



Agenda
City Council Regular Meeting
Tuesday, November 1, 2016
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

1. 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:

2. New Hire/Retirements (5 minutes)
 - Allison Jubb, Human Resources Director
3. DECA Month Proclamation: Richland High School DECA Officer Team (5 minutes)
 - Rachel Wolski, DECA President

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

4. Proposed 2017 Budget and 2017-2030 Capital Improvement Plan - Ordinance No. 60-16
 - Cathleen Koch, Administrative Services Director
5. Proposed Increase in the Parks Project Construction Fund and Revising the 2016 Capital Improvement Plan - Ordinance No 62-16
 - Joe Schiessl, Parks and Public Facilities Director
6. Proposed 2016 Comprehensive Plan Amendments - Ordinance No. 63-16
 - Kerwin Jensen, Community Development Director

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

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

Minutes:

7. Approve the Minutes of the Council Meetings Held October 18 and 25, 2016
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

8. Ordinance No. 60-16, Approving 2017 Budget and 2017-2030 Capital Improvement Plan
- Cathleen Koch, Administrative Services Director
9. Ordinance No. 61-16, Amending RMC Title 15, Solid Waste Rates and Administrative Matters
- Pete Rogalsky, Public Works Director
10. Ordinance No. 62-16, Proposed Increase in Appropriations of the Parks Capital Project Fund and Revising the 2016 Capital Improvement Plan
- Joe Schiessl, Parks and Public Facilities Director
11. Ordinance No. 63-16, Adopting the Proposed 2016 Amendments to the Comprehensive Plan
- Kerwin Jensen, Community Development Director

Ordinances - Second Reading/Passage:

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

Resolutions – Adoption:

16. Resolution No. 195-16, Authorizing Execution of an Agreement with Financial Consulting Solutions Group (FCS) for Cost of Service Analysis and Financial Consulting
- Bob Hammond, Energy Services Director
17. Resolution No. 207-16, Approving the Amended and Restated Interlocal Agreement for the Special Investigations Unit (SIU)
- Chris Skinner, Police Services Director
18. Resolution No. 208-16, Approving 2016 Park Partnership Program Funding Award
- Joe Schiessl, Parks and Public Facilities Director
19. Resolution No. 209-16, Approving the Revised Jeannette Taylor Park Master Plan
- Joe Schiessl, Parks and Public Facilities Director
20. Resolution No. 210-16, Approving a Revised Trailhead Park Master Plan
- Joe Schiessl, Parks and Public Facilities Director
21. Resolution No. 211-16, Authorizing a Grant Application to the Washington State Recreation and Conservation Office (RCO) for a Boating Facilities Program Project
- Joe Schiessl, Parks and Public Facilities Director

22. Resolution No. 212-16, Authorizing a Grant Application to the Washington State Recreation and Conservation Office (RCO) for a Non-Highway and Off-Road Vehicle Activities Grant
- Joe Schiessl, Parks and Public Facilities Director
23. Resolution No. 213-16, Setting a Date for Public Hearing to Consider the Dallas Road/Cowlitz Boulevard Proposed Annexation
- Kerwin Jensen, Community Development Director

Expenditures - Approval:

24. Expenditures from October 10, 2016 - October 21, 2016 for \$5,368,584.11 including Check Nos. 238697-239180, Wire Nos. 6271-6280, Payroll Check Nos. 111709-112238, and Payroll Wire/ACH Nos. 9647-9660
- Cathleen Koch, Administrative Services Director

Items of Business:

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 CL.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 AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

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: 11/01/2016

Agenda Category: Presentations

Key Element:

Subject:

New Hire/Retirements (5 minutes)

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Newly hired employees and employee retirements that occurred within the last month will be presented to Council this evening.

Any new employees able to attend this evening will be introduced to Council.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Presentations

Key Element:

Subject:

DECA Month Proclamation: Richland High School DECA Officer Team (5 minutes)

Department:
City Council

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Public Hearing

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Proposed 2017 Budget and 2017-2030 Capital Improvement Plan - Ordinance No. 60-16

Department:

Administrative Services

Ordinance/Resolution Number:

60-16

Document Type:

Presentation

Recommended Motion:

None.

Summary:

Council received the City Manager's Proposed 2017 Budget and the 2017-2030 Preliminary Capital Improvement Plan on September 30, 2016. The City Manager also presented the 2017 budget message at the October 18, 2016 City Council meeting, which was followed by a public hearing on revenue sources.

RCW 35.33 requires the City to hold budget hearings prior to adoption of the 2017 Budget ordinance. The first hearing was held on October 18th with subsequent hearings on October 27th at the Town Hall meeting and at the City Council meeting on November 1st.

The first reading of the budget ordinance is scheduled to occur at the November 1, 2016, City Council meeting with the second reading and passage scheduled for the City Council meeting on November 15, 2016.

Fiscal Impact:

Yes The proposed budget for 2017 reflects an appropriation of \$258,714,831.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Public Hearing

Key Element: Key 6 - Community Amenities

Subject:

Proposed Increase in the Parks Project Construction Fund and Revising the 2016 Capital Improvement Plan - Ordinance No 62-16

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

62-16

Document Type:

Presentation

Recommended Motion:

Summary:

State law requires that a public hearing be held prior to consideration of an ordinance to increase the appropriation of existing fund balance. Ordinance 62-16 will appropriate unbudgeted Park District I funds to the Park Project Construction Fund for improvements to the Jeannette Taylor Skate Park.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Public Hearing

Key Element: Key 3 - Economic Vitality

Subject:

Proposed 2016 Comprehensive Plan Amendments - Ordinance No. 63-16

Department:

Community & Development Services

Ordinance/Resolution Number:

63-16

Document Type:

Ordinance

Recommended Motion:

None

Summary:

Under the provisions of the Growth Management Act, the City has the opportunity to amend its comprehensive plan once annually. This evening, a public hearing has been scheduled to review the two applications received.

Steven and Susan McDonald propose to amend the land use map changing the designation of a 14.5 acre site from Low Density Residential to Commercial on property located on the south side of Reata Road southeast of Mata Court.

Darin Musser proposes to amend the land use map changing the designation of a 1.5 acre site from Agriculture to Commercial on property located east of Buckskin Lane and north of Van Giesen Street.

The Planning Commission conducted public hearings on both applications at their regular meeting of September 28, 2016. The Commission recommended approval of both proposed amendments.

Copies of the staff reports and minutes of the Commission meeting are attached. A draft ordinance has been prepared (Ordinance No. 63-16) and is part of the consent agenda.

Fiscal Impact:

None

Attachments:

1. CPA 2016-100 - McDonald
2. CPA 2016-103 - Musser
3. Planning Commission Minutes of 9-28-16

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CPA2016-100

PREPARED BY: SHANE O'NEILL
HEARING DATE: SEPTEMBER 28, 2016

GENERAL INFORMATION:

APPLICANT: STEVEN & SUSAN MCDONALD

REQUEST AMENDMENT TO THE LAND USE DESIGNATION MAP OF THE CITY COMPREHENSIVE PLAN, RECLASSIFYING 14.5 ACRES FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL

LOCATION: PROPERTY LOCATED ON THE SOUTH SIDE OF REATA ROAD APPROXIMATELY 2,300 FEET WEST OF LESLIE ROAD.

REASON FOR REQUEST

Mr. & Mrs. McDonald are requesting an amendment to the comprehensive plan map based upon their desire to provide commercial development opportunities. Their request is based upon residential development being incompatible with the commercial uses, zoning and land use designation of sites to the east and to the west.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for comprehensive plan amendment (CPA2016-100) and submits that:

1. The City of Richland Comprehensive Plan, adopted in 1997, currently designates the 14.5 acres that comprise the application as suitable for Low-Density Residential development. The land use designation for this site was assigned in 2013 when the vicinity was annexed into the City (Ord. 16-13).
2. The site is bounded by Reata Road to the north and Highway I-82 to the south. A Benton PUD easement borders the north line of the site.
3. Reata Road is designated a principal arterial roadway under the City's Functional Classification System Plan.
4. During the fall of 2015 municipal sewer and water service lines were extended along Reata Road as part of a Local Improvement District project. As a result, the site is now served by 8-inch sewer and water utility stubs up to the front property line.

5. The City issued a Determination of Non-Significance for the proposed Comprehensive Plan Amendment on September 9, 2016, completing the environmental review process required under the State Environmental Policy Act.
6. The site is bound to the east and west by parcels currently designated for commercial land uses in the City's Comprehensive Plan. Commercial land use designations extend outward to the east and west up to the city limits line.
7. The proposed plan amendment is consistent with and would further Land Use Goal #4, which states that: *"The City will promote commercial growth and revitalization that serves residents and strengthens and expands the tax base."*
8. The location of the site's vicinity appearing as a tailing appendage of the city isolates the area from the surrounding area in terms of future land uses and zoning assignments. The bulk of the vicinity within the city limits lies south of Reata Road. All properties within this vicinity south of Reata Road are assigned a commercial land use designation with the sole exception of this site.
9. The analysis of the Growth Management Act requirements completed by staff identified that that the proposal would not be in conflict with the state growth management regulations.
10. Based on the above findings and conclusions, approval of the comprehensive plan amendment and zone change request would be in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends that the Planning Commission concur with the findings and conclusions set forth in Staff Report (CPA2016-100) and

- 1) Recommend approval of the request to amend the comprehensive plan designation for the 14.5 acre site, changing the land use designation from Low Density Residential to Commercial.

EXHIBITS

1. Supplemental Information
2. Vicinity, Land Use & Zoning Maps
3. Application Materials
4. Public Hearing Notice
5. SEPA Environmental Checklist
6. Determination of Non-Significance (DNS)
7. Commercial and Residential Zoning Charts
8. GMA Goals Analysis

SUPPLEMENTAL INFORMATION

DESCRIPTION OF PROPOSAL

Steven and Susan McDonald request to change the land use designation assigned to their parcel in the Comprehensive Plan from Low-Density Residential to Commercial to provide for future commercial development opportunities and to become consistent with the zoning of neighboring properties. This application does not include a concurrent rezoning request.

SURROUNDING ZONING AND LAND USE DESIGNATIONS

- North -** North of the site, across Reata Road, lies a single parcel within Richland City limits; the parcel is currently vacant but is undergoing residential platting. The parcel is designated for low-density residential land uses in the Comprehensive Plan; as such R-1-10 zoning is applied to the site. Lying generally north of the site is a single family residential neighborhood developed with homes on lots ranging in area from 14,000 to 16,000 square feet with the exception of a few parcels at or above one acre.
- East -** Badger Mountain Storage, a 16-acre storage facility, dominates the landscape to the east. Land fronting Reata Road east of the site is vacant and land further east is undergoing development with another personal storage facility. All parcels to the east extending to the City limits, at about Leslie Road, are zoned C-3 (General Business) in alignment with their commercial land use designation.
- South-** The southerly boundary of the subject parcel is formed by Highway I-82, which also forms the City's southernmost boundary. Properties south of Highway I-82 are designed for light industrial uses under Benton County zoning regulations. Although the south line subject parcel extends to the highway right-of-way the subject site falls short the south line due to existing commercial land use designation.
- West -** The westerly boundary of the site is formed by an adjacent vacant parcel designated for commercial land uses; as such is zoned C-3.

SITE DATA

Size: – The subject site involves a single parcel approximately 20 acres in area, but site subject to this application is a 14.5 acre portion thereof. The reason for this is due to the fact that the southerly 5.78 acres of the parcel is currently assigned a commercial land use designation in the Comprehensive Plan.

Physical Features: The flat, vacant site is mostly bare of vegetation due to the owner's activity involving removal of top soil and subsurface mineral materials. A berm approximately ten feet tall consisting of sandy soil with minimal vegetation lines the parcel along the Reata Road frontage. The height of the berm most likely represents the original grade of the site prior to excavation activities.

Utilities: All required utilities including water, sewer and electrical are available to serve the subject property from existing 8-inch stubs. An overhead Bonneville Power Administration electrical transmission line crosses the parcel in an east-west orientation at about the southerly third of the parcel. The location of this powerline coincides with the southerly boundary of the site. Benton PUD electrical overhead electrical distribution lines run east to west along the Reata Road frontage in line with the front property line of the site until about the mid-point where the power lines then cross over to the north side of Reata Road.

PROJECT HISTORY

Beginning with the goal of having water and sewer services extended along Reata Road, a group of land owners owning land south of Reata Road approached the city to request utility extensions. Before such an LID could be entertained the city required the area requesting to be served be incorporated into the city via annexation.

In 2013 annexation proceedings for the area south of Reata Road were initiated. As part of the annexation process a city zoning classification was assigned to the area being annexed. During the zoning determination process a majority of land owners within the annexation area stated their preference for commercial zoning with the exception of the McDonald's site. With the intent of creating a residential subdivision the McDonald's requested residential zoning be applied to their parcel. Their request was honored and the site was zoned R-1-10 (Ord 16-13).

Since that time the McDonald's have apparently changed their intent from developing the site residentially to having commercial development goals. This application was filed on May 26, 2016.

COMPREHENSIVE PLAN

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

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

"The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and

service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply and garden supply. Other commercial uses include automobile-related uses, and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive commercial uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas."

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

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

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

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

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

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

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

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

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

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

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

LAND USE DESIGNATION DESCRIPTIONS

Low Density Residential (LDR) – The LDR category includes single-family residential uses with an average density of 3.5 dwelling units per acre.

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

ZONING DESCRIPTIONS

This section of the report explains the R-1-10 zoning currently applied to the subject site and the C-3 zone applied to surrounding sites for the reason that an application to rezone the site to C-3 is anticipated, provided the current change in land use designation is granted.

R-1-10 (Single-Family Residential)

The site is zoned R-1-10 – Single-Family Residential. Section 23.14.010 of the Richland Municipal Code) is as follows:

The single-family residential – 10,000 (R-1-10) is a residential zone classification requiring a low density of population, providing protection against hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan.

C-3 (General Business)

The purpose of the General Business (C-3) zoning district (as specified in Section 23.22.010(D) of the Richland Municipal Code) is as follows:

The general business use district (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use

criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

Charts describing the uses permitted within the City's various commercial and residential zoning districts are attached (Exhibit 7).

ENVIRONMENTAL REVIEW

A SEPA checklist was submitted as part of their Comprehensive Plan Amendment application package. The checklist was reviewed by staff and based upon an absence of identifiable environmental impacts approaching significant thresholds a Determination of Non-Significance was issued. The DNS together with the checklist were submitted to the Washington State Department of Ecology on September 9, 2016; the public comment period expired on September 27.

AGENCY & PUBLIC COMMENT

Surrounding property owners within 300-feet of the site together with the Washington State Department of Transportation (WSDOT) were directly notified about the proposed change in land use designation. To date, WSDOT indicated they have no concerns with a change in land use designation and no comments from the public have been received.

ANALYSIS

In reviewing a proposed amendment to the comprehensive plan, the City should evaluate the changes that have occurred since the plan was first adopted to determine if circumstances have changed sufficiently to justify a change in the plan.

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

- Annexation of the Reata Road vicinity occurred in 2013;
- Overall growth of the City from an estimated population of 36,550 in 1997 to an estimated population of 53,410 in 2016 (WA Office of Financial Management estimate), a 45% increase over the past 19 years;

The purpose of the commercial land use designation that has been requested includes serving the commercial needs of the adjacent neighborhoods and serving the commercial needs of the wider community or region (Section 3 of the Comprehensive Plan). Within South Richland (the area south of the Yakima River) there are several commercially zoned "pockets" placed along arterial roadways which primarily consist of C-1 (Neighborhood Retail Business) zoned properties. Within the commercially designated pockets in South Richland vacant sites suitable for heavy commercial

development are less common. Due to the character of the vicinity surrounding Reata Road, this location is much more suitable for higher-intensity commercial businesses to locate. All that to say that this vicinity is well positioned to receive heavy commercial land uses serving regional commerce needs.

The area surrounding the site is assigned C-3 (General Business) zoning providing for heavier commercial and large-scale retail land uses. Currently residentially designated, the subject site acts as a barrier or a break in land use continuity; thereby restricting the possibility of a broader land purchase for large scale commercial planning and development. When designing land use and zoning boundaries sound planning methods call for promoting predictable boundaries. Approval of this application is a crucial step toward ensuring the Reata Road commercial area is uniform. Furthermore, residential development on the site would hinder commercial development on adjacent commercial sites by triggering requirements for expensive buffers and wasteful setbacks.

Beyond the total acreage of commercial lands is the distribution of the existing neighborhood commercial centers in South Richland. There are three primary centers. The first is located at the intersection of Leslie Road and Gage Boulevard and extends along Keene Road. It is fully developed containing the Albertsons Grocery, Walgreens Pharmacy, Ace Hardware, as well as a number of strip mall businesses. The second center is located at Keene and Englewood and is now developing, containing Yoke's Fresh Market, Dutch Brothers Coffee, Elephant Car Wash, a dental clinic on the south side of Keene and a strip mall. The third center is located along Keene Road and its intersection with Queensgate.

With the exception of the subject site, the Reata Road vicinity is a hub of commercially zoned land in the southernmost portion of Richland. Other lands assigned General Business zoning are in the Tapteal Drive area which is approximately 3.5 miles away from the Reata Road area in Richland. Due to the area's adjacent proximity to Highway I-82 and distance from other C-3 zoned lands the Reata Road commercial land presents significant opportunity to become another commercial center providing services on a regional scale. The application at hand is an important step towards creating a cohesive area in south Richland able to meet the commercial and heavy commercial needs of the larger surrounding community coming from various jurisdictions. Fostering commercial development in this particular area is important in meeting the commercial needs of surrounding residents and the region.

Another important issue to consider is the impact of commercial development on nearby properties. The site is adjacent to the Highway I-82 along its southern boundary, so future commercial development will not negatively impact properties in that direction. To the north, there are existing single family residential lots in the Meadow Springs Ranch and Rancho Del Rey subdivisions. However, those lots are separated from the proposed commercial area by Reata Road, a principal arterial roadway. Impacts of commercial development may be somewhat ameliorated by noise, dust, fumes, light

and glare produced from vehicle traffic on Reata Road. As previously mentioned, sites to the east and west already carry the Commercial land use designation and C-3 zoning assignment. Looking ahead to the time when C-3 zoning is considered for the site, C-3 zoning also provides for a wealth of permitted retail commercial uses potentially serving the retail shopping needs of residents immediately surrounding this commercial area. That is to say it is not necessarily the case that the site may only be developed with heavy commercial uses of no service to nearby residents.

The C-3 zone is the most intensive commercial district contained in the City's zoning code and is intended to be applied to properties adjacent to highways and/or principal arterial roadways for ease of access and to eliminate the need for commercially associated traffic to travel through residential areas. The subject site meets these locational conditions.

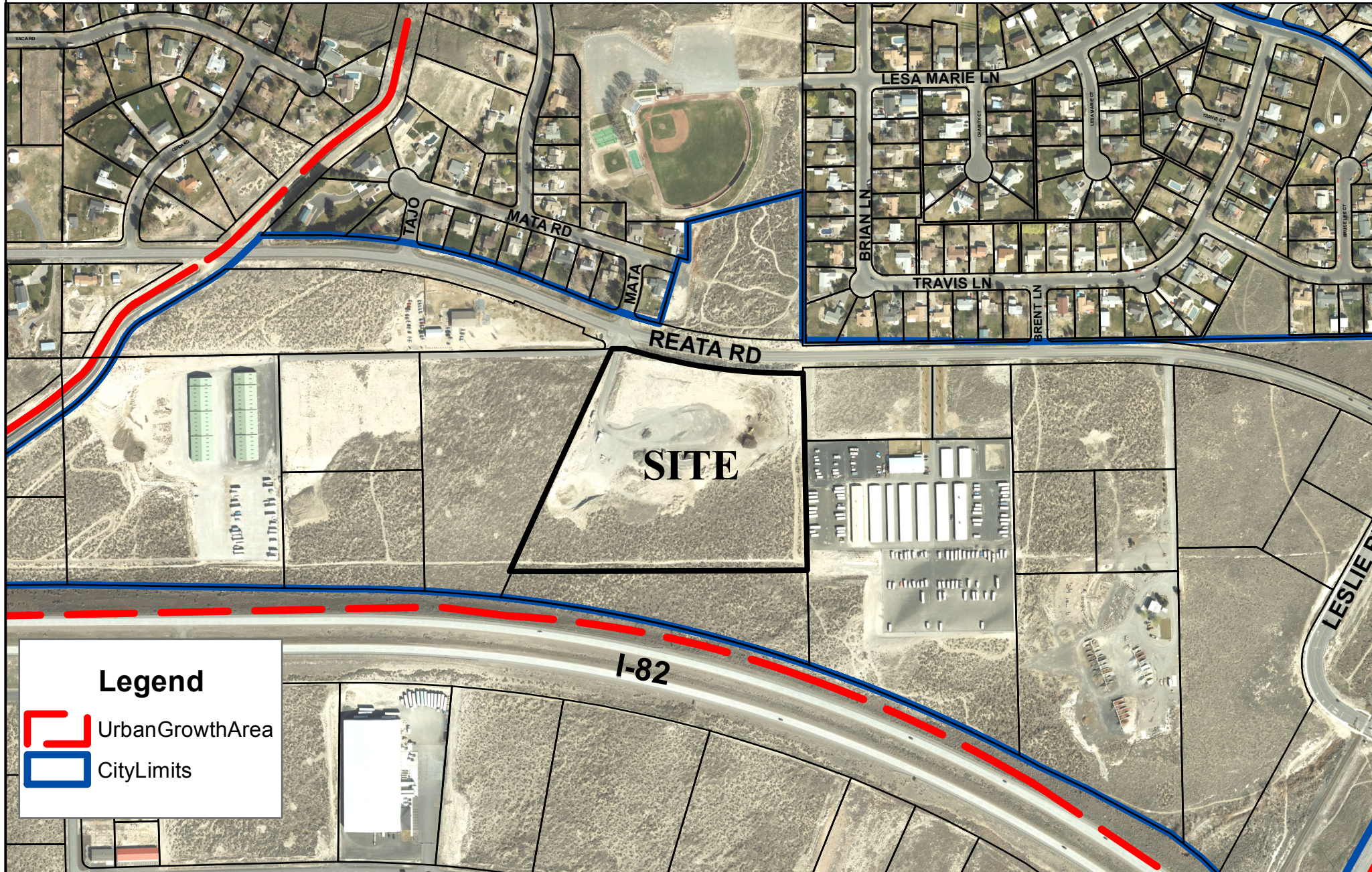
Future site development will be required to complete right-of-way infrastructure and site improvements such as perimeter and interior landscaping thereby further enhancing the character of Reata Road which will be enjoyed by the surrounding residents and passersby.

SUMMARY

Approval of the proposed comprehensive plan amendment would achieve a more cohesive commercial area in Richland along Reata Road, a growing area that is not presently served with commercial uses. Given the relative lack of commercial services in the immediate area, staff supports the proposed change in the plan to designate the 14.5 acre site for commercial purposes.

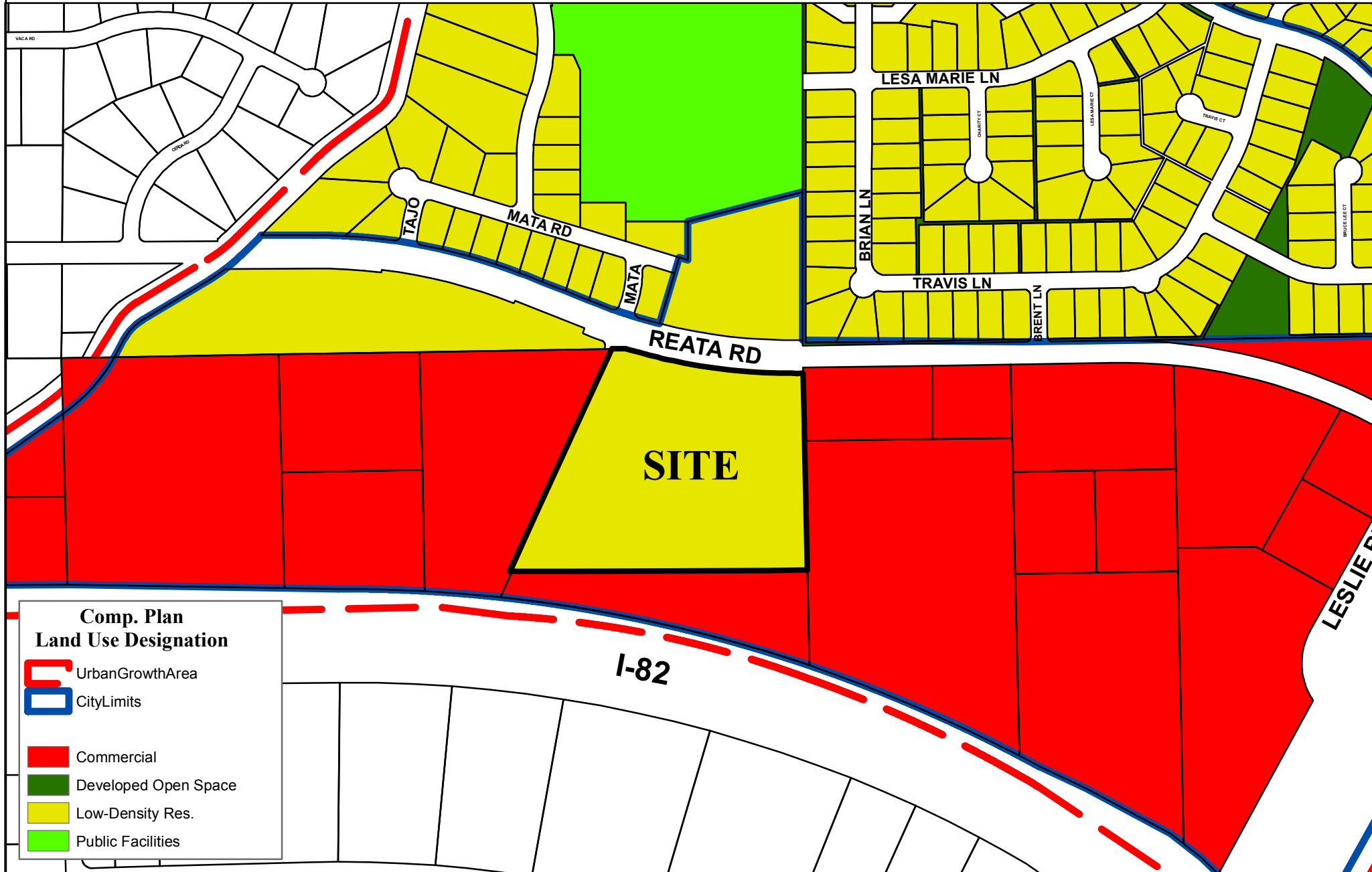
Vicinity Map

Item: Comp. Plan. Amend. - LDR to Comm.
Applicant: Steven & Susan McDonald
File #: CPA 2016-100



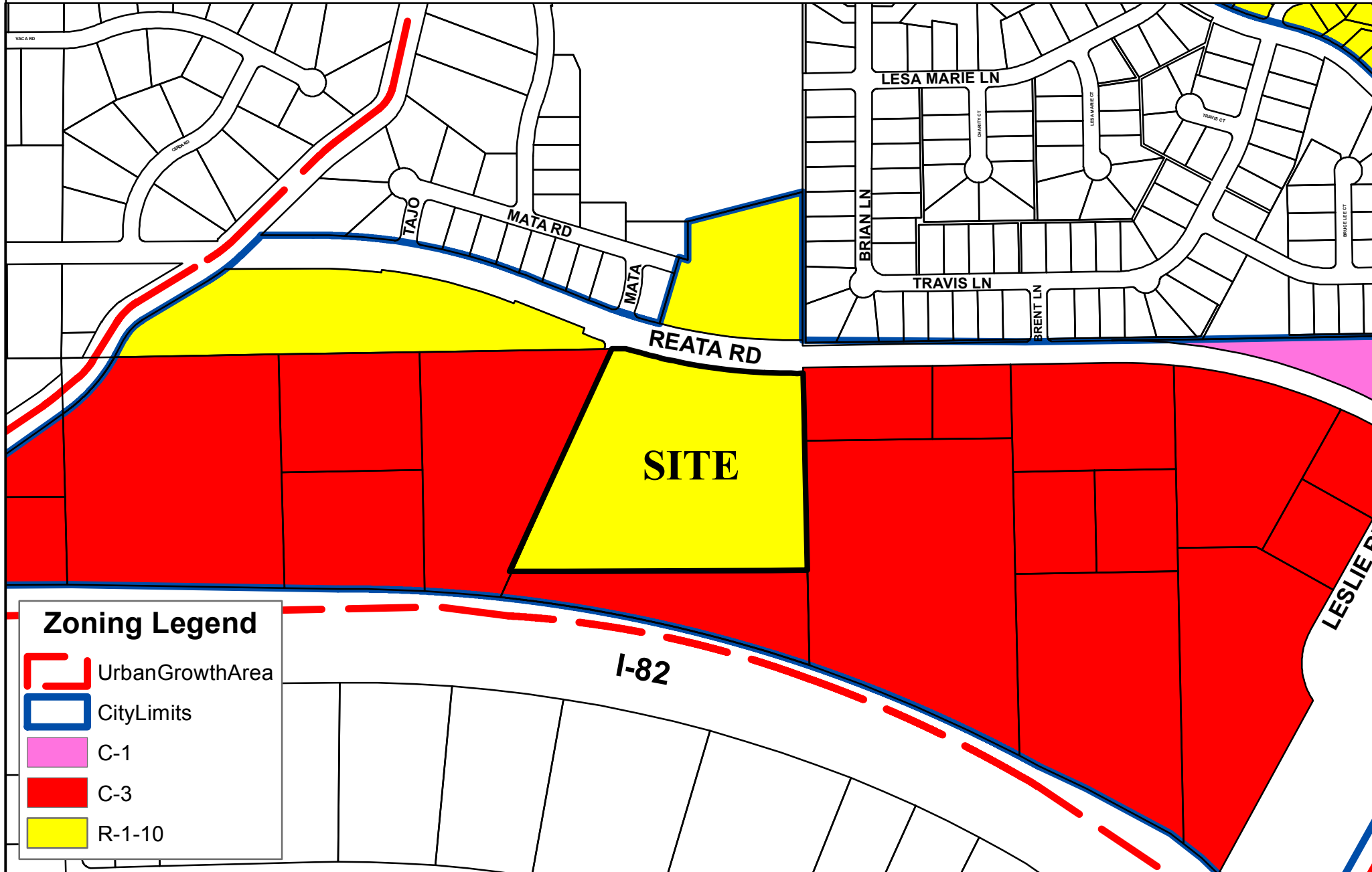
Land Use Map

Item: Comp. Plan. Amend. - LDR to Comm.
Applicant: Steven & Susan McDonald
File #: CPA 2016-100



Zoning Map

Item: Comp. Plan. Amend. - LDR to Comm.
Applicant: Steven & Susan McDonald
File #: CPA 2016-100



Looking North



Looking East



Looking South

Hwy I-82
↓



Looking West





Exhibit 3

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

Applicant or Sponsor <u>Steven R. McDonald - Susan K. McDonald</u>			
Address <u>371 Keene Court</u>		City <u>Richland</u>	State <u>WA</u> Zip <u>99352</u>
Phone Number <u>509-627-1153</u>	Fax Number <u> </u>	Other/E-Mail Address <u>SSMCDON@MSN.COM</u>	
Engineer/Architect Information (if applicable)			
Engineer/Architect <u>N.A.</u>		Registration/License Number <u> </u>	
Address <u>111882000005004</u>		City <u> </u>	State <u>WA</u> Zip <u>99336</u>
Phone Number <u>509-627-1153</u>	Fax Number <u> </u>	Other/E-Mail Address <u> </u>	
<u>see maps included</u>			

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

- ☐ Text Amendment: Element Section Subsections
- ☒ Map Amendment: Element Land Use Map Number LU-1

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

N.A.

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

Limits ability to develop property. Not
compatible w/surrounding properties

Helps us develop w/commercial
property surrounding on 3 sides and
freeway to the southerly boundary

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

Limits ability to develop w/surrounding
land.

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

DATED THIS 26 DAY OF May, 2016

Steven R. McDonald
Applicant's Signature

371 Keene Ct.
Address
Richland, WA 99352
City, State, Zip
509-627-1153
Phone

Susan K. McDonald
Applicant's Signature

371 Keene Ct.
Address
Richland, WA 99352
City, State, Zip
509-627-1153
Phone

FOR OFFICE USE ONLY

Please provide the following with your Comprehensive Plan Amendment Application:

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



NOTICE OF APPLICATION & PUBLIC HEARING

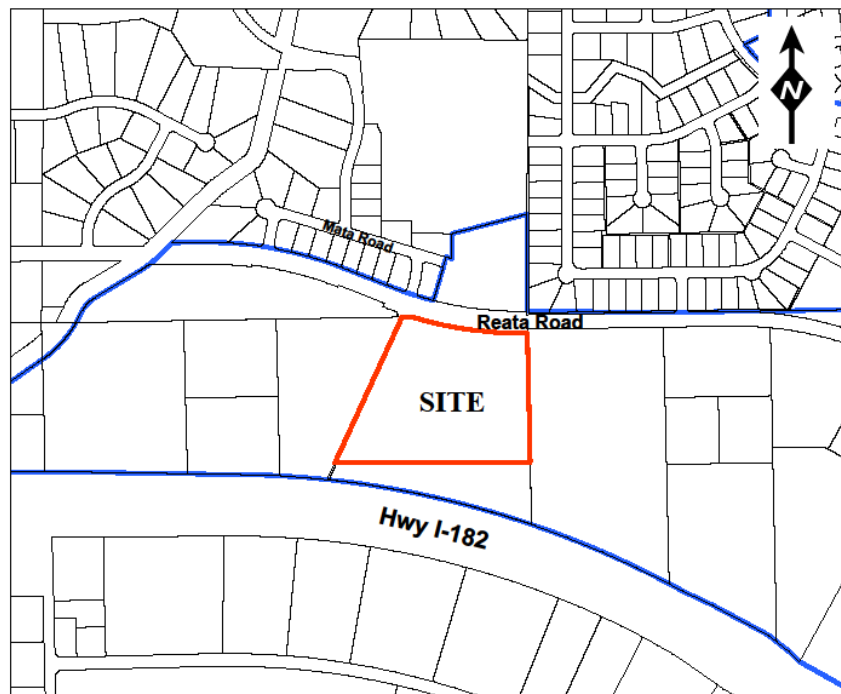
File # (CPA2016-100)

Notice is hereby given that the Richland Planning Commission will conduct a public hearing on Wednesday, September 28, 2016 at 7:00 p.m. in Council Chambers, Richland City Hall, 505 Swift Boulevard, Richland, to consider the following proposed application requesting an amendment to the City's adopted comprehensive plan:

An application filed by Steven & Susan McDonald to change in the land use designation on 15.3 acres from Low Density Residential to Commercial on property located on the south side of Reata Road, approximately 2,300 feet west of Leslie Road.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Shane O'Neill, Senior Planner, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7587 or emailed to soneill@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Monday, September 19, 2016 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

Copies of the staff report and recommendation will be available in the Development Services Division Office, and at the Richland Public Library beginning Tuesday, September 20, 2016.





MCDONALD - CPA
RES → COMM.

SEPA 2016-24
RECEIVED: 9.8.16
ACTION 9.9.16
DEPARTMENT OF COMMUNITY & DEVELOPMENT SERVICES
Planning & Development Services Division
840 Northgate Drive • Richland, WA 99352
Telephone 509-942-7794 • Fax 509-942-7764
www.ci.richland.wa.us
P.O. Box 190 Richland, WA 99352

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. BACKGROUND

1. Name of proposed project, if applicable: Reata Road
2. Name of applicant: Steven R / Susan K. McDonald
3. Applicant contact information:
Address: 371 Keene Ct - Richland, WA
Phone #: 509-627-1153
email address: ssmcdon@msn.com
4. Date checklist prepared: 9-8-16
5. Agency requesting checklist: CITY OF RICHLAND / WA DOE
6. Proposed timing or schedule (including phasing, if applicable): late 2016
early 2017
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Future commercial develop
EXACT USE TBD.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. NO
10. List any government approvals or permits that will be needed for your proposal, if known. XX
FUTURE REZONE REVIEW TO ASSIGN COMMERCIAL
ZONING TO THE SITE
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
EXACT DEVELOPMENT LAYOUT HAS NOT
BEEN DETERMINED AS THERE IS NOT CURRENTLY
A PROSPECTIVE BUSINESS.
THIS APPLICATION IS TO CHANGE THE CITY OF RICHLAND
COMPREHENSIVE PLAN LAND USE DESIGNATION FROM
RESIDENTIAL (LOW-DENSITY) TO COMMERCIAL IN PREPARATION
FOR A FUTURE RE-ZONE TO COMMERCIAL (C-3)

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

225 PEATA ROAD (VACANT) ACROSS FROM MATA CT.

RICHLAND WA.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site

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

- b. What is the steepest slope on the site (approximate percent slope)? 2 %

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

SAND / GRAVEL, SILT.

MIXED MESIC / XERIC TORRIPBAMMENTS

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. NO

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

UNDETERMINED

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

POSSIBLE BY WIND

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

UNKNOWN

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

DUST CONTROL MEASURES AS REQUIRED BY THE CITY

2. Air

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

TYPICALLY EXHAUST AND DUST DURING CONSTRUCTION

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

HIGHWAY I-62 IS ADJACENT TO THE SOUTH OF THE SITE BUT IS NOT LIKELY TO IMPACT FUTURE COMM. BUS.

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

NONE / TBD

3. Water

- a. Surface Water:

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

NO

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

NO

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

NONE

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

NO

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

NO

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

NO

b. Ground Water:

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

no

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

no

c. Water runoff (including stormwater):

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

LANDSCAPE IRRIGATION & STORM WATER
ALL WATER WILL INFILTRATE ON-SITE

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

POSSIBLY

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

no

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

ON-SITE INFILTRATION

4. Plants

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

____deciduous tree: alder, maple, aspen, other

____evergreen tree: fir, cedar, pine, other

____shrubs

☒ grass

____pasture

____crop or grain

____ Orchards, vineyards or other permanent crops.

____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

____water plants: water lily, eelgrass, milfoil, other

☒ other types of vegetation INVASIVE WEEDS

700
9.7.16

- b. What kind and amount of vegetation will be removed or altered?
NEARLY NONE EXISTS
- c. List threatened and endangered species known to be on or near the site.
NONE
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
TBD @ BLDG. PERMIT STAGE
- e. List all noxious weeds and invasive species known to be on or near the site.
GRASSES

5. Animals

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

birds: hawk, heron, eagle, songbirds, other: _____

mammals: deer, bear, elk, beaver, other: _____

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. *NONE*
- c. Is the site part of a migration route? If so, explain.
Yes, Richland is within the Pacific Flyway.
- d. Proposed measures to preserve or enhance wildlife, if any:
NONE
- e. List any invasive animal species known to be on or near the site. *NONE*

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
UNKNOWN / TBD
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO

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

UNKNOWN

7. Environmental health

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

If so, describe.

NO / TBD

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

UNKNOWN

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

UNKNOWN

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

UNKNOWN

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

UNKNOWN

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

NONE AT THIS TIME

b. Noise

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

HIGHWAY I-82 TRAFFIC, (MINIMAL IMPACT TO COMMERCIAL BUSINESS)

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

UNKNOWN / TBD

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

NONE

8. Land and shoreline use

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

VACANT / INACTIVE LAND

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

NO

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

NO

- c. Describe any structures on the site.

NONE

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

NO

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

R-1.10 (LOW-DENSITY RESIDENTIAL)

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

LOW-DENSITY RESIDENTIAL

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

NA

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

NO

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

UNKNOWN / TBD

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

NONE

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

NONE / NA

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

COMP. PLAN AMENDMENT & REZONING MUNICIPAL REVIEW & ANALYSIS PROCESS.

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

NA

9. Housing

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

NONE

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

NONE

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

NA

10. Aesthetics

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

TBD

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

NONE

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

NONE / ROAD FRONTAGE IMPROVEMENTS

11. Light and glare

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

TBD / UNKNOWN

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

NO / UNKNOWN

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

NONE

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

LIGHT SHIELDING PER RICHMOND MUNICIPAL CODE

12. Recreation

- What designated and informal recreational opportunities are in the immediate vicinity?
NONE
- Would the proposed project displace any existing recreational uses? If so, describe.
NO
- Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
NONE

13. Historic and cultural preservation

- Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
NO
- Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
NO
- Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
THE VICINITY IS EITHER NOWLY DEVELOPED OR VACANT
- Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
NONE

14. Transportation

- Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
*REATA ROAD
NO SITE-PLAN AT THIS TIME*
- Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
NO
- How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
TBD.

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

POTENTIALLY RIGHT-OF-WAY INFRASTRUCTURE AT THE TIME OF BUILDING PERMIT REVIEW

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

NO

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

UNKNOWN ABO

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

NO

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

NONE YET

15. Public services

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

THOSE TYPICAL OF COMMERCIAL DEVELOPMENT

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

NONE

16. Utilities

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

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

ALL EXISTING

C. Signature

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

Signature: Susan K. McDonald

Name of signee: Susan K. McDonald

Position and Agency/Organization: Owner / ~~Prop~~ Trustee

Date Submitted: 9-8-16

Community & Economic Development Department

This application was reviewed by the Planning Division of the Community & Economic Development Department. Any comments or changes made by the Department are entered in the body of the checklist and contain initials of the reviewer.

