited Business. Petitioner for himself and for and on behalf of his heirs, successors and assigns, covenants and agrees as follows:

- 1) Prior to development of the subject property the petitioner shall submit to the City of Richland Planning Department for review, a site landscaping plan. Said landscaping plan shall be approved by City Planning staff prior to issuance of a building permit for new construction on the property. Said plan shall consist of the following elements:
 - a) An irrigated landscape strip, 10 feet in width along the Gage Boulevard frontage; provided that all landscaping shall be installed and maintained in such a fashion as to avoid creating a sight distance restriction for the entry/exit points into the site and for the existing Quailwood Place private road located immediately west of and adjacent to the site. The intent of landscaping in this area is to comply with the provisions of RMC 23.54.140 regarding landscaping of parking areas;
 - b) A minimum 10 foot wide, irrigated landscape strip shall be provided along the western, eastern and southern sides of the site together with a six foot fence, block wall or rock retaining wall. Said fence or wall shall be installed along the edge of the paved parking area, with landscaping installed between the fence or wall and the property boundary. A chain link fence would not meet the requirement for fencing. The intent of landscaping within this area is to provide screening for the adjacent properties. Along the southerly property boundary, the fence, block wall or rock retaining wall and landscaping shall be installed at or near the elevation of the parking area, rather than the elevation at the property boundary;
 - c) A triangular shaped area located in the southeastern most portion of the property shall be landscaped. Landscaping in this area may be xeriscape landscaping consisting of hardscape materials such as rockeries, gravel or similar treatments. The intent of landscaping within this area is for slope stabilization and dust control.

- 2) The driveway locations as proposed on the preliminary site plan are acceptable provided that the driveways conform to City development standards and are reviewed and approved by the Richland Public Works Department;
- 3) A monument sign shall be placed adjacent to the western driveway to clearly identify the entrance into the site. The design, size and placement of said monument sign shall be arranged so that no sight distance restrictions are created for either the adjacent Quailwood Place driveway or the on-site driveways;
- 4) Building setbacks from the southerly, easterly and westerly property lines shall be a minimum of 35 feet;
- 5) Building height within 50 feet of the southerly, easterly and westerly property boundaries shall not exceed 30 feet;
- 6) Use of the building shall be predominately limited to permitted uses within the C-LB zone, as provided for in Chapter 23.22 of the Richland Municipal Code. Accessory uses allowed within the C-LB zone shall not exceed 49% of the total floor area of the building;
- 7) Exterior building finish materials shall be the same on both the north and south sides of the building;
- 8) Dumpster locations, refuse areas and mechanical equipment shall be located and/or screened from view of the adjacent residential properties; and,

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, until such time as the terms of the agreement are fulfilled. 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

Cindy Reents
City Manager

Milo Bauder
Petitioner

APPROVED AS TO FORM:

Heather Kintzley
City Attorney

Simon, Rick

From: Kurt Hubele <kurt.hubele@mac.com>
Sent: Wednesday, August 24, 2016 12:11 PM
To: Simon, Rick
Subject: Letter of Support for Quailwood 3 Re-Zone

Rick,

We represent, and speak for, the residents of the Quailwood Homeowners Association (HOA). Our private road, Quailwood Place, borders the proposed Bauder re-zoning along the entire west and south sides of the lot. Our houses are approximately 30 feet below the upper portions of the empty lot. We are the most impacted residents by the proposed changes from future business development and activity.

We recently met with Milo Bauder and Cassie Carroll to discuss our concerns about protecting the security and character of our residential area. Our conversations covered the impacts of lighting, noise, traffic, potential eyesores, landscaping, and security. The result of these meetings is the Property Use and Development Agreement drafted on Friday 20 August 2016.

With adoption of the above mentioned agreement, the Quailwood HOA supports the proposed re-zoning to a C-LB designation and believes the change is the best outcome for our residential area.

Sincerely,

Jack Ross, President Quailwood HOA
Kurt Hubele, Secretary/Treasurer Quailwood HOA

To: City of Richland

8-21-2016

Planning Department - Rezoning

My name is Betty Haller. I live at 271 Gage Blvd. which is known as the Quailwood IV Condominiums. I am 95 years old and have lived in the Tri Cities for about 49 years total and the last 32 years continuously in Richland. I have lived at my current address since 2008. I live alone and am pretty much self-sufficient with the exception of transportation. I no longer drive and have to rely on other people for transportation. I take Dial-A Ride when I can. Those who visit and provide me with transportation are all senior citizens. They all have complained for a number of years about the amount of traffic on Gage Blvd. It increases every year. They are very cautious of the traffic that flows faster than the posted speed limit and frankly are very leery of pulling into or out of our parking lot. Many have told me that they have come very close to having an accident. They do not visit much anymore during the day and now come primarily between 6:30 P.M. to 9 P.M. I do not think that is right.

I am very much against this rezoning as I understand there will be commercial buildings on the lot. I cannot imagine the increase in traffic! I also understand there could be a restaurant in the building. These type of smells literally make me sick. When I bought here I couldn't have imagined a business going in next door. That is not right. I pay my property taxes. Who looks after me when someone thinks they have a right to take land that was not zoned the way they want it. This entire area is for residential use only. It was designated as that years ago and should not be changed. This would wreck our neighborhood.

Sincerely,

Betty Haller

Betty Haller
8/23/16

Hand delivered
8-25 + 8-26 2016

From: Carl and Angela Haller, 423 Nicklaus Ct., Richland 99352

To: Richland Planning and Development Services Attention: Shane O'Neill, Senior Planner, soneill@ci.richland.wa.us

Subject: Rezone application for the 1.6 acre tract at the southeast corner of Gage Blvd and Quailwood Place from residential PUD to Commercial Limited Business

Rezoning the subject tract of land from a residential property accessed via an extension of Nicklaus Ct and/or the existing Quailwood Place to a commercial development with direct access to Gage Blvd is a poorly thought out and dangerous plan. A very large apartment complex, a housing development, a church, and three condominium complexes are either adjacent to or directly across Gage Blvd from the subject tract. These residents presently face huge challenges entering and exiting Gage Blvd safely. Adding more entry and exit access drives into and out of Gage Blvd, especially for commercial traffic, would create a situation where nearby residents and commercial customers from the proposed complex would start taking unacceptable risks to enter and exit Gage Blvd traffic.

The potential safety hazard created by rezoning the subject tract is not in the best interest of the City of Richland. Practically every resident in the city of Richland at one time or another uses Gage Blvd. Don't increase the traffic hazards that already exist on this busy thoroughfare.

Thank you for your consideration and allowing my wife and I to present our views.

Carl and Angela Haller

Hand Delivered

8-22-2016

To: City of Richland, Planning and Development – Att: Shane O'Neill, Senior Planner,
soneill@ci.richland.wa.us

Ref: Rezoning of Parcel No. 136981050003000

We own a condominium unit at 279 Gage Blvd. (1 of 20 units) known as Quailwood IV. We have owned this unit for about 18 years. Before we purchased this Condo we researched the approved plans for Meadow Springs and zoning issues. At that time there was really no commercial development to speak of with the exception of Albertson and the gas station at Leslie and Gage. We intended this residence to be our retirement (last home). There were a number of reasons for that (at that time Gage was only a 2 way road), and was far enough away from commercial businesses to feel comfortable. We expected to be able to leave for lengthy periods of time and feel secure no issues would arise as did everyone else who purchased property there. It was a golfing community.

The general Meadow Springs area surrounded by Gage, Leslie, Broadmoor and Bellerive is approximately 4 square miles. The area is actually larger and includes all the residential property surrounding the golf course, including areas South of Leslie. Nowhere within the perimeter is there ANY commercial building! Not one! Our contention is that any commercial building within this perimeter, will lessen the value of our property and our ability to peacefully enjoy our residences. There is no question that the increased noise, traffic, smells, lighting, crime, will diminish our property values. In talking to the county appraiser who evaluates this property in question for property taxes, advised that in order to evaluate our belief that our property values will decline, he would have to research comparable property to assess any diminishment in value. As far as I can determine there are no comparable properties in Meadow Springs, in Richland or any other location in the Tri-Cities! All of the similar golfing developments have buffer zones that were naturally developed and zoned accordingly; as ours is presently. Any commercial building would penetrate this zone and be out of sync with all the surrounding properties.

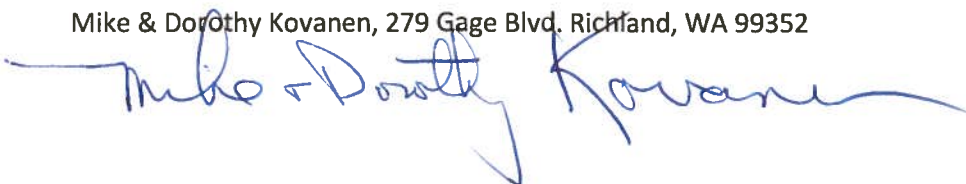
We have some owners who purchased their units when they were first built. Many are elderly and have paid taxes for more than 35 years ! This doesn't even take into consideration the undisputable danger of safe ingress and egress to the Condo units themselves with the extreme limited and restricted vision to traffic from both directions. Any commercial building would look like a monolithic structure that would loom over all surrounding residences; particularly Quailwood 1 & 2. Imagine a structure not more than 30 ft. from the entrance to your residence that consists of a retaining wall that may be as high as 25 ft. Then on top of that a 2, 3 or 4 story commercial building.

There has been in the past, some drainage and back up issues, in which several units have been flooded. With a huge increase in pavement (about 75% of the property), will be covered with asphalt. One can only assume there could be a significant potential for future water damage to units in Quailwood 1, 2 and 4 which are at a significant lower elevation. Who will be responsible for that? Is the City liable?

The rezoning of this property would be an aberration and the only commercial building in the Meadow Springs Golf Course area, within the perimeter described above. We would appreciate that an inspection of the property in question and the surrounding area be made by the total city council and planning manager be made before any decision is rendered to rezone this parcel.

Thank you for your consideration,

Mike & Dorothy Kovanen, 279 Gage Blvd. Richland, WA 99352



August 19, 2016

431 Palmer Court
Richland, Washington 99352

509-713-9305
ryeberto@aol.com

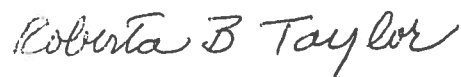
City of Richland:

The city of Richland is considering selling a little patch of dirt on Gage Boulevard to a developer with plans to create a three level project potentially consisting of a restaurant, some "boutique" shops, and two levels above with apartments. This complex will loom beside and above townhouses fronting Meadow Springs Golf Course. The townhouse immediately in front of this hideous sounding project will lose the peaceful life they now enjoy. Privacy will be gone as windows will overlook their homes, noise from this enterprise will interrupt their daily routines. Other townhomes immediately to the left and right of this proposed complex will also be affected by traffic, noise and lack of privacy.

All of us here on the fringes of the golf course bought our homes because of the peace and tranquility offered by living on the golf course. If this project is approved by the city our peaceful and pleasant lives will forever be impacted in a very negative way.

So it appears that one wealthy person who undoubtedly has his little piece of heaven will be able to destroy our little piece of heaven. I don't know who this Donald Trump type person is whose primary concern appears to be lining his pockets at the expense of other people, but why can't he take his money and ideas some other place? Surely there's another place he can build that will not impact other's lives in such a negative way. Please suggest that he look elsewhere.

Sincerely,

A handwritten signature in cursive script that reads "Roberta B Taylor".

Roberta B. Taylor

Hearing Examiner City Of Richland August 25th 2016

265 Gage Blvd Richland WA was purchased by Peter and Mary Guay in 2007 for the use of Peters Mother Mary Guay, Mary is 88 years old.

Mary retired this year from 25 years as a member of the Richland School Board, she continues to stay active on the board and in the community . She travels Gage driveway daily ,adding more cars on this driveway by the proposed property change will cause a problem.

Mary understands the need for construction on the property but not this plan.

I object to commercial use of the property surrounded by condos the property located at the SE corner of Gage Blvd and Quailwood Place.

Quibbs & Leary notice never received
I replied to notice given to me
legal neglect.

Mary + Guay M+16 UAH CHARTERING
265 Gage B
509 628 8095

ONeill, Shane

From: Dan Arnold <danarnoldlaw@gmail.com>
Sent: Monday, August 8, 2016 8:37 PM
To: O'Neill, Shane; Thompson, Bob -ClearWire Account
Subject: DRAFT Proposed Meadow Springs Strip Mall between Quailwood & Gage

Mr. O'Neill:

Monday, August 8, 2016

DRAFT - please consider this only represents an initial response based on a quick, partial reading of the rezoning proposal referenced below. I wish to be informed of all meetings, hearings, and discussions regarding this project.

I will have additional and amended responses after reading the applicable RCW's, WAC's, case law, and other legal authorities.

Thank you for your attention,

Daniel M. Arnold, 421 Nicklaus Ct, Richland, WA

WSBA #10575

Re: City of Richland SEPA File No. EA2016-18 ReZone Proposal

Preliminary considerations on a proposed rezoning to allow a strip mall to be built in a residential area entirely surrounded by private residences.

The 'Determination of Non Significance' of a rezoning a residential property to commercial is more than curious considering the property in question is currently zoned residential and is bounded on the North, East, West, and South by currently occupied residences and zoned residential on all four sides.

The parcel at issue has functioned as an unofficial public park and undeveloped wildlife area since before the City of Richland was incorporated. It is one of the few remaining habitats for flora and fauna indigenous to this area and remains one of the few such parcels within the City of Richland. The project proposed should this rezoning be approved calls for moving an "estimated" 675,000 cubic feet ("approximately") of unspecified "material on this site." No basis is given for calculating this 25,000 cubic yards of material, but does concede a 'dust control and erosion control plan will need to be implemented and approved by the City. No mention of the impact of this dust and erosion on the surrounding residents is mentioned.

75% of this natural area is proposed to be covered by asphalt or other 'impervious surfaces,' requiring 'storm drainage runoff' and a 'retention area. It is worth noting that the Quailwood and On the Green, residential areas

ONeill, Shane

From: Goss, Edward J. <egoss@energy-northwest.com>
Sent: Thursday, August 25, 2016 5:40 AM
To: O'Neill, Shane
Subject: Gage Blvd Rezoning

To the office of Shane O'Neill,

This letter is in regards to the proposal to rezone the land on Gage Blvd in front of the quailwood apartments and directly next to my home in Meadows North which is located on Nicklaus court. The proposal is to rezone commercial from residential, if I was currently in the country and not on vacation I would show up personally to strongly oppose this proposal. The need for another strip mall or other businesses would be gratuitous. There are a number of businesses within walking distance already. Two gas stations, and albertsons, two starbucks, bonefish grill, wing stop, thai food, baskin robbins, dairy queen, you get the point the list could go on forever since Costco and the Mall are less than a mile from this proposed site. The point is the area is not lacking goods or services and another strip mall or any other business is completely unwarranted and would add extra traffic pulling in and out of said site. This area is already heavy in traffic during core business hours and does not need a new influx of traffic.

In conclusion I strongly urge you to vote against a new zoning of this land.

Thank you,

Eddie Goss

425 Nicklaus Ct.

Richland, WA

530-391-4024?

ONeill, Shane

From: Judy <jlyon6043@charter.net>
Sent: Wednesday, August 24, 2016 7:43 PM
To: O'Neill, Shane
Subject: Rezoning on Gage

Please do not Rezone the property on Gage for still yet another strip mall!

The area is already congested with dense housing (condos) & the traffic is already getting rapidly very bad. Sometimes it already takes two or three stop lights to make a left turn from Gage onto Steptoe.

The property in question is especially undesirable to Rezone commercial!

Judith Lyon
2012 Meadows Dr. N.
Richland, WA 99352

Sent from my iPad

O'Neill, Shane

From: Karen Greenwood <kngreenwo@gmail.com>
Sent: Thursday, August 25, 2016 12:43 PM
To: O'Neill, Shane
Subject: Public Hearing on rezoning for request by Milo Bauder
Attachments: Donald C Greenwood.docx to richland city planner.docx

To Scott O'Neill, Senior Planner, City of Richland

Hello

I am the owner of a condominium in the Quailwood IV development off Gage Boulevard, near the proposed rezoning requested by Milo Bauder for a change from residential to commercial limited business to allow for future mixed use development.

I am unable to attend the hearing as I am out of town. Please take into consideration this entire area is residential, to rezone for anything else would cause a hardship on the current residents in any of the condominium developments on Meadows Springs Golf Course. Noise and congestion would be issues. One of the reasons we purchased the Quailwood IV condo was the location below Gage and surrounded by other condominium developments.

The commercial area currently begins on the other side of Bellerive Drive. Using this small 1.6 acre parcel for commercial business would create congestion in an otherwise residential area.

Please do not rezone this 1.6 acre parcel from residential to commercial limited business. This is a residential area and would be adversely affected by any commercial endeavor.

Thank you for your consideration,

Karen N. Greenwood

see attachment for signed document

Simon, Rick

From: Alice Pat Brulotte <AP_bru3857@charter.net>
Sent: Thursday, August 25, 2016 4:14 PM
To: Simon, Rick
Subject: Gage road safety

To Whom It May Concern:

I am objecting to the two road entries that are being proposed on the Galleria project on Gage Boulevard. The addition of two entries means that there will be 5 driveways being accessed by the middle left turn lane in a little over 100 yards. Those using the left turn lanes are the Villa Apartments, a 286 unit development consisting of at least 400 cars, the turn across from the Villa Apartments onto Quailwood Place, the two proposed by the Bauder project and the turn onto Venus Court. Can you imagine the line up in the middle lane to make left hand turns for the cars driving west? The residents of the Villa apartment will find it difficult to make a left turn onto Gage from their apartments. Residents using the middle lane to turn left onto Venus Court who are traveling east will meet those in the middle lane traveling west. I only see this as a major safety concern for all the residents in the area and also the people coming to the Galleria.

There are very few businesses on Gage, if any, who have been allowed two entries. Why two entries would be considered here is a mystery. The vacant lot in question is not long enough to warrant this type of access onto a main arterial street like Gage.

Please consider this safety issue carefully. Thank you for your time.

Alice Brulotte

Sent from my ipad

Present August 25, 2016
- Dan Arnold

Moving an estimated 675,000 cubic feet of earth and replacing it with an 'impervious surface' makes erosion and attendant runoff to Amon Creek a probability that should be considered before further action.

At page 6 of the staff report there is reference to a 'transitional zoning district... where arterial streets no longer encourage a single family environment.' The patio of my single family residence, a townhouse, is approximately 70 feet from Gage. The rezone application indicates the proposed building will be situated approximately 90 feet from Gage.** Thus the parcel in question remains suitable for residences. The City of Richland made the determination when it widened Gage with the knowledge existing residences existed less than 90 feet from Gage.

***RCW 43.21C.030**

Guidelines for state agencies, local governments—Statements—Reports—Advice—Information.

The legislature authorizes and directs that, to the fullest extent possible:

(1) The policies, regulations, and laws of the state of Washington shall be interpreted and administered in accordance with the policies set forth in this chapter, and

(2) all branches of government of this state, including state agencies, municipal and public corporations, and counties shall:

(a) Utilize a systematic, interdisciplinary approach which will insure the integrated use of the natural and social sciences and the environmental design arts in planning and in decision making which may have an impact on the environment;

(b) Identify and develop methods and procedures, in consultation with the department of ecology and the ecological commission, which will insure that presently unquantified environmental amenities and values will be given appropriate consideration in decision making along with economic and technical considerations;

(c) Include in every recommendation or report on proposals for legislation and other major actions significantly affecting the quality of the environment, a detailed statement by the responsible official on:

(i) the environmental impact of the proposed action;

- (ii) any adverse environmental effects which cannot be avoided should the proposal be implemented;
 - (iii) alternatives to the proposed action;
 - (iv) the relationship between local short-term uses of the environment and the maintenance and enhancement of long-term productivity; and
 - (v) any irreversible and irretrievable commitments of resources which would be involved in the proposed action should it be implemented;
- (d) Prior to making any detailed statement, the responsible official shall consult with and obtain the comments of any public agency which has jurisdiction by law or special expertise with respect to any environmental impact involved. Copies of such statement and the comments and views of the appropriate federal, province, state, and local agencies, which are authorized to develop and enforce environmental standards, shall be made available to the governor, the department of ecology, the ecological commission, and the public, and shall accompany the proposal through the existing agency review processes;
- (e) Study, develop, and describe appropriate alternatives to recommended courses of action in any proposal which involves unresolved conflicts concerning alternative uses of available resources;
- (f) Recognize the worldwide and long-range character of environmental problems and, where consistent with state policy, lend appropriate support to initiatives, resolutions, and programs designed to maximize international cooperation in anticipating and preventing a decline in the quality of the world environment;
- (g) Make available to the federal government, other states, provinces of Canada, municipalities, institutions, and individuals, advice and information useful in restoring, maintaining, and enhancing the quality of the environment;
- (h) Initiate and utilize ecological information in the planning and development of natural resource-oriented projects.

****based upon the author's calculation**

“Amon Wasteway for Salmonoid Production, 2009” and “Amon Basin • December 10, 2006 • Salmon Take a Liking to Small Yakima River Tributary,” Biologists have found a surprise in Amon Creek, the small stream that runs through south Richland.

The creek is dotted with redds, or gravel beds where salmon have laid their eggs. By mid- to late-winter, hundreds of tiny salmon should start emerging from the rocks.

Paul Hoffarth, a biologist for the Washington State Department of Fish and Wildlife, recently surveyed the creek, which runs from above the Meadow Springs Golf Course down through the canyon along Leslie Road to the Yakima River.

Salmon have been spotted before in the creek, including at the golf course.

But there's been limited evidence of them spawning in Amon Creek in the past, and the state had not previously tried to document spawning.

"I was expecting to find a handful of adults, a couple of redds," Hoffarth said. "This is phenomenal."

He counted 47 redds in the lower portion of the creek and a couple other that may or may not be viable.

The female salmon uses her tail to dig out a nest 6 to 18 inches deep in the gravel for her eggs. Her work leaves a wide mound of rocks that have been turned over and shine brighter in the water than surrounding rocks.

Areas of Amon Creek as it flows through Leslie Canyon provide perfect sites for redds — "fast water moving over cobble," said Paul LaRiviere, another state biologist. The habitat is enhanced by the periodic flush of irrigation water that comes down the stream, scouring out gravel and breaking beaver dams to distribute wood and cobble throughout the stream as a natural flood would.

Hoffarth and LaRiviere believe these are coho redds, which can have 3,000 to 4,000 eggs each.

This year, 4,054 coho have been counted passing through the Prosser Dam in the Yakima River. That's up from 2,828 last year and compared with a low of 475 in 2002.

There's no way to know if the redds were created by wild or hatchery salmon. But the increase in coho returning up the Yakima and its tributaries could be the result of both the Yakama Nation's hatchery efforts and a natural cycle, Hoffarth said.

Coho tend to like smaller tributaries. Once hatched, the juveniles spend a year and occasionally two before migrating.

As they grow they may tend to move up the creek to where the water will be cooler this summer. When water gets to 72 or 74 degrees, it can be lethal, Hoffarth said.

In August 2005, he took temperature readings in Amon Creek and found maximum temperatures in the lower creek reaching about 74 degrees. But in the west fork of the creek above the golf course, the maximum readings were a few degrees below 70.

"In all likelihood there's been some limited spawning in Amon before," Hoffarth said.

But its a myth that salmon always return to the same stream to spawn, he said. Because irrigation releases of water from higher up the Yakima River run down Amon Creek, it may smell like home to the salmon, he said.

The high redd count "validates what we have been saying all along — that Amon Creek is a viable salmon stream," said Scott Woodward of The Tapteal Greenway Association.

The association is raising money and support to save as much of the Amon Creek area from development as possible and turn it into an urban wilderness where people can go to hike and see wildlife and school children can learn about the environment.

Now, parts of the area are too often used for illegal dumping of trash, and three-wheelers create mud bogs in the east fork, sending sediment downstream that salmon don't like.

"This is what we're hoping for — salmon spawning right here at the culvert," said LaRiviere as he pointed out a redd on the lower end of the creek. "Kids can come and ooh and aah."

Annette Cary, Herald Staff Writer

[emphasis applied]

<https://tapteal.org/2006/12/10/amon-basin-%E2%97%8F-december-10-2006-%E2%97%8F-salmon-take-a-liking-to-small-yakima-river-tributary/>

Excepts from Case Law

Pierce v. King County, 62 Wn.2d 324, 382 P.2d 628 (1963)
[62 Wn.2d 338]

The concept of spot zoning as an evil in the field of municipal growth is well recognized by nearly all authorities.

'Spot zoning is an attempt to wrench a single lot from its environment and give it a new rating that disturbs the tenor of the neighborhood, and which affects only the use of a particular piece of property or a small group of adjoining properties and is not related to the general plan for the community as a whole, but is primarily for the private interest of the owner of the property so zoned; and it is the very antithesis of planned zoning. It has generally been held that spot zoning is improper, and that one or two building lots may not be marked off into a separate district or zone and benefitted by peculiar advantages or subjected to peculiar burdens not applicable to adjoining similar lands.' 101 C.J.S. Zoning § 34.
[62 Wn.2d 339]

A well supported statement is also found in 2 Metzenbaum, Law of Zoning (2d ed.) chapter X-m-(5):

"Spot Zoning' is not usually favorably regarded, because, in too many instances, such practice has been employed in order to aid some one owner or parcel or some one small area, rather than being enacted for

the general welfare, safety, health and wellbeing of the entire community.

* * *

"Spot zoning' merely for the benefit of one or a few or for the disadvantage [382 P.2d 638] of some, still remains censurable because it is not for the general welfare * * *.'

The noted authority on municipal law, Charles S. Rhyne, states:

"Spot zoning' has come to mean arbitrary and unreasonable zoning action--commonly by an amendment to a zoning ordinance, but also by the zoning ordinance itself, or, less commonly, by grant of a permit for a use other than the regular zone uses--by which a lot or small area is singled out and specially zoned for a use classification totally different and inconsistent with the classification of surrounding land indistinguishable from it in character, thus creating a mere island or 'spot' non-conforming use within the larger use zone, with a resulting new rating that disturbs the tenor of the neighborhood. **'Spot zoning' is thought of as zoning not in accordance with a comprehensive plan, but for mere private gain to favor or benefit a particular individual or group of individuals and not the welfare of the community as a whole, and thus in effect granting by amendment, a special exception or variance from general regulations. 'Spot zoning' of this nature has been found unauthorized, discriminatory, and invalid and an unlawful usurpation of the power to grant a variance.** * * *' Rhyne, Municipal Law, chapter 32, p. 810, 825.

....

'It should be here noted that 'spot' zoning such as that done by the city in 1937 is almost universally condemned, and, since it is generally difficult to justify under the police-power concept, many spot zoning ordinances have been vulnerable to attack, although the courts have been careful not to lay down any hard and fast rule that all spot zoning is illegal. * * *' State ex rel. Miller v. Cain, 40 Wash.2d 216, 225, 242 P.2d 505, 510.

The foregoing case is an even stronger criticism of spot zoning than one might suppose on a casual reading, because it further holds that, where an incident of spot zoning has been completed, it does not thereby open the gates to other spot zoning.

'But when a spot rezoning is a fait accompli, it does not justify additional spot rezoning for the benefit of other property owners who may conceive themselves to be similarly situated. It has quite uniformly been

held that permitting some persons to violate a zoning regulation does not preclude its enforcement against others. [Citing cases].¹ State ex rel. Miller v. Cain, supra.

....

CITIZENS FOR MOUNT VERNON, a Washington nonprofit corporation, Respondent,
v.

CITY OF MOUNT VERNON,

As explained earlier, the Haggen commercial PUD is not consistent with the underlying R-2A zoning regulations. **If the commercial PUD is not consistent with the underlying R-2A zoning, the project cannot be approved despite general consistency with the comprehensive plan. Employing the rule stated earlier to the facts of this case, we find that when underlying zoning regulations explicitly prohibit a commercial PUD, but [EVEN IF] the comprehensive plan allows the development, the zoning regulations must govern the land use decision.**

PUDs and Zoning

Haggen argues the city council's decision to approve the PUD, despite its apparent incompatibility with the underlying R-2A zone, was correct because MVMC 17.69.010 states the PUD is an overlay zone requiring a rezone and because the comprehensive plan requires rezoning through the PUD process. Haggen interprets the need for rezoning to imply the underlying zoning is immaterial to the land use analysis and the rezone is merely a "reversionary" zone should the PUD not be constructed. The trial court did not agree. It looked to the underlying R-2A zone, and held the commercial PUD could not be constructed in a R-2A zone because only those uses permitted in the underlying zone are permitted in the PUD and no commercial uses are permitted in a R-2A zone. Haggen's interpretation of Mount Vernon's zoning regulations and Washington case law is not correct.

The legal effect of approving a planned unit development is an act of rezoning. Lutz v. City of Longview, 83 Wash.2d 566, 568-69, 520 P.2d 1374 (1974).

The following

[133 Wn.2d 875]

general rules apply to rezone applications: (1) there is no presumption of validity favoring the action of rezoning; (2) the proponents of the rezone have the burden of proof in demonstrating that conditions have changed since the original zoning; and (3) the rezone must bear a substantial relationship to the public health, safety, morals, or welfare. Parkridge v. City of Seattle, 89 Wash.2d 454, 462, 573 P.2d 359 (1978).

....

Professor Richard L. Settle wrote in Washington Land Use and Environmental Law and Practice,

The vice of "spot zoning" is not the differential regulation of adjacent land but the lack of public interest justification for such discrimination. Where differential zoning merely accommodates some private interest and bears no rational relationship to promoting legitimate public interest, it is "arbitrary and capricious" and hence "spot zoning."

Richard L. Settle, Washington Land Use and Environmental Law and Practice § 2.11(c) (1983) (footnotes omitted).

Spot zoning emphasizes why the planned unit development does not trump underlying zoning; if a planned unit development can be placed at any location within a city regardless of the underlying or surrounding zoning, as Haggen argues, it might raise issues of spot zoning and it might undermine the overall zoning plan. Planned unit developments allow for flexibility in planning, in design, or in density. They do not permit ad hoc land use decisions merely because a developer has decided to employ the PUD process.

The commercial use proposed by Haggen is inconsistent with, and distinctly different from, the surrounding neighborhood zoning. As this court stated in Lutz:

[T]he PUD achieves flexibility by permitting specific modifications of the customary zoning standards as applied to a particular parcel. The developer is not given carte blanche authority to make any use which would be permitted under traditional zoning.

 8/25/2016

08/25/2016

1.

Good Evening—My name is Pete Hollick and I am the owner and reside at unit 289 Gage Blvd in Quail Wood 4. which is within 300 feet of the subject property being considered for rezoning. I am presently retired—prior to my retirement my work career involved approximately 25 years as a city planner and in addition I have a Masters Degree in City and Regional Planning from U.C. Berkeley. I believe my education and professional experience is important to the issue under consideration. I am quite familiar with the planning process and consider Land Use planning far from being an exact science. There is a great amount of individual interpretation concerning various planning principles and practices used in the profession.

I understand the route the staff took to come to the conclusion that the rezone request should be recommended for approval. However, the fact that the city comprehensive plan states that a limited commercial zone may be applied as a transition zone between residential and a major

HAND DELIVERED

arterial street only indicates a possibility. The real test to the applicability is a rigorous analysis of the circumstances regarding the property in question.

In difference to the staff --- analysis of the property indicates it can reasonably be utilized and developed for residential use. The topography of the 1.6 acre parcel is favorable to residential development.

The fact it has residential zoning on 3 sides is important in considering compatibility with the rezone request.

The property slopes at an approximate 30-foot decline from north to south. The south property line abuts the access street Quailwood Place which intersects with Gage Blvd. The lower half of the property could easily accomodate town homes or condos facing the public street Quailwood Place and the town homes abutting the golf course. The parcel area on the north, adjacent to Gage Blvd, could provide visitor parking and a landscape buffer. An excellent example of set backs and landscaping abutting Gage Blvd is the Condo development, On The Green, west of Quailwood 4.

MENTION QUAILWOOD 4 RE SLOPE &
LANDSCAPING!

Housing values for Quailwood 4 and On the Green have been increasing not declining.

There for, residential development is consistent with the Comprehensive plan and the existing ^{RESIDENTIAL} zoning is still a viable use of the subject property.

Another important reason why commercial is not justified is the increased need for additional ingress and egress drive ways to Gage Blvd. The applicant's site plan indicates 2 driveways ,one almost adjacent to the existing street Quailwood Place —this configuration is definitely a serious vehicle safety hazard. The applicant also indicates a commercial office structure of 13,600 sq. ft.

The staff estimates 2.53 trips per 100 sq. ft. , ^{OR OFF SPACE} which would result in approx. 350 cars trips during peak commute hours! In contrast a residential development might generate 30 to 50 trips. I haven't seen traffic volumes ^{DATA} on Gage Blvd in the vicinity of the subject property—however I have witnessed the volumes first hand during peak hours--- 350

cars exiting the property at peak PM hours without signals can't be considered anything other than a major vehicle safety problem!! Some degradation in air quality is also bound to occur due to automobiles sitting and idling trying to access Gage Blvd.

In closing if I had an interest the property I would have a couple of concerns: 1. What is the economic viability of constructing additional office space in the this general area –not to far to the east on Tucannon Street is a fairly large office/condo development sitting vacant. My second concern is whether this property if rezoned would it be considered SPOT zoning ? If legally challenged there is a strong precedent in denying this kind of zoning.

My final conclusion is that the only viable use of the subject property is the present zoning!

Traffic Safety Concern With The Proposed Galleria at Meadow Springs Site Plan

Submitted by Charles R. DeLannoy, Owner/Resident of 377 Quailwood PL, Quailwood I

08/25/2016

SAFETY CONCERN

The west access-egress drive of the proposed Galleria at Meadow Springs will unreasonably interfere with safe access and egress to Gage Blvd by residents of Quailwood I and II. The potential for increased accidents puts residents at an increased risk of injury to the Quailwood I/II residents and others, and creates a potential liability to the City of Richland for knowingly creating/permitting unsafe traffic conditions.

Note: The scope of this concern is limited to impacts to Quailwood I/II residents and guests from the proposed Galleria west drive. It does not address any other concerns and issues related to other potential impacts to Quailwood I/II or other affected properties.

DISCUSSION

The traffic analysis (Page 9 of the City of Richland Development Services Division Staff Report To The Hearing Examiner (File Z2016-103)) is fatally flawed. As a result, the report results and conclusions are not representative of the actual traffic conditions and hazards that will occur if the Galleria at Meadow Springs is approved as currently proposed in the draft site plan. Specific deficiencies in the Staff Report traffic analysis are as follows

- Incomplete: The causal analysis in the report does not address the impacts to Gage Blvd access/egress by adjacent and nearby properties and streets. There are on the order of 500 immediate-neighbor residents (the adjacent condo/townhouse complexes and the apartments across Gage Blvd) plus a church and other local residents whose access to Gage Blvd would be affected by the proposed Galleria at Meadow Springs. The proposed west entrance to the Galleria at Meadow Springs from Gage Blvd is only ~2 car lengths (50 feet) east of the Quailwood Place intersection and the primary entrance to the Villas at Meadow Springs. As proposed, this will create unreasonable obstructions and hazards to occupants and guests of these residences (see details below).
- Inaccurate: The analysis is based on an addition of approximately "34 trips" related to the proposed Galleria during the peak hours of 4-6 PM. This is unrealistically low given that the preliminary plan stated 60 residents, 300 trips per day, and an 8 AM to 5 PM operating period for the proposed commercial building. All of the occupants plus the remaining customers will likely leave the Galleria during the 4-6 PM peak traffic period. It appears more reasonable to assume a minimum of 80-90 people during peak hours and significantly more if there's a restaurant or other high-turnaround business.

Access and egress for the ~20 Quailwood I/II townhouses residents is already restricted. The Quailwood Place intersection with Gage Blvd is the only access/egress road for the Quailwood I townhouses. This access/egress is shared with Quailwood IV condos (~40 residents) and

Traffic Safety Concern With The Proposed Galleria at Meadow Springs Site Plan

Submitted by Charles R. DeLannoy, Owner/Resident of 377 Quailwood PL, Quailwood I 08/25/2016

directly opposite from the principle access/egress to Gage Blvd by the Villas at Meadow Springs (~350-400 residents?).

The section of Gage Blvd between Steptoe and Leslie is known to be heavily traveled and is getting more so with time, particularly at certain times such as commute and lunch periods. **Speed on Gage Blvd is posted at 40 MPH but through traffic usually travels at 45-50 MPH,** making left-hand turns off and on to Gage Blvd is already difficult and sometimes hazardous for Quailwood I residents and guests (See Figure 1).

Occupants and customers making left turns into and out of the west access-egress drive from the proposed Galleria at Meadow Springs (the Galleria) will directly conflict with and/or obstruct residents and guests trying to enter or leave Quailwood I/II (See Figure 2). Given the projected Galleria traffic load, this will make Quailwood I/II resident and guest access/egress unreasonably difficult and hazardous

In addition, east-bound occupants and customers slowing and making right turns into the west drive of the proposed Galleria will further obstruct residents and guests trying to enter or leave Quailwood I/II (See Figure 2).

In summary, the portion of the estimated 300 entries and exits for the proposed Galleria related to the west drive will significantly and unreasonably increase the obstruction and risk of accidents to Quailwood I/II residents and guests trying to enter or leave townhouses, particularly during commute and lunch times.

MITIGATION OPTIONS

There appear to be 3 ways that excessive obstruction and risk to the Quailwood I/II residents due to traffic related to the proposed Galleria can be mitigated.

- Option 1: Eliminate the west drive of the proposed Galleria.** This would eliminate the conflicts and hazards to Quailwood I/II residents and guests related to the west drive (see Figure 3).
- Option 2: Restrict use of the west drive of the proposed Galleria to a right-turn egress only.** This would resolve the most significant conflicts and hazards associated with use of the proposed Galleria west drive (See Figure 4).
- Option 3: Install a traffic light to safely manage access to and egress from Gage at the 3 interacting intersections.**
- a. Quailwood Place;
 - b. The primary entrance to the Villas at Meadow Springs, and;
 - c. The west drive of the proposed Galleria.