[Signature]

Reviewer Signature

9.8.16

Date

D. Supplemental sheet for nonproject actions

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

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
*A SPECIFIC DEVELOPMENT HAS NOT BEEN DETERMINED
THE FOREMENTIONED IMPACTS A UNLIKELY TO APPROACH SIGNIFICANT
LEVELS.*
Proposed measures to avoid or reduce such increases are:

NONE IDENTIFIED OUTSIDE OF STANDARD REGULATIONS & CODES

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

IMPACTS ARE HIGHLY UNLIKELY

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

NONE

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

NOT LIKELY

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

NONE

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

NO EFFECT

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

NONE IDENTIFIED

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

THE CPA WILL BRING THE SITE INTO LAND USE DESIGNATION
CONFORMITY WITH THE SURROUNDING VICINITY SOUTH OF PLATA
RD.

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

NO ~~EE~~ IMPACTS IDENTIFIED

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

MINIMAL IMPACT ON UTILITIES

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

EVALUATION BY UTILITY SERVICE PROVIDERS

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

NA



File No. EA2016-24

CITY OF RICHLAND
Determination of Non-Significance

Description of Revised Proposal: An application to change in the land use designation on 20.3 acres from Low Density Residential to Commercial on property located on the south side of Reata Road, approximately 2,300 feet west of Leslie Road. (File #: CPA2016-100)

Proponent: Steven & Susan McDonald

Location of Proposal: The south side of Reata Road, approximately 2,300 feet west of Leslie Road

Lead Agency: City of Richland

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

- () There is no comment for the DNS.
- (X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days. Comments must be submitted by **September 27, 2016**.
- () This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Shane O'Neill

Position/Title: Senior Planner

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

Date: Issued September 9, 2016

Signature _____

Chapter 23.22

COMMERCIAL ZONING DISTRICTS

Sections:

- [23.22.010](#) Purpose of commercial use districts.
- [23.22.020](#) Performance standards and special requirements.
- [23.22.030](#) Commercial use districts permitted land uses.
- [23.22.040](#) Site requirements and development standards for commercial use districts.
- [23.22.050](#) Parking standards for commercial use districts.

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.

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

C. The retail business use district (C-2) is a business zone classification providing for a wide range of retail business uses and services compatible to the core of the city and providing a focal point for the commerce of the city. All activities shall be conducted within an enclosed building except that off-street loading, parking, and servicing of automobiles may be in the open and except that outdoor storage may be permitted when conducted in conjunction with the principal operation which is in an enclosed adjoining building. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

D. The general business use district (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental

shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

E. The waterfront use district (WF) is a special commercial and residential zoning classification providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, offices, and other similar commercial, apartment, and multifamily uses which are consistent with waterfront oriented development, and which are in conformance with RMC Title [26](#), Shoreline Management, and with applicable U.S. Corps of Engineers requirements. This zoning classification encourages mixed special commercial and high-density residential uses to accommodate a variety of lifestyles and housing opportunities. Any combination of listed uses may be located in one building or one development (i.e., related buildings on the same lot or site). This zoning classification is intended to be applied to those portions of the city that are designated waterfront under the city of Richland comprehensive plan.

F. The central business district (CBD) is a special mixed use zoning classification designed to encourage the transformation of the central business district from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The central business district is envisioned to become a center for housing, employment, shopping, recreation, professional service and culture. The uses and development pattern will be integrated and complementary to create a lively and self-supporting district. Medium rise buildings will be anchored by pedestrian oriented storefronts on the ground floor with other uses including housing on upper floors. Projects will be well designed and include quality building materials. Appropriate private development will be encouraged via public investments in the streetscape and through reduction in off-street parking standards. Uses shall generally be conducted completely within an enclosed building, except that outdoor seating for cafes, restaurants, and similar uses and outdoor product display is encouraged. Buildings shall be oriented to the fronting street or accessway, to promote a sense of enclosure and continuity along the street or accessway. This zoning classification is intended for those portions of the city that are designated as central business district, as well as some properties designated as commercial and waterfront, under the Richland comprehensive plan. The central business district zone contains overlay districts titled medical, parkway, and uptown. The overlay districts implement varying site development requirements.

G. The commercial recreation district (CR) is a special commercial district providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, and other commercial uses which are consistent with waterfront oriented development, and which are in conformance with RMC Title [26](#), Shoreline Management, and with the U.S. Corps of Engineers requirements, and providing for regulations to protect the business and residents of the city from objectionable influences, building congestion and lack of light, air and privacy. This zoning classification is intended for those portions of the city that are designated as waterfront or commercial under the Richland comprehensive plan.

H. The commercial winery use district (CW) is a zone classification designed to provide an area for the operation of commercial wineries, including all aspects of the wine making industry, from the raising of crops to the production, storage and bottling of wine and the retail sales of wine and related products. Other uses, which support winery-related tourism, such as restaurants, entertainment venues, retail services such as gift shops and bed and breakfast facilities are also permitted, along with other uses that are compatible with wineries. [Ord. 28-05 § 1.02; Ord. 04-09].

23.22.020 Performance standards and special requirements.

A. Commercial Limited Business. Residential uses permitted in the C-LB district must comply with the following standards except as provided by footnote (6) of RMC [23.22.040](#):

1. Minimum Yard Requirements.

- a. Front Yard. Twenty feet except as provided by footnote (3) of RMC [23.18.040](#);
- b. Side Yards. Each side yard shall provide one foot of side yard for each three feet or portion thereof of building height;
- c. Rear Yards. Twenty-five feet.

2. Required Court Dimensions. Each court on which windows open from any room other than a kitchen, bathroom or a closet, shall have all horizontal dimensions measured at right angles from the windows to any wall or to any lot line other than a front lot line equal to not less than the height of the building above the floor level of the story containing the room, but no dimension shall be less than 20 feet.

3. Distance Between Buildings. No main building shall be closer to any other main building on the lot than a distance equal to the average of their heights. This provision shall not apply if no portion of either building lies within the space between the prolongation of lines along any two of the opposite walls of the other building, but in any such situation the buildings shall not be closer to each other than a distance of 10 feet.

4. Percentage of Lot Coverage. Apartment buildings in a C-LB district shall cover not more than 33 percent of the area of the lot.

B. Neighborhood Retail Business. All uses permitted in a C-1 district must comply with the following performance standards:

1. All business, service, repair, processing, or merchandise display shall be conducted wholly within an enclosed building, except for off-street automobile parking, the sale of gasoline, and self-service car washes. Limited outdoor display of merchandise is permitted; provided, that such display shall include only those quantities sold in a day's operation.

2. Outdoor storage areas incidental to a permitted use shall be enclosed with not less than a six-foot-high fence and shall be visually screened from adjoining properties. All storage areas shall comply with building setbacks.

3. Not more than three persons shall be engaged at any one time in fabricating, repairing, cleaning, or other processing of goods other than food preparation in any establishment. All goods produced shall be primarily sold at retail on the premises where produced.

4. Lighting, including permitted illuminated signs, shall be shielded or arranged so as not to reflect or cause glare to extend into any residential districts, or to interfere with the safe operation of motor vehicles.

5. Noise levels resulting from the operation of equipment used in the conduct of business in the C-1 district shall conform to the requirements of Chapter 173-60 WAC, Maximum Environmental Noise Levels.

6. No single retail business, except for a food store, shall operate within a building space that exceeds 15,000 square feet in area, unless approved by the planning commission through the

issuance of a special use permit upon the finding that the proposed retail business primarily serves and is appropriately located within the surrounding residential neighborhoods.

C. General Business. All permitted commercial business uses may be located in the C-3 district, provided their performance is of such a nature that they do not inflict upon the surrounding residential areas, smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare or safety of the public occupying or visiting the areas. The maximum permissible limits of these detrimental effects shall be as herein defined and upon exceeding these limits they shall be as herein considered a nuisance, declared in violation of this title and shall be ordered abated.

1. Smokestacks shall not emit a visible smoke except for one 10-minute period each day, when a new fire is being started. During this period, the density of the smoke shall not be darker than No. 2 of the Ringlemann Chart as published by the U.S. Bureau of Mines.
2. No visible or invisible noxious gases, fumes, fly ash, soot or industrial wastes shall be discharged into the atmosphere from any continuous or intermittent operation except such as is common to the normal operations of heating plants or gasoline or diesel engines in cars, trucks or railroad engines.
3. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare to areas surrounding the C-3 district.
4. Odors of an intensity greater than that of a faint smell of cinnamon which can be detected by persons traveling the roads bordering the lee side of the C-3 district, when a 10 mph wind or less is blowing, are prohibited.
5. Machines or operations which generate air or ground vibration must be baffled or insulated to eliminate any sensation of sound or vibration outside the C-3 district.

D. Waterfront. It is the intent of this section that:

1. Uses should be oriented primarily to the waterfront and secondarily to the public street to facilitate public access to the waterfront; and

2. Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries.

E. Central Business District. New buildings shall conform to the following design standards:

1. The maximum setback area shall only be improved with pedestrian amenities including but not limited to: landscaping, street furniture, sidewalks, plazas, bicycle racks, and public art.

2. Building facades facing streets shall include:

a. Glass fenestration on 50 percent to 80 percent of the ground floor of the building facade. A window display cabinet, work of art, decorative grille or similar treatment may be used to cover an opening for concealment and to meet this standard on those portions of the ground floor facade where the applicant can demonstrate that the intrusion of natural light is detrimental to the ground floor use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms.

b. At least two of the following architectural elements:

i. Awnings;

ii. Wall plane modulation at a minimum of three feet for every wall more than 50 feet in length;

iii. Pilasters or columns;

iv. Bays;

v. Balconies or building overhangs; or

vi. Upper story windows (comprising a minimum of 50 percent of the facade).

3. At least one pedestrian, nonservice entrance into the building will be provided on each street frontage or provided at the building corner.

4. Variation of exterior building material between the ground and upper floors of multi-story buildings.

5. All buildings with a flat roof shall use a modulated height parapet wall for wall lengths greater than 50 feet. The modulation of parapet heights is encouraged to identify building entrances.

6. All new buildings that utilize parapet walls shall include a projecting cornice detail to create a prominent edge.

7. Public street and sidewalk improvements are required per Richland Municipal Code to implement approved street cross-sections. Curb cuts are encouraged to be located adjacent to property lines and shared with adjacent properties, via joint access agreement.

8. Service bays, loading areas, refuse dumpsters, kitchen waste receptacles, outdoor storage locations, and rooftop mechanical equipment shall be located away from public rights-of-way via site planning and screened from view with landscaping, solid screening or combination.

9. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, or the maximum setback standards set forth in RMC [23.22.040](#) or the maximum parking standards set forth in RMC [23.22.050](#), a project representative may apply to the Richland planning commission for a deviation from these site design standards. The Richland planning commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:

a. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and

b. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and

c. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity. [Ord. 28-05 § 1.02; Ord. 07-06; Ord. 04-09; Ord. 07-10 § 1.01; amended during 2011 recodification; Ord. 32-11 § 4].

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								
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			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
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	
Towing, Vehicle Impound Lots				S ₃				
Truck Rentals			P	P				
Truck Stop – Diesel Fuel Sales			S	P				
Truck Terminal				P				

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
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			
Laundry/Dry Cleaning, Com.				P	P ²⁹			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
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

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Public Campgrounds				S			S	
Public Parks	P	P	P	P	P		P	P
Schools	P ₁₂	P ₁₂	P ₁₂	P ₁₂	P ₁₂	P ₁₂		
Schools, Alternative	P ₁₃	P ₁₃	P ₁₃	P ₁₃	P ₁₃			
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P	P	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P	P	P	P	P	P	P
Recreational Uses								
Art Galleries			P	P	P	P	P	P
Arcades		P	P	P	P	P	P	
Boat Mooring Facilities						P	P	
Cinema, Indoor			P	P	P	P	P	
Cinema, Drive-In			P	P				
Commercial Recreation, Indoor		S ₇	P	P	P	P	P	
Commercial Recreation, Outdoor			P	P		P	P	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
House Banked Card Rooms				P ₁₄	P ₁₄	P ₁₄	P ₁₄	
Recreational Vehicle Campgrounds				S ₁₅			S ₁₅	
Recreational Vehicle Parks				S ₁₆			S ₁₆	
Stable, Public				S ₁₇				
Theater		P ₇	P	P	P	P	P	P
Residential Uses								
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	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
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
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			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
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				
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

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
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 feet min. – 20 feet max. ^{3, 11, 13} Medical District: 0 feet min.	Note 4,5	Note 4	20 feet
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

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
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

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.
2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
3. Unless a greater setback is required by Chapter [12.11](#) RMC, Intersection Sight Distance.
4. Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.
5. In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC [23.18.040](#).
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.

7. Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum 15-foot setback. Lots adjoining a street shall maintain a minimum 20-foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.

8. No minimum required, except parking shall be set back a minimum of five feet to accommodate required landscape screening as required under RMC [23.54.140](#).

9. Side Yard. No minimum, except parking shall be set back a minimum of five feet, and buildings used exclusively for residences shall maintain at least one foot of side yard for each three feet or portion thereof of building height. Side yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

10. No minimum, except parking shall be set back a minimum of five feet. Rear yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

11. Commercial developments such as community shopping centers or retail centers over 40,000 square feet in size and typically focused around a major tenant, such as a supermarket grocery, department store or discount store, and supported with smaller “ancillary” retail shops and services

located in multiple building configurations, are permitted front and street side maximum setback flexibility for the largest building. Maximum setback standards on any other new buildings may be adjusted by the planning commission as part of the alternative design review as set forth in the performance standards and special requirements of RMC [23.22.020](#)(E)(9).

12. All buildings that are located in both the waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland shoreline master program (RMC Title [26](#)). Buildings in the WF district that are not subject to the Richland shoreline master program shall not exceed a height of 35 feet; unless the planning commission authorizes an increase in building height to a maximum height of 55 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.

13. Physical additions to existing nonconforming structures are not subject to the maximum front yard setback requirements.

14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).

PLATE NO. 1 - 23.22.040

PLATE 1



CBD - MEDICAL DISTRICT

PLATE NO. 2 - 23.22.040

PLATE 2



CBD - UPTOWN DISTRICT

PLATE NO. 3 - 23.22.040

PLATE 3



CBD - THE PARKWAY DISTRICT

23.22.050 Parking standards for commercial use districts.

A. Off-street parking space shall be provided in all commercial zones in compliance with the requirements of Chapter [23.54](#) RMC.

B. Central Business District Off-Street Parking. All uses have a responsibility to provide parking. The parking responsibility for any new use or change in use shall be determined in accordance with the requirements of Chapter [23.54](#) RMC. The maximum number of parking spaces provided on site shall not exceed 125 percent of the minimum required parking as specified in Chapter [23.54](#) RMC; provided, that any number of parking spaces beyond the established maximum may be approved by the planning commission subject to RMC [23.22.020](#)(E)(9) (Alternative Design).

1. The off-street parking requirement may be reduced as follows:

a. The planning commission may reduce the parking responsibility as provided by RMC [23.54.080](#), joint use; and/or

b. Within a 600-foot radius of the property, and within the CBD zoning district, a 25 percent credit will be provided for each on-street parking space and/or for each off-street parking space located in a city-owned public parking lot. The allowed combined reduction in required off-street parking shall not exceed 50 percent of the overall off-street parking requirement (including any reductions contained in RMC [23.54.080](#)).

Example: one off-street space will be credited if four on-street spaces are located within 600 feet of the property. Parking space dimensions are found in RMC [23.54.120](#). Only those streets designated for on-street parking shall be considered for the credit. Curb cuts, driveways, hydrant frontages, and similar restricted parking areas shall be excluded from the calculation.

2. Any parking lot that has frontage on a public street or accessway shall be screened with a combination of trees planted at no less than 30 feet on center and shrubs planted to form a uniform hedge within five years. A masonry wall not lower than 18 inches and not higher than 36 inches may be substituted for the shrubs. The landscaping and masonry wall, if used, shall be at no greater setback than the maximum setback for a front or street side (RMC [23.22.040](#)). Masonry walls are subject to the performance standards found in RMC [23.22.020](#)(E), and must be granted approval by the public works director for compliance with vision clearance requirements for traffic safety before installation.

Standard	R-1-12	R-1-10	R-2	R-2S	R-3
Minimum Lot Area Requirement – One-Family Detached Dwelling	10,000 feet ¹	8,000 feet	6,000 feet	4,000 feet	4,000 feet
Minimum Lot Area Requirement – Two-Family Detached Dwelling	N/A	N/A	10,000 feet	7,000 feet	7,000 feet
Minimum Lot Area Requirement – One-Family Attached Dwellings	N/A	N/A	N/A	3,000 feet	3,000 feet
Maximum Density – Multifamily Dwellings (Units/Square Foot)	N/A	N/A	N/A	N/A	1:3,000
Minimum Lot Width – One-Family Detached Dwelling	90 feet	70 feet	50 feet	42 feet	42 feet
Minimum Lot Width – Two-Family Detached Dwelling	N/A	N/A	70 feet	64 feet	64 feet
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	30 feet	30 feet
Average Lot Size Requirement ²	12,000	10,000	None	None	None
Minimum Front Yard Setback ³	20 feet	20 feet	20 feet	15 feet/18 feet ⁴	20 feet ^{6,10}
Minimum Side Yard Setback	10 feet	10 feet	6 feet	6 feet ⁵	^{6,10}
Minimum Alley/Private Access Easement Setback	6 feet	6 feet	6 feet	6 feet	6 feet
Minimum Rear Yard Setback	25 feet	25 feet	25 feet	20 feet/3 feet ⁷	25 feet ^{6,10}
Maximum Lot Coverage ⁸	40%	40%	40%	50%	33%/45% ^{9,10}
Maximum Building Height – Main Building	30 feet	30 feet	30 feet	30 feet	40 feet ¹⁰
Maximum Building Height – Detached Accessory Buildings ¹¹	16 feet	16 feet	16 feet	16 feet	16 feet

1. The minimum lot size in existing residential neighborhoods shall be based on the mean average lot size of existing platted R-1-12 lots within a radius of 500 feet of the property proposed for subdivision. However, in no case shall the minimum lot requirement exceed 12,000 square feet, nor be less than 10,000 square feet.

2. Minimum average lot area per subdivision, exclusive of the area of streets and lots designated for nonresidential uses. In calculating average lot size, at least 35 percent of all lots shall be larger than the average lot size requirement.

3. Front yard setbacks are required from all street rights-of-way adjoining a lot as shown in the table above, except as follows:

a. In single-family residence districts and in R-2 and R-3 districts where more than 50 percent of the normal or average-size lots in a block fronting on one side of the street are developed with existing buildings, other than accessory buildings, with front yard setbacks less than that required for the district, a new single-family or duplex dwelling shall adopt a minimum front yard setback dimension which is the average of the setbacks of the buildings on the two adjoining lots, existing prior to July 22, 1960, but in no case shall this dimension be less than 15 feet nor need it exceed 30 feet.

b. Residential Districts. In any R district, or any combination therewith, on any corner lot where there is provided a side yard along the interior side lot line at least equal in width to the minimum depth of the rear yard required for the district, the main building may encroach upon the required rear yard up to a line where the remaining rear yard is no less in depth than the minimum width of the side yard required for the district. No accessory buildings may be located in said side yard, except a patio shelter enclosed on no more than two sides by walls or other enclosures and in conformity with the other provisions of this title.

c. The flanking frontage or nonaddress front yard of a corner lot may reduce the front yard setback of said frontage to 15 feet; see diagram below.

4. Front yards shall not be less than 15 feet in front of living areas, up to a maximum of 55 percent of the front lot line, and not less than 18 feet in front of all other areas.

5. Detached one-family or detached two-family dwellings shall have two side yards with each side yard having a width of not less than six feet. A nonattached side of an attached one-family dwelling shall have a side yard having a width of not less than six feet.

6. For multiple-family dwellings and other allowable uses other than one-family attached and one-family and two-family detached dwellings, front yards shall be 20 feet, side yards shall be equal to one foot of side yard for each three feet or portion thereof of building height, and rear yards shall be 25 feet, except

as required by RMC [23.18.020](#)(B) when multifamily development is located adjacent to a single-family residential zoning district or development.

7. Rear yards shall be not less than 20 feet in back of living areas and three feet in back of garages or carports up to a maximum of 60 percent of the rear lot line for the garage or carport portion of the rear yard.

8. Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.

9. Buildings in an R-3 district shall cover not more than 33 percent of the area of the lot except one-family attached dwellings, which may cover up to 45 percent of the area of the lot.

10. Setbacks, building heights, and lot coverage requirements for one-family attached, one-family detached and two-family detached dwellings in the R-3 zoning district shall be the same as those set forth for development in the R-2S zoning district.

11. Detached accessory structures built pursuant to the setback provisions of RMC [23.38.020](#) are limited to one story.

I. PUBLIC PARTICIPATION

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

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

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

II. PLANNING GOALS

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

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

Review. The property is located within the City's existing Urban Growth Area as set forth by the Benton County comprehensive plan. The City's comprehensive plan includes provisions for the extension of utilities and services to lands located within the Urban Growth Area and specifically to this site. Water and sewer mains have been installed along Reata Road with stubs to this site as part of a Local Improvement District. The proposed amendment is consistent with this GMA goal.

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

Review. The proposed amendment would transfer 14.5 acres of land designated for residential use to a commercial land use designation. The proposed amendment would not impact this GMA goal. Providing additional commercially available ground in this location will help serve commercial needs of the residential neighborhoods immediately to the north together with this southern portion of the Tri-Cities region.

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

Review. The City of Richland's comprehensive plan policies state that the city will coordinate planning and operation of transportation facilities with programs to optimize multimodal transportation systems. The proposed amendment would not impact this GMA goal.

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

Review. The proposed amendment would change the designation of 14.5 acres from low density residential to commercial and in so doing will slightly decrease the amount of land within the city that is available for residential development. The plan designates a total of 6,715 acres for low density, medium density and high density residential development. The proposed change would decrease the total land base of residential land by less than 5 one-hundredths of one percent, and so would have an insignificant impact on the City's housing goal.

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

Review. The proposed plan amendment would increase the City's commercial land base by 14.5 acre and would result in a slight increase in the City's commercial land base. Future commercial development of this site would provide additional job opportunities for City residents. The proposed amendment would have a slight, positive benefit to this GMA goal.

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

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

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

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

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

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

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

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

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

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

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

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

Review. The City of Richland has an established public participation program to ensure early and continuous public participation in comprehensive plan amendments. The outline of that plan can be found in Section I: Public Participation. The review of this proposed amendment followed this public participation plan.

GOAL 12: PUBLIC FACILITIES & SERVICES. *City should ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

Review. The proposed amendment would result in different impacts on the City's public services and facilities. These differing impacts would be identified at the time that specific development proposals are brought forward and reviewed for compliance with City development standards and regulations. The City's development regulations are adequate to ensure that the intent of this GMA goal is met.

GOAL 13: HISTORIC PRESERVATION. *City should identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.*

Review. The subject parcel is vacant. There are no historical buildings or sites of historical or archaeological significance known to exist within or near the subject site.

III. CONCLUSION

The proposed plan amendment would reclassify approximately 14.5 acres of Low-Density Residential land to Commercial land. This amendment is consistent with the goals of the Growth Management Act.

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CPA2016-103

PREPARED BY: RICK SIMON
HEARING DATE: SEPTEMBER 28, 2016

GENERAL INFORMATION:

APPLICANT: DARIN MUSSER

REQUEST AMENDMENT TO THE LAND USE DESIGNATION MAP OF THE CITY COMPREHENSIVE PLAN, RECLASSIFYING 1.5 ACRES FROM AGRICULTURAL TO COMMERCIAL

LOCATION: PROPERTY LOCATED EAST OF BUCKSKIN LANE AND NORTH OF VAN GIESEN STREET.

REASON FOR REQUEST

The applicant is requesting an amendment to the comprehensive plan map based upon his desire to develop the site with commercial land uses.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for comprehensive plan amendment (CPA2016-103) and submits that:

1. The City of Richland Comprehensive Plan, adopted in 1997, currently designates the 1.5 acre site as suitable for Agricultural land uses. The property is currently zoned AG - Agricultural.
2. The site is bounded by Buckskin Lane to the west; Van Giesen Street to the south, and is adjacent to a single family residence and associated pasture to the north and undeveloped commercial land to the east.
3. Van Giesen Street, also known as State Route 224, is designated as a highway under the City's Functional Classification System Plan and is immediately adjacent to the site.
4. The site is immediately adjacent to commercially designated lands to the east including a number of commercial uses along the Van Giesen corridor.
5. The site is located outside of the 100 year floodplain as mapped by the Federal Emergency Management Agency.

6. The agricultural land use designations were to be applied to properties located within the Yakima River Floodplain, as stated in Land Use Goal #7, Policy 2 of the City's Land Use Plan.
7. Significant growth within in the City since the comprehensive plan was initially adopted in 1997 provides a basis for the plan amendment. Specifically, City population has increased over 31% in that time period.
8. The proposed amendment was reviewed under the provisions of the State Environmental Policy Act and a Determination of Non-significance was entered into the record on September 1, 2016.
9. The analysis of the Growth Management Act requirements completed by staff identified that that the proposal would not be in conflict with the state growth management regulations.
10. Based on the above findings and conclusions, approval of the comprehensive plan amendment would be in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends that the Planning Commission concur with the findings and conclusions set forth in Staff Report (CPA2016-103) and recommend approval of the requested plan amendment to designate 1.5 acres located north of Van Giesen Street and east of Buckskin Lane as suitable for commercial land use.

EXHIBITS

1. Supplemental Information
2. Application Materials
3. Public Hearing Notice
4. Hearing Examiner Decision SUP2016-101
5. Environmental Checklist
6. Determination of Non-Significance (DNS)
7. Site Photos
8. GMA Goals Analysis

SUPPLEMENTAL INFORMATION

DESCRIPTION OF PROPOSAL

Darin Musser is the owner of a 1.5 acre parcel located at the northeast corner of the intersection of Van Giesen Street and Buckskin Loop and is requesting an amendment to the comprehensive plan land use designation on this site from its current Agriculture designation to a Commercial designation.



Figure 1 – Vicinity Map *(site highlighted in red)*

SITE DESCRIPTION & ADJACENT LAND USES

The site consists of a single 1.5 acre parcel, roughly square in shape, whose borders are formed by Buckskin Lane on the west and Van Giesen Street on the south. The site is level and is currently in pasture. The adjacent property to the east is also undeveloped and used for vehicle storage. Other uses to the east along the Van Giesen

Street corridor include a variety of commercial businesses including an automotive shop, a veterinarian clinic, and a contractor's business. There is also a nursery located along the south side of Van Giesen, southeast of the subject site. There is an existing single family residence located on the parcel directly north of the site and single family residences located to the west and south of the site. Photos of the site are attached in Exhibit 3.

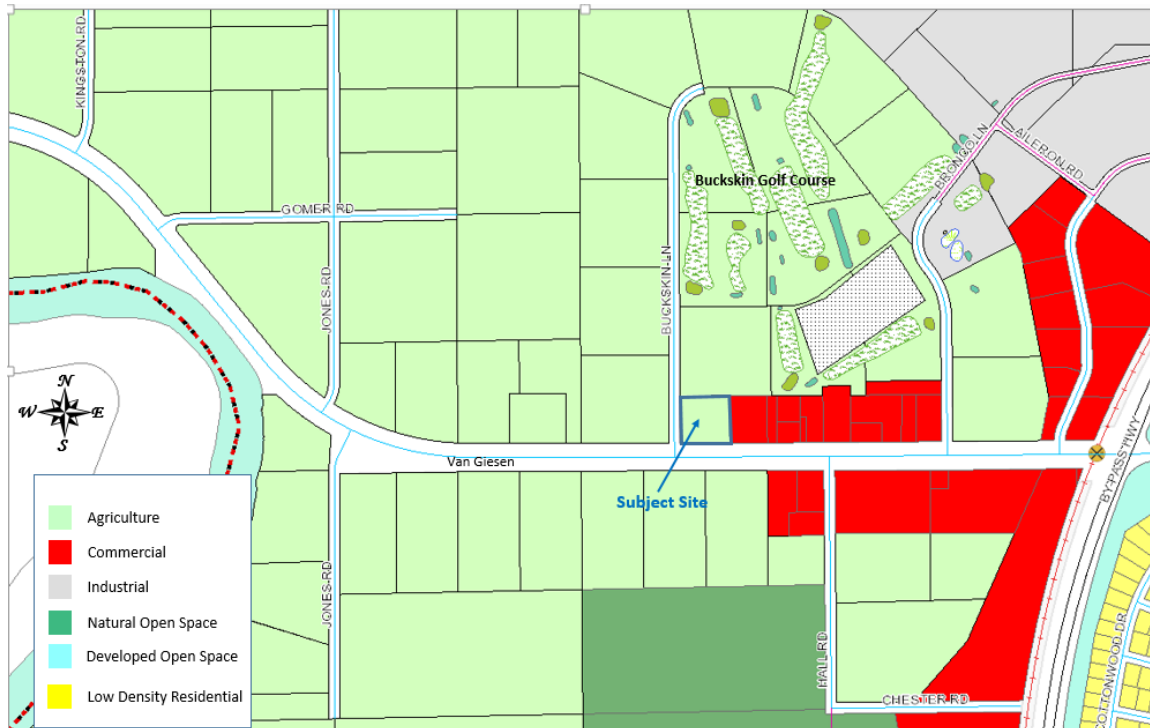


Figure 2 – Comprehensive Plan

COMPREHENSIVE PLAN

The site is designated as Agriculture under the City's current comprehensive plan. The adjacent properties to the east along Van Giesen Street are designated as commercial. Generally, the properties lying between the Bypass Highway and the Yakima River that are located within the 100 year floodplain have been designated as Agricultural lands.

The plan defines Agriculture lands as follows:

This category includes uses devoted primarily to the tilling of soil, the raising of crops, horticulture, livestock, poultry, feed lots, and related commercial and industrial activities. It allows residential densities up to 1 dwelling unit per 5 acres.

The commercial land use category is described as follows:

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

The only mention of agricultural lands within the comprehensive plan goals and policies is made under policy 2 of Land Use Goal 7, which reads as follows:

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

Policy 2 – *The City will apply the Agricultural designation only in the Yakima River floodplain.*

Commercial land uses are addressed in Land Use Goal 3, which states:

Goal 3: The City will promote commercial growth and revitalization that serves residents and strengthens and expands the tax base.

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

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

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

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

FLOODPLAIN

Much of the area lying east of the Yakima River along the Van Giesen Street corridor is located within the 100 year floodplain as identified by the Federal Emergency Management Agency. The subject site, while is close proximity to areas designated as floodplain is actually located outside the 100 year floodplain (Zone A) and within the 500 year floodplain (Zone B). The floodplain elevation for the subject site is between elevation 367 and 368 according to FEMA studies. The site is at elevation 370 according to the city's GIS mapping system.



Figure 3 – Flood Insurance Rate Map

ZONING

Property to the north, west, south and immediately adjacent to the east is zoned AG - Agricultural. Properties lying further to the east along the Van Giesen corridor are zoned C-3 General Commercial.

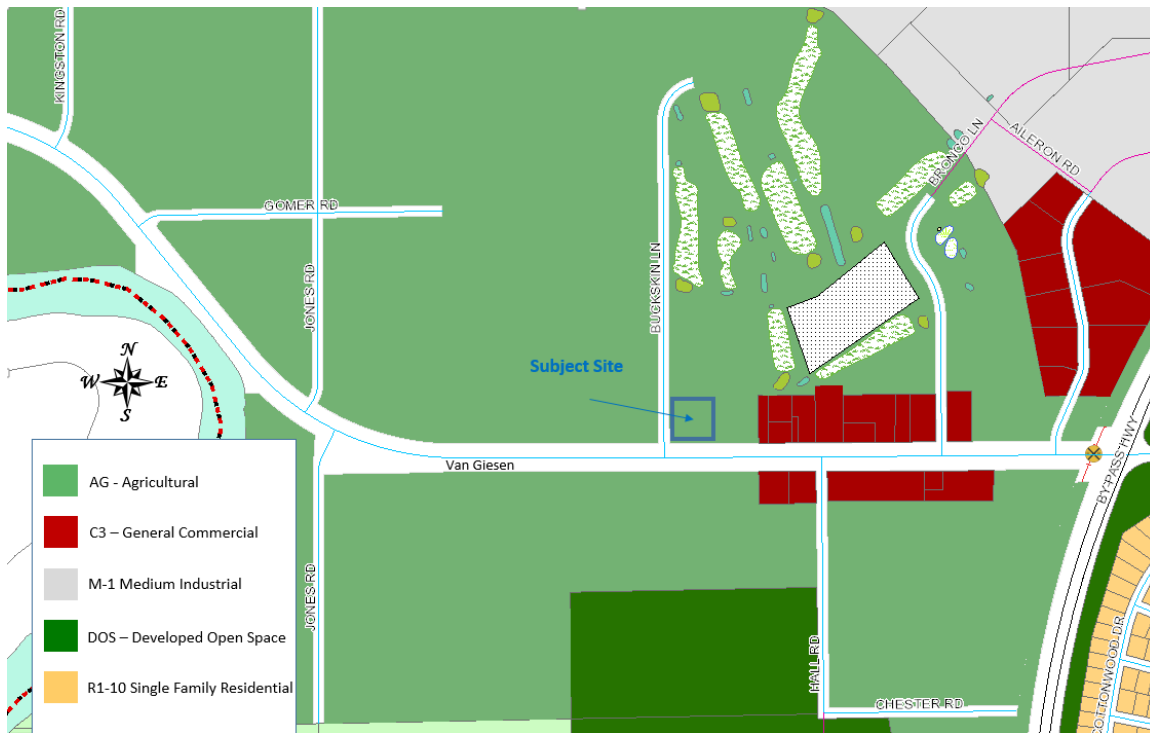


Figure 4 – Existing Zoning

PROJECT HISTORY

Earlier this summer, Darren Musser applied for a special use permit to operate a landscaping contractor's business on the subject property. The Examiner held a public hearing on July 28th and issued a written decision on August 25, 2016 approving the permit application. A copy of the decision is attached.

The adjacent property owner to the east, Cody Bender, has applied for a change in zoning on his 1.1 acre site to C-3 – General Commercial zoning. The Hearing Examiner conducted a public hearing on this application on September 22, 2016. The Examiner's recommendation to City Council is currently pending.

UTILITY AVAILABILITY

There is an existing 8 inch water main located on Buckskin Lane. Electrical power is also available to the site. No sewer service is available in the area, so any sewage disposal would have to be provided through an on-site septic system.

TRANSPORTATION

Van Giesen Street (State Route 224) is classified as a highway in the City's Transportation Plan. As such, access direct access from the site is to be avoided. Buckskin Lane is classified as a local street.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the proposal on September 1, 2016. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

The original intent of the Agricultural land use category was to limit the intensity of development that occurs within the Yakima River floodplain. This is an important distinction, as most often under growth management planning, agricultural lands that are designated as agricultural lands of long-term commercial significance are afforded a high degree of protection and are generally intended to remain in agricultural production.

The Yakima River floodplain is extensive in some areas extending more than a ½ mile from the riverbank, creating a wide and shallow floodplain area. While the subject property is flat and is close to the same elevation as the adjacent properties to the west and north, it is nevertheless located outside of the 100 year floodplain according to the Federal Emergency Management Agency floodplain mapping. As the rationale for the agricultural land use category was to limit development within the floodplain, the agricultural designation is not needed for properties that are outside the floodplain.

The site is located at the end of a corridor of commercial uses that extend along the north side of Van Giesen Street. While the adjacent property to the east is undeveloped, it is planned for future commercial use and that property owner has applied to change the zoning on the site to commercial. Further, the site has already been approved for a specific commercial use that is allowable under the existing Agricultural zoning. Approval of the comprehensive plan amendment would simply provide additional options for the commercial development of the property.

The site enjoys frontage along Van Giesen Street, which is classified as a highway under the City's Transportation plan and so has both access and visibility along a major transportation corridor.

SUMMARY

Approval of the proposed comprehensive plan amendment is a logical extension of commercial land uses along the Van Giesen corridor.

I. PUBLIC PARTICIPATION

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

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

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- (5) Opportunity for Written Comments. The City of Richland provided the public an opportunity to submit written comment any time during the comprehensive plan amendment review process. These written comments will be made part of the record to allow the governing body to consider them in their decision making process.

II. PLANNING GOALS

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

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

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

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

Review. The proposed amendment would transfer 1.5 acres of land designated for agricultural use to commercial use in an area that is immediately adjacent to commercial uses along the Van Giesen Street corridor. This represents an expansion of a commercial area and would not result in sprawl. The proposed amendment would not impact this GMA goal.

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

Review. The site is adjacent to Van Giesen Street, also known as State Route 224, which is classified as a highway under the City's Transportation plan. This highway designation provides adequate access for a commercial development and is consistent with the City's comprehensive plan. The proposed amendment would not impact this GMA goal.

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

Review. This proposed amendment does not involve residential land and so does not impact this GMA goal.

GOAL 5: ECONOMIC DEVELOPMENT. *City should encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic*

opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, and public services, and public facilities.

Review. The proposed plan amendment would increase the City's commercial land base by 1.5 acre and so would result in a slight increase in the City's commercial land base. Future commercial development of this site could provide additional job opportunities for City residents. The proposed amendment would have a slight, positive benefit to this GMA goal.

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

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

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

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

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

Review. The proposed amendment involves changing the land use designation on 1.5 acres that is currently designated as agricultural. The City's plan indicates that the agricultural land designation would be used on properties that are located within the Yakima River floodplain. The subject site, while adjacent to the floodplain is not included within the floodplain. It is important to note that the agricultural designation was used in the Richland plan to restrict intensive development from occurring within the floodplain, it was not designated as an agricultural land of long term significance as set forth in RCW 36.70A.170. Therefore, this amendment does not involve any designated natural resource lands and so does not impact the goal of conserving and enhancing natural resource industries.

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

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

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

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

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

Review. The City of Richland has an established public participation program to ensure early and continuous public participation in comprehensive plan amendments. The outline of that plan can be found in Section I: Public Participation. The review of this proposed amendment followed this public participation plan.

GOAL 12: PUBLIC FACILITIES & SERVICES. *City should ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

Review. The proposed amendment involves property that is immediately adjacent to City water mains and electrical services that have adequate capacity to accommodate additional development. The site is also served by a fully developed state route that is capable of providing access to support commercial development. The City's development regulations are adequate to ensure that the intent of this GMA goal is met.

GOAL 13: HISTORIC PRESERVATION. *City should identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.*

Review. There are no known historical buildings or sites of historical or archaeological significance known to exist within the subject site.

III. CONCLUSION

The proposed plan amendment would reclassify approximately 1.5 acres of Agricultural land to Commercial land. This amendment is consistent with the goals of the Growth Management Act.

CPA2016-103 – Darin Musser



CPA2016-103 Darin Musser



From Buckskin Lane Looking South

Source: Google Earth

CPA2016-103 – Darin Musser



From Van Giesen Looking Northeast

Source: Google Earth

CPA2016-103 – Darin Musser





NOTICE OF APPLICATION AND PUBLIC HEARING **File # (CPA2016-103)**

Notice is hereby given that the Richland Planning Commission will conduct a public hearing on September 28, 2016 at 7:00 p.m. in Council Chambers, Richland City Hall, 505 Swift Boulevard, Richland, to consider the following proposed application requesting an amendment to the City's adopted comprehensive plan:

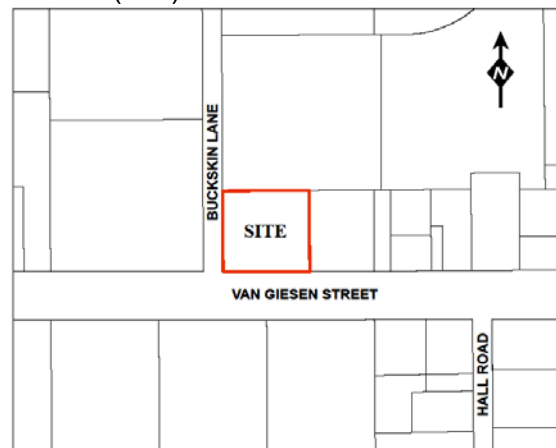
An application filed by Darin Musser to change the land use designation on 1.5 acres from Agriculture to Commercial on property located at 1752 Buckskin Lane. This property is located at the northeast corner of Buckskin Lane and Van Gisen Street. (File #: CPA2016-103)

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Rick Simon, Development Services Manager, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7596 or emailed to rsimon@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Monday, September 19, 2016 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

Copies of the staff report and recommendation will be available in the Development Services Division Office, and at the Richland Public Library beginning Tuesday, September 20, 2016.

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

Notice is hereby given that the City of Richland on September 1, 2016 issued a Determination of Non-Significance for the above referenced proposal to amend the City's comprehensive plan. 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 14 days. Comments must be submitted by September 19, 2015. Comments should be submitted to Rick Simon, Development Services Manager, City of Richland, P.O. Box 190, Richland, WA 99352 or via fax at (509) 942-7764.