Figure 4: The Proposed Galleria at Meadow Springs
Mitigation Option 2 - Local Access/Egress Traffic With Galleria Right-Turn-Only West Entrance

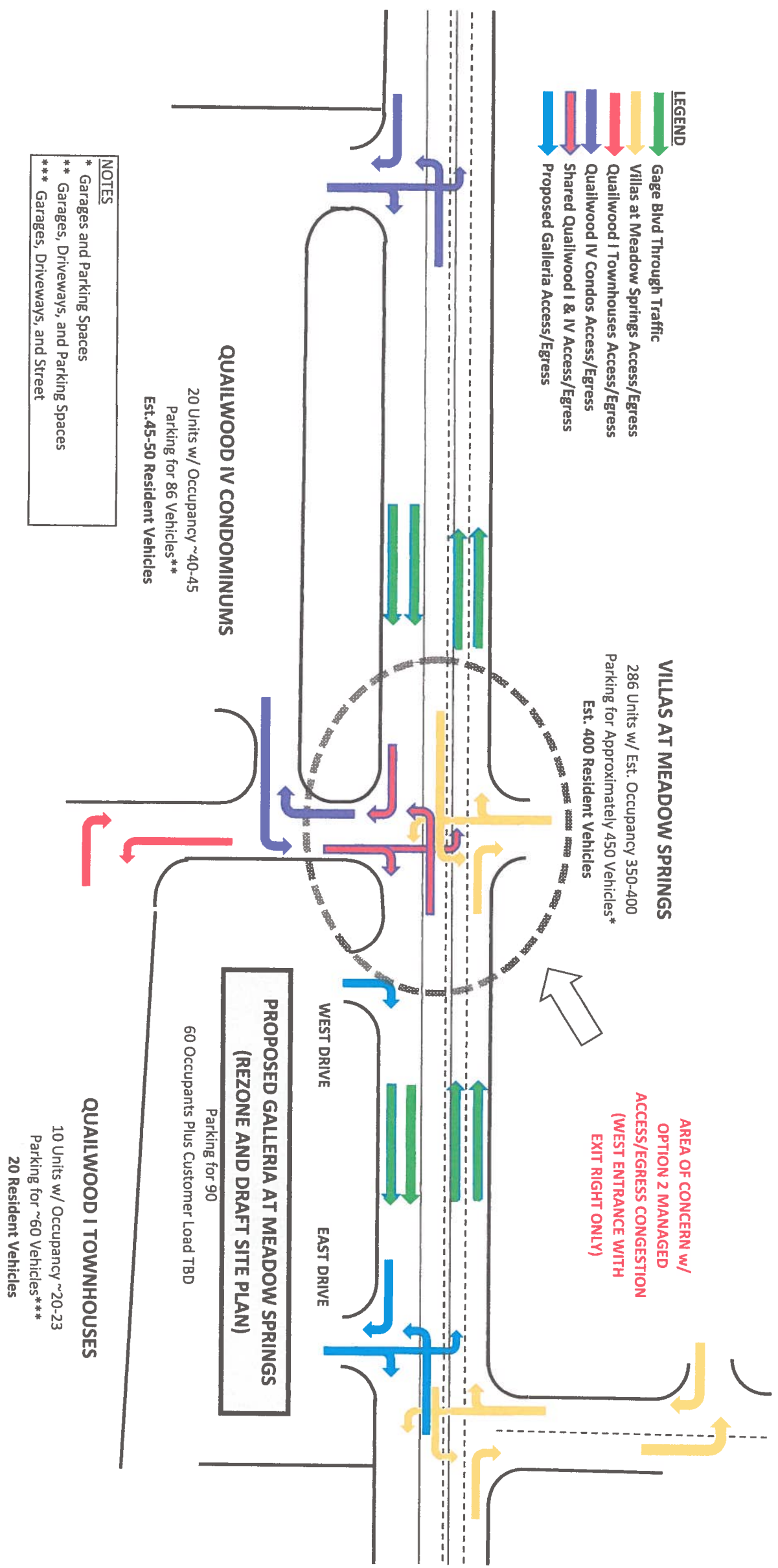


Figure 3: The Proposed Galleria at Meadow Springs
Mitigation Option 1 - Local Access/Egress Traffic With No Galleria West Entrance

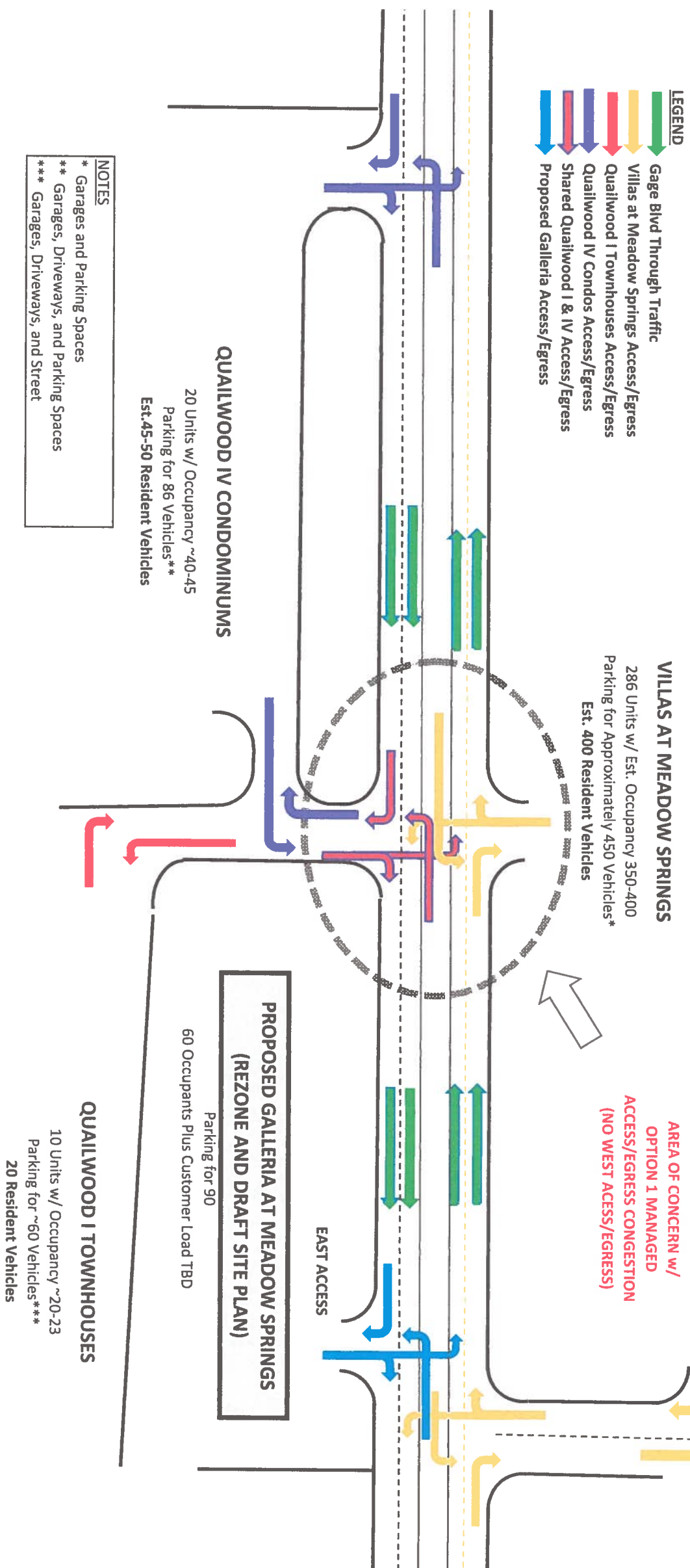


Figure 2: The Proposed Galleria at Meadow Springs
Unmitigated - Local Access/Egress Traffic Based on Draft Site Plan

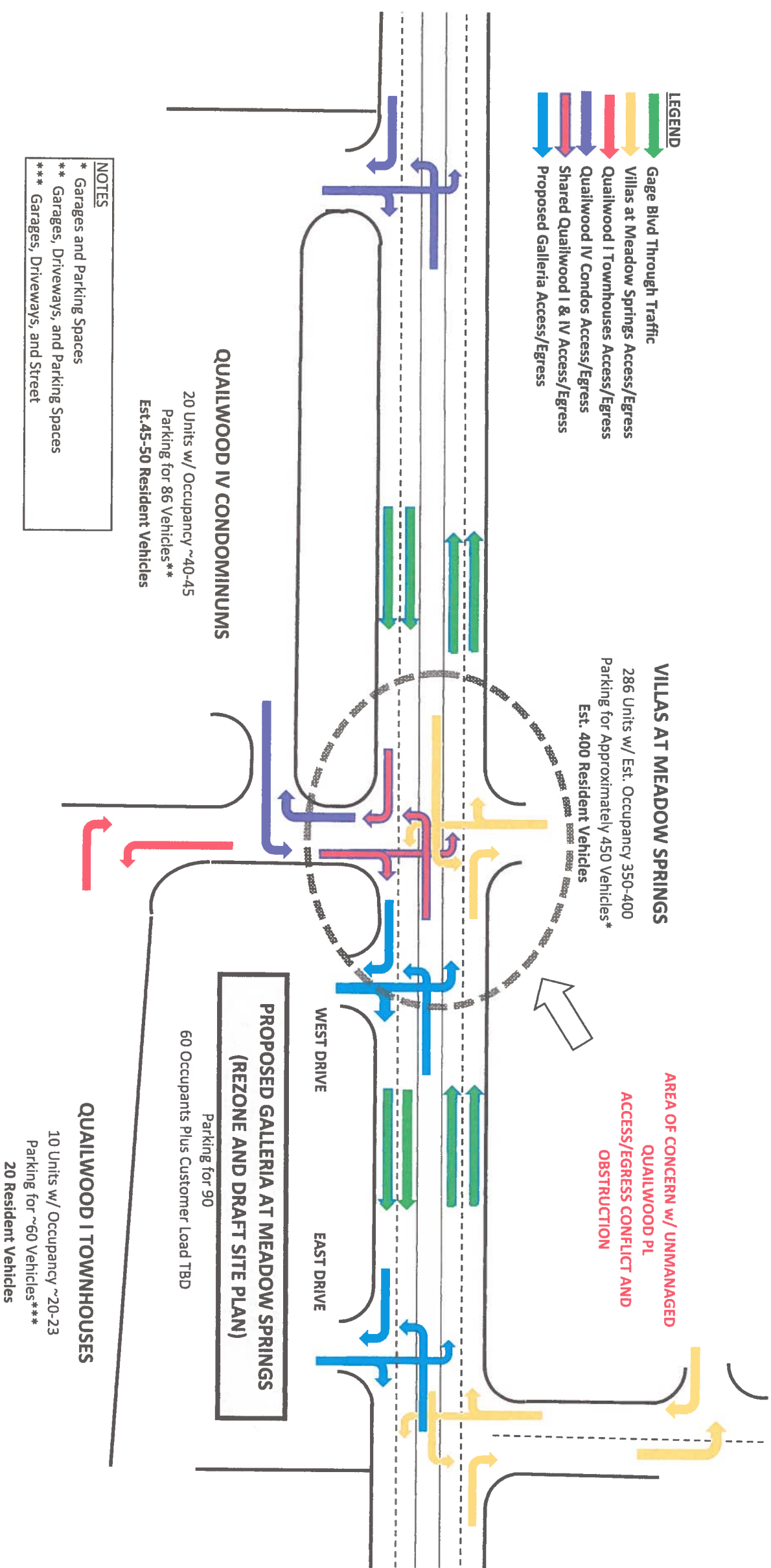
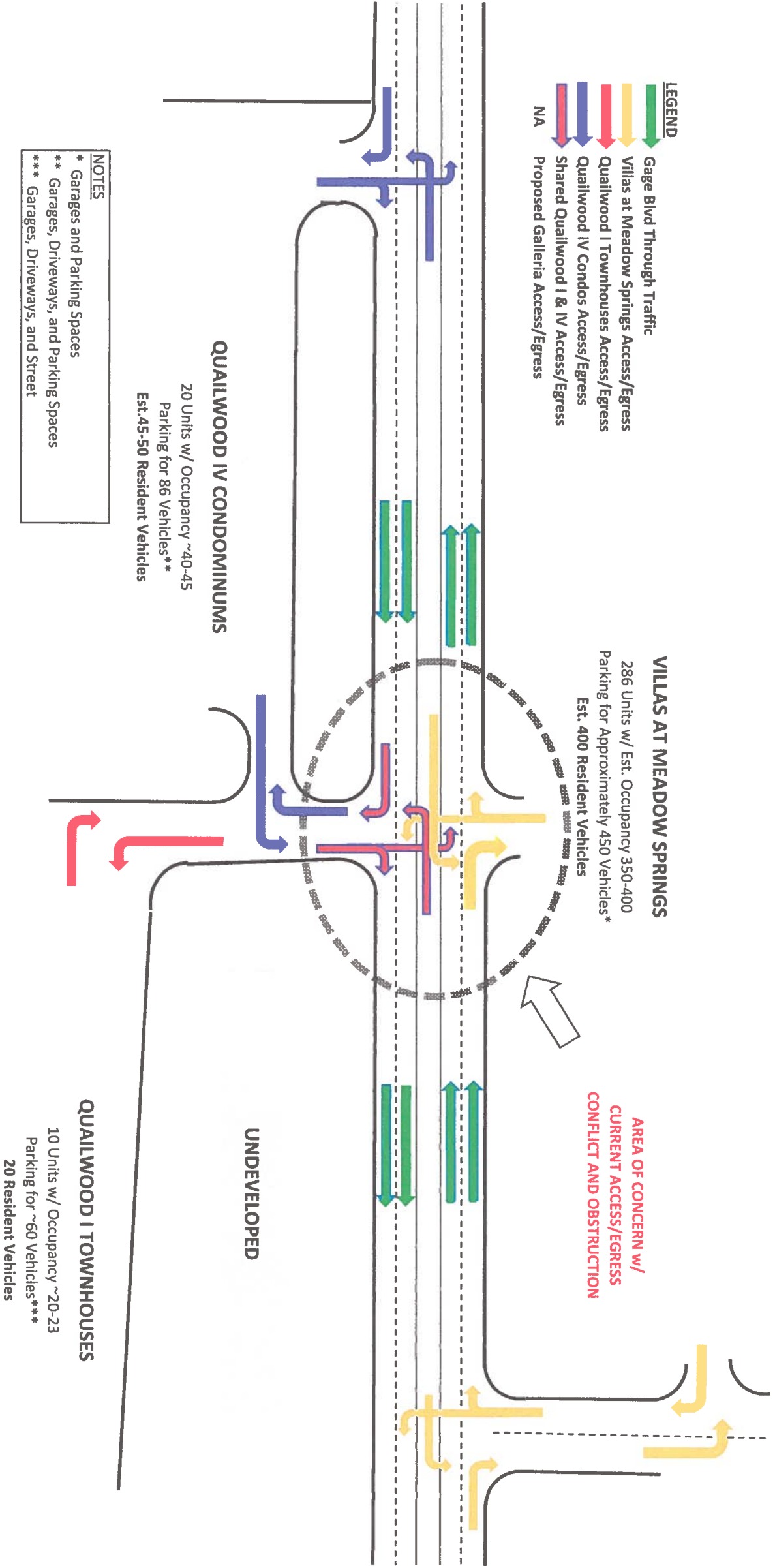


Figure 1: The Proposed Galleria at Meadow Springs
Existing Conditions - Current Access/Egress Traffic With No Galleria



ONeill, Shane

From: Dan Arnold <danarnoldlaw@gmail.com>
Sent: Thursday, August 25, 2016 12:30 PM
To: O'Neill, Shane
Subject: Re: DRAFT Proposed Meadow Springs Strip Mall between Quailwood & Gage
Attachments: Suitability of Amon Wasteway for Salmonid Production 2009 Draft.pdf

Re: City of Richland SEPA File No. EA2016-18 ReZone Proposal

Supplemental Argument, Daniel M. Arnold, resident and owner of 421 Nicklaus Court, a townhouse immediately adjacent to the East side of the proposed rezoning.

The 'Determination of Non Significance' of for rezoning a residential property entirely surrounded by residences to commercial because the parcel size has not been subjected to an Environmental Impact Statement under required under RCW 43.21C.030.* Rather it refers to a WAC and a Statement nearly 20 years old.

This is problematic considering this parcel is wholly undeveloped and is part of a chain of open, natural space that extends from the Yakima Delta Wildlife Nature Area through Tapteal Greenway, the Meadow Springs golf course and beyond to Clearwater Avenue and I-82 in a nearly contiguous ribbon of nature and wildlife until it reaches the Columbia River to the South.

Immediately to the South of Quailwood and Meadow Springs North and forming an integral and vital part of the Meadows Springs golf course lies a significant section of Amon Creek where Salmon and other fish still spawn.

[See "Amon Wasteway for Salmonoid Production, 2009" and "Amon Basin • December 10, 2006 • Salmon Take a Liking to Small Yakima River Tributary," attached]

Moving an estimated 675,000 cubic feet of earth and replacing it with an 'impervious surface' makes erosion and attendant runoff to Amon Creek a probability that should be considered before further action.

At page 6 of the staff report there is reference to a 'transitional zoning district... where arterial streets no longer encourage a single family environment.' The patio of my single family residence, a townhouse, is approximately 70 feet from Gage. The rezone application indicates the proposed building will be situated

approximately 90 feet from Gage.** Thus the parcel in question remains suitable for residences. The City of Richland made the determination when it widened Gage with the knowledge existing residences existed less than 90 feet from Gage.

***RCW 43.21C.030**

Guidelines for state agencies, local governments—Statements—Reports—Advice—Information.

The legislature authorizes and directs that, to the fullest extent possible:

- (1) The policies, regulations, and laws of the state of Washington shall be interpreted and administered in accordance with the policies set forth in this chapter, and
- (2) all branches of government of this state, including state agencies, municipal and public corporations, and counties shall:**
 - (a) Utilize a systematic, interdisciplinary approach which will insure the integrated use of the natural and social sciences and the environmental design arts in planning and in decision making which may have an impact on the environment;
 - (b) Identify and develop methods and procedures, in consultation with the department of ecology and the ecological commission, which will insure that presently unquantified environmental amenities and values will be given appropriate consideration in decision making along with economic and technical considerations;
 - (c) Include in every recommendation or report on proposals for legislation and other major actions significantly affecting the quality of the environment, a detailed statement by the responsible official on:**
 - (i) the environmental impact of the proposed action;**
 - (ii) any adverse environmental effects which cannot be avoided should the proposal be implemented;**
 - (iii) alternatives to the proposed action;**
 - (iv) the relationship between local short-term uses of the environment and the maintenance and enhancement of long-term productivity; and**
 - (v) any irreversible and irretrievable commitments of resources which would be involved in the proposed action should it be implemented;**
 - (d) Prior to making any detailed statement, the responsible official shall consult with and obtain the comments of any public agency which has jurisdiction by law or special expertise with respect to any environmental impact involved. Copies of such statement and the comments and views of the appropriate federal, province, state, and local agencies, which are authorized to develop and enforce environmental standards, shall be made available to the governor, the department of ecology, the ecological commission, and the public, and shall accompany the proposal through the existing agency review processes;

- (e) Study, develop, and describe appropriate alternatives to recommended courses of action in any proposal which involves unresolved conflicts concerning alternative uses of available resources;
- (f) Recognize the worldwide and long-range character of environmental problems and, where consistent with state policy, lend appropriate support to initiatives, resolutions, and programs designed to maximize international cooperation in anticipating and preventing a decline in the quality of the world environment;
- (g) Make available to the federal government, other states, provinces of Canada, municipalities, institutions, and individuals, advice and information useful in restoring, maintaining, and enhancing the quality of the environment;
- (h) Initiate and utilize ecological information in the planning and development of natural resource-oriented projects.

****based upon the author's calculation**

“Amon Wasteway for Salmonoid Production, 2009” and “Amon Basin • December 10, 2006 • Salmon Take a Liking to Small Yakima River Tributary,” Biologists have found a surprise in Amon Creek, the small stream that runs through south Richland.

The creek is dotted with redds, or gravel beds where salmon have laid their eggs. By mid- to late-winter, hundreds of tiny salmon should start emerging from the rocks.

Paul Hoffarth, a biologist for the Washington State Department of Fish and Wildlife, recently surveyed the creek, which runs from above the Meadow Springs Golf Course down through the canyon along Leslie Road to the Yakima River.

Salmon have been spotted before in the creek, including at the golf course.

But there's been limited evidence of them spawning in Amon Creek in the past, and the state had not previously tried to document spawning.

“I was expecting to find a handful of adults, a couple of redds,” Hoffarth said. “This is phenomenal.”

He counted 47 redds in the lower portion of the creek and a couple other that may or may not be viable.

The female salmon uses her tail to dig out a nest 6 to 18 inches deep in the gravel for her eggs. Her work leaves a wide mound of rocks that have been turned over and shine brighter in the water than surrounding rocks.

Areas of Amon Creek as it flows through Leslie Canyon provide perfect sites for redds — “fast water moving over cobble,” said Paul LaRiviere, another state biologist. The habitat is enhanced by the periodic flush of irrigation water that comes down the stream, scouring out gravel and breaking beaver dams to distribute wood and cobble throughout the stream as a natural flood would.

Hoffarth and LaRiviere believe these are coho redds, which can have 3,000 to 4,000 eggs each.

This year, 4,054 coho have been counted passing through the Prosser Dam in the Yakima River. That’s up from 2,828 last year and compared with a low of 475 in 2002.

There’s no way to know if the redds were created by wild or hatchery salmon. But the increase in coho returning up the Yakima and its tributaries could be the result of both the Yakama Nation’s hatchery efforts and a natural cycle, Hoffarth said.

Coho tend to like smaller tributaries. Once hatched, the juveniles spend a year and occasionally two before migrating.

As they grow they may tend to move up the creek to where the water will be cooler this summer. When water gets to 72 or 74 degrees, it can be lethal, Hoffarth said.

In August 2005, he took temperature readings in Amon Creek and found maximum temperatures in the lower creek reaching about 74 degrees. But in the west fork of the creek above the golf course, the maximum readings were a few degrees below 70.

“In all likelihood there’s been some limited spawning in Amon before,” Hoffarth said.

But its a myth that salmon always return to the same stream to spawn, he said. Because irrigation releases of water from higher up the Yakima River run down Amon Creek, it may smell like home to the salmon, he said.

The high redd count “validates what we have been saying all along — that Amon Creek is a viable salmon stream,” said Scott Woodward of The Tapteal Greenway Association.

The association is raising money and support to save as much of the Amon Creek area from development as possible and turn it into an urban wilderness where people can go to hike and see wildlife and school children can learn about the environment.

Now, parts of the area are too often used for illegal dumping of trash, and three-wheelers create mud bogs in the east fork, sending sediment downstream that salmon don't like.

“This is what we're hoping for — salmon spawning right here at the culvert,” said LaRiviere as he pointed out a redd on the lower end of the creek. “Kids can come and ooh and aah.”

Annette Cary, Herald Staff Writer

[emphasis applied]

<https://tapteal.org/2006/12/10/amon-basin-%E2%97%8F-december-10-2006-%E2%97%8F-salmon-take-a-liking-to-small-yakima-river-tributary/>

Excepts from Case Law

Pierce v. King County, 62 Wn.2d 324, 382 P.2d 628 (1963)

[62 Wn.2d 338]

The concept of spot zoning as an evil in the field of municipal growth is well recognized by nearly all authorities.

'Spot zoning is an attempt to wrench a single lot from its environment and give it a new rating that disturbs the tenor of the neighborhood, and which affects only the use of a particular piece of property or a small group of adjoining properties and is not related to the general plan for the community as a whole, but is primarily for the private interest of the owner of the property so zoned; and it is the very antithesis

of planned zoning. It has generally been held that spot zoning is improper, and that one or two building lots may not be marked off into a separate district or zone and benefitted by peculiar advantages or subjected to peculiar burdens not applicable to adjoining similar lands.' 101 C.J.S. Zoning § 34.

[62 Wn.2d 339]

A well supported statement is also found in 2 Metzenbaum, Law of Zoning (2d ed.) chapter X-m-(5):

"Spot Zoning' is not usually favorably regarded, because, **in too many instances, such practice has been employed in order to aid some one owner or parcel or some one small area, rather than being enacted for the general welfare, safety, health and wellbeing of the entire community.**

* * *

"Spot zoning' merely for the benefit of one or a few or for the disadvantage [382 P.2d 638] of some, still remains censurable because it is not for the general welfare * * *.'

The noted authority on municipal law, Charles S. Rhyne, states:

"Spot zoning' has come to mean arbitrary and unreasonable zoning action--commonly by an amendment to a zoning ordinance, but also by the zoning ordinance itself, or, less commonly, by grant of a permit for a use other than the regular zone uses--by which a lot or small area is singled out and specially zoned for a use classification totally different and inconsistent with the classification of surrounding land indistinguishable from it in character, thus creating a mere island or 'spot' non-conforming use within the larger use zone, with a resulting new rating that disturbs the tenor of the neighborhood. **'Spot zoning' is thought of as zoning not in accordance with a comprehensive plan, but for mere private gain to favor or benefit a particular individual or group of individuals and not the welfare of the community as a whole, and thus in effect granting by amendment, a special exception or variance from general regulations. 'Spot zoning' of this nature has been found unauthorized, discriminatory, and invalid and an unlawful usurpation of the power to grant a variance. * * *** Rhyne, Municipal Law, chapter 32, p. 810, 825.

....

'It should be here noted that 'spot' zoning such as that done by the city in 1937 is almost universally condemned, and, since it is generally difficult to justify under the police-power concept, many spot zoning ordinances have been vulnerable to attack, although the courts have been careful not to lay down any hard and fast rule that all spot zoning is illegal. * * *' State ex rel. Miller v. Cain, 40 Wash.2d 216, 225, 242 P.2d 505, 510.

The foregoing case is an even stronger criticism of spot zoning than one might suppose on a casual reading, because it further holds that, where an incident of spot zoning has been completed, it does not thereby open the gates to other spot zoning.

'But when a spot rezoning is a fait accompli, it does not justify additional spot rezoning for the benefit of other property owners who may conceive themselves to be similarly situated. It has quite uniformly been held that permitting some persons to violate a zoning regulation does not preclude its enforcement against others. [Citing cases].' State ex rel. Miller v. Cain, supra.

....

CITIZENS FOR MOUNT VERNON, a Washington nonprofit

corporation, Respondent,

v.

CITY OF MOUNT VERNON,

As explained earlier, the Haggen commercial PUD is not consistent with the underlying R-2A zoning regulations. **If the commercial PUD is not consistent with the underlying R-2A zoning, the project cannot be approved despite general consistency with the comprehensive plan. Employing the rule stated earlier to the facts of this case, we find that when underlying zoning regulations explicitly prohibit a commercial PUD, but [EVEN IF] the comprehensive plan allows the development, the zoning regulations must govern the land use decision.**

PUDs and Zoning

Haggen argues the city council's decision to approve the PUD, despite its apparent incompatibility with the underlying R-2A zone, was correct because MVMC 17.69.010 states the PUD is an overlay zone requiring a rezone and because the comprehensive plan requires rezoning through the PUD process. Haggen interprets the need for rezoning to imply the underlying zoning is immaterial to the land use analysis and the rezone is merely a "reversionary" zone should the PUD not be constructed. The trial court did not agree. It looked to the underlying R-2A zone, and held the commercial PUD could not be constructed in a R-2A zone because only those uses permitted in the underlying zone are permitted in the PUD and no commercial uses are permitted in a

R-2A zone. Haggen's interpretation of Mount Vernon's zoning regulations and Washington case law is not correct.

The legal effect of approving a planned unit development is an act of rezoning. *Lutz v. City of Longview*, 83 Wash.2d 566, 568-69, 520 P.2d 1374 (1974).

The following

[133 Wn.2d 875]

general rules apply to rezone applications: (1) there is no presumption of validity favoring the action of rezoning; (2) the proponents of the rezone have the burden of proof in demonstrating that conditions have changed since the original zoning; and (3) the rezone must bear a substantial relationship to the public health, safety, morals, or welfare. *Parkridge v. City of Seattle*, 89 Wash.2d 454, 462, 573 P.2d 359 (1978).

....

Professor Richard L. Settle wrote in *Washington Land Use and Environmental Law and Practice*,

The vice of "spot zoning" is not the differential regulation of adjacent land but the lack of public interest justification for such discrimination. Where differential zoning merely accommodates some private interest and bears no rational relationship to promoting legitimate public interest, it is "arbitrary and capricious" and hence "spot zoning."

Richard L. Settle, *Washington Land Use and Environmental Law and Practice* § 2.11(c) (1983) (footnotes omitted).

Spot zoning emphasizes why the planned unit development does not trump underlying zoning; if a planned unit development can be placed at any location within a city regardless of the underlying or surrounding zoning, as Haggen argues, it might raise issues of spot zoning and it might undermine the overall zoning plan. Planned unit developments allow for flexibility in planning, in design, or in density. They do not permit ad hoc land use decisions merely because a developer has decided to employ the PUD process.

The commercial use proposed by Haggen is inconsistent with, and distinctly different from, the surrounding neighborhood zoning. As this court stated in *Lutz*:

[T]he PUD achieves flexibility by permitting specific modifications of the customary zoning standards as applied to a particular parcel. The developer is not given carte blanche authority to make any use which would be permitted under traditional zoning.

On Tue, Aug 9, 2016 at 10:53 AM, O'Neill, Shane <soneill@ci.richland.wa.us> wrote:

Daniel,

In response to your request to be informed of all meetings regarding Milo Bauder's proposed zone change I am sending the public hearing notice(s) advertised in the Tri-City Herald, posted on-site and mailed to property owners within 300 feet of the subject site.

Shane O'Neill

Senior Planner

942-7587

From: Dan Arnold [<mailto:danarnoldlaw@gmail.com>]

Sent: Monday, August 8, 2016 8:37 PM

To: O'Neill, Shane <soneill@ci.richland.wa.us>; Thompson, Bob -ClearWire Account <rthompson@clearwire.net>

Subject: DRAFT Proposed Meadow Springs Strip Mall between Quailwood & Gage

Mr. O'Neill:

Monday, August 8, 2016

DRAFT - please consider this only represents an initial response based on a quick, partial reading of the rezoning proposal referenced below. I wish to be informed of all meetings, hearings, and discussions regarding this project.

I will have additional and amended responses after reading the applicable RCW's, WAC's, case law, and other legal authorities.

Thank you for your attention,

Daniel M. Arnold, 421 Nicklaus Ct, Richland, WA

WSBA #10575

Re: City of Richland SEPA File No. EA2016-18 ReZone Proposal

Preliminary considerations on a proposed rezoning to allow a strip mall to be built in a residential area entirely surrounded by private residences.

The 'Determination of Non Significance' of a rezoning a residential property to commercial is more than curious considering the property in question is currently zoned residential and is bounded on the North, East, West, and South by currently occupied residences and zoned residential on all four sides.

The parcel at issue has functioned as an unofficial public park and undeveloped wildlife area since before the City of Richland was incorporated. It is one of the few remaining habitats for flora and fauna indigenous to this area and remains one of the few such parcels within the City of Richland. The project proposed should this rezoning be approved calls for moving an "estimated" 675,000 cubic feet ("approximately") of unspecified "material on this site." No basis is given for calculating this 25,000 cubic yards of material, but does concede a 'dust control and erosion control plan will need to be implemented and approved by the City. No mention of the impact of this dust and erosion on the surrounding residents is mentioned.

75% of this natural area is proposed to be covered by asphalt or other 'impervious surfaces,' requiring 'storm drainage runoff' and a 'retention area. It is worth noting that the Quailwood and On the Green, residential areas are immediately adjacent to and at a lower elevation than the proposed strip mall. Water that would otherwise naturally drain from this area would severely impact those residences and the surrounding and the Meadow Springs Golf Course by the change to 'impervious surfaces.'

Essentially, the rezone requests the current residential zoning and parklike area bounded entirely by family homes should be converted to a strip mall entirely surrounded by private residences. This will greatly decrease the value of those residences and is incompatible and inconsistent with the quiet enjoyment of the residential property owners adjacent to this proposed rezoning.

August 24, 2016

Shane O'Neill
Senior Planner
City of Richland, WA.

Topic: Review of the proposed Rezone Application for the 1.6 Acre site located along Gage Blvd. and north of Quailwood Place.

Mr. O'Neill;

I am a retired professional engineer who lives in Meadows North Homeowners Association that is located immediately east of the proposed rezone application area. I was for over 20 years the Vice President and chief engineer in charge of all the projects at Meier Engineering and Architecture. E.G. I have seen more than a few site developments. I have a number of concerns with the application that I have listed below for ease of reading.

1. I don't think there should be a commercial zone on Gage Blvd on the west side of Bellerive as there are no other commercial zones until Leslie Street more than a mile away. In fact, there are no other commercial zones in any of the Meadow Springs golf course area that is surrounded by Gage Blvd, Bellerive, Broadmoor and Leslie Rd.
2. I looked at the proposed site development preliminary plans and SEPA permit from an engineering point of view. I have not seen the planning report yet. The proposed development is very poorly planned and stated. It is very apparent that the SEPA review was approved without really looking at the statements made in the SEPA submittal.
 - a. The proposed site has a severe side slope falling 27' over 500 feet in the east-west direction and 27' in only 173 feet in the north-south direction.
 - b. The proposal and SEPA statement (State Environmental Policy Act) says it is planned to move an estimated 25000 cubic yards of soil to "balance" the site.
 - c. To balance the site would mean a floor elevation of around 494'. An entrance at 50' from the east property boundary means a drop off Gage Blvd of 12' or a 60% grade in the 20' access ramp. The south end in a similar location from the west boundary means a 5' rise in 20 feet or a 22% grade. Neither access should be approved for entering a very busy street.
 - d. The SEPA says that rain water will be collected and routed to a retention area yet the plans do not show a retention area which on the site would be difficult to attain. The sight will be over 75% impermeable so rain water is a big concern.
 - e. There is nothing in the SEPA to address landscaping the sight which is certainly an environmental concern. In a previous meeting with Mr. Bauder, he stated he was not going to landscape the steep area on the south edge of the property which faces Quailwood. With the block wall that will be required, there will be a water runoff problem.

- f. To get to balanced area for development as proposed, there will have to be a 14' high wall on the southwest corner of the property. The wall will extend to the east from there to a minimum of 8' tall half way up the south face of the steep slope. The east boundary will have to have an average 11' wall.
 - g. The city requires a 20' fire lane with proper turning radius for fire truck access around a commercial building. The proposed site plan does not account for such access.
 - h. There is no mention in the SEPA report about light pollution. A commercial development will want security lighting on the south side of the building. The security lights will shine directly into the Quailwood homes.
 - i. From a traffic safety point of view, the SEPA states that at least 600 vehicles will access the commercial property per day. That is nearly 1 vehicle per minute trying to get off and onto an already congested Gage BLVD.
 - j. There is no mention of how or where garbage will be handled from who knows what kind of commercial establishments will be allowed on the site. – Another serious environmental concern.
3. In conclusion, the preliminary plans for the deployment are poorly conceived and the SEPA was not addressed properly. I would have to say that what will actually be on the site has not been developed or is not being relayed at this time. To allow a re-zoning to commercial development opens the door to far too many safety and environmental concerns to be allowed in an entirely townhouse and multifamily zoned area especially when the real use of the development is not know at this time and there are no restrictions to limit what will be constructed once a re-zoning is allowed.

Steve J. Strecker, PE

- f. To get to balanced area for development as proposed, there will have to be a 14' high wall on the southwest corner of the property. The wall will extend to the east from there to a minimum of 8' tall half way up the south face of the steep slope. The east boundary will have to have an average 11' wall.
 - g. The city requires a 20' fire lane with proper turning radius for fire truck access around a commercial building. The proposed site plan does not account for such access.
 - h. There is no mention in the SEPA report about light pollution. A commercial development will want security lighting on the south side of the building. The security lights will shine directly into the Quailwood homes.
 - i. From a traffic safety point of view, the SEPA states that at least 600 vehicles will access the commercial property per day. That is nearly 1 vehicle per minute trying to get off and onto an already congested Gage BLVD.
 - j. There is no mention of how or where garbage will be handled from who knows what kind of commercial establishments will be allowed on the site. – Another serious environmental concern.
3. In conclusion, the preliminary plans for the deployment are poorly conceived and the SEPA was not addressed properly. I would have to say that what will actually be on the site has not been developed or is not being relayed at this time. To allow a re-zoning to commercial development opens the door to far too many safety and environmental concerns to be allowed in an entirely townhouse and multifamily zoned area especially when the real use of the development is not know at this time and there are no restrictions to limit what will be constructed once a re-zoning is allowed.

Steve J. Strecker, PE

August 24, 2016

Shane O'Neill
Senior Planner
City of Richland, WA.

Topic: Review of the proposed Rezone Application for the 1.6 Acre site located along Gage Blvd. and north of Quailwood Place.

Mr. O'Neill;

I am a retired professional engineer who lives in Meadows North Homeowners Association that is located immediately east of the proposed rezone application area. I was for over 20 years the Vice President and chief engineer in charge of all the projects at Meier Engineering and Architecture. E.G. I have seen more than a few site developments. I have a number of concerns with the application that I have listed below for ease of reading.

1. I don't think there should be a commercial zone on Gage Blvd on the west side of Bellerive as there are no other commercial zones until Leslie Street more than a mile away. If fact, there are no other commercial zones in any of the Meadow Springs golf course area that is surrounded by Gage Blvd, Bellerive, Broadmoor and Leslie Rd.
2. I looked at the proposed site development preliminary plans and SEPA permit from an engineering point of view. I have not seen the planning report yet. The proposed development is very poorly planned and stated. It is very apparent that the SEPA review was approved without really looking at the statements made in the SEPA submittal.
 - a. The proposed site has a severe side slope falling 27' over 500 feet in the east-west direction and 27' in only 173 feet in the north-south direction.
 - b. The proposal and SEPA statement (State Environmental Policy Act) says it is planned to move an estimated 25000 cubic yards of soil to "balance" the site.
 - c. To balance the site would mean a floor elevation of around 494'. An entrance at 50' from the east property boundary means a drop off Gage Blvd of 12' or a 60% grade in the 20' access ramp. The south end in a similar location from the west boundary means a 5' rise in 20 feet or a 22% grade. Neither access should be approved for entering a very busy street.
 - d. The SEPA says that rain water will be collected and routed to a retention area yet the plans do not show a retention area which on the site would be difficult to attain. The sight will be over 75% impermeable so rain water is a big concern.
 - e. There is nothing in the SEPA to address landscaping the sight which is certainly an environmental concern. In a previous meeting with Mr. Bauder, he stated he was not going to landscape the steep area on the south edge of the property which faces Quailwood. With the block wall that will be required, there will be a water runoff problem.

ONeill, Shane

From: bazwa1@frontier.com
Sent: Wednesday, August 24, 2016 4:54 PM
To: O'Neill, Shane
Cc: randymusz@yahoo.com; danarnoldlaw@gmail.com
Subject: COZ GAGE BLVD

TRAFFIC IS A MAJOR PROBLEM NOW. I CANNOT IMAGINE WHAT IT WOULD BE IF COM. ZONING IS APPROVED.

I LIVE ON NICKLAUS COURT AND MOST OF THE TIME IT IS NECESSARY

TO GO AROUND MEADOWS NORTH DRIVE TO GET TO THE STOP LIGHT ON GAGE AND BELLRIVE BECAUSE THE TRAFFIC IS ALMOST IMPOSSIBLE TO NEGOTIATE.

MANY TIMES DURING THE DAY AND EVENING YOU ARE TRYING TO ENTER GAGE BLVD AND YOU TAKE YOUR LIFE IN YOUR HANDS!!!

THERE WILL BE MANY ACCIDENTS ON ENTERING OR LEAVING THE PROPOSED DRIVEWAY. ALSO ON SUNDAYS AND 2-3 TIMES A WEEK THE CHURCH ACROSS THE STREET HAS A REAL PROBLEM. PLEASE TALK TO THE PASTOR AND HEAR WHAT HE HAS TO SAY ABOUT ACCESS TO GAGE BLVD.

AT TIMES GAGE BLVD. IS LIKE A FREEWAY.

ALSO WITH FIRE TRUCKS AND E.M VEHICLES.

NOW--- LETS REVIEW COMING OUT OF THE PROPOSED PRIVATE STREET. IT IS STRAIGHT UP HILL UNTIL YOU GET TO THE SIDEWALK ON GAGE. YOU WOULD HAVE TO GET ON THE SIDEWALK ON GAGE IN ORDER TO SEE ANY TRAFFIC AT ALL.

THIS IS THE MOST DANGEROUS PROBLEM ON THE WHOLE STREET FROM BELLRIVE TO THE INTERSECTION ON LESLIE BLVD!!!!!!

IF THIS IS APPROVED, IT WOULD BE AN ABSOLUTE MISTAKE.

ZONING IT FOR CONDOS OR TOWNHOUSES WOULD BE LESS TRAFFIC, BUT STILL WOULD BE HARD FOR INGRESS AND EGRESS.

ALSO IF A DINING AREA WAS APPROVED, THE DOWNHILL SIDE OF THE BLDG. WOULD BE UNSIGHTLY TO THOSE THAT LIVE BELOW THE SITE

I STRONGLY RECOMMEND THAT YOU DENY THIS ZONING REQUEST FOR COZ.

THANK YOU,

SINCERELY,

WILLIAM (BILL) J ALDERSON

435 NICKLAUS COURT.

RICHLAND WA.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 54-16, Amending the 2016 Budget for the Electric Utility Fund

Department:
Energy Services

Ordinance/Resolution Number:
54-16

Document Type:
Ordinance

Recommended Motion:

Give second reading and approve Ordinance No. 54-16 amending the 2016 budget for the Electric Utility Fund.

Summary:

Over 15 years ago, the City accepted a scissor man lift from a government surplus, and the equipment is estimated to be greater than 30 years old. Since then, the scissor lift has regularly been used in the maintenance, operations, and installations of capital improvement projects. Because the equipment was obtained through a surplus process, the equipment was not programmed for replacement through the equipment repair and maintenance fund for the 2016 Budget. To complete installations of capital improvement projects, additional funding is needed beyond what was anticipated in the 2016-2030 Capital Improvement Plan so the lift can be replaced.

The Electric Utility Fund has sufficient ending fund balance to provide the needed funds. Staff recommends utilizing a portion of the available fund balance to complete the planned projects.

Council approved first reading of this ordinance at its October 4, 2016 meeting.

Fiscal Impact:

The proposed ordinance will increase appropriations in the Electric Utility Fund 2016 Capital Improvement Plan by \$25,000. The unrestricted ending fund balance for the Electric Utility fund as of December 31, 2015 was \$4,587,925.

Attachments:

1. Draft Ordinance No. 54-16
2. CIP Update May 2015

ORDINANCE NO. 54-16

AN ORDINANCE of the City of Richland amending the 2016 budget to provide for additional appropriations and declaring that a public emergency exists in the City's Electric Utility Fund.

WHEREAS, on November 17, 2015, Richland City Council approved Ordinance No. 74-15 approving the 2016 Budget including the 2016-2030 Capital Improvement Plan (CIP) and Energy Services divisions; and

WHEREAS, Energy Services received a scissor man lift from a governmental surplus over 15 years ago and the equipment is greater than 30 years old; and

WHEREAS, the scissor man lift was not included in the equipment replacement fund; and

WHEREAS, the Electric Utility Fund currently holds sufficient reserve funds to allow for the replacement of the scissor man lift and trailer.

WHEREAS, Energy Services CIP has substantial workload requiring use of a scissor man lift and staff recommends replacement at this time; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on October 4, 2016, regarding the increase in appropriations from beginning fund balance in the Electric Utility Fund.

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

Section 1. Facts Constituting Emergency. The expenses contained within this ordinance were not anticipated when the 2016 budget was approved.

Section 2. Declaration of Public Emergency. Due to circumstances described above, the City Council declares that a public emergency exists in the Electric Utility Fund.

Section 3. Amendment of the 2016 Budget. The 2016 Budget is hereby amended in the Electric Utility Fund to provide for \$25,000 in additional appropriations in the Electric Utility Fund from existing reserve fund balance as follows:

Electric Utility Fund

Current Appropriation:	\$83,662,757
Increase in Appropriation:	<u>\$ 25,000</u>
Amended Appropriation:	<u>\$83,867,757</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 18th day of October, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: October 23, 2016

Renewals and Replacements

Type of Project		Partnership Project?		Project #	
Electric		NO		ES130010	
Key #	Goal #	Strategic Leadership Plan Project?		Revised 10-4-2016	
2	2	No			
PROJECT NAME: Renewals and Replacements					
PROJECT ADMINISTRATION: Energy Services					
PROJECT LOCATION: Various locations within the electric utility service area					
PROJECT TIMELINE: Annual Investments					
RESPONSE TO *GMA LEVEL OF SERVICE? NO					

PROJECT DESCRIPTION

Capital improvement projects and capital maintenance and equipment replacement that extend the life of existing electric utility infrastructure. Some of these represent investment upgrades that are performed annually.

PROJECT ASSUMPTIONS

Deferring key renewal and replacement projects lead to increased operation and maintenance costs that have to be passed on to electric utility rate payers. These projects are funded primarily from rate revenue cash. High interface with property owners. Effectiveness through in-depth coordination with other City projects.

BENEFITS

Investment in these projects maintain appropriate levels of system reliability and meet regulatory compliance. Appropriate investments help keep utility retail rates lower by avoiding costly infrastructure rebuilds. These projects also result in operational efficiencies and flexibility.

PROJECT COST ESTIMATE	Total Estimated Project Cost	Project Costs To-Date 12/31/14	Authorized Budget Remaining in 2015	2016	2017	2018	2019	2020	2021
MATERIAL	4,096,000		591,000	988,000	737,000	943,000	330,000	282,000	225,000
EXPERT SERVICES	1,652,000		342,000	558,000	162,000	150,000	120,000	255,000	65,000
LABOR	2,203,000		248,000	546,000	404,000	638,000	114,000	139,000	114,000
EQUIPMENT	532,000		82,000	130,000	84,000	170,000	21,000	24,000	21,000
OVERHEAD	1,820,000		252,000	450,000	301,000	498,000	102,000	115,000	102,000
ENGINEERING	474,000		91,000	134,000	78,000	120,000	18,000	25,000	8,000
TOTAL	\$ 10,777,000	\$ -	\$ 1,606,000	\$2,806,000	\$1,766,000	\$ 2,519,000	\$ 705,000	\$ 840,000	\$ 535,000
RECOMMENDED FUNDING SOURCES	Total Estimated Project Revenues	Project Revenue To-Date 12/31/14	Authorized Budget Remaining in 2015	2016	2017	2018	2019	2020	2021
FACILITY FEES	-								
ELECTRIC RATE REVENUE	10,752,000		1,606,000	2,781,000	1,766,000	2,519,000	705,000	840,000	535,000
ELECTRIC RATE REVENUE	25,000			25,000					
	-								
	-								
	-								
TOTAL	\$ 10,777,000	\$ -	\$ 1,606,000	\$2,806,000	\$1,766,000	\$ 2,519,000	\$ 705,000	\$ 840,000	\$ 535,000
OPERATING & MAINTENANCE COSTS (IMPACTS)	Total Estimated Project Operating & Maint. Costs			2016	2017	2018	2019	2020	2021
ALL NEW O&M COSTS COVERED THROUGH RATE ANALYSIS	-								
	-								
	-								
	-								
TOTAL	\$ -	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 104-16, Authorizing a Purchase and Sale Agreement with The Hills Mobile Home Park, LLC for Duportail Bridge Project

Department:
Public Works

Ordinance/Resolution Number:
104-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 104-16, authorizing execution of a purchase and sale agreement, and other necessary documents, to acquire property from The Hills Mobile Home Park, LLC for the Duportail Bridge project.