Rick Simon, Responsible Official



Development Services Division • Planning Section
840 Northgate Drive • Richland, WA 99352
General Information: (509) 942-7794 • Fax: (509) 942-7764

P.O. Box 190 Richland, WA 99352
www.ci.richland.wa.us

SPECIAL USE PERMIT APPLICATION

Applicant's Section			
Applicant <u>Darin Musser</u>			
Address <u>17640 S. Fairview Loop</u>		City <u>Kennewick</u>	State <u>Wa</u> Zip <u>99338</u>
Phone Number <u>509-440-1942</u>	Fax Number	Other	
Address and/or Location of Property <u>1752 Bucksirk Ln., Richland, WA 99352</u>			
Legal Description (including lot, block, and plat) <u>Rawhide Ranches, Tract A</u>		Present Zoning <u>Agricultural</u>	
Request to use the above-described property for the following purpose (use this space to identify the intended use involved). Also include the title and section of the Richland Municipal Code under which the special use is sought.			
<u>Business Use for landscaping contractor to operate from. Store equipment, have supply bins with materials for retail sales.</u>			

Explanation of use. Please complete the information below, selecting the items that apply to the proposed use, in order that the Physical Planning Commission and City Council may ascertain whether the intended use on the proposed site would conform to the stated purposes of Title 23, Zoning, Richland Municipal Code, and be compatible with the permitted uses in the zone.

What are the products resulting from the operations?

No products are being specifically installed or used on site. All materials would be stored for use off-site.

What supplies and materials are to be kept or used on the premises? Raw materials:

Landscape related materials.. soil, gravel, rock, boulders, flagstone, pavers, retaining wall block, etc.

Finished products:

concrete block storage bins, 60' x 100' shop for parking equipment indoors and irrigation supplies.

What are the type, amount, and location of storage to be provided?

5-7 storage bins for raw materials, pole building roughly 60' x 100' for equipment and supplies storage.

If any of the materials used and stored in connection with this activity are hazardous, what is the nature of the hazard?
What precautionary means will be employed to provide safety both to employees, customers, and adjoining properties?

There will be fencing installed with gates and planting materials to create visual barriers between any residential areas.

How many people will be employed? 6-7 In the manufacture of the product? 8

In the sale of the product? 1-2 In any other capacity? _____

What do you estimate will be the greatest number of persons on the premises at any one time, excluding employees?

2-3

What type of volume of trucking is involved? very little

What are the hours of peak loading and unloading? 7am - 11am

What other type and volume of traffic would be generated? very little traffic, employees entering, ^{extra} site.

Would the activity normally attract the public to the premises? Yes ☐ No ☒

Number of visitors daily? > 1 Number of patrons daily? 0

Will this activity be carried on outside of daylight working hours? If so, what are the hours? No

What type of power would be employed? Electric ☒ Gas ☐ Oil ☐ Steam ☐

or Internal Combustion Engine ☐

What type and volume of noise results from operations on premises? some noise from small equipment usage

Have you any evidence of the decibel rating of sound emanating from this or similar operations? If so, what is it?

no

What odors, fumes, smoke, or dust result from the operations?

Yard will be gravelled and no legitimate concerns for dust or other pollution.

Is there any sewage from the processes involved that would sterilize or overload existing wastewater (sewer) facilities?

Yes ☐ No ☒ What are they? _____

What are the demands of this activity upon available public facilities and utilities?

Electricity little

Water little

Wastewater (Sewer) Disposal little

Refuse Disposal little

Transportation (railroad and streets) None

Explain in detail why this particular site is especially suited, if it is, for the intended purpose:

Location, proximity to freeways to access all parts of Tri-Cities, lots

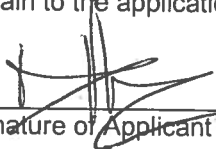
of frontage on a main road, flat, proximity to other similar land uses.

Describe how the proposed use and improvements are designed and arranged to fit into the development of adjacent property and the neighborhood:

Use of this property would be similar to that of at least 2 businesses

directly across Van Giesen, but with less traffic due to retail sales on site.

I have examined and am familiar with the regulations covered in Title 23 of the Richland Municipal Code, as they pertain to the application.

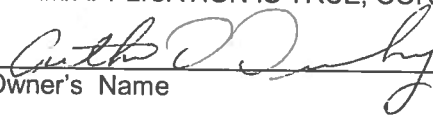


Signature of Applicant or Authorized Agent

Signature of Applicant or Authorized Agent

I have read and consent to the filing of this application as the owner of record of the property for which the Special Use Permit is being requested.

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



Owner's Name

ARTHUR D DUNKEY

Owner's Name

2793 Kater Rd

Address

Address

Kennett

City

City

WASH.

State

99338

Zip

State

Zip

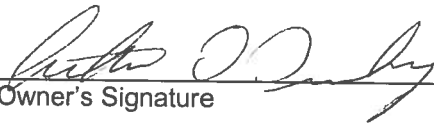
639-3307

Phone No.

Other No.

Phone No.

Other No.



Owner's Signature

Owner's Signature

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

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

Instructions for applicants: [\[help\]](#)

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals: [\[help\]](#)

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

A. background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#) *1752 Buckskin Ln.*
2. Name of applicant: [\[help\]](#) *Darin Musser*
3. Address and phone number of applicant and contact person: [\[help\]](#)
17640 S. Fairview Loop, Kennewick, Wa 99338 - 509 440 1942

4. Date checklist prepared: [help] 6/7/16
5. Agency requesting checklist: [help] Development Services Division - City of Richland
6. Proposed timing or schedule (including phasing, if applicable): [help]
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help] clear native growth, gravel install, build shop build storage bins, install fencing, install landscaping
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help] X
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help] X
10. List any government approvals or permits that will be needed for your proposal, if known. [help] X Comprehensive Plan Amendment Rezone R-2m 8/3/16
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help] 1.53 acres to be used by landscaping contractor for material storage and equipment storage.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help] - 1752 Bucksmin Lane Richland, WA 99352
- Rowhide Ranches, Tract A

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]

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

b. What is the steepest slope on the site (approximate percent slope)? [help] > 1%.

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

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

NO

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

No fill soil will be needed, very little excavation for construction of shop
very little grading.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

NO

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

~~10%~~ >10%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

import gravel, install landscaping in areas.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#) very little dust during construction and no significant emissions on day to day use.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

NO

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

make sure exposed soil is watered so it does not blow.

3. Water

a. Surface Water: [\[help\]](#)

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

NO

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

NO

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#) X

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#) X

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#) X

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#) X

Site is adjacent to
but outside 100
flood plain per
FEMA Map Panel #
535533 0010 E
R. Jim
6/29/16

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#) NO

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#) small septic system for 1 toilet and sink.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#) stormwater will be collected on site although very little run off will occur.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#) NO

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. NO

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

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- ____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
____shrubs
____grass

- ☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

some native growth, mostly cheat grass.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

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

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

c. Is the site part of a migration route? If so, explain. [\[help\]](#) *No*

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

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

6. Energy and natural resources

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

Electric - lighting, heating

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

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

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help] *no*

- 1) Describe any known or possible contamination at the site from present or past uses.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
- 4) Describe special emergency services that might be required.
- 5) Proposed measures to reduce or control environmental health hazards, if any:

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help] *very little noise, some small equipment usage.*
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help] *very little - cars; trucks (minimal) and some equipment usage.*
- 3) Proposed measures to reduce or control noise impacts, if any: [help]

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help] *Bare, unused land. Commercial activity adjacent to property.*
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help] *no*
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: *no*

Special Use Permit sep 2016-10 issued by Hearing Examiner on 8/25/16. Permit allowed landscaping contractor business. [Signature] 8/31/16

- c. Describe any structures on the site. [\[help\]](#) *None*
- d. Will any structures be demolished? If so, what? [\[help\]](#)
- e. What is the current zoning classification of the site? [\[help\]](#) *Agricultural*
- f. What is the current comprehensive plan designation of the site? [\[help\]](#) *Agricultural*
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#) *No*
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#) *4-5*
- j. Approximately how many people would the completed project displace? [\[help\]](#) *None*
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) *-*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#) *-*
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#) *-*

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#) *20' pole building*
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#) *None*
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#) *- nice landscaping*

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) *None small amount of lighting around shop and yard*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#) *no*

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#) *none*
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#) *none*

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
none
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
no
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
no
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
no
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
no
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
Van Giesen, Buckskin Lane - access would be on Buckskin Lane.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
West Richland Transit Station - 1 mile
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
4-6

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help] *no*

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help] *no*

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help] *3-4 - standard amount in recent history of the business.*

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. *no*

h. Proposed measures to reduce or control transportation impacts, if any: [help] *-*

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help] *no*

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

16. Utilities

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help] *electricity and water from the city of Richland.*

C. Signature [HELP]

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

Signature: _____

Name of signee Darin Musser

Position and Agency/Organization owner

Date Submitted: _____



File No. CPA2016-103

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Amendment to the Richland Comprehensive Plan, changing the land use designation of a 1.5 acre tract from an Agricultural Land Use designation to a Commercial designation.

Proponent: Darin Musser

Location of Proposal: 1752 Buckskin Lane

Lead Agency: City of Richland

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

- () There is no comment for the DNS.
- (X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Comments must be submitted by **September 19, 2016.**
- () This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Rick Simon

Position/Title: Development Services Manager

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

Date: September 1, 2016

Signature 



MINUTES
PLANNING COMMISSION MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, SEPTEMBER 28, 2016
7:00 PM

Call to Order:

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

Attendance:

Present: Chair Madsen, Vice-Chair Wallner, Commissioners, Boring, Wise, Palmer and Berkowitz. Also present were Community Development Director Kerwin Jensen, Development Services Manager Rick Simon, Councilmember Phil Lemley and Executive Assistant Lynne Follett. Commissioner Clark was excused.

Approval of Agenda:

Chair Madsen presented the meeting agenda for approval, noting the cancellation of item number 3; The Public Hearing for application CPA2016-101, an application filed by Keene Valley Ventures to change the land use designation on 21.15 acres from low density residential to high density residential.

VICE-CHAIR WALLNER MOVED TO APPROVE THE AGENDA WITH AMMENDMENT OF NUMBER 3 BEING CANCELLED AND COMMISSIONER BORING SECONDED THE MOTION TO APPROVE THE SEPTEMBER 28, 2016 MEETING AGENDA AS WRITTEN. MOTION CARRIED 6-0.

Approval of Minutes:

Chair Madsen presented the meeting minutes of the August 22, 2016 meeting for approval.

COMMISSIONER BORING MOVED AND COMMISSIONER BERKOWITZ SECONDED THE MOTION TO APPROVE THE MINUTES OF WEDNESDAY, AUGUST 22, 2016 MEETING AS WRITTEN. THE MOTION CARRIED 6-0.

Public Comment

Chairman Madsen opened and closed the public comment portion of the meeting without any members of the public coming forward to speak.

Unfinished Business:

None

New Business:

1. CPA2016-100 An application filed by Steven and Susan McDonald to amend the land use designation on a 20.3 acre parcel from Low Density Residential to Commercial. The property is located south of Reata Road, approximately 2,300 feet west of Leslie Road.

Mr. Simon presented the application and reviewed information contained within. **Chair Madsen**, having no comment from the applicant, opened the public hearing at 7:08 p.m. Having no one come forward, Chair Madsen closed the public hearing at 7:08 p.m. and opened discussion by the commission on this item.

Commissioner Wise asked that staff correct a typo regarding the item number, he also offered comments regarding the history of the land use designation regarding this property and that he was disappointed with the way accompanying SEPA documentation was filled out.

Vice-Chair Wallner asked for clarification regarding the amount of acreage. **Mr. Simon** clarified that the ownership in 20.3 acres however only 14.5 acres is designated residential at this time.

COMMISSIONER BORING MOVED AND AND COMMISSIONER BERKOWITZ SECONDED A MOTION TO CONCUR WITH THE FINDINGS AND CONCLUSIONS SET FORTH IN THE ATTACHED STAFF REPORT (CPA2016-100) AND RECOMMEND APPROVAL OF THE REQUESTED PLAN AMENDMENT TO DESIGNATE 14.5 ACRES LOCATED SOUTH OF REATA ROAD FROM A LOW DENSITY RESIDENTIAL LAND USE DESIGNATION TO A COMMERCIAL LAND USE DESIGNATION. MOTION CARRIED 5-0, COMMISSIONER WISE ABSTAINED BASED ON HIS PREVIOUS COMMENTS.

2. CPA2016-103 - An application to amend the comprehensive plan filed by Darin Musser to amend the land use designation on 1.5 acres from Agriculture to Commercial on property located at 1752 Buckskin, located at the northeast corner of Buckskin Lane And Van Giesen Street.

Mr. Simon presented the application information and reviewed the applicable maps showing the area.

Chairman Madsen opened the public hearing at 7:16 p.m. Having no one come forward, **Chairman Madsen** closed the public hearing at 7:16 p.m.

Chairman Madsen opened discussion on the application to the Commission.

Commissioner Wise noted his continued disappointment with the SEPA application and encouraged the commission to consider future use potential and growth in the area.

Commissioner Boring offered appreciation for the included staff report and Hearing Examiner's decision in the packet. **Commissioner Boring** noted no objections to the application.

Commissioner Berkowitz also noted no problem with the commercial use, but voiced questions about the C-3 designation related to potential building and future growth.

COMMISSIONER BORING MOTIONED AND VICE-CHAIR WALLNER SECONDED A MOTION TO CONCUR WITH FINDINGS AND CONCLUSIONS SET FORTH IN THE ATTACHED STAFF REPORT AND RECOMMEND APPROVAL OF THE REQUESTED PLAN AMENDMENT TO DESIGNATE 1.5 ACRES LOCATED NORTH OF VAN GIESEN STREET AND EAST OF BUCKSKIN LANE AS SUITABLE FOR COMMERCIAL LAND USE. MOTION PASSED 6-0.

For the record, **Commissioners Berkowitz and Wise** voted to approve the application noting their previous reservations.

Communications:

Mr. Simon reminded the commission about the special workshop on October 5th beginning at 6:00 p.m. and also the topic group meetings earlier in the day.

Mr. Simon also provided information on the application that was canceled and possible steps for the applicant.

Mr. Jensen reminded the commission about the topic group sessions.

Commissioner Wise commended the city's action to cancel the public hearing on the application by Keene Valley Ventures.

Adjournment:

Chairman Madsen adjourned the meeting at 7:30 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: _____
Rick Simon, Secretary
Richland Planning Commission



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Minutes

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:

Approve the Minutes of the Council Meetings Held October 18 and 25, 2016

Department:

City Attorney

Ordinance/Resolution Number:

Document Type:

Minutes

Recommended Motion:

Approve the minutes of the Council meetings held on October 18 and 25, 2016

Summary:

None.

Fiscal Impact:

None.

Attachments:

1. Draft 101816 Minutes
2. Draft 102516 Minutes



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)

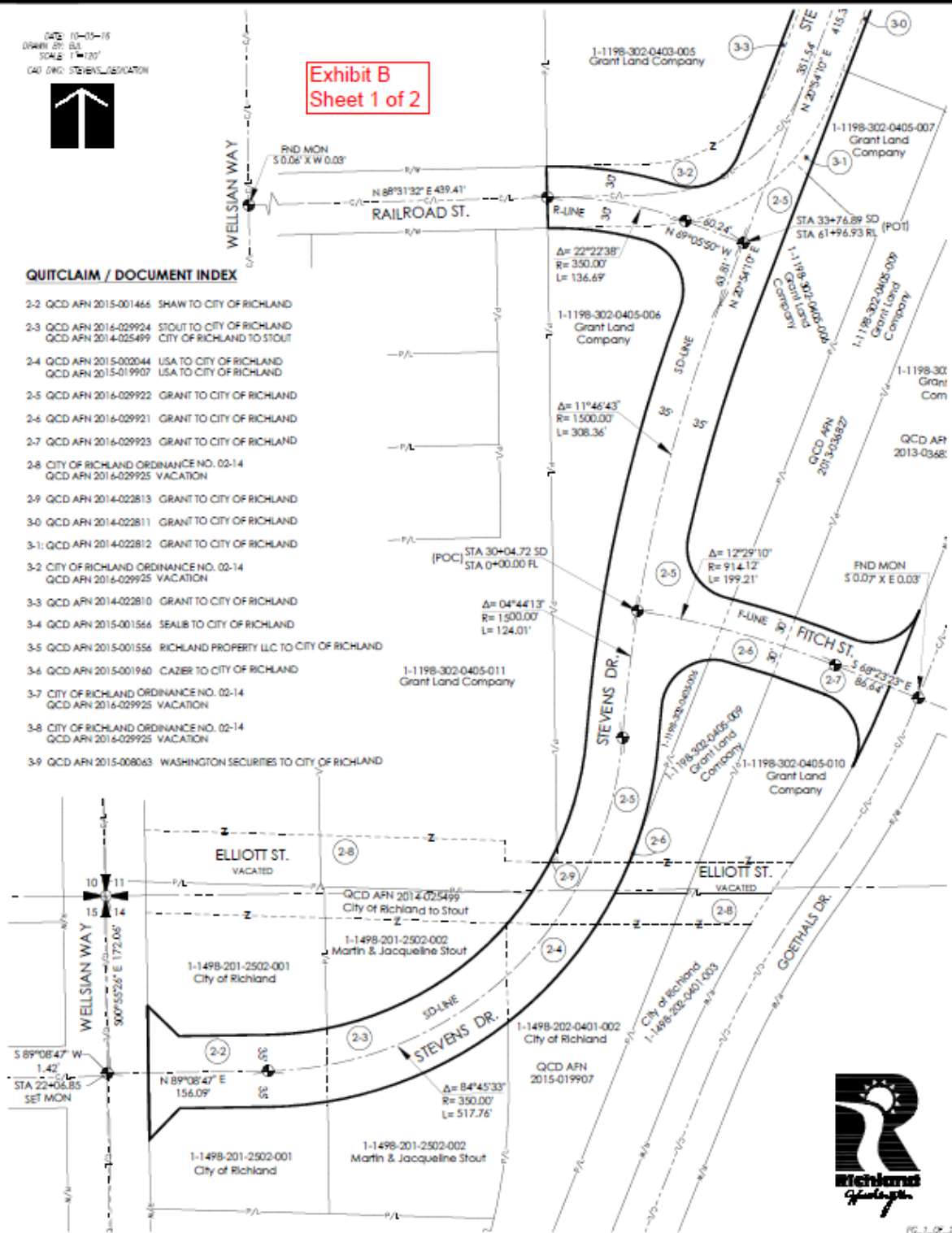
DATE: 10-05-16
 DRAWN BY: DL
 SCALE: 1"=120'
 CAD: DMC, STEVENS, LESTER



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
RECOMMENDATION RE: MILO BAUDER’S
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

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.;

FINDINGS OF FACT, CONCLUSIONS AND
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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
LOCATED AT 201 GAGE BOULEVARD FROM A
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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.

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.

Site conditions, surrounding area.

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

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

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

Current zoning controls and Comprehensive Plan designation for the site.

7. Development on the site is currently controlled by the site-specific standards and requirements set forth in Ordinance No. 26-76 (Ex. 3), which established the Quailwood Place Planned Unit Development (PUD). Under the Quailwood Place PUD, the subject-property may be developed with up to 12 residential units, as reflected on the PUD site plan 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

³ The site visit made it obvious that any development on the site will face challenges presented by the steep slope on the lot. One witness submitted written comments claiming that "the proposed site has a severe side slope falling 27' over 500 feet in the east-west direction and 27' in the north-south direction." Ex. 6, Aug. 24, 2016 letter to Mr. O'Neill from Steve J. Strecker, PE, first page, item 2(a). Existing engineering and 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.

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
PUD DESIGNATION TO C-LB (COMMERCIAL
LIMITED BUSINESS) FILE NO. Z2016-103

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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

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

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

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

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

25 27. The Quailwood Homeowners Association, as the self-described "most impacted
26 residents by the proposed changes from future business development and activity" submitted
27 an email Letter of Support for Mr. Bauder's proposed rezone. The letter was submitted on
28 August 24, 2016, from the HOA President, Jack Ross, and the HOA Secretary/Treasurer,
29 Kurt Hubele. (See copy of email letter included as part of Exhibit 6). The letter explains that
30 the applicant met with HOA representatives to discuss concerns about protecting the security
31 and character of the Quailwood residential area, and that the result of the meetings is the
32 August 20, 2016 draft of a Property Use and Development Agreement for the rezone-site.
33 Unfortunately, neither Mr. Ross or Mr. Hubele appeared at the public hearing, so they were
34 not available to answer any questions. The letter indicates that the HoA's support for the
35 rezone is based on an assumption that the site will be used for "business development
36 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

**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
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.

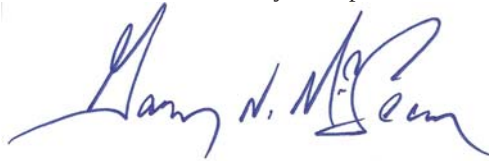
VII. RECOMMENDATION.

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
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**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)

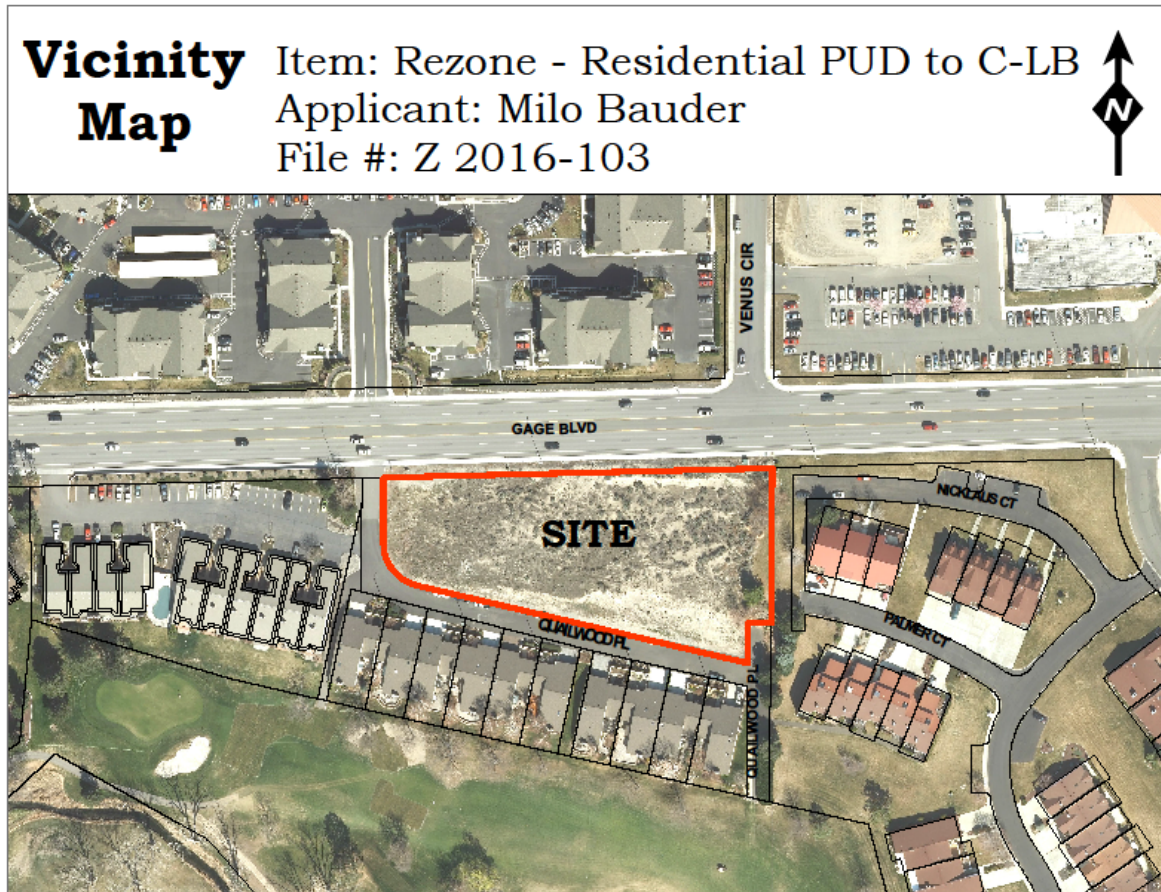
PROJECT TYPE: Type 3 Site-specific rezone

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

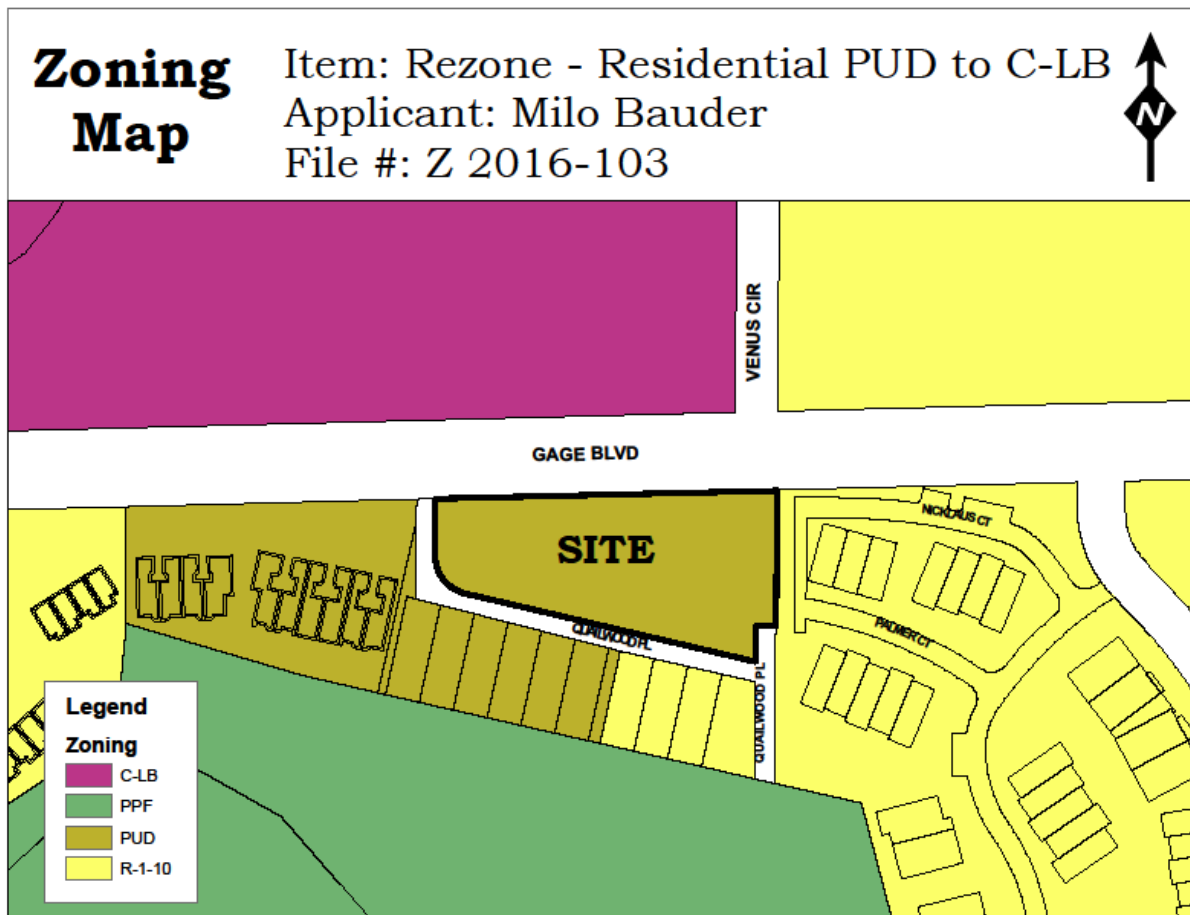
This 1.6-acre vacant site fronts Gage Boulevard approximately 900-feet west of Bellerive Drive. In terms of topography, the north third of the parcel is relatively at grade with Gage Blvd, but then slopes sharply downward to the south. There is an approximate 30-foot vertical difference in elevation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

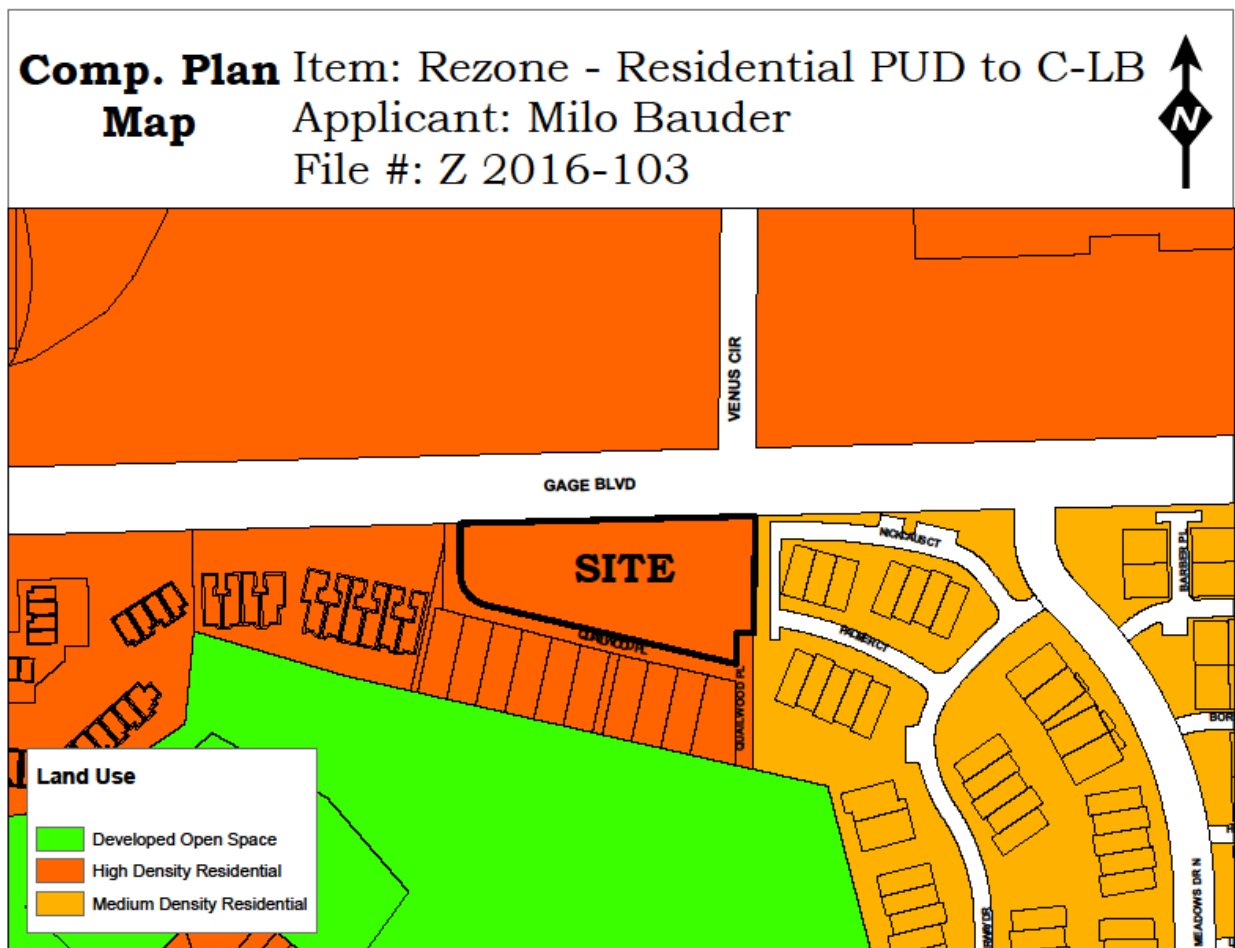
The applicant proposes Commercial Limited Business (C-LB) zoning for the site. According to Section 23.22.010 of the Richland Municipal Code (exhibit 4) the purpose of the C-LB district is as follows:

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:

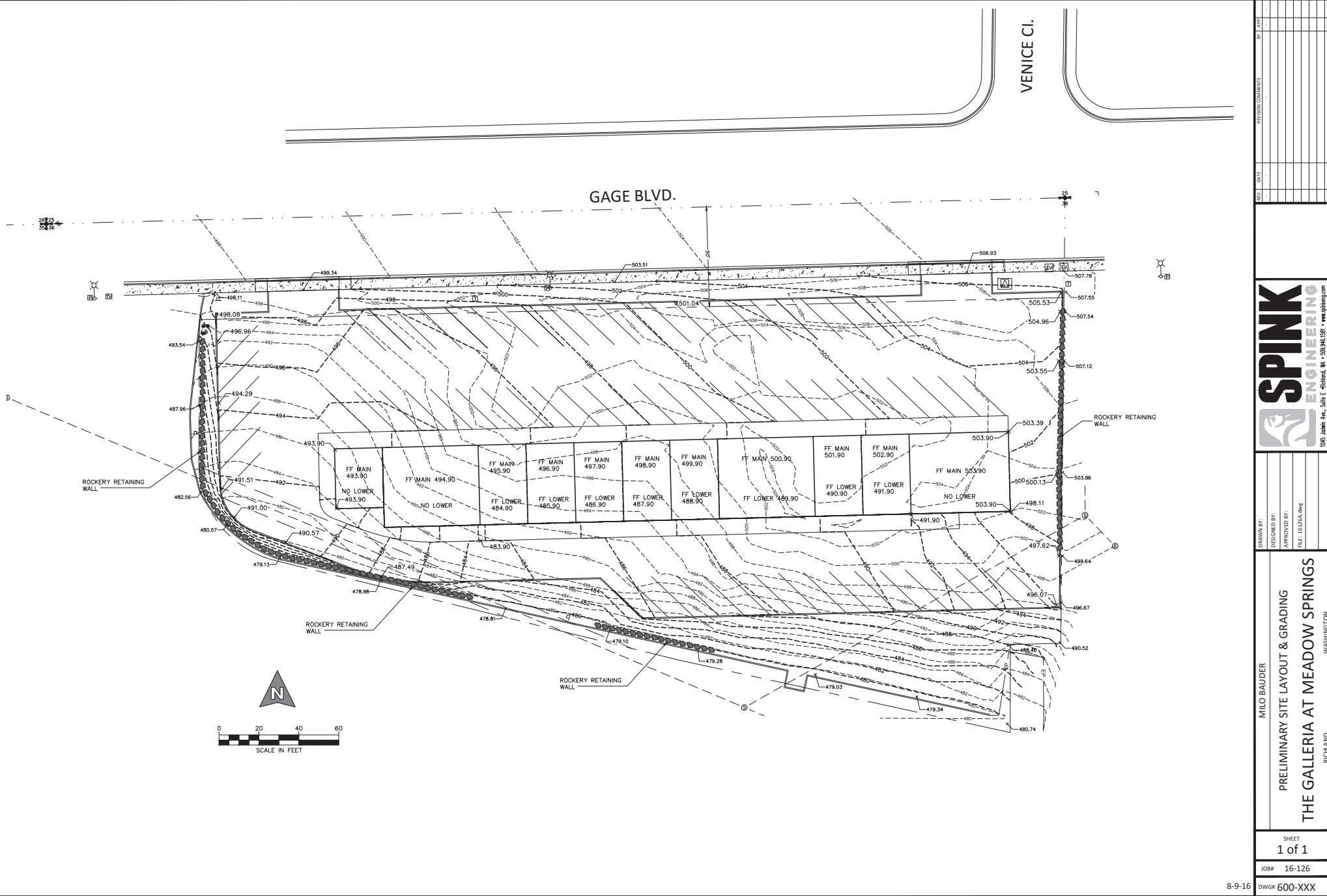
1. The City of Richland Comprehensive Plan designates the subject site as suitable for high-density residential uses;
2. In Richland's Zoning Code the purpose statement for the Limited Business Use district (C-LB) states that the zone may be applied to portions of the city designated for commercial or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



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

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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

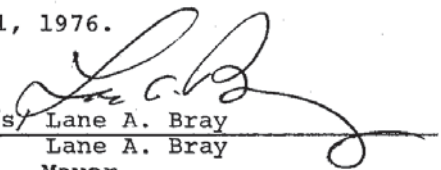
4.

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.

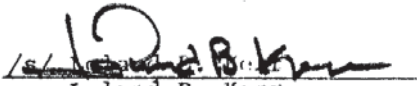
1.06 The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance, including the described exhibit, and the attached amended sectional Map No. 57, each duly certified by the clerk as true copies thereof.

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

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 - (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

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

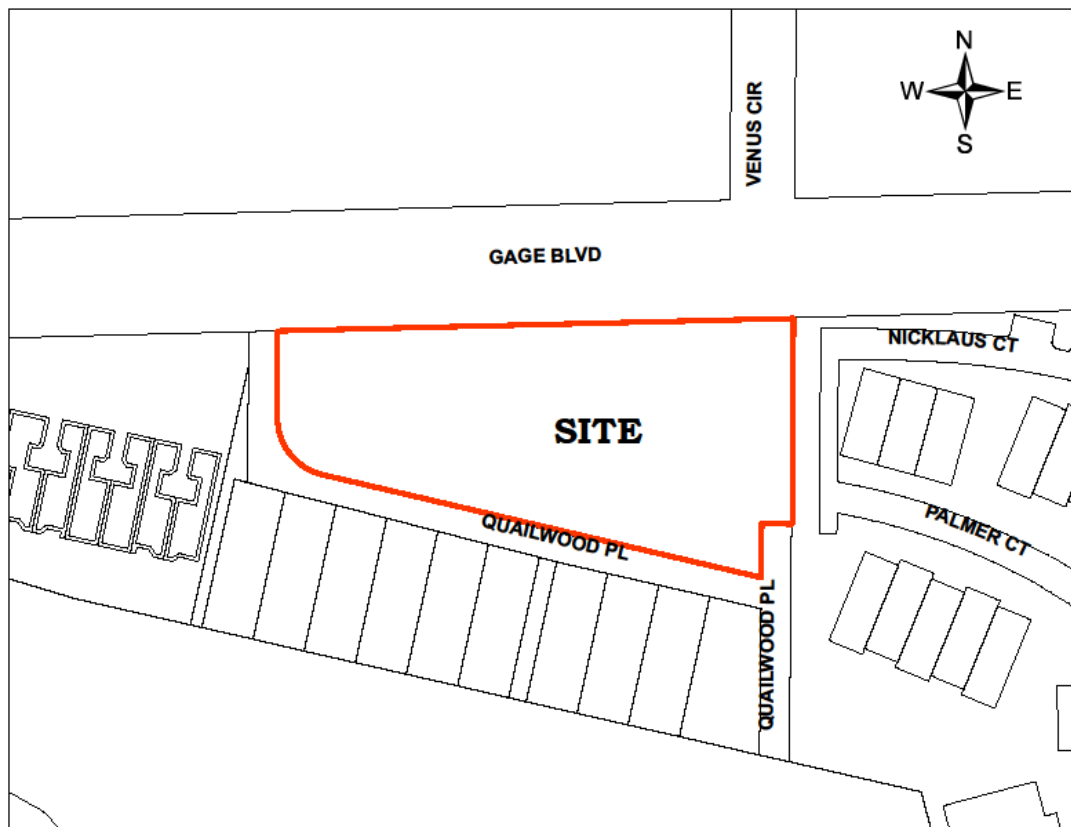
CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING & DETERMINATION OF NON-SIGNIFICANCE

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.

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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.