Summary:

The Duportail Bridge project is the City's highest priority transportation system improvement. When completed, the Duportail Bridge will provide many benefits to the community including more efficient vehicular travel, improved emergency response times, improved access for transit, bicycles and pedestrians, improved access control to the Chamna open space, and economic development.

City staff have initiated right-of-way acquisition procedures for this project. Staff activities are guided by State and Federal regulations and include offers based on fair market value appraisals.

The proposed Agreement reflects completion of successful negotiations with The Hills Mobile Home Park, LLC. In lieu of cash payment, The Hills Mobile Home Park, LLC has requested sewer connection fees for ten empty lots with a total value of \$19,950, which is \$950 above the fair market appraisal of the property interest to be acquired by the City. Staff recommends approval of this compensation model since it achieves agreement with the property owner while maintaining compliance with regulations by providing the required level of compensation. An added benefit to the City in approving this Agreement is that it avoids the costs associated with closing the transaction through a title or escrow company.

Staff recommends approval.

Fiscal Impact:
Yes

The total cost of the property acquisition is estimated to be \$19,950, consisting of ten sewer connection fees at \$1,995 each. No closing costs are anticipated other than recording the documents. These costs were anticipated in the project budget and funding is available to complete these acquisitions. There is currently \$1,392,247 available in the Duportail Bridge project budget.

Attachments:

1. Resolution No. 104-16, PSA for Hills Mobils Home Park
2. PSA - The Hills MHP, LLC

RESOLUTION NO. 104-16

A RESOLUTION of the City of Richland authorizing the acquisition of real property interests from The Hills MHP, LLC by negotiated voluntary purchase for the purpose of constructing the Duportail Bridge project.

WHEREAS, Richland City Council's Strategic Leadership Plan prioritizes completion of the Duportail Bridge as a high priority contribution to the City's transportation infrastructure; and

WHEREAS, since 2007, the Richland City Council has invested to make the Duportail Bridge project construction ready, including completion of all environmental reviews and funding of right-of-way acquisition; and

WHEREAS, the Duportail Bridge, when completed, will provide many benefits to the community including more efficient vehicle travel, improved access for transit, bicycle and pedestrian travel, improved emergency response, improved management of Chamna open space access and economic development; and

WHEREAS, the City has identified several properties that must be acquired to complete the Duportail Bridge project; and

WHEREAS, property acquisitions for the Duportail Bridge project will be completed in accordance with state and federal process requirements; and

WHEREAS, in accordance with state and federal regulations, the City of Richland completed appraisals to determine the fair market value of the properties and has negotiated in good faith with the owners of the properties to be acquired; and

WHEREAS, The Hills MHP, LLC (The Hills Mobile Home Park) has property affected by the Duportail Bridge project in the form of a permanent easement and has agreed to terms allowing the City to acquire the necessary portion of property rights required for this project; and

WHEREAS, the funds necessary to acquire the property shall be paid by Duportail Bridge Project funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute the purchase and sale agreement and all other documents necessary to complete the purchase of the required portion of The Hills MHP, LLC property.

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 18th day of October, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This Agreement for Purchase and Sale of Real Property ("Agreement") is made and entered into this ____ day of _____, 2016 between the **CITY OF RICHLAND**, a Washington municipal corporation ("Purchaser"), and **THE HILLS MHP, LLC.**, a Washington Limited Liability Corporation ("Seller").

1. Purchase and Sale of Property. Seller agrees to sell and Purchaser agrees to purchase, on the terms hereafter stated, all of the following described interests in real property (collectively, the "Property"):

1.1. The Property. The land involved in this transaction is located in the City of Richland, Benton County, Washington, and is legally described as follows:

See Exhibit A

1.2. Scrivener's Errors. In the event of an error in the legal description, the parties agree that either party or a scrivener may correct the error.

1.3. Laws and Rights. It is understood that the sale and conveyance to be made pursuant to this Agreement shall be subject to any and all applicable federal, state and local laws, orders, rules and regulations, and any and all outstanding rights of record or which are open and obvious on the ground.

1.4. Timing of Conveyance. The Permanent Easement described in Section 1.1 shall be conveyed to Purchaser within 10 days of execution of this Agreement. Conveyance shall be by means of a Permanent Easement Deed prepared by Purchaser and approved by Seller.

2. Purchase Price. As the Purchase Price for the Property, Purchaser shall provide Seller with ten (10) sanitary sewer connections in The Hills Mobile Home Park, which connections are collectively valued at **Nineteen Thousand Nine Hundred Fifty Dollars and No/100 (\$19,950)**. Application for the sewer connections shall be made at the Public Works Department, 840 Northgate Drive, Richland, WA 99352 within sixty (60) days of recording of the Permanent Easement Deed.

3. Conditions Precedent to Sale. This Agreement is made and executed by the parties hereto subject to the following conditions precedent:

3.1. Executed Contract. The "Executed Contract Date" is the date upon which both parties have signed this Purchase and Sale Agreement. If the Purchase and Sale Agreement is signed on different days, the Executed Contract Date is the date of the last signing party. Both Purchaser and Seller must sign this Purchase and Sale Agreement

within fifteen (15) business days of approval from the City Council. If signatures are not received by both parties within fifteen (15) business days, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either party to the other.

3.2. Council Approval. This transaction is contingent upon approval of this Agreement by the City Council of the City of Richland. In the event the Richland City Council determines not to approve this Agreement, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either party to the other.

4. Covenants, Representations and Warranties.

4.1. Seller's Covenants. Seller hereby covenants and agrees as follows:

4.1.1. From the date of this Agreement through recording of the Permanent Easement Deed, Seller shall not make any material alterations to the Property or to any of the licenses, permits, legal classifications or other governmental regulations relating to the Property, nor enter into any leases or agreements pertaining to the Property without the Purchaser's prior written consent.

4.1.2. During the contract period, Seller shall not voluntarily cause to be recorded any encumbrance, lien, deed of trust, easement or the like against the title to the Property without Purchaser's prior consent.

4.1.3. Seller shall use its best efforts to remove all disapproved exceptions within the preliminary title report.

4.1.4. During the contract period, Seller will operate and maintain the Property in a manner consistent with Seller's past practices relative to the Property and so as not to cause waste to the Property.

4.2. Seller's Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the date hereof and on the date of recording of the Permanent Easement Deed. Seller shall immediately provide Purchaser with written notice of any event which would make any representation or warranty set forth below incorrect or untrue, and upon receipt of such notice, Purchaser may elect to terminate this Agreement. Upon Purchaser's election to terminate, this Agreement shall be without any further force and effect, and without further obligation of either party to the other.

4.2.1. Seller has full power and authority to enter into and carry out the terms and provisions of this Purchase and Sale Agreement and to execute and deliver all documents which are contemplated by this Agreement, and all actions of Seller necessary to confer such authority upon the persons executing this Purchase and Sale Agreement and such

other documents have been, or will be, taken.

4.2.2. Seller has not received any written notice from any governmental authorities or regulatory agencies that eminent domain proceedings for the condemnation of the Property are pending or threatened.

4.2.3. Seller has not received any written notice of pending or threatened investigation, litigation or other proceeding before a local governmental body or regulatory agency which would materially and adversely affect the Property.

4.2.4. Seller has not received any written notice from any governmental authority or regulatory agency that Seller's use of the Property is presently in violation of any applicable zoning, land use or other law, order, ordinance or regulation affecting the Property.

4.2.5. No special or general assessments have been levied against the Property except those disclosed in the Preliminary Title Report, and Seller has not received written notice that any such assessments are threatened.

4.2.6. Seller is not a "foreign person" for purposes of Section 1445 of the Internal Revenue Code.

4.2.7. Seller is a Washington Limited Liability Corporation owning fee title to the Property.

4.3. Purchaser's Representations. Purchaser hereby makes the following representations to Seller, each of which shall be true on the date hereof and on the date of closing:

4.3.1. Purchaser has full power and authority to enter into and carry out the terms and provisions of this Purchase and Sale Agreement and to execute and deliver all documents which are contemplated by this Agreement, and all actions of Purchaser necessary to confer such authority upon the persons executing this Purchase and Sale Agreement and such other documents have been, or will be, taken.

4.4. Survival of Covenants. The covenants, representations, and warranties contained in Section 4 of this Agreement shall survive the delivery and recording of the Permanent Easement Deed from Seller to Purchaser.

5. Casualty and Condemnation.

5.1. Material Casualty or Condemnation. If prior to the closing date: (i) the Property shall sustain damage caused by casualty which would cost ten thousand dollars (\$10,000.00) or more to repair or replace, or (ii) if a taking or condemnation of any portion of the Property has occurred, or is threatened, which would materially affect the value of

the Property, either Purchaser or Seller may, at its option, terminate this Agreement by written notice to the other party within two (2) days' notice of such event. If, prior to the closing date, neither party provides said termination notice within such two-day period, the closing shall take place as provided herein with a credit against the Purchase Price in an amount equal to any insurance proceeds or condemnation awards actually collected by Seller. At closing, Seller shall assign to Purchaser Seller's full interest in any insurance proceeds or condemnation awards which may be due but unpaid to Seller on account of such occurrence.

5.2. Immaterial Casualty or Condemnation. If, prior to the closing date, the Property shall sustain damage caused by casualty which is not described in Section 7.1., or a taking or condemnation has occurred, or is imminently threatened, which is not described in Section 7.1., neither Purchaser nor Seller have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to the cost to repair that portion of the Property so damaged by insured casualty, or an amount equal to the anticipated condemnation award, as applicable. At closing, Purchaser shall assign to Seller all rights or interest in and to any insurance proceeds or condemnation awards which may be due on account of any such occurrence.

6. Purchasers' Remedies. In the event of material breach of this Agreement by Seller, Purchaser shall have, as their sole remedies: (a) the right to pursue specific performance of this Agreement, (b) the right to terminate this Agreement and (c) all remedies presently or hereafter available at law or in equity. Purchaser hereby waives all other remedies on account of a breach hereof by Seller.

7. Miscellaneous.

7.1. Finder's Fee. Purchaser and Seller each agree that a real estate finder's fee ("Real Estate Compensation") is not due to each other or to any third party. Each party hereby agrees to indemnify and defend the other against and hold the other harmless from and against any and all loss, damage, liability or expense, including costs and reasonable attorney's fees, resulting from any claims for Real Estate Compensation by any person or entity other than provided herein. The provisions of this section shall survive the closing.

7.2. Time of the Essence. Time is of the essence of every provision of this Agreement.

7.3. Notices. Whenever any party hereto shall desire to give or serve upon the other any notice, demand, request or other communication, each such notice, demand, request or other communication shall be in writing and shall be given or served upon the other party by personal delivery (including delivery by written electronic transmission) or by certified, registered or express United States mail, or Federal Express or other commercial courier, postage prepaid, addressed as follows:

TO SELLER:

The Hills MHP, LLC
Attn: Mr. Brett Smith
P.O. Box 1050
North Bend, WA 98045
Phone: (425) 864-9841
Email: brett@nwparksllc.com

TO PURCHASER:

City of Richland
Attn: Mr. Jeff Peters
P.O. Box 190
Richland, WA 99352
Phone: (509) 942-7500
Fax: (509) 942-7468
Email: jpeters@ci.richland.wa

Any such notice, demand, request or other communication shall be deemed to have been received upon the earlier of personal delivery thereof or two (2) business days after having been mailed as provided above, as the case may be.

7.4. Assignments and Successors. Purchaser may not assign this Agreement without Seller's consent. Any assignment made without Seller's consent is null and void, and does not relieve the Purchaser of any liability or obligation hereunder.

7.5. Captions. Paragraph titles or captions contained herein are inserted as a matter of convenience and for reference, and in no way define, limit, extend or describe the scope of this Agreement.

7.6. Exhibits. All exhibits attached hereto shall be incorporated by reference as if set out in full herein.

7.7. Binding Effect. Regardless of which party prepared or communicated this Purchase and Sale Agreement, this Purchase and Sale Agreement shall be of binding effect between Purchaser and Seller only upon its execution by an authorized representative of each such party.

7.8. Construction. The parties acknowledge that each party and its counsel have reviewed and revised this Agreement, and that the normal rule of construction providing that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendment or exhibits hereto.

7.9. Counterparts. This Purchase and Sale Agreement may be executed in several counterparts, each of which shall be an original, but all of such counterparts shall constitute one such Agreement.

7.10. Cooperation and Further Assurances. Each party shall cooperate with the other in good faith to achieve the objectives of this Agreement. The parties shall not unreasonably withhold responses to requests for information, approvals, or consents provided for in this Agreement. The parties agree to take further action and execute further documents, both jointly or within their respective powers and authority, as may be reasonably necessary to implement the intent of this Agreement.

7.11. Merger. The delivery of the Deed and any other documents and instruments by Seller and the acceptance and recordation thereof by Purchaser shall effect a merger, and be deemed the full performance and discharge of every obligation on the part of Purchaser and Seller to be performed hereunder, except those clauses, covenants, warranties and indemnifications specifically provided herein to survive the closing.

7.12. Complete Agreement. This Agreement represents and contains the entire understanding between the parties related to the acquisition of the Property. The parties acknowledge that no other oral or written collateral agreements, understandings, or representations exist outside of this document, with the exception of any documents expressly incorporated by reference in this Agreement. Any prior agreements, whether verbal or written, not specifically referred to in this Agreement are hereby terminated.

7.13. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Washington. The parties agree that Benton County is the appropriate venue for filing of any civil action arising out of this Agreement, and Seller expressly agrees to submit to personal jurisdiction in Benton County Superior Court.

7.14. Scrivener. The party drafting this Agreement is the City of Richland. The City of Richland makes no representations regarding the rights or responsibilities of Seller under this Agreement. Seller is encouraged to review the completed contract with counsel before signing this Agreement.

IN WITNESS WHEREOF, the Purchaser has executed this Agreement on the date shown next to its signature, and Seller has accepted on the date shown next to its signature.

THE HILLS MHP, LLC. - SELLER

CITY OF RICHLAND - PURCHASER

By: Brett Smith
Its: President

Date

By: Cynthia D. Reents, ICMA-CM
City Manager

Date

By:
Its:

Date

Marcia Hopkins
City Clerk

Approved by Seller's Legal Counsel:

Approved as to Form:

By:

Heather Kintzley, City Attorney

Exhibit A
Legal Description of Subject Property

Permanent Easement

A Permanent easement being 10.00 feet in width for the construction and maintenance of a permanent sound wall, being a portion of that Tract shown on Record Survey No. 2914 (Records of Benton County, Washington) located in the East 1/ 2 of the Southeast Quarter of Section 16, Township 9 North, Range 28 East, Willamette Meridian, Benton County, Washington, and more particularly described as follows:

BEGINNING at the Northwestern corner of said Tract on the Easterly right-of-way of Duportail Street.

Thence leaving said Easterly right-of-way along the Northerly line of said Tract South 69° 29'40" East, 10.04 feet;

Thence leaving said Northerly line 515.35 feet along the arc of a non-tangent curve to the left having a radius of 1809.24 feet, a delta of 16°19'13" and a long chord that bears South 07°32'24" West, 513.61 feet;

Thence South 00°37'13" East, 535.57 feet;

Thence 125.18' feet along the arc of a curve to the right having a radius of 570.00 feet, a delta of 12° 34'59" and a long chord that bears South 05°40'17" West, 124.93 feet to the southerly line of said Tract;

Thence along said Southerly line South 89°23'43" West, 10.25 feet to the Easterly right-of-way of Duportail Street;

Thence along said Easterly right-of-way the following (3) courses:

125.21 feet along the arc of a non-tangent curve to the left having a radius of 560.00 feet, a delta of 12°48'40" and a long chord that bears North 05°47'08" East, 124.95 feet;

North 00°37'13" West, 535.57 feet;

519.04 feet along the arc of a curve to the right having a radius of 1819.24 feet, a delta of 16°20'48" and a long chord that bears North 7° 33'11" East, 517.28 feet to the POINT OF BEGINNING.

Containing 0.27 acres, more or less.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 187-16, Adopting General Sewer Plan Update

Department:
Public Works

Ordinance/Resolution Number:
187-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 187-16, acknowledging City Council adoption of the General Sewer Plan Update completed April 2016 by JUB Engineers and directs staff to utilize this Plan to update the City's Comprehensive Land Use Plan and to prepare operating and Capital Improvement Plans related to the Wastewater Utility.

Summary:

The City is required to prepare and maintain a General Sewer Plan in accordance with Washington Administrative Code (WAC) Chapter 173-240-020(7). The last update to the General Sewer Plan was in 2004. In April 2014, Council authorized a consultant agreement with JUB Engineers to complete the Plan update. The proposed 2016 General Sewer Plan includes an evaluation of the Wastewater Treatment Plant and sewer collection system, establishes a comprehensive Capital Improvement Plan and documents the utility's financial condition. The systems evaluations and Capital Improvement Plan include elements detailing available capacity, guiding major maintenance programs, and identifying facilities needed to support planned growth. The Plan considers the predicted community growth for the coming twenty years and provides input to the City's Comprehensive Land Use Plan regarding sewer system needs to support predicted growth. The plan was reviewed and approved by the Washington State Department of Ecology in September 2016. The most noteworthy elements of the Plan Update are its analysis of the age and condition of the sewer collection system, the system of pipes conveying sewage to the Wastewater Treatment Plant. The Plan recommends a thorough inspection and condition assessment of these pipes, followed by an accelerated program of rehabilitation or replacement. This is because many of these pipes are approaching seventy-five (75) years old. The Plan also recommends an increased program of maintenance and replacement of mechanical equipment at the Wastewater Treatment Plant. Finally, the Plan indicates that the Wastewater Treatment Plant has adequate capacity to serve anticipated community growth for the coming ten to twenty years.

A copy of the entire General Sewer Plan can be accessed on the City's web site at <https://www.ci.richland.wa.us/departments/public-works/management-plans>.

Fiscal Impact:

Adoption of the General Sewer Plan carries no direct costs. The increased funding needed to implement the recommended programs will require future rate increases. A detailed rate study, completed by the FCS Group, forecasts rate increases beginning in 2018, but no increase for 2017. Future rate increases will be subject to Council approval after review by the Utility Advisory Committee. The proposed 2017-2031 Capital Improvement Plan reflects this increased programs recommended by the Plan Update.

Attachments:

1. Res. No. 187-16 General Sewer Plan
2. General Sewer Plan Executive Summary
3. Rate Study Revenue Requirements Projection



RESOLUTION NO. 187-16

A RESOLUTION of the City of Richland authorizing the adoption of the General Sewer Plan Update.

WHEREAS, Washington Administrative Code (WAC) Chapter 173-240-020(7) directs the City to prepare and maintain a General Sewer Plan; and

WHEREAS, the City of Richland adopted a General Sewer Plan, the last update of which was adopted in October of 2004; and

WHEREAS, the 2004 General Sewer Plan does not reflect annexations, land use changes, and future development plans; and

WHEREAS, in April 2014, City Council authorized the execution of a consultant agreement with JUB Engineers to update the General Sewer Plan; and

WHEREAS, the proposed 2016 General Sewer Plan includes an evaluation of the Wastewater Treatment Plant and sewer collection system, establishes a comprehensive Capital Improvement Plan, and documents the utility's financial condition; and

WHEREAS, the proposed 2016 General Sewer Plan has been reviewed and accepted by the Washington State Department of Ecology; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland adopts the General Sewer Plan Update completed April 2016 by JUB Engineers and directs staff to utilize this Plan to update the City's Comprehensive Land Use Plan and to prepare operating and Capital Improvement Plans related to the Wastewater Utility.

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 18th day of October, 2016

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

EXECUTIVE SUMMARY

ES-1 Purpose

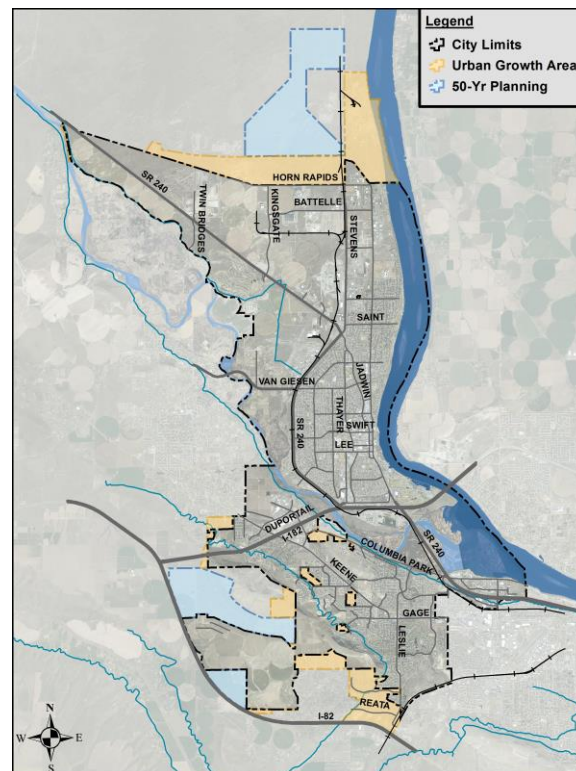
In accordance with WAC 173-240-020(7), the City of Richland (City) maintains a General Sewer Plan which has been reviewed and approved by the Washington State Department of Ecology (WDOE). Long term planning should be reviewed and periodically updated to incorporate changes in population, land use, and regulations. It is recommended that updates occur at 5-10 year intervals. The last comprehensive General Sewer Plan for the City was completed in 2004. The City has experienced significant growth since then and much of the 2004 plan needs updating. The City authorized J-U-B ENGINEERS, Inc. to undertake a General Sewer Plan Update in 2014/2015. The major goals of the 2015 General Sewer Plan Update are as follows:

- Provide a general evaluation of the Wastewater Treatment Plant (WWTP)
- Update the hydraulic model of the sewer collection system to assess the existing conditions (current flows), near-term conditions (areas the City has committed to serve that may be developed soon), and long-term conditions (areas beyond the current City limits to the expected 50-year boundary)
- Identify limitations in the existing collection system and necessary improvements to maintain an appropriate level of service
- Incorporate recent analysis from the South Sewer Study and summarize the history and current plan for providing sewer service to the Badger Mountain Sub-Area
- Update the collection system master plan to serve the expected 50-year boundary
- Develop “Risk of Failure” ratings that incorporate sewer pipe condition data in order to prioritize improvement projects.
- Develop “Consequence of Failure” ratings for sewer pipes in order to further prioritize improvement projects.
- Develop overall scoring criteria for sewer pipes utilizing hydraulics, “Risk of Failure,” and “Consequence of Failure” criteria such that City Staff can combine this data with separate scoring of water pipes and roadways in order to identify and prioritize infrastructure projects.
- Establish a comprehensive Capital Improvement Plan (CIP) with particular emphasis on the next 5 to 10 years
- Document the sewer utility’s financial condition and assess its ability to support the recommendations of the CIP.
- Summarize the City’s current Operations & Maintenance Program and suggest potential changes.
- Summarize the City’s current Pre-Treatment Program and develop a framework for a Fats, Oils, & Grease (FOG) program.
- Satisfy WDOE and WAC requirements for a General Sewer Plan.

ES-2 Planning Boundaries

This General Sewer Plan evaluates the hydraulic capacity of all of the existing sewer pipes that are 10-inches and larger in diameter. The pipes are evaluated not only on existing flow conditions, but the expected flow conditions when the entire Urban Growth Boundary is completely developed. Any existing pipes that were identified as needing to be upsized upon buildout of the UGA, were further evaluated to serve a 50-year boundary – with the goal in mind that any pipes constructed today will have the capacity to function properly through the end of their design life. Similarly, any new pipe extensions were also sized to serve the 50-year boundary. The planning boundaries are depicted in **Figure ES-1**.

Figure ES-1 – Planning Boundaries



ES-3 Collection System Summary

The City's public collection system has expanded from an initial series of pipelines serving the old downtown Richland area to a system containing over 262 miles of gravity pipelines and 14 pumping stations providing public sewer service to a residential population of 53,054. The total area that can be provided with public sewer service totals over 25,000 acres or approximately 40 square miles. The total linear feet of sewer pipelines within the City's public collection system has more than tripled over the past 30 years. The existing wastewater collection system consists of gravity pipelines ranging in size from 6 inches in diameter up to 54 inches in diameter.

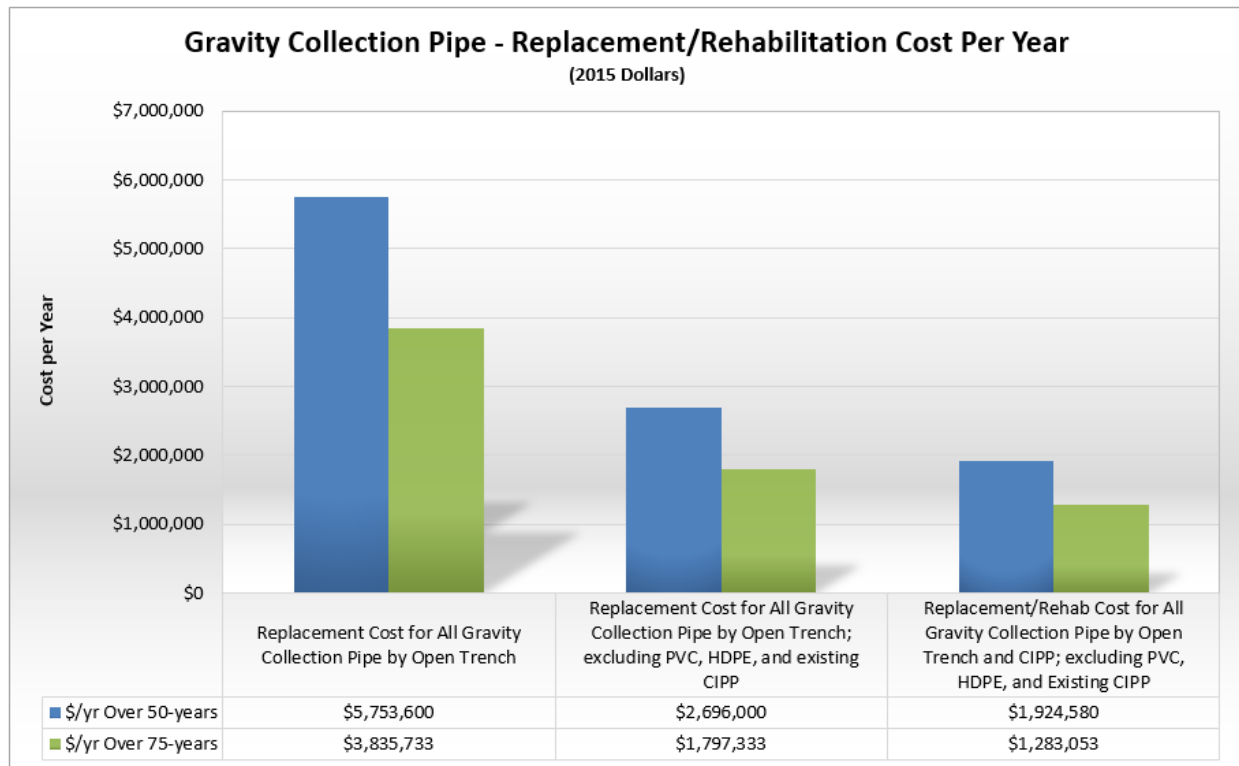
Overall, the existing collection system has adequate capacity to convey current flows through master plan flows as the CIP is implemented. This is evidenced by the relatively few capacity issues within the existing system compared to necessary upgrades to accommodate growth beyond the City's current service limits.

The hydraulic model used in this analysis was created based on land use and zoning conditions at the time of the study, both of which will change over time. Since the models are based on these parameters, it is critical to keep them updated over time to reflect up-to-date conditions. The General Sewer Plan will therefore require periodic updates to remain a current, accurate, and applicable tool in future evaluations. As part of this ongoing maintenance, the Wastewater Utility currently plans to update the Master Plan Model every five to ten years with the assistance of a consultant. Updates may be implemented more frequently if there are significant changes to land use, impact area, collection system, or the rate of development.

Although the hydraulic analysis indicated relatively few capacity issues, the collection system is showing its age and a proactive renewal and replacement program has been developed to address this. A significant effort of this plan was spent prioritizing pipes for replacement and developing a CIP.

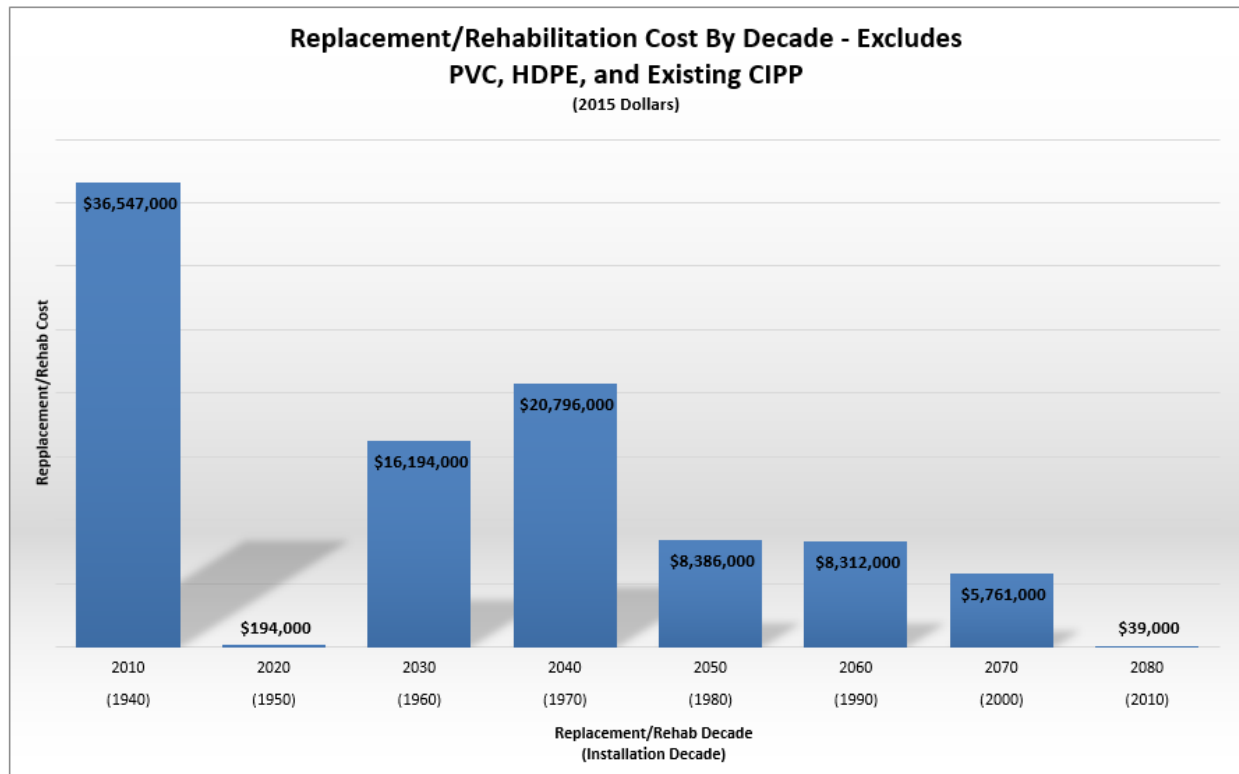
Prioritizing pipes for replacement involves determining which are more likely to fail. For this analysis, the prioritization focused on the City's non-PVC pipe inventory and its useful life. This recommendation assumes that the non-PVC pipe that has not yet been rehabilitated can be rehabilitated/replaced every 75 years with a mixture of trenched replacement and trenchless rehabilitation. This analysis assumes that PVC pipes and any pipes that have recently been rehabilitated will not have to be rehabilitated in the next 75 years. Based on this approach, the City should be budgeting approximately \$1.5 million dollars per year (2015 dollars) for collection system rehabilitation/replacement. A summary of the cost of the various replacement scenarios is depicted in **Figure ES-2**.

Figure ES-2 – Collection System Replacement Cost Analysis



It is worth noting that the above analysis does not take into account the age of the existing pipes. The City has limited data on pipe age; however, an estimate of pipe installation by the decade was developed in order to identify the potential timing of replacement. **Figure ES-3** depicts potential cost of replacement per decade for the next several decades. This assumes a 75-year lifespan for the non-PVC pipe that has not yet been rehabilitated. Because a significant portion of the City was constructed in the 1940s, replacement of a large portion of the City is likely required soon. The City has been aggressively rehabilitating approximately 130,000 LF pipe since 1997 – nonetheless, there is still a significant portion of the aged system remaining. This emphasizes the need for immediate CCTV inspection and condition rating of the system in order to verify if the pipes are in fact near the end of their service life.

Figure ES 3 – Potential Timing of System Replacement Costs



A pipe replacement program was developed to prioritize sewer pipes with the greatest need for replacement each budget year. The prioritization method is composed of two main categories: likelihood of failure (pipe condition) and consequence of failure (risk). The City maintains only a limited amount of data regarding the existing pipes in the system; therefore, several assumptions were made using the existing data as best as possible. Through workshops with City staff, each category and associated criteria were assigned a weighting value to reflect relative importance. These weights are easily modified and will likely be adjusted and fine-tuned over time as the City implements the replacement and rehabilitation program.

Through the development of the pipe scoring criteria, it became evident that the lack of condition rating for the existing pipes was a key piece of information that was missing. Therefore, the CIP includes an intensive survey of the existing pipes in order to determine condition ratings over the course of approximately three years and at a cost of approximately \$0.5 million per year. Once this data is acquired, the City will then be able to update the scoring criteria and re-prioritize replacement projects to determine which projects to focus on for annual renewals/replacements.

ES-4 Capital Improvement Plan Summary

The CIP identifies and describes the improvements necessary to provide service to the future wastewater service area at a suitable level of service and reserve capacity. It also provides an approximate timeline for implementation of these projects. **Table ES-1** lists the CIP projects with recommended action. **Figure A14** shows the location and type

of each project in the CIP. **Appendix I** contains a project summary and associated capital cost for each CIP project. Projects are categorized as follows:

- Capacity Projects: Required to relieve insufficient hydraulic capacity of existing pipes in the near future; funded by connection fees
- System Expansion: Required to serve new areas within the UGA; funded by connection fees
- Collection System Improvements: Required to upgrade existing pipes and lift stations; funded by a mix of connection fees and rates
- Rehabilitation/Replacement: Required to maintain the integrity of the existing system; funded by rates
- WWTP Improvements: Required to improve capacity maintain the integrity of the existing system; funded by a mix of connection fees and rates
- WWTP Rehabilitation and Replacement: Required to maintain the integrity of the existing system; funded by rates
- Developer Driven Projects: Required to expand the collection system within the UGA but timing is unknown; driven by development.



Table ES-1 – CIP Projects

ID	Description/System Name	Recommend Action	Timeframe and Capital Cost										
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	With Growth ⁽¹⁾
Capacity Projects – Funded by Connection Fees													
CP.1	Leslie Rd Trunk Replacement	Replace 18-inch bottleneck section											\$329,000
CP.2	Keene Rd Collector Replacement	Replace 10-inch bottleneck section							\$329,000				
CP.3	Upper North Interceptor Improvements	New lift station and piping to address neighborhood surcharging										\$2,238,000	
CP.4	Bellerive LS Pump Upgrade & Downstream Improvements	New lift station pumps and downstream pipe replacement to address surcharging										\$1,785,000	
System Expansion – Funded by Connection Fees													
SE.1	Leslie Interceptor Extension	Collection system expansion to extend utility service	\$800,000										
Collection System Improvements – Funded by a split of Connection Fees and Rates													
CS.1	Montana Lift Station Standby Generator	Generator installation to operate lift station during power outages	\$40,000										
CS.2	Columbia Lift Station Standby Generator	Generator installation to operate lift station during power outages	\$25,000										
CS.3	Waterfront Lift Station Replacement	Replace deficient lift station			\$608,000								
Rehabilitation and Replacement Projects – Funded by Rates													
RR.1	Renewals and Replacement	10-yr rehabilitation and replacement program based on Condition Assessment	\$250,000	\$258,000	\$1,599,000 ⁽²⁾	\$1,652,000 ⁽²⁾	\$1,705,000 ⁽²⁾	\$1,761,000	\$1,818,000	\$1,878,000	\$1,939,000	\$2,002,000	
RR.2	Annual Street Overlay Areas	Annual repair and replacement of sewer deficiencies in areas scheduled for re-paving	\$100,000	\$103,000	\$107,000	\$110,000	\$114,000	\$117,000	\$121,000	\$125,000	\$129,000	\$133,000	
RR.3	Infiltration and Inflow Study								\$200,000				



EXECUTIVE SUMMARY

ID	Description/System Name	Recommend Action	Timeframe and Capital Cost										
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	With Growth ⁽¹⁾
WWTP Improvements – Funded by Rates/Connection Fees													
WWTP. 1	Influent Upgrades	Influent Upgrades			\$2,133,000								
WWTP. 2	Engineering Report	Re-Rating Study for Design Criteria						\$411,000					
WWTP Rehabilitation and Replacement – Funded by Rates													
WWTP. RR.1	WWTP Renewals and Replacements	General rehabilitation and replacement				\$551,000	\$568,000	\$587,000	\$606,000	\$626,000	\$646,000	\$667,000	
WWTP. RR.2	Plant Wide HVAC Improvements	System improvements to current HVAC equipment	\$290,000										
WWTP. RR.3	Digester Building MCC	Replace obsolete and failing motor control center hardware	\$80,000										
WWTP. RR.4	Primary Clarifier #2 Coating	Recoat primary clarifier #2 to protect from corrosion		\$165,000									
WWTP. RR.5	Digester #1 Tank Coating	Recoat digester #1 tank		\$330,000									
WWTP. RR.6	Secondary Clarifier #2 Coating	Recoat secondary clarifier #2 to protect from corrosion		\$227,000									
WWTP. RR.7	Clarifier Gear Drive Replacements	Replace obsolete and failing gear drive on the clarifier			\$325,000								
WWTP. RR.8	Plant Pump and Piping Replacement	Annual pump and piping maintenance			\$80,000								
Annual Capital Improvement Plan Total													
Yearly Totals			\$1,585,000	\$1,083,000	\$4,852,000	\$2,313,000	\$2,387,000	\$2,876,000	\$3,074,000	\$2,629,000	\$2,714,000	\$6,825,000	

⁽¹⁾ All capital costs are in 2015 dollars.

⁽²⁾ \$500,000 will be allocated to CCTV and Pipe Condition Rating



Table ES-2 – Developer Driven Growth Projects

ID	Description/System Name	Recommend Action	Timeframe and Capital Cost										
			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	With Growth ⁽¹⁾
Developer Driven Growth Projects – Projects to serve growth both inside and outside the UGA													
DD.1	Country Ridge Downstream Improvements	Upgrade downstream pipe to provide for future lift station upgrades and additional pumping capacity											\$4,070,000
DD.2	East Badger South Lift Station	Construction required for development within the East Badger South Basin – SRSR CIP #1 (AHBL est.)											\$5,500,000
DD.3	West Badger South Lift Station	Construction required for build-out of West Badger South and East Badger South											\$3,180,000
DD.4	Horn Rapids Interceptor Extension	From Kingsgate Sports Complex to Village Pkwy/Construction as required with growth											\$450,000
DD.5	SR 240 Interceptor	From Village Pkwy to Horn Rapids Rd/Construction as required with growth											\$3,214,000
DD.6	600 Area (South) Interceptor	From Battelle Blvd to Horn Rapids Rd & North/Construction as required with growth											\$3,467,000
Developer Driven Growth Project Total													
													\$19,881,000

⁽¹⁾ All capital costs are in 2015 dollars.

ES-5 Budgeting CIP Projects

The CIP recommends a total of approximately \$30.3 million be spent in capital improvements to the Wastewater Utility over the next 10 years. Improvements proposed include those necessary for the renewal and replacement of existing collection system and WWTP infrastructure to continue providing a safe, reliable, and cost-effective public sewer system. Those expansion improvements which are directly related to growth have been identified in the Master Plan but are not included in the CIP budget because they will generally be financed by developers. The extent of the City's participation, if any, would depend on the implementation of capital projects that may coincide with development.

The financial plan discussed in **Chapter 8** was prepared by FCS GROUP to provide a financial program that allows the wastewater utility to remain financially viable during the planning period.

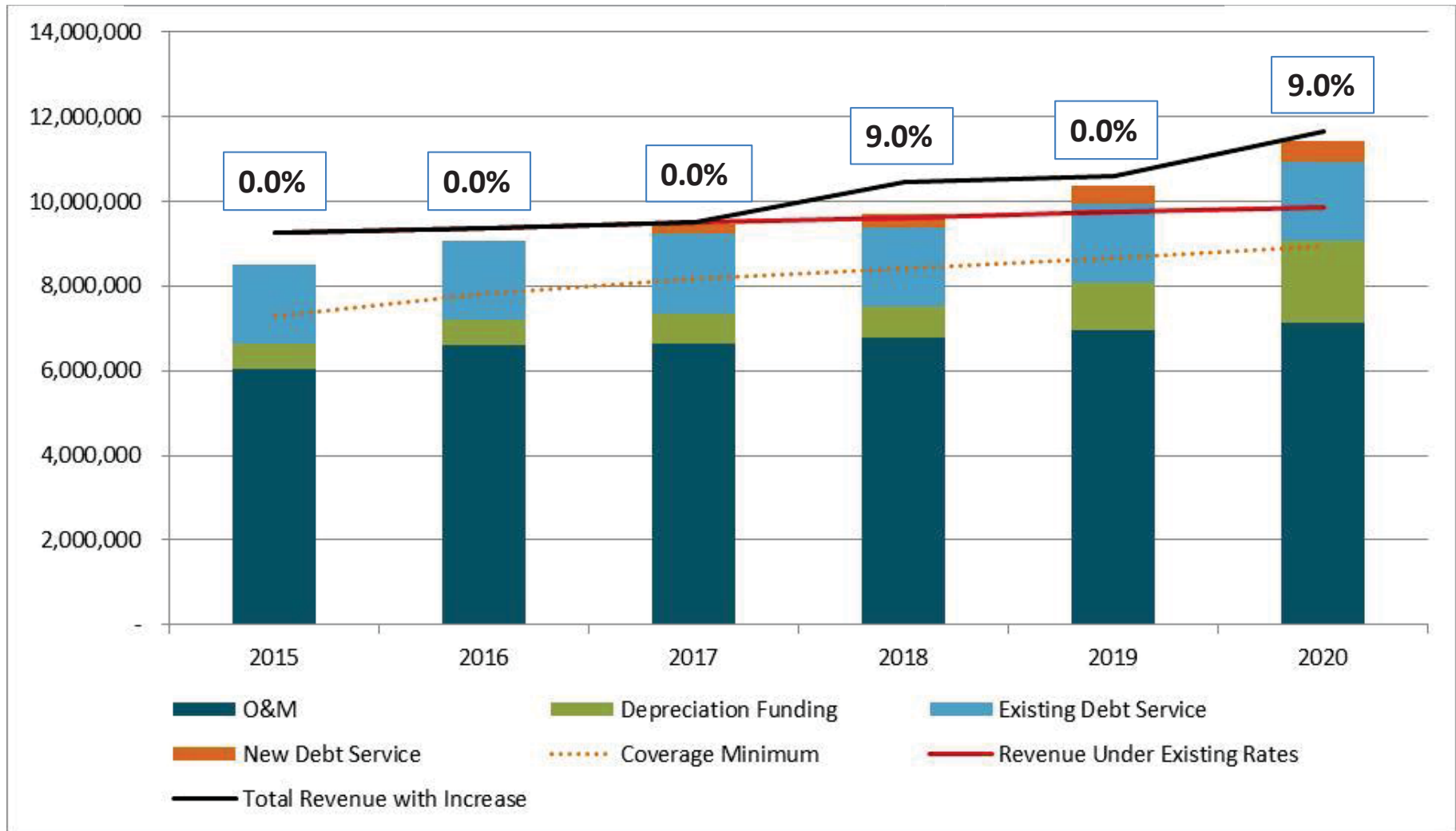
The objective of the financial plan is to identify the total cost of providing sewer service and to present a financial program that allows the sewer utility to remain financially viable during the study period. The analysis considers the historical financial condition of the utility, the financial impact of executing the capital improvement plan (CIP), the sufficiency of utility revenues to meet future financial and policy obligations, and rate affordability.

The financial plan optimizes the capital funding resources as described in this plan. Local resources may include Facilities Fees, Local Facilities Charges, and utility cash reserves. External resources may include Department of Ecology grants and loans, Community Economic Revitalization Board grants and loans, Public Works Board loans, general obligation bonds and revenue bonds.

The results of the analysis indicate that rate increases are necessary to fund ongoing operating needs and the identified capital program. The City is in the process of completing a rate study to determine the annual rate increase strategy to meet the utility's financial obligations. The findings of the forecast for this GSP indicate that a cumulative increase of 21.5 percent meets the sewer utility's requirements through 2020, while remaining well within the affordability threshold.



Revenue Requirement – Baseline





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 198-16, Authorizing the Submittal of a Stormwater Grant Application to the Department of Ecology for the Columbia Park Trail Project

Department:
Public Works

Ordinance/Resolution Number:
198-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 198-16, authorizing the submittal of a Department of Ecology stormwater grant application for the Columbia Park Trail project.

Summary:

The Washington State Department of Ecology has issued a call for grant applications to its fiscal year 2018 Water Quality Financial Assistance program.

City Staff has identified a project for submittal that would install water quality treatment features on two stormwater outfalls that serve Columbia Park Trail between North Columbia Center Boulevard and Fowler Street. One of these outfalls currently drains to the river and the other to a conveyance ditch on U.S. Army Corps of Engineers property. These outfalls were identified as good opportunities for the installation of stormwater treatment features in previous studies completed by the Public Works Department. The project would use bioretention swales, trenches, ponds and pervious pavement to reduce the volume and treat the stormwater that currently drains through these outfalls. The project would have an added benefit of improving the appearance of the project area.

This project would align with a goal of the City's Strategic Leadership Plan to protect and enhance the City's water resources would also coincide with the Columbia Park Trail Street Improvement project which is included in the Capital Improvement Plan and Transportation Improvement Program. The project would also compliment the streetscape plan completed several years ago aimed at improving the appearance of arterial streets.

This grant request would compliment a previously submitted grant application to the Washington State Transportation Improvement Board for a street improvements project.

Staff recommends applying for funding for the installation of these stormwater treatment features.

Fiscal Impact:

The project is estimated to cost approximately \$600,000. The grant would cover 75%, or \$450,000. The City match would be \$150,000 and is currently available in the Stormwater Fund. If the City is awarded the Transportation Improvement Board Grant for the street improvements the grant funds may match one another, thus reducing the City's matching funds burden.

Attachments:

I. RES 198-16

RESOLUTION NO. 198-16

A RESOLUTION of the City of Richland authorizing the application for a Fiscal Year 2018 Water Quality Financial Assistance Application to the Department of Ecology for a Stormwater Retrofit Project along Columbia Park Trail between North Columbia Center Boulevard and Fowler Street.

WHEREAS, the City's stormwater management operation is regulated by a Washington State-issued National Pollution Discharge Elimination System (NPDES) permit; and

WHEREAS, the NPDES permit makes the City responsible for the quality of stormwater runoff discharged to the Columbia and Yakima Rivers; and

WHEREAS, the City's Strategic Leadership Plan includes a goal to protect and enhance the City's water resources; and

WHEREAS, the Public Works Department has completed two studies identifying and prioritizing opportunities to install water quality treatment features on untreated stormwater discharge outfalls; and

WHEREAS, the studies identified two outfalls along Columbia Park Trail as good opportunities for water quality improvement features; and

WHEREAS, the proposed project will be located within City of Richland right of way and U.S. Army Corps of Engineers property currently developed as Wye Neighborhood Park; and

WHEREAS, the proposed project will contribute to the City's goal of including streetscape features in its street improvements, in addition to its water quality improvement features; and

WHEREAS, the project area coincides with the Columbia Park Trail street improvements project included in the Capital Improvement Plan and Transportation Improvement Program; and

WHEREAS, the proposed grant request compliments a grant application to the Washington State Transportation Improvement Board for the street improvements project; and

WHEREAS, this project, if funded, would provide improvement to the water quality of the Columbia River by reducing the stormwater runoff and would also improve the appearance of the existing roadway and parking areas; and

WHEREAS, City staff has the means and qualifications to administer a Water Quality Financial Assistance grant; and

WHEREAS, the City's Stormwater Utility Fund has the funds necessary to provide a twenty-five-percent (25%) match required by the grant; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that staff is authorized to complete and submit a State Fiscal Year 2018 Water Quality Financial Assistance application for the Stormwater Retrofit Project along Columbia Park Trail.

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 18th day of October 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 200-16, Authorizing Relinquishment of Easements Along River Park Drive

Department:
Public Works

Ordinance/Resolution Number:
200-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 200-16, declaring surplus a portion of certain sewer and waterline easements recorded under Auditor's File Numbers 2002-028636 and 2002-028638, records of Benton County.

Summary:

In master planning the Horn Rapids development, all of the anticipated utility and access easements necessary to cross the Horn Rapids Golf Course were identified. In 2002, water and sewer line easements were recorded under Auditor's File Numbers 2002-028636 and 2002-028638 establishing locations where those future utilities would cross the golf course.

As the Greyhawk plat has been developed, actual locations of the water and sewer lines have been established. In doing so, portions of the original water and sewer line easements are no longer needed as they do not fit the actual installed locations of the new utilities.

Therefore, it has been determined that the identified portions of these existing easements are no longer necessary and should be declared surplus.

Fiscal Impact:

There are only minor administrative fees for recording documents associated with these transactions. The fees will be paid by Columbia Golf Associates and North Stone Richland, LLC.

Attachments:

I. RES 200-16

RESOLUTION NO. 200-16

A RESOLUTION of the City of Richland declaring surplus a portion of certain sewer and waterline easement recorded under Auditor's File Numbers 2002-028636 and 2002-028638 records of Benton County and lying along 2605, 2920 and 3040 River Park Drive.

WHEREAS, Columbia Golf Associates and North Stone, LLC have requested that a portion of two existing 30-foot sewer and waterline easements be relinquished and replaced with a new easement in a different location due to new development; and

WHEREAS, staff has conducted an analysis determining that these existing easements are no longer necessary; and

WHEREAS, RCW 35.94.040 provides for the disposal of surplus property originally required for public utility purposes; and

WHEREAS, notice was published on October 16, 2016 that a public hearing would be held on this date concerning the relinquishment of this easement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that this existing easement, described as follows, was originally acquired for the purpose of sewer and waterline easements and is hereby found to be surplus to the City's needs and not required for the providing of continued services:

A portion of the Southeast $\frac{1}{4}$ of Section 20, and the Northeast $\frac{1}{4}$ of Section 29, all in Township 10 North, Range 28 East, W.M., City of Richland, Benton County, Washington, described as follows:

A 30.00 foot wide sewer and water connection to Maidstone (East). As described by the Legal Description for Horn Rapids Land Development Inc. (Exhibit C) and recorded under Auditor's File No. 2002-028636, records of said County and State.

Together With:

A portion of the Southeast $\frac{1}{4}$ of Section 20, and the Northeast $\frac{1}{4}$ of Section 29, all in Township 10 North, Range 28 East, W.M., City of Richland, Benton County, Washington, described as follows:

A 30.00 foot wide sewer and water connection to Maidstone (West). As described by the Legal Description for Horn Rapids Land Development Inc. (Exhibit C) and recorded under Auditor's File No. 2002-028638, records of said County and State.

BE IT FURTHER RESOLVED that the consideration covering administrative processing fees shall be paid by the applicant.

BE IT FURTHER RESOLVED that the City Manager of the City of Richland is authorized to sign relinquishment documents to release the City's interest in these easements to Columbia Golf Associates and North Stone Richland, LLC and deliver the same upon payment.

See attached **Exhibits A and B**

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 18th day of October, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

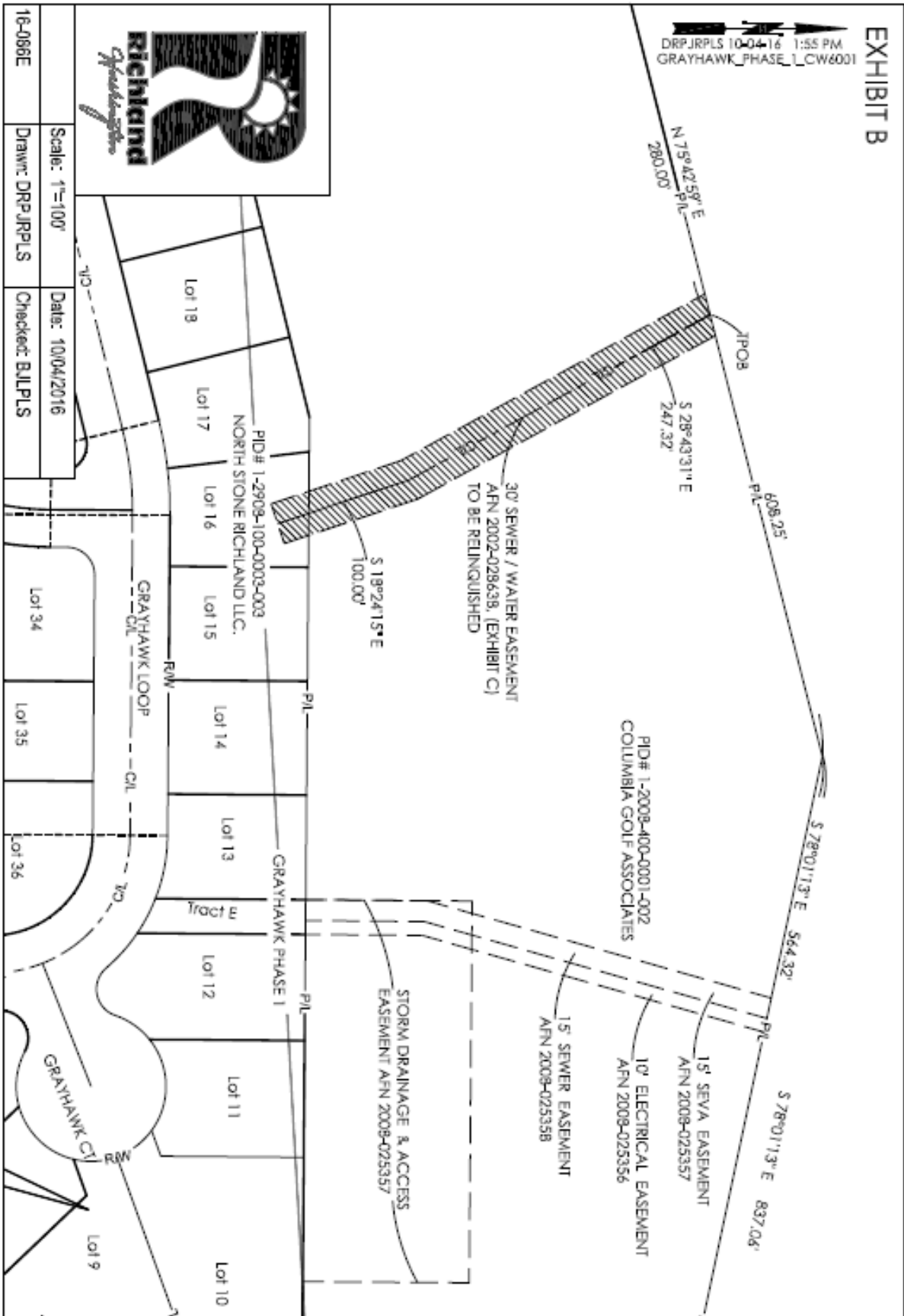
APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

EXHIBIT B

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 201-16, Approval of Sale of Surplus Equipment

Department:

Administrative Services

Ordinance/Resolution Number:

201-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 201-16, declaring vehicle no. 3295 as surplus and authorize staff to dispose of the vehicle in a manner most advantageous to the City.

Summary:

This vehicle was inadvertently omitted from the list of surplus items brought before Council on September 20, 2016. This vehicle has reached the end of its useful life and has been removed from service to be disposed of according to the RMC Chapter 3.08 Disposition of City-Owned Personal Property. RMC 3.08 requires Council approval for items with an estimated salvage value of over \$5,000 or if the items were purchased for use in a utility.

Vehicle no. 3295 in the resolution has been determined to be excess to the City.

Fiscal Impact:

Yes

Proceeds from the sale of this surplus item will be deposited into the Equipment Replacement Fund.

Attachments:

I. Resolution No. 201-16

RESOLUTION NO. 201-16

A RESOLUTION of the City of Richland declaring a certain vehicle surplus to the City's needs.

WHEREAS, the City Council, as legislative authority of the City of Richland, has declared a certain vehicle surplus to the City's needs.

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

Section 1. The City Council finds and declares that the vehicle used by the Energy Services department and listed as vehicle no. 3295, a 2009 Ford 38' manlift vehicle valued at \$9,500.00, is longer needed and therefore is surplus to the City's needs.

Section 2. Staff is hereby authorized to sell or dispose of said vehicle on behalf of the City.

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 18th day of October, 2016.

ROBERT THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 202-16, Executing a new Hanford Communities Interlocal Agreement to add the City of West Richland

Department:
City Manager

Ordinance/Resolution Number:
202-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 202-16, authorizing execution of a new Hanford Communities Interlocal Agreement to include the City of West Richland.

Summary:

Hanford Communities was established in 1994 by an interlocal agreement with the Cities of Kennewick, Pasco and Richland and the Counties of Benton and Franklin as a forum for local governments in the Tri-Cities area that are most impacted by the Hanford Site. The Hanford Communities exchange information and ideas related to Hanford issues, such as cleanup and economic transition.

Recently, the City of West Richland has elected to become a member of Hanford Communities. Therefore, a new Hanford Communities Interlocal Agreement must be executed to add West Richland.

Fiscal Impact:

In 2017, as a member of Hanford Communities, the City of West Richland will contribute \$3,728 to the Hanford Communities annual budget.

Attachments:

1. Resolution No. 202-16
2. Hanford Communities Interlocal
3. Contract No. 92-14

RESOLUTION NO. 202-16

A RESOLUTION of the City of Richland authorizing the execution of an Interlocal Cooperation Agreement between the Cities of Richland, Kennewick, Pasco, and West Richland and the Counties of Benton and Franklin, related to Hanford Communities.

WHEREAS, Chapter 39.34, RCW (Interlocal Cooperation Act) permits local government agencies to make the most efficient use of their powers by enabling them to cooperate with other localities on the basis of mutual advantage to provide services and facilities that will best meet the needs of each community; and

WHEREAS, environmental contamination at Hanford and the United States Department of Energy's consequential remediation and waste management activities impose numerous health, safety, and socio-economic impacts on the well-being of the residents of our local communities; and

WHEREAS, the cities of Richland, Kennewick, and Pasco, and the counties of Benton and Franklin (Participating Jurisdictions) entered in to a five-year Interlocal Agreement in 1994 (Contract No. 92-14), establishing the Hanford Communities organization, to review, evaluate and monitor conditions at Hanford and policies, programs and operations of the Department of Energy (DOE) and others in regard to Hanford; and

WHEREAS, said Interlocal Agreement was renewed in 1999, 2004, 2009, and most recently in 2014, for an additional five-year period, to December 31, 2019; and

WHEREAS, the City of West Richland recently elected to become a participating jurisdiction of Hanford Communities; and

WHEREAS, the City of Richland continues to value its involvement and participation with the Hanford Communities.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the Mayor to sign and execute an Interlocal Cooperation Agreement between and among the cities of Kennewick, Pasco, Richland and West Richland, and the counties of Benton and Franklin, adding the City of West Richland as a participating jurisdiction and extending the term date of the existing Agreement to December 31, 2021.

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 18th day of October, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

**AN INTERLOCAL COOPERATION AGREEMENT BETWEEN ELIGIBLE LOCAL
GOVERNMENTS TO REVIEW, EVALUATE, AND MONITOR CONDITIONS AND
OPERATIONS AT THE HANFORD NUCLEAR RESERVATION (HANFORD)
THAT DIRECTLY AFFECT THESE**

“HANFORD COMMUNITIES”

This INTERLOCAL AGREEMENT, effective the 1st day of January, 2017, is hereby entered into by and between the Cities of Richland, Kennewick, Pasco, West Richland, and the Counties of Benton and Franklin (hereinafter referred to as “Participating Jurisdictions”).

WHEREAS, the Interlocal Cooperation Act, RCW 39.34 allows public agencies to make the most efficient use of their powers by enabling them to cooperate with each other on the basis of mutual advantage to provide services and facilities that will best meet the needs of each community; and

WHEREAS, environmental contamination at Hanford and the U.S. Department of Energy’s consequential environmental remediation and waste management activities impose numerous health, safety, and socio-economic impacts on the well-being of the residents of Richland, Kennewick, Pasco, West Richland, and unincorporated portions of Benton and Franklin Counties; and

WHEREAS, the vast majority of those who work at Hanford live in and around the Cities of Richland, Kennewick, Pasco, and West Richland; and the counties therein; and

WHEREAS, although each jurisdiction fully reserves the right to pursue its own interests with regard to Hanford, through joint utilization of personnel and other resources these jurisdictions are desirous of entering into a program to review, evaluate and monitor conditions at Hanford and policies, programs and operations of the Department of Energy (DOE) and others in regard to Hanford,

NOW THEREFORE, in consideration of the mutual covenants contained herein, it is agreed in accordance with the provisions of RCW 39.34.030 as follows:

I. PURPOSE

The purpose of this Agreement is to make available jointly to the Participating Jurisdictions technical, analytical, and other resources to review, evaluate and monitor conditions at Hanford such as cleanup, workforce and community transition. Information will also be made available regarding policies, programs and operations of the DOE and others with regard to Hanford, and to enhance citizen understanding of such. To that end, the Participating Jurisdictions have established and periodically renew this Interlocal Cooperation Agreement creating an organization to be known as the “HANFORD COMMUNITIES” to:

1. Coordinate efforts concerning Hanford activities and issues requiring local government interaction or participation between the Hanford Communities, the DOE, local, state, and national agencies;
2. Interact with the DOE, the Washington State Department of Ecology, the U. S. Environmental Protection Agency, and others regarding Hanford environmental

contamination, remediation, waste management, response to emergencies, and work force and site transition issues;

3. Evaluate reports, findings, and recommendations regarding ongoing, planned and possible cleanup and waste management activities at Hanford, including actual or potential environmental and socio-economic impacts on the Hanford Communities or individual Participating Jurisdictions;
4. Prepare special studies, assessments, surveys, and related efforts regarding Hanford for the use of the Hanford Communities or individual Participating Jurisdictions and/or to further public information and enhance citizen understanding of Hanford-related issues; and
5. Prepare and issue position papers, give testimony, and sponsor other activities designed to inform the public about environmental, waste management, emergency management, and site transition activities; and
6. Prepare and present issue papers and sponsor activities in support of workforce and community transition issues.

II. ORGANIZATION

- A. **Eligibility:** Full membership in the Hanford Communities Interlocal is limited to the cities of Richland, Kennewick, Pasco, West Richland, Benton and Franklin Counties. Affiliate memberships are open to local government entities other than general purpose governments. Affiliate members will not have voting seats on the Governing or Administrative Boards.
- B. **Governing Board:** The governing bodies of each Participating Jurisdiction shall identify one (1) elected legislative representative from its governing body to serve on the Governing Board of the Hanford Communities. Governing Board members shall focus on addressing issues at the policy level and shall advocate positions consistent with the annual Issue Agenda.
- C. **Administrative Board:** The chief administrative officers, or designees, of the Participating Jurisdictions shall constitute the Administrative Board of the Hanford Communities. Administrative Board members shall address the day-to-day activities of the Hanford Communities consistent with executing the policy decisions made by the Governing Board.
- D. **Operating Jurisdiction:** One of the Participating Jurisdictions shall be designated as the Operating Jurisdiction and assigned responsibilities for carrying out the items enumerated in "Section I – Purpose" on behalf of the Hanford Communities. The Operating Jurisdiction's rules, regulations, and ordinances, unless otherwise specifically provided for, apply to the Interlocal. Employees of the Interlocal are employees of the Operating Jurisdiction, which shall provide all necessary support services. The Operating Jurisdiction shall administer the Hanford Communities budget, from which authorized program expenses shall be reimbursed. The Operating Jurisdiction shall provide these reimbursed services at no administrative charge to participants of this Interlocal Agreement.

- E. **Officers:** There shall be a Chairperson and Vice-chairperson for the Governing Board and the Administrative Board, respectively. The Chairperson and Vice-chairperson shall be elected from among the membership of each board to serve one-year terms effective January 1 of each year.

III. ADMINISTRATION

- A. **Budget Preparation:** The Operating Jurisdiction shall prepare a budget in accordance with its budget cycle based upon policies adopted by the Governing Board. The budget shall be approved by the Governing Board of the Hanford Communities.
- B. **Funding:** Funds necessary to carry out this Agreement shall come from Participating Jurisdiction assessments and federal, state, and other grants. Assessments shall be based on a funding formula approved by the Hanford Communities Administrative Board.
- C. **Meetings:** The Governing Board shall meet annually to approve the Hanford Communities budget and Issue Agenda for the coming year, and other times as needed. The Administrative Board will meet as needed, however, in no event less frequently than quarterly during each calendar year. Meetings of the Hanford Communities Governing Board shall be subject to the Washington Open Public Meetings Act.
- D. **Dispute Resolution:** Disputes between or among the Participating Jurisdictions and affiliated members regarding the breach, interpretation or enforcement of this Agreement shall be first addressed by the parties in a good faith effort to resolve the dispute. Any remaining disputes shall be resolved by binding arbitration in accordance with RCW 7.04A and the Mandatory Rules of Arbitration.
- E. **Liability:** To the extent any liability exceeds the insurance coverage of the Operating Jurisdiction, each remaining Participating Jurisdiction shall be jointly liable for the balance of claim in the same ratio as their percentage contribution is to the annual budget.

IV. DURATION OF THE AGREEMENT

This Agreement shall be effective the 1st day of January, 2017 when signed by the Participating Jurisdictions and shall continue through December 31, 2021. The term of this Agreement may be extended thereafter with the written approval of the Participating Jurisdictions.

V. OWNERSHIP OF PROPERTY

All property, real and personal, acquired with Hanford Communities funds to carry out the purposes of this Agreement shall be the property of the Hanford Communities. Real and personal property owned by the Operating Jurisdiction and used to service its contract with the Hanford Communities shall remain the property of the Operating Jurisdiction. In the event any property becomes surplus or upon partial or complete termination of this Agreement, property of the Hanford Communities shall be sold and the proceeds shall be divided between the Participating Jurisdictions in the same ratio as their percentage of contribution is to the annual budget.

All documents, studies, and issue papers prepared for or on behalf of the Hanford Communities shall be available to Participating Jurisdictions and affiliates for all purposes, and shall constitute a public record pursuant to Title 42.56 RCW upon its public citation in connection with any action of Participating Jurisdictions or affiliates. The Operating Jurisdiction shall serve as the public records officer.

VI. AMENDMENT

The Agreement may be amended upon written approval of a majority of the Governing Board.

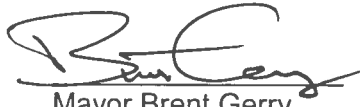
VII. WITHDRAWAL

A jurisdiction may withdraw without penalty from this Agreement effective December 31 of any year, provided written notice is given to the Administrative Board no later than the preceding June 30.

_____, 2016
Mayor Robert J. Thompson
City of Richland

_____, 2016
Mayor Steve C. Young
City of Kennewick

_____, 2016
Mayor Matt Watkins
City of Pasco

 10/04, 2016
Mayor Brent Gerry
City of West Richland

_____, 2016
Chairman Shon Small
Benton County Board of Commissioners

_____, 2016
Chairman Rick Miller
Franklin County Board of Commissioners

APPROVED AS TO FORM

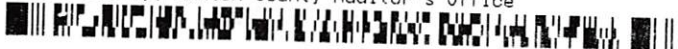
Heather Kintzley
Richland City Attorney

2014-017199 CONTR

07/16/2014 04:52:18 PM Pages: 4 Fee: \$75.00

City Clerk

Benton County, Benton County Auditor's Office



July 15, 2014

CONTRACT NO. 92-14

Return address:

City Clerk

City of Richland

P.O. Box 190, MS-05

Richland, WA 99352

Please print or type information

Document Title(s) (or transactions contained therein):

OPERATING CONTRACT FOR THE "HANFORD COMMUNITIES" INTERLOCAL

Reference Number(s) of Documents assigned or released:

(on page _____ of document(s))

Grantor(s) (Last name first, then first name and initials)

1. HANFORD COMMUNITIES

2.

3.

4.

5. ☐ Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. CITY OF RICHLAND

2.

3.

4.

5. ☐ Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, townships, range)

N/A

☐ Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

N/A

☐ Additional legal is on page _____ of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**OPERATING CONTRACT FOR THE
"HANFORD COMMUNITIES" INTERLOCAL**

THIS OPERATING CONTRACT effective the 1st day of January, 2015, by and between the Hanford Communities Interlocal, an entity created pursuant to RCW 39.34.030 (hereinafter referred to collectively as the "Hanford Communities" and individually as "Participating Jurisdictions"), and the City of Richland, Washington (hereinafter referred to as "Richland").

W-I-T-N-E-S-S-E-T-H

WHEREAS, an Interlocal Cooperation Agreement (hereinafter "Interlocal") between the Participating Jurisdictions was approved in April 2014 by the member governments pursuant to RCW 39.34 for the purpose of reviewing, evaluating and monitoring conditions at the Hanford Nuclear Reservation (Hanford) and policies, programs and operations of the U.S. Department of Energy (DOE) and others in regard to Hanford; and

WHEREAS, as the largest percentage of the Hanford workforce lives in the City of Richland, Richland is the appropriate jurisdiction to designate as the Operating Jurisdiction in accordance with said Interlocal, and therefore is responsible for carrying out the purposes of the Interlocal by making personnel and resources available; and

WHEREAS, this Operating Contract is required to specify the terms and conditions under which Richland will provide various services to the Hanford Communities;

NOW THEREFORE, in consideration of the mutual covenants contained herein, and in accordance with the terms of the Interlocal which becomes effective the 1st day of January 2015, the Participating Jurisdictions agree as follows:

Section 1. Designation of Operating Jurisdiction. Richland, Washington is hereby designated as the Operating Jurisdiction for the Hanford Communities.

Section 2. Scope of Services. Richland shall provide, as approved by the Hanford Communities' Governing Board and supervised by its Administrative Board, the following services on behalf of the Hanford Communities jointly or on behalf of individual Participating Jurisdictions:

- A. Coordination of efforts concerning Hanford activities and issues requiring local government interaction or participation between the Hanford Communities, the DOE, local, state, and national agencies.
- B. Interactions with the DOE, the Washington State Department of Ecology, the U.S. Environmental Protection Agency, and others regarding Hanford environmental contamination, remediation, waste management, response

to emergencies, and workforce and site transition issues.

- C. Evaluation of reports, findings, and recommendations regarding ongoing, planned and possible cleanup and waste management activities at Hanford, including actual or potential environmental and socio-economic impacts on the Hanford Communities or individual Participating Jurisdictions.
- D. Preparation of special studies, newsletters, Issue Briefings, a website and related efforts regarding Hanford for the use of the Hanford Communities or individual Participating Jurisdictions and/or to further public information and enhance citizen understanding of Hanford-related issues.
- E. Preparation and issuance of position papers, giving of testimony, and sponsorship of other activities designed to inform the public about environmental, waste management, emergency management, and site transition activities.

Section 3. Insurance. Richland shall at all times carry errors and omissions general liability insurance in the minimum amount of \$1,000,000 covering all activities of its personnel related to the performance of this Operating Contract.

Section 4. Liability. To the extent any liability exceeds the insurance coverage of the Operating Jurisdiction; each remaining Participating Jurisdiction shall be jointly liable for the balance of claim in the same ratio as their percentage contribution is to the annual budget in the year in which the claim at issue occurs.

Section 5. Maintenance of Funds. Richland shall establish and maintain a separate fund, the Hanford Communities Fund, to account for all expenses of the Hanford Communities. Monies granted to the Hanford Communities and monies from any other sources, including all payments from Participating Jurisdictions, shall be deposited into the Hanford Communities Fund to meet the costs of the Hanford Communities.

Section 6. Annual Budget and Cost of Service. The annual budget for the operation of the Hanford Communities shall be submitted by the Administrative Board for approval by the Governing Board of the Hanford Communities on or before November 1 of each calendar year. Richland personnel performing direct work for the Hanford Communities shall use the Richland financial system to record all appropriate costs.

- A. Each participating Jurisdiction will be assessed a portion of the annual costs based upon its share of total population of Participating Jurisdictions as established by State of Washington Office of Financial Management in

June of the prior calendar year; and will be invoiced quarterly for the contribution.

- B. At mid-year, a budget review shall take place to verify that sufficient funds are available to carry out the remaining work program and tasks for the year. At year-end, a reconciliation analysis shall be performed to ensure that 100 percent of actual operating costs approved in the Hanford Communities adopted budget, as may be amended by the Governing Board, are reimbursed.

Section 7. Administrative Fee. Richland shall be paid no administrative fee for the costs of operating the Hanford Communities.

Section 8. Term of Contract. The term of this Operating Contract shall be through December 31, 2019, and may be extended thereafter under written terms and conditions agreed to with the Participating Jurisdictions. Either Richland or the Hanford Communities Governing Board may terminate this Operating Contract without penalty at any time, provided written notice of the intent to do so is given 90 days in advance to all Participating Jurisdictions.

Section 9. Adoption of Operating Contract. This Operating Contract shall be construed and interpreted consistent with the terms and conditions of the Interlocal Cooperation Agreement for the Hanford Communities.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.



Mayor David W. Rose
City of Richland
April 18, 2014

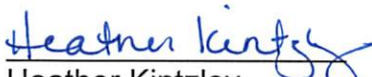


Cynthia D. Johnson
Richland City Manager
April 18, 2014



Robert J. Thompson, Chairman
Hanford Communities Governing Board
April 18, 2014

APPROVED AS TO FORM



Heather Kintzley
Richland City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 203-16, Approving the 2017 Tri-City Regional Hotel-Motel Commission Budget and Marketing Plan

Department:
City Manager

Ordinance/Resolution Number:
203-16

Document Type:
General Business Item

Recommended Motion:

Adopt Resolution No. 203-16 approving the 2017 Tri-City Regional Hotel-Motel Commission Budget and Marketing Plan as presented.

Summary:

In 2004, the Tri-Cities Area Hotel and Lodging Association (TCAH&LA) proposed that Tourism Promotion Areas (TPA) be formed in each of the three principal cities in the Tri-Cities area and that, via an interlocal agreement, the assessments be pooled for use by the Tri-Cities Visitor and Convention Bureau (TCVCB) to conduct specified promotional activities on behalf of the entire region. On June 15, 2004, Council passed Ordinance No. 17-04, establishing the City of Richland TPA to be part of the Tri-City Regional TPA.

Under the management contract with the City, the TPA must submit an annual Business Plan and Budget. Approval of the Business Plan and Budget by Richland and the other participating agencies is necessary in order to accept and implement the plan for 2017.

Additionally, the City recognizes and promotes the TPA as a possible funding program for event organizers and considers it one of the funding resources within the City's tourism sponsorship program.

Approval of the Business and Marketing plan for 2017 will allow the TPA to spend funds collected from area hoteliers to support tourism.

Fiscal Impact: There is no direct fiscal impact to approving the TPA budget and marketing plan. If successful, these marketing efforts will help boost hotel stays resulting in additional tax revenue for the City.

Attachments:

1. RES 203-16
2. 2017 Budget and Marketing Plan
3. Letter - Visit Tri-Cities

RESOLUTION NO. 203-16

A RESOLUTION of the City of Richland approving the 2017 Tri-City Hotel-Motel Commission Budget and Marketing Plan.

WHEREAS, in 2004 the Tri-Cities Area Hotel and Lodging Association (TCAH&LA) proposed that Tourism Promotion Areas (TPA) be formed in each of the three principal cities in the Tri-Cities area; and

WHEREAS, by interlocal agreement, the assessments are pooled for use by the Tri-Cities Visitor and Convention Bureau (TCVCB) to conduct specified promotional activities on behalf of the entire region; and

WHEREAS, on June 16, 2004, Council passed Ordinance No. 17-04, authorizing the City of Richland TPA to become part of the Tri-City Regional TPA; and

WHEREAS, under the management contract with the City, the TPA must submit an annual Business Plan and Budget;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland approve the Tri-City Hotel-Motel Commission Budget and Marketing Plan for 2017.

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 18th day of October, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

BRIGHTER. BOLDER.
BETTER!



TRI-CITY REGIONAL
HOTEL-MOTEL COMMISSION
**Budget and
Marketing Plan**
2017



www.VisitTRI-CITIES.com



2017 Tourism Promotion Area Marketing Plan

Prepared by:
Visit TRI-CITIES

Please Note: The attached document reflects *only* those programs and costs associated with *Tourism Promotion Area (TPA) funding*. Visit TRI-CITIES manages many other aspects of tourism development which are funded by Hotel & Lodging Taxes and membership investment, including:

Heritage & Eco-Tourism

- ***Tri-Cities National Park Committee***

Rivershore Enhancement

Media Outreach

Visitor Fulfillment

Membership Development

For:

City of Kennewick

City of Pasco

City of Richland

Acknowledgements

Special thanks to the city managers and hoteliers that have dedicated staff time to support the Tri-City Regional Hotel-Motel Commission; these efforts have greatly contributed to the success of Visit TRI-CITIES and the management of the Tourism Promotion Area.

Tri-City Regional Hotel-Motel Commission:

Kennewick:

Mark Blotz, Clover Island Inn

Kathy Moore, SpringHill Suites by Marriott

Marie Mosley, Ex Officio, City of Kennewick

Pasco:

Monica Hammerberg, Hampton Inn & Suites Pasco / Tri-Cities

Vijay Patel, A1 Hospitality

Dave Zabell, Ex Officio, City of Pasco

Richland:

Ron Anderson, Red Lion Hotel Richland Hanford House

Jerry Beach, Courtyard by Marriott

Cindy Reents, Ex Officio, City of Richland

The Tourism Promotion Area is managed by Visit TRI-CITIES for the City of Kennewick, City of Pasco and the City of Richland.

Visit TRI-CITIES

Vision: *Visit TRI-CITIES shall be recognized as an organization that is an industry leader for destination marketing in the Pacific Northwest; the primary source of visitor information and the lead advocate for visitor industry development in the Tri-Cities region. We will pursue a competitive advantage for the destination in all market segments and we will adhere to our mission with a focus on leadership, innovation and results.*

As the premier marketing entity for the entire Tri-Cities community and region, we will deliver sales and marketing initiatives that are innovative and provide community direction through management practices that are considered top of class.

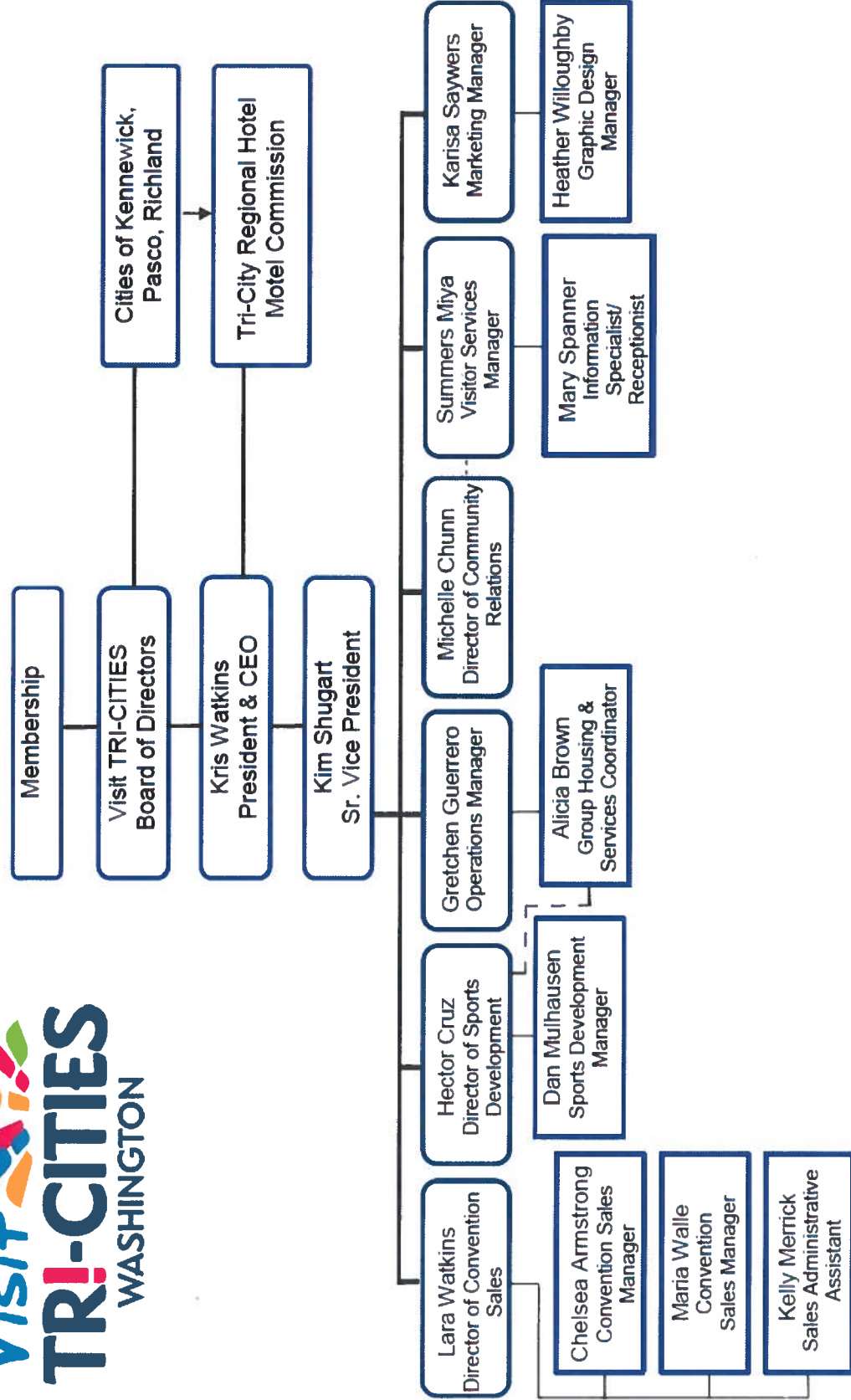
Mission: *The mission of Visit TRI-CITIES is to promote, market and sell the region as a preferred destination to visitors. We will develop incremental visitation by promoting our destination products, programs and activities; the overall economic vitality of our communities and the quality of life of our citizens.*

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Visit TRI-CITIES Organizational Chart



Tourism 2017: National Outlook

Occupancy, rate, and RevPar, are the three key factors used to measure industry performance. Smith Travel Research (STR), Inc. projects that in 2017 the U.S. Hotel Industry will show very little growth in occupancy, but will grow revenues through increased rates and yield management. The reason that occupancy is forecasted to remain flat is that the demand for hotel rooms is expected to pace at the same rate as the increase in supply (about 1.9%). In previous years demand growth has outpaced supply growth in the United States for each of the past five years dating back to 2010. "Albeit at a lower growth rate than in previous years, we expect RevPar in the U.S. to continue to reach record levels through 2017", states Amanda Hite, STR's President and CEO. "The gap between demand growth and

supply growth continues to lessen, and occupancy growth has decelerated, but rate will continue to drive RevPar barring any unforeseen circumstances."

In 2016 only 24% of the Top 25 Markets have shown revenue growth of greater than 5%, compared to last year at the same time when 80% of the Top 25 markets were experiencing growth of greater than 5%. Only Dallas, Los Angeles, Nashville, Norfolk, San Francisco and Tampa will exceed 5% RevPar growth in 2016.