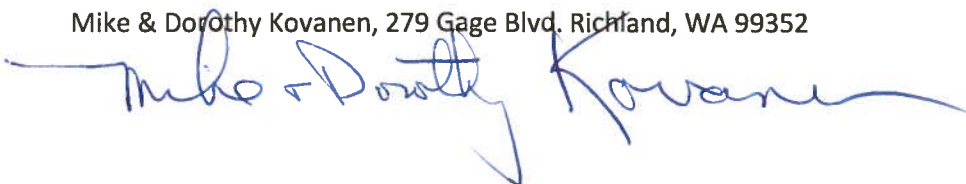
We have some owners who purchased their units when they were first built. Many are elderly and have paid taxes for more than 35 years ! This doesn't even take into consideration the undisputable danger of safe ingress and egress to the Condo units themselves with the extreme limited and restricted vision 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

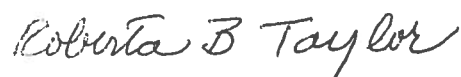
City of Richland:

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,



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

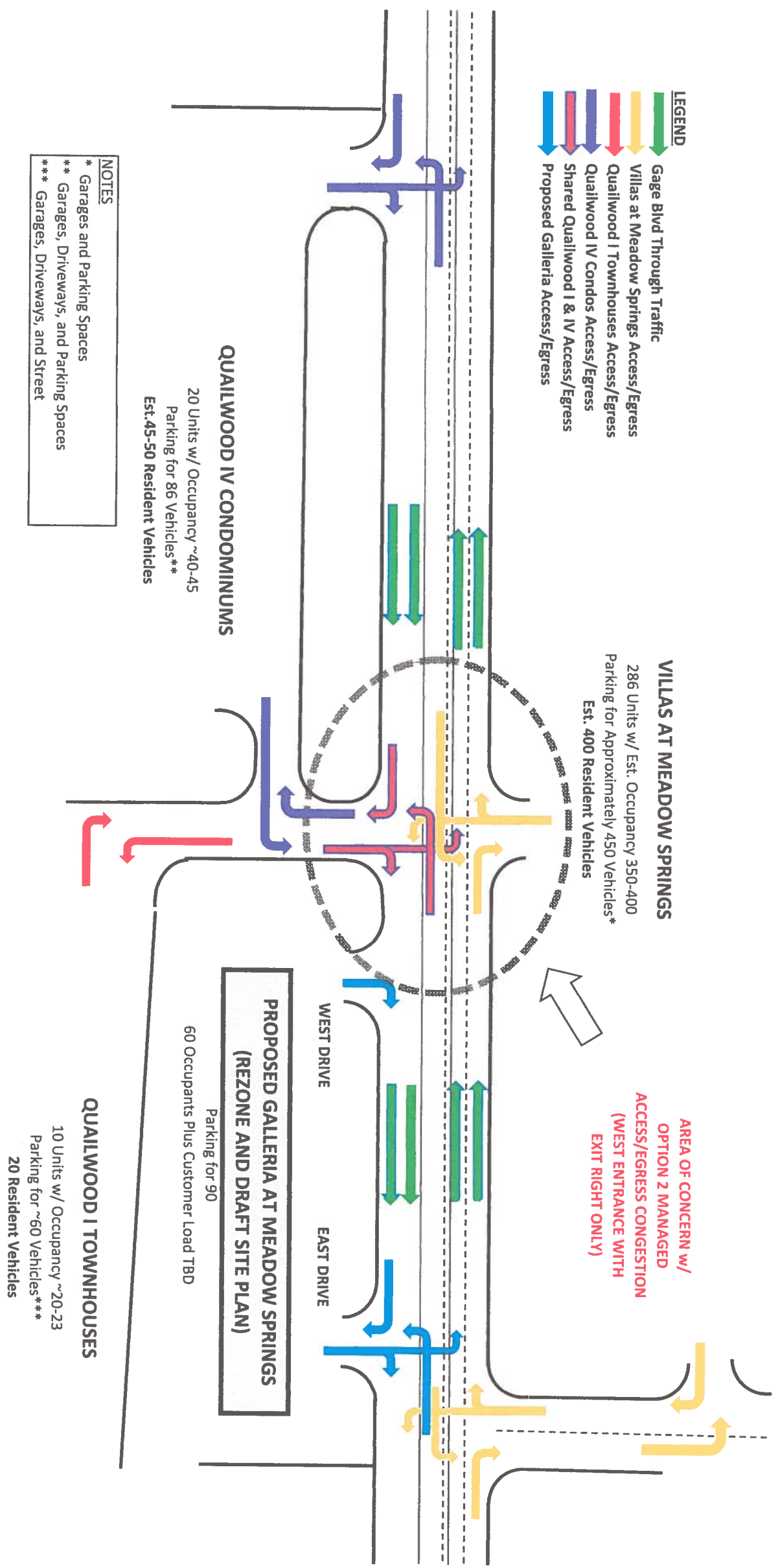


Figure 3: The Proposed Galleria at Meadow Springs
Mitigation Option 1 - Local Access/Egress Traffic With No Galleria West Entrance

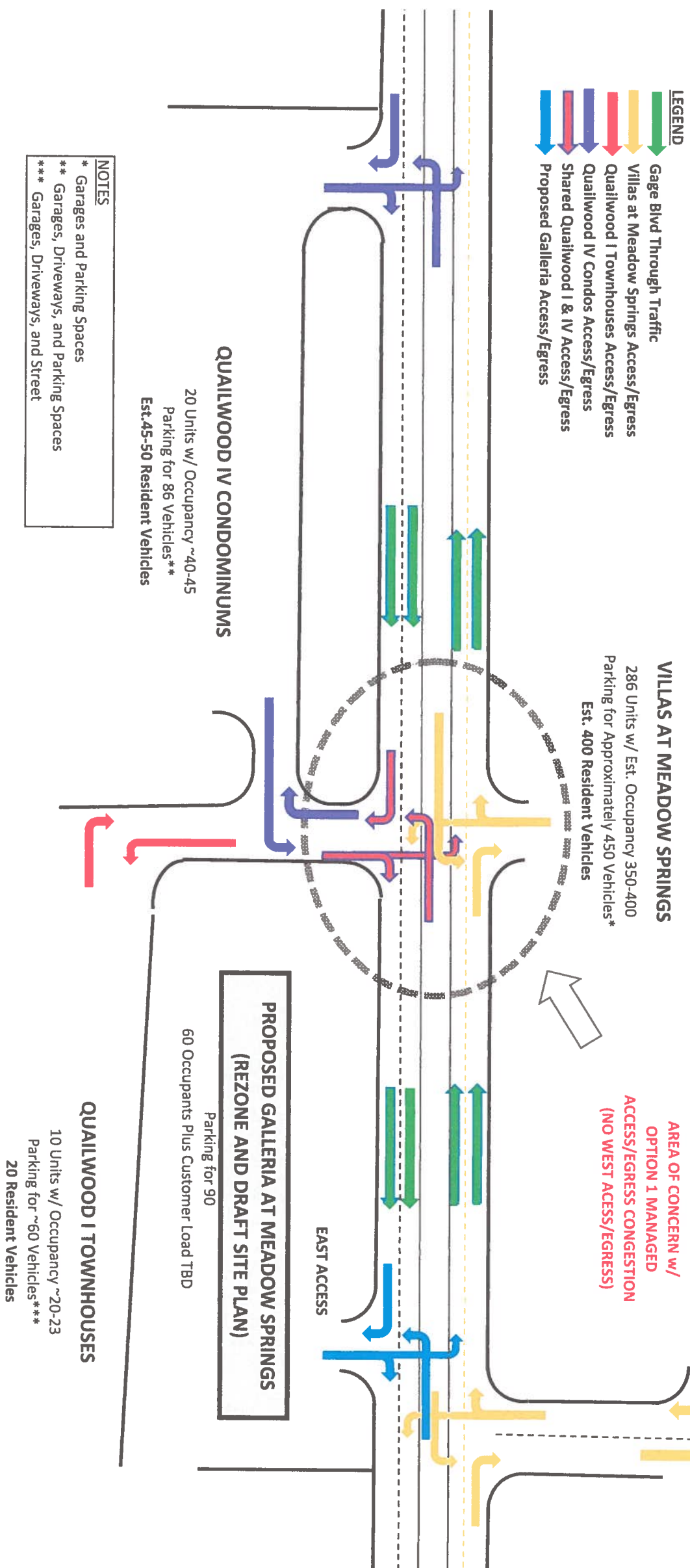


Figure 2: The Proposed Galleria at Meadow Springs
Unmitigated - Local Access/Egress Traffic Based on Draft Site Plan

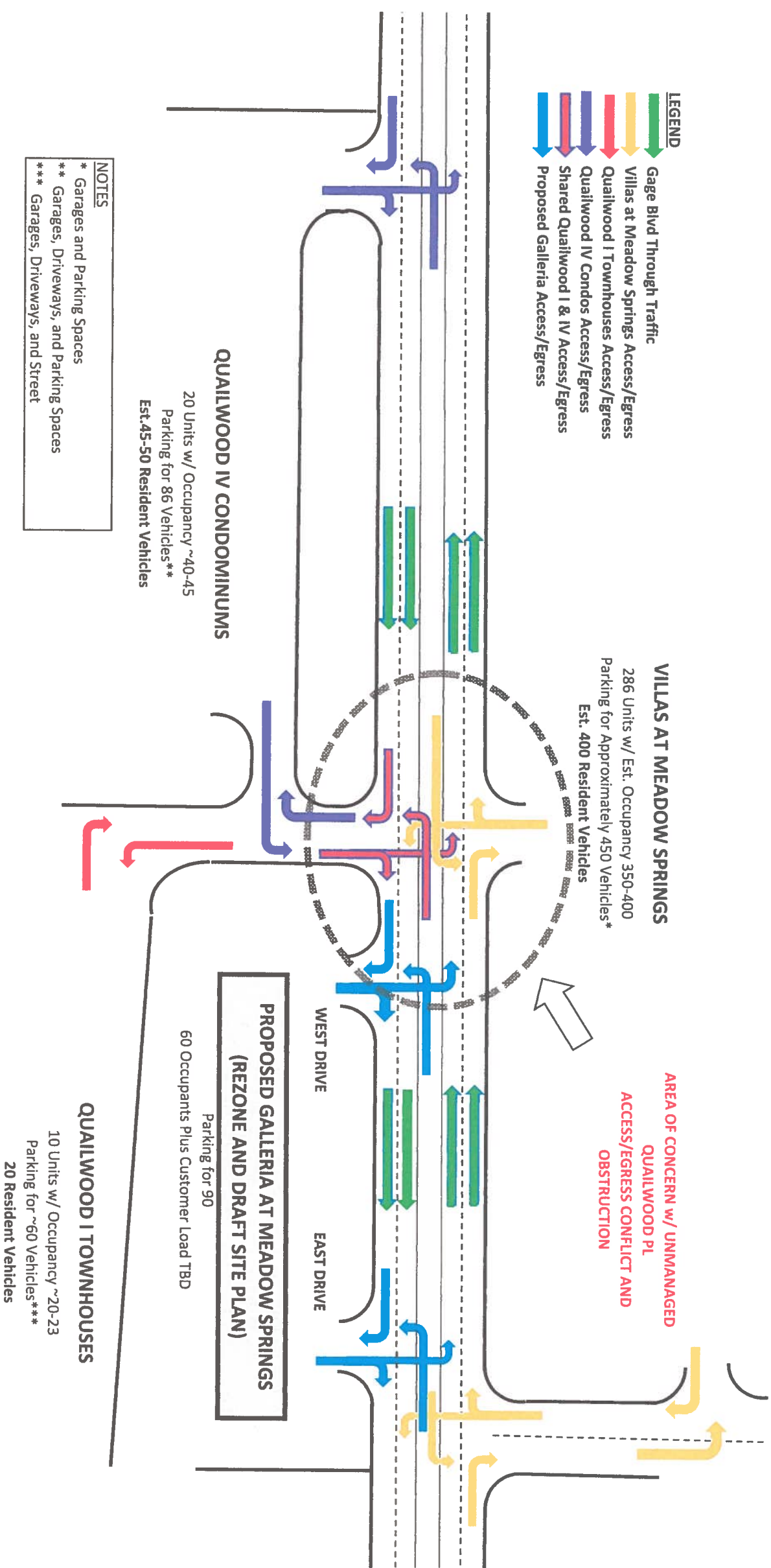
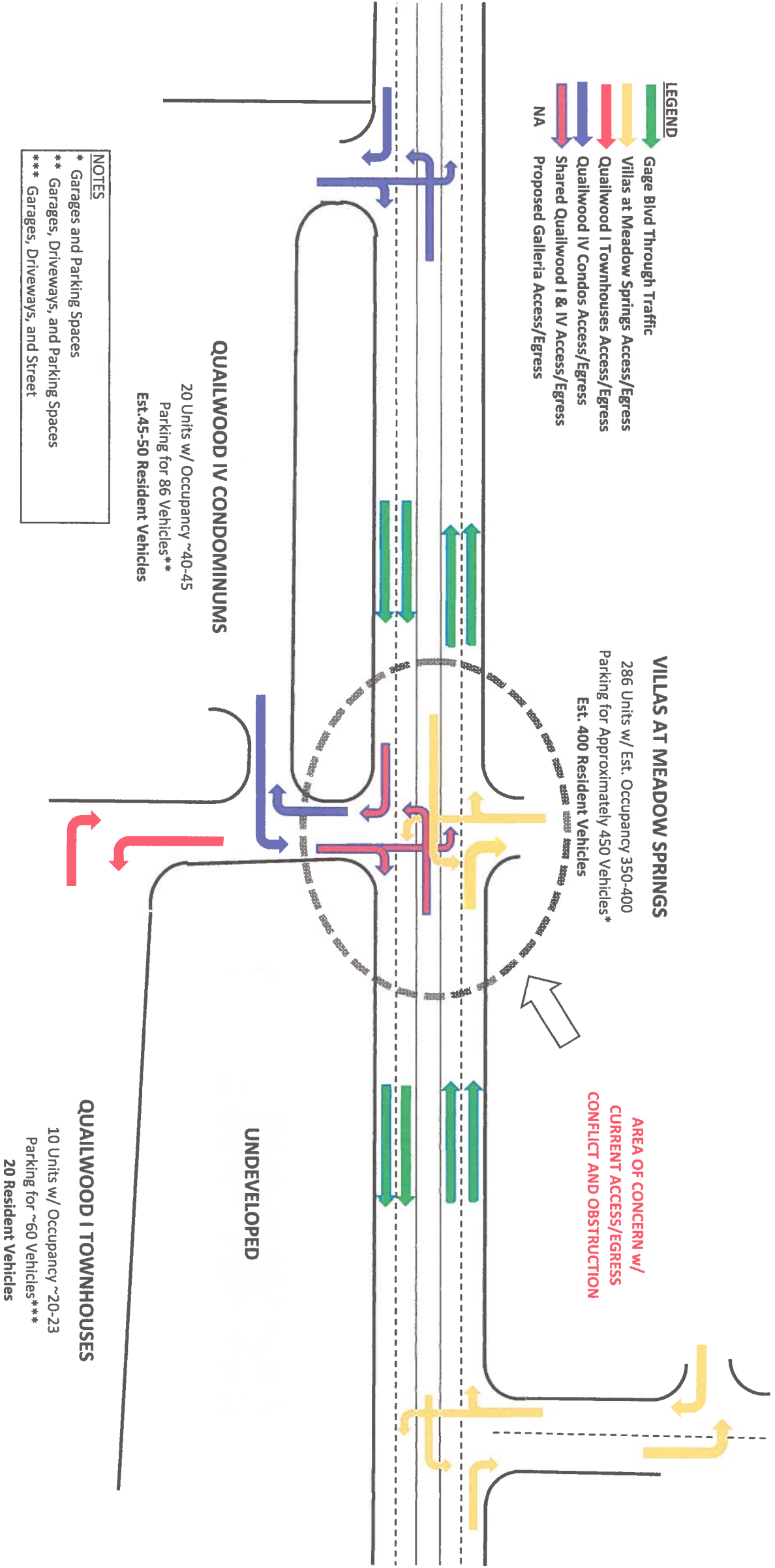


Figure 1: The Proposed Galleria at Meadow Springs
Existing Conditions - Current Access/Egress Traffic With No Galleria



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

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Steve J. Strecker, PE

August 24, 2016

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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:	\$83,867,757

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 Northwesterly 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

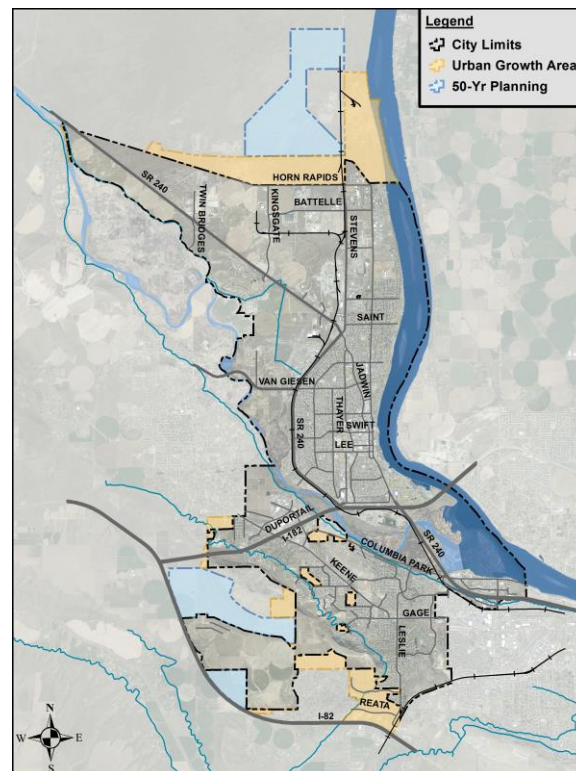
In accordance with WAC 173-240-020(7), the City of Richland (City) maintains a General Sewer Plan which has been reviewed and approved by the Washington State Department of Ecology (WDOE). Long term planning should be reviewed and periodically updated to incorporate changes in population, land use, and 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.

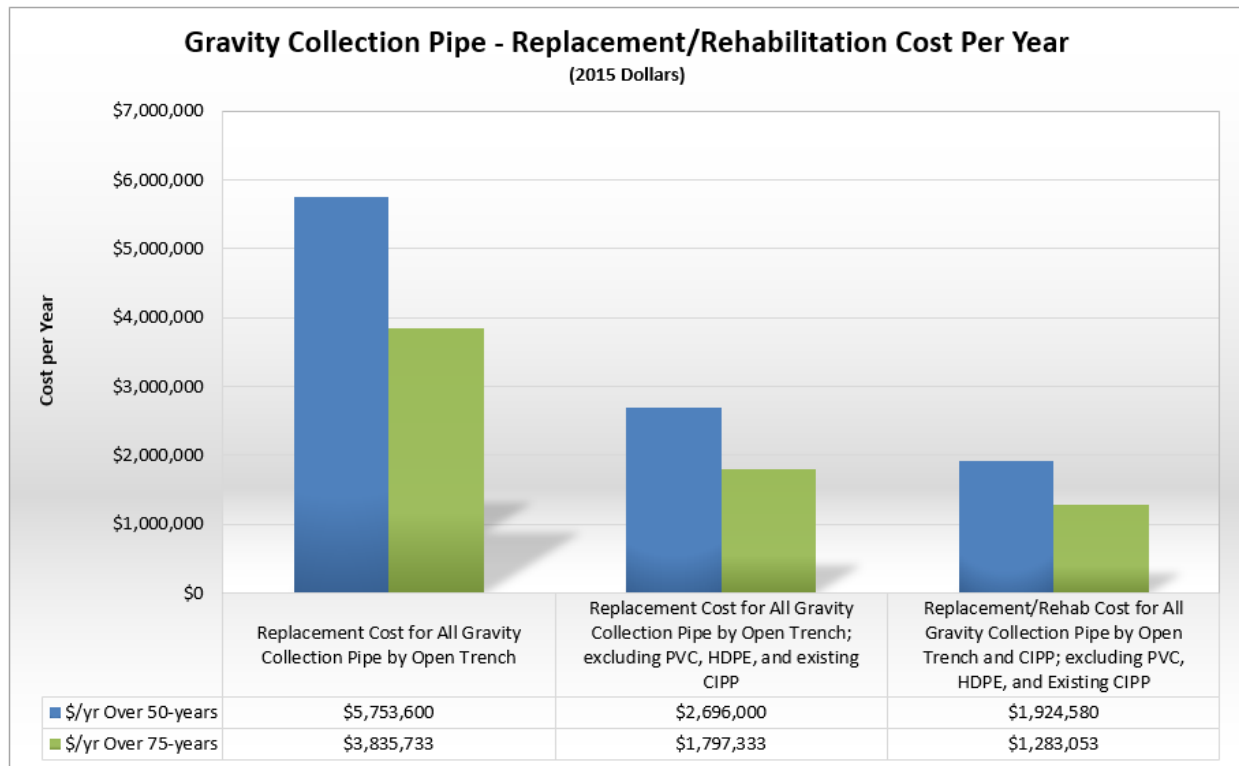
Overall, the existing collection system has adequate capacity to convey current flows through master plan flows as the CIP is implemented. This is evidenced by the relatively few capacity issues within the existing system compared to necessary upgrades to accommodate growth beyond the City's current 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.

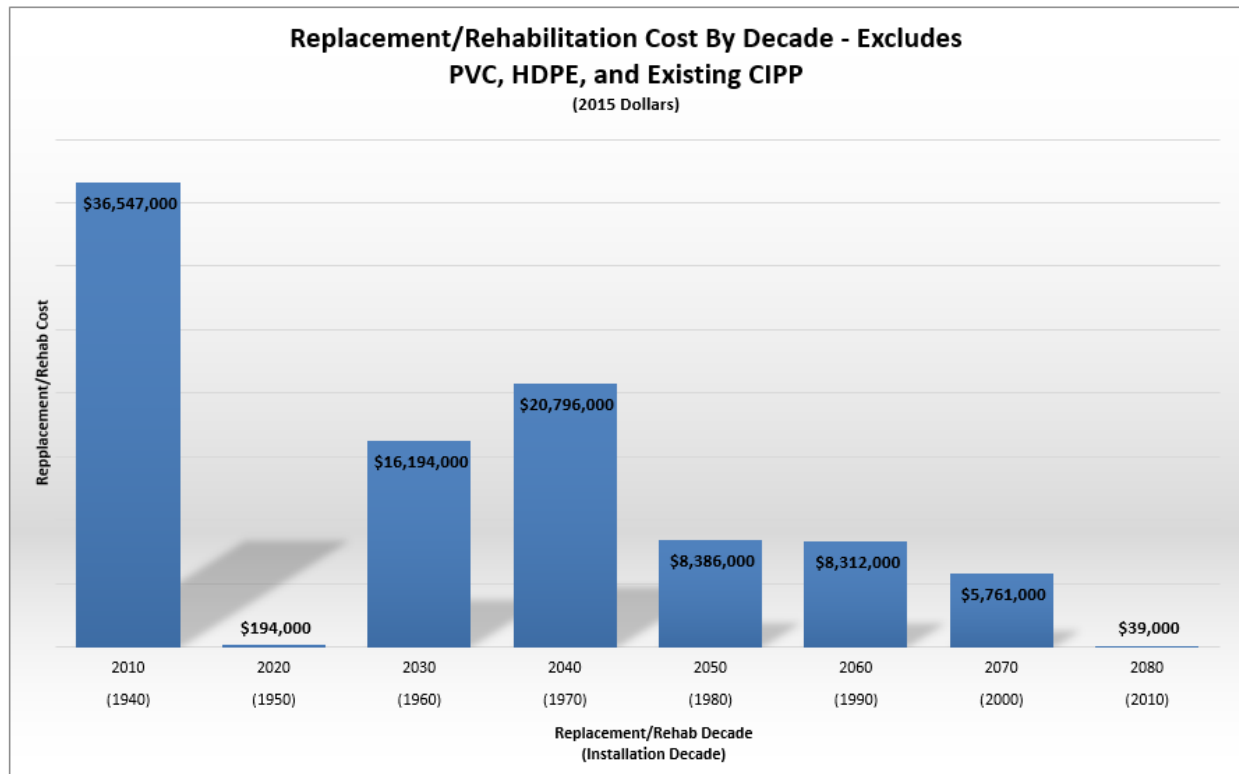
Prioritizing pipes for replacement involves determining which are more likely to fail. For this analysis, the prioritization focused on the City's non-PVC pipe inventory and its useful life. This recommendation assumes that the non-PVC pipe that has not yet been rehabilitated can be rehabilitated/replaced 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.

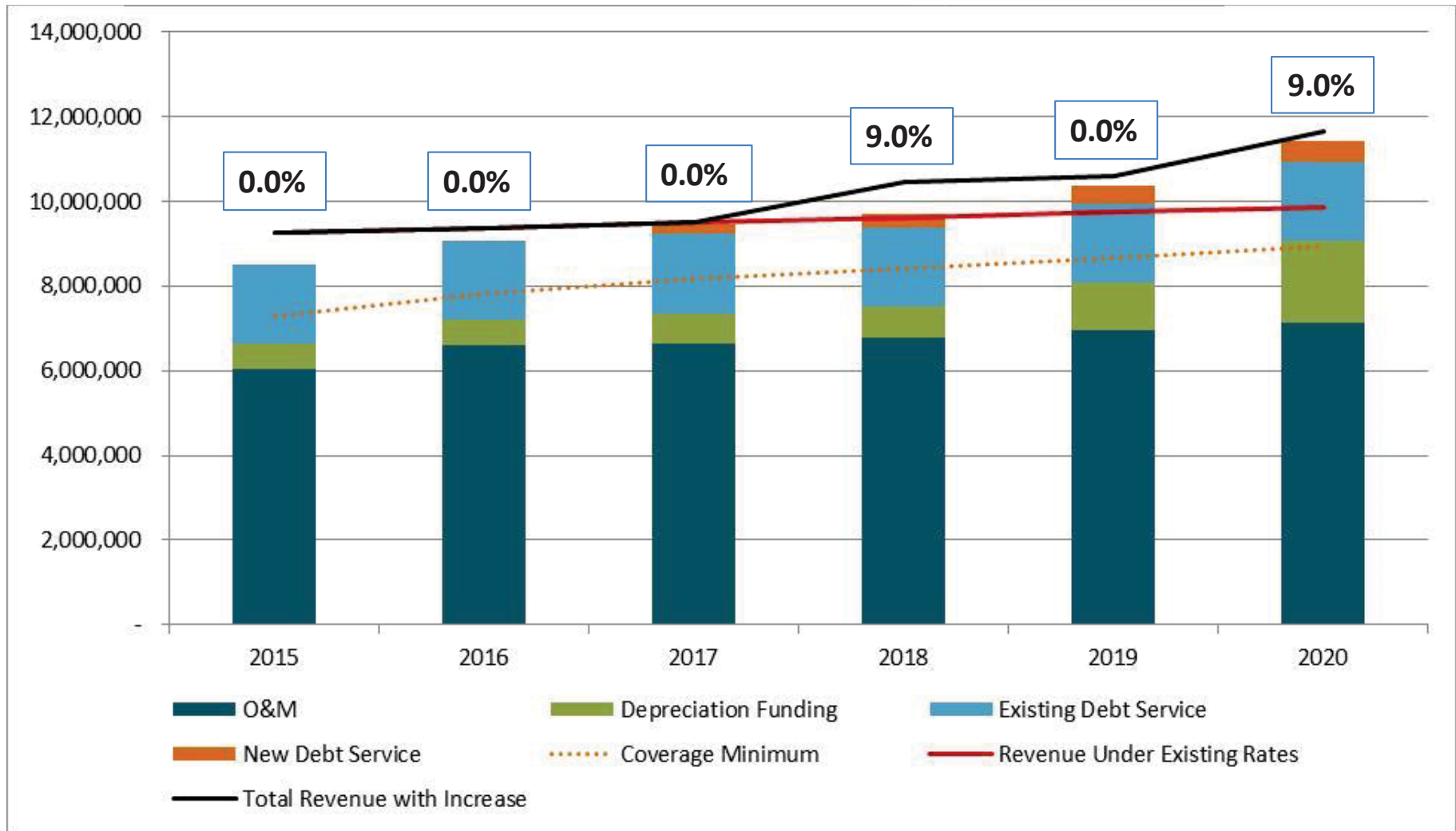
The objective of the financial plan is to identify the total cost of providing sewer service and to present a financial program that allows the sewer utility to remain financially viable during the study period. The analysis considers the historical financial condition of the utility, the financial impact 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:

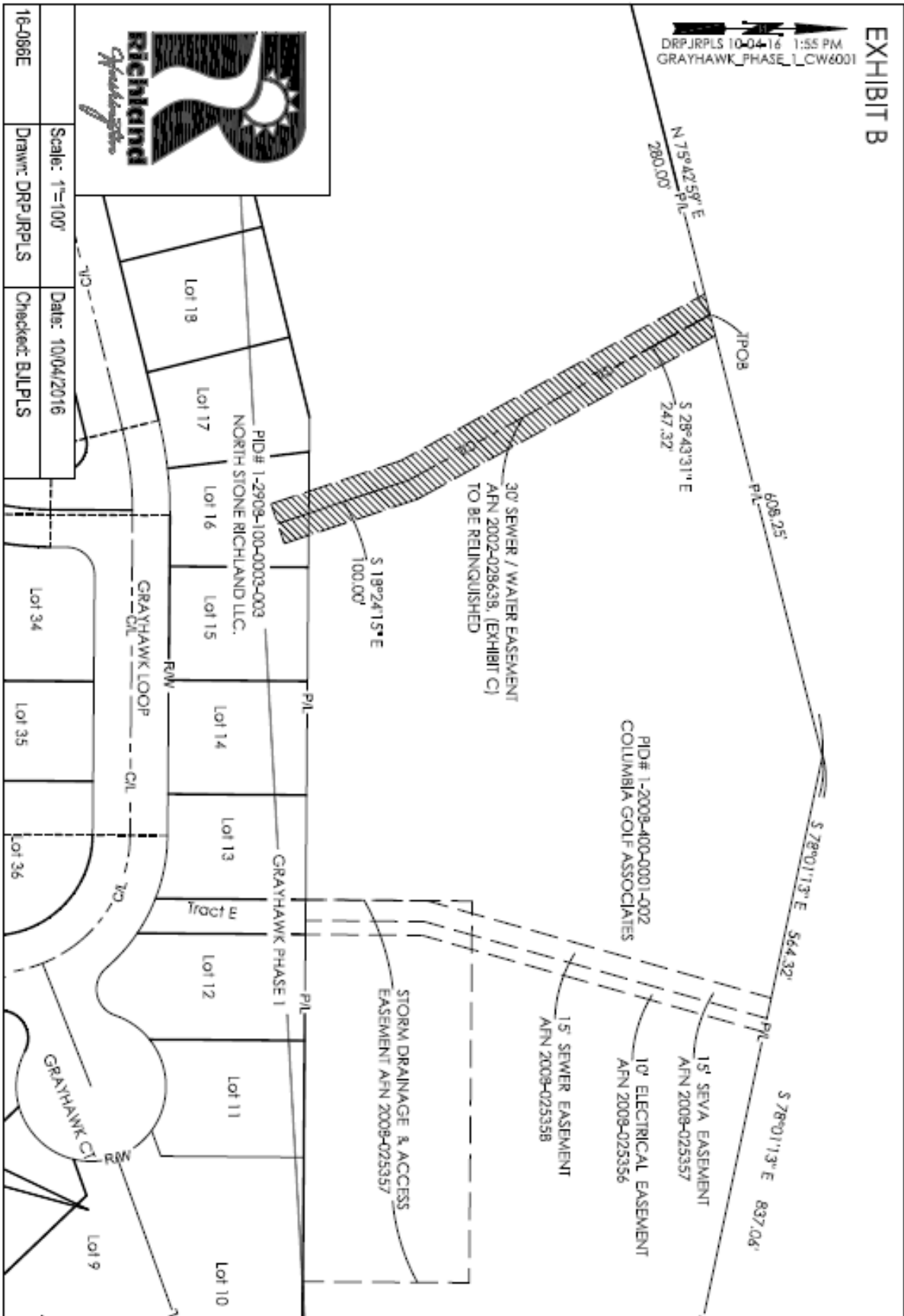
APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

EXHIBIT B

DRPJRP15 10-04-16 1:55 PM
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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.

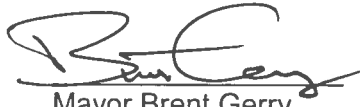
VII. WITHDRAWAL

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

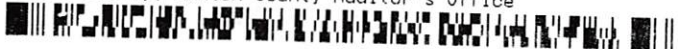
Heather Kintzley
Richland City Attorney

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

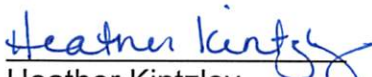


Cynthia D. Johnson
Richland City Manager
April 18, 2014



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.

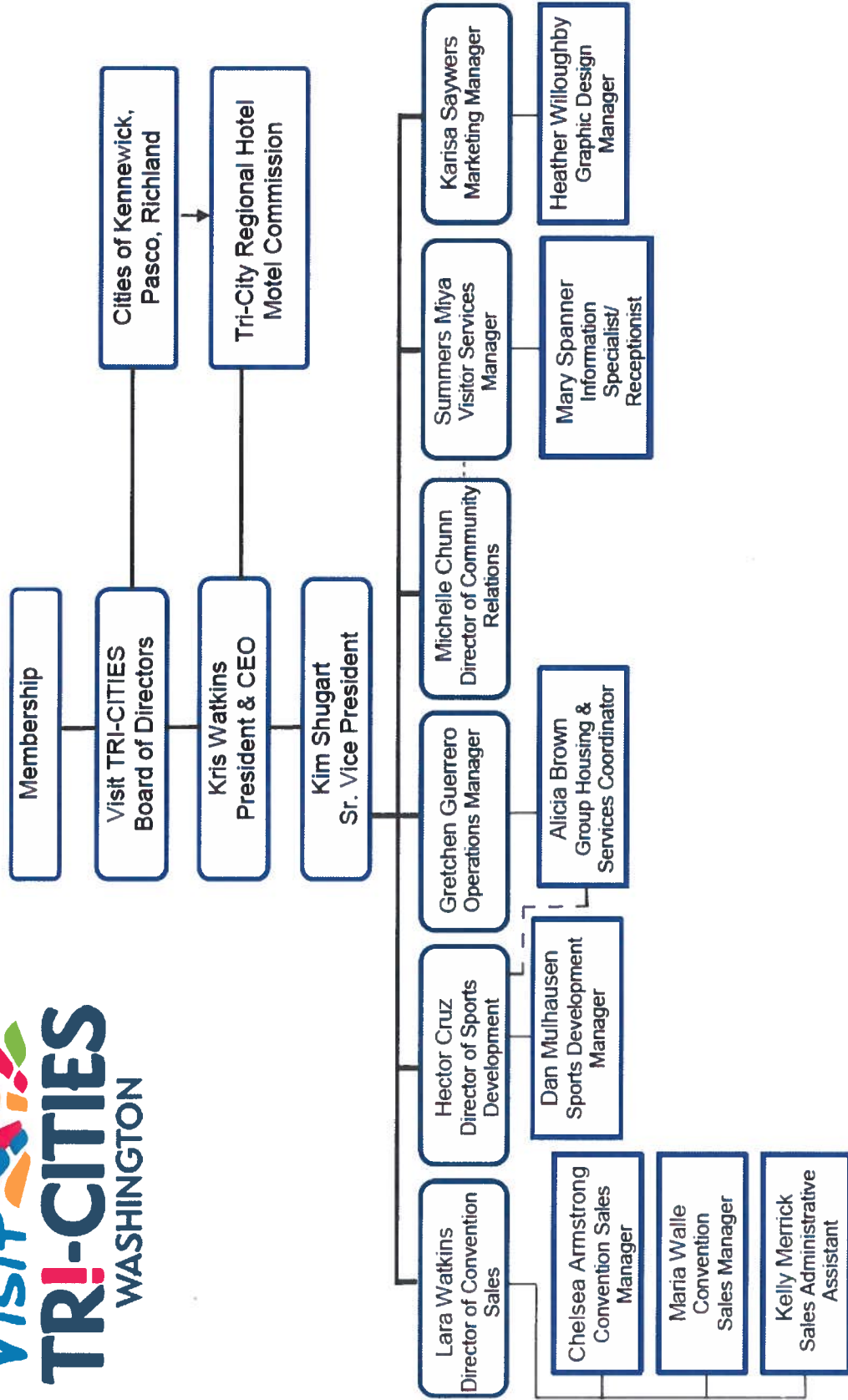
Mission: *The mission of Visit TRI-CITIES is to promote, market and sell the region as a preferred destination to visitors. We will develop incremental visitation by promoting our destination products, programs and activities; the overall economic vitality of our communities and the quality of life of 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:

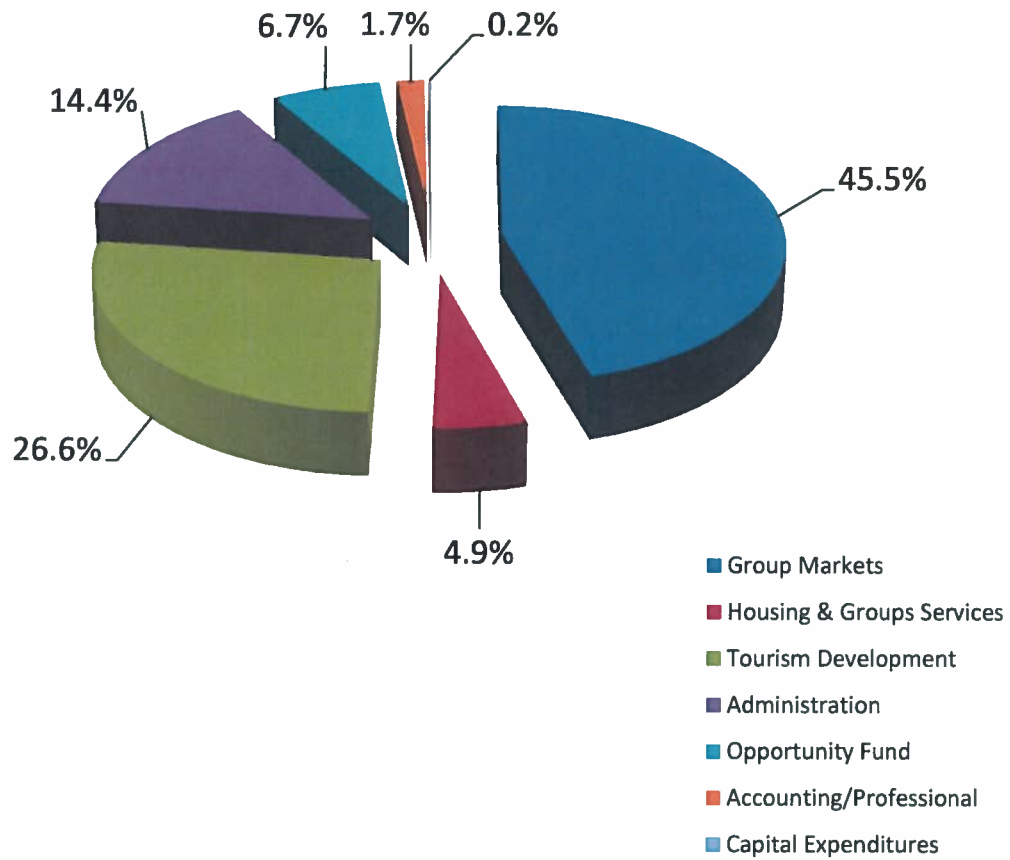
Invest in Search Engine Optimization for new website: Aristotle Bronze SEO Package \$1,200/month (Jan, Feb, Mar, Apr, June, July, Aug, Sept, Oct, Nov, Dec) = \$14,400

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 Haler, 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.

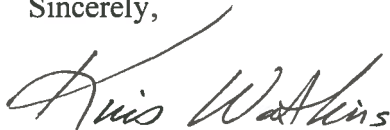
Each year Visit TRI-CITIES prepares a budget and marketing plan for the Tri-City Hotel Motel Commission, detailing projected revenues and expenses for the programs supported by the funds collected from the Tourism Promotion Assessment (TPA). As outlined in the *Interlocal Cooperation Agreement For Establishment 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:

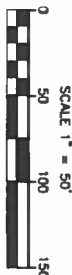
APPROVED AS TO FORM:

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



EQUIPMENT USED
A THREE-SECOND TOTAL STATION
TOPCON RTK GPS

02

**HAYDEN
HOMES**



STRAITTON SURVEYING



W. DESCHUTES PL. UNIT 1C
KENNEWICK, WA 99336
(509) 735-7364
FAX: (509) 735-6560
rallion@strallionsurvey.com

© 2016

DATE: 09/08/16

DRAWN BY: DCI

AARON A DYCH

DAIRY

SURVEYOR'S CERTIFICATE:

I, AARON A DYCK, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "CLEARWATER CREEK PHASE 3", AS SHOWN HEREON, IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL COUSSES AND DISTANCES ARE CORRECTLY SHOWN, AND THAT SAID PLAT IS STAINED ON THE GROUND AS INDICATED HEREON.

LEGEND

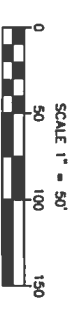
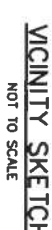
- SET 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STATION AND .39021"
- MARKED "STATION AND .39021" FOR PLASTIC CAP MARKED "STATION AND .39021"
- ◆ FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "STATION 14120"
- ⊙ SET CASED BRASS CAP MARKED ".39021"
- ⦿ FOUND CASED BRASS CAP MARKED ".39021"
- ◐ FOUND AS INDICATED
- ◑ FOUND AS BEARING
- B.O.B. = BEGINNING OF BORING
- E.O.P. = END OF PILE
- N/A = NOT ACCESS SPOREMEING ELEMENT
- IRI = IRRIGATION
- UTILITY
- ESMT = EASEMENT
- P.P. = PROPERTY BOUNDARY
- CENTERLINE

CURVE TABLE				
CURVE	LENGTH	RADIUS	Δ	CH. DIRC.
C1	31.42	20.00	90°00'00"	28.28
C2	32.84	20.00	90°04'59"	29.27
C3	10.26	460.50	116°37'31"	10.26
C4	62.00	500.00	7°06'18"	61.96
C5	70.50	530.00	7°37'15"	70.44
C6	139.06	486.47	16°22'24"	138.56

LINE TABLE	
LINE	DIRECTION
L1	6.69 N052111°E
L2	13.49 N450016°W
L3	15.64 N413236°E
L4	9.12 N052111°E
L5	4.25 N052111°E
L6	2.06 N450016°W
L7	13.97 S712635°E
L8	24.28 S450912°E
L9	11.44 N450016°W
L10	39.51 S452007°E
L11	30.01 S542026°E
L12	5.29 N891104°E
L14	13.49 N450016°W
L15	4.42 N651813°E
L16	12.55 N121238°E
L17	15.37 N6444752°E
L18	18.75 S773023°E
L19	16.19 S240539°E

J:\4500-4999\4600 4699\4631 STEPTOE - BEER FALLS - HAYDEN HOMES - CLEARWATER CREEK\DWG\4631FP3.dwg, 9/19/2016 8:15:56 AM, derek

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 _____
_____, M. AND RECORDED IN VOLUME _____ OF _____
PLATS PAGE _____, AT THE REQUEST OF
AARON A. DYCK, P.L.S.

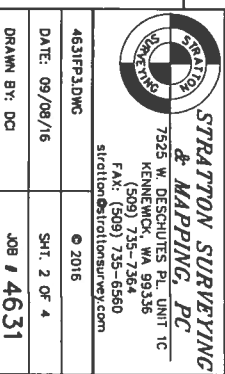
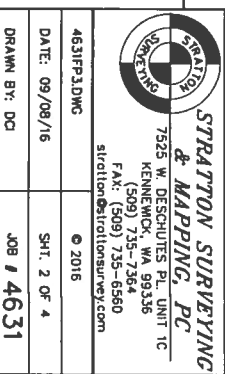
<u>BENTON COUNTY AUDITOR</u>	<u>INDEX NO.</u>
<u>DEPUTY</u>	<u>FEE NO.</u>

STRATTON SURVEYING & MAPPING, PC
7525 N. DESCHUTES PL. UNIT 1C
KENNECOK, WA 98336
(509) 735-7934
FAX: (509) 735-6550
strattonsurvey.com

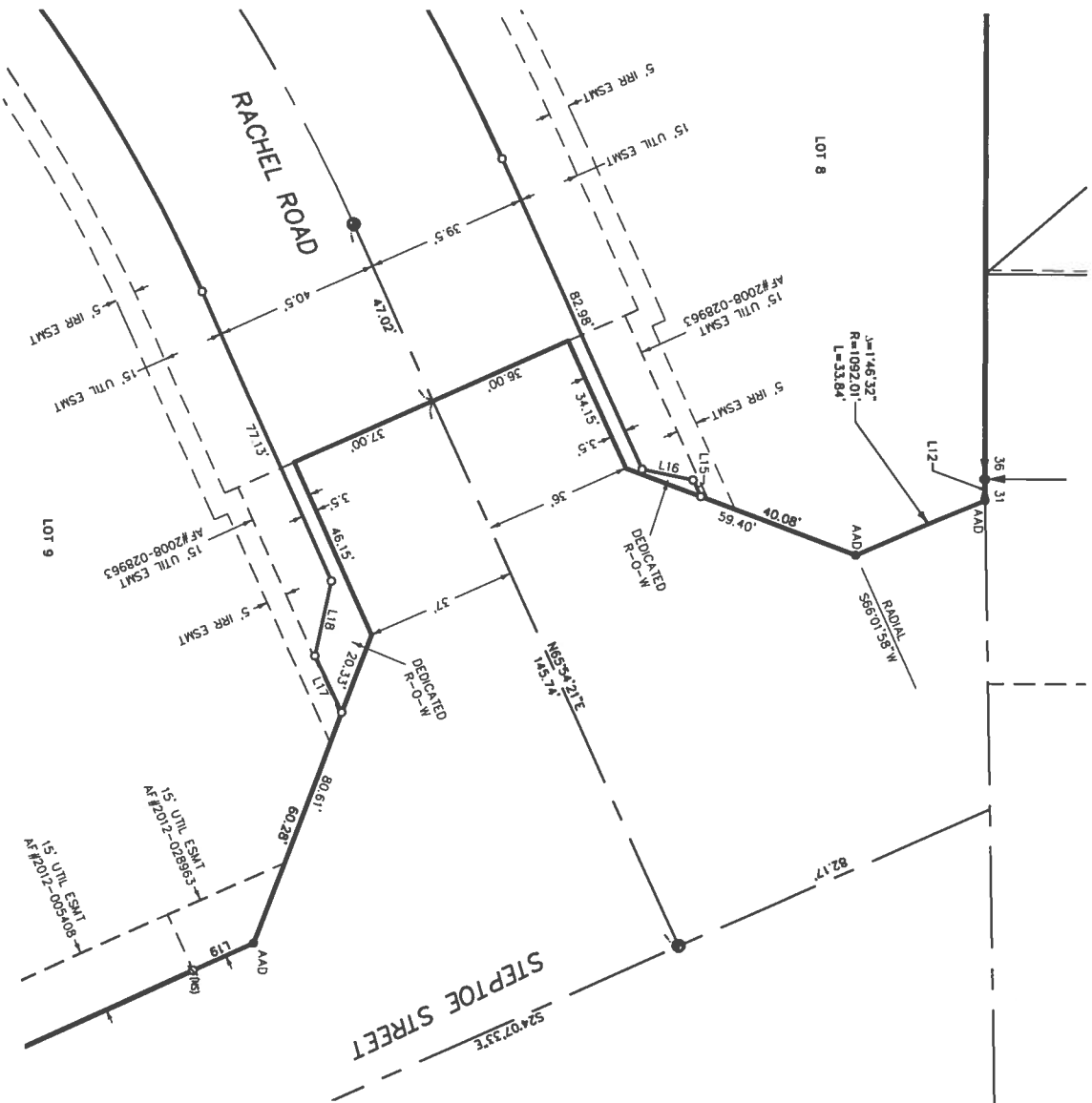
4631FPJDMC © 2016

DATE: 09/08/16 SH1: 2 OF 4

DRAWN BY: DCI 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 735-6960
skott@strattonsurvey.com

DATE: 09/08/16 SH. 3 OF 4
DRAWN BY: DCI JOB # 4631

DESCRIPTION

PARCEL 5
THAT PORTION OF PARCEL 3, BEING A 400.00 FOOT WIDE STRIP OF LAND, KNOWN AS THE AMON WASTEWAY, AS DEPICTED ON THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4528 LYING IN SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 3, THENCE SOUTH 69°56'41" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 426.48 FEET TO THE EASTERLY LINE OF SAID AMON WASTEWAY;
THENCE THE FOLLOWING COURSES ALONG SAID SAID EASTERLY AMON WASTEWAY LINE:
NORTH 22°15'11" WEST 689.34 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 67°44'49" WEST 466.47 FEET; THENCE NORTH WESTERLY ALONG SAID CURVE 294.12 FEET THROUGH A CENTRAL ANGLE OF 34°36'30"; WEST 58.53 FEET; WEST 68.66 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 33°06'19" WEST 47.47 FEET; THENCE NORTH WESTERLY ALONG SAID CURVE 217.50 FEET THROUGH A CENTRAL ANGLE OF 23°37'00".
NORTH 66°19'04" EAST 209.57 FEET TO THE END OF SAID COURSES AND THE NORTHERLY LINE OF SAID PARCEL.
THENCE SOUTH 89°47'49" EAST ALONG SAID NORTHERLY LINE 1175.82 FEET;
THENCE NORTH 89°11'04" EAST ALONG SAID LINE 5.29 FEET TO THE WESTERLY LINE OF STEPTOE STREET AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THE RADIUS OF WHICH BEARS NORTH 67°48'30" EAST 1092.01 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 33.84 FEET THROUGH A CENTRAL ANGLE OF 01°46'32".
SOUTH 28°54'21" WEST 39.40 FEET;
SOUTH 69°56'41" WEST 3.14 FEET;
SOUTH 24°54'21" EAST 73.00 FEET;
NORTH 65°54'21" EAST 46.15 FEET;
SOUTH 69°05'39" EAST 80.61 FEET;
SOUTH 24°05'39" EAST 16.19 FEET;
SOUTH 24°19'40" EAST 120.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 65°40'20" WEST 991.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 107.88 FEET THROUGH A CENTRAL ANGLE OF 06°27'19".
SOUTH 17°32'21" EAST 18.17 FEET;
SOUTH 17°32'21" EAST 516.54 FEET;
SOUTH 17°32'21" EAST 307.83 FEET TO THE END OF SAID COURSES AND THE EASTERLY LINE OF SAID PARCEL.
THENCE SOUTH 00°42'01" EAST ALONG SAID EASTERLY LINE 67.79 FEET TO THE SAID TRUE POINT OF BEGINNING
CONTAINS 18.22 ACRES

DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AND TRACTS AND THAT ALL STREETS, ROAD RIGHTS-OF-WAY, UTILITY EASEMENTS, SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC AND THAT THIS SUBDIVISION SHALL, HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME CLEARWATER CREEK PHASE 3.

RICHLAND 123 LLC, A WASHINGTON LIMITED LIABILITY COMPANY

SIGNED _____ TITLE _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

I, CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT _____
IS AN INDIVIDUAL PERSON, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON DATE STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____
TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES _____

NOTARY STAMP
BLACK INK ONLY

NOTES

1. ADDRESSES SHOWN IN BRACKETS ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND. ZIP CODE: 99352.
2. CENTRALIZED DELIVERY UNITS (CDU/MALIBOX) TO BE INSTALLED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
3. THE PLAT OF CLEARWATER CREEK PHASE 3 LIES WITHIN THE BOUNDARY OF THE SOUTH RICHLAND COLLECTOR STREET FINANCING PLAN (RUC 1203). AS SUCH, EACH BUILDING PERMIT WITHIN THE PLAT SHALL THEREFORE BE SUBJECT TO THE FEES ADMINISTERED BY THE FINANCE PLAN FOR ANY PHASE SUBMITTED FOR APPROVAL.
4. ALL LANDSCAPED AREAS WITHIN THE PLAT THAT ARE IN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN.
5. ALL LOTS WITHIN THE PLAT THAT ABUT THE AMON WASTEWAY OR THE AMON PRESERVE ARE SUBJECT TO THE CITY'S WILD LAND FIRE PROTECTION REQUIREMENTS AS DELINEATED IN RICHLAND MUNICIPAL CODE SECTION 21.01.030 OR AS THEY MAY BE MODIFIED IN THE FUTURE. ALL STRUCTURES BUILT ON THESE LOTS MUST BE DEVELOPED WITH NONCOMBUSTIBLE SIDING, SOFFIT, AND SKIRTING ON THE SIDE ADJACENT TO THE WILD-LAND AREA. DECKS OR PORCHES 36 INCHES OR LESS IN HEIGHT SHALL HAVE SKIRTING. SKIRTING SHALL BE SUFFICIENTLY CONSTRUCTED SO AS NOT TO ALLOW THE ACCUMULATION OF COMBUSTIBLE MATERIAL UNDER THE DECK OR PORCH.
6. THE PRIVATE ACCESS ROAD BENEFITING LOTS 7 & 8 IS FOR THE USE AND BENEFIT OF THE HOMEOWNERS THAT ABUT SAID ROAD, AND IS TO BE MAINTAINED BY THOSE OWNERS. THE CITY OF RICHLAND ACCEPTS NO MAINTENANCE RESPONSIBILITY FOR THIS ROAD. THE PRIVATE DRIVES WITHIN THIS PLAT ARE ALSO FIRE LANES AND PARKING IS RESTRICTED. THE REQUIRED NO-PARKING SIGNS SHALL BE INSTALLED BY THE DEVELOPER WHERE APPLICABLE.
7. INDIVIDUAL LOTS SHALL MEET ALL CONDITIONS AS NOTED IN THE FINAL GEOTECHNICAL REPORT FROM CH NORTHERN PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. NO GRADING MAY BE PERFORMED OR ANY PERMANENT STRUCTURE BUILT WITHIN THE BUREAU OF RECLAMATION RIGHT-OF-WAY WITHOUT AN APPROVED PERMIT FROM THE KENNEWICK IRRIGATION DISTRICT AND/OR UNITED STATE BUREAU OF RECLAMATION, WHEN APPLICABLE.
9. THIS PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT AND IN THE IMMEDIATE VICINITY OF IRRIGATION INFRASTRUCTURE. PLEASE REFER TO WWW.KID.ORG FOR FURTHER INFORMATION.

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

IRRIGATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT BUT THAT THIS PROPERTY IS NOT CLASSIFIED AS IRRIGABLE LAND AND IS NOT TO BE USED FOR IRRIGATION PURPOSES. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310.

KENNEWICK IRRIGATION DISTRICT _____ DATE _____

APPROVALS:

THE PLAT, CLEARWATER CREEK PHASE 3, IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF WASHINGTON. ANY EXISTING EASEMENTS LYING WITHIN THE BOUNDARIES OF THIS PLAT THAT ARE UNDER THE JURISDICTION OF THE CITY AND NOT SHOWN HEREON ARE HEREBY RELINQUISHED.

CHAIRMAN, RICHLAND PLANNING COMMISSION _____ DATE _____

CITY ENGINEER, RICHLAND _____ DATE _____

CITY MANAGER, RICHLAND _____ DATE _____

CLERK, CITY OF RICHLAND _____ DATE _____

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ P.N. OF PARCEL NO. 101881000001005.

TREASURER, BENTON COUNTY _____ DATE _____

ATTEST:
BENTON COUNTY ASSESSOR _____ DATE _____



AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____, 2016 AT _____ MINUTES PAST _____ OF _____ PLATS PAGE _____ AT THE REQUEST OF
AARON A. DVOX, P.L.S.
BENTON COUNTY AUDITOR _____ INDEX NO. _____
DEPUTY _____ FEE NO. _____



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7525 W. DESCHUTES PL. UNIT 1C
KENNEWICK, WA 99336
FAX: (509) 735-7364
stratton@strattonsurvey.com

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DATE: 09/08/16 SHEET: 4 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

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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



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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



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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



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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		POLYCUT STIHL BLADES	\$9.22
		53184	238606	POLYCUT 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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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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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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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



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
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



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
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



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
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
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SEWER ADMINISTRATION TOTAL ****

\$3,041.50



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: 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-DUPPLICATION/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



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
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
STONEMAN 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



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
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



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
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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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



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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



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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



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
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:

217

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



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
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



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
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

Department:
City Council

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:
Mayor

Department:
City Council

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:

Draft



MINUTES
CITY COUNCIL WORKSHOP
Richland City Hall ~ 505 Swift Boulevard
Tuesday, October 25, 2016

City Council Workshop – 6:07 p.m.

Attendance:

Mayor Thompson, Councilmembers Anderson, Kent and Luzzo Gilmour were present.

Also present were City Manager Reents, Assistant City Manager Amundson, Fire and Emergency Services Director Huntington, Community Development Director Jensen, Public Works Director Rogalsky and City Clerk Hopkins.

Agenda Items:

1. 2017 State Legislative Priorities
- Jon Amundson, Assistant City Manager

Mr. Amundson and Dave Arbaugh from Arbaugh and Associates, reported on the 2017 legislative priorities, the Association of Washington Cities (AWC) legislative priorities, priorities specific to Richland, legislative advocacy and the dates the Tri-City Regional Chamber of Commerce and AWC will be addressing the legislators.

Councilmembers had general questions and suggestions on Richland-specific legislative issues.

2. Master Plan for the Recently Acquired 1,341 Acres North of Horn Rapids Road
- Kerwin Jensen, Community Development Director

Mr. Jensen introduced consultant Justin Baelocher, Land Use Planner for JUB Engineers, and together they reviewed the 1,341 acre master plan.

Councilmember had general questions, including marketing techniques and future roads and/or bridge connections to the property.

Ms. Reents said she would like to bring to Council's attention the recent request by the developer of the 650 George Washington Way property and asked Mr. Jensen to present the details.

Mr. Jensen said the developer has asked for a third extension of the purchase and sale agreement and also has a modified site plan he wants Council to consider. The new plan would offer 2,500 square feet of retail space and 52 apartment units.

Councilmembers discussed the original scope of the property that was put forward in the agreement based on the City’s waterfront development plan and public input compared to the current modified site plan brought forward by the developer.

Ms. Reents said this topic will be brought before Council at a future Council meeting.

Executive Session:

Attendance:

Mayor Thompson, Councilmembers Anderson, Kent and Luzzo Gilmour were present.

Also present were City Manager Reents, Public Works Director Rogalsky, Attorney William Joyce and Parametrix Engineer Dwight Miller.

- 1. Per RCW 42.30.110 (1) (ii): Discuss Current or Potential Litigation (45 minutes)
- Pete Rogalsky, Public Works Director

COUNCIL MEMBER KENT MOVED AND MAYOR THOMPSON SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 6:55 P.M. TO DISCUSS PER RCW 42.30.110 (1) (ii): CURRENT OR POTENTIAL LITIGATION FOR 45 MINUTES. THE MOTION CARRIED 4-0.

COUNCIL MEMBER KENT MOVED AND COUNCIL MEMBER ANDERSON SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:35 P.M. THE MOTION CARRIED 4-0.

Adjournment:

Mayor Thompson adjourned the workshop at 7:35 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Ordinances - First Reading

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 60-16, Approving 2017 Budget and 2017-2030 Capital Improvement Plan

Department:

Administrative Services

Ordinance/Resolution Number:

60-16

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 60-16, approving the 2017 Budget and 2017-2030 Capital Improvement Plan.

Summary:

Council received the Proposed 2017 Budget and 2017-2030 Capital Improvement Plan on September 30, 2016. On October 18, 2016, the City Manager presented the budget message to Council.

RCW 35.33 requires the City to hold hearings prior to adoption of the 2017 budget ordinance. A revenue hearing was conducted on October 18, 2016 and a Town Hall meeting was held on October 27, 2016 where the public was allowed the opportunity to interact and ask questions. An additional hearing will be held at the City Council meeting on November 1st.

Total appropriations for each separate fund are adopted by Council through this ordinance. Appropriations are the legal amounts that can be expended in total for each individual fund presented. Expenditures that would exceed total appropriations in each fund will require a budget amendment by ordinance. Appropriations for all budgeted funds in 2017 total \$258,714,831.

The first reading of the ordinance adopting the 2017 budget is scheduled to take place on November 1, 2016. The second reading and passage of the 2017 budget ordinance is scheduled for the November 15, 2016 City Council meeting.

Fiscal Impact:

Yes The proposed 2017 budgeted appropriations for all funds total \$258,714,831.

Attachments:

1. Proposed Ordinance No. 60-16
2. Appropriations for 2017

ORDINANCE NO. 60-16

AN ORDINANCE of the City of Richland adopting the 2017 Annual Budget, including the 2017-2030 Capital Improvement Plan of the City of Richland.

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

Section 1. Budget Adopted. The Annual Budget of the City of Richland for the year 2017, including the 2017-2030 Capital Improvement Plan, and each and every fund thereof as fixed and determined in the Proposed Budget for the year 2017, as revised by the City Council is hereby adopted as the Budget of the City for the year 2017. The total appropriations for each of the funds of the City of Richland are as follows:

Funds	Total Estimated Revenues	Appropriated Beginning Fund Balances	Est. Revenues & Approp. Fund Balance	Total Appropriations
General Fund	\$ 55,255,047	\$ 244,070	\$ 55,499,117	\$ 54,702,808
Special Revenue Funds:				
City Streets	2,754,260	307,554	3,061,814	3,061,814
Park Reserve	617,868	-	617,868	130,675
Industrial Development	1,817,122	800,000	2,617,122	2,360,984
Criminal Justice	72,103	-	72,103	64,389
PFD Facility Contingency	69,509	-	69,509	-
Criminal Justice Sales Tax	1,545,900	227,579	1,773,479	1,773,479
Hotel/Motel Tax	975,000	275,000	1,250,000	1,250,000
Special Lodging Assmnt	500,500	-	500,500	500,500
Community Dev. Block Grant	342,000	-	342,000	342,000
HOME	768,330	-	768,330	768,330
Debt Service Funds:				
LTGO Bonds	1,113,728	605,090	1,718,818	1,718,818
Fire Station 74	239,082	-	239,082	239,082
Police Station	248,050	-	248,050	248,050
Richland Community Center	309,140	-	309,140	309,140
Library Remodel	1,331,975	-	1,331,975	1,331,975
RAISE Area	659,500	-	659,500	655,148
LID Guaranty	6,000	-	6,000	10
Special Assessment	92,422	-	92,422	61,470
Capital Projects Funds:				
Streets Capital Projects	8,284,430	270,000	8,554,430	8,549,430
Capital Improvement	1,328,000	710,400	2,038,400	1,952,517
Parks Capital Projects	1,558,004	-	1,558,004	1,558,004
General Government Construction	16,646,860	-	16,646,860	16,646,860

Funds	Total Estimated Revenues	Appropriated Beginning Fund Balances	Est. Revenues & Approp. Fund Balance	Total Appropriations
Enterprise Funds:				
Electric	72,271,367	12,586,237	84,857,604	84,857,604
Water	17,022,114	273,304	17,295,418	17,146,553
Wastewater	12,508,028	1,810,885	14,318,913	14,318,913
Solid Waste	8,660,955	-	8,660,955	8,538,630
Stormwater	2,085,165	-	2,085,165	2,005,239
Golf Course	1,984,900	23,356	2,008,256	2,008,256
Medical Services	4,105,874	-	4,105,874	3,928,884
Broadband	337,234	104,415	441,649	441,649
Internal Service Funds:				
Equipment Maintenance	3,911,990	-	3,911,990	3,911,990
Equipment Replacement	2,842,387	1,079,115	3,921,502	3,917,002
Public Works Adm & Eng.	3,947,888	-	3,947,888	3,947,888
Workers Compensation	1,679,067	-	1,679,067	1,232,285
Employee Benefits	10,420,860	1,095,585	11,516,445	11,516,445
Unemployment	92,094	71,646	163,740	163,740
Post Employment Benefit	1,056,330	549,470	1,605,800	1,605,800
Trust Funds:				
Fire Pension	448,160	-	448,160	448,160
Police Pension	500,310	-	500,310	500,310
Totals	\$ 240,409,553	\$ 21,033,706	\$ 261,443,259	\$ 258,714,831

Section 2. Salaries and Wages. The total cumulative salaries and wages set forth in in the budget document represent the maximum approved expenditure, subject to the requirements and limitations set forth in the Compensation Plan for Unaffiliated employees and Collective Bargaining Agreements for Affiliated employees, or other contracts approved by Council. It is understood that, in the interests of operational efficiency and business need, the City Manager may amend salaries and wages within departments and divisions as long as the total labor budget is not exceeded.

Section 3. This Ordinance shall take effect the day following the date of its publication in the official newspaper of the City of Richland.

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

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

City of Richland 2017 Proposed Budget

Appropriations by Major Category - All Funds

Funds	Personnel	Supplies	Charges & Services	Intergovernmental Services	Transfers To Other Funds	Capital Outlay	Debt Service	Interfund Services	Total Appropriations
General Fund	\$ 32,844,304	\$ 2,932,047	\$ 7,863,982	\$ 3,311,306	\$ 2,872,417	\$ 1,819,655	\$ -	\$ 3,059,097	\$ 54,702,808
Special Revenue Funds:									
City Streets	1,151,645	271,847	96,043	22,163	-	-	-	1,520,116	3,061,814
Park Reserve	-	-	20,700	-	109,975	-	-	-	130,675
Industrial Development	278,264	1,500	360,592	5,900	1,327,710	41,335	96,256	249,427	2,360,984
Criminal Justice	-	-	-	-	64,389	-	-	-	64,389
Criminal Justice Sales Tax	1,016,977	57,077	55,972	68,235	283,358	129,463	-	162,397	1,773,479
Hotel/Motel Tax	-	-	748,300	125,000	376,700	-	-	-	1,250,000
Special Lodging Assessment	-	-	500,500	-	-	-	-	-	500,500
Community Dev. Block Grant	57,287	200	97,909	-	186,604	-	-	-	342,000
HOME	57,287	-	711,043	-	-	-	-	-	768,330
Debt Service Funds:									
LTGO Bonds	-	-	-	-	-	-	1,718,818	-	1,718,818
Fire Station 74	-	-	-	-	-	-	239,082	-	239,082
Police Station	-	-	-	-	-	-	248,050	-	248,050
Richland Community Center	-	-	-	-	-	-	309,140	-	309,140
Library Remodel	-	-	-	-	-	-	1,331,975	-	1,331,975
LRF	-	-	-	-	-	-	655,148	-	655,148
LID Guaranty	-	-	-	10	-	-	-	-	10
Special Assessment	-	-	-	-	-	-	61,470	-	61,470
Capital Projects Funds:									
Streets Capital Projects	-	-	-	-	-	8,549,430	-	-	8,549,430
Capital Improvement	-	-	-	-	1,952,517	-	-	-	1,952,517
Parks Capital Projects	-	-	40,000	-	-	1,518,004	-	-	1,558,004
General Government Construction	-	-	446,860	-	-	16,200,000	-	-	16,646,860
Enterprise Funds:									
Electric	8,934,405	41,565,398	10,156,730	8,305,341	30,000	6,329,000	5,980,080	3,556,650	84,857,604
Water	2,714,358	693,484	1,589,217	2,563,450	30,152	2,876,560	3,964,425	2,714,907	17,146,553
Wastewater	2,630,595	419,915	1,306,328	1,261,000	110,093	4,462,537	2,277,555	1,850,890	14,318,913
Solid Waste	2,907,335	416,193	989,107	1,214,203	-	44,600	135,375	2,831,817	8,538,630
Stormwater	231,157	19,977	259,845	193,150	-	185,000	266,269	849,841	2,005,239
Golf Course	-	-	1,459,098	11,000	-	266,000	272,158	-	2,008,256
Medical Services	2,826,466	108,335	120,596	118,237	-	-	-	755,250	3,928,884
Broadband	-	-	23,737	18,000	25,177	200,000	172,235	2,500	441,649
Internal Service Funds:									
Equipment Maintenance	1,008,261	2,336,100	106,991	-	-	25,000	-	435,638	3,911,990
Equipment Replacement	-	-	24,600	-	-	3,724,437	99,965	68,000	3,917,002
Public Works Adm & Eng.	3,197,163	32,833	149,465	-	-	-	-	568,427	3,947,888
Workers Compensation	1,010,000	-	137,000	-	-	-	-	85,285	1,232,285
Healthcare Benefits Plan	11,177,420	-	96,630	-	-	-	-	242,395	11,516,445
Unemployment	160,000	-	-	-	-	-	-	3,740	163,740
Post Employment Healthcare Plan	1,553,400	-	21,000	-	-	-	-	31,400	1,605,800
Trust Funds:									
Fire Pension	424,435	450	23,275	-	-	-	-	-	448,160
Police Pension	487,935	450	11,925	-	-	-	-	-	500,310
Total	\$ 74,668,694	\$ 48,855,806	\$ 27,417,445	\$ 17,216,995	\$ 7,369,092	\$ 46,371,021	\$ 17,828,001	\$ 18,987,777	\$ 258,714,831



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 61-16, Amending RMC Title 15, Solid Waste Rates and Administrative Matters

Department:
Public Works

Ordinance/Resolution Number:
61-16

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 61-16, Amending RMC Title 15, relating to solid waste rates and administrative matters.

Summary:

In April 2016, the City hired SCS Engineers, Inc. and FCS Group to complete a Disposal Alternatives Business Case Evaluation and rate study. Both products are nearing completion, with the business case evaluation being reviewed by staff and the rate study having been presented to the Utility Advisory Committee (UAC).

The rate study, completed by FCS Group, reviewed the revenue requirements and cost of service for the solid waste collection and disposal services. The period of study was from 2017 through 2022. Because the disposal alternatives study is incomplete, the rate evaluation focused only on 2017. Once the disposal alternatives study is complete the rate model will be updated to forecast through the 2022 study period. The revenue requirements evaluation will not result in a rate increase or 2017. The analysis identifies the need to increase the haul fee for roll-off containers to restore fair assignment of costs between service classes. Staff also is administratively correcting code language, establishing a cost for asbestos disposal and revising how extra bags of garbage are charged.

The Utility Advisory Committee reviewed the rate study and proposed rate increases at their September 13, 2016 and October 3, 2016 meetings. The UAC recommended adoption of the rate adjustments included in the proposed ordinance. Staff supports this recommendation.

Fiscal Impact:

The increased cost for roll-off container hauling will generate an estimate \$69,500 in new revenue and true-up the costs for this service to the customers utilizing the service. The extra bag charge will sufficiently charge a customer for a second dump.

Attachments:

- I. Ordinance No. 61-16, Solid Waste Rates and Administrative Matters

ORDINANCE NO. 61-16

AN ORDINANCE of the City of Richland Amending Title 15: Solid Waste, of the Richland Municipal Code, relating to administrative code language changes and rates.

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

WHEREAS, a solid waste rate study has recently been completed; and

WHEREAS, the study noted inequities in fees charged for service, specifically that drop-box container rates are well below the cost to provide service, resulting in other customer classes subsidizing drop-box service; and

WHEREAS, solid waste rates were last updated in April 2015; and

WHEREAS, the Utility Advisory Committee, at its September 13 and October 3, 2016, meetings, reviewed the details of the rate study and recommended Council approval of the proposed solid waste rate increase for drop-box service; and

WHEREAS, staff completed a review of the Title 15 municipal code language and is proposing updates to improve clarity.

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

Section 1. Title 15 Solid Waste, of the Richland Municipal Code, as enacted by Ordinance No. 79 and last amended by Ordinance No. 21-15, is hereby amended to read as follows:

Chapter 15.04 GENERAL PROVISIONS

Sections:

- 15.04.010 Purpose.
- 15.04.020 Severability.

15.04.010 Purpose.

The maintenance of health and sanitation requires, and it is the intention hereof, to make the collection, removal and disposal of garbage, refuse and dead animals within the city of Richland compulsory. Only the city may engage in the business of removing, transporting, recycling and disposing of residential and commercial garbage and refuse except as otherwise specifically provided in this title. [Ord. 79 § 1.01; Ord. 149; Ord. 22-75 § 1.01; Ord. 37-02].

15.04.020 Severability.

The invalidity of any section, subsection, provision, clause, or portion thereof, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this title or the validity of its application to other persons or circumstances. [Ord. 79 § 1.02].

Chapter 15.08 DEFINITIONS

Sections:

- 15.08.010 Definitions.
- 15.08.015 All-weather road.
- 15.08.017 Apartment residential waste.
- 15.08.020 Ashes.
- 15.08.030 Commercial establishment.
- 15.08.033 Construction/remodel/demolition waste.
- 15.08.034 Container.
- 15.08.036 Director.
- 15.08.040 Garbage.
- 15.08.050 Multifamily residence.
- 15.08.060 Person.
- 15.08.070 Public food establishment.
- 15.08.080 Refuse.
- 15.08.090 Residence.
- 15.08.093 Residential waste.
- 15.08.095 Richland resident.
- 15.08.100 Rubbish.
- ~~15.08.110 Solid waste manager~~ Repealed.
- 15.08.120 Swill.
- 15.08.130 Richland commercial customer.
- 15.08.140 Extra refuse.
- 15.08.150 Unsecured load.

15.08.010 Definitions.

The following words and phrases shall, when used in this title, have the meanings attributed to them in this chapter. [Ord. 79 § 2.01; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.015 All-weather road.

“All-weather road” means any improved road surface which provides sufficient support and width for refuse trucks under any weather condition. This includes but is not limited to roadways covered by solid asphalt pavement, concrete, or packed gravel/rock. [Ord. 37-02; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.017 Apartment residential waste.

“Apartment residential waste” means normal household waste from apartment dwellers. This waste does not include yard waste (including but not limited to grass clippings, plant trimmings and sod) and construction/remodel/demolition waste. [Ord. 37-02; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.020 Ashes.

“Ashes” means the solid waste products of coal, wood, and other fuels ~~used~~ burned and/or burned for heating and cooking. [Ord. 79 § 2.02; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.030 Commercial establishment.

“Commercial establishment” means any establishment, whether or not conducted for private gain, that is not a residence. “Commercial establishment” includes, but is not limited to, multifamily residences, ~~boardinghouses, rooming houses~~, hotels, motels and mobile home park offices, as well as public food establishments as defined below. [Ord. 79 § 2.03; Ord. 37-02; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.033 Construction/remodel/demolition waste.

“Construction/remodel/demolition waste” means solid waste, largely inert waste (for example, including but not limited to drywall, carpeting, or cabinetry), resulting from the construction, remodeling or demolition of

buildings, sheds and other manmade structures. [Ord. 52-99; Ord. 37-02; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.034 Container.

“Container” means any detachable, freestanding container which is left at the customer’s premises and is emptied into collection trucks by mechanical means. [Ord. 37-02; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.036 Director.

“Director” means the public works director or his designee. [Ord. 52-99; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.040 Garbage.

“Garbage” includes all putrescible wastes, including vegetable offal and animal offal but not including carcasses of dead animals, sewage, human remains, body wastes, or recognized industrial byproducts, any and all liquid wastes from residential or commercial establishments, or dangerous wastes identified in Chapter 173-303 WAC. [Ord. 79 § 2.04; Ord. 7-90; Ord. 38-95; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.050 Multifamily residence.

“Multifamily residence” means any building or establishment in which more than two families can be housed, including but not limited to such structures as tri-plexes, four-plexes, eight-plexes, apartments, condominiums and townhouses. [Ord. 79 § 2.05; Ord. 38-95; Ord. 37-02; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.060 Person.

“Person” shall mean every person, firm, partnership, association, or corporation. [Ord. 79 § 2.06; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.070 Public food establishment.

“Public food establishment” means any restaurant, hotel, cafe, drinking place, grocery, food market, boardinghouse, school, church, or any other establishment where food or drink is served to or provided to, or prepared for, the public with or without charge. [Ord. 79 § 2.07; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.080 Refuse.

“Refuse” means garbage, rubbish, ashes, swill and all other putrescible wastes except sewage, from all public and private establishments and residences. Refuse shall include all the above including those items that are recyclable. [Ord. 79 § 2.08; Ord. 22-75 § 1.02; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.090 Residence.

“Residence” means any dwelling unit that houses an individual family or is rented as a separate living facility including but not limited to mobile home units, manufactured homes and duplexes with separate kitchen and bathroom facilities. [Ord. 79; Ord. 37-02; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.093 Residential waste.

“Residential waste” means yard waste, normal household waste, garbage, refuse or rubbish in quantities anticipated from normal daily activities from a residence. Such waste does not include yard waste, normal household waste, garbage or rubbish delivered to the landfill in any type of commercial vehicle identified by a sign, insignia, or decal with a commercial business name, or any waste delivered to the landfill in a vehicle greater than one ton in carrying capacity. In addition, residential waste does not include any construction/remodel/demolition waste from a residence. [Ord. 52-99; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.095 Richland resident.

“Richland resident” means an occupant of a residence that receives refuse service from Richland or a city-authorized solid waste collection service provider and pays a monthly refuse bill to one of these providers. [Ord. 15-13 § 1.01].

15.08.100 Rubbish.

"Rubbish" includes all nonputrescible wastes, except ashes. [Ord. 79 § 2.10; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.110 Solid waste manager.

~~"Solid waste manager" means the director or his designee for the city of Richland.~~ Repealed by Ord 61-16
[Ord. 79 § 2.11; Ord. 38-95; Ord. 37-02; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.120 Swill.

"Swill" means every refuse accumulation of animal, fruit, and vegetable matter, liquid or otherwise, that attends the preparation, use, cooking, dealing in or storing of meat, fish, fowl, fruit, and vegetables; it shall not include coffee grounds. [Ord. 79 § 2.12; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.130 Richland commercial customer.

"Richland commercial customer" means a customer's business whose commercial establishment, plant or business is physically located in the city of Richland and is currently paying for monthly refuse. A commercial customer having a post office box at the Richland Post Offices does not constitute a Richland business. [Ord. 38-95; Ord. 37-02; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.140 Extra refuse.

"Extra refuse" means refuse that does not fit within a customer's ~~container autocan~~ and is placed beside the ~~container autocan~~ in a bag or box ~~with a prepaid city refuse collection tag attached to it~~. Bags placed out for collection shall not exceed 32-gallon capacity and shall be of sufficient strength to contain refuse which does not exceed 40 pounds and does not rip or tear when lifted by the top of the bag. Boxes placed out for collection shall not weigh more than 40 pounds and shall be of a size that can be safely and reasonably handled by one person so that they can be placed by the refuse collector in the ~~container autocan~~ for dumping at an additional charge. [Ord. 38-95; Ord. 37-02; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

15.08.150 Unsecured load.

"Unsecured load" means a load of solid waste, litter, refuse, trash, debris or similar materials, which has not been tied, covered, or secured in the vehicle in such a manner that will prevent any part of the solid waste from leaving, dropping or escaping from the vehicle while the vehicle is in motion. [Ord. 37-02; Ord. 03-10 § 1.02; Ord. 15-13 § 1.01].

Chapter 15.12 REFUSE DISPOSAL

Sections:

- 15.12.005 City and state taxes.
- 15.12.010 Accumulation and disposal of refuse regulated.
- 15.12.020 ~~Exception for Private incineration~~ prohibited.
- 15.12.030 Refuse containers.
- ~~15.12.040 Specifications for refuse containers.~~ Repealed
- 15.12.050 Special services authorized.
- 15.12.060 Refuse containers to be kept in sanitary condition.
- 15.12.070 Removal of dead animals.
- 15.12.090 Weight limit.
- 15.12.100 Ashes.
- 15.12.110 Preparation of garbage.
- 15.12.120 Precautions to prevent escape of refuse.
- 15.12.125 Escape of refuse from vehicles – Penalty.
- 15.12.130 Unsecured load – Fee and penalty.
- 15.12.135 Determination of residential landfill waste/disposal resolution.

15.12.005 City and state taxes.

Residential, commercial and municipal customers serviced through the city's refuse service will be charged for refuse collection on the basis of the rates established herein which include all applicable taxes and surcharges. [Ord. 37-02; Ord. 03-10 § 1.02].

15.12.010 Accumulation and disposal of refuse regulated.

It is unlawful for any person to bury, burn, dump, collect, remove, or in any other manner dispose of or deposit refuse upon any street, alley, public place, or private property within the city other than as herein provided; except, however, that this section shall not be taken to prohibit maintenance of any compost heap upon private property in a manner not constituting a nuisance. The penalty for this offense is found in RMC 9.12.055. [Ord. 79 § 3.01; Ord. 03-10 § 1.02; Ord. 22-13 § 1.01].

15.12.020 ~~Exception for p~~Private incineration ~~prohibited~~.

Wastepaper, boxes, rubbish and debris, brush, grass, leaves, weeds and cuttings from trees, lawns, shrubs, and gardens may not be burned. Burning is permissible only in incinerators approved under fire control and air pollution control regulations. [Ord. 79 § 3.02; Ord. 22-75 § 1.04; Ord. 03-10 § 1.02].

15.12.030 Refuse containers.

Refuse containers for residential and commercial use shall be furnished by the city. The city retains ownership of all containers. Containers and all materials deposited in them shall not be removed by anyone other than city of Richland solid waste staff or designee. Extra bags or boxes may be set out for pick up at an additional charge.

Every person in possession, charge or control of any residence, multifamily residence, public food establishment, or commercial establishment where garbage, refuse or swill is created or accumulated shall keep or cause to be kept sufficient ~~portable refuse~~ containers for the deposit therein of all refuse produced by such establishment.

Such person shall deposit or cause to be deposited in such containers all refuse produced by such establishment.

It shall be the duty of the owner of any dwelling, flat, apartment house, or mobile home park to furnish to or see that his tenants are supplied with and use such containers.

Persons shall provide secure storage for the container, out of City right of way except for on the scheduled collection day.

[Ord. 79 § 3.03; Ord. 22-75 § 1.04; Ord. 38-95; Ord. 03-10 § 1.02].

~~15.12.040 Specifications for refuse containers.~~

~~Refuse containers for residential and commercial use shall be furnished by the city. The city retains ownership of all containers. Containers and all materials deposited in them shall not be removed by anyone other than city of Richland solid waste staff or designee. Tags for extra bags or boxes may be purchased at City Hall for \$0.75 each. Repealed by Ord 61-16.~~ [Ord. 79 § 3.04; Ord. 22-75 § 1.05; Ord. 38-95; Ord. 37-02; Ord. 03-10 § 1.02; Ord. 21-15 § 1.01].

15.12.050 Special services authorized.

The ~~director~~solid waste manager may make special arrangements with owners or operators of public food establishments, multifamily residences, and commercial establishments permitting the use of containers of greater capacity than 100 gallons. Container size and/or location may be changed to accommodate space limitations as determined by the ~~director~~solid waste manager. In these situations, customers will be charged based on the container size and frequency of pick-up; therefore, shared refuse services will be billed to a homeowners' association or similar shared user billing account. [Ord. 79 § 3.05; Ord. 38-95; Ord. 37-02; Ord. 03-10 § 1.02].

15.12.060 Refuse containers to be kept in sanitary condition.

Refuse containers shall be kept in a sanitary condition with the outside thereof clean and free from grease and decomposing material. Lids shall be kept on containers except while refuse is being put in or removed from such containers. When any person puts refuse in or removes refuse from a refuse container, the lid shall be placed in the closed position.

If the director determines that a container is not being kept in a sanitary condition, the container will be removed and replaced and the Delivery Charge will be applied to the persons account. ~~The city will clean any sized residential or commercial containers. Cleaning is completed off site; therefore, an agreed time will be scheduled to pick up the container. Charges for this service are based on an hourly rate and will be arranged at the time of the request.~~ [Ord. 79 § 3.06; Ord. 38-95; Ord. 37-02; Ord. 03-10 § 1.02].

15.12.070 Removal of dead animals.

It shall be the duty of every person in possession, charge, or control of any dead animal or upon whose premises the same may be located, to cause the same to be removed and disposed of. No dead animals shall be placed in refuse containers. All persons seeking to remove or dispose of any dead animal shall first contact the local health district for instructions on the proper means of disposal. ~~The Richland landfill will not accept any dead animals without prior authorization from the health district.~~ [Ord. 79 § 3.07; Ord. 7-90; Ord. 38-95; Ord. 21-05; Ord. 03-10 § 1.02].

15.12.090 Weight limit.

No refuse container set out for removal by city personnel shall weigh more than the maximum container rated weight as specified by the ~~director~~solid waste manager or 40 pounds per unit of extra refuse. [Ord. 79 § 3.09; Ord. 22-75 § 1.06; Ord. 51-76 § 1.01; Ord. 38-95; Ord. 03-10 § 1.02].

15.12.100 Ashes.

Hot ashes or clinkers shall not be set out for removal. [Ord. 79 § 3.10; Ord. 38-95; Ord. 03-10 § 1.02].

15.12.110 Preparation of garbage.

All garbage generated at any residence and/or commercial establishment shall be drained of any liquids prior to placement in containers and secured in such manner as to prevent, as nearly as possible, moisture gathering in refuse containers. Refuse containing hypodermic needles or other sharp objects should be disposed of in proper disposal containers or at a minimum a solid-wall container such as a plastic pop or milk container. [Ord. 79 § 3.11; Ord. 38-95; Ord. 03-10 § 1.02].