Lodging Magazine reports that "Healthy employment and income trends are promoting higher discretionary consumer spending and support the outlook for the US leisure sector. Experts predict that while leisure travel will remain strong, that business travel may soften."

U.S. Performance Outlook (% Change vs. Prior Year)

	2016 Forecast	2017 Forecast
Supply	+1.7%	+1.9%
Demand	+2.1%	+1.9%
Occupancy	+0.4%	+0.0%
ADR	+4.0%	+3.8%
RevPar	+4.4%	+3.8%

Source: 2016 Smith Travel Research

Tourism 2017: Regional Outlook

As the largest city in the region, Seattle and the strength of its tourism indicators, has the most significant effect on the overall health of tourism in the region. Seattle serves as a gateway, welcoming national and international travelers who enjoy the sights and experiences of Seattle followed by add-on trips throughout the state. The news here is good. In 2015, the most recent year that figures are available for, 38.1 million visitors spent \$10 billion in Seattle and King County, representing an increase of 2.6% over prior year.

Seattle is enjoying an enviable 81.2% occupancy for the first six months of 2016, and even if it only translates to a growth of 1.1%, it's likely because the hotels are full most of the time, making it very difficult to improve occupancy. Predictably this has meant explosive growth in average daily rates (+8.3%) with average rates increasing by \$13 to \$170.15 in one year. Seattle is now gearing up for the \$1.4 billion expansion of the Washington State Convention Center, construction is to begin in 2017 and expected to be finished by 2020.

In Spokane, the occupancy rates for hotels are running nearly flat to 2015 year-to-date through June. The expected negative effects to occupancy due to the increase of available rooms downtown caused by the

opening of the 740 room Grand Hotel in June of 2015 have not materialized, with overall occupancy running a healthy 61.5% (down only .6% from 2015). Now that the expansion of the Spokane Convention Center is complete, Spokane is setting its sights on nationally affiliated groups and conventions, but continues to compete aggressively for large state-wide conventions, targeting many of those that are outgrowing the Three Rivers Convention Center. Investments are also being made in improving the infrastructure for hosting large sporting events.

The Washington Tourism Alliance (WTA) still ranks dead last among all fifty states for public funding for state tourism. There has been little success in developing a funding model which would create a statewide assessment on businesses that benefit from tourism.

Tourism 2017: Tri-Cities Area Outlook

Work is well underway to lay the groundwork to ensure that the Manhattan Project National Historical Park will be well positioned to welcome thousands of visitors from across the United States and worldwide. There will be a ramp-up period however.

The Tri-Cities is better prepared to welcome visitors than its sister cities in Los Alamos and Oak Ridge, due to the B-Reactor tours which currently allow 10,000 – 12,000 visitors per year access to the site, but registration is still limited and fills up in advance, making “walk in” participation unavailable to many. For those who might be traveling long distances to visit the park and are accustomed to being able to “drop-in” at other National Parks, the current system of pre-registration or by getting a spot on the tour due to a cancellation, the uncertainty is a bit of an obstacle. The good news is the National Park Service projects that 3-5 years after NPS takes over operation of the Park that accessibility will become more visitor friendly for individuals and tour groups, and eventually the community will see nearly 100,000 visitors per year arriving to visit the National Park.

The community will be ready to accommodate the influx of out of town visitors with the recent growth in the number of hotel rooms available in the Tri-Cities. However, it is presenting a short term problem in that, with a 15.1% increase in the number of hotel rooms added to the market in 2015, individual hotels have had to adjust to the smaller number of rooms that represents their “fair market share”. For example, in 2015 a 120 room hotel’s fair market share of all rooms

sold would be 3.6%, but with the 506 new rooms added to the inventory, the adjusted fair market share is only 3.1%. This further translates to that same hotel selling 3,733 fewer hotel stays per year given that hotel occupancies market wide were 61% in 2015 and if the number of rooms sold remained the same for 2016. However, through the first six months of the year the total number of hotel rooms sold was down slightly, so the impact felt by some hotels were even more pronounced. And the number of rooms available will continue to grow. The 121 room Hampton Inn in Pasco opened in May of 2016 and both the Home2Suites (120 rooms) and the Lodge at Columbia Point (82 rooms) are slated to open by year end. Once the doors are open and the ribbons are cut, the Tri-Cities will start 2017 with an increase in available guest rooms of 8.4% over prior year and 24.7% over the early 2015 inventory levels.

	2015	2016	2017
Number of Available Hotel Rooms	3,354	3,860	4,183
Increase to prior year	0.0%	+15.1%	+8.4%

Thus conventions, group and sports tournament business will be more attractive than ever to hotels as they look for ways to fill the gap that this phenomena has created. In years past it has been difficult, at times, to secure the number of guest rooms required from hotels in order to bid on medium to large convention and city-wide sporting events. The increase in the number of hotels also provides Visit TRI-CITIES with a wide

variety of national brands and a more diverse product to promote to meeting and event planners. The investment made in sending Visit Tri-Cities staff to national tradeshow and industry meetings will be more valuable than ever. But the competition will be fierce. The Tri-Cities historically has had a competitive advantage as it relates to the quality of play fields and sports complexes it has to promote to tournament directors, however other communities have recognized this and are starting to improve their product offerings. Spokane is proposing the addition of a large "Sportsplex" downtown and a new recreation center in Airway Heights. In June Yakima broke ground on a new soccer complex which will be ready for tournament play by year end.

At the same time many communities are investing in their convention centers. In August the proposed "Link", which would have increased the meeting space at the Three Rivers Convention Center by 50,000 square feet, as well as improve the Toyota Center and add a 2,300 theater for Broadway style shows, did not meet with voter approval. Proponents continue to work to find ways to bring the project to fruition, but the recent development certainly put a slowdown on progress and the community is at risk of losing some of the larger groups, especially those that are related to agriculture and meet in the highly desirable first quarter (January-March) time period.

Competitive Situation Analysis

In order to promote the Tri-Cities as a preferred destination for group, business and leisure travelers, it is important to recognize both the strengths and challenges within our community and to set sales strategies accordingly.

Group Travel (Convention & Sports)

Strengths

1. Three large public venues: Three Rivers Convention Center; Toyota Center & TRAC Center.
2. The number and condition of sports related facilities.
3. Variety of hotel choices and National brands; something for every budget.
4. Strong Sports Council.
5. Additional hotel rooms added near the TRAC Center and the Three Rivers Convention Center.
6. Transportation: easy access to venues.
7. Ample parking available and complimentary.
8. The addition of a river cruise ship to accommodate groups of up to 149.

Challenges

1. Distance from Greater Seattle Area vs. competition.
2. The absence of a single hotel capable of hosting 300+ delegates for overnight guest rooms.
3. Guest room rates are slightly higher than some communities for group bookings.
4. Number of meeting rooms and exhibit space available at public meeting venues.
5. Recent expansion of the Spokane Convention Center with nearby 716 room convention hotel.
6. Yakima Convention Center proposed expansion, adding 51,000 sq. ft. exhibit hall.
7. Increase in sales tax to fund expansion of the Three Rivers Convention Center failed voter approval.
8. Although more rooms have been added, competing destinations such as Yakima and Spokane offer more rooms within walking distance to the convention center.

Leisure Travel

Strengths

1. Location in the Heart of Washington Wine Country.
2. New Mid-Columbia Wine Council marketing and programs.
3. Manhattan Project National Historical Park.
4. Taste and Tote Campaign makes travel more convenient for wine enthusiasts.
5. Great media coverage for the Tri-Cities due to travel writers' outreach.
6. Growing interest and availability of Hanford B Reactor tours.
7. Ten reasonably priced golf courses.
8. Increase in development of retail and restaurant businesses.
9. Attractiveness of river shore and trail system.
10. Direct flights from Minneapolis, Portland, Denver, Salt Lake City, Seattle, Mesa/Phoenix, Las Vegas and San Francisco.
11. Great attractions such as The REACH, Carousel of Dreams and WSU Wine Science Center.
12. New website featuring packages and things to do.
13. Weather.
14. New cruise ship offering Sunday brunch, lunch, dinner and sunset cruises.

Challenges

1. Demand can be very seasonal.
2. More demand on weekend than mid-week.
3. Difficult to track as a market segment.
4. Price of airfare and (inconvenience) of air travel.
5. Leisure travel is more budget sensitive than convention or business travel, which are seen as necessary.
6. Perception of mountain snow and winter driving conditions November – April.
7. Need for better wayfinding throughout region.

Business Travel

Strengths

1. Less price sensitive for airfare or hotels.
2. Visit TRI-CITIES can target groups to "fill in" around high demand periods (Tuesday-Thursday.)
3. Direct flights from Minneapolis, Portland, Denver, Salt Lake City, Seattle, Mesa/Phoenix, and San Francisco.
4. Forecast for Hanford is stable.
5. Tri-Cities Airport expansion nearing completion.

Challenges

1. Destination choice not influenced by outside forces.
2. Very dependent on Hanford business trends.
3. Mostly mid-week travel.

Group Business Sales Strategies

Competition continues to be fierce for convention and sports tournaments as communities around the northwest invest in improving their meeting and sports facilities. The Tri-Cities holds some advantage as the community invested in these components early on which has allowed for the community to build a reputation for providing quality events. Equally important is the investment that has been made to network through attending regional industry events and national tradeshow. The relationships that have been fostered at these, as well as at the annual meeting planner luncheon hosted by Visit Tri-Cities in Olympia each year in March, will help in retaining our current customer base, allow us to assist in growing existing events, and be considered first by existing customers as they add new events.

The biggest challenge will be to retain customer loyalty in a marketplace where there are many “shiny-new” facilities available. In the convention market Visit Tri-Cities will enlist the help of fellow Tri-Citians by launching a “Bring Your Meeting Home Campaign” which will encourage residents to step forward and work to secure any meetings that they currently travel out of town to attend. These campaigns can generate a number of qualified bookings but it should be recognized that there is a lag time between identifying and securing the conventions and when the actual events take place, generally

two to three years. We will continue to build relationships through the Washington Society of Association Executives, attending quarterly meetings as well and sponsoring and attending the Annual Convention. We have recently invested in a nationally acclaimed lead generating program through Destination Marketing Association International called “MINT”. The projected return on investment in the first year is 15 new prospects and 5 new leads to hospitality partners. We have also invested in an enhanced listing with CVENT, an online booking tool used by meeting planners.

The Tri-Cities Sports Council continues to be one of the strongest programs of its kind and has created quite a buzz among tournament directors. By working with the Sports Council they are able to secure host facilities, often working across jurisdictional lines, while receiving guidance and support for housing and other logistics through Visit Tri-Cities. The national tradeshow that have been attended and the investment in sponsorships of these events is reaping benefits and the Tri-Cities reputation for providing excellent service and facilities has become well known throughout these circles. In 2017 we will invest in sending both sports staff members where it makes sense. The Opportunity Fund program will remain an important recruiting tool that has proved to provide an excellent return on investment for our hospitality partners.

Request for Proposal (RFP) Production

	2013	2014	2015	2016	2017*
Leads Issued					
Qtr 1	48	54	41	52	55*
Qtr 2	58	56	65	69	70*
Qtr 3	48	54	49	55*	55*
Qtr 4	39	71	63	64*	65*
Total	193	235	218	240*	245*

*Estimated production.

Request for Proposal Lost Business Analysis

(July 2015 - June 2016)

Selected another city due to:

	July 2012 – June 2013	July 2013 – June 2014	July 2014 – June 2015	July 2015 – June 2016
Preferred Date Not Available	4	4	2	1
Location Preference	7	12	16	19
Price of Hotels	1	0	2	1
Overall Cost	12	12	5	7
Convenience of Location	11	3	3	7
# of Hotel Rooms Next to Convention Center	4	3	0	0
Resort Setting	5	1	1	2
Other	10	4	5	12
Lack of Adequate Public Meeting Space	0	3	1	2
Event Cancelled/Postponed	8	12	12	8
Total Bookings Lost:	62	54	47	59
Total Room Nights Lost:	21,010	20,437	14,652	18,337

Estimated Loss of Visitor Spending to the Local Economy:

\$9,671,375 \$10,489,450 \$8,102,810 \$9,204,415

Request for Proposal Lost Business Analysis

(July 2015 - June 2016)

Cities/locations business was lost to:

	July 2012 – June 2013	July 2013 – June 2014	July 2014 – June 2015	July 2015 – June 2016
Spokane	7	12	3	7
Resort	8	6	7	7
Wenatchee	7	2	4	4
Walla Walla	2	0	1	1
Seattle	6	3	5	1
Yakima	6	5	4	11
Tacoma	1	4	1	2
Leavenworth	2	0	0	0
Vancouver	6	5	2	2
Other	11	5	8	16
Cancelled/Postponed	8	12	12	8
Total	62	54	47	59

Staffing Comparative (Sales Team)

VISIT SPOKANE AND SPOKANE SPORTS COMMISSION

- 1 Vice President of Sales
- 1 Director of Sales
- 5 Director of National Accounts
- 3 Sales Associates
- 8 Full Time Sports Commission Sales Staff

18 Total Full Time Sales Staff

VISIT TRI-CITIES

- 1 Director of Convention Sales
- 1 Director of Sports Development
- 2 Convention Sales Managers
- 1 Sports Sales Manager

5 Total Full Time Sales Staff

VISIT VANCOUVER USA

- 1 Director of Business Development
- 2 Business Development Managers
- 1 Sports Development

4 Total Full Time Sales Staff

YAKIMA VALLEY TOURISM

- 1 Director of Convention Sales
- 2 Sales Managers
- 1 Director of Sports Sales
- 2 Sports Managers

6 Total Full Time Sales Staff

Guest Room Productivity

Market Segments	2015 Actuals	2016 Forecasted Productivity	2017 Goals
Citywide Conventions	16,922	17,000	18,000
Single Property Meetings & Conventions	18,821	20,250	20,000
Sporting Events	23,892	25,000	28,000
Total	59,635	62,250	66,000

Return on Investment

Economic Impact of Groups Booked in 2017 for Future

Conventions: (see page 17)	\$13,300,000
Sports: (see page 21)	<u>\$ 8,316,000</u>
	\$21,616,000

2017 Investment in Convention & Sports Marketing: \$614,383
(see page 28)

Return on each dollar invested: \$35.19

Destination Marketing Funding Comparative

The following chart provides a **total budget** comparative (including Hotel Motel Tax, Membership Investments and Tourism Promotion Assessment) in key competitive markets:

Competing City	Bureau Budget	Number of Hotel Rooms	\$ Spent per Room
Visit Seattle & Sports Council	\$22,148,000	12,308	\$1,799
Yakima Valley Tourism	\$2,656,600	2,705	\$982
Walla Walla Tourism	\$1,000,000	1,100	\$909
Visit Spokane & Sports Council	\$6,117,692	6,795*	\$900
Visit Tri-Cities	\$2,323,185	3,954	\$588
Seattle Southside Tourism Authority	\$4,500,000	7,900	\$570
Visit Vancouver USA	\$1,207,700	2,504	\$482
Bellingham Whatcom Co. Tourism	\$1,123,262	3,000	\$374
Travel Tacoma	\$2,082,666	5,797*	\$359
Snohomish County Tourism	\$1,269,891	6,235	\$204
Visit Bellevue Washington	\$763,000	4,904	\$156

The following chart provides a comparative for **Hotel Motel Tax investments** only for each destination marketing organization within key competitor markets:

Competing City	Hotel Motel Tax	Number of Hotel Rooms	\$ Spent per Room
Visit Seattle & Sports Council	\$11,000,000	12,308	\$894
Walla Walla Tourism	\$668,000	1,100	\$607
Bellingham Whatcom Co. Tourism	\$937,762	3,000	\$313
Visit Spokane & Sports Council	\$1,674,095	6,795*	\$246
Yakima Valley Tourism	\$439,100	2,705	\$162
Snohomish County Tourism	\$889,461	6,235	\$143
Visit Tri-Cities	\$567,185	3,954	\$143
Seattle Southside Tourism Authority	\$1,100,000	7,900	\$139
Visit Bellevue Washington	\$670,300	4,904	\$137
Travel Tacoma	\$434,000	5,797*	\$75
Visit Vancouver USA	\$0	2,504	\$0

The following chart provides a comparative for **Tourism Promotion Assessments** only for each destination marketing organization within key competitor markets:

Competing City	TPA Collection	Number of Hotel Rooms	\$ Spent per Room
Visit Seattle & Sports Council	\$8,200,000	12,308	\$666
Visit Vancouver USA	\$1,200,000	2,504	\$479
Seattle Southside Tourism Authority	\$3,500,000	7,900	\$443
Visit Tri-Cities	\$1,350,000	3,954	\$341
Visit Spokane & Sports Council	\$1,958,102	6,008*	\$326
Yakima Valley Tourism	\$650,000	2,705	\$240
Walla Walla Tourism	\$240,000	1,100	\$218
Travel Tacoma	\$802,000	5,370*	\$149
Snohomish County Tourism	\$212,582	6,235	\$34

*Not all hotels contribute to the Tourism Promotion Assessment.

Meetings & Conventions

Includes:

1 FTE Director of Sales

2 FTE Convention Sales Managers

1 FTE Convention Sales Assistant

2017 Actions:

- **Sales Blitz:** Develop two multi-day sales blitzes events in Olympia (Spring and Fall), encourage hotel participation in Spring Blitz.
- **Sales Calls:** Two sales trips to the greater Seattle/Puget Sound area.
- **Customer Events:** Organize meeting planner customer luncheon in the spring to promote the Tri-Cities as a destination. Event to be held in conjunction with the Olympia Spring Sales Blitz.
- **Meeting Planner FAM Tours:** Host qualified meeting planners for individual, customized FAM tours.
- **Relationships:** Continue staff attendance at Washington Society of Association Executives (WSAE) and Professional Convention Management Association (PCMA) monthly/quarterly meetings to strengthen relationship with key meeting planners.
- **New Markets:** Attend the 2017 International Tour Management Symposium and Rejuvenate Connect Faith Conference.
- **Promote the Destination:** Sponsor events at the annual conventions for WSAE and MPI.
- **Advertise:** Place advertising in WSAE, MPI, PCMA and Western Destination Guide publications. Purchase enhanced listing on Cvent website. Add Northwest Meetings & Events print ads.
- **New Business:** Continue a recognition/incentive program to focus sales managers on the pursuit of conferences and events that have never previously been held in the Tri-Cities with increased rewards for room night production.
- **Marketing Fund:** Utilize the Opportunity Fund specifically to offset costs for conventions that block more than 300 rooms per night.
- **Network:** Attend the annual conventions for WSAE, PCMA, MPI, Your Military Reunions Market Place, and Society of Government Meeting Planners.

Performance Measures

- 38,000 Guest rooms booked
- Direct hotel spending of \$4,142,000
- Economic impact of \$13,300,000

CONVENTION, TOUR, AND GROUP SALES

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Advertising	\$2,700	\$600	\$2,845	\$2,700	\$0	\$7,300	\$3,300	\$850	\$9,500	\$2,700	\$0	\$5,945	\$38,440
Travel	\$1,200	\$500	\$3,200	\$700	\$700	\$2,530	\$200	\$200	\$900	\$4,900	\$200	\$200	\$15,430
Trade Show	\$1,075	\$1,000	\$0	\$0	\$800	\$695	\$0	\$4,350	\$0	\$2,000	\$0	\$0	\$9,920
Staff													
Development	\$0	\$0	\$0	\$650	\$0	\$0	\$0	\$0	\$	\$650	\$0	\$0	\$1,300
Promo items	\$0	\$750	\$0	\$0	\$0	\$0	\$298	\$350	\$400	\$0	\$0	\$0	\$1,798
Dues/Subsc.	\$2,100	\$950	\$485	\$400	\$195	\$520	\$0	\$0	\$0	\$0	\$0	\$375	\$5,025
Totals:	\$7,075	\$3,800	\$6,530	\$4,450	\$1,695	\$11,045	\$3,798	\$5,750	\$10,800	\$10,250	\$200	\$6,520	\$71,913

Advertising:

Washington Society of Association Execs newsletter inserts: \$200 each in Jan, Apr, July and Oct = \$800
 Misc. Ad projects: \$600 per quarter in Feb and July = \$1,200
 Meeting Planners Intl.: Online Buyers Guide = \$395 (Mar)
 National Tourism Alliance (NTA) Brochures = \$850 (Aug)
 DMA West Western Destination Guide Convene = \$5,945 (Dec)
 Cvent – enhanced listing on meeting planner website = \$9,500 (Sept)
 DMAI –EmpowerMINT = \$7,300 (Jun)
 Reprint Meeting Planners Guide = \$2,450 (Mar)
 Northwest Meetings and Events: \$2,500 each in Jan, Apr, July and Oct = \$10,000

Travel:

Mileage stipend at \$200/month for site inspections and meetings = \$2,400
 Professional Convention Management Association: attend 2 meetings per year; Apr and June at \$500 each = \$1,000
 Washington Society of Association Execs: attend 2 meetings per year; May and Oct at \$500 each = \$1,000
 Meeting Planners Intl.: Annual Convention: hotel, meals, and mileage = \$1,000 (Mar)
 Olympia Spring Sales Blitz: \$500 per staff person, 4 people = \$2,000 (Mar)
 Washington Society of Association Execs Convention: hotel, meals, travel for 2 staff @ \$650 each = \$1,300 (Jun)
 Olympia Fall Sales Blitz: \$400 per staff person, 3 people = \$1,200 (Oct)
 Training Classes: continuing education courses for 2 staff, hotel, meals and travel @ \$600 per session = \$1,200 (Oct)
 Professional Convention Management Association/Meeting Planners Intl. Annual Meetings Industry Summit: \$350 per staff person, 2 persons in September
 Society of Government Meeting Professionals Winter Workshop: hotel, meals, travel = \$300 (Feb)

Travel, Cont.:

Military Reunion Connection Marketplace: hotel, meals, travel = \$530 (July)
International Tour Management: hotel, meals, travel = \$1,000 (Jan)
Rejuvenate Faith Conference: hotel, meals, travel = \$1,800 (Oct)

Trade Shows:

Meeting Planner Intl.: Registration (\$300), buyer program (\$675) fees = \$975 (Jan)
Meeting Planner Intl.: Sponsorship = \$1,000 (Feb)
Washington Society of Association Executives: Convention registration for 2 staff @ \$400 each = \$800 (May)
Professional Convention Management Association/Meeting Planners Intl. Annual Meetings Industry Summit: registration for 2 staff ppl @ \$75/per = \$150 (Aug)
Society of Government Meeting Professionals Winter Workshop: registration = \$100 (Jan)
Your Military Reunion Connection Marketplace = \$695 (July)
International Tour Management Symposium: exhibit fees = \$2,000 (Oct)
Rejuvenate Faith Conference: registration = \$4,200 (Aug)

Staff Development:

Continuing Education Training Courses: 2 staff to attend, in April and Oct, registration = \$650 each = \$1,300

Promo Items:

Amenities: \$400: Feb, July and Sept = \$1,200
Logo'd items: \$350 in Feb and Aug = \$700

Dues and Subscriptions:

Washington Society Association Executives Sapphire level sponsorship: \$1,850 (Jan)
Washington Society Association Executives Dues: \$260 each for 2 staff due = \$520 (June)
Meeting Planners International Dues: \$375 (Dec)
Society Government Meeting Professionals Dues: \$400 (Apr)
Religious Conference Management Association Dues: \$195 (May)
Professional Conference Management Association Dues \$485 (Mar)
National Tour Association Dues \$700 (Feb)
Christian Meetings & Conventions Association Dues: \$250 (Jan)
Military Reunion Connection Dues: \$250 (Feb)

CONVENTION, TOUR, AND GROUP SALES – *Items Not Included in TPA Budget**

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Customer Events	\$0	\$0	\$5,000	\$0	\$1,250	\$500	\$0	\$0	\$2,000	\$0	\$0	\$0	\$8,750
Hotels and Airfare	\$0	\$0	\$1,140	\$0	\$800	\$340	\$340	\$0	\$340	\$740	\$0	\$0	\$3,700
Entertaining	\$250	\$250	\$750	\$250	\$750	\$250	\$250	\$250	\$750	\$250	\$250	\$250	\$4,500
Gifts	\$100	\$100	\$100	\$50	\$100	\$100	\$100	\$50	\$100	\$100	\$100	\$50	\$1,050
Total	\$350	\$350	\$6,990	\$300	\$2,900	\$1,190	\$690	\$300	\$3,190	\$1,090	\$350	\$300	\$18,000

Customer Events:

Customer events in Olympia: \$5,000 (Mar)

Planner FAM event: \$2,000 (Sept)

Association of Public Safety Communications Officials Sponsored Break: \$500 (June)

Washington Society of Association Executives (WSAE) Sponsorship of Opening Breakfast: \$1,250 (May)

Hotels and Airfare:

Hotel rooms for visiting meeting planners, where comps not available: 10 rooms for 2 nights @ \$85 = \$1,700 (\$340 in Mar, June, July, Sept, and Oct)
Meeting Planner Fly-In: 5 airfares @ \$400 each, 2 per month in Mar, May, and 1 in Oct = \$2,000

Entertaining:

Hosted board meetings for decision makers: meals, tours, \$500 each in Mar, May, Sept = \$1,500

Meals with meeting planners: \$250 per month = \$3,000

Gifts:

Gift Baskets: \$50-\$100 per month = \$1,050

****Note: Items included in Visit TRI-CITIES' general membership budget (private sector).***

Sports Events

Includes:

1 FTE Sports Development Director

1 FTE Sports Sales Manager

2017 Actions

Sports Council: Organize and administer activities for the Tri-Cities Sports Council.

Advertising: Place print and digital advertising as appropriate in publications such as: Sports Events, Sports Destination Management, and Connect Sports.

Sales Blitz: Conduct sales calls in October in the greater Seattle area.

Promote Resources: Reprint and update the sports facilities guide.

FAM Tours & Services: Arrange site inspections for tournament planners, provide tools and information for promotional purposes and communicate with tournament planners during their event.

Opportunity Fund: Utilize the opportunity fund specifically to offset tournament costs for groups that block more than 300 rooms per night city-wide.

Tradeshows: Promote the Tri-Cities as a premier sports destination at National Tradeshows Events such as Teams, S.P.O.R.T.S, Connect Sports Marketplace, and National Association of Sports Commissions.

Promote the Destination: Sponsor events at annual national sports tradeshows.

Performance Measures

- 28,000 Guest rooms booked
- Direct hotel spending of \$3,052,000
- Economic impact of \$8,316,000

SPORTS GROUP SALES

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Advertising	\$100	\$0	\$100	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$300	\$1,100	\$2,000
Travel	\$75	\$75	\$75	\$2,480	\$75	\$75	\$75	\$1,875	\$1,820	\$1,520	\$75	\$75	\$8,295
Trade Show	\$10,230	\$7,500	\$6,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,130
Staff Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$500
Promo items	\$0	\$0	\$0	\$200	\$0	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$400
Dues/Subsc.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$795	\$795
Totals:	\$10,405	\$7,575	\$6,575	\$2,680	\$475	\$75	\$75	\$2,075	\$1,820	\$2,020	\$375	\$1,970	\$36,120

Advertising:

Miscellaneous Ads to support tournaments: \$1,000 (\$100 Jan; \$100 Mar; \$400 May; \$300 Nov; \$100 Dec)
Sports Events Magazine Featured Listing = \$1,000 (Dec)

Travel:

Monthly Mileage Stipend: \$75/month = \$900
National Association of Sports Commissions (NASC) Symposium: \$1,240 per staff (Hotel-\$180 x 3 = \$540; Airfare-\$575; Meals-\$125) x 2 staff = \$2,480 (Apr)
TEAMS Conference: (Hotel-\$180 x 4 = \$720; Airfare-\$875; Meals-\$150) = \$1,445 (Oct)
S.P.O.R.T.S-Relationship Conference: (Hotel-\$180 x 4 = \$720; Airfare-\$875; Meals-\$150) = \$1,445 (Sept)
Connect Sports Marketplace: (Hotel = \$950, Airfare = \$700, Meals = \$150) = \$1,800 (Aug)

Trade Show:

TEAMS Conference: registration = \$2,600 (Feb)
TEAMS Conference: sponsorship = \$7,500 (Feb)
S.P.O.R.T.S-Relationship Conference: registration \$1,400, sponsorship \$5,000 = \$6,400 (Mar)
National Association of Sports Commissions (NASC) Symposium: \$975 for staff #1, \$755 for staff #2 = \$1,730 (Jan)
Connect Sports Marketplace: registration \$3,500, sponsorship \$5,000 (Jan)

Staff Development:

Continuing Education Training Courses: \$500 (Oct)

Promo Items:

Sports Amenities: \$200 (Apr)

Dues and Subscriptions:

National Association of Sports Commissions (NASC) Membership: \$795 (Dec)

SPORTS EVENT SALES – *Items Not Included in TPA Budget **

Customer Events and Entertainment:

Customer Entertainment: \$50/month = \$600

Sports Gifts: \$50/Month = \$600

****Note: Items included in Visit TRI-CITIES' general membership budget (private sector).***

Housing & Group Services

Includes:

1 FTE Housing & Group Services Manager

Our group sales strategies include support personnel to help achieve repeat bookings by facilitating and supporting meeting and event planners, ensuring that expectations are exceeded from initial booking through culmination of the event; and that their attendees' visit is a positive experience. We offer registration and reservation assistance to large conventions, making it easier for event planners to host their events here. Housing also increases customer satisfaction for individual travelers through reservation assistance during peak season. Satisfied individual travelers create a positive image of our destination through word of mouth and return travel in off-peak months.

2017 Actions

Hot Dates Program: Coordinate Hot Dates Program; maximizing hotel occupancy during peak season. Assist group and individual travelers find guest rooms within the Tri-Cities. Manage guest room inventory of all hotels within Tri-Cities and act as liaison between hotel partners and guests.

VisitTRI-CITIES.com Website: Support day-to-day management of Visit TRI-CITIES website including creating, developing and managing content, maintain consistent look and feel throughout website, and coordinate web projects across departments.

Show Your Badge VIP Program: Manage all functions of program including securing discounts/specials at member businesses, gathering group information, continuing on-going communications with member businesses and event planners, and tracking.

Reporting: Handle all group tracking including data entry, inventory, keeping files on housing operations and continuing on-going communications with the hotel/DOS reservation personnel. Report on aRes Travel On-line Booking system guestroom reservation activity. Post event reports will be used by the TPA commission to determine and validate the funding appropriations for applicants and payment from the opportunity fund.

Group Services: Establish contact with sports and convention planners who are scheduled to bring groups into the area; develop service promotion package to be sent to planners of forthcoming events; maintain routine written, telephone, and personal contact with the clients, oversees maintenance of all client files.

Membership Liaison: Act as liaison between planner and service members; offers suggestions and assistance planning entertainment, tours, shopping, spouse and children's programs and other attractions; solicits, collects and files information for speaker/entertainment files.

Hands-on Support: When appropriate, attend and organize pre- and post-event meetings with planners.

Customer Service Surveys: Follow up with planners/tournament directors post-event to determine strengths/weakness of delivery of hospitality goods & service.

Promote the Destination: Help build attendance and promote tourism through supply of customized booth materials/scheduling of displays.

Sales Staff Support: Create and distribute all sporting event leads and updates to hotels.

HOUSING & GROUP SERVICES

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Travel	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$25	\$20	\$20	\$335
Promo Items	\$2,160	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$2,360
Tradeshow Display Items	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Totals:	\$2,690	\$30	\$30	\$30	\$30	\$230	\$30	\$30	\$30	\$25	\$20	\$20	\$3,195

Travel:

\$30 per month for mileage = \$360

Promo Items:

Registration Bags – 6,000 @ \$.36 = \$2,160 (Jan)

Sunglasses = \$200 (June)

Tradeshow:

Tradeshow Décor = \$500 (Jan)

Tourism Development

2017 Actions

Branding: BILT, the Branding Implementation Leadership Team, meets regularly to strategize on implementing the Tri-Cities brand. To date the Bigger, Bolder, Better Tri-Cities brand is promoted through print materials, television commercials, community websites and social media. Marketing, Festival and Product Development committees have been established and key BILT leaders have met with each of the cities, counties and port districts to provide a progress report.

Wayfinding: As suggested in the branding study, there is a community-wide need to create a comprehensive wayfinding master plan which will serve to increase visitor spending and enhance the visitor experience in the region. Visit Tri-Cities has been joined by the cities of Kennewick, Pasco, Richland and West Richland; the ports of Benton, Kennewick and Pasco; as well as Benton and Franklin Counties to fund the project. In 2017 the results of the study will be complete and the steering committee, led by Visit Tri-Cities, will work on producing four gateways that will serve as a kick-off for the multi-year project.

Website: The newly launched Visit Tri-Cities website is a bolder, brighter and better version of www.VisitTRI-CITIES.com. It prominently features events and promotes the attractions and activities available within the region. In 2017 we will continue to invest in Google Ad Words and will promote visitation to the website through digital advertising.

Promote the Destination: Promote increased leisure travel through development of Golf & Wine programs. Visit TRI-CITIES will continue to lead the efforts for branding and marketing the Manhattan Project National Historical Park.

Travel Tradeshows: Attend travel and golf related tradeshows in key Northwest markets. In 2016 due to the unfavorable exchange rate for Canadian Visitors, we substituted the

Portland Golf Show for the British Columbia Golf Show with positive results. Our television ad campaigns are run simultaneously in Portland which is not possible in B.C. Canada. Seattle and Spokane Golf and Travel shows will round out the tradeshow schedule for Spring 2017.

Materials: The Official Tri-Cities Visitor Guide, the Golf in Washington Wine Country brochure, the Art & Wine brochure, the Shop & Dine brochure all support the Tri-Cities brand and are targeted to key markets to increase visitor spending. Electronic versions are also posted to www.VisitTRI-CITIES.com.

Advertise: The successful Puget Sound Region television ad campaign will be joined by both spring and fall campaigns in Portland, Spokane and Boise. With increased revenues in the 2017 budget, these campaigns will be funded out of the operating budget rather than being funded from the TPA Reserve Account. Digital and social media advertising will supplement the traditional advertising campaigns where it makes sense.

Social Media: Visit Tri-Cities promotes the destination and activities of the Mid-Columbia Wine Council through Tri-Cities WA (19,500) on Facebook, as well as through Twitter, Instagram and Pinterest. In 2017 we will look at targeting specific demographics with compelling messages designed to increase leisure travel to the Tri-Cities.

Mid Columbia Wine Council: There has long been the need to assist wine industry related businesses in becoming more cohesive and organized in order to market the region. Visit TRI-CITIES staff provides management and leadership for the Mid-Columbia Wine Council, which works on marketing projects designed to increase wine tourism.

Packages: Work with member hotels to showcase their existing packages both via our website and to travel media.

TOURISM DEVELOPMENT

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Advertising	\$800	\$14,300	\$7,550	\$1,550	\$30,800	\$37,100	\$800	\$32,800	\$34,800	\$1,550	\$800	\$1,450	\$164,300
Travel	\$0	\$2,750	\$2,350	\$0	\$0	\$650	\$0	\$650	\$0	\$650	\$0	\$0	\$7,050
Trade Show Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,100	\$1,000	\$0	\$0	\$4,100
Development	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$1,200
Promo Items													
Customer Events & Ent.													
Dues/Subsc.													
Website	\$1,600	\$1,600	\$1,600	\$2,000	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$2,000	\$1,600	\$1,600	\$20,000
Totals:	\$2,400	\$18,650	\$11,500	\$4,150	\$32,400	\$39,350	\$2,400	\$35,650	\$39,500	\$5,200	\$2,400	\$3,050	\$196,650

Advertising:

Golf & Wine Getaway Brochure: Brochure \$8,000 Feb, Ad Inserts \$4,000 Mar = \$12,000
 Golf ads in Spokesman Review: Mar, Apr, Oct at \$750 each = \$2,250
 Golf Map: \$650 (Dec)
 Images for Ad Design = \$4,300 (June)
 Leisure Travel Ads: \$2,000 in Mar, Jun and Aug = \$6,000
 WSHLA Official Visitor Guide: \$4,000 (Sept)
 Social Media/Google Ads = \$800/month (Jan, Feb, Mar, Apr, June, July, Aug, Sept, Oct, Nov, Dec) = \$9,600
 Television Commercials in Puget Sound Region \$30,000 each for Spring (May/June) and Fall (Aug/Sept) = \$60,000
 Television Commercials in Portland, Spokane, Boise \$30,000 each for Spring (May/June) and Fall (Aug/Sept) = \$60,000
 Digital Ad Campaigns = \$5,500 in Feb

Trade Shows:

Seattle Golf & Travel Show: Exhibit fees due Sept = \$1,600
 Spokane Golf & Travel Show: Exhibit fees due Oct = \$1,000
 Portland Golf & Travel Show: Exhibit fees due Sept = \$1,500

Travel:

Seattle Golf & Travel Show: hotels, meals, car rental, parking, and fuel for 2 staff = \$1,700 (Mar)
 Spokane Golf & Travel Show: hotels, meals, car rental, parking, and fuel for 2 staff = \$1,200 (Feb)
 Portland Golf & Travel Show: hotels, meals, car rental, parking and fuel for 2 staff = \$1,550 (Feb)
 Mid Columbia Wine Tourism Council: Quarterly travel allowance to support Tradeshow/Media Event \$500 each (Mar, June, Aug, Oct) = \$2,000

Staff Development:

Google Analytics Training: \$600 per course = \$1,200

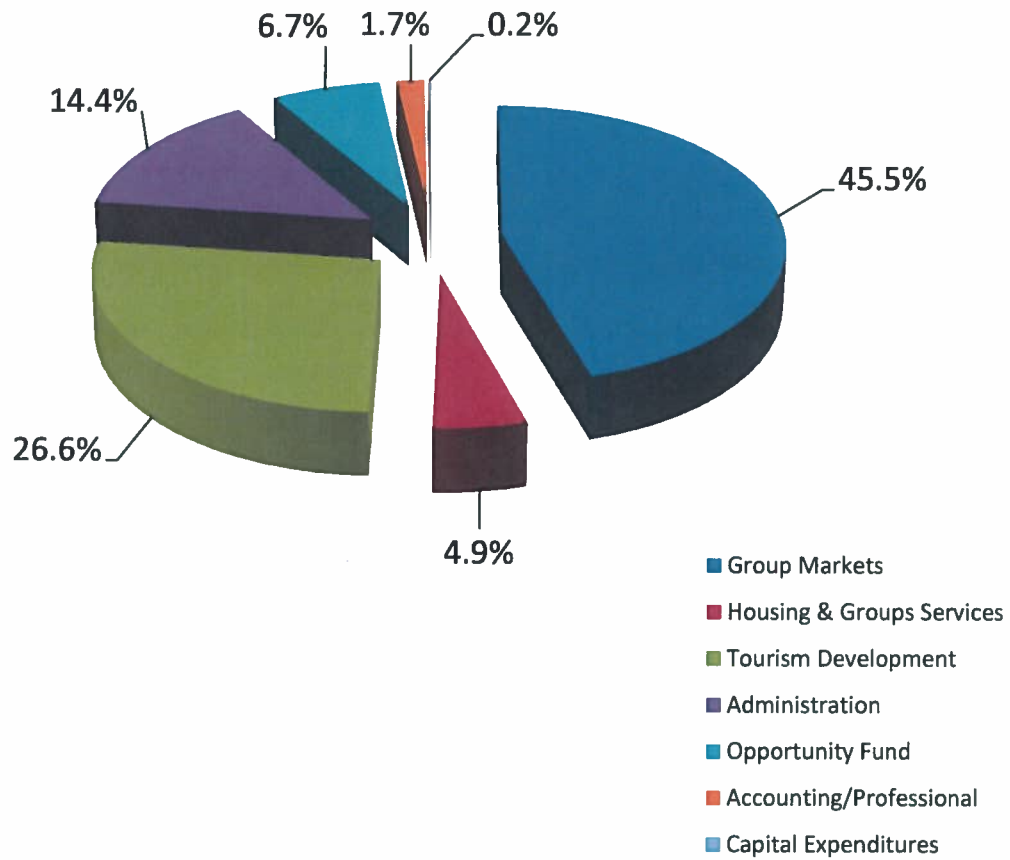
Website:

Invest in Search Engine Optimization for new website: Aristotle Bronze SEO Package \$1,200/month (Jan, Feb, Mar, Apr, June, July, Aug, Sept, Oct, Nov, Dec) = \$14,400
 Website Hosting Fee: \$4,700 annually = \$400/month

Budget Summary

Revenues	2016 Budget		Proposed 2017 Budget	
Kennewick	\$517,000	44%	\$594,000	44%
Pasco	\$270,250	23%	\$310,500	23%
Richland	\$387,750	33%	\$445,500	33%
Total:	\$1,175,000	100%	\$1,350,000	100%
Expenditures				
Group Markets	\$521,498	44.4%	\$614,383	45.5%
City Wide Conventions Associations Corporate & Government SMERF (social, military, education, religious, fraternal) Sports				
Housing & Groups Services	\$63,051	5.4%	\$65,476	4.9%
Tourism Development	\$284,826	24.4%	\$358,926	26.6%
Administration (administrative staff, office supplies, rent, telephone postage, equipment maintenance, etc.)	\$190,625	16%	\$194,895	14.4%
Opportunity Fund	\$90,000	7.7%	\$90,000	6.7%
Accounting/Professional	\$22,000	1.9%	\$23,320	1.7%
Capital Expenditures	\$3,000	.2%	\$3,000	.2%
Total:	\$1,175,000	100%	\$1,350,000	100%

Budget Summary



Board of Directors

The strength of any organization begins at the top. Visit TRI-CITIES is served by a Board of Directors that is providing strategic industry leadership for the future.