15.12.120 Precautions to prevent escape of refuse.

All persons setting out refuse for collection shall take adequate precautions to prevent the escape thereof. Materials susceptible to escaping shall be bagged. [Ord. 79 § 3.12; Ord. 38-95; Ord. 03-10 § 1.02].

15.12.125 Escape of refuse from vehicles – Penalty.

No person shall operate a vehicle on or over any public street or highway in the city of Richland, which vehicle contains, carries or is loaded with any refuse, trash, litter, debris, or similar materials, unless such refuse, trash, litter, debris, or similar material is packaged, contained, covered or otherwise secured in such vehicle in a manner as will prevent it from being dropped, carried away, or deposited, by the elements or otherwise, upon any property within the city.

Any person who has violated any provision of this chapter shall have committed a civil infraction subject to a civil penalty as set forth in RMC 10.02.050(E).

Provided, if the same violator has been found to have committed an infraction violation for the same or similar conduct two separate times, with the violations occurring at the same location and involving the same or similar sections of the Richland Municipal Code or other similar codes, the third or subsequent violation shall constitute a misdemeanor, punishable as provided in RMC 1.30.010 for criminal offenses. [Ord. 72-76; Ord. 17-84; Ord. 38-95; Ord. 03-10 § 1.02; Ord. 06-10 § 1.28].

15.12.130 Unsecured load – Fee and penalty.

A. Any vehicle entering the Richland landfill with a load which is not tied, covered or otherwise secured within the vehicle~~has an unsecured load~~ shall pay the penalty according to the disposal fee schedule then in effect~~plus the following unsecured load fee prior to disposal of solid waste:~~

UNSECURED LOAD FEES

LOAD SIZE	CURRENT RATE
Maximum of three yards	\$4.00
Over three yards to 10 yards	6.50
Over 10 yards	19.50
Failure to comply penalty	65.00

This section shall not apply to vehicles carrying a load of dirt, sand or gravel; provided, that six inches of freeboard is maintained within the bed carrying the load.

B. Failure to comply with this section prior to disposing of an unsecured load is an infraction. Any person found to have committed an infraction under this section shall be assessed a penalty of \$10.00. [Ord. 21-87; Ord. 38-95; Ord. 37-02; Ord. 03-10 § 1.02].

15.12.135 Determination of residential landfill waste/disposal resolution.

It is the responsibility of the director ~~or his designee~~ to classify all residential waste delivered to the landfill for disposal as is defined in RMC 15.08.093. Waste classified other than residential waste will be charged the rates identified in RMC 15.20.020. If a dispute over the waste classification occurs, the customer must pay the appropriate disposal fee before gaining access to the landfill. Thereafter, the customer can request a review by the director for a refund of the landfill disposal fee. The request must be in writing~~A dispute resolution form must be filled out~~ and be submitted within one month after the disposal of the waste. If the director concurs with the customer, the disposal charge will be refunded. [Ord. 52-99; Ord. 37-02; Ord. 03-10 § 1.02].

Chapter 15.16

REFUSE COLLECTION – DISPOSAL SITES

Sections:

- 15.16.010 Schedule for collection and removal of refuse.
- 15.16.020 Points of collection of refuse.
- 15.16.025 Rural residential collection.
- 15.16.030 Private disposal at public site.
- 15.16.040 ~~Disposal site.~~ Repealed
- 15.16.050 Repealed.

15.16.010 Schedule for collection and removal of refuse.

The solid waste division shall regularly collect, remove, and dispose of all refuse in the residential sections of the city as well as from public food establishments, multifamily residences, schools, and hospitals, and from the business sections of the city at a collection frequency defined by the director~~solid waste manager~~. [Ord. 79 § 4.01; Ord. 38-95; Ord. 37-02].

15.16.020 Points of collection of refuse.

Points of collection in business districts shall be the service entrances of each business located on alleys and service roads; however, the director~~solid waste manager~~ may enter into a special agreement for collecting refuse at other points. The director shall determine the suitability of access based on factors such as access width, access slope, ability to maneuver trucks to provide service without backing or backing into an un-safe condition. If a person so chooses to keep the container inside an enclosure, the enclosure shall

meet the City Standard Detail for container enclosures. Customer requests for changes to the service container size are subject to approval by the director. The director may deny a request for container size change based on his judgement that the requested container will expose the City to undesirable risk of employee injury or property damage to the customer's site, City collection vehicle, or other property.

Residential refuse shall be placed within the street as close to the curb or street edge as possible, maintaining a minimum distance of three feet from all other obstructions including other containers ~~curbside in the street~~ by 6:00 a.m. for collection on the day designated by the ~~director~~ solid waste manager for safe and efficient pickup. [Ord. 79 § 4.02; Ord. 38-95; Ord. 37-02].

15.16.025 Rural residential collection.

Properties located off of unimproved roads are considered rural. Collection points for refuse trucks are normally confined to all-weather road surfaces within the city right-of-way. Containers must be brought out to the nearest all-weather road for collection. Customers desiring collection points within their private property must provide an all-weather driving surface and turnaround area suitable to the ~~director~~ solid waste manager, along with a letter holding the city harmless for any private property damages, which may occur during collection. Such rural collection shall be made at an additional monthly charge to the customer. [Ord. 37-02].

Residents located in cul-de-sacs, courts or set back from the main travel way of a City street shall locate their containers at a location adjacent to the main traveled way established by the director for safe and efficient pickup.

15.16.030 Private disposal at public site.

Notwithstanding the provisions of Chapter 15.12 RMC, refuse may be deposited at municipal disposal grounds designated by the director. Depositors shall be charged the applicable rates established by ordinance. [Ord. 79 § 4.03; Ord. 22-75 § 1.07; Ord. 38-95; Ord. 37-02].

~~15.16.040 Disposal site.~~

~~The city manager is authorized to designate such city property as may seem proper as disposal sites at which refuse may be dumped in accordance with RMC 15.16.030; provided such use is permissible under city ordinances regulating zoning and land use (RMC Title 23)~~ Repealed by Ord 61-16. [Ord. 79 § 4.04; Ord. 38-95].

15.16.050 Contracts for swill collection.

Repealed by Ord. 21-15. [Ord. 79 § 4.05; Ord. 149].

Chapter 15.20 RATES

Sections:

- 15.20.010 Delinquency.
- 15.20.020 Schedule for service charges.
- 15.20.025 Special residential rates – Low income senior citizens and low income disabled citizens.
- 15.20.030 Service by contract-authorized haulers.

15.20.010 Delinquency.

Bills are due and payable upon receipt, and are delinquent after 20 days from date of billing. Late fees and interest will be charged on all delinquent accounts according to RMC 3.30.040. Failure to receive bill will not release the customer from payment of the obligation due. Refuse containers may be picked up due to lack of payment. A dispatch fee will be required to be paid, along with all past due amounts, prior to return of the refuse container. [Ord. 79 § 5.01; Ord. 81-74 § 1.01; Ord. 22-75 § 1.08; Ord. 38-95; Ord. 34-96; Ord. 37-02; Ord. 03-10 § 1.03; Ord. 43-12 § 1.01; Ord. 15-13 § 1.02; Ord. 21-15 § 1.03].

15.20.020 Schedule for service charges.

A. Residences. The owner or current tenant of each occupied residence other than those specified under special charges as authorized in RMC 15.12.050 shall be charged in accordance with the following schedule for the collection and removal of normal accumulations of refuse placed in the residential ~~container~~auto can(s) for disposal. The foregoing shall not include the removal of refuse resulting from major renovations or new construction or of earth, rocks, sod, dead animals, animal wastes, lead acid batteries or liquids. ~~The refuse surcharge included in the rates will be reduced or eliminated if federal or state legislation eliminates the need for this financial obligation.~~

Residential requests for call back or returns by solid waste personnel to empty containers which had cars parked too close to a container; not at curbside and in street by 7:00 a.m.; had grass, cardboard or any other obstruction preventing the flow of the refuse out of the container; or to pick up additional refuse will be charged a call back fee ~~of \$12.00.~~

MONTHLY RESIDENTIAL SOLID WASTE RATES

	Monthly Rate	Residential Call Back
Basic Refuse Service	\$17.50	\$12.00
Refuse – No Yard Waste	16.65	12.00
Recycling – Optional Additional Fee	5.70	12.00
Additional Refuse Container Fee	8.15	N/A
Additional Yard Waste or Recycling Container	2.00	N/A

All residential services will receive one gray container for household waste and one green container for yard waste identified by their color. The household (gray) container will be picked up weekly on the designated collection day. The yard waste (green) container will be collected every other week ~~from March 1st through November 30th of each~~ throughout the year except during extended freezing periods.

Yard waste (green) containers shall only contain vegetation material such as grass clippings and plant trimmings including woody material less than 12 inches in diameter. Dirt, construction and demolition debris, tree branches of more than 12 inches in diameter, or rubble is not allowed in the yard waste containers. Failure to use this container as described will result in no service to the can with follow up communication on the reason/corrective action needed. If the practice continues, it could lead up to additional charges being applied and/or termination of yard waste service. ~~an additional refuse container fee added to the utility bill.~~

A residence may be considered exempt from having a yard waste container and fee if all landscape space is commonly owned, such as is found at condominiums with a homeowners' association. Residences meeting this criterion will only be billed the "Refuse – No Yard Waste" fee once they have contacted the ~~director~~solid waste manager and the exemption has been verified.

Recycling collection service will be available to all Richland residential customers upon request. If requested, a blue recycling container will be delivered to the customer and recycling will be collected on an every-other-week basis on the designated collection day. Allowed recycled materials are cardboard, plastic, newspaper, aluminum and tin. No glass is allowed in the recycling containers. Repeated ~~Failure to use this container as described~~ could ~~will~~ result in termination of service ~~an additional refuse container fee added to the utility bill.~~

Extra curbside garbage service is available upon request. Extra waste shall be bagged or bundled as described in Section 15.12.030 and placed at the curb on the customer's normal collection day. A charge of \$3.00 will be applied for each additional garbage can load.

B. Occupied Residences. A residence shall be considered occupied until the owner or his authorized agent notifies the city's utility billing department that the unit is vacant. Vacancy status starts the date the owner gives proper notice or at a date specified in the future by the owner. A residence is considered occupied until it no longer contains personal property. Upon notification to the city, the account can be placed in abeyance for a fee of \$20.00, which will suspend the monthly refuse charge until notification of occupancy is received by utility billing. ~~The refuse containers will be picked up upon abeyance notification and returned upon renewed occupancy notification. If containers are not available for pickup, then the abeyance will be denied and monthly refuse charges will continue to be billed.~~

C. Condominiums and townhouse occupants are considered residential customers and billed accordingly. If space is not available for individual containers, the ~~director~~~~solid waste manager~~ will identify a container storage location and container size that will accommodate the occupants. Billing of shared refuse containers will be to the homeowners' association account or similar shared user account.

D. ~~Multifamily residences shall include any tri-plex housing unit and larger.~~ All multifamily housing units will have commercial containers appropriately sized for the refuse demand placed at the housing complexes and refuse services will be billed to the landlord/owner account. If shared container service is not practical, the landlord/owner account will be charged the individual service rate per this code and individual residential containers provided.

E. Drop box container service rates are indicated in the following schedule. ~~Drop box service for less than one month will be charged for the number of days rented.~~ Drop box container services will be considered temporary for the first two months of service and charged per day rent charges accordingly. After two consecutive months of service, users will be considered permanent. Disposal fees are subject to a one-ton minimum.

**MISCELLANEOUS COMMERCIAL CONTAINER RATES
DROP BOX CONTAINER SERVICE**

Year in Effect	Container Type/Descriptor	Hauling Fee	Disposal Charge per Ton	Per Day Rent Charge	Delivery Charge
Rate	Drop Box – Permanent	\$125.00 \$150.00	\$48.00	N/A	\$45.00
	Drop Box – Temporary	125.00 150.00	48.00	\$5.00	45.00
	Drop Box – Tires Only	125.00	125.00	N/A	45.00

* Monthly Minimum Fee – Drop box containers that are not picked up at least monthly will be charged a minimum fee consisting of: one hauling fee, a one-ton disposal charge, and per day rent charges.

F. Commercial. With the exception of large accounts covered by special contract, the refuse charge for commercial accounts will be at the rates indicated in the following schedules. Compacted refuse will be charged two times (double) the uncompacted rate.

In the Uptown and Parkway shopping centers, the commercial refuse charge will be billed according to the table below for the classification of business occupying the parcel/rental space. The owner of record per the Benton County auditor's office will be billed when multiple tenants occupy one parcel. On parcels with one tenant, refuse will be billed to the active utility account for that tenant. When these parcels are vacant, the utility charges will revert to the owner/landlord account. Abeyance is not allowed for vacant status due to the container being shared and still needing service on a regular basis. Review and adjustment of charges will be available no less frequently than every six months to keep the customer accounts current with the classification of businesses in each space.

Classification	Service Type	Rate
Office/Service	100 gallon	\$19.60
Small Retail	1 yard	54.10
Medium Retail	2 yard – Twice a week	165.65
Large Retail	6 yard	192.75
Small Restaurant	2 yard	82.80
Medium Restaurant	2 yard – Twice a week	165.65
Large Restaurant	8 yard	290.00

Commercial customers who prohibit access for scheduled container pickup shall be charged a call back charge. Examples of prohibited access include, but are not limited to, cars parked too close to a container, locked refuse enclosures, or cars blocking container enclosures.

COMMERCIAL COLLECTION RATES

Container Size	Collection Frequency per Week					Unscheduled Pickup	Commercial Call Back	Container Size Change Fee
	1X	2X	3X	4X	5X			
100 gallon	\$19.60	\$39.20	\$58.85	\$78.45	\$98.05	\$18.85	\$26.00	\$50.00
1 yard – 300 gallon	54.10	108.10	162.15	216.05	270.15	50.90	26.00	50.00
2 yard	82.80	165.65	248.45	331.25	414.05	50.90	26.00	50.00
4 yard	145.00	290.00	435.00	579.90	724.90	48.10	26.00	50.00
5 yard	168.80	337.70	506.60	675.40	844.25	58.30	26.00	50.00
6 yard	192.75	385.50	578.15	770.85	963.55	68.35	26.00	50.00
8 yard	221.75	443.50	665.25	887.00	1,108.75	88.40	26.00	50.00
Commercial cardboard recycling 4-yard	40.30	80.55	120.80	160.95	201.25	24.35	26.00	50.00

* Compacted front and rear loader refuse will be charged at two times (double) the uncompacted rate.

G. Commercial recycling is an optional service ~~available upon request beginning in spring 2012~~. The recycling container allows for a mix of recyclable materials in one 96 or 300 gallon container. The allowed recyclables include cardboard, plastic, newspaper, aluminum and tin. No glass is allowed in the recycling containers. Failure to use this container as described will result in an additional refuse container fee added to the utility bill. Call back fees apply for any recycling containers that are not accessible on the scheduled pickup day.

COMMERCIAL RECYCLING RATES

Container Size	EOW* Service	Weekly Service	<u>Unscheduled</u> Extra Pickup
96 Gallon	\$5.70		
300 Gallon	13.90		

COMMERCIAL RECYCLING RATES

Container Size	EOW* Service	Weekly Service	<u>Unscheduled</u> Extra Pickup
96 and 300 Gallon – Call Back	12.00		
4 Yard		\$116.45	\$26.90
6 Yard		148.10	34.20
8 Yard		179.75	41.50

* EOW = Every Other Week – frequency container is picked up.

H. Disposal of residential waste at the Richland landfill will be subject to the following rates:

SELF-HAUL TO RICHLAND LANDFILL – RESIDENTIAL

Customer	Load Size	Rate	Description/Qualifiers
Richland Resident	Up to 1,200 lbs. Over 1,200 lbs.	\$10.00 See Commercial Rate	Ordinary residential waste including, but not limited to, construction and demolition waste and extra refuse.
Richland Resident	All	\$0.00	Clean yard waste.
Non-Richland Resident	Up to 1,200 lbs. Over 1,200 lbs.	\$25.00 See Commercial Rate	Ordinary residential waste including, but not limited to, construction and demolition waste and extra refuse.
Non-Richland Resident	Up to 1,200 lbs.	\$15.00	Clean yard waste.
Appliances Containing CFCs – Benton County Residents Only	Per appliance	\$46.00 each	Appliances containing chlorofluorocarbons, including, but not limited to, refrigerators and air conditioning units.
White Goods – Benton County Residents Only	Per appliance	\$7.00 each	Appliances including, but not limited to, stoves, washers, dryers, microwaves, and hot water tanks.
Dead Animals – Benton County Residents Only	Small animals Large animals	\$75.00 or \$150.00 each	Small animals – dogs, cats, etc., generally less than 100 lbs. Large animals – horses, cattle, etc., approximately 100 lbs. or more.

I. Depositors of commercial loads at the Richland landfill will be charged at rates in accordance with the following schedule:

SELF-HAUL TO RICHLAND LANDFILL – COMMERCIAL

Customer	Load Size	Rate	Description/Qualifiers
Richland Commercial	Up to 1,200 lbs.	\$30.00 per load	Garbage, refuse, rubbish and construction remodel demolition waste.

SELF-HAUL TO RICHLAND LANDFILL – COMMERCIAL

Customer	Load Size	Rate	Description/Qualifiers
Non-Richland Commercial	Up to 1,200 lbs.	54.25 per load	
Richland Commercial	Over 1,200 lbs.	51.10 per ton	
Non-Richland Commercial	Over 1,200 lbs.	76.15 per ton	
Richland Commercial	Per ton	25.00	Commercial disposal of concrete, asphalt, rock or dirt.
Non-Richland Commercial	Per ton	49.00	
Richland Commercial	Per ton	25.00	Clean yard waste.
Non-Richland Commercial	Per ton	40.00	
Richland Commercial	Per ton	0.00	Chipped yard waste. This is limited to organic material chipped to a maximum dimension of three inches using a chipper machine in a commercial operation.
Non-Richland Commercial	Per ton	0.00	
Tires Only	Car tires	4.00 each	Disposal of tires. The same charge applies to all customers.
	Truck tires	9.00 each	
	Heavy equipment	125.00 per ton \$30.00 minimum	
Tires with Rims	Car tires	7.00 each	
	Truck tires	12.00 each	
	Heavy equipment	125.00 per ton \$30.00 minimum	
Petroleum Contaminated Soil	Per ton	103.00	Disposal of soil that has been contaminated by gas, diesel or other petroleum products.
<u>Non-Friable Asbestos</u>	<u>Per ton</u>	<u>103.00</u>	<u>Asbestos deemed non-friable with required certification.</u>

J. Special Contracts. The city manager, upon approval by council, shall have the authority to enter into contracts with persons who have large volumes or special requirements for collection or disposal of refuse. The price for such special service shall be in an amount sufficient to fully cover the cost to the city for providing such service.

K. All users of the disposal site will receive a receipt for their charges. Requests for production of the signed receipts or scale tickets will be subject to an administrative fee. [Ord. 79 § 5.02; Ord. 462; Ord. 719; Ord. 81-74 § 1.02; Ord. 22-75 § 1.09; Ord. 53-75; Ord. 51-76 § 1.02; Ord. 87-77; Ord. 92-79; Ord. 67-81; Ord. 59-82; Ord. 36-84; Ord. 21-85; Ord. 21-86; Ord. 31-86; Ord. 3-88; Ord. 13-89; Ord. 7-90; Ord. 31-90; Ord. 16-93; Ord. 38-95; Ord. 52-99; Ord. 37-02; Ord. 21-05; Ord. 03-10 § 1.03; Ord. 03-12 § 1; Ord. 10-12 § 1; Ord. 43-12 § 1.01; Ord. 43-12A § 1.01; Ord. 15-13 § 1.02; Ord. 21-15 § 1.03].

15.20.025 Special residential rates – Low income senior citizens and low income disabled citizens.

There shall be a 60 percent discount applied to rates specified in RMC 15.20.020(A) for solid waste collection services provided to residential customers qualifying as low income senior citizens or low income disabled citizens. Additional rate information regarding low income senior citizens and low income disabled citizens can be found in Chapter 3.29 RMC. [Ord. 15-91; Ord. 38-95; Ord. 37-02; Ord. 03-10 § 1.03; Ord. 43-12 § 1.01; Ord. 15-13 § 1.02].

15.20.030 Service by contract-authorized haulers.

When residential collection services by private corporations are authorized by contract, the service provider shall collect from each residential account a Richland landfill self-haul surcharge in the amount of \$0.80 per month. The surcharge is equivalent to the component of the residential collection rate listed in RMC 15.20.020 that subsidizes reduced disposal fees at the Richland landfill for Richland residents. The Richland landfill self-haul surcharge shall be collected by the contract service provider and be paid to the city on or before the twenty-fifth day of each month. [Ord. 15-13 § 1.02; Ord. 15-13A § 1.02].

Chapter 15.24**OFFENSES AND PENALTIES**

Sections:

- 15.24.010 Setting fires at disposal sites prohibited.
- 15.24.020 Private collection of refuse forbidden.
- 15.24.030 Private transportation of refuse regulated – Offenses defined.
- 15.24.040 Scavenging prohibited – Exclusive contract for scavenging authorized.
- 15.24.045 Fraudulent use of the landfill.
- 15.24.050 Violations – Penalties.

15.24.010 Setting fires at disposal sites prohibited.

It is unlawful for any person to set any fire at any city-owned or operated disposal site, ~~without permission from the solid waste manager.~~ [Ord. 79 § 6.01; Ord. 38-95; Ord. 43-12 § 1.01].

15.24.020 Private collection of refuse forbidden.

It is unlawful for any person other than the city to engage in the business of collecting, removing, transporting or disposing of garbage and refuse in the city except as otherwise specifically provided in this title. [Ord. 79 § 1.02; Ord. 149; Ord. 43-12 § 1.01].

15.24.030 Private transportation of refuse regulated – Offenses defined.

It is unlawful for any person to transport garbage or swill over the city streets except in closed containers. It is unlawful for any person transporting refuse over the city streets to permit such refuse to be scattered over private or public property. [Ord. 79 § 6.03; Ord. 43-12 § 1.01].

15.24.040 Scavenging prohibited – Exclusive contract for scavenging authorized.

It is unlawful for any person to scavenge or salvage at any city-owned or operated disposal site or to remove any refuse therefrom without permission of the director, ~~or his delegate.~~ The city manager is authorized to enter into contracts in the name of the city granting an exclusive right to scavenge or salvage at any or all city-owned disposal sites for any class of refuse. [Ord. 79; Ord. 37-02; Ord. 43-12 § 1.01].

15.24.045 Fraudulent use of the landfill.

It is unlawful for any person, contractor, or business to fraudulently represent himself as a Richland resident or assist another in such misrepresentation, or knowingly and/or willfully misrepresent the origin or class of solid waste in order to obtain a lower disposal charge at the landfill. Failure to pay landfill charges at the time of service constitutes fraudulent activity. Customers violating this provision shall be subject to administrative penalties, up to and including denial of future use of the landfill. Administrative penalties may include a \$50.00 fee added to the unpaid charge. Fraudulent use of the landfill is also considered theft of service as provided in RMC 9.06.100 and may result in criminal prosecution. [Ord. 52-99; Ord. 37-02; Ord. 43-12 § 1.01].

15.24.050 Violations – Penalties.

Except for charges filed for a violation of RMC 15.12.010, any person who has violated any provision of this chapter shall have committed a civil infraction subject to a civil penalty as set forth in RMC 10.02.050(E).

Provided, if the same violator has been found to have committed an infraction violation for the same or similar conduct two separate times, with the violations occurring at the same location and involving the same or similar sections of the Richland Municipal Code or other similar codes, the third or subsequent violation shall constitute a misdemeanor, punishable as provided in RMC 1.30.010 for criminal offenses.

For any violation of a continuing nature, each day's violation shall be considered a separate offense and shall subject the offender to the above penalties for each offense. [Ord. 79 § 6.05; Ord. 22-75 § 1.01; Ord. 51-76 § 1.03; Ord. 17-84; Ord. 38-95; Ord. 06-10 § 1.29; Ord. 43-12 § 1.01; Ord. 22-13 § 1.02].

Section 2. These administrative code language ordinance changes shall take effect on the first day after publication in the local newspaper and the billing rate changes will 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: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Ordinances - First Reading

Key Element: Key 6 - Community Amenities

Subject:

Ordinance No. 62-16, Proposed Increase in Appropriations of the Parks Capital Project Fund and Revising the 2016 Capital Improvement Plan

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

62-16

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance 62-16, increasing appropriations in the Park Capital Projects Fund and revising the 2016 Capital Improvement Plan.

Summary:

State law requires that an ordinance be adopted to increase budgeted appropriations. Ordinance No 62-16 proposes to increase the Parks Capital Project Fund by \$40,000 for improvements to Jeannette Taylor Park.

In 2003, the City of Richland accepted a donation from the estate of Jeannette Taylor. These and other funds were used to construct Phase 1 & 2 of the skate park in 2004 and 2005.

In May of 2016, Council adopted ordinance 28-16 which allocated \$54,717.87 of the remaining Jeannette Taylor funds to be used at Jeannette Taylor Park for construction of Phase 3.

Staff has meet with park users and developed a concept plan for Phase 3 which will add 3,500 square feet to the park. The total cost for Phase 3 is estimated at \$95,000.

At their October 2016 meeting, the Parks and Recreation Commission voted to recommend that \$40,000 of Park District I funds be allocated to the construction of the third phase of Jeannette Taylor Park.

Fiscal Impact:

Ordinance No. 62-16 will allocate \$40,000 from Park District I to the Parks Construction Fund for use at the Jeanette Taylor Skate Park. As of September 1, 2016 there is \$344,434 unallocated in Park District I.

Attachments:

1. Ordinance No. 62-16
2. 2016 CIP Sheet, Jeannette Taylor Park

ORDINANCE NO. 62-16

AN ORDINANCE of the City of Richland amending the 2016 Budget and 2016-2021 Capital Improvement Plan to provide for additional appropriations and declaring that a public emergency exists in the City's Park Projects Construction Fund.

WHEREAS, on November 17, 2015, the Richland City Council approved Ordinance No. 74-15 approving the 2016 Budget; and

WHEREAS, funds received from the estate of Jeannette Taylor, with the approval of the executive of the estate, have been utilized to construct the skatepark at Jeannette Taylor Park; and

WHEREAS, additional funds, in the amount of \$54,717.87, have been received from the estate: and

WHEREAS, staff has met with park users and have developed a plan to expand the skatepark (Phase 3), utilizing the remaining funds from the estate; and

WHEREAS, to complete Phase 3 additional funds are necessary; and

WHEREAS, on October 13, 2016, the Parks and Recreation Commission voted to recommend allocation of \$40,000 of Park District No. 1 funds to Jeannette Taylor Park for construction of Phase 3 of the skatepark.

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 Parks Project Construction Fund.

Section 3. Amendment of the 2016 Budget. The 2016 Budget is hereby amended to provide additional appropriations in the Parks Project Construction Fund from unappropriated fund balance in the amount of \$54,717.87 as follows:

Parks Project Construction Fund

Current Appropriation:	\$2,927,798
Increase in Appropriation:	<u>\$ 40,000</u>
Amended Appropriation:	<u>\$2,967,798</u>

Section 4. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

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

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

Jeannette Taylor Park

Type of Project

Parks Project

Partnership Project?

NO

Waterfront Project?

Project #

NEW

Key #

6

Goal #

3

Strategic Leadership Plan Project?

PROJECT NAME:

Jeannette Taylor Park

PROJECT ADMINISTRATION:

Parks and Recreation Department

PROJECT LOCATION:

Jeannette Taylor Park

PROJECT TIMELINE:

2016 - 2017

RESPONSE TO *GMA LEVEL OF SERVICE?

NO

PROJECT DESCRIPTION

2016 - Phase 3, create a 3,500 square foot addition to the skatepark

PROJECT ASSUMPTIONS

BENEFITS

The proposed additiona will add additional skating amenities to the park geared for beginning and intermediate users.

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
CONSTRUCTION	94,718			94,718					
	-								
	-								
TOTAL	\$ 94,718	\$ -	\$ -	\$ 94,718	\$ -	\$ -	\$ -	\$ -	\$ -
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
PRIVATE DONATION	54,718			54,718					
PARK DISTRICT 1	40,000			40,000					
	-								
	-								
TOTAL	\$ 94,718	\$ -	\$ -	\$ 94,718	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING & MAINTENANCE COSTS (IMPACTS)	Total Estimated Project Operating & Maint. Costs			2016	2017	2018	2019	2020	2021
	850			0	0	0	200	300	350
	-								
	-								
TOTAL	\$ 850	-	-	\$ -	\$ -	\$ -	\$ 200	\$ 300	\$ 350



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Ordinances - First Reading

Key Element: Key 3 - Economic Vitality

Subject:

Ordinance No. 63-16, Adopting the Proposed 2016 Amendments to the Comprehensive Plan

Department:

Community & Development Services

Ordinance/Resolution Number:

63-16

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 63-16, adopting the proposed 2016 amendments to the City's Comprehensive Plan.

Summary:

Ordinance No. 63-16 has been prepared to approve the 2016 amendments to the City's Comprehensive Plan. The ordinance consists of two amendments to the land use map: First, 14.5 acres located south of Reata Road would be changed from Low Density Residential to Commercial (applicants Steve and Susan MacDonald). Second, a 1.5 acre site located at the northeast corner of Van Giesen Street and Buckskin Lane would be changed from an Agricultural land use designation to a Commercial designation (applicant Darin Musser).

Additional information concerning the proposed plan amendments can be found under the public hearing portion of the agenda.

Fiscal Impact:

Adoption of an ordinance amending the comprehensive plan is not anticipated to result in significant fiscal impacts to the City.

Attachments:

- I. Ordinance No. 63-16

ORDINANCE NO. 63-16

AN ORDINANCE of the City of Richland adopting 2016 amendments to the Comprehensive Plan and amending Title 23 of the Richland Municipal Code.

WHEREAS, the City's existing Comprehensive Plan was last amended on December 1, 2015; and

WHEREAS, the City processed requests initiated by Steven and Susan McDonald and Darin Musser; and

WHEREAS, the Richland Planning Commission held a public hearing to review the proposed amendments to the Comprehensive Plan at its regular meeting held on September 28, 2016, and forwarded formal recommendations to the City Council for these proposed amendments to the Comprehensive Plan; and

WHEREAS, pursuant to the State Environmental Policy Act, the City completed an environmental review of each of the proposed amendments and issued a determination of non-significance for each proposed amendment; and

WHEREAS, City staff completed an analysis of each proposed Comprehensive Plan amendment for compliance with the Growth Management Act; and

WHEREAS, the Richland City Council has considered all recommendations and reports submitted to it and held a public hearing on October 18, 2016; and

WHEREAS, it is hereby found to be in the best interest of the citizens of Richland that the amendments to the Comprehensive Plan in the form provided herein be adopted.

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

Section 1.01. The following Findings and Conclusions for the 2016 Comprehensive Plan amendments form the basis for the adoption of the 2016 Comprehensive Plan as set forth in Sections 1.02 and 1.03 of this ordinance:

Amendment to the land use map changing the designation for a 14.5-acre site from Low Density Residential to Commercial on property located on the south side of Reata Road southeast of Mata Court:

1. The City of Richland Comprehensive Plan, adopted in 1997, currently designates the 14.5 acres that comprise the application as suitable for Low-Density Residential development. The land use designation for this site was assigned in 2013 when the vicinity was annexed into the City (Ord. 16-13).
2. The property is currently zoned R-1-10 Single-Family Residential.

3. The site is bounded by Reata Road to the north and Highway I-82 to the south. A Benton PUD easement borders the north line of the site.
4. Reata Road is designated a principal arterial roadway under the City's Functional Classification System Plan.
5. During the fall of 2015, municipal sewer and water service lines were extended along Reata Road as part of a Local Improvement District project. As a result, the site is now served by 8-inch sewer and water utility stubs up to the front property line.
6. The City issued a Determination of Non-Significance for the proposed Comprehensive Plan Amendment on September 9, 2016, completing the environmental review process required under the State Environmental Policy Act.
7. The site is bound to the east and west by parcels currently designated for commercial land uses in the City's Comprehensive Plan. Commercial land use designations extend outward to the east and west up to the city limits line.
8. The proposed plan amendment is consistent with and would further Land Use Goal #4, which states that: *"The City will promote commercial growth and revitalization that serves residents and strengthens and expands the tax base."*
9. The location of the site's vicinity appearing as a tailing appendage of the city isolates the area from the surrounding area in terms of future land uses and zoning assignments. The bulk of the vicinity within the city limits lies south of Reata Road. All properties within this vicinity south of Reata Road are assigned a commercial land use designation with the sole exception of this site.
10. The analysis of the Growth Management Act requirements completed by staff identified that the proposal would not be in conflict with the state growth management regulations.
11. Based on the above findings and conclusions, approval of the Comprehensive Plan amendment and zone change request would be in the best interest of the community of Richland.

Amendment to the land use map changing the designation of 1.5 acres from Agriculture to Commercial on property located east of Buckskin Lane and north of Van Giesen Street

12. The City of Richland Comprehensive Plan, adopted in 1997, currently designates the 1.5-acre site as suitable for Agricultural land uses. The property is currently zoned AG - Agricultural.
13. The site is bounded by Buckskin Lane to the west; Van Giesen Street to the south, and is adjacent to a single-family residence and associated pasture to the north and undeveloped commercial land to the east.

14. Van Giesen Street, also known as State Route 224, is designated as a highway under the City Functional Classification System Plan and is immediately adjacent to the site.
15. The site is immediately adjacent to commercially designated lands to the east including a number of commercial uses along the Van Giesen corridor.
16. The site is located outside of the 100-year floodplain as mapped by the Federal Emergency Management Agency.
17. The agricultural land use designations were to be applied to properties located within the Yakima River Floodplain, as stated in Land Use Goal #7, Policy 2 of the City's Land Use Plan.
18. Significant growth within in the City since the Comprehensive Plan was initially adopted in 1997 provides a basis for the plan amendment. Specifically, City population has increased over 31% in that time period.
19. The proposed amendment was reviewed under the provisions of the State Environmental Policy Act and a Determination of Non-significance was entered into the record on September 1, 2016.
20. The analysis of the Growth Management Act requirements completed by staff identified that that the proposal would not be in conflict with the state growth management regulations.
21. Based on the above findings and conclusions, approval of the Comprehensive Plan amendment would be in the best interest of the community of Richland.

Section 1.02 Section 23.01.030 of the Richland Municipal Code as last amended by Ordinance No. 38-13, is hereby amended to read as follows:

23.01.030 Plan Adopted

There is hereby adopted as a current and flexible guide to coordinate the public and private development of property and other resources of the city of Richland that certain Comprehensive Plan adopted by the Richland city council on October 6, 1997, and amended on December 14, 1998, December 7, 1999, December 19, 2000, October 16, 2001, December 2, 2002, December 3, 2003, December 7, 2004, December 6, 2005, December 19, 2006, December 4, 2007, December 2, 2008, November 17, 2009, August 3, 2010, November 16, 2010, November 27, 2012, November 19, 2013, November 18, 2014, ~~and~~ December 1, 2015, and November 15, 2016, which is on file with the city clerk and consists of maps, general goals and policies relating to economic development, land use, transportation, utilities, capital facilities and housing, and also establishes an urban growth area boundary land use plan map.

Section 1.03 Council directs City Clerk to maintain the following amendments to the City of Richland' Comprehensive Plan as follows: Exhibit A – Amendment to the Land Use Map in the Land Use Element of the Plan for an approximately 14.5-acre site located on the south side of Reata Road southeast of Mata Court; Exhibit B – Amendment to the Land Use Map in the Land Use Element of the Plan for an approximately 1.5-acre site located east of buckskin lane and north of Van Giesen Street; all certified by the clerk as true copies and to be retained as a permanent record.

Section 1.04 This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

Section 1.05 If any section, sentence, clause or phrase of the amendments set forth in this Comprehensive Plan annual amendment ordinance should be timely challenged to anybody or court with authority and jurisdiction to hear such a challenge, or if such amendment be determined to be invalid or unconstitutional, such challenge, invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, clause, phrase or amendment of this adopted annual Comprehensive Plan amendment ordinance.

PASSED by the City Council of the City of Richland on this ____ day of _____, 2016.

ROBERT THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

EXHIBIT A

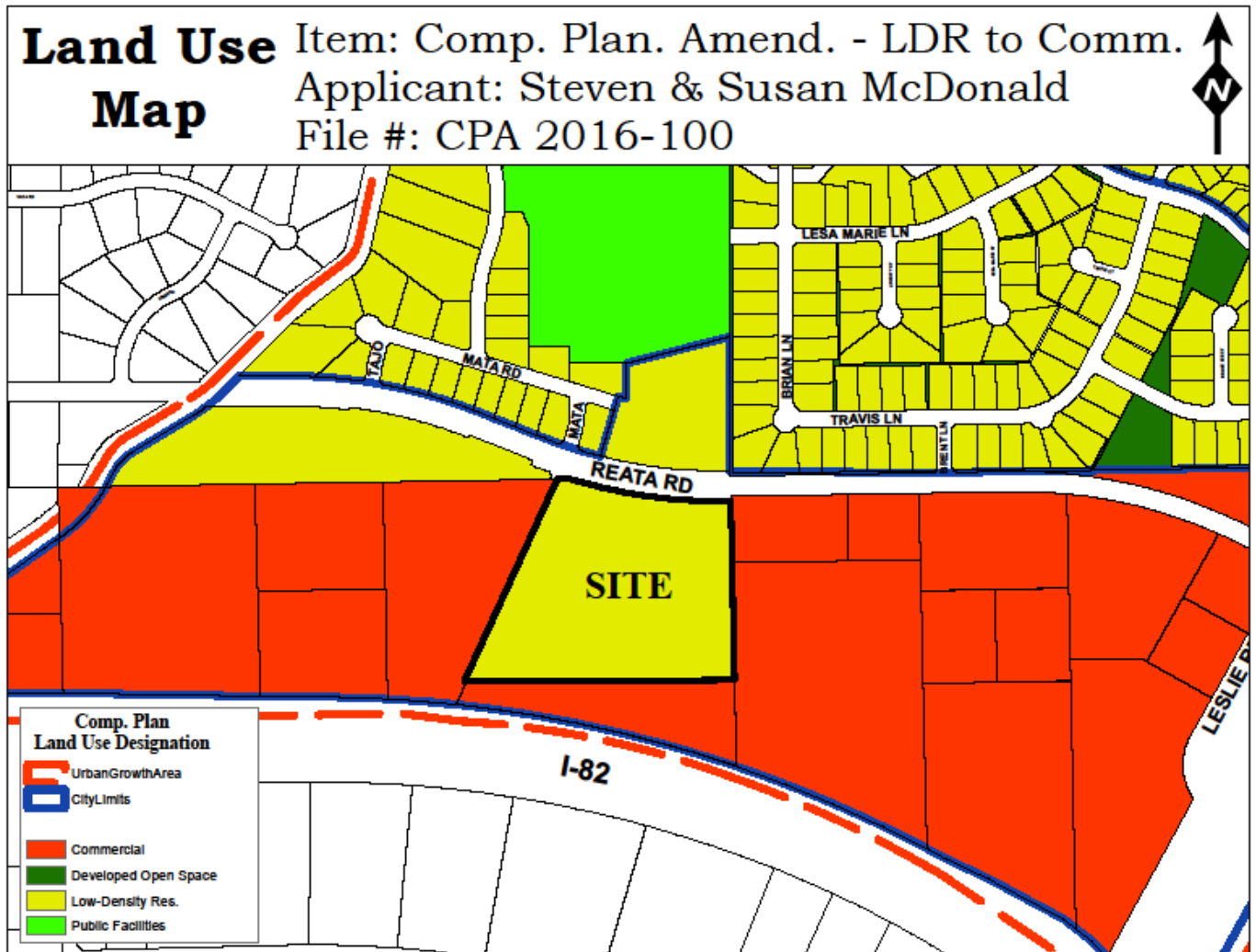
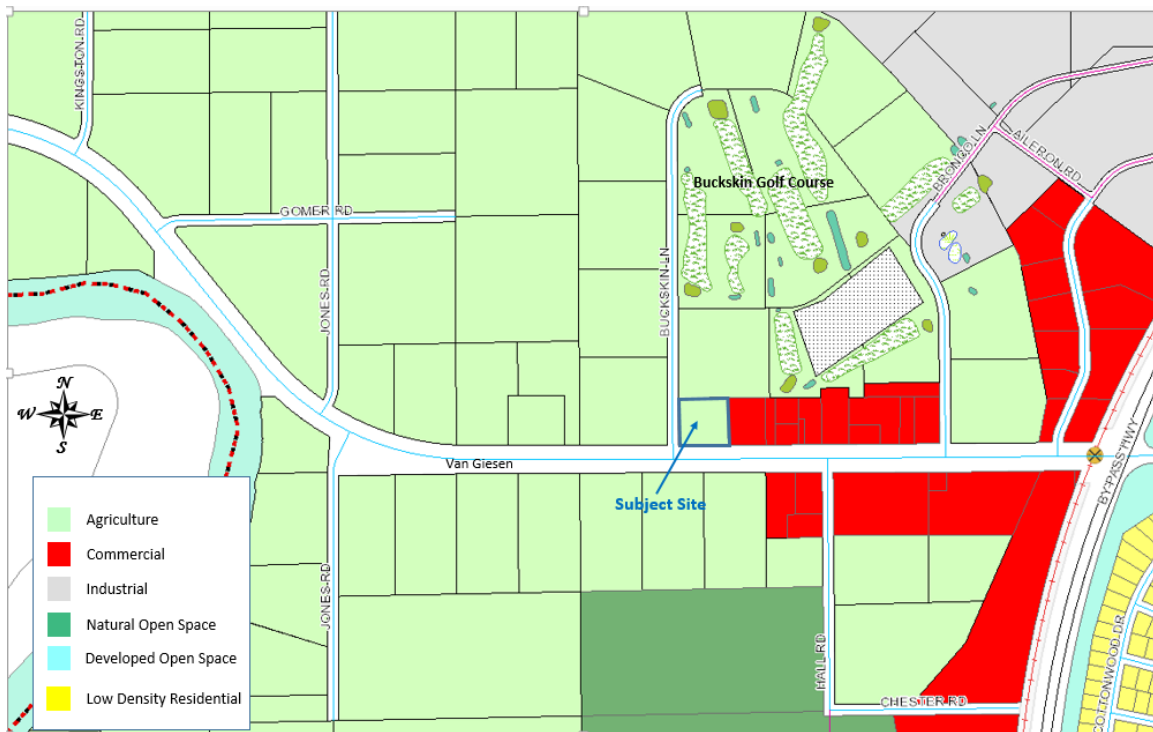


EXHIBIT B





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Ordinances - Second Reading/Passage

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 second reading and pass 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. Council approved first reading on October 18, 2016.

Fiscal Impact:

None.

Attachments:

I. Ord. No. 23-16

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 1st day of November 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: November 6, 2016

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)

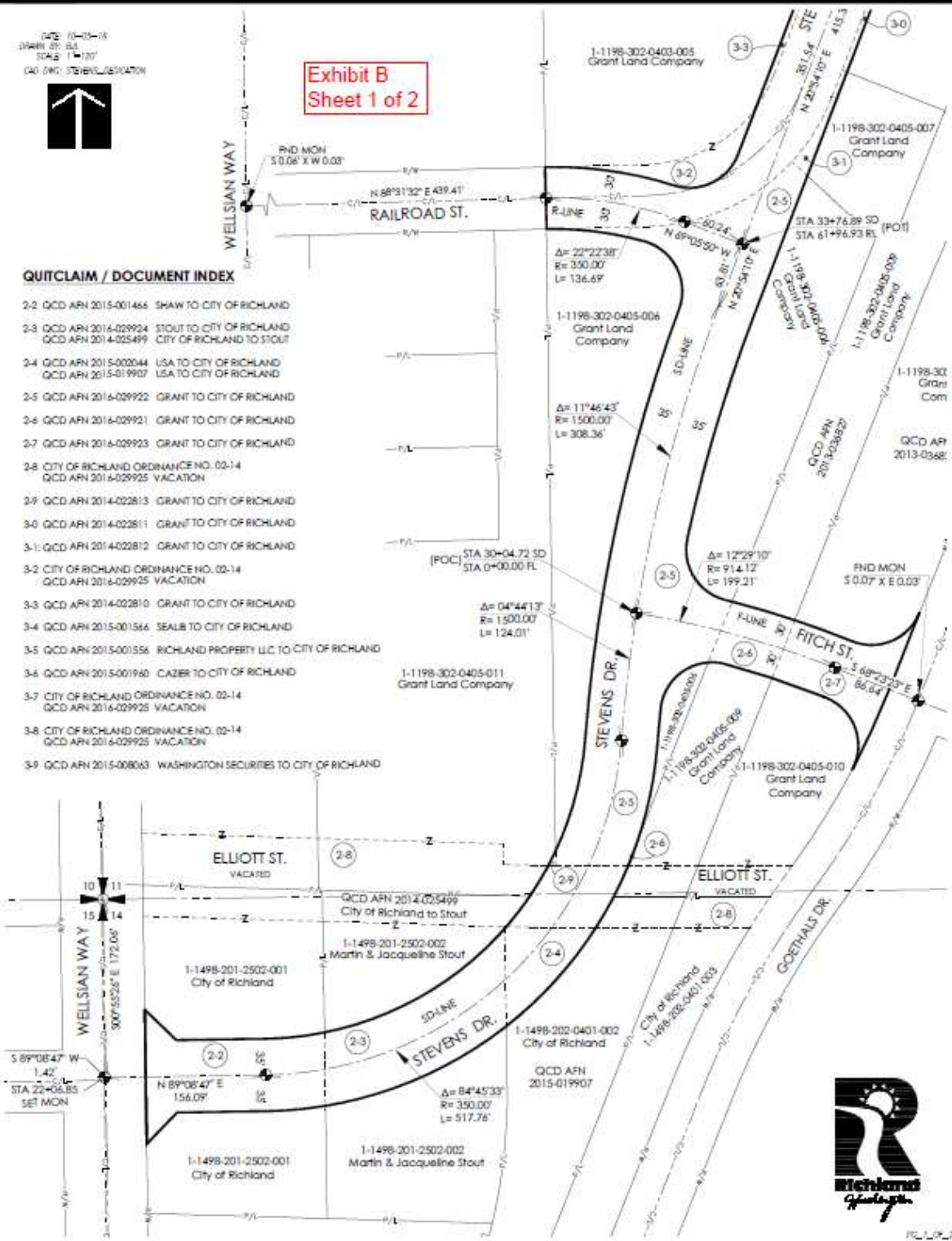
DATE: 10-05-16
 DRAWN BY: DL
 SCALE: 1"=100'
 CAD FILE: STEVENSON.DWG

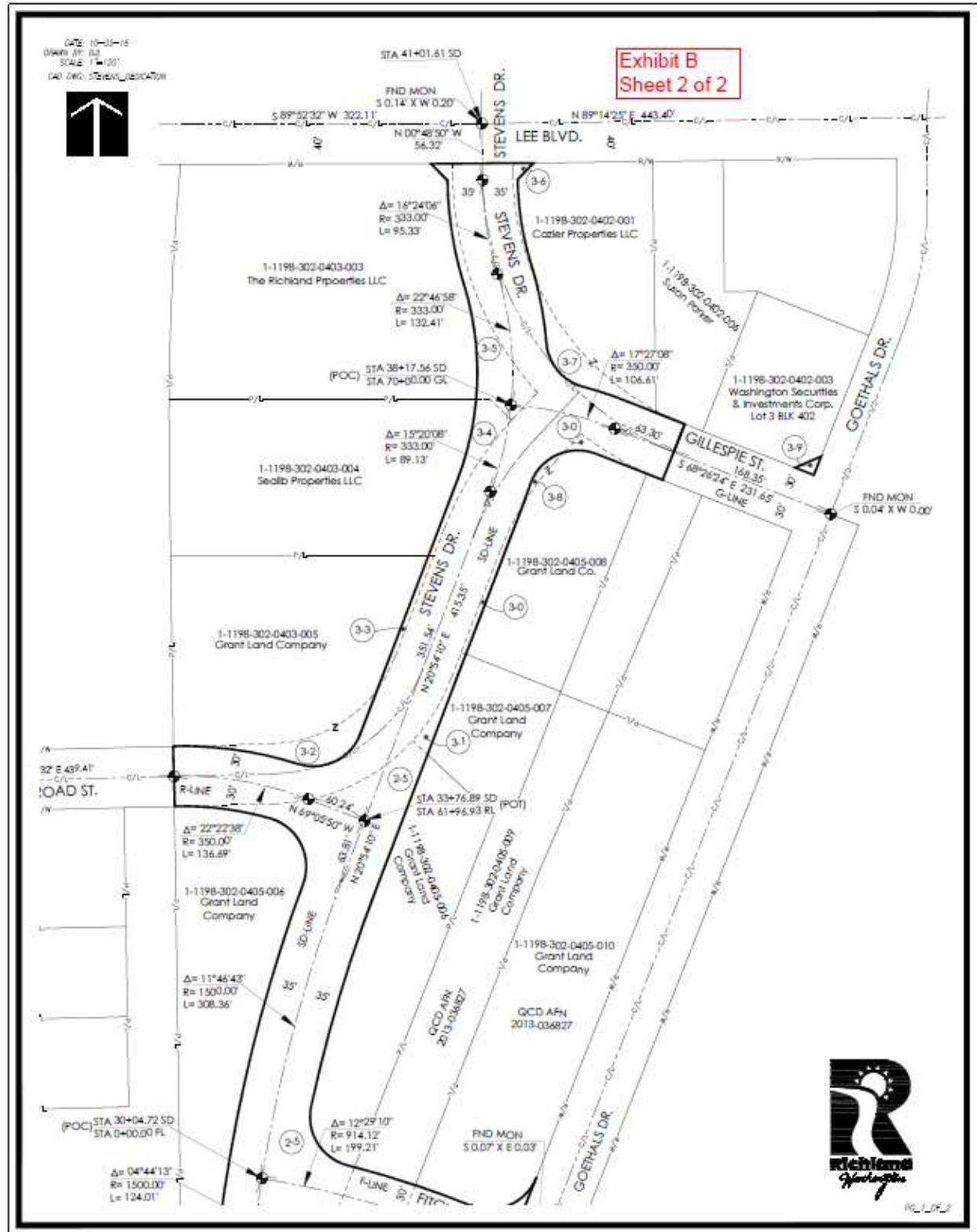


Exhibit B
Sheet 1 of 2

QUITCLAIM / DOCUMENT INDEX

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







COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Ordinances - Second Reading/Passage

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:
Ordinance

Recommended Motion:

Give second reading and pass 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. Council approved first reading at its October 18, 2016 meeting.

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. No. 55-16 Amending Irrigation Rates
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 1st day of November 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: November 6, 2016

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: 11/01/2016

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 1 - 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 second reading and adopt 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.

Ord. 56-16 authorizes, as required, the increase of the regular levy resulting from new construction, annexations and State-assessed property. The ordinance specifies that the levy will not be increased by the authorized 1% (0% increase) and instead the City will bank the 1%, which is what has been done since 2009.

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

Ord. 58-16 sets the estimated dollar amount of the regular levy, the refund levy and the three voted bond levies, authorizing them to be certified to the Benton County (BC) Board of Commissioners. The amounts are based on preliminary numbers received from the BC 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 BC Assessor's office sends final numbers.

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. A public hearing and first reading was given to Ordinance Nos. 56-16, 57-16 and 58-16 at the October 18, 2016 Council Meeting.

Fiscal Impact:

Yes

At this time, personal property values 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

		Option 1	City Manager's Budget	Option 3
		Current Tax	Option 2	Current Max
		Current Tax + 1%	Current Tax	Current Tax + 1%
		Dollars + 0%	Dollars + 0%	Dollars + 0%
		(+ New Const \$418,778)	(+ New Const \$418,778)	(+ New Const \$418,778)
		(+ Annexations \$4,793)	(+ Annexations \$4,793)	(+ Annexations \$4,793)
		(+ Admin. Refund \$115,256)	(+ Admin. Refund \$115,256)	(+ Admin. Refund \$115,256)
Home Value	2016 Current Tax Dollars & Rate			
\$200,000	589	602	597	644
\$150,000	442	452	448	483
\$100,000	295	301	299	322
\$85,000	250	256	254	274
\$50,000	147	150	149	161
Regular Levy:				
Tax Dollars	\$15,260,939 *	15,952,375	15,799,766	17,203,477
Levy Rate	\$2.6264	\$2.6838	\$2.6581	\$2.8943
Regular Levy Assessed Valuation (in \$1,000's)	\$5,810,587	\$5,944,004	\$5,944,004	\$5,944,004
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	\$17,847,850	\$17,695,241	\$19,098,952
Levy Rate	\$2.9469	\$3.0107	\$2.9850	\$3.2212
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	
Increase in State Assessed Property = \$0 x 2.62640228/1000 =	-	Info Pending
Administrative Refund Levy	115,256	

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 1st day of November 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: November 6, 2016

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 1st day of November 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: November 6, 2016

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	\$115,256
Police Station	
Debt Service Fund	\$248,725
Richland Community Center	
Debt Service Fund	\$310,041
Library Debt Service Fund	<u>\$1,336,709</u>
TOTAL	\$17,735,731 (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 1st day of November 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: November 6, 2016



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 3 - Economic Vitality

Subject:

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

Department:

Community & Development Services

Ordinance/Resolution Number:

59-16

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass 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:

Developer 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 demands for City service.

Attachments:

1. Ordinance No. 59-16
2. Property Use and 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 1st day of November 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: November 6, 2016

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

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

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

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

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).

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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**
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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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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..."*).

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1 will have no material impact on capacity provided by the existing public street system that
2 serves the property. Gage Boulevard is a 5-lane roadway classified as a principal arterial in
3 the City's Transportation Plan. It has sufficient capacity to support the limited future
4 development on the site. The City Transportation Engineer reviewed the applicant's site plan
5 (Ex. 1) and does not share the general traffic safety concerns expressed by some local
6 residents. The Staff Report and testimony by Mr. O'Neill established that the proposed
7 development agreement includes conditions that are intended to mitigate or prevent creation
8 of any traffic site visibility obstructions near the existing access point from Gage Blvd. into
9 the Quailwood neighborhood. *Staff Report, page 9, Site Visit.*

6 ***Summary of Public Hearing.***

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

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

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

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

24 **FINDINGS OF FACT, CONCLUSIONS AND**
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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

24 FINDINGS OF FACT, CONCLUSIONS AND
25 RECOMMENDATION RE: MILO BAUDER’S
REZONE APPLICATION TO CHANGE A SITE
26 LOCATED AT 201 GAGE BOULEVARD FROM A
PUD DESIGNATION TO C-LB (COMMERCIAL
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1 that may be financially advantageous to the applicant or any future property owner, to provide
2 maximum flexibility for development options on the property, it is not consistent with Mr.
3 Bauder's representations made during the public hearing and on the face of the application,
4 or the tone of public comments and the bulk of analysis provided in the Staff Report, which
5 focused mostly upon the commercial/business uses that might occupy the site, once a
6 commercial strip style development is placed on the property.

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

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

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

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

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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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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.

27 **FINDINGS OF FACT, CONCLUSIONS AND**
28 **RECOMMENDATION RE: MILO BAUDER’S**
29 **REZONE APPLICATION TO CHANGE A SITE**
30 **LOCATED AT 201 GAGE BOULEVARD FROM A**
31 **PUD DESIGNATION TO C-LB (COMMERCIAL**
32 **LIMITED BUSINESS) FILE NO. Z2016-103**

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RICHLAND, WASHINGTON 99352

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

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

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

22 **VI. CONCLUSIONS.**

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

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

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**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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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

**FINDINGS OF FACT, CONCLUSIONS AND
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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.

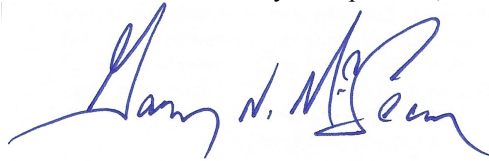
VII. RECOMMENDATION.

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
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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)

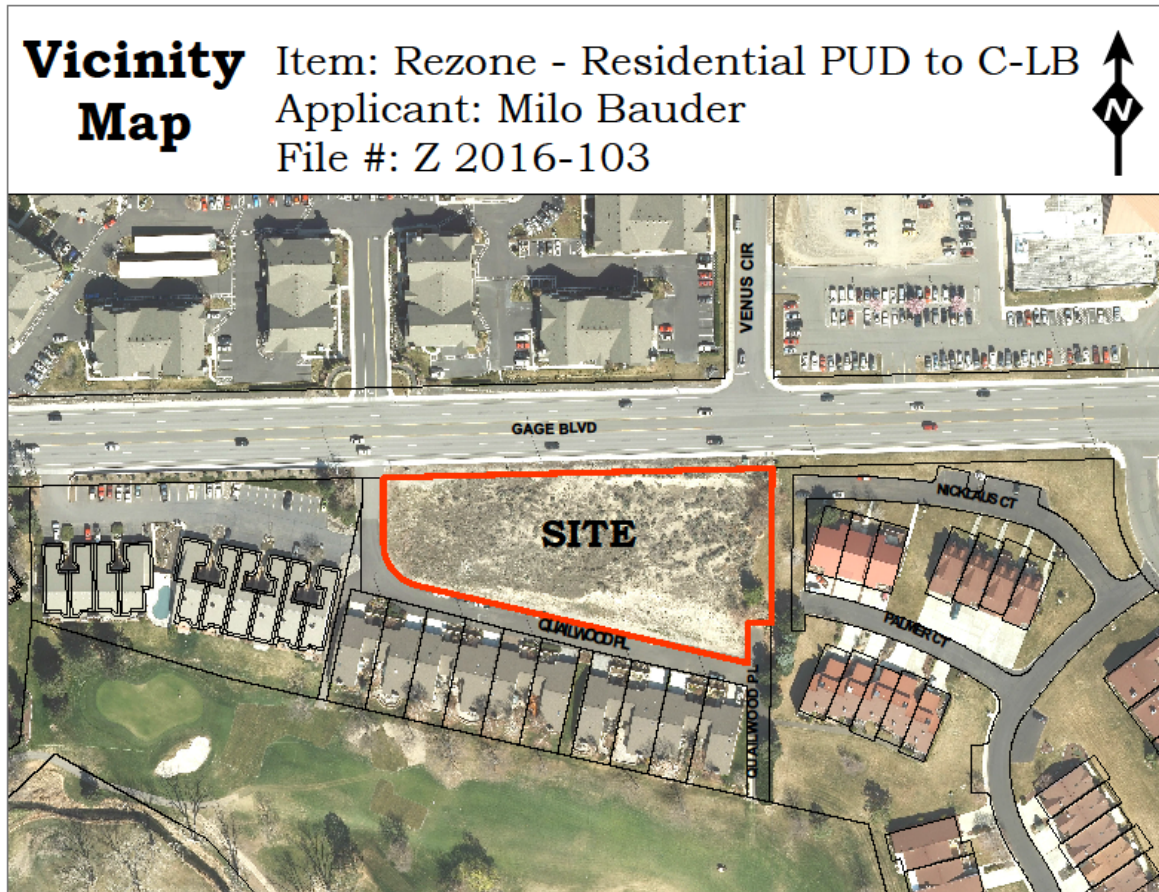
PROJECT TYPE: Type 3 Site-specific rezone

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

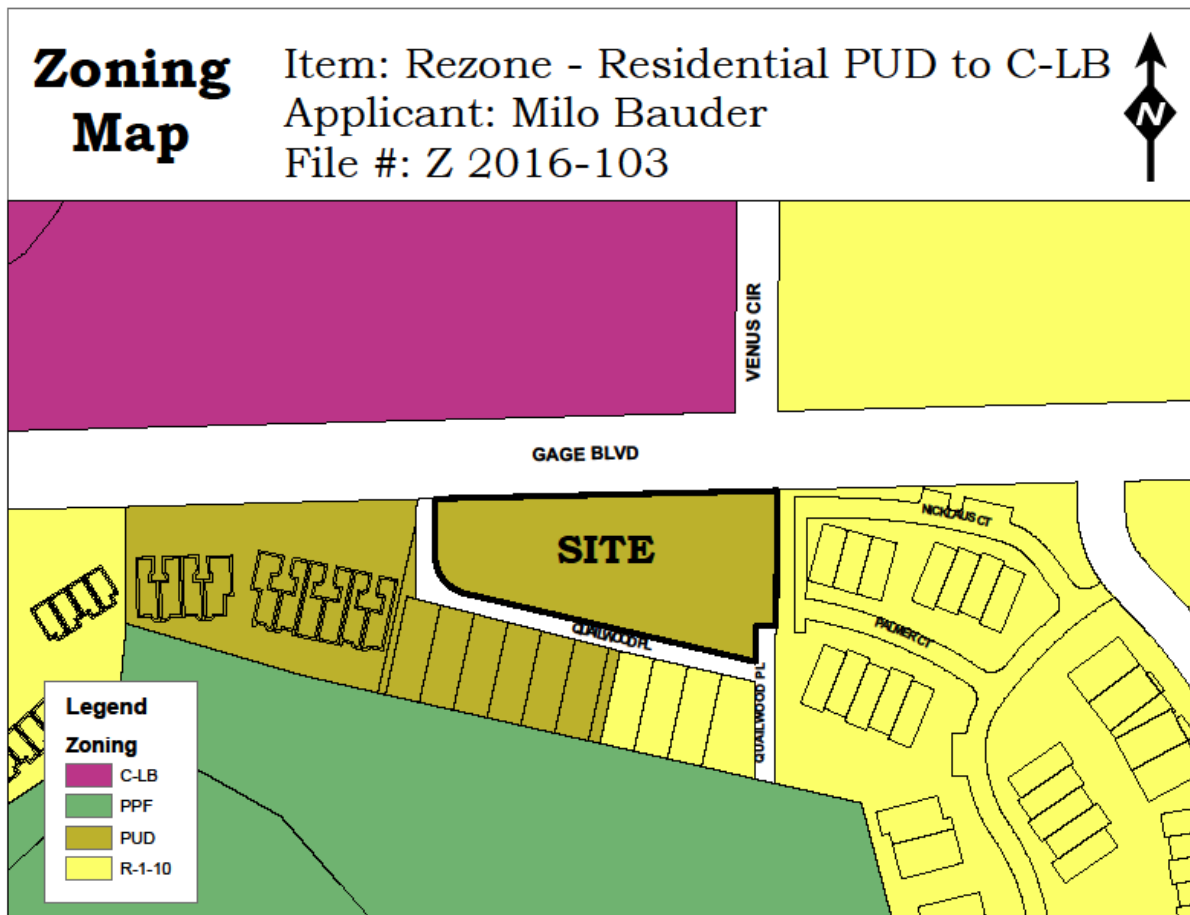
This 1.6-acre vacant site fronts Gage Boulevard approximately 900-feet west of Bellerive Drive. In terms of topography, the north third of the parcel is relatively at grade with Gage Blvd, but then slopes sharply downward to the south. There is an approximate 30-foot vertical difference in elevation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

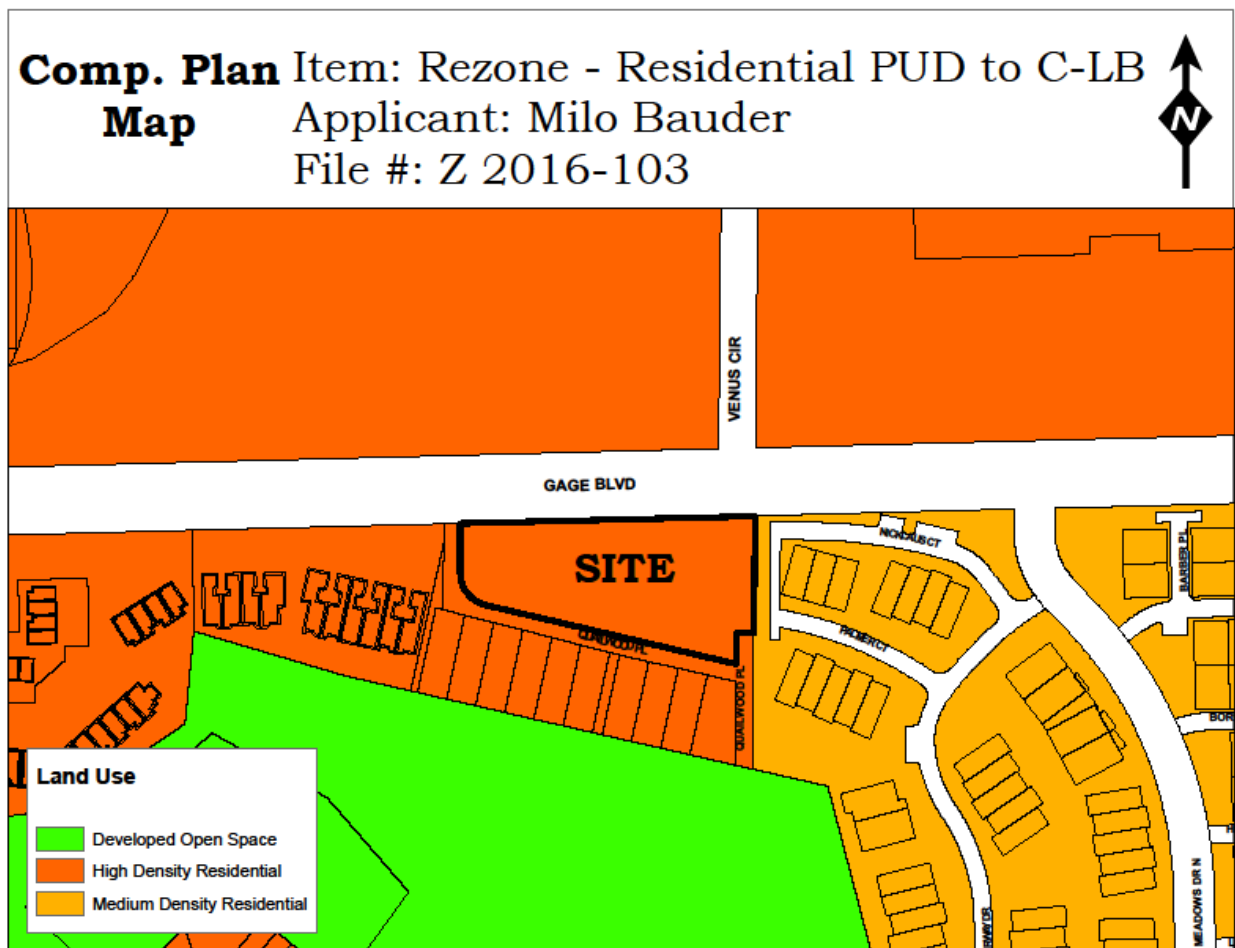
The applicant proposes Commercial Limited Business (C-LB) zoning for the site. According to Section 23.22.010 of the Richland Municipal Code (exhibit 4) the purpose of the C-LB district is as follows:

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

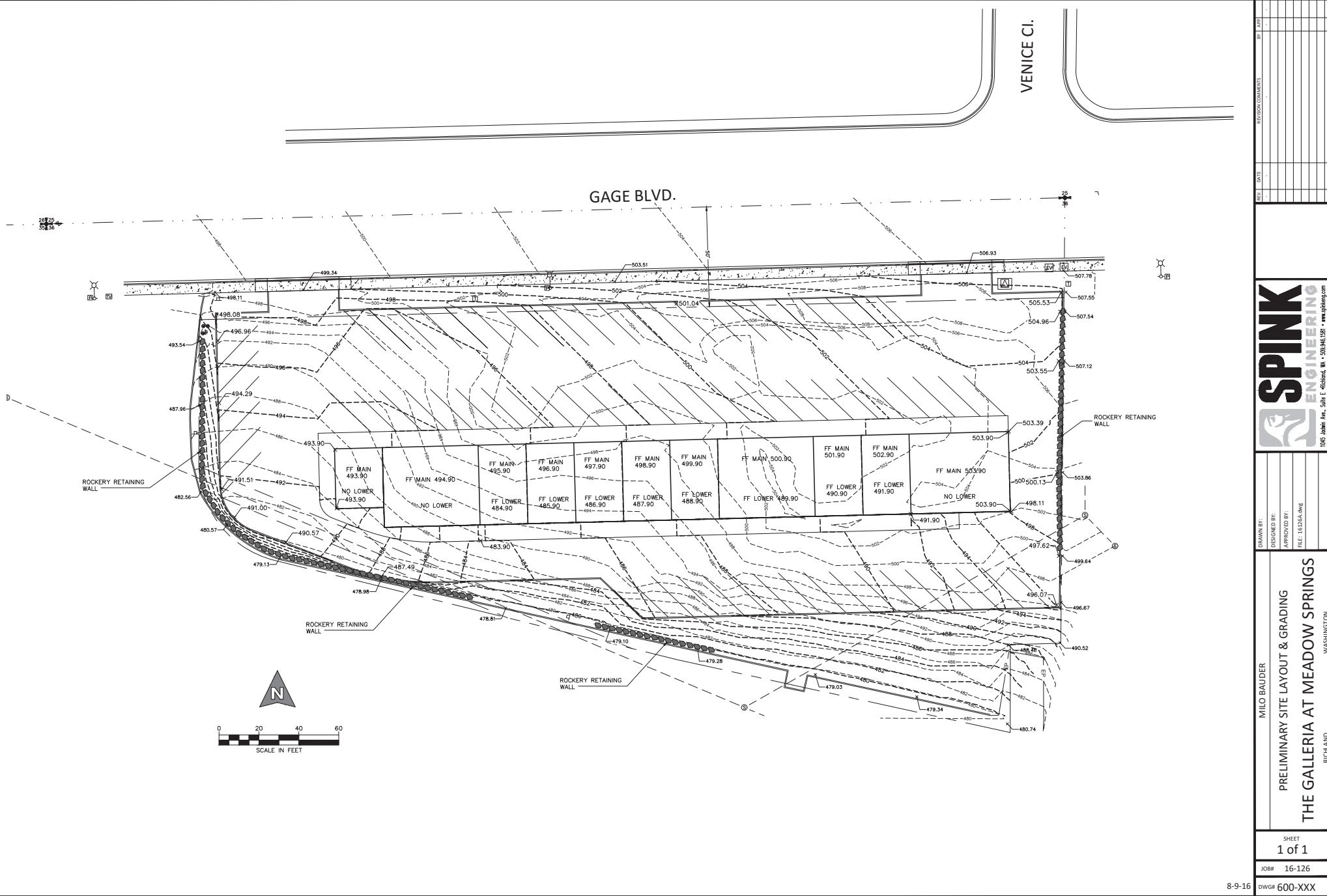
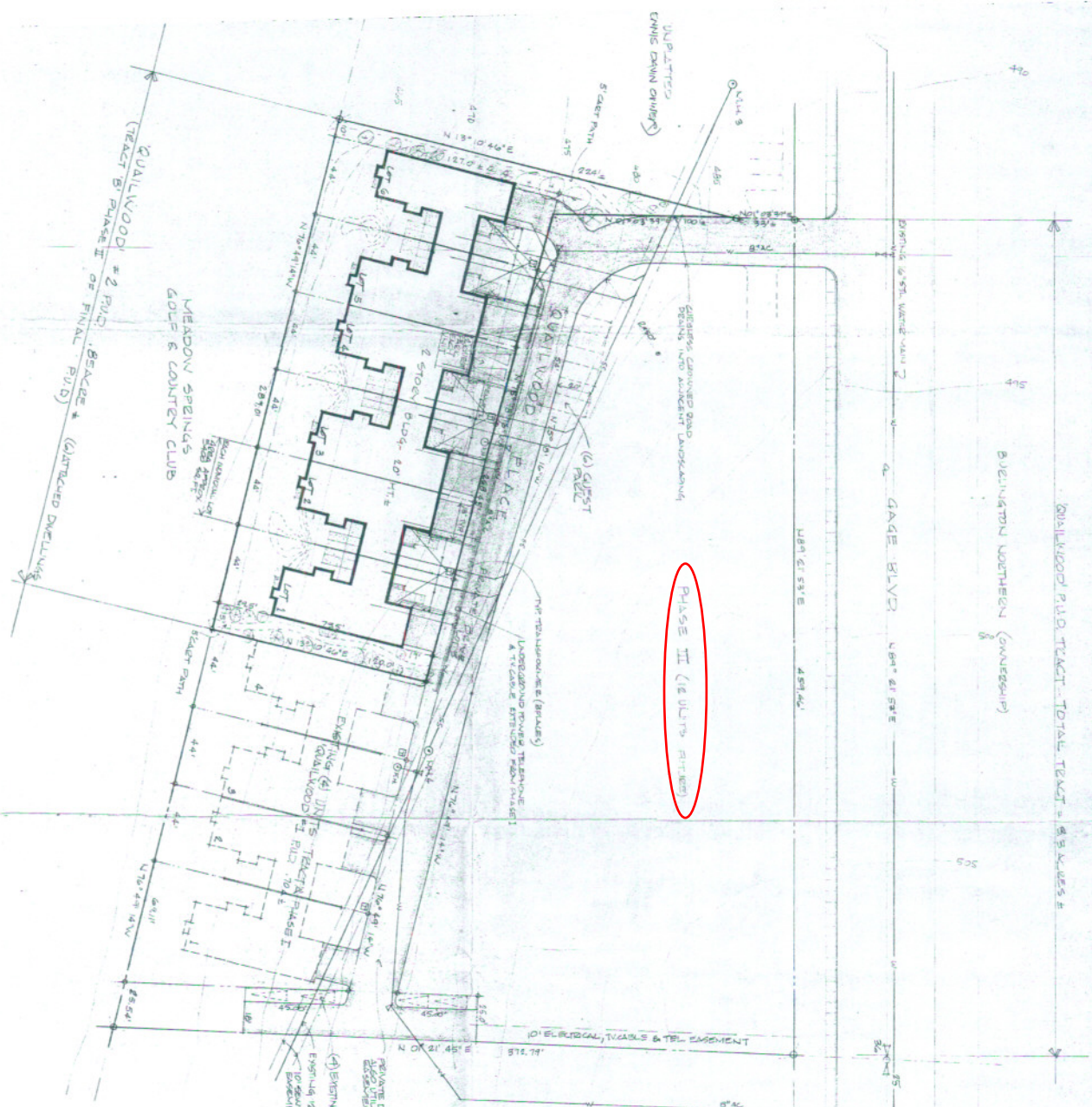
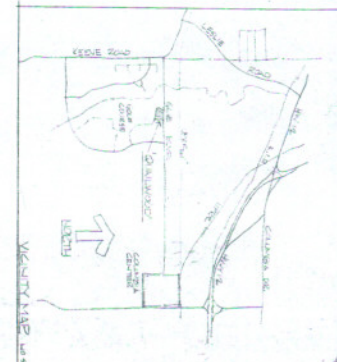


Exhibit 2



THE MEADOWS NORTH
PUD (COLUMBIA DYNAMICS, INC.)



NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHOWN ON THIS PLAN SHALL BE CONSIDERED AS THE FINAL DIMENSIONS FOR THE PROJECT.

TOTAL SITE AREA	8.9 ACRES
TOTAL DEVELOPABLE AREA	88 UNITS
TOTAL EXISTING UNITS	22 UNITS
TOTAL UNITS TO BE DEVELOPED	66 UNITS
PHASE I UNITS	6 UNITS
PHASE II UNITS	12 UNITS
PHASE III UNITS	48 UNITS

CLARIFICATION:

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

RECEIVED
SEP 2 7 1976
INSPECTION

1

QUAILWOOD PHASE II FINAL
FULL PLAN & BOUNDARY SURVEY

OHASHI & AUGIER ARCHITECTS
1111 LINCOLN BLVD
681 LINCOLN BLVD
SEASIDE, CALIF. 92083

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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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

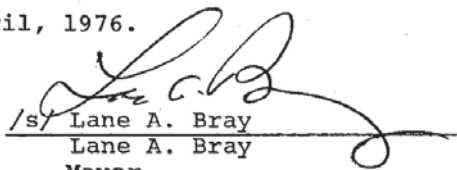
4.

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

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-

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

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

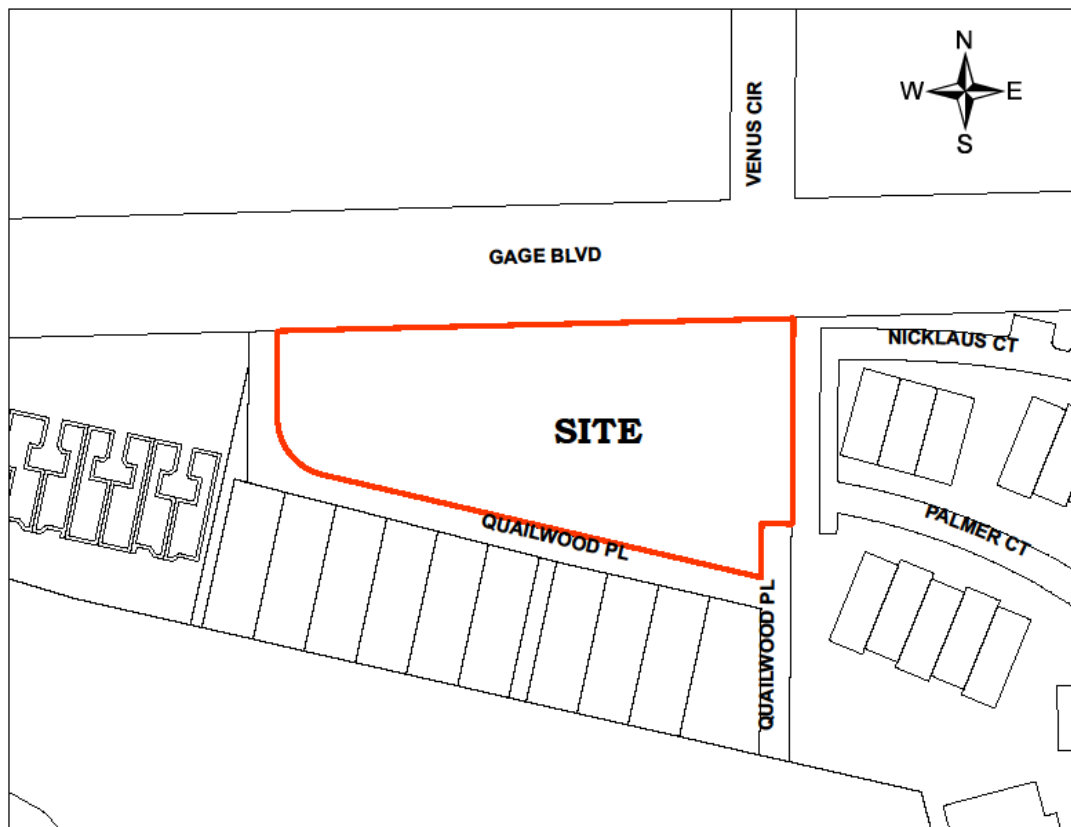
CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING & DETERMINATION OF NON-SIGNIFICANCE

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.

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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

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.

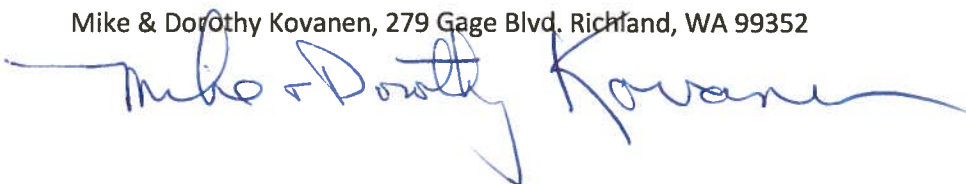
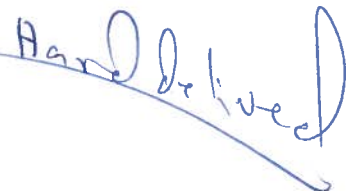
We have some owners who purchased their units when they were first built. Many are elderly and have paid taxes for more than 35 years ! This doesn't even take into consideration the undisputable danger of safe ingress and egress to the Condo units themselves with the extreme limited and restricted vision 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

A handwritten signature in blue ink that reads "Mike & Dorothy Kovanen". The signature is written in a cursive, flowing style.A handwritten signature in blue ink that reads "Shane O'Neill". The signature is written in a cursive, flowing style.