Board of Directors

Carl Adrian, TRIDEC
Ron Anderson, Red Lion Hotel Pasco
Commissioner Don Barnes, Port of Kennewick
Jerry Beach, Courtyard by Marriott
Commissioner James Beaver, Benton County
Troy Berglund, West Richland Chamber of Commerce
Karen Blasdel, Battelle
Mark Blotz, Clover Island Inn
Debbie Bone-Harris, Pasco Chamber of Commerce
John Bookwalter, J. Bookwalter Winery
Gloria Boyce, Ben Franklin Transit
Christine Brown
Senator Sharon Brown, Washington State Senate
Mayor Pro Tem Richard Buel, City of West Richland
Kyle Cox, Mid-Columbia Libraries
Rich Cummins, Columbia Basin College
Ron Foraker, Tri-Cities Airport
Colleen French, Department of Energy
Tom French, TRAC Center
Shae Frichette, Frichette Winery
Representative Larry Halder, Washington State House of Representatives
Monica Hammerberg, Hampton Inn & Suites Pasco
Don Hart, Tri-Cities Sports Council; DHART Consulting Group
Suzanne Heaston, Heaston & Thompson Vision Source
Ron Hue, Individual Member
Scott Keller, Port of Benton
Councilmember Phillip Lemley, City of Richland

Lori Mattson, Tri-City Regional Chamber of Commerce
Gregg McConnell, Tri-City Herald
Karen Miller, Benton PUD
Monika Moo-Young, MYI Consulting
Kathy Moore, SpringHill Suites by Marriott
Rae Moss, Mission Support Alliance
Vijay Patel, A-1 Hospitality
Corey Pearson, Three Rivers Convention Center
Maynard Plahuta, B Reactor Museum Association
Justin Raffa, Mid-Columbia Mastersingers
Rob Roxburgh, Washington River Protection Services
Steve Simmons, Country Gentleman
Martin Valadez, Tri-Cities Hispanic Chamber of Commerce
Staci West, Bechtel National, Inc.
Mayor Steve Young, City of Kennewick

September 28, 2016

RECEIVED
City Manager's Office

SEP 28 2016

City of Richland
Washington

Ms. Cindy Reents
City of Richland
P.O. Box 190
Richland, WA 99352

Dear Ms. ^{Cindy}Reents,

On behalf of the Tri-City Hotel-Motel Commission, we are pleased to present the 2017 Tri-City Hotel-Motel Commission Budget and Marketing Plan for review and approval by the Richland City Council. We have produced nine copies of the documents for distribution to the Council.

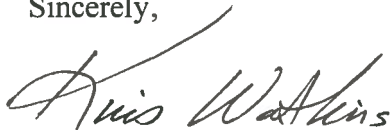
Each year Visit TRI-CITIES prepares a budget and marketing plan for the Tri-City Hotel Motel Commission, detailing projected revenues and expenses for the programs supported by the funds collected from the Tourism Promotion Assessment (TPA). As outlined in the *Interlocal Cooperation Agreement For Establishment of the Tri-City Regional Tourism Promotion Area*, the Commission's recommended version of the budget and marketing plan is due to the each of the cities for City Council review by no later than October 1st of each year.

The 2017 Budget and Marketing Plan received the unanimous support of the Commissioners present at the September 15, 2016 commission meeting. I am very much looking forward to presenting the particulars of the 2017 Plan with the City Council on Tuesday, October 18, 2016.

If you would like any additional copies or if I can answer any questions that you may have prior to providing the information to the council members, please do not hesitate to call me (direct line 735-6816).

Thank you for your ongoing support of the Tri-City Regional Tourism Promotion Area. It has been an extremely successful venture that has greatly enhanced our destination marketing efforts for the Tri-Cities Region.

Sincerely,



Kris Watkins
President & CEO



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 204-16, Adopting Stormwater Management Plan Update

Department:
Public Works

Ordinance/Resolution Number:
204-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 204-16, authorizing adoption of the updated Stormwater Management Plan.

Summary:

The City operates a stormwater management system, the primary purposes of which are to protect property from flood damage and to mitigate the water quality impacts of urban stormwater runoff on the area's water resources. Similar to its other infrastructure systems, the stormwater system benefits from long range planning. The City's first Stormwater Management Plan was adopted in 2005. Since 2005, the City has grown through several annexations, development has advanced within the City limits, and new regulations have been imposed on the City.

In June 2014, the City hired HDR, Inc. to complete the update to its Stormwater Management Plan. The updates to the Plan include revised maps of the City's infrastructure, project construction needs to alleviate possible flooding and water quality issues, as well as plans for future development. In addition, a rate study has been included in this revision that looks at the future funding needs to operate the system and meet regulatory requirements.

City Staff has reviewed all sections of the revised Stormwater Management Plan Manual and recommends adopting this update. If adopted by Council, this Plan will be used to update the City's Comprehensive Land Use Plan.

The Plan can be reviewed at <https://www.ci.richland.wa.us/departments/public-works/management-plans>

Fiscal Impact:

The rate study completed as part of the consultant's work to update the Stormwater Management Plan indicated that no rate increases are needed to sustain the City's Stormwater Utility operations and capital improvement programs for the coming five years.

Attachments:

I. RES 204-16

RESOLUTION NO. 204-16

A RESOLUTION of the City of Richland authorizing the adoption of the 2016 Stormwater Management Plan.

WHEREAS, the City of Richland operates a stormwater management system, the primary purposes of which is to protect property from flood damage and to mitigate the impact of urban stormwater runoff on the City's natural water resources; and

WHEREAS, the City of Richland adopted a Stormwater Management Plan in 2005; and

WHEREAS, the 2005 Stormwater Management Plan does not reflect annexations, land use changes, and future development plans; and

WHEREAS, new regulatory requirements were imposed on the City's stormwater system in 2007 when Washington State issued the Eastern Washington National Pollution Discharge Elimination Permit that applied to municipal stormwater systems; and

WHEREAS, the City Council authorized the execution of a consultant agreement with HDR, Inc. to update the Stormwater Management Plan in June 2014; and

WHEREAS, the 2016 Stormwater Management Plan includes an evaluation of the City's permit compliance programs and stormwater conveyance system, establishes a comprehensive Capital Improvement Plan, and documents the utility's financial condition; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland adopts the Stormwater Management Plan completed in March 2016 by HDR, Inc. and directs staff to utilize this Plan to update the City's Comprehensive Land Use Plan and to prepare operating and Capital Improvement Plans related to the Stormwater Utility.

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 18th day of October, 2016

.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 205-16, Approving the Plat of Clearwater Creek Phase 3

Department:

Community & Development Services

Ordinance/Resolution Number:

205-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 205-16, Approving the Final Plat of Clearwater Creek, Phase 3.

Summary:

Hayden Homes, the developer of the Clearwater Creek subdivision in South Richland, located west of Steptoe Street and south of the plat of the Heights at Meadow Springs, is completing the third phase of this 320 lot development. This phase consists of seven residential lots and the creation of a 3-acre commercial tract. Staff has reviewed the project to ensure its compliance with the original conditions of approval that were attached to the preliminary plat. Several minor items remain to be completed before the final document can be recorded.

Staff recommends adoption of Resolution No. 205-16, approving the final plat of Clearwater Creek Phase 3 subject to the conditions of approval as contained in the City Council Notice of Decision dated June 6, 2014.

Fiscal Impact:

None. Development of the lots within the plat will increase City tax revenues, but will also increase City expenses in providing services to the new development.

Attachments:

1. Resolution No. 2015-16
2. Final Plat of Clearwater Creek Phase 3

RESOLUTION NO. 205-16

A RESOLUTION of the City of Richland approving the final plat of Phase 3 of the Plat of Clearwater Creek subject to the conditions of approval of the Technical Advisory Committee Report and adopting the findings of the Richland Planning Commission as the findings of the City Council.

WHEREAS, on April 23, 2014, the Planning Commission held an open record public hearing to consider the preliminary plat application of the Clearwater Creek subdivision as submitted by Hayden Homes; and

WHEREAS, the Planning Commission recommended to the City Council that it conditionally approve the preliminary plat of Clearwater Creek; and

WHEREAS, the City Council held a closed record hearing to consider the proposed Clearwater Creek preliminary plat application on June 3, 2014 to consider the recommendation of the Planning Commission and took action to approve the preliminary plat request; and

WHEREAS, Phase 3 of the Clearwater Creek plat, consisting of 8 lots on 5.4 acres, is being constructed in accordance with the conditions attached to the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland hereby approves the final plat of Clearwater Creek, Phase 3, a copy of which is attached and incorporated herein by reference, subject to the conditions of approval as contained in the City Council Notice of Decision, dated June 6, 2014.

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 18th day of October, 2016.

ROBERT J. THOMPSON
Mayor

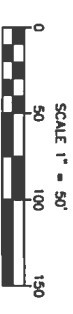
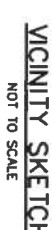
ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

N.E. 1/4 OF SEC. 01, T.8N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON

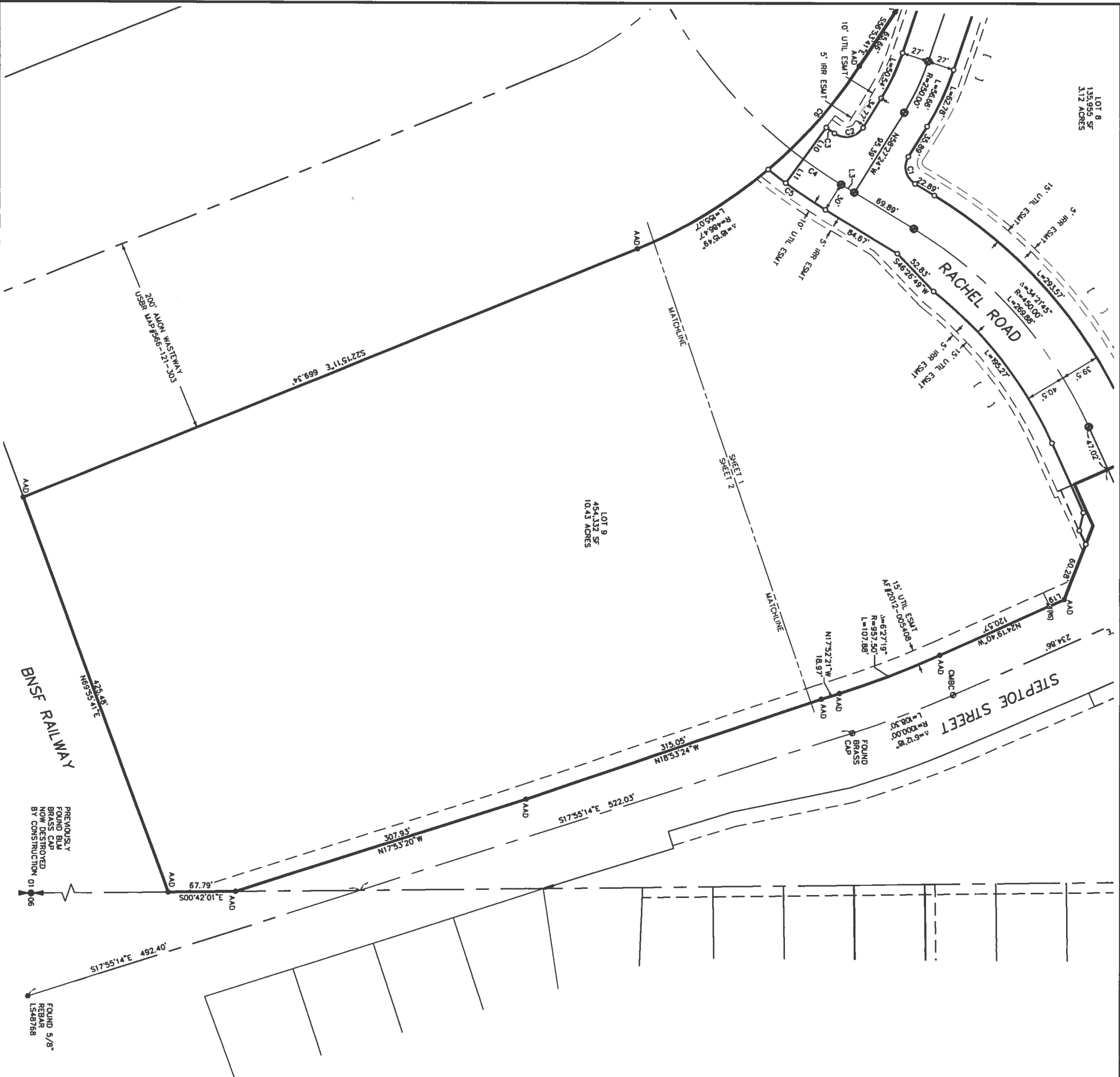


**HAYDEN
HOMES**

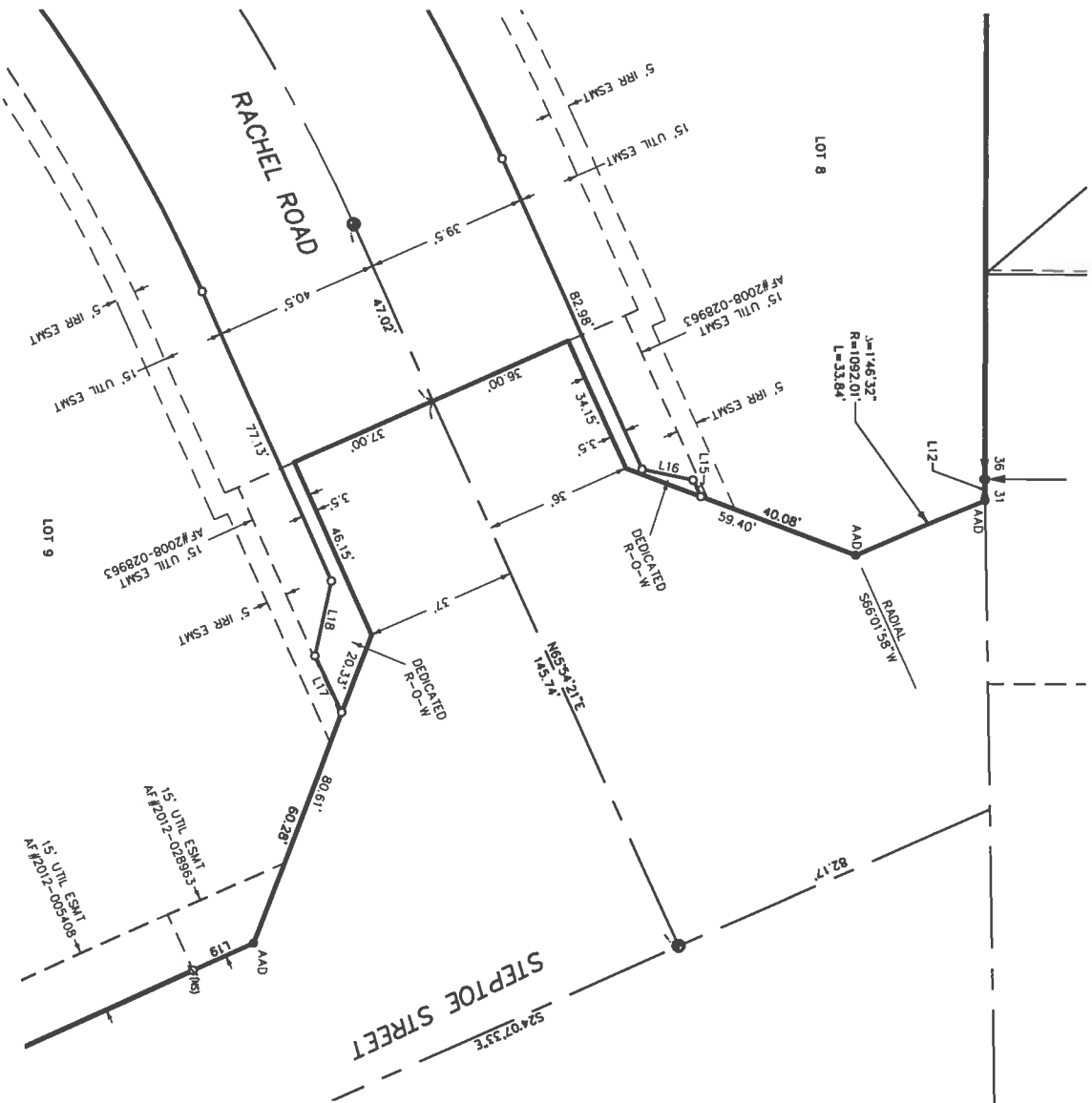
FILED FOR RECORD THIS _____ DAY OF _____
 _____, 2016 AT _____ MINUTES PAST _____
 _____, AND RECORDED IN VOLUME _____ OF _____
 PLATS PAGE _____, AT THE REQUEST OF
 AARON A. DYCK, P.L.S.

<u>BENTON COUNTY AUDITOR</u>	<u>INDEX NO.</u>
<u>DEPUTY</u>	<u>FEE NO.</u>

	
STRATTON SURVEYING & MAPPING, INC.	
7525 N. DESCHUTES PL. UNIT 1C KENNESAW, WA 98136 (509) 735-7964 FAX: (509) 735-6560 stratton@strattonsurvey.com	
4631PJDWC	© 2016
DATE: 09/08/16	SHT. 2 OF 4
DRAWN BY: DCJ	JOB # 4631



THE FINAL PLAT OF
CLEARWATER CREEK PHASE 3
N.E. 1/4 OF SEC. 01, T.8N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON



BEARING	DISTANCE	PLAT CLOSURE			
		NORTH	SOUTH	EAST	WEST
N00°42'01"W	67.79	67.7849	0.0000	0.0000	0.8285
N17°53'20"W	307.93	293.0428	0.0000	0.0000	94.5874
N18°53'24"W	315.05	298.0820	0.0000	0.0000	101.9981
N17°52'21"W	18.97	18.0545	0.0000	0.0000	5.8219
N21°06'01"W	107.82	100.8638	0.0000	0.0000	38.8153
N24°19'40"W	120.57	109.8638	0.0000	0.0000	49.6695
N24°05'39"W	16.19	14.7795	0.0000	0.0000	6.6034
N69°05'39"W	80.61	28.7644	0.0000	0.0000	75.3033
S65°54'21"W	46.15	0.0000	18.8402	0.0000	42.1292
N24°05'39"W	73.00	66.6399	0.0000	0.0000	29.8013
N65°54'21"E	34.15	13.9413	0.0000	31.1747	0.0000
N20°54'21"E	59.40	55.4896	0.0000	21.1959	13.2859
N23°07'01"W	33.84	31.1228	0.0000	0.0000	5.2895
S89°11'04"W	5.29	0.0000	0.0753	0.0000	11.75.9126
N85°47'49"W	1175.92	4.1690	0.0000	0.0000	19.4228
S05°19'04"W	209.57	0.0000	208.6680	0.0000	19.4228
S82°30'41"E	516.56	0.0000	67.3234	512.1541	0.0000
S89°42'11"E	215.69	0.0000	74.8200	202.2972	0.0000
S56°53'41"E	65.66	0.0000	35.8622	55.0013	0.0000
S35°34'23"E	288.65	0.0000	223.2661	184.5248	0.0000
S22°19'11"E	668.34	0.0000	619.4678	233.4775	0.0000
N69°55'41"E	429.48	146.0291	0.0000	359.0372	0.0000
		1248.351	1248.343	1659.463	1659.475



AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____
2016 AT _____ MINUTES PAST _____
PLATS PAGE _____ AT THE REQUEST OF _____
AARON A. DYCK, P.L.S.

BENTON COUNTY AUDITOR _____ INDEX NO. _____
DEPUTY _____ FEE NO. _____



FINAL PLAT FOR

STRATTON SURVEYING & MAPPING, PC

7525 W. DESCHUTES PL. UNIT 1C
KENNEWICK, WA 99336
P.O. BOX 735-6360
skott@strattonsurvey.com

DATE: 09/08/16 SH. 3 OF 4
DRAWN BY: DCI JOB # 4631



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 206-16, Waiving the Right of First Refusal for Purchase of a Portion of the Benton Rural Electric Association Electrical Infrastructure

Department:
Energy Services

Ordinance/Resolution Number:
206-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No 206-16, authorizing the City Manager to waive the right of first refusal for purchase of a portion of the Benton Rural Electric Association Electrical Infrastructure.

Summary:

The City entered into City Contract No. 134-05, “Electric Utility Service Area Agreement” with Benton Rural Electric Association (BREA), executed on October 26, 2005. This agreement has been effectively administered since its execution, allowing efficient and coordinated service of customers along the service area boundaries of both the City and BREA. Included in this agreement is a conditional right of first refusal clause which allows either party to match a bona fide offer by a third party for the purchase of all or a portion of its electrical infrastructure as defined in the agreement.

BREA has received a bona fide offer for purchase of a portion of its electrical infrastructure serving the Yakima Indian Reservation within the BREA service area and has asked the City to waive the right of first refusal, thereby allowing BREA to move forward with consideration of this prospective sale of a portion of its electrical infrastructure. The designated area for this prospective infrastructure sale is located such that the City could not feasibly provide electrical service.

City staff recommends that Council adopt Resolution No. 206-16 waiving the right of first refusal for purchase of a portion of the BREA electrical infrastructure serving the Yakima Indian Reservation and authorizing the City Manager or designee to notify BREA by letter of this waiver.

Fiscal Impact:

None.

Attachments:

- I. Draft Resolution No. 206-16

RESOLUTION NO. 206-16

A RESOLUTION of the City of Richland waiving the right of first refusal for purchase of a portion of the Benton Rural Electric Association (BREA) electrical infrastructure serving the Yakima Indian Reservation and authorizing the City Manager or designee to notify BREA by letter of this waiver of right of first refusal.

WHEREAS, the City of Richland entered into City Contract No. 134-05, Electric Utility Service Area Agreement, with Benton Rural Electric Association (BREA), on October 26, 2005; and

WHEREAS, this Agreement has been effectively administered since its execution, allowing efficient and coordinated service of customers along the service area boundaries of both the City and BREA; and

WHEREAS, Section 5.C of the referenced Agreement contains a conditional right of first refusal clause which allows either party to match a bona fide offer by a third party for the purchase of all or a portion of its electrical infrastructure as defined in the agreement; and

WHEREAS, BREA has received a bona fide offer for purchase of a portion of its electrical infrastructure serving the Yakima Indian Reservation within the BREA service area boundary and has asked the City to waive the right of first refusal, thereby allowing BREA to move forward with consideration of this prospective sale of a portion of its electrical infrastructure; and

WHEREAS, the designated area for this prospective infrastructure sale is located such that the City could not feasibly provide electrical service.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that the City Council adopts Resolution No. 206-16, waiving the right of first refusal for purchase of a portion of the BREA electrical infrastructure serving the Yakima Indian Reservation and authorizes the City Manager or designee to notify BREA by letter of this waiver of right of first refusal.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 18th day of October, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Expenditures from September 26, 2016 - October 7, 2016 for \$8,124,237.61 including Check Nos. 238321-238696, Wire Nos. 6256-6270, Payroll Check Nos. 111187-111708, and Payroll Wire/ACH Nos. 9625-9646

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from September 26, 2016, to October 7, 2016 in the amount of \$8,124,237.61.

Summary:

Breakdown of Expenditures:

Check Nos.	238321-238696	1,732,023.06
Wire Nos.	6256-6270	4,140,801.89
Payroll Check Nos.	111187-111708	24,975.09
Payroll Wires/ACH	9625-9646	2,226,437.57
TOTAL		\$8,124,237.61

Fiscal Impact:

Yes

Total Disbursements: \$8,124,237.61. Disbursements (wire transfers) include \$3,299,631.00 for purchase power.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
SEPTEMBER 26, 2016 - OCTOBER 7, 2016

Payee	Wire Description	Amount
Claim Wires - Wire No. 6256 to 6270		
AW Rehn Insurance	Fire Health Reimbursement Account	20,812.50
Bonneville Power Administration	Purchase Power	3,299,631.00
Cashmere Valley Bank	Interest Payment - Reata LID	6,353.11
Conover	Section 125	2,535.84
Department of Licensing	Firearms Online Pmt for Concealed Licenses	579.00
Cascade Title	GSA Land Purchase	327,000.00
Payment Processing, Inc.	Landfill Merchant Service Fees	1,092.56
Richland Golf Management Corporation	Col. Pt. Operating Reimb	185,969.67
US Bank Trust	Interest Only Payment-Public Facility District	95,200.00
Zenith Administrators/Matrix	Insurance Claims	201,628.21
	Total Claim Wire Transfers	\$ 4,140,801.89
Payroll Wires & Direct Deposits (ACH) - Wire No. 9625 to 9646		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 2,226,437.57
Total Claim & Payroll Wires/ACH		\$ 6,367,239.46

*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related payroll benefits.



City Of Richland

VL-1 Voucher Listing

From: 9/26/2016 To: 10/7/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001 GENERAL FUND					
Division: 000 UNASSIGNED					
BLANCHARD, LINDSEY		16-342 BLANCHARD	238454	16-342 WACE CONFERENCE	\$365.00
BUCHANAN, JENNIFER		16-383 BUCHANAN	238456	16-383 HEALTH & EDU SYMPOSIUM	\$359.04
CITY OF RICHLAND		092216	238649	CASHIER SHORTAGE-ZEPEDA	\$4.55
CROSKREY, TOM		16-385 CROSKREY	238462	16-385 PST ANNUAL BUSINESS MEE	\$139.68
FLOHR, LUKE		16-317 FLOHR	238656	16-317 NAGDCA CONFERENCE	\$861.13
PARDINI, PAUL		16-316 PARDINI	238680	16-316 NAGDCA CONFERENCE	\$861.13
PETERS, JEFF		16-308 PETERS	238683	16-308 IES ST & LIGHTING CO	\$1,190.00
SALTER, KAYTE		16-341 SALTER	238478	16-341 WACE CONFERENCE	\$365.00
SPOKANE COUNTY LIBRARY DISTRICT		167392254	238615	REFUND FOR MATERIALS RETURNED	\$24.95
WASHINGTON STATE PATROL		117001381	238633	BACKGROUND CHECKS-AUGUST 2016	\$811.25
UNASSIGNED TOTAL ****					\$4,981.73
Division: 100 CITY MANAGER					
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$53.52
CITY MANAGER TOTAL ****					\$53.52
Division: 101 CITY CLERK					
CODE PUBLISHING INC		54336	238522	RMC ELECTRONIC UPDATES 9/16	\$69.88
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$17.86
TRI CITY HERALD	S017106	2603502	238427	ORD 37-16 080216 CA RAN ON 8/7	\$24.72
	S017106	2614790		PHN 081616 CA RAN ON 8/14/16	\$39.55
	S017106	2626858		ORD 40-16 081616 PW RAN ON 8/2	\$29.66
	S017106	2626874		ORD 36-16 081616 CD RAN ON 8/2	\$27.19
	S017106	2626876		ORD 45-16 081616 PO RAN ON 8/2	\$27.19
	S017106	2626878		ORD 42-16 081616 PW RAN ON 8/2	\$27.19
	S017106	2626880		ORD 41-16 081616 CD RAN ON 8/2	\$27.19
	S017106	2626886		MTG NOTICE 082616 COUNCIL RAN	\$46.96
WASHINGTON CITIES INSURANCE AUTHORITY		101395	238632	NOTARY BOND-DEBBY BARHAM	\$40.00
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$34.75
CITY CLERK TOTAL ****					\$412.14
Division: 102 CITY ATTORNEY					
BENTON COUNTY TREASURER		AUGUST 2016	238333	DISTRICT COURT/OPD COSTS AUG	\$50,555.21
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$126.77
WEST PUBLISHING CORPORATION DBA		834624480	238436	INFORMATION CHARGES-AUG 2016	\$2,251.66
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$55.31
CITY ATTORNEY TOTAL ****					\$52,988.95
Division: 110 ASSISTANT CITY MANAGER					
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$36.18
ASSISTANT CITY MANAGER TOTAL ****					\$36.18



City Of Richland

VL-1 Voucher Listing

From: 9/26/2016 To: 10/7/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 111 COMMUNICATIONS & MARKETING					
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$10.70
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$0.27
				PHONE CHARGES 9/23-10/22/16	\$13.51
				PHONE CHARGES 9/23-10/22/16	\$13.38
COMMUNICATIONS & MARKETING TOTAL ****					\$37.86
Division: 112 CABLE COMMUNICATIONS					
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$2.64
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$14.73
CABLE COMMUNICATIONS TOTAL ****					\$17.37
Division: 113 HANFORD COMMUNITIES					
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$62.99
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$9.45
HANFORD COMMUNITIES TOTAL ****					\$72.44
Division: 120 FIRE					
BENTON RURAL ELECTRIC ASSOCIATION		08/16-74170526	238335	COLLINS RD RADIO TOWER-ELECTRI	\$27.97
BIG TOE AUTO SALVAGE		3	238336	1 TRNG AUTOS-DELIVER/PICK-UP	\$266.07
BLAZE CONE COMPANY, INC	P056948	28458	238337	SHIPPING FEES	\$25.00
	P056948			18" BLAZE CONES WITH BAND	\$106.00
CALLBACK STAFFING SOLUTIONS LLC		004220	238506	STAFFING CALLBACK SRVCS-SEPT	\$120.96
CASCADE FIRE EQUIPMENT CORP DBA		118320	238510	SETS OF 8 RUBY RED HELMET TETS	\$36.66
EMERICK, MIKE		080316	238655	REIMBURSE STATION SUPPLIES	\$11.92
FEDERAL EXPRESS CORP		5-533-84466	238360	SHIPPING-RETIREMENT SHADOW BOX	\$11.99
LAKELAND INC DBA		16-14476	238572	BUNKE PANTS REPAIR	\$31.49
		16-14585		SHIPPING FOR INV 16-14476	\$8.17
MARROQUIN, RAUL		16-426 MARROQUIN	238676	16-426 WSP HAZARD MAT TECH	\$119.02
MSA INTL/MINE SAFETY APPL		98597650	238395	CARE PROGRAM TRAIN-SPENCER	\$820.00
ON SCENE MEDICAL SERVICES, P.C.	P057032	0059	238593	ANNUAL AUDIOGRAMS	\$120.00
	P057032			ANNUAL RESP PROT QUESTIONNAIRE	\$1,078.00
PARADISE BOTTLED WATER CO		08/16-FIRE ST 71	238595	BOTTLED WATER-AUGUST	\$97.59
		08/16-FIRE ST 72		BOTTLED WATER-AUGUST	\$74.71
		08/16-FIRE ST 73		BOTTLED WATER-AUGUST	\$65.56
		08/16-FIRE ST 74		BOTTLED WATER-AUGUST	\$65.56
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$12.91
SPRINT		891160522-151	238616	RFD CELL PHONES 08/18-09/17/16	\$109.66
TRI COUNTY FIRE ASSOCIATION		16-07	238628	2016 ANNUAL TCFA DUES	\$500.00
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$196.50
FIRE TOTAL ****					\$3,905.74
Division: 130 POLICE					
AMERICAN MESSAGING SERVICES LLC		WA100724QI	238489	PAGER RENTAL SEPTEMBER 2016	\$46.20



City Of Richland

VL-1 Voucher Listing

From: 9/26/2016 To: 10/7/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BENTON COUNTY SHERIFF'S OFFICE		08/16-CUSTODY	238499	CUSTODY COSTS-AUGUST 2016	\$53,263.79
BLANCHARD, LINDSEY		16-342 BLANCHARD	238454	16-342 WACE CONFERENCE	\$2.49
CASCADE NATURAL GAS CORP		09/16-75997100005	238511	NAT GAS 871 GW WAY 08/19-09/20	\$333.80
CITY OF RICHLAND		16-077 MUAI	238461	16-077 NASRO CONFERENCE	\$1,727.56
		16-341 SALTER		16-.341 WACE CONFERENCE	\$365.00
		16-342 BLANCHARD		16-342 WACE CONFERENCE	\$365.00
DAY MANAGEMENT CORPORATION DBA	P056905	190294	238353	ADJUST FOR TAX	(\$0.02)
	P056905			MOTOROLA STUBBY REPLACEMENT	\$130.32
	P056905			SHIPPING	\$5.43
DOMESTIC VIOLENCE SERVICES		23710	238534	DOMESTIC VIOLENCE SRVCS-AUG 16	\$888.50
FRONTIER	S017126	10/16 2061882614	238658	TELEPHONE CHARGE 9/19/16-10/18	\$67.26
KADLEC REGIONAL MEDICAL CENTER		000617258	238567	GOEHRING MED CLRNC 16-16293	\$987.93
		001590504		MCCUAIG MED CLRNC 16-16800	\$70.75
		001646892		HERVEY MED CLRNC 16-16040	\$105.20
		100037484		SMITH MED CLRNC 16-16476	\$294.68
		100254366		OQUIST MED CLRNC 15-22169	\$120.58
		100326422		MAGANA MED CLRNC 16-16761	\$105.20
LANGUAGE LINE SERVICES LLC		3901265	238573	NONEMERGENCY TRANSLATION-AUG	\$57.89
LARSEN GUNSMITHING & FIREARMS	P056988	8900	238574	DANNER KINETIC SIDE-ZIP 6" GTX	\$152.04
	P056988			BIANCHI #17707 MEDIUM INNER BE	\$47.78
	P056988			BIANCHI #17708 LARGE INNER BEL	\$47.78
	P056988			ADJUST FOR TAX	\$0.01
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$383.14
RIVER CITY TOWING INC		14941	238407	TOW CHARGE	\$48.87
		15012	238607	TOW CHARGE	\$48.87
SALTER, KAYTE		16-341 SALTER	238478	16-.341 WACE CONFERENCE	\$2.49
TREASURE VALLEY COFFEE CO		106940	238425	RPD COFFEE DELIVERY	\$119.69
VER STEEG, CARMEN K		16-403 VER STEEG	238484	16-403 INTERVIEW SUBJECT	\$20.00
WASHINGTON STATE PATROL		I17001381	238633	BACKGROUND CHECKS-AUGUST 2016	\$34.75
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$328.06
				PHONE CHARGES 9/23-10/22/16	\$7.32
POLICE TOTAL ****					\$60,178.36
Division:	210	ADMINISTRATIVE SERVICES			
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$21.48
ADMINISTRATIVE SERVICES TOTAL ****					\$21.48
Division:	211	FINANCE			
ALLIED ENVELOPE	P057049	171778	238488	PRICE ADJUSTMENT	\$0.01
	P057049			UTILITY BILLING STATEMENT, 20#	\$406.98
	P057049			INSIDE DELIVERY & STACKING OF	\$59.72
	P057049	171779		RETURN ENVELOPE WITH SECURITY	\$759.66



City Of Richland

VL-1 Voucher Listing

From: 9/26/2016 To: 10/7/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ALLIED ENVELOPE	P057049	171779	238488	INSIDE DELIVERY & STACKING OF	\$59.74
	P057049			PRICE ADJUSTMENT	(\$0.01)
	P057049	171780		WINDOW ENVELOPE, REVERSE FLAP,	\$620.92
	P057049			INSIDE DELIVERY & STACKING OF	\$59.72
	P057049			PRICE ADJUSTMENT	\$0.01
MID COLUMBIA ENGINEERING INC	S016917	ST008820	238390	MELISSA HECKMAN, ACCOUNTING	\$1,080.00
	S016917	ST008837	238585	MELISSA HECKMAN, ACCOUNTING	\$1,026.00
PITNEY BOWES PURCHASE POWER		0116-1127-9365	238599	LATE FEE/FINANCE CHARGES	\$55.50
		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$3,807.21
				Postage 9/1/2016-9/30/2016	\$914.41
POSTMASTER		PERMIT 153-09/30	238602	POSTAGE 8/4, 09/15-09/30/16	\$7,681.54
SUCHY, BRANDON		16-291 SUCHY	238480	16-291 WFOA TRAINING CONFER	\$771.68
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$142.58
				PHONE CHARGES 9/23-10/22/16	\$81.43
				PHONE CHARGES 9/23-10/22/16	\$0.22
FINANCE TOTAL ****					\$17,527.32
Division:	212	PURCHASING			
MID COLUMBIA ENGINEERING INC	S016902	ST008819	238390	RACHAEL BALTHAZOR - BUYER 1	\$1,188.00
	S016902	ST008836	238585	RACHAEL BALTHAZOR - BUYER 1	\$1,188.00
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$0.93
XEROX CORPORATION	S016754	086079521	238695	XEROX 7855 LEASE AND COPY CHAR	\$229.63
	S016754	086476319		XEROX 7855 LEASE AND COPY CHAR	\$231.42
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$46.88
				PHONE CHARGES 9/23-10/22/16	\$63.47
PURCHASING TOTAL ****					\$2,948.33
Division:	213	INFORMATION TECHNOLOGY			
CITY OF RICHLAND		16-034 CORRECTION	238650	16-034 GFOA ERP READINESS	\$29.00
		16-056 CORRECTION		16-056 SHAREPOINT CONFERENCE	\$27.26
ICON ENTERPRISES DBA	P057006	160663	238370	Richland Intranet Annual Fee R	\$2,171.24
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$0.47
RIGGS, AARON		16-402 RIGGS	238476	16-402 RANSOMWARE WORKSHOP	\$247.12
XEROX CORPORATION		086079510	238440	W7855PT BASE CHG/PRINTS-AUGUST	\$132.71
XIOLOGIX LLC	P056972	4859	238641	XIOLOGIX PROFESSIONAL SERVICES	\$868.80
	P057001	4884		EMC PowerPath licenses for 2	\$1,258.40
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$268.65
INFORMATION TECHNOLOGY TOTAL ****					\$5,003.65
Division:	220	HUMAN RESOURCES			
CITY OF RICHLAND		16-316 PARDINI	238650	16-316 NAGDCA CONFERENCE	\$861.13
		16-317 FLOHR		16-317 NAGDCA CONFERENCE	\$861.13
FLOHR, LUKE			238656	16-317 NAGDCA CONFERENCE	\$36.00



City Of Richland

VL-1 Voucher Listing

From: 9/26/2016 To: 10/7/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MID COLUMBIA ENGINEERING INC	S016901	ST008767	238390	LORI HENDERSON - CLERICAL ASSI	\$421.20
	S016901	ST008839	238585	LORI HENDERSON - CLERICAL ASSI	\$506.25
PARDINI, PAUL		16-316 PARDINI	238680	16-316 NAGDCA CONFERENCE	\$61.00
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$31.64
XEROX CORPORATION		086079510	238440	W7855PT BASE CHG/PRINTS-AUGUST	\$2.44
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$76.80
HUMAN RESOURCES TOTAL ****					\$2,857.59
Division:	300	COMMUNITY &DEVELOPMENT SERVICE			
CITY OF RICHLAND		16-332 JENSEN	238461	16-332 WA PLANNING DIR CONF	\$235.56
JENSEN, KERWIN		092716	238665	MILEAGE TO COUNTY COMISS MT	\$31.10
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$21.73
COMMUNITY &DEVELOPMENT SERVICE TOTAL ****					\$288.39
Division:	301	DEVELOPMENT SERVICES			
INTERNATIONAL CODE COUNCIL INC		1000724901	238561	ICC CODE BOOKS 2016	\$1,313.14
MENKE JACKSON BEYER LLP		08/2016-019	238389	CAYNON CREEK REVIEW	\$819.00
O'NEILL, SHANE		16-415 O'NEILL	238679	16-415 SMALL CELL PRESENTAT	\$77.44
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$13.02
				Postage 9/1/2016-9/30/2016	\$54.87
TRI CITY HERALD	S017106	2606082	238427	MITIGATED DETERMINATION OF	\$81.57
	S017106	2629384		DNS 082116 DS RAN ON 8/21/16	\$244.71
	S017106	2641045		DNS RAN ON 8/28/16 AD #0002641	\$61.80
WASHINGTON ASN OF BUILDING OFFICIALS		32845	238631	2015 UNIFORM PLUMBING CODE BK	\$61.90
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$21.79
				PHONE CHARGES 9/23-10/22/16	\$120.32
DEVELOPMENT SERVICES TOTAL ****					\$2,869.56
Division:	302	REDEVELOPMENT			
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$13.94
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$6.69
				PHONE CHARGES 9/23-10/22/16	\$21.42
REDEVELOPMENT TOTAL ****					\$42.05
Division:	303	LIBRARY			
CASCADE NATURAL GAS CORP		09/16-61897100006	238511	NAT GAS 955 NRTHGT 08/18-09/18	\$91.95
MIDWEST TAPE		94283681	238391	DATABASES	\$1,819.36
OCLC INC		0000486543	238396	CATALOGING SRVCS - AUGUST	\$2,439.75
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$434.85
SAGE PUBLICATION INC		194241KI	238410	CQ PRESS-WA INFO DIRECTORY	\$226.14
THE GALE GROUP INC		58541975	238418	BOOKS-4 TITLES	\$101.84
		58589846		BOOKS-5 TITLES	\$101.79
		58858095	238621	BOOKS-7 TITLES	\$188.48



City Of Richland

VL-1 Voucher Listing

From: 9/26/2016 To: 10/7/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
THE GALE GROUP INC		58858128	238621	BOOKS-5 TITLES	\$136.04
		58895559		BOOKS-4 TITLES	\$98.80
		58896806		BOOKS-6 TITLES	\$147.44
WASHINGTON STATE PATROL		I17001350	238433	BACKGROUND CHECKS-AUGUST 2016	\$72.00
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$162.69
LIBRARY TOTAL ****					\$6,021.13
Division:	331	PARKS & REC - RECREATION			
ACTIVE NETWORK LLC	P057029	11078566	238487	Active Net-Standard IPAD w/ PC	\$949.71
CAMARENA, DANA		AUGUST 2016	238339	SALSA INSTRUCTOR-AUGUST	\$929.60
FRONTIER	S017126	10/16 2061882614	238658	TELEPHONE CHARGE 9/19/16-10/18	\$187.21
MASON, PATTI L		AUGUST 2016	238387	FITNESS CLASSES - AUGUST	\$793.36
MILLER, JO ANN		SEPTEMBER 2016	238392	DANCE INSTRUCTOR-SEPTEMBER	\$140.00
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$8.37
SZENDRE, JOLENE		AUGUST 2016	238416	YOGA CLASS #5109-AUGUST 2016	\$64.58
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$6.69
				PHONE CHARGES 9/23-10/22/16	\$103.56
				PHONE CHARGES 9/23-10/22/16	\$40.14
PARKS & REC - RECREATION TOTAL ****					\$3,223.22
Division:	335	PARKS & REC - PARKS&FACILITIES			
AIR REPS LLC	S016894	0059193-IN	238323	BLOWER MOTOR, 15HP TEAO 460 3	\$5,809.01
AMERICAN ROCK PRODUCTS INC	P057058	268646	238490	5/8 MINUS TOP COURSE, INV #268	\$249.24
	P057058	271216		5/8 MINUS TOP COURSE, INV 2712	\$475.51
	P057058	280652		ENVIRONMENTAL FEE, INV #280652	\$4.34
	P057058			5-1/2 SACK CONCRETE MIX, 3/4	\$390.96
	P057058	286601		5/8 MINUS TOP COURSE AND MINIM	\$556.59
ARAMARK UNIFORM SERVICES INC	S017112	08/16-934962000	238328	LINEN CHARGES FOR AUGUST 2016	\$577.75
DEPARTMENT OF LABOR & INDUSTRIES		199589	238533	FAILER TO CORRECT VIOLATIONS	\$500.00
FRONTIER	S017126	10/16 2061882614	238658	TELEPHONE CHARGE 9/19/16-10/18	\$1,080.51
	S017126			TELEPHONE CHARGE 9/19/16-10/18	\$30.76
GRAINGER	S017122	9232508300	238553	BOTTLE, 250 ML ITEM #6FAN2	\$30.73
	S017122	9236131075		#1 PUMP TUBE PK2 ITEM #21YA19	\$42.32
GTP INVESTMENTS LLC	P056199	403270730A	238366	BADGER MOUNTAIN LEASE FOR CITY	\$411.38
	P056199	403513230	238468	BADGER MOUNTAIN LEASE FOR CITY	\$312.50
	P056199	403575820	238554	BADGER MOUNTAIN LEASE FOR CITY	\$312.50
SHANNON & WILSON INC	P056082	9007	238412	CONSULTANT AGREEMENT FOR WELL	\$879.82
UNITED PARCEL SERVICE	S017114	000986641396	238430	GROUND PKG TO BATTERY JUNCTION	\$5.23
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$104.94
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$11,774.09
Division:	338	PARKS & REC - PROJECT ADMIN			
XEROX CORPORATION		086079510	238440	W7855PT BASE CHG/PRINTS-AUGUST	\$81.14



City Of Richland

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From: 9/26/2016 To: 10/7/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PARKS & REC - PROJECT ADMIN TOTAL****					\$81.14
Division:	900	NON-DEPARTMENTAL			
CITY OF PASCO	P056274	2016-00000003	238518	COP-ANNUAL ANIMAL CONTROL SERV	\$20,301.91
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$107.84
STATE OF IDAHO		SI030279	238617	IDAHO PUB TV-INSTALLMENTS SEPT	\$400.00
THE OBSERVER		2353671	238419	THE OBSERVER-TRSM-AUGUST	\$787.50
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$46.79
NON-DEPARTMENTAL TOTAL ****					\$21,644.04
GENERAL FUND Total ***					\$196,986.28
FUND 101	CITY STREETS				
Division:	401	STREETS MAINTENANCE			
CENTRAL HOSE & FITTINGS INC		442882	238342	POLY-STRAINER/NIPPLE	\$179.90
COLUMBIA GRAIN & FEED INC		145001	238348	POLY CUT HEAD	\$27.14
FASTENAL COMPANY		WARIC60094	238546	BOLTS	\$46.16
FRONTIER	S017126	10/16 2061882614	238658	TELEPHONE CHARGE 9/19/16-10/18	\$55.55
	S017126			TELEPHONE CHARGE 9/19/16-10/18	\$30.76
GRAINGER	S017122	9239314538	238553	SOCKET 3/8" ITEM #10E892	\$11.69
GTP INVESTMENTS LLC	P056199	403270730A	238366	BADGER MOUNTAIN LEASE FOR CITY	\$263.28
	P056199	403513230	238468	BADGER MOUNTAIN LEASE FOR CITY	\$200.00
	P056199	403575820	238554	BADGER MOUNTAIN LEASE FOR CITY	\$200.00
INLAND ASPHALT CO	P057023	2317616	238371	5/8 ASPHALTIC CONCRETE HOT MIX	\$247.50
M-B COMPANIES INC		210761	238582	REPAIR KIT/BALL/SEAT	\$2,247.41
RICHLAND ACE HARDWARE		212001	238406	FASTENERS	\$0.52
		212033	238606	THREADLOCKER/TORCH KIT	\$103.15
		212043		PADLOCK	\$26.05
		53050	238406	SPILL SAVER FUNNEL	\$16.49
		53085		HOOK BLADE/HOOK BLADE KNIFE	\$17.56
		53117		POLY CUT STIHL BLADES	\$9.22
		53184	238606	POLY CUT STIHL BLADES	\$46.10
ROWAND MACHINERY CO		209420	238409	BACKHOE RENTAL	\$2,009.10
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$26.76
STREETS MAINTENANCE TOTAL ****					\$5,764.34
CITY STREETS Total ***					\$5,764.34
FUND 112	INDUSTRIAL DEVELOPMENT FUND				
Division:	305	ECONOMIC DEVELOPMENT			
CITY OF RICHLAND		16-320 RATKAI	238650	16-320 NW ECON DEV COURSE	\$154.56
FOSTER PEPPER PLLC		1144602	238363	TCRY LITIGATION-LEGAL FEES	\$1,104.50
MENKE JACKSON BEYER LLP		08/2016-021	238389	DUANE SMITH SITE PLAN COMMENTS	\$1,154.50



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From: 9/26/2016 To: 10/7/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MENKE JACKSON BEYER LLP		08/2016-088	238389	NESS AND PAULSON CASE	\$2,636.75
RGW ENTERPRISES PC	P056316	08/16-CWCP	238404	PROJECT MANAGEMENT AND ENGINEE	\$1,200.00
	P056316	08/16-HRBC		PROJECT MANAGEMENT AND ENGINEE	\$300.00
	P056316	08/16-LRF PROJECT		PROJECT MANAGEMENT AND ENGINEE	\$4,335.86
	P056316	08/16-NATL GUARD		PROJECT MANAGEMENT AND ENGINEE	\$1,400.00
	P056316	08/16-PREF FREEZE		PROJECT MANAGEMENT AND ENGINEE	\$950.00
	P056316	08/16-SI STEEL		PROJECT MANAGEMENT AND ENGINEE	\$650.00
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$29.43
ECONOMIC DEVELOPMENT TOTAL ****					\$13,915.60
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
PERMIT SURVEYING INC		16122-1	238402	CROSS SECT/WETLAND TOPO	\$962.50
SHANNON & WILSON INC		9005	238412	RAIL LOOP MITIGATION	\$735.00
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$1,697.50
INDUSTRIAL DEVELOPMENT FUND Total ***					\$15,613.10
FUND 117		CRIMINAL JUSTICE SALES TAX			
Division:	131	CJST POLICE ACTIVITY			
101 CLEANERS		08/16-9427360	238485	UNIFORM LAUNDRY SRVCS-AUGUST	\$281.51
CHARLES GL GLACKEN		5	238343	BCKRND INV CRSE REG-CROSKREY	\$275.00
CITY OF RICHLAND		16-385 CROSKREY	238461	16-385 PST BUSINESS MEETING	\$139.68
CROSKREY, TOM			238462	16-385 PST BUSINESS MEETING	\$27.08
		16-398 CROSKREY		16-398 CANDIDATE REVIEW	\$18.00
CJST POLICE ACTIVITY TOTAL ****					\$741.27
CRIMINAL JUSTICE SALES TAX Total ***					\$741.27
FUND 150		HOTEL/MOTEL FUND			
Division:	307	HOTEL/MOTEL TAX			
ALLIED ARTS ASSOCIATION		090916	238324	ART IN THE PARK 2016	\$3,500.00
TRI CITIES AREA JOURNAL OF BUSINESS		17055	238625	2016 H/M AD LODGING TAX APPS	\$455.00
TRI CITY REGIONAL CHAMBER OF COMMERCE		44923	238626	C192-15 COOL DESERT NIGHTS-H/M	\$18,000.00
HOTEL/MOTEL TAX TOTAL ****					\$21,955.00
HOTEL/MOTEL FUND Total ***					\$21,955.00
FUND 153		COMMUNITY DEV BLOCK GRANT			
Division:	308	CDBG PROGRAM			
CITY OF RICHLAND		16-369 BURDEN	238461	16-369 NW ASSOC OF COMM DEV	\$471.29
LUTHER SENIOR CENTER EAST		C99-16/091216	238385	CDBG-DUPLEX PRCHASE 30816-1145	\$106,000.00
				CDBG-DUPLEX PRCHASE 30816-1145	\$75,000.00
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$7.64



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From: 9/26/2016 To: 10/7/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$6.98
				PHONE CHARGES 9/23-10/22/16	\$6.69
CDBG PROGRAM TOTAL ****					\$181,492.60
COMMUNITY DEV BLOCK GRANT Total ***					\$181,492.60
FUND 154	HOME FUND				
Division:	309	HOME PROGRAM			
CITY OF KENNEWICK		JUNE 2016	238517	HOME DPA 06/01/16-08/31/16	\$32,046.96
				HOME DPA 06/01/16-08/31/16	\$604.29
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$6.98
HOME PROGRAM TOTAL ****					\$32,658.23
HOME FUND Total ***					\$32,658.23
FUND 301	STREETS CAPITAL CONSTRUCTION				
Division:	402	ARTERIAL STREETS			
AMERICAN ROCK PRODUCTS INC	P057024	286302	238326	5/8" MINUS TOP COURSE 6, INV:	\$113.64
	P057024	286303		5/8" MINUS TOP COURSE 6, INV:	\$84.37
CULBERT CONSTRUCTION INC	P056906	164-16-PMT 2	238528	DUPORTAIL RECONSTRUCTION-ROAD	\$323,929.55
HERC RENTALS INC		2886722-001	238557	LIQUID PROPANE	\$84.07
TRI CITY HERALD	S017106	2626800	238427	CALL FOR BID "VANTAGE HIGHWAY	\$259.04
ARTERIAL STREETS TOTAL ****					\$324,470.67
STREETS CAPITAL CONSTRUCTION Total ***					\$324,470.67
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	337	PARKS & REC PROJECTS			
INLAND ASPHALT CO	P056437	32-35620RETAIN	238661	CONTRACT TO PAVE THE PARKING L	\$1,715.22
PARKS & REC PROJECTS TOTAL ****					\$1,715.22
PARK PROJECT CONSTRUCTION Total ***					\$1,715.22
FUND 399	REATA ROAD LID 197				
Division:	430	CAPITAL PROJECTS			
TRI CITY HERALD	S017106	2626860	238427	ORD 39-16 081616 PW RAN ON 8/2	\$338.64
CAPITAL PROJECTS TOTAL ****					\$338.64
REATA ROAD LID 197 Total ***					\$338.64
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
ANIXTER INC	P056681	3249267-01	238492	XFMR,PAD,3-PH 2000KVA 480Y/277	\$25,965.17
	S017046	3303878-02		TERMINATION KIT, JACKETED 1/0,	\$833.23
CENTRAL MOLONEY INC	P056676	49516	238515	XFMR, POLE 5 KVA 120/240 1-PH	\$679.84



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GENERAL PACIFIC INC	S017045	1265767	238364	T-BODY CABLE ADAPTER, 750MCM	\$1,029.64
	S017045			ADJUST FOR TAX	(\$0.01)
	S017045			T-BODY CONDUCTOR CONTACT	\$1,079.92
	P056827	1266946	238551	SWITCH,900A, S & C OMNI-RUPTER	\$6,009.92
WESCO DISTRIBUTION INC	S017049	720370	238435	SLEEVE 2/0 TRIPLEX NEUTRAL, #1	\$158.01
TOTAL ****					\$35,755.72
Division:	501	BUSINESS SERVICES			
CITY OF RICHLAND		16-348 GROUT	238461	16-348 NWPPA ADMIN PROF CER	\$784.72
EDGEMON, SANDI		16-356 EDGEMON	238465	16-356 NWPPA COMM&ENERGY CO	\$601.23
FRONTIER	S017126	10/16 2061882614	238658	TELEPHONE CHARGE 9/19/16-10/18	\$90.18
HARRINGTON'S TROPHIES		75821	238555	BADGE ENERGY SERVICES	\$10.32
		75854		BADGE ENERGY SERVICES	\$20.63
MID COLUMBIA ENGINEERING INC	P056969	ST008822	238390	SANDRA JORGENSEN, SUPPORT	\$540.00
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$13.54
				Postage 9/1/2016-9/30/2016	\$0.47
UNITED PARCEL SERVICE	S017114	000986641396	238430	COLLECT PKG FROM NEWARK FOR TE	\$4.12
	S017121	000986641406	238630	COLLECT PKG FROM FIBER INSTRUM	\$9.73
	S017121			GROUND PKG TO HJ ARNETT FOR PO	\$6.29
XEROX CORPORATION		086079510	238440	W7855PT BASE CHG/PRINTS-AUGUST	\$79.28
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$57.39
				PHONE CHARGES 9/23-10/22/16	\$135.06
				PHONE CHARGES 9/23-10/22/16	\$110.39
				PHONE CHARGES 9/23-10/22/16	\$129.08
				PHONE CHARGES 9/23-10/22/16	\$58.77
BUSINESS SERVICES TOTAL ****					\$2,651.20
Division:	502	ELECTRICAL ENGINEERING			
STEEBER'S LOCK SERVICE		510500	238414	TABULARS	\$10.86
WA STATE DEPT OF TRANSPORTATION		240 FRANCHISE FEE	238432	SR 240 UTILITY FRANCHISE	\$300.00
ELECTRICAL ENGINEERING TOTAL ****					\$310.86
Division:	503	POWER OPERATIONS			
BENTON PUD	P056121	09/16-5743127752	238334	PRE-NOTIFICATION SERVICES FOR	\$2,212.86
BOYD'S TREE SERVICE LLC	P056239	4807	238338	TREE PRUNING SERVICE FROM	\$7,410.76
	P056239	4825		TREE PRUNING SERVICE FROM	\$7,040.22
CITY OF RICHLAND		08/2016-28	238344	#28 RHLD COMM TONS	\$164.25
				#28 RHLD COMM TONS	\$30.00
		08/2016-60		#60 RHLD COMM TONS	\$116.00
				#60 RHLD COMM TONS	\$16.00
		09/2016-1901		#1901 DROP BOX DISP/HAULING	\$739.10
CULBERT CONSTRUCTION INC	P056906	164-16-PMT 2	238528	DUPORTAIL RECONSTRUCTION-ENERG	\$38,058.90
	P056906			DUPORTAIL RECONSTRUCTION - CIT	\$13,692.44



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FASTENAL COMPANY		WARIC59122	238359	CREDIT SCREWS	(\$16.82)
		WARIC59869		SAFETY GLASSES	\$42.57
HI-LINE HOLDING COMPANY LLC DBA	S017099	10022820	238558	FREIGHT	\$16.25
	S017099			BLANKET SLING ITEM #HL77R	\$309.23
TRI CITY TITLE & ESCROW		16-19412-KH	238627	SUBDIVISION GUARANTEE	\$380.10
		16-19413-KH		SUBDIVISION GUARANTEE/NOR AM D	\$380.10
		16-19414-KH		SUBDIVISION GUARANTEE	\$380.10
		16-19442-KH		SUBDIVISION GUARANTEE/BADGER	\$380.10
POWER OPERATIONS TOTAL ****					\$71,352.16
Division:	504	SYSTEMS DIVISION			
ARES CORPORATION	P056486	6730301-05	238329	SNYDER SUB EXPANSION PROJECT	\$5,659.57
ELECTRIC POWER SYSTEMS INC	P056820	010682	238358	SNYDER SUB BANK 2 EXPANSION	\$42,909.46
ELR CONSULTING INC	P056102	2922	238542	PROF SERVICES PER CONTRACT 30-	\$1,882.72
UTILIWORKS CONSULTING LLC	P056517	4733	238693	SMART GRID PROJECT PHASE 2 PER	\$8,258.00
	P056517	4734		TRAVEL EXPENSES FOR CONTRACT 3	\$1,181.75
WATTHOUR ENGINEERING CO INC	P057007	SO000902	238434	WATT-NET Express Mntnc Renewal	\$1,000.00
SYSTEMS DIVISION TOTAL ****					\$60,891.50
Division:	505	ENERGY POLICY MGMT			
BENTON COUNTY AUDITOR/WEATHERWISE	P057018	100860-LIEN	238332	RECORD LIEN: L. BUCHANAN 417 S	\$73.00
	P057018	11200-LIEN		RECORD LIEN: HORSTMAN & HEDQUI	\$73.00
	P057018	133160-RELEASE		RELEASE LIEN: TOBY BILLINGS 40	\$73.00
	P057018	140840-RELEASE		RELEASE LIEN: BEN ROMAN 801 SA	\$73.00
	P057018	72060-RELEASE		RELEASE LIEN: MARK HARTZELL 11	\$73.00
	P057018	852540-LIEN		RECORD LIEN; TORKA POET, 4369	\$73.00
BENTON PUD		09/16-3287762373	238500	ELECTRIC SRVCS 08/21-09/20/16	\$599.11
BONNEVILLE ENVIRONMENTAL FOUNDATION	P057012	INV-4806	238502	RENEWABLE ENERGY PURCHASE OPTI	\$2,500.00
CITY OF RICHLAND		321080	238345	1509/1511 STEVENS-REBATE-HP/WI	\$2,360.02
		881300		1226 OXFORD-REBATE-HP	\$1,000.00
CLEARRESULT CONSULTING	P056192	092780	238346	DUCTLESS HEAT PUMP PROGRAM	\$560.00
COLUMBIA INDUSTRIES SUPPORT LLC		0039316	238349	ON SITE SHREDDING WO #57746	\$541.62
DAYCO HEATING & AIR		51225	238530	1924 ORCHARD-REBATE-HP	\$1,000.00
DELTA HEATING & COOLING INC	P057019	24523	238531	WEATHERWISE LOAN: TORKA POET,	\$7,167.60
IWI INC		86487	238562	1103 TORBETT-REBATE-INSULATION	\$657.00
		86488		1105 TORBETT-REBATE-INSULATION	\$657.00
M CAMPBELL & COMPANY INC		79555	238386	1123 LONG-REBATE-DHP	\$800.00
		80548		102 CULLUM-REBATE-DHP	\$800.00
		81857	238581	240 WALLACE-REBATE-HP	\$1,000.00
PERFECTION GLASS		9939646226	238400	2037 HARRIS-REBATE-WINDOWS	\$1,382.04
		9939649647	238597	2210 ENTERPRISE-REBATE-WINDOWS	\$130.74
		9939649654	238400	142 PINETREE LN-REBATE-WINDOWS	\$108.00



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PERFECTION GLASS		9939649993	238400	1940 FOREST-REBATE-WINDOWS	\$208.89
		9939650405		1516 HAINS-REBATE-WINDOWS	\$1,021.59
		9939650407		149 HIGH MEADOWS-REBATE-WINDOW	\$1,057.50
	P056702	9939650639		EE LOAN: G BRUUN, 1511 STEVENS	\$4,485.80
	P056699	9939650640		EE LOAN: G BRUUN, 1509 STEVENS	\$4,485.80
		9939650927		2530 DAVISON-REBATE-WINDOWS	\$69.27
		9939651211		359 QUAILWOOD-REBATE-WINDOWS	\$68.31
		9939651217		170 GREENVIEW-REBATE-WINDOWS	\$162.00
		9939651417	238597	2349 EASTON-REBATE-WINDOWS	\$519.00
		9939651541		1903 PIKE-REBATE-WINDOWS	\$100.62
SMITH INSULATION INC		13756-COFR	238413	1984 GREENBROOK-REBATE-INSULAT	\$931.50
TOTAL ENERGY MANAGEMENT INC		55528WWR	238422	2975 HYDE-REBATE-HP/PTCS	\$1,200.00
		55790WWR		414 SAINT-REBATE-DUCT SEAL	\$1,250.00
		55832WWR		121 TIMMERMAN-REBATE-DUCT SEAL	\$250.00
ENERGY POLICY MGMT TOTAL ****					\$37,511.41
Division:	506	TECHNICAL SERVICES			
GTP INVESTMENTS LLC	P056199	403270730A	238366	BADGER MOUNTAIN LEASE FOR CITY	\$822.77
	P056199	403513230	238468	BADGER MOUNTAIN LEASE FOR CITY	\$625.00
	P056199	403575820	238554	BADGER MOUNTAIN LEASE FOR CITY	\$625.00
TECHNICAL SERVICES TOTAL ****					\$2,072.77
ELECTRIC UTILITY FUND Total ***					\$210,545.62
FUND	402	WATER UTILITY FUND			
Division:	000				
HD SUPPLY WATERWORKS LTD	S017090	G097972	238367	VALVE CURB STOP, 1" CTS QUICK	\$1,216.54
TOWNSEND CONTROLS & ELECTRIC LLC	P055291	C92-15/PYMT 5	238424	C92-15/PYMT 5 RETAINAGE	(\$468.53)
UNASSIGNED TOTAL ****					\$748.01
Division:	410	WATER CAPITAL PROJECTS			
EA ENGINEERING SCIENCE AND TECHNOLOGY INC PBC	P056581	105872	238540	DUPORTAIL WELL - HYDROGEOLOGIC	\$4,264.34
TOTAL ENERGY MANAGEMENT INC	P055928	54374-FINAL	238422	TAX ADJUSTMENT	(\$0.01)
	P055928			IRRIGATION UTILITY - HORN RAPI	\$5,651.95
	P055928	55146-FINAL		IRRIGATION UTILITY - HORN RAPI	\$4,624.33
	S016949	55440	238692	A/C AND DUCTWORK AT 100 SAINT	\$17,810.40
TOWNSEND CONTROLS & ELECTRIC LLC	P055291	C92-15/PYMT 5	238424	CO #2B - UV FACILITY MEMORY CA	\$2,146.83
	P055291			CO #2A UV FACILITY PROGRAMMING	\$8,029.60
WATER CAPITAL PROJECTS TOTAL ****					\$42,527.44
Division:	412	WATER OPERATIONS			
ARAMARK UNIFORM SERVICES INC	S017112	08/16-934962000	238328	LINEN CHARGES FOR AUGUST 2016	\$65.16
CASCADE NATURAL GAS CORP		09/16-28638100009	238511	NAT GAS 110 SAINT 08/20-09/17	\$10.85



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CENTRAL HOSE & FITTINGS INC	S017105	443654	238342	FIRE HOSE, 1-1/2" X 50' WITH M	\$1,493.73
GTP INVESTMENTS LLC	P056199	403270730A	238366	BADGER MOUNTAIN LEASE FOR CITY	\$691.12
	P056199	403513230	238468	BADGER MOUNTAIN LEASE FOR CITY	\$525.00
	P056199	403575820	238554	BADGER MOUNTAIN LEASE FOR CITY	\$525.00
PICARD CORPORATION	S017120	T405079	238598	BULK, SODIUM CHLORIDE (NACL)	\$1,261.80
	S017120			FREIGHT	\$1,933.44
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$14.54
RETAIL ACQUISITION & DEVELOPMENT	S017095	25580636	238403	8.6% SALES TAX	\$75.65
	S017095			BATTERY FOR WTP UPS, POWER PAT	\$879.60
UNITED PARCEL SERVICE	S017114	000986641396	238430	GROUND PKG TO LAB/COR FOR WATE	\$4.35
	S017114			WEIGHT CORRECTION FOR PKG TO	(\$0.19)
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$67.57
WATER OPERATIONS TOTAL ****					\$7,547.62
Division:	413	WATER MAINTENANCE			
AMERICAN ROCK PRODUCTS INC	P057024	285644	238326	ENVIRONMENTAL FEE, INV: 285644	\$4.34
	P057024			3 SACK CDF SAND MIX, INV: 2856	\$304.08
	P057026	286788		1 1/2" DRAIN ROCK, INV: 286788	\$304.00
	P057025	287028		5/8" MINUS TOP COURSE 6, INV:	\$182.32
	P057025	287351		5/8" MINUS TOP COURSE 6, INV:	\$147.51
	P057025	287352		5/8" MINUS TOP COURSE 6, INV:	\$124.43
	P057025	287353		5/8" MINUS TOP COURSE 6, INV:	\$143.82
BC SALES CO INC		B421078	238330	SOLID/MESH SURV VEST-WEIXEL	\$12.98
BEAVER BARK & ROCK		773301	238331	BAG-ROCK/GRAVEL	\$39.03
		773307		BAG-ROCK/GRAVEL	\$78.06
FASTENAL COMPANY		WARIC59834	238359	SAW BLADES	\$213.39
FATELEY, PETER		072816	238467	REIMBURSE WTPO APP & EXAM F	\$185.00
GRAINGER	S017122	9226666718	238553	BELT OUTSIDE ITEM #42W432	\$122.44
RICHLAND ACE HARDWARE		212009	238406	DRIPPER INLINE/TUBING POLY	\$12.47
		53096		COUPLE INSERT POLY/DRIPPER	\$16.47
		53141		FASTENERS	\$1.53
		53202	238606	TROWEL	\$3.03
XEROX CORPORATION		086079510	238440	W7855PT BASE CHG/PRINTS-AUGUST	\$63.19
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$21.19
WATER MAINTENANCE TOTAL ****					\$1,979.28
WATER UTILITY FUND Total ***					\$52,802.35
FUND	403	WASTEWATER UTILITY FUND			
Division:	420	SEWER ADMINISTRATION			
JUB ENGINEERS INC	P056899	103299	238566	2016 SANITARY SEWER SYSTEM	\$3,041.50
SEWER ADMINISTRATION TOTAL ****					\$3,041.50



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 421 SEWER CAPITAL PROJECTS					
ABADAN INC		ARIN066546	238322	CD LABELS WITH B&W COPIES	\$15.47
CAROLLO ENGINEERS, INC	P057013	0151626	238341	WWTF CONAGRA TREATMENT CAPACIT	\$3,700.90
COLUMBIA ENERGY & ENVIRONMENTAL SERVICES INC	P056941	PSI002840	238525	WWTF PRIMARY CLARIFIER #2 &	\$750.00
GRANICH ENGINEERED PRODUCTS, INC	P056918	GI-0300483	238365	STATOR NBR WITH TSE 10-12	\$1,032.79
	P056918			BURGMAN MECHANICAL SEAL MG1-G6	\$829.70
	P056918			FREIGHT	\$86.67
	P056918			SET OF PIN JOINT PARTS: INCLUD	\$1,140.30
	P056918			ROTOR 10-12 AISI 316 SS (AS	\$1,143.56
OVIVO USA LLC	P056569	8469379	238397	MEMBRANE REPLACEMENT KITS, THR	\$121,092.26
SEWER CAPITAL PROJECTS TOTAL****					\$129,791.65
Division: 422 SEWER OPERATIONS					
ABADAN INC		ARIN066448	238322	CD-DUPLICATION/LABELS	\$13.30
		ARIN066547	238486	5 COPIES-DISCS O&M MANUALS	\$26.61
ALS GROUP USA CORP DBA	P056720	51-354993-0	238325	OTHER DRY- 9065 MODIFIED PHENO	\$45.00
	P056720			OTHER DRY- TS-MET TOTAL SOLIDS	\$10.00
	P056720			OTHER DRY- 1631APP TOTAL MERCU	\$60.00
	P056720			OTHER DRY- 353.2M NITROGEN,	\$25.00
	P056720			OTHER DRY- 365.3M PHOSPHORUS	\$18.00
	P056720			OTHER DRY- 335.2M CYANIDE, TOT	\$45.00
	P056720			OTHER DRY- 350.1M NITROGEN AMM	\$25.00
	P056720			OTHER DRY- ASTM D1426-931 TOT.	\$35.00
	P056720			OTHER DRY- 200.7 MODIFIED-META	\$32.00
	P056720			OTHER DRY- 9056 SULFATE	\$25.00
	P056720			OTHER DRY- 353.2M NITROGEN,	\$25.00
	P056720			CITY OF RICHLAND 7-12-16 3RD	\$140.00
APPLIED INDUSTRIAL TECH INC		7008748158	238493	INFLUENT BLDG-PULLEY	\$63.95
		7008766275		INFLUENT BLDG-MOTOR	\$1,175.66
CENTRAL HOSE & FITTINGS INC		442916	238342	BUSHING/SWIVEL/CAM	\$32.71
		443246	238513	PLASTIC FOG NOZZLE	\$84.06
COMPLETE PEST PREVENTION INC		31952	238526	WWTP-RODENT/INSECT TREATMENT	\$130.32
DEZURIK	S017075	RPI/62013553	238355	8" PLUG CR (RS16) CI, PART #10	\$1,518.23
	S017075			PACKING ADPT FEMALE 2-1/4 ID,	\$249.78
	S017075			WASHER TFE/GRIT EXCLUDER 2.265	\$19.55
	S017075			6-8" CONE FRICTION RYTON (NT),	\$286.70
	S017075			BRG SLV, PART #1012801	\$217.20
	S017075			PACKING PRESS RING 2-1/4 ID, P	\$211.77
GRAINGER	S017122	9231821092	238553	METER, WATER ITEM #5P321	\$128.31
	S017122	9233787713		FIRE HOSE NOZZLE ITEM #6APN5	\$128.24
	S017122	9233787721		FIRE HOSE NOZZLE ITEM #6APN5	\$128.24



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GRAINGER	S017122	9237431292	238553	JACK CHAIN ITEM #2ZDH11	\$132.04
	S017122	9237798179		RETURN FIRE HOSE NOZZLE ITEM #	(\$128.24)
	S017122	9237798187		RETURN FIRE HOSE NOZZLE ITEM #	(\$128.24)
	S017122	9240248824		PRESSURE SWITCH ITEM #33MH184	\$47.15
GTP INVESTMENTS LLC	P056199	403270730A	238366	BADGER MOUNTAIN LEASE FOR CITY	\$691.13
	P056199	403513230	238468	BADGER MOUNTAIN LEASE FOR CITY	\$525.00
	P056199	403575820	238554	BADGER MOUNTAIN LEASE FOR CITY	\$525.00
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		159745	238568	TUBE COPPER/CUTTERS	\$21.12
MOON SECURITY SERVICES INC		839822	238394	WWTP-BASIC MONITORING	\$54.87
PASCO MACHINE COMPANY INC		81637	238399	MACHINE SLEEVE FOR PUMP #2	\$1,020.84
PICARD CORPORATION	S017120	T405079	238598	BULK, SODIUM CHLORIDE (NACL)	\$212.40
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$5.81
REXEL INC DBA		K321463	238605	FLEXIBLE COUPLING	\$364.02
STONEWAY ELECTRIC SUPPLY		S101728491.003	238619	REFLECTOR ACCESSORY/DROP LENS	\$212.18
TACOMA SCREW PRODUCTS INC		22155587	238417	WWTP-CENTER PULL RAGS	\$112.14
UNITED PARCEL SERVICE	S017121	000986641406	238630	4 GROUND PKGS TO ALS FOR WWTP	\$32.36
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$109.22
SEWER OPERATIONS TOTAL ****					\$8,708.43
Division:	423	SEWER MAINTENANCE			
FIELD INSTRUMENTS & CONTROLS INC	P056964	162733	238361	SHIPPING	\$14.73
	P056964			PR ELECTRONICS IS BARRIER/	\$298.65
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		159745	238568	TUBE COPPER/CUTTERS	\$64.10
MOON SECURITY SERVICES INC		839822	238394	WWTP-BASIC MONITORING	\$54.87
PARAMOUNT SUPPLY COMPANY		407046	238398	WWTP-GARLOCK 3000 GASKET	\$396.52
RICHLAND ACE HARDWARE		53158	238606	SNAP BOLT BRASS KEY RING	\$6.51
SAUNDERS, NATHAN		022616	238687	REIMBURSE CDL ENDORSEMENT	\$102.00
TACOMA SCREW PRODUCTS INC		22155707	238417	WWTP-STEP DRILL	\$62.04
		22156348	238620	WWTP-4FT BLACK CABLE TIES	\$45.64
		22156768		WWTP-SYNTHETIC LUBE-SHOP SPPLY	\$15.06
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$1.39
SEWER MAINTENANCE TOTAL ****					\$1,061.51
WASTEWATER UTILITY FUND Total ***					\$142,603.09
FUND	404	SOLID WASTE UTILITY FUND			
Division:	000				
CITY OF RICHLAND		WW 091916	238460	MISSAPPLIED PYMNT TO WW	\$84,261.61
UNASSIGNED TOTAL ****					\$84,261.61
Division:	430	CAPITAL PROJECTS			
PARAMETRIX INC	P056302	01-77603	238596	LANDFILL CONTAMINATION ASSESSM	\$4,215.53
SCS ENGINEERS	P056479	0281538	238411	SOLID WASTE DISPOSAL ALTERNATI	\$5,260.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SCS ENGINEERS	P056479	0286017	238411	SOLID WASTE DISPOSAL ALTERNATI	\$48,046.50
CAPITAL PROJECTS TOTAL ****					\$57,522.03
Division: 431	SOLID WASTE ADMINISTRATION				
JOYCE ZIKER PARKINSON PLLC	P057036	45047	238565	LANDFILL CONTAMINATION-LEGAL	\$2,253.50
	P057036	45069		LANDFILL CONTAMINATION-LEGAL I	\$7,343.50
SCS ENGINEERS	P056479	0281538	238411	SOLID WASTE RATE STUDY: 72-16	\$5,812.50
	P056479	0286017		SOLID WASTE RATE STUDY: 72-16	\$2,180.00
SOLID WASTE ADMINISTRATION TOTAL ****					\$17,589.50
Division: 432	SOLID WASTE COLLECTION				
EVARTS, MIKE		090916	238466	REIMBURSE CDL ENDORSEMENT	\$102.00
GTP INVESTMENTS LLC	P056199	403270730A	238366	BADGER MOUNTAIN LEASE FOR CITY	\$411.38
	P056199	403513230	238468	BADGER MOUNTAIN LEASE FOR CITY	\$312.50
	P056199	403575820	238554	BADGER MOUNTAIN LEASE FOR CITY	\$312.50
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$273.74
ROWAND MACHINERY CO		208969	238409	WATER TRUCK RENTAL	\$2,763.88
		209416		WATER TRUCK RENTAL	\$2,606.40
		210010		WATER TRUCK RENTAL	\$2,606.40
TOTER INC	S017037	65429320	238423	LID HOT STAMP INSERT - READ FR	\$141.18
	S017037			ADJUST FOR TAX	(\$0.01)
	S017037			LID LATCH FOR EVR II CARTS	\$1,694.16
	S017037			SHIPPING AND HANDLING	\$4,359.12
	S017037			TOTER 96 GALLON EVR II	\$24,932.39
	S017037	65429803		LID LATCH FOR EVR II CARTS STA	\$32.58
	S017037			LID HOT STAMP INSERT - READ FR	\$141.18
	S017037			LID GRAPHIC (IML) - 2.25" X 6.	\$1,411.80
	S017037			TOTER 96 GALLON EVR II	\$24,932.39
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$22.78
SOLID WASTE COLLECTION TOTAL ****					\$67,056.37
Division: 433	SOLID WASTE DISPOSAL				
ARAMARK UNIFORM SERVICES INC	S017112	08/16-934962000	238328	LINEN CHARGES FOR AUGUST 2016	\$161.16
BLAIR, JEANNETTE		AUG-SEPT 2016	238645	BLAIR-MILEAGE 8/22-9/27/16	\$64.96
COYOTE RIDGE CORRECTIONS CENTER		CRCC 1608.342	238352	WORK CREW AUG 2016-RETRO	\$230.93
DSD CAPITAL LLC		2010848	238356	POL SERVICE-LANDFILL-AUG 2016	\$81.00
FINLEY BUTTES LANDFILL		5488	238362	INDUSTRIAL WASHING-SOIL	\$726.84
FRONTIER	S017126	10/16 2061882614	238658	TELEPHONE CHARGE 9/19/16-10/18	\$121.74
MITCHELL, FRANK		SEPT 2016	238677	MITCHELL-MILEAGE SEPT 2016	\$34.02
PARAMETRIX INC	P056299	01-77604	238596	2016 LANDFILL MONITORING,SAMPL	\$4,313.88
RICHLAND ACE HARDWARE		53109	238406	SOAP/GLADE/ROLLER PAINT KIT	\$71.44
		53127	238606	DOOR SEAL/CINCH/BACKET	\$25.10
SUAREZ, VALERIE		AUG-SEPT 2016	238690	SUAREZ-MILEAGE 8/1-9/28/16	\$75.60



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$47.26
SOLID WASTE DISPOSAL TOTAL ****					\$5,953.93
SOLID WASTE UTILITY FUND Total ***					\$232,383.44
FUND 405	STORMWATER UTILITY FUND				
Division:	441	STORMWATER			
AMERICAN ROCK PRODUCTS INC	P056961	284646	238326	5/8" MINUS TOP COURSE 6, INVOI	\$126.93
	P056961			5/8" MINUS TOP COURSE 6, INVOI	\$154.34
HD FOWLER COMPANY INC		14328370	238556	15" TRASH RACKS-603 TANGLEWOOD	\$765.50
TACOMA SCREW PRODUCTS INC		22155733	238417	EAR PLUGS/LENS WIPES	\$59.71
STORMWATER TOTAL ****					\$1,106.48
STORMWATER UTILITY FUND Total ***					\$1,106.48
FUND 407	MEDICAL SERVICES FUND				
Division:	000				
AMBULANCE REFUND		2015-05104	238539	REFUND PT OVERPAYMENT	\$40.00
		2015-05921	238611	REFUND PT OVERPAYMENT	\$100.00
		2016-02229	238576	REFUND PT OVERPAYMENT	\$77.73
UNASSIGNED TOTAL ****					\$217.73
Division:	121	AMBULANCE			
CARDINAL HEALTH 411 INC		1151790	238340	ADENOSINE/KETOROLAC/QUELICIN	\$837.77
		1173717		DEXTROSE/EPINEPHERINE	\$202.22
		1241484	238508	NALOXONE/LIDOCAINE/MAGNESIUM	\$689.69
		1260435		SOLUMEDROL/GLUCAGEN	\$539.60
COLUMBIA BASIN COLLEGE	P057031	01-001473	238524	ANATOMY BOOK - PM PRE-REQ COUR	\$233.49
COLUMBIA INDUSTRIES SUPPORT LLC		0039333	238349	ON SITE SHREDDING WO #58274	\$31.11
DELL COMPUTER CORPORATION	P056882	XK1JNRJT6	238354	TABLET, LAT, 7202, LIVINGSTONE	\$2,545.66
LIFE ASSIST INC		762194	238578	DYNAREX PULSE OXIMETER	\$395.52
		764595		AMSAFE EXTENSION IV SET	\$133.04
ON SCENE MEDICAL SERVICES, P.C.	P057032	0059	238593	HEP B VACCINE (3RD IN SERIES)	\$95.00
	P057032			ANNUAL TB TESTING	\$145.00
PARADISE BOTTLED WATER CO		08/16-FIRE ST 71	238595	BOTTLED WATER-AUGUST	\$32.53
		08/16-FIRE ST 72		BOTTLED WATER-AUGUST	\$24.91
		08/16-FIRE ST 73		BOTTLED WATER-AUGUST	\$21.86
		08/16-FIRE ST 74		BOTTLED WATER-AUGUST	\$21.86
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$94.89
SPRINT		891160522-151	238616	RFD CELL PHONES 08/18-09/17/16	\$36.55
STERICYCLE INC		3003543434	238415	BIO WASTE DISPOSAL FEE	\$86.48
		3003572107	238618	BIO WASTE DISPOSAL FEE	\$133.51
UPTOWN CLEANERS		30086	238431	LINEN/UNIFORM LAUNDRY SRVCS	\$276.99



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
UPTOWN CLEANERS		30159	238431	LINEN/UNIFORM LAUNDRY SRVCS	\$267.36
		30255		LINEN/UNIFORM LAUNDRY SRVCS	\$308.25
		30333		LINEN/UNIFORM LAUNDRY SRVCS	\$247.31
AMBULANCE TOTAL ****					\$7,400.60
MEDICAL SERVICES FUND Total ***					\$7,618.33
FUND 501	CENTRAL STORES FUND				
Division:	000				
HORIZON DISTRIBUTION INC	P056954	943190	238369	BLADE, SAWZALL 6", BI-METAL,	\$225.71
WEST COAST PAPER COMPANY	P056967	9776827	238634	WIPES, 1/4 FOLD, POLY WRAPPED	\$2,569.91
	P056967			TOWEL, ROLL, REINFORCED, WHITE	\$1,681.13
	P056967			DISCOUNT	(\$46.52)
	P056967			WIPES, BOXED, TAN, 9.75"X 16.5	\$801.47
UNASSIGNED TOTAL ****					\$5,231.70
CENTRAL STORES FUND Total ***					\$5,231.70
FUND 502	EQUIPMENT MAINTENANCE FUND				
Division:	000				
WESTERN STATES EQUIPMENT COMPANY	P057009	IN000116141	238438	HYD HOSE AEROQUIP GH781-16, 1"	\$598.17
	P057009			HYD HOSE AEROQP GH781-12, 3/4"	\$487.40
	P057009	IN000128127		HYD HOSE AEROQUIP GH781-8, 1/2"	\$348.93
	P057009	IN000129305		HYD HOSE AEROQUIP GH781-8, 1/2"	\$697.86
UNASSIGNED TOTAL ****					\$2,132.36
Division:	214	EQUIPMENT MAINTENANCE			
A & E TOWING LLC		3102	238321	TOW CHARGE VEH 2359 WO 44130	\$84.17
ARAMARK UNIFORM SERVICES INC	S017112	08/16-934962000	238328	LINEN CHARGES FOR AUGUST 2016	\$187.49
ATOMIC AUTO BODY INC		30613	238494	BUMPER SRVC VEH 2415 WO 44044	\$751.40
CASCADE FIRE EQUIPMENT CORP DBA		117699B	238510	RETURNED PUMP RESTOCK VEH 5033	\$217.18
CENTRAL HOSE & FITTINGS INC		442845	238342	HOSE ASSY VEH 6522 WO 43617	\$50.31
		442912		HOSE ASSY VEH 3247 WO 44083	\$95.38
COLEMAN OIL COMPANY		0422236-IN	238347	LANDFILL DIESEL DYED	\$2,725.71
		0422856-IN	238523	LANDFILL DIESEL DYED	\$1,868.57
		CL25949	238347	CARD LOCK FUEL 09/12-09/18/16	\$14,600.93
		CL26558	238523	CARD LOCK FUEL 09/19-09/25/16	\$12,947.24
COMMERCIAL TIRE INC		228770	238350	COMMERCIAL TIRE	\$164.24
		228772		FLAT REPAIR VEH 3296 WO 44178	\$45.07
CONNELL OIL INC		C155894-IN	238351	LUBE PRODUCTS	\$2,581.55
DSU PETERBILT & GMC INC		323554LX1	238357	ENGINE BELT VEH 3332 WO 444040	\$48.67
		323737L		THROTTLE VEH 3309 WO 44114	\$1,129.40
		324069L		TORQUE ROD VEH 3312 WO 43674	\$410.33