August 19, 2016

431 Palmer Court
Richland, Washington 99352

509-713-9305
ryeberto@aol.com

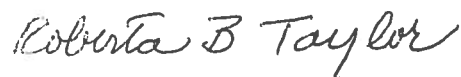
City of Richland:

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 Hagen 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 Hagen 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 accomadate 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

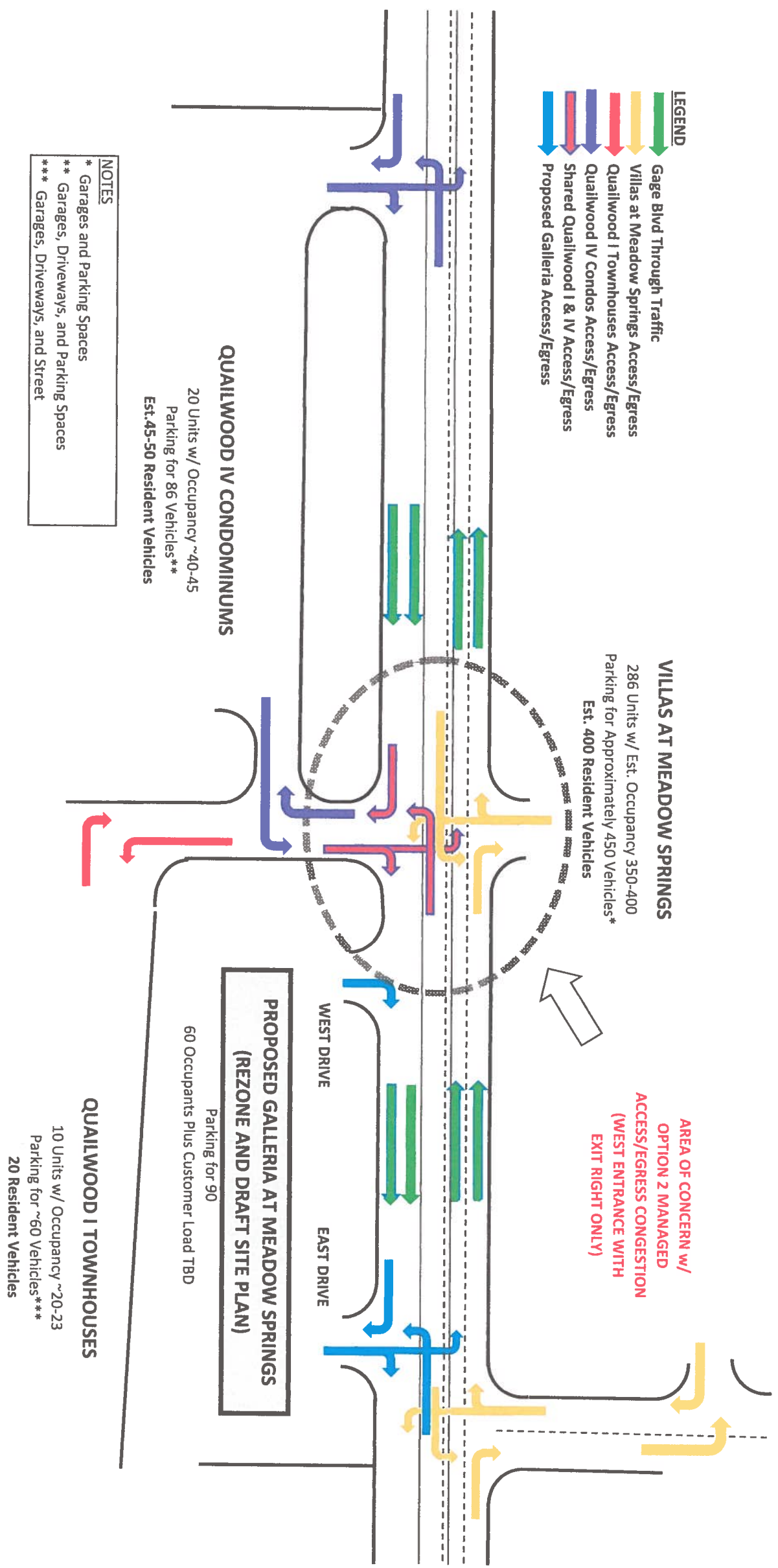


Figure 3: The Proposed Galleria at Meadow Springs
Mitigation Option 1 - Local Access/Egress Traffic With No Galleria West Entrance

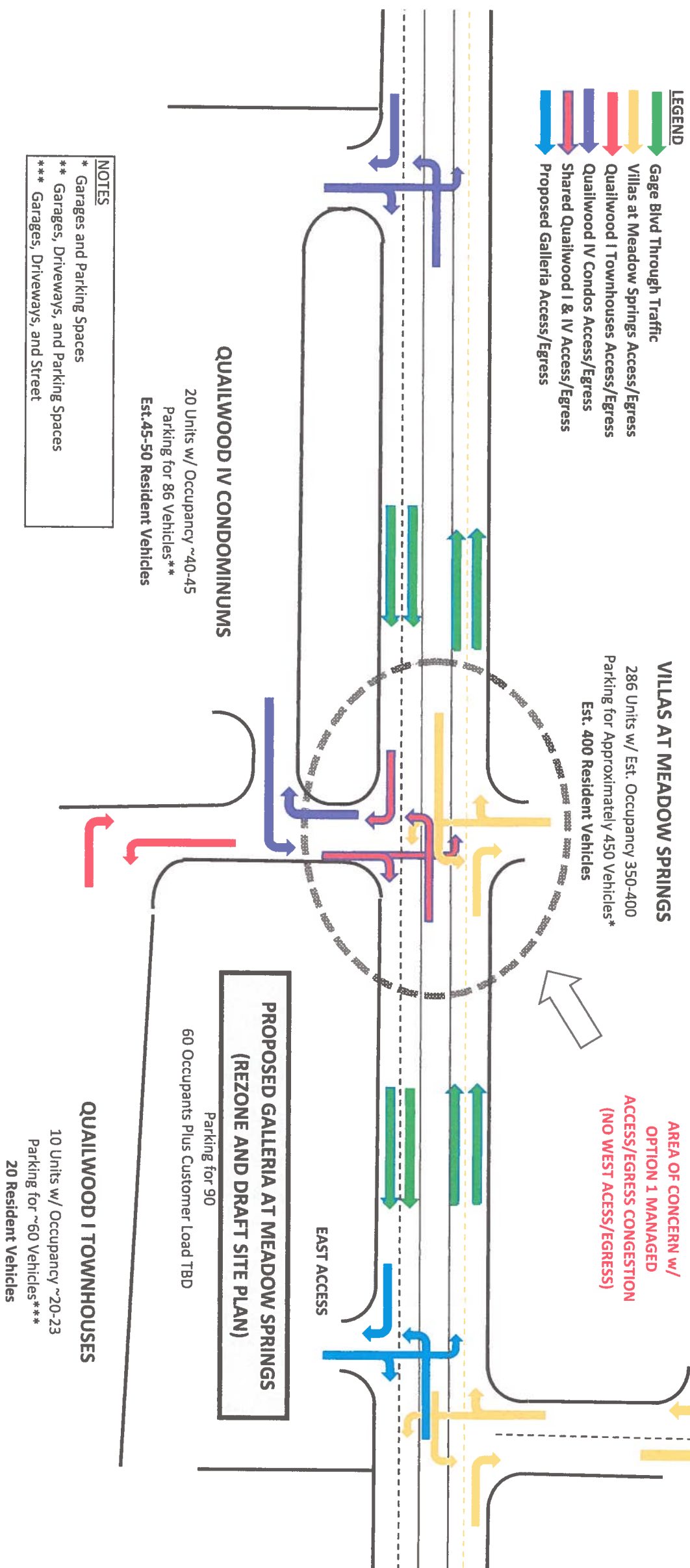


Figure 2: The Proposed Galleria at Meadow Springs
Unmitigated - Local Access/Egress Traffic Based on Draft Site Plan

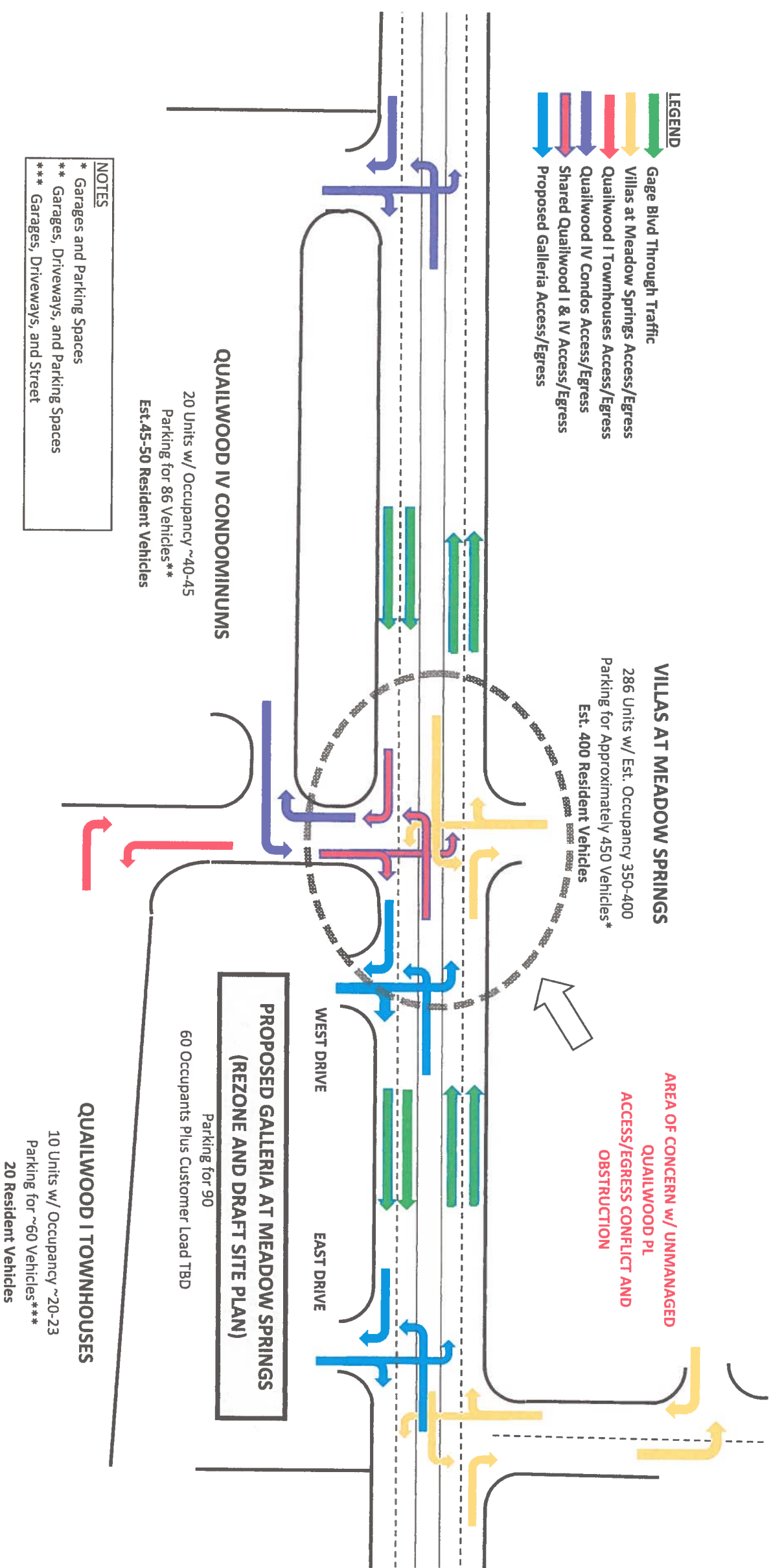
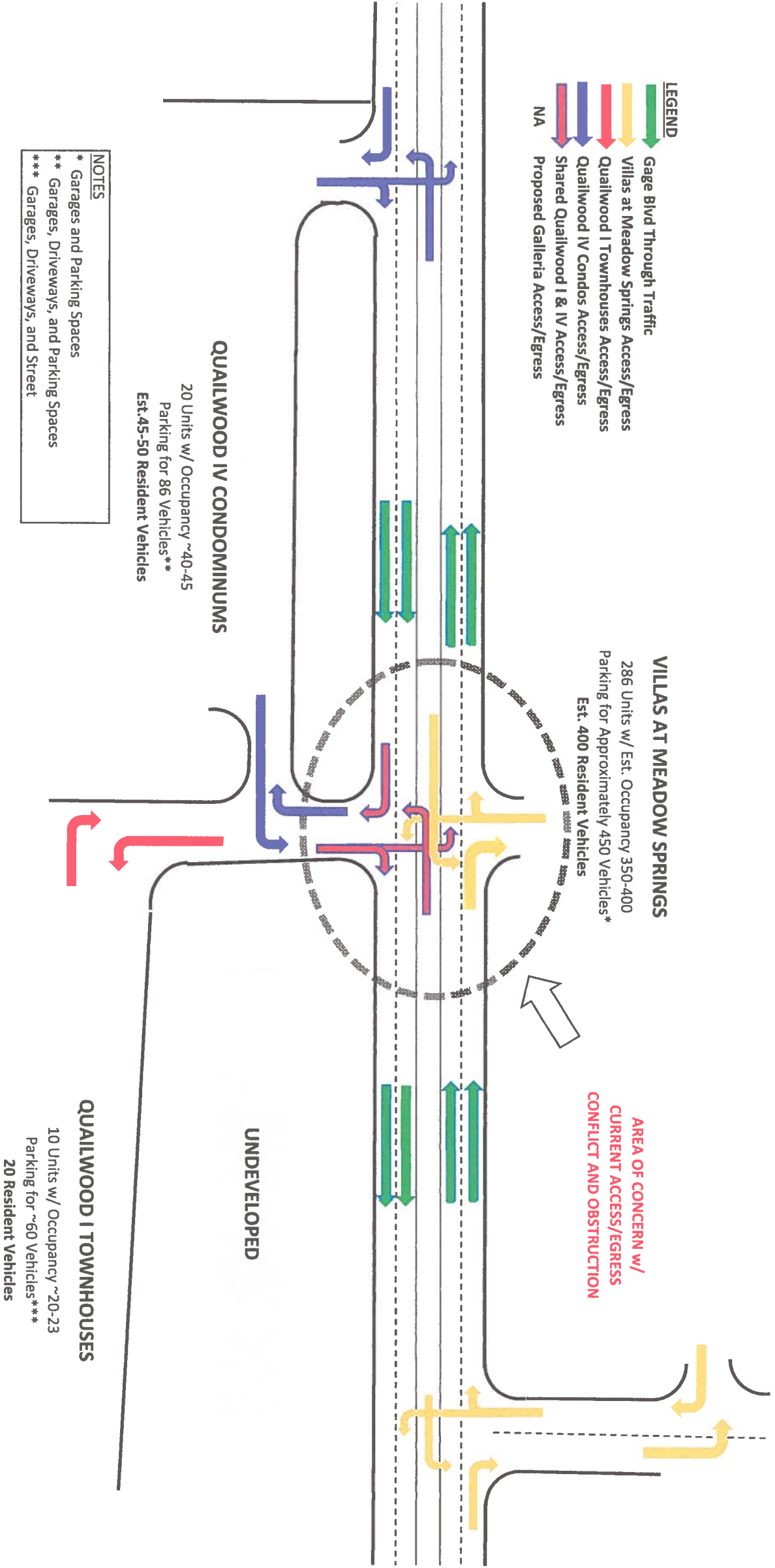


Figure 1: The Proposed Galleria at Meadow Springs
Existing Conditions - Current Access/Egress Traffic With No Galleria



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

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Steve J. Strecker, PE

August 24, 2016

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

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 - 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: 11/01/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 195-16, Authorizing Execution of an Agreement with Financial Consulting Solutions Group (FCS) for Cost of Service Analysis and Financial Consulting

Department:

Energy Services

Ordinance/Resolution Number:

195-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 195-16, authorizing the City Manager to sign and execute an agreement with FCS Group for cost of service analysis and financial consulting.

Summary:

Energy Services (RES) updates an annual 10-year cost of service analysis (COSA) to determine revenue requirements and recommend rate increases to Council. RES currently contracts with FCS Group for COSA and rate design services. FCS Group was selected through a competitive procurement in 2012 and uses a proprietary modeling tool which has been used to analyze cost of service and financial requirements in order to design rates to recover sufficient revenue.

Recent staff turnover in RES has resulted in hiring a new Policy Analyst and RES requiring FCS Group to update the COSA, conduct rate design and financial analysis, provide staff training and education, and develop tools to support financial business decisions.

RES staff have determined that utilizing FCS is the most cost-effective method to complete this work and recommends establishing a new contract for these services through December 31, 2019.

Fiscal Impact:

The work for 2016 was approved in the City's 2016 Budget. Work for future years will be conditioned on City Council approval of future proposed budget appropriations.

Attachments:

1. Draft Resolution No. 195-16
2. Contract

RESOLUTION NO. 195-16

A RESOLUTION of the City of Richland authorizing execution of an agreement with Financial Consulting Solutions Group (FCS) for cost of service analysis and financial consulting.

WHEREAS, the City of Richland operates a municipal electric utility; and

WHEREAS, Richland Energy Services (RES) requires consulting services for the cost of service analysis (COSA), rate design, financial analysis, training and education, tools and applications supporting financial business decisions; and

WHEREAS, the City currently contracts with FCS for these services; and

WHEREAS, FCS possesses unique knowledge and technical expertise to support RES with its electric rates and financial analysis; and

WHEREAS, RES staff has determined that utilizing FCS is the most cost effective method to complete the 2017 10-year COSA model and rate design work; and

WHEREAS, the City Manager approved a competitive exception based on FCS's unique knowledge and technical expertise; and

WHEREAS, the City and FCS wish to establish a new contract for services through December 31, 2019 in an amount not to exceed \$240,000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to execute and administer a consulting agreement with FCS, and to fund this work from the electric utility funds approved in the City's 2016 Budget and future budget appropriations.

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 1st day of November, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



AGREEMENT BETWEEN CITY AND CONSULTANT

THIS AGREEMENT, entered into this _____ day of November, 2016 by and between the City of Richland, 505 Swift Ave., Richland, Washington, (hereinafter referred to as the "City"), and **Financial Consulting Services Group (FCS Group)**, (hereinafter referred to as the "Consultant").

WITNESSETH:

1) SCOPE OF WORK

- a) The Consultant shall furnish all services, labor and related equipment necessary to conduct and complete electric utility consulting work as described in Exhibit A – Statement of Work.
- b) The following exhibit(s) are attached hereto and made a part of this Agreement:
 - (i) Exhibit A – Statement of Work – Task Order 1
- c) This Agreement consists of this Agreement, the above referenced Exhibit(s) and other documents listed below. These form the entire Agreement between the parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents, the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below:
 - (i) City of Richland Agreement No. 220-16
 - (ii) Exhibit A: Statement of Work – Task Order 1

2) GENERAL REQUIREMENTS

- a) The Consultant shall attend status, progress, and coordination meetings with the designated City of Richland representatives, or such federal, community, state, city or county officials, groups or individuals as may be requested by the City. If additional meetings are requested, the City will provide the Consultant sufficient notice prior to those meetings requiring Consultant participation.
- b) The Consultant shall prepare a monthly progress report if requested, in a form approved by the City, that will outline in written and/or graphical form the various phases and the order of performance of the work in sufficient details so that the progress of the work can easily be evaluated.

3) TIME FOR BEGINNING AND COMPLETION

The City will utilize the Consultant's services on an ongoing basis and tasks will be identified by individual task orders. The Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by December 31, 2019.

4) PAYMENT

- a) For services rendered under this multi-year Master Agreement, fees for services shall not exceed two hundred forty thousand dollars (\$240,000). Payment shall be made on a "time and materials" basis. Payment as identified in this section shall be full compensation for all work performed or services rendered, and for all labor, materials, supplies, equipment, and incidentals necessary to complete the work specified by each task order.
- b) Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices.
- c) Partial payments to cover the percentage of work completed may be requested by the Consultant. These payments shall not be more than one (1) per month.
- d) Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations at the government rate, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
- e) Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f) The Consultant will allow access to the City, the State of Washington, the Federal Grantor Agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this contract is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

5) INDEPENDENT CONTRACTOR

The Consultant, and any and all employees of the Consultant or other persons engaged in the performance of any work or services required of the Consultant under this Agreement, are independent contractors and shall not be considered employees of the City. Any and all claims that arise at any time under any Workers' Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of the Consultant's employees or other persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of the Consultant.

6) OWNERSHIP OF DOCUMENTS

All designs, drawings, specifications, documents, reports and other work products prepared pursuant to this Agreement shall become the property of the City upon payment to the Consultant of the fees set forth in this Agreement. The City acknowledges the Consultant's plans and specifications, including all documents on electronic media, as instruments of professional services. The plans and specifications prepared under this Agreement shall become the property of the City upon completion of the services and payment in full of all payment due to the Consultant. The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of the Consultant. The City agrees to waive any claim against the Consultant arising from any unauthorized reuse of the plans and specifications, and to indemnify and hold the Consultant harmless from any claim, liability or cost arising out of any reuse of the plans and specifications by the City or its agent not authorized by the Consultant.

7) TERMINATION

- a) This Agreement may be terminated by either party upon thirty (30) days' written notice. In the event this Agreement is terminated by the Consultant, the City shall be entitled to reimbursement of costs occasioned by such termination by the Consultant. In the event the City terminates this Agreement, the City shall pay the Consultant for the work performed, which shall be an amount equal to the percentage of completion of the work as mutually agreed between the City and the Consultant.
- b) If any work covered by this Agreement shall be suspended or abandoned by the City before the Consultant has completed the assigned work, the Consultant shall be paid an amount equal to the costs incurred up to the date of termination or suspension as mutually agreed upon between the City and the Consultant.

8) AVAILABILITY OF RECORDS FOR PUBLIC INSPECTION

- a) As a public contract, all records prepared, generated or used by Consultant or its agents, employees and subcontractors relating to this Agreement and associated work (hereinafter "public records") may be subject to disclosure under the Washington State Public Record Act, Chapter 42.56 RCW.
- b) Contractor shall maintain and retain all such public records in a manner that is readily accessible for a minimum term of no less than three (3) years following completion of the contract work. City shall have the right to timely review all such public records upon request. Contractor shall provide copies of any public records requested by City within 30 days of City's request. If City requests that copies of public records be provided to City in an electronic format, said records shall be provided at no cost to City. If paper copies are requested by City, City shall pay \$.10 per page. Payment for paper copies shall be rendered to Consultant within 20 days of receipt.
- c) All records subject to a public disclosure request will be provided to a requester unless exempted from disclosure by law. The City's decision to exempt or redact any public record shall be based only upon valid exemptions that apply to the City. City will not refrain from disclosing any record under an exemption that may be personal to Consultant. In the event Consultant objects to release of any public record under this Agreement, Consultant may seek judicial approval to prevent such disclosure at its sole expense. City shall neither aid nor interfere with Consultant's request for an injunction to prevent disclosure of any public record under this Agreement.

- d) Consultant shall insert this provision in all contracts with subcontractors or agents providing services relating to this Agreement.

9) DISPUTE RESOLUTION

- a) The City and the Consultant agree to negotiate in good faith for a period of thirty (30) days from the date of notice of all disputes between them prior to exercising their rights under this Agreement, or under law.
- b) All disputes between the City and the Consultant not resolved by negotiation between the parties may be arbitrated only by mutual agreement of the City and the Consultant. If not mutually agreed to resolve the claim by arbitration, the claim will be resolved by legal action.

10) DEBARMENT CERTIFICATION

The Consultant certifies that neither the Consultant nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in this contract by any federal or state department or agency. Further, the Consultant agrees not to enter into any arrangements or contracts related to completion of the work contemplated under this Agreement with any party that is on the "General Service Administration List of Parties Excluded from Federal Procurement or Non-procurement Programs" which can be found at:

www.sam.gov and

<http://www.lni.wa.gov/TradesLicensing/PrevWage/AwardingAgencies/default.asp>

11) VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

In the event that either party deems it necessary to initiate a legal action to enforce any right or obligation under this Agreement, the parties agree that any such action shall be initiated in the Superior Court of the State of Washington situated in Benton County. The parties agree that all questions shall be resolved by application of Washington law, and that the parties to such action shall have the right of appeal from such decision of the Superior Court in accordance with the laws of the State of Washington. The Consultant hereby consents to the personal jurisdiction of the Superior Court of the State of Washington situated in Benton County.

12) ATTORNEY'S FEES

The parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the substantially prevailing party will be awarded its reasonable attorney's fees and costs in action, including costs and attorney's fees on appeal if appeal is taken.

13) INSURANCE

The Consultant shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

- a) No Limitation. Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

- b) Minimum Scope of Insurance. Consultant shall obtain insurance of the types described below:
1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage.
 2. Commercial General Liability insurance shall be as least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.
 3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
 4. Professional Liability insurance appropriate to the Consultant's profession.
- c) Minimum Amounts of Insurance. Consultant shall maintain the following insurance limits:
1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
 2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
 3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.
- d) Other Insurance Provisions. The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance with respect to the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
- e) Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
- f) Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to, the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the work.
- g) Notice of Cancellation. The Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of Consultant's receipt of such notice.
- h) Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to the Consultant to correct the breach,

immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

- i) Public Entity Full Availability of Consultant Limits. If the Consultant maintains higher insurance limits than the minimum shown above, the City shall be insured for the full available limits of the Commercial General and Excess or Umbrella liability maintained by the Consultant, irrespective of whether such limits maintained by the Consultant are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Consultant.

14) INDEMNIFICATION / HOLD HARMLESS

- a) Consultant shall defend, indemnify, and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Consultant or the Consultant's employees or agents in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.
- b) Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

15) STANDARD OF CARE

The professional services will be furnished in accordance with the care and skill ordinarily used by members of the same profession practicing under similar conditions at the same time and in the same locality.

16) SUCCESSORS OR ASSIGNS

All of the terms, conditions and provisions hereof shall inure to the benefit of and be binding upon the parties hereto, and their respective successors and assigns; provided, however, that no assignment of the Agreement shall be made without written consent of the parties to the Agreement.

17) NOTICES

Any notices required under this Agreement will be in writing, addressed to the appropriate party at the address which appears below (as modified in writing from time to time by such party), and given by electronic submission, by facsimile personally, by registered or certified mail, return receipt requested, or by nationally recognized overnight courier service. All notices shall be effective upon the date sent.

Purchasing Manager
City of Richland
2700 Duportail Street, Bldg. 200
PO Box 190, M/S #11
Richland, WA 99352
Email: purchasing@ci.richland.wa.us
Phone: (509) 942-7710
Fax: (509) 942-7397

Contact Name: Angie Sanchez-Virnoche
Name of Firm: FCS Group
Address: Redmond Town Center
Address: 7525 166th Ave. NE, Suite D215
Address: Redmond, WA 98052
Email: angies@fcsgroup.com
Phone Number: (425) 867-1802 ext. 230
Fax Number: (425) 867-1937

18) EQUAL OPPORTUNITY AGREEMENT

The Consultant agrees that s/he will not discriminate against any employee or job applicants for work under this Agreement for reasons of race, sex, nationality, religious creed, or sexual orientation.

19) PARTIAL INVALIDITY

Any provision of this Agreement which is found to be invalid or unenforceable shall be ineffective to the extent of such invalidity or unenforceability, and the invalidity or unenforceability of such provision shall not affect the validity or enforceability of the remaining provisions hereof.

20) AMENDMENTS

All amendments must be in writing and be approved and signed by both parties.

21) CHANGE IN LAW

The parties hereto agree that in the event legislation is enacted or regulations are promulgated, or a decision of court is rendered, or any interpretive policy or opinion of any governmental agency charged with the enforcement of any such law or regulation is published that affects or may affect the legality of this Agreement or any part thereof or that materially and adversely affects the ability of either party to perform its obligations or receive the benefits intended hereunder ("Adverse Change in Law"), then within fourteen (14) days following written notice by either party to the other party of such adverse change in law, the parties shall meet to negotiate in good faith an amendment which will carry out the original intention of the parties to the extent possible. If, despite good faith attempts, the parties cannot reach agreement upon an amendment within sixty (60) days after commencing negotiation, then this Agreement may be terminated by either party as of the earlier of: (i) the effective date of the adverse change in law, or (ii) the expiration of a period of sixty (60) days following written notice of termination provided by one party to the other.

22) CONFIDENTIALITY

In the course of performing under this Agreement, Consultant, including its employees, agents or representatives, may receive, be exposed to, or acquire confidential information. Confidential information may include, but is not limited to, patient information, contract terms, sensitive employee information, or proprietary data in any form, whether written, oral, or contained in any computer database or computer readable form. Consultant shall: i) not

disclose or sell confidential information except as permitted by this Agreement; (ii) only permit use of such confidential information by employees, agents and representatives having a need to know in connection with performance under this Agreement; and (iii) advise each of its employees, agents, and representatives of their obligations to keep such information confidential.

23) CHANGES OF WORK

- a) When required to do so, and without any additional compensation, the Consultant shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies in the design, drawings, specifications, reports, and other similar documents which the Consultant is responsible for preparing or furnishing under this Agreement.
- b) Should the City find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, the Consultant shall make such revisions as directed by the City. This work shall be considered as Extra Work and will be paid for as herein provided under Section 22, Extra Work.

24) EXTRA WORK

The City may desire to have the Consultant perform work or render additional services within the general scope of this Agreement. Such work shall be considered as extra work and will be specified in a written supplement to this Agreement which will set forth the nature of the scope, schedule for additional work, additional fees and the method of payment. Work under a supplemental Agreement shall not proceed until authorized in writing by the City.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF RICHLAND, WASHINGTON

FCS GROUP

CYNTHIA D. REENTS, ICMA-CM
City Manager

Signature

Printed Name: Angie Sanchez-Virnoche

ATTEST:

Redmond Town Center
7525 166th Ave. NE, Suite D215
Redmond, WA 98052
Phone: 425.867.1802 ext. 230
Email: Angies@fcsgroup.com
Fax: 425.867.1937

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER D. KINTZLEY
City Attorney

EXHIBIT A: Statement of Work – Task Order 1

Consultant shall provide technical assistance to assist the City with the electric utility cost of services analysis (COSA), rate analysis and other rate-related assistance. The Consultant shall also provide training to the City related to the rate-setting process, understanding cost of services analysis (COSA) modeling toolset and development of a user guide/desk instructions.

Task 1: Cost of Service Analysis

Consultant shall work with City staff to establish the test year revenue requirements of the utility. The revenue requirement will then be used in the cost of service analysis to equitably allocate costs to customers. Key tasks include:

- a. Customer statistics analysis to develop units for load forecast.
- b. Provide up to 4 revenue requirement scenarios.
- c. Develop a process to coordinate and exchange data between the City's Finance and Energy Services Departments for the COSA/rate analysis
 - o Discuss key rate inputs with finance staff, identify financial reports available for use and how the reports may coordinate with COSA needs.
 - o Standardize cash flow reporting tool for input of financial data and comparison to COSA results.
- d. Incorporate into COSA standard communication templates for different levels of end users, such as – City staff, management, Council, Utility Advisory Committee (UAC), City Administrator.

Task 2: Rate Design

Develop alternative rate structures to address cost of service findings.

- a. At a minimum, develop across the board increases for each class (equal increases to each rate class and each rate component) to collect the target revenue identified in the rate strategy.
- b. Provide one alternative rate option for each class that collects the target revenue.
- c. Update the rate calculator with new data and rates.

Task 3: Project Review Meetings

The Consultant and City staff will meet to review task deliverables. Standing conference call and/or Internet meetings will be scheduled throughout the engagement to discuss current task deliverables and issues.

- a. Four (4) project review meetings for Task 1 – Cost of Service Analysis.
- b. One (1) project review meeting for Task 2 – Rate Design Analysis.
- c. Five (5) standing meetings. These can be scheduled as standing meetings every few weeks or as needed.

Task 4: Meetings/Presentations

Consultant's project principal may be requested to attend a UAC meeting, Council Workshop or Council Meeting to present the results of the analysis. The following meetings/presentations if requested are included:

- a. One (1) onsite UAC/Council meeting attendance (no material preparation)
- b. One (1) onsite UAC/Council meeting with presentation development.

Task 5: COSA Training

Consultant shall work with City staff to determine the method of the rate-setting process and modeling tool. Key tasks include the following:

- a. Provide general electric rate-setting training and material
 - Overview of rate-setting (role, goals and objectives)
 - Rate setting principles,
 - Methodology (industry standards),
 - Analytical flow
 - Revenue Requirement (establishing overall revenue needs)
 - Cost of Service (equity evaluation)
 - Rate Design (collecting target revenue) – fixed and variable charges
 - Identify key data needs (financial, load, capital, debt, customer statistics, etc.)
 - Fiscal and other policies for consideration
- b. Review of key COSA model analytical components –
 - Review of each module (model tab) and identify inputs, outputs, results and functionality
 - Identify and discuss key “rate drivers” (i.e. load growth, capital costs, debt funding, etc.) and discuss the impact of how changes affect the overall total required rate increase
- c. Perform live work in actual model during on-site training conducted at Consultant’s facility.
 - Work in actual model

Task 6: Desk Instructions

Review City’s current desk instructions and update the documentation of modeling toolset. Key tasks include:

- a. Document each analytical module identifying input, output, functionality, results and key factors (if applicable).
- b. Define rate-setting terminology (revenue requirement, COSA, rate design, rate structure, functionalization, classification, allocation and others).
- c. Provide instructions for:
 - annual updates of key analytical areas;
 - data to start the process;
 - capital funding changes;
 - revenue projections;
 - load data forecast;
 - power cost projections;
 - rate strategy development;
 - cost of service phase-in; and
 - rate structure changes.

Task 7: Group Training Session.

Consultant shall conduct a one day training session at the City. This group training will include city staff responsible for key COSA inputs. The training will focus on the collective involvement of all city departments with the COSA. Training will include:

- Overview of rate-setting (role, goals and objectives).
- Rate setting principles.
- Methodology (industry standards).
- Analytical flow:
 - Fiscal and other policies for consideration;
 - Revenue Requirement (establishing overall revenue needs);
 - Cost of Service (equity evaluation); and
 - Rate Design (collecting target revenue) – fixed and variable charges.
- Discuss key data needs (financial, load, capital, debt, customer statistics, etc.).
- Discussion of standardized reporting to improve efficiency, consistency and communication of data used in analysis and results.

Task 8: Tool to Reconcile Capital Expenses to Financial Actuals

Consultant shall develop and deliver a tool to help City staff reconcile the capital expenses to financial data in order to make sound business decisions for projects and operations.

Task Schedules:

Tasks 1-4 will be completed on or before the end of day on June 30, 2017..

Tasks 5-8 will be completed on or before the end of day on December 29, 2017.

The schedule is subject to change based on business needs.

Direct Expenses:

Expenses such as travel, mileage, and lodging, will be paid according to Section 4, Payment, d) of this contract. Other expenses shall not be billed unless agreed to in advance, in writing, by both the City and Consultant.

Technology Charge:

The Consultant will charge a \$5 per hour technology charge, which is included in the Consultant's hourly rate, to cover overhead for IT systems, computers, communication devices and connectivity.

Budget:

Task	CONSULTANT HOURS				
	Sanchez Managing Principal	Tarasov Project Manager	Admin. Support	Total Estimated Hours	Labor Budget
<i>Hourly Billing Rates:</i>	\$255	\$175	\$80		
TECHNICAL TASKS					
Task 1 Cost of Service Analysis					
- Update Load Forecast (customer statistics analysis)	4	40	-	44	8,020
- Provide 4 Revenue Requirement Scenarios	2	8	-	10	1,910
- Coordination process and reports - RES/Finance	24	-	-	24	6,120
- Development of model reporting templates	8	16	-	24	4,840
Total Task 1 Cost of Service Analysis	38	64	-	102	\$20,890
Task 2 Rate Design					
- Developed Rate Designs for Target Revenue	8	16	-	24	\$4,840
- Update Bill Calculator	2	8	-	10	1,910
Total Task 2 Rate Design	10	24	-	34	\$6,750
Task 3 Project Review Meetings					
- Review Meetings (5/1hr -GoTo Meetings)	5	5	-	10	\$2,150
- Standing Meetings (5/1hr -GoTo Meetings)	5	5	-	10	2,150
Total Task 3 Project Review Meetings	10	10	-	20	\$4,300
Task 4 Meetings/Presentations					
- Onsite Meeting 2 (1 w/Presentation Dev; 1 w/o)	16	8	-	24	\$5,480
Task 5 Cost of Service Analysis Training					
- Prepare for training	4	4	4	12	\$2,040
- Overview and Modeling Toolset (5 days/5 hours)	4	25	-	29	5,395
- On-call Support Questions	-	8	-	8	1,400
Total Task 5 COSA Training	8	37	4	49	\$8,835
Task 6 Desk Instruction					
- Review and Update	24	-	-	24	\$6,120
Task 7 Workshop					
- Prepare Materials	20	-	-	20	\$5,100
- Onsite Workshop (1)	8	8	-	16	3,440
Total Task 7 Workshop	28	8	-	36	\$8,540
Task 8 Tool to Reconcile Capital to Financial Actuals					
- Development of Toolset	8	24	-	32	\$6,240
Total Labor All	142	175	4	321	\$67,155
Expenses					
Travel Related Expenses:					
Per Meeting (air - per person round trip) - 3 trips					\$1,800
Per Meeting -car 3 trips					\$300
Total Project Labor and Expenses					\$69,255



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 7 - Neighborhoods & Community Safety

Subject:

Resolution No. 207-16, Approving the Amended and Restated Interlocal Agreement for the Special Investigations Unit (SIU)

Department:

Police Services

Ordinance/Resolution Number:

207-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 207-16, authorizing the City Manager and the Chief of Police to sign and execute the Amended and Restated Special Investigations Unit Interlocal Agreement.

Summary:

The SIU Interlocal Agreement is being amended to revise contradictory language between the Agreement and the SIU Protocols, and to add Walla Walla Police Department, Walla Walla Sheriff's Office and the Washington State Department of Fish and Wildlife as participating agencies.

Staff recommends approval.

Fiscal Impact:

None.

Attachments:

1. SIU Interlocal Agreement
2. RES 207-16 Amended and Restated SIU

**AMENDED AND RESTATED INTERLOCAL AGREEMENT FOR
SPECIAL INVESTIGATIONS UNIT TO INVESTIGATE
OFFICER INVOLVED INCIDENTS**

THIS INTERLOCAL AGREEMENT is effective upon the date executed by all parties and its recording with the Benton County Auditor. In consideration of the mutual covenants below, the parties agree as follows:

1. **PARTIES**. The parties to this Agreement are Benton, Franklin and Walla Walla counties, political subdivisions of the State of Washington, the municipalities of Kennewick, Richland, West Richland, Prosser, Pasco, Connell, Walla Walla, the Washington State Patrol and the Washington State Department of Fish and Wildlife, an agency of the State of Washington.

2. **AUTHORITY**. This Agreement is entered into pursuant to Chapter 10.93 (Washington Mutual Aid Peace Officers Powers Act) and Chapter 39.34 (Interlocal Cooperation Act) of the Revised Code of Washington.

3. **PURPOSE**. The parties hereto desire to establish a Special Investigations Unit consisting of law enforcement officers from the various local law enforcement agencies to help facilitate orderly, thorough and objective investigations of incidents involving law enforcement officers that result in grievous or fatal injury to another person or to an officer resulting from acts of another person. Any party may request assistance from SIU considering the complexity of an investigation that requires additional resources.

4. **FORMATION**. There is hereby created a multi-jurisdictional team to be known as the "SPECIAL INVESTIGATIONS UNIT" ("SIU"), the members of which shall be officers from some or all of the parties hereto and who shall be selected and shall operate in accordance with the Special Investigations Unit Protocol, attached as Exhibit A and incorporated herein by reference ("SIU Protocol").

5. **DURATION AND TERMINATION**. The term of this Agreement shall be through December 1, 2018. This Agreement shall automatically extend for consecutive one (1) year terms, unless terminated pursuant to the terms of this Agreement.

A party may terminate this Agreement or, alternatively, withdraw its participation in SIU by providing written notice to the chief law enforcement officer for each party of its intent to terminate or withdraw from this Agreement. A notice of termination or withdrawal shall become effective upon the latter of: a) ninety (90) days after service of the notice on the chief law enforcement officers for all parties; or b) at the conclusion of any SIU investigation that is pending on the date specified by (a) above.

6. **GOVERNANCE.** SIU shall be governed by the SIU Protocol attached hereto and incorporated by reference. The SIU Protocol may be amended from time to time by written approval of the Sheriffs and Chiefs for all parties to this Agreement. Upon such amendment, the amended SIU Protocol will be provided to each Sheriff and Chief and shall supercede any prior versions of that document.

7. **ASSIGNMENT OF OFFICERS.** The parties agree to cooperate with respect to the assigning of officers to the SIU and that the appointment of SIU officers will be in accordance with the SIU Protocol.

8. **REQUEST FOR SIU ASSISTANCE.** As stated in the SIU Protocol, departments are under no obligation to request the assistance of SIU. If the assistance of the SIU is requested, the SIU shall be activated and will operate pursuant to the SIU Protocol.

9. **ALLOCATION OF LIABILITY/INDEMNIFICATION.** Each of the parties agrees that any liability or claim for property damages arising out of the actions or inactions of an officer that has been appointed to the SIU and acting within the course and scope of the officer's duties as a member of the SIU shall be the responsibility of the party that requests assistance. Each of the parties agrees that any other liability or claim arising out of the actions or inactions of an officer that has been appointed to the SIU and acting within the course and scope of the officer's duties as a member of the SIU shall be the responsibility of the agency employing the SIU officer(s) whose actions or inactions are in question. These provisions are intended to expressly allocate liability by written agreement as authorized by RCW 10.93.040. These provisions are not intended to require indemnification or payment by any party of that portion of any judgment against any members of the SIU team or

party hereto based on intentional wrongful conduct that is outside the scope of employment of any members of the SIU or of that portion of any judgment for punitive damages against a SIU team member or party to this Agreement. Payment of punitive damages, if any, shall be the sole responsibility of any individual against whom said judgment is rendered unless his or her employer elects to make said payment voluntarily.

In the event that a claim or lawsuit is brought against a party or its employee(s) for actions arising out of their conduct in the operation of the SIU, such party shall promptly notify all other parties in writing that said claim or lawsuit has been filed or commenced.

10. COMPLETE AGREEMENT. This Agreement and the exhibit attached hereto contain the entire agreement of the parties with respect to the subject matter of this Agreement. Any oral or written representations or understandings not incorporated in this Agreement are specifically excluded. This Agreement supersedes all prior negotiations, agreements and understandings with respect thereto, including but not limited to the SIU interlocal agreement executed by several of the parties in early 2011. This Agreement may only be amended by a written document duly executed by all parties.

11. INTERLOCAL COOPERATION ACT PROVISIONS. No special budget or funds are anticipated nor created to implement this Agreement. It is not intended that a separate legal entity be established to conduct this cooperative undertaking, nor is the acquiring, holding, or disposing of real or personal property contemplated other than as specifically provided within the terms of this Agreement. The Chief of Police for the City of Richland or his or her designee shall be the Administrator of this Interlocal Agreement.

12. FILING WITH AUDITOR. This Agreement shall be filed with the Benton County Auditor.

13. AUTHORIZED SIGNATORIES. By signing below, the signor certifies that he or she has the authority to sign this Agreement on behalf of the party, and the party agrees to the terms of this Agreement.

BENTON COUNTY

Steve Keane, Sheriff
Date: _____

Andy Miller, Prosecuting Attorney
Date: _____

Attest:

By: _____

Approved