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
DSU PETERBILT & GMC INC		324589L	238537	SCREWS/BELT VEH 3332 WO 44040	\$58.42
FAST SIGNS		139-53963	238545	VEH NUMBERS VEH 6603 WO 44136	\$25.76
		139-53968		VEH NUMBERS VEH 1380 WO 44085	\$27.15
GENUINE AUTO GLASS OF TRI CITIES LLC		616454	238552	WS REPAIR VEH 2404 WO 44214	\$32.58
		616507		WS REPAIR VEH 3309 WO 44256	\$32.58
		616526		WS TINT VEH 3325 WO 44199	\$343.69
		616552		WS TINT VEH 1204 WO 44255	\$484.41
JIM'S PACIFIC GARAGES INC		X100044239	238372	ELBOWS VEH 5029 WO 43995	\$150.45
		X100044533		RELAY VALVE VEH 5029 WO 43995	\$128.55
		X100044588		BEARINGS VEH 3312 WO 43674	\$174.04
		X100044620		CONDSR ASSY VEH 3255 WO 44100	\$973.11
		X100044686		U-JOINT KIT VEH 3306 WO 44006	\$80.30
JT AUTOMOTIVE PARTS INC DBA		369052	238374	STRT MNT VEH 2358 WO 44131	\$23.99
		369055		CIRCUIT BRKR VEH 7152 WO 44	\$29.19
		369056		CIRCUIT BRKR VEH 7152 WO 44	\$11.82
		369073		CLIP VEH 4156 WO 44065	\$34.86
		369107		RELAY VEH 3219 WO 44133	\$18.04
		369111		WELD ROD VEH 3230 WO 43869	\$22.07
		369117		SHOP SUPPLY HOSE CLAMPS	\$118.36
		369144		TRLR PLUG VEH 4161 WO 44141	\$11.39
		369145		TRLR PLUG VEH 2387 WO 44140	\$10.63
		369147		TRLR WIRE VEH 3331 WO 44149	\$16.82
		369164		EXTENSION VEH 6566 WO 43977	\$8.72
		369165		TENSIONER VEH 3311 WO 44144	\$117.27
		369175		OIL VEH 6562 WO 44138	\$11.79
		369190		MTR MNTS VEH 1380 WO 44218	\$439.16
		369197		FILTERS VEH 2415 WO 44148	\$28.30
		369242		FILTERS VEH 7122 WO 44197	\$335.40
		369243		FILTER VEH 2341 WO 44182	\$16.87
		369244		FILTERS VEH 2258 WO 44180	\$10.60
		369248		FILTER VEH 2362 WO 44184	\$19.35
		369250		FILTER VEH 2360 WO 44183	\$16.87
		369251		FILTER VEH 2380 WO 44185	\$16.44
		369252		FILTER VEH 2394 WO 44186	\$16.44
		369253		FILTER VEH 2416 WO 44187	\$16.56
		369255		FILTERS VEH 2421 WO 44190	\$16.56
		369256		FILTERS VEH 3287 WO 44193	\$16.93
		369257		FILTERS VEH 3277 WO 44192	\$17.35
		369258		FILTERS VEH 3264 WO 44191	\$17.35
		369259		FILTERS VEH 3235 WO 44175	\$17.43
		369260		FILTERS VEH 2418 WO 44189	\$16.56



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		369261	238374	FILTERS VEH 2417 WO 44188	\$16.56
		369262		FILTERS VEH 3297 WO 44194	\$74.83
		369264		FILTERS VEH 3326 WO 44196	\$16.39
		369266		FILTERS VEH 3324 WO 44195	\$16.39
		369268		FILTER VEH 7136 WO 44198	\$75.95
		369270		DEFROSTER VEH 2411 WO 44179	\$17.47
		369272		BRK PADS VEH 2411 WO 44179	\$161.03
		369305		STRUTS VEH 2411 WO 44179	\$99.89
		369314		FILTERS VEH 3310 WO 44208	\$125.44
		369339		FILTERS VEH 3315 WO 44209	\$133.09
		369340		FILTERS VEH 3309 WO 44207	\$128.13
		369341		FILTERS VEH 3296 WO 44206	\$150.89
		369342		FILTERS VEH 3292 WO 44205	\$195.90
		369343		FILTERS VEH 3222 WO 44203	\$198.79
		369344		FILTERS VEH 2303 WO 44202	\$18.09
		369347		TRLR PLUG VEH 3290 WO 44210	\$6.51
		369355		FILTERS VEH 3280 WO 44204	\$150.53
		369386		SEALS VEH 4117 WO 44146	\$123.85
		369389		LOOM VEH 3315 WO 44219	\$27.15
		369391		LOOM VEH 3315 WO 44219	\$27.15
		369400		SEALS VEH 4117 WO 44146	\$151.99
		369478		HOSE VEH 3195 WO 44222	\$24.97
		369486		SEALS VEH CREDIT WO NA	(\$123.85)
		369492		BRK CLEAN VEH 3332 WO 44040	\$13.52
		369528		EXH ELBOW VEH 3312 WO 44228	\$379.20
		369530		TUBING VEH 3312 WO 44228	\$82.64
		369532		ADAPTER VEH 3312 WO 44228	\$43.45
		369534		BRK CLN VEH 3312 WO 43674	\$21.63
		369535		MISC PTS VEH 4117 WO 44146	\$382.20
		369539		EVAP CLNR VEH 3311 WO 44144	\$111.37
		369573		LAMP VEH 5038 WO 44232	\$31.41
		369574		LAMP VEH 3320 WO 44230	\$10.11
		369575		CLEAR RTV VEH 3311 WO 44144	\$4.88
		369588		HOSE VEH 3292 WO 44220	\$26.17
		369602		BRK CLN VEH 3195 WO 44222	\$5.41
		369619		HARNESS VEH 2408 WO 44262	\$9.90
		369624		BULB VEH 2408 WO 44262	\$14.54
		369635		LAMP VEH 3283 WO 44236	\$4.89
		369657		LAMP VEH 4098 WO 44210	\$21.99
		369659		SPARK PLUG VEH 3275 WO 4426	\$17.54
		369662		FILTER VEH 2422 WO 44265	\$28.30



City Of Richland

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From: 9/26/2016 To: 10/7/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		369663	238374	BATT VEH 2261 WO 44162	\$123.67
		369665		GROMMET VEH CREDIT WO CREDI	(\$10.19)
		369673		FILTER VEH 1102 WO 44268	\$19.48
		369674		FILTER VEH 1202 WO 44269	\$19.48
		369675		FILTER VEH 1203 WO 44270	\$19.48
		369676		FILTER VEH 1204 WO 44271	\$19.48
		369678		FILTER VEH 1207 WO 44273	\$19.48
		369679		FILTER VEH 1208 WO 44274	\$19.48
		369680		FILTER VEH 1210 WO 44275	\$16.93
		369681		FILTER VEH 1376 WO 44276	\$25.59
		369683		FILTER VEH 1382 WO 44277	\$25.59
		369686		FILTER VEH 1384 WO 44279	\$12.85
		369688		FILTER VEH 2370 WO 44281	\$17.81
		369689		FILTER VEH 2412 WO 44283	\$19.33
		369690		FILTER VEH 2406 WO 44282	\$19.33
		369691		FILTER VEH 2413 WO 44284	\$16.93
		369692		FILTER VEH 2428 WO 44285	\$12.85
		369693		FILTER VEH 2429 WO 44286	\$12.85
		369694		FILTER VEH 2442 WO 44289	\$12.85
		369695		FILTER VEH 2443 WO 44290	\$12.85
		369696		FILTER VEH 2430 WO 44287	\$12.85
		369698		FILTER VEH 2451 WO 44298	\$12.85
		369699		FILTER VEH 2450 WO 44297	\$12.85
		369700		FILTER VEH 2444 WO 44291	\$12.85
		369701		FILTER VEH 3238 WO 44299	\$16.94
		369702		FILTER VEH 2445 WO 44292	\$12.85
		369703		FILTER VEH 2449 WO 44296	\$12.85
		369704		FILTER VEH 2448 WO 44295	\$12.85
		369705		FILTER VEH 2446 WO 44293	\$12.85
		369706		FILTER VEH 2447 WO 44294	\$12.85
		369710		FILTER VEH 2434 WO 44288	\$16.56
		369711		FILTER VEH 3271 WO 44300	\$82.04
		369772		FLR DRY VEH 9000 WO 44307	\$139.88
		369818		BULB VEH 2364 WO 44309	\$14.54
KENWORTH SALES COMPANY		PASIN1985116	238381	WIPER BLADE VEH 3332 WO 44040	\$44.18
		PASIN1985861		ELBOW VEH 5029 WO 43995	\$34.89
KOOL SHADES WINDOW TINTING		780660	238570	TINT DOORS VEH 9500 WO 44216	\$271.50
LIBERTY LAWN & SAW SHOP		702	238674	KOHLRT VEH 6562 WO 44138	\$2,443.45
		703		VANGAURD VEH 6522 WO 43617	\$1,516.05
		724		SAW MUFFLER VEH 0030 WO 43831	\$257.90
MCCURLEY CHEVROLET		417482	238388	RPLC THRRTL VEH 2359 WO 44130	\$690.98



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MCCURLEY CHEVROLET		418319	238583	SRVC/INSPECT VEH 1370 WO 44025	\$237.83
		418378		SRVC/INSPECT VEH 1380 WO 44085	\$206.29
		418509		SRVC/INSPECT VEH 2284 WO 44225	\$281.27
		419380		SRVC/INSPECT VEH 2282 WO 44134	\$237.83
		419407		SRVC/INSPECT VEH 2261 WO 44162	\$226.97
		50292	238584	KEYS VEH 9500 WO 44216	\$98.11
		570260	238583	2 MSTR KEYS VEH 9500 WO 44223	\$70.37
		909482	238388	BLK FLR MAT VEH 2382 WO 44089	\$58.31
		909655		ACTUATOR VEH 1380 WO 44085	\$40.25
		909656		HANDLES VEH 3195 WO 44072	\$67.60
		909798		CAPS VEH 3266 WO 44087	\$47.98
		909923	238583	OIL VEH 2436 WO 43580	\$93.05
		910146		SHOP SUPPLY- OIL	\$1,333.61
		910178		PANEL VEH 2411 WO 44179	\$453.93
		910536		CANISTER VEH 1103 WO 44267	\$147.44
MOBILE FLEET SERVICE INC		1262500063	238393	CLAMP/CUP VEH 3230 WO 43869	\$108.46
		1262530044	238587	TIE ROD END VEH 3230 WO 43869	\$123.15
NORCO INC		19381798	238592	WELDSKILL VEH 3243 WO 44135	\$237.91
PMI TRUCK BODIES INC		16626	238600	BODY INSTALL VEH 2460 WO 44263	\$4,116.72
RDO EQUIPMENT CO		P25696	238603	CHAIN LINK VEH 6566 WO 43977	\$46.29
		P25698		ARM/WHL KIT VEH 6595 WO 44057	\$190.57
		P25699		ARM/WHL KIT VEH 6566 WO 43977	\$93.35
ROUTEWARE INC		97671	238408	RFRB MONITOR VEH 3284 WO 43931	\$396.40
		97676		RFRB MONITOR VEH 3203 WO 44226	\$466.98
		97677		RFRB MONITOR VEH 3308 WO 44227	\$466.98
		97715	238610	COLOR CAMERA VEH 3311 WO 44144	\$243.28
ROWAND MACHINERY CO		210213	238409	REPAIR CAM VEH 7142 WO 44080	\$329.80
		210427		CYLINDER KIT VEH 7119 WO 43788	\$4,467.21
SOLID WASTE SYSTEMS INC		0088969-IN	238613	T-HDLE LATCH VEH 7146 WO 44123	\$120.56
		0088974-IN		SWTCH/RCKR VEH 3333 WO 44108	\$26.46
		0089086-CM		CREDIT RETURN SWTCH/RCKR	(\$26.46)
TACOMA SCREW PRODUCTS INC		22155972	238417	UNION VEH 3222 WO 44032	\$26.11
		22155973		SHOP SUPPLY-INDUSTRIAL SCRUB	\$54.13
		22155974		ELBOW VEH 3309 WO 44114	\$14.62
		22155982		SHOP SUPPLY-QWIK STIKS	\$258.47
		22156107	238620	ELBOWS VEH 5029 WO 43995	\$82.01
		22156345		SCREW/NUT VEH 3230 WO 43869	\$10.79
		22156492		THREADLOCKER VEH 3333 WO 44108	\$86.12
		22156769		QUICK LINK VEH 4156 WO 44217	\$7.45
TIRE FACTORY INC DBA		03-116819	238420	THRST ALIGN VEH 1105 WO 44041	\$54.25
		03-116856		TIRE MT/DSMT VEH 3306 WO 44006	\$834.53



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TIRE FACTORY INC DBA		03-116857	238420	TIRE MNT/DMT VEH 2411 WO 44055	\$637.18
		03-116858		WASTE HAULER VEH 3312 WO 44115	\$1,901.98
		03-116924		WHEL MT/DSMT VEH 1206 WO 44116	\$46.59
		03-116938		THRST ALIGN VEH 2411 WO 44055	\$32.53
		03-116953	238623	FLAT REPAIR VEH 7145 WO 44156	\$49.66
		03-116954		LT REPAIR VEH 1210 WO 44158	\$18.41
		03-116955		LT REPAIR VEH 4128 WO 44154	\$18.41
		03-116967		WHEL MT/DSMT VEH 7145 WO 44159	\$269.61
		03-117015		SENSOR M/D VEH 2364 WO 44155	\$48.76
		03-117056		WHEL MT/DSMT VEH 1380 WO 44085	\$173.49
		03-117071		THRST ALIGN VEH 2359 WO 44157	\$54.25
		03-117080		THRST ALIGN VEH 2387 WO 44140	\$76.51
		03-117126		FLAT REPAIR VEH 7136 WO 44153	\$44.03
		03-117127		FLAT REPAIR VEH 1347 WO 44152	\$17.10
		03-117128		FLAT REPAIR VEH 6548 WO 44151	\$17.10
		03-117131		MNT/DSMT VEH 2428 WO 44150	\$165.89
		03-117132		THRST ALIGN VEH 2358 WO 44131	\$54.25
		03-117144		WHEL MT/DSMT VEH 6566 WO 44213	\$116.66
		03-117154		MNT/DSMT VEH 4118 WO 44212	\$325.82
TITAN TRUCK EQUIPMENT		1149531	238624	STROBE VEH 2464 WO 44319	\$1,660.81
TRI CITIES BATTERY & AUTO REPAIR		113689	238426	BATTERY VEH 0400 WO 44104	\$495.17
TRI CITY LUMBER CO		10105305	238428	APITONG ROUGH	\$2,270.57
TTB, LLC DBA		3350	238429	VEHICLE WASHES-AUGUST	\$177.00
UNITED PARCEL SERVICE	S017114	000986641396	238430	GROUND PKG TO SOUTHHAVEN AWP F	\$5.47
	S017121	000986641406	238630	GROUND PKG TO ROUTEWARE FOR FL	\$4.11
	S017121			WEIGHT CORRECTION FOR PKG TO	\$0.12
WESTERN PETERBILT INC		H264726	238437	BLADE WIPER VEH 3332 WO 44040	\$15.62
		H264853	238636	FILTERS VEH 7146 WO 44124	\$77.73
WESTERN STATES EQUIPMENT COMPANY		IN000125361	238438	PIN VEH 3309 WO 43980	\$12.27
		IN000128134		COUPLING VEH 3283 WO 43968	\$194.98
		IN000129278	238637	SLEEVE VEH 3283 WO 43968	\$116.31
		IN000130442		COUPLINGS VEH 3244 WO 44109	\$51.53
		IN000134676		EDGE CUTT VEH 7130 WO 44306	\$316.19
		IN000134683		BOLTS/NUTS VEH 7130 WO 44306	\$290.46
WESTERN SYSTEMS & FABRICATION INC		16267	238439	SOLENOID VLV VEH 3309 WO 44070	\$120.78
		16333	238638	TWIN CLAMP VEH 3309 WO 44114	\$51.50
		16382		TUBE SLIDE VEH 3280 WO 44113	\$128.44
		16387		VEH 3285/3311 WO 44211/44144	\$298.24
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$75.77
EQUIPMENT MAINTENANCE TOTAL ****					\$77,847.05



Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
EQUIPMENT MAINTENANCE FUND Total ***					\$79,979.41
FUND 503	EQUIPMENT REPLACEMENT FUND				
Division:	215	EQUIPMENT REPLACEMENT			
PMI TRUCK BODIES INC	P056343	16625	238600	ONE (1) NEW 2016 SERVICE BODY	\$25,764.00
	P056343			TACOMA SALES TAX @ 9.4 %	\$2,421.82
TITAN TRUCK EQUIPMENT	P056877	1148954	238421	UP-FIT NEW VEHICLE #2464 2016	\$6,161.15
	P056877			SALES TAX	\$536.02
WESTERN STATES EQUIPMENT COMPANY	P056340	IN000131171	238438	ONE (1) NEW 2016 CATERPILLAR S	\$58,841.00
	P056340			SALES TAX @ 8.6%	\$5,060.33
EQUIPMENT REPLACEMENT TOTAL ****					\$98,784.32
EQUIPMENT REPLACEMENT FUND Total ***					\$98,784.32
FUND 505	PUBLIC WORKS ADMIN & ENGINEER				
Division:	450	PW ADMIN & ENGINEERING			
ABADAN INC		ARIN066609	238322	ASBUILTS	\$90.13
CITY OF RICHLAND		16-308 PETERS	238650	16-308 IES STREET/LIGHTING	\$1,190.00
PENWELL, DAN		100416	238682	REIMBURSE EXCISE TAX FEE	\$14.00
PETERS, JEFF		16-308 PETERS	238683	16-308 IES STREET/LIGHTING	\$431.53
		16-416 PETERS		16-416 SMALL CELL PRESENTAT	\$453.96
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$31.73
XO HOLDINGS LLC DBA		0285547002	238696	PHONE CHARGES 9/23-10/22/16	\$203.68
PW ADMIN & ENGINEERING TOTAL ****					\$2,415.03
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$2,415.03
FUND 520	HEALTH CARE/BENEFITS PLAN				
Division:	222	EMPLOYEE BENEFIT PROGRAM			
LIFE INSURANCE COMPANY OF NORTH AMERICA		10/2016-FLI051384	238579	FLI051384 PREMIUMS-OCTOBER	\$10,124.25
		10/2016-LK030278		LK030278 PREMIUMS-OCTOBER	\$11,434.65
		10/2016-OK807703		OK807703 PREMIUMS-OCTOBER	\$2,207.70
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$23,766.60
HEALTH CARE/BENEFITS PLAN Total ***					\$23,766.60
FUND 611	FIREMAN'S PENSION				
Division:	216	FIRE PENSION			
BAKER, MARSHALL R		OCTOBER 2016	238496	MEDICARE PREMIUM/BAKER	\$104.90
BOWLS, DAVID			238503	MEDICARE PREMIUM/BOWLS	\$104.90
CANFIELD, HARRY R			238507	MEDICARE PREMIUM/CANFIELD	\$104.90
CARRICK, HENRY			238509	MEDICARE PREMIUM/CARRICK	\$104.90
CLARK, FRANK M			238519	MEDICARE PREMIUM/CLARK	\$104.90



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
DOWNS, DANNY		OCTOBER 2016	238535	MEDICARE PREMIUM/DOWNS	\$121.80
ELIASON, CURTIS			238541	MEDICARE PREMIUM/ELIASON	\$104.90
ESTY, RAYMOND J		083116RE	238442	NON COVERED RX	\$61.50
		OCTOBER 2016	238544	MEDICARE PREMIUM/ESTY	\$104.90
FERRIANS, ALLEN LARRY			238547	MEDICARE PREMIUM/FERRIANS	\$105.80
HOUCHIN, EARL			238560	MEDICARE PREMIUM/HOUCHIN	\$104.90
JOHNSON, NEILS E			238563	MEDICARE PREMIUM/JOHNSON	\$104.90
JONES, HAROLD			238564	MEDICARE PREMIUM/JONES	\$104.90
KEYS, JACK D			238569	MEDICARE PREMIUM/KEYS	\$129.30
LAHTI, ROGER P		082716	238444	NON COVERED RX	\$78.69
		092316		NON COVERED MEDICAL	\$260.00
		OCTOBER 2016	238571	MEDICARE PREMIUM/LAHTI	\$104.90
MITCHELL, RAYMOND L			238586	MEDICARE PREMIUM/MITCHELL	\$105.80
MULROY, JAMES P			238589	MEDICARE PREMIUM/MULROY	\$121.80
MURRAY, DAVID			238590	MEDICARE PREMIUM/MURRAY	\$104.90
MYERS, EDWARD A			238591	MEDICARE PREMIUM/MYERS	\$104.90
OWEN, MICHAEL			238594	MEDICARE PREMIUM/OWEN	\$104.90
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$9.08
POLLARD, JAMES		OCTOBER 2016	238601	MEDICARE PREMIUM/POLLARD	\$104.90
RKSO LLC DBA		082316HC	238445	NON COVERED RX	\$1,673.37
RODGERS, GARY H		OCTOBER 2016	238608	MEDICARE PREMIUM/RODGERS	\$121.80
RONEY, LARRY			238609	MEDICARE PREMIUM/RONEY	\$104.90
SIEMENS, DONALD			238612	MEDICARE PREMIUM/SIEMENS	\$104.90
SUZANNE R SNOW DDS PLLC		080916JM	238446	NON COVERED DENTAL	\$7.00
		081816JM		NON COVERED DENTAL	\$152.00
WEST, ROYAL		OCTOBER 2016	238635	MEDICARE PREMIUM/WEST	\$104.90
WILLIAMSON, CRAIG E			238639	MEDICARE PREMIUM/WILLIAMSON	\$104.90

FIRE PENSION TOTAL ****

\$4,941.04

FIREMAN'S PENSION Total ***

\$4,941.04

FUND 612

POLICEMEN'S PENSION

Division:

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POLICE PENSION

ANDERS, PETER	OCTOBER 2016	238491	MEDICARE PREMIUM/ANDERS	\$104.90
BARTON DENTAL LLC	081016RC	238441	NON COVERED DENTAL	\$603.90
BATES, LAURIE VERN JR	OCTOBER 2016	238497	MEDICARE PREMIUM/BATES	\$104.90
BEDEN, LARRY		238498	MEDICARE PREMIUM/BEDEN	\$104.90
BOLSTAD, BARRY		238501	MEDICARE PREMIUM/BOLSTAD	\$121.80
BRUNSON, DALE A		238504	MEDICARE PREMIUM/BRUNSON	\$104.90
BUSH, LEE		238505	MEDICARE PREMIUM/BUSH	\$104.90
CASE, MIKE		238512	MEDICARE PREMIUM/CASE	\$121.80
CLEAVENGER, WILL J		238520	MEDICARE PREMIUM/CLEAVENGER	\$105.80



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CLEMENTS, JOHN M		OCTOBER 2016	238521	MEDICARE PREMIUM/CLEMENTS	\$104.90
COUCH, LARRY			238527	MEDICARE PREMIUM/COUCH	\$104.90
DEMYER, JAMES J			238532	MEDICARE PREMIUM/DEMYER	\$104.90
DRIVER, DOUGLAS D			238536	MEDICARE PREMIUM/DRIVER	\$121.80
DUCHEMIN, ROGER			238538	MEDICARE PREMIUM/DUCHEMIN	\$104.90
GANLEY, JOHN M			238550	MEDICARE PREMIUM/GANLEY	\$104.90
HEASTON & THOMPSON VISION CLINIC	060116RM		238443	NON COVERED VISION	\$144.00
HIGGINS, FRED C	OCTOBER 2016		238559	MEDICARE PREMIUM/HIGGINS	\$104.90
LARSON, SCOTT K			238575	MEDICARE PREMIUM/LEWIS	\$121.80
LEWIS, DAVID L			238577	MEDICARE PREMIUM/LEWIS	\$105.80
LOHDEFINCK, RICHARD N			238580	MEDICARE PREMIUM/LOHDEFINCK	\$104.90
MOORE, ROBERT			238588	MEDICARE PREMIUM/MOORE	\$104.90
PITNEY BOWES PURCHASE POWER	0916/14823173		238604	Postage 9/1/2016-9/30/2016	\$9.08
SPARKS, DAVID W	OCTOBER 2016		238614	MEDICARE PREMIUM/SPARKS	\$104.90
THOMAS, GERALD D			238622	MEDICARE PREMIUM/THOMAS	\$104.90
TURNER, ROY			238629	MEDICARE PREMIUM/TURNER	\$104.90
WEST RICHLAND FAMILY DENTAL CTR	072816BB		238447	NON COVERED DENTAL	\$150.00
WILMOTH, ROD	OCTOBER 2016		238640	MEDICARE PREMIUM/WILMOTH	\$104.90
ZIMMERMAN, GERALD			238642	MEDICARE PREMIUM/ZIMMERMAN	\$104.90
POLICE PENSION TOTAL ****					\$3,493.98
POLICEMEN'S PENSION Total ***					\$3,493.98
FUND 641	SOUTHEAST COMMUNICATIONS CTR				
Division:	600	SECOMM OPERATIONS GENERAL			
AMERIGAS		3055787092	238327	PROPANE REFILL-BCES	\$413.29
CENTURYLINK		0916-509-624-3863	238516	GENERAL 09/16-10/16/16	\$7.31
DAY MANAGEMENT CORPORATION DBA		419541	238529	SECOMM WORKSTATION REPAIR	\$374.68
FRONTIER		09/16 2061881060	238549	GENERAL 09/19-10/18/16	\$413.07
		09/16 2061882381		GENERAL 9/10-10/09/16	\$241.51
		09/16 5096282600		TELEPHONE CHARGE 9/10-10/09/16	\$981.82
TRI CITY HERALD	S017106	2614062	238427	MTG NOTICE 02221616 BCES RAN O	\$39.55
WASHINGTON STATE PATROL		00061694	238633	ACCESS USER FEE 06/1-09/30/16	\$5,331.00
SECOMM OPERATIONS GENERAL TOTAL ****					\$7,802.23
Division:	601	E911 OPERATIONS			
BUCHANAN, JENNIFER		16-383 BUCHANAN	238456	16-383 HEALTH & EDU SYMPOSI	\$31.74
CITY OF RICHLAND			238461	16-383 HEALTH & EDU SYMPOSI	\$359.04
ENTERPRISE HOLDINGS INC		09/16-45WA423	238543	BERJON-CAR RENTAL 16-324	\$155.63
				HUSA-CAR RENTAL 16-339	\$38.91
FRONTIER		09/16 2061882381	238549	GENERAL 9/10-10/09/16	\$241.50
		09/16 2530120862		GENERAL 09/22-10/21/16	\$37.81



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KING COUNTY FINANCE		2076009	238382	2016 HEALTH & ED SYMPOSIUM FEE	\$35.00
		2076095		2016 HEALTH & ED SYMPOSIUM FEE	\$35.00
E911 OPERATIONS TOTAL ****					\$934.63
Division:	602	SECOMM AGENCY			
AVISOLVE LLC	P056848	400018100	238495	PART # 422-EDU-C-ADMNTC	\$2,536.46
	P056848			PART # 422-L-PRO-1065-G5	\$3,892.23
	P056848			PART # 422-NX-1365-G5-01110	\$25,796.84
	P056848			PART # 422-S-PRD-1065-G5-5YR	\$26,530.26
	P056848			SHIPPING	\$407.25
	P056848			ADJUST FOR TAX	\$0.01
SECOMM AGENCY TOTAL ****					\$59,163.05
SOUTHEAST COMMUNICATIONS CTR Total ***					\$67,899.91
FUND	642	800 MHZ PROJECT			
Division:	610	800 MHZ			
BENTON PUD		09/16 4843174575	238500	UTILITY SRVCS 08/27-09/27	\$622.92
KLICKITAT COUNTY PUD		08/16-69552623	238383	GOLGATHA UTILITIES 07/29-08/31	\$298.84
800 MHZ TOTAL ****					\$921.76
800 MHZ PROJECT Total ***					\$921.76
FUND	643	EMERGENCY MANAGEMENT			
Division:	620	STATE / LOCAL ASSISTANCE			
FRANKLIN COUNTY EMERGENCY		FC-16-09	238548	IPAWS ANNUAL FEE REFUND	\$500.00
FRONTIER		09/16 5096282600	238549	TELEPHONE CHARGE 9/10-10/09/16	\$327.27
STATE / LOCAL ASSISTANCE TOTAL ****					\$827.27
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES			
AMERIGAS		3055787092	238327	PROPANE REFILL-BCES	\$137.77
FRONTIER		09/16 5096282600	238549	TELEPHONE CHARGE 9/10-10/09/16	\$327.27
LUDLUM MEASUREMENTS INC	P056858	00413422	238384	LUDLUM MODEL 12 CALIBRATION WI	\$651.60
	P056858			ADJUST FOR TAX	\$0.01
	P056858			CBL-"C" "39" ONLY PART #40-100	\$71.68
	P056858			FREIGHT	\$85.79
	P056858			LUDLUM MODEL 12 ADDITIONAL PRO	\$162.90
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$1,437.02
Division:	622	DOE EMERGENCY PREPAREDNESS			
AVISOLVE LLC	P056848	400018100	238495	PART # 422-NX-1365-G5-01110	\$5,467.76
CITY OF RICHLAND		16-373 GEORGE	238650	16-373 WFOA CONFERENCE	\$809.84
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$6,277.60
Division:	623	JURISIDICTIOIN			



City Of Richland

VL-1 Voucher Listing

From: 9/26/2016 To: 10/7/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AMERIGAS		3055787092	238327	PROPANE REFILL-BCES	\$137.76
FRONTIER		09/16 5096282600	238549	TELEPHONE CHARGE 9/10-10/09/16	\$327.27
PITNEY BOWES PURCHASE POWER		0916/14823173	238604	Postage 9/1/2016-9/30/2016	\$15.92
JURISIDICITION TOTAL ****					\$480.95
EMERGENCY MANAGEMENT Total ***					\$9,022.84
FUND 803	UTILITY BILL CLEARING FUND				
Division: 000					
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY12738	238471	Customer Refund	\$257.49
				CUSTOMER REFUND	\$94.90
		CISPAY12739	238473	Customer Refund	\$55.89
		CISPAY12740	238451	Customer Refund	\$93.09
		CISPAY12741	238449	Customer Refund	\$86.51
		CISPAY12742	238474	Customer Refund	\$100.38
		CISPAY12743	238459	Customer Refund	\$178.35
		CISPAY12744	238452	Customer Refund	\$13.84
		CISPAY12745	238483	Customer Refund	\$49.60
		CISPAY12746	238458	Customer Refund	\$6.92
		CISPAY12747	238455	Customer Refund	\$112.49
		CISPAY12748	238477	Customer Refund	\$55.48
		CISPAY12749	238448	Customer Refund	\$54.62
		CISPAY12750	238481	Customer Refund	\$87.35
		CISPAY12751	238470	Customer Refund	\$92.81
		CISPAY12752	238469	Customer Refund	\$35.19
		CISPAY12753	238453	Customer Refund	\$54.46
		CISPAY12754	238464	Customer Refund	\$60.35
		CISPAY12755	238450	Customer Refund	\$90.52
		CISPAY12756	238472	Customer Refund	\$139.80
		CISPAY12757	238482	Customer Refund	\$68.37
		CISPAY12758	238479	Customer Refund	\$72.98
		CISPAY12759	238457	Customer Refund	\$96.38
		CISPAY12760	238475	Customer Refund	\$4.57
		CISPAY12761	238463	Customer Refund	\$71.41
		CISPAY12762	238651	Customer Refund	\$104.14
		CISPAY12763	238667	Customer Refund	\$283.06
		CISPAY12764	238669	Customer Refund	\$28.79
		CISPAY12765	238643	Customer Refund	\$236.91
		CISPAY12766	238664	Customer Refund	\$365.18
		CISPAY12767	238688	Customer Refund	\$144.31
		CISPAY12768	238663	Customer Refund	\$60.02



City Of Richland

VL-1 Voucher Listing

From: 9/26/2016 To: 10/7/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY12769	238653	Customer Refund	\$77.65
		CISPAY12770	238657	Customer Refund	\$114.72
		CISPAY12771	238670	Customer Refund	\$81.70
		CISPAY12772	238678	Customer Refund	\$72.24
		CISPAY12773	238689	Customer Refund	\$114.22
		CISPAY12774	238672	Customer Refund	\$125.43
		CISPAY12775	238652	Customer Refund	\$158.57
		CISPAY12776	238654	Customer Refund	\$1,100.00
		CISPAY12777	238681	Customer Refund	\$145.00
		CISPAY12778	238673	Customer Refund	\$175.00
		CISPAY12779	238675	Customer Refund	\$156.40
		CISPAY12780	238668	Customer Refund	\$114.06
		CISPAY12781	238685	Customer Refund	\$72.88
		CISPAY12782	238691	Customer Refund	\$10.87
		CISPAY12783	238662	Customer Refund	\$10.00
		CISPAY12784	238694	Customer Refund	\$159.55
		CISPAY12785	238671	Customer Refund	\$250.00
		CISPAY12786	238659	Customer Refund	\$10.00
		CISPAY12787	238660	Customer Refund	\$106.76
		CISPAY12788	238647	Customer Refund	\$32.80
				Customer Refund	\$51.79
				Customer Refund	\$19.46
		CISPAY12789	238648	Customer Refund	\$54.81
		CISPAY12790	238666	Customer Refund	\$75.35
		CISPAY12791	238646	Customer Refund	\$53.36
		CISPAY12792	238644	Customer Refund	\$56.43
		CISPAY12793	238684	Customer Refund	\$116.60
UNASSIGNED TOTAL ****					\$6,771.81
UTILITY BILL CLEARING FUND Total ***					\$6,771.81



City Of Richland

VL-1 Voucher Listing

From: 9/26/2016 To: 10/7/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: ****

\$1,732,023.06

Number of Invoices

Amount

Vouchers In Richland	224	\$90,805.91
Vouchers In Tri Cities	149	\$548,571.23
Vouchers In WA	131	\$449,332.93
Vouchers Outside WA	419	\$643,312.99
Vouchers Final Total.....	923	\$1,732,023.06

Ob ject Category	Title	Total	Percentage
2	BENEFITS	\$32,467.73	1.87%
3	SUPPLIES	\$174,466.93	10.07%
4	OTHER SERVICES & CHARGES	\$694,156.64	40.08%
5	INTERGOVERNMENTAL SERVICES	\$105,311.79	6.08%
6	CAPITAL PROJECTS	\$427,263.51	24.67%
	MACHINERY & EQUIPMENT	\$157,947.37	9.12%
	REFUNDS	\$6,771.81	0.39%
9	INTERFUND SERVICES	\$308.42	0.02%
	INVENTORY PURCHASES	\$133,328.86	7.7%
	Total	\$1,732,023.06	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Items of Business

Key Element: Key 2 - Infrastructure & Facilities
Key 6 - Community Amenities

Subject:

Ordinance No. 53-16, Prohibiting Smoking and Use of Electronic Vapor Products in Portions of Certain City Parks

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

53-16

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 53-16, Prohibiting Smoking and Use of Electronic Vapor Products in Portions of Certain City Parks.

Summary:

The City's Parks & Recreation Commission (PRC) recommends smoking prohibitions in excess of those found in state law in certain City parks where youths and adults congregate. The purpose of the partial prohibition, as identified in Ord. 53-16, mirrors RCW 70.160.011, as does the penalty for violating the ordinance. Violators will be issued a written warning for the first violation, and receive a civil infraction for second and subsequent violations.

RCW 70.345.210 specifically allows political subdivisions to regulate the use of vapor products in outdoor public places where children congregate, such as schools, playgrounds, and parks. Further, Chapter 70.155, Tobacco-Access to Minors, does not otherwise preempt political subdivisions from adopting laws regulating the sale, purchase, use, or promotion of tobacco products not inconsistent with state law.

On Sept. 27, 2016, after reviewing Ord. 53-16 for first reading, Council remanded the matter for further PRC discussion. After additional review, the PRC now recommends that the proposed prohibition apply to the following locations in the City's park system:

1. Spectator seating at the performance stage at John Dam Plaza
2. Upon or within 25 ft of a city-owned playground structure
3. At city-owned aquatic facilities
4. Upon or within 25 ft of bleacher seating and sports fields at any city-owned athletic facility.

The PRC recommends deleting "within or upon any city-owned dock or marina" and "groomed beaches" from the proposed smoking prohibition. The PRC's revised ordinance is more narrowly-tailored by adding "structure" to city-owned playground, and more specific by inclusion of the term "sports fields." These changes are intended to address Council's concerns on remand.

If passed, staff proposes a public education campaign prior to initiating enforcement. Signage and public education would begin this winter prior to enforcement efforts commencing in Spring, 2017.

Fiscal Impact:

If approved, there will be a minor fiscal impact for signage and community outreach efforts that can be absorbed within existing budget.

Attachments:

- I. Ordinance No. 53-16

ORDINANCE NO. 53-16

AN ORDINANCE of the City of Richland amending RMC 9.22.070 prohibiting smoking and the use of electronic vapor products in portions of City parks.

WHEREAS, the State of Washington, via initiative Measure No. 901 codified as RCW 70.160.011 (Smoking in Public Places), prohibits smoking in certain public places and recognizes “that exposure to secondhand smoke is known to cause cancer in humans. Secondhand smoke is a known cause of other diseases including pneumonia, asthma, bronchitis, and heart disease. Citizens are often exposed to secondhand smoke in the workplace, and are likely to develop chronic, potentially fatal diseases as a result of such exposure. In order to protect the health and welfare of all citizens, including workers in their places of employment, it is necessary to prohibit smoking in public places and workplaces”; and

WHEREAS, the City of Richland Parks and Recreation Commission recommends the prohibition of smoking and use of electronic vapor products beyond the limitations of the State Smoking in Public Places restrictions in locations where children and adults congregate.

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

Section 1. RMC 9.22.070, entitled Park property, as enacted by Ordinance No. 65-80 and last amended by Ordinance No. 18-12, shall be amended to read as follows:

9.22.070 Park property.

A. Use of Park Property. It is unlawful for any person except city employees and other authorized persons in the performance of their duties or pursuant to a special permit issued by the city manager to drive, stand or park any motor vehicle or to ride any horse, except where allowed by subsection (E) of this section, upon the footpaths, bicycle paths, or any grassed or landscaped areas in any public park or other public land of the city, or to pick any flowers or plants, or to damage or mutilate any of the shrubs or trees, monuments, or works of art, or in any manner damage any property of the city in any public park or other public land of the city, or to violate any of the rules or regulations relating to the public parks. It shall be unlawful to violate any of the following rules and regulations which shall apply in all parks throughout the city of Richland:

1. There shall be no unauthorized motorized vehicles allowed in the parks.
2. The possession of weapons in the parks is prohibited including, but not limited to, air rifles, paintball guns, bows and arrows, crossbows, swords and pellet guns. This

section shall not apply to the open carry of a firearm except where prohibited or to firearms permitted under Chapter 9.41 RCW.

3. There shall be no intentional dumping of personal trash, litter or garbage outside a receptacle provided by the city and/or which is appropriate for that purpose allowed in the parks.

4. There shall be no intentional destruction of vegetation.

5. There shall be no unauthorized burning.

6. There shall be no unauthorized camping per subsection (D) of this section.

7. There shall be no alcoholic beverages consumed in the parks without the appropriate permits.

8. There shall be no littering in the parks.

9. Dogs must be in compliance with existing leash law as set forth in RMC 7.03.050, or in compliance with rules established for designated off-leash dog areas within the city park system.

10. There shall be no sound made by the use of a musical instrument, whistle, sound amplifier, juke box, radio, television, iPod or other similar device so as to be audible greater than 75 feet from the device.

11. Smoking or use of electronic vapor products is strictly prohibited at all times at the following locations: within the spectator seating area of the performance stage at John Dam Plaza; at city-owned aquatic facilities; upon or within 25 feet of a city-owned playground structure; and upon or within 25 feet of bleacher seating and sports fields at any city-owned athletic facility.

Any person violating any provision of this section, except subsections (B), ~~(C)~~ and ~~(D)~~ of this section, shall be guilty of a gross misdemeanor. The above actions may be allowed under park land leases or special events when permitted at the discretion of the city manager and upon obtaining a permit from the parks and recreation department no later than two weeks prior to the event.

B. Mooring Watercraft. It is a civil infraction for any person to moor or dock any watercraft at any city float, pier or dock (except for Marina Park docks) for a period in excess of 12 consecutive hours in any five-day period, except as permitted by prior written agreement authorized by the city manager for vessels carrying more than 20 passengers. Violation of this mooring watercraft time limitation shall be deemed a civil infraction and carry a civil penalty of \$250.00. Each day of violation of the provisions of this subsection shall be deemed a separate violation. A notice of infraction may be issued by a police officer based upon the written affidavit of any individual. Jurisdiction shall reside in Benton County district court.

C. Marina Park Overnight Moorage. It is lawful for privately owned watercraft to moor at Marina Park transient moorage docks for a period of time not to exceed 10 nights in any 365-day period. "Night" shall be considered any duration of time between 11:00 p.m. and 5:00 a.m. Overnight watercraft moorage in excess of 10 nights in any 365-day period shall be deemed a civil infraction and carry a penalty of \$250.00. Each day of violation of the provisions of this subsection shall be deemed a separate violation. A notice of infraction may be issued by a police officer based upon the written affidavit of any individual. Jurisdiction shall reside in Benton County district court.

D. Smoking/Electronic Vapor Products. A person in violation of RMC 9.22.070(11) shall be issued a written warning for the first offense. The written warning may be issued by designed city staff or a police officer. Second and subsequent violations of RMC 9.22.070(11) shall be deemed a civil infraction and carry a penalty of \$100.00. A notice of infraction may be issued by a police officer based upon the written affidavit of any individual. Jurisdiction shall reside in Benton County district court.

D~~E~~. Camping. It is unlawful to camp in any park or in or upon any public land or property of the city except at places set aside for such purpose by the city manager and so designated by signs.

E~~F~~. Equestrian Use of Park Property. It is lawful for horses to be allowed on the following park properties for equestrian purposes only:

1. South Columbia Point.
2. Chamna Natural Preserve.
3. Amon Creek Natural Preserve including the natural open space set aside in Claybell Park.

4. Trailhead Park.
5. Tapteal Trail (current and future sections).
6. W.E. Johnson Park.
7. Any state or federal lands that permit equestrian use.

FC. Rules and Regulations. The city manager is authorized to adopt rules and regulations for the implementation and enforcement of this section. [Ord. 65-80 § 1.01; Ord. 24-91; Ord. 20-03; Ord. 25-05; Ord. 11-08; Ord. 19-08; Ord. 08-09; Ord. 09-10 § 1.01; Ord. 20-11 § 1.20; Ord. 18-12 § 9].

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 _____, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Reports and Comments

Key Element:

Subject:

City Manager

Department:

City Manager

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

Agenda Category: Reports and Comments

Key Element:

Subject:
City Council

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Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/18/2016

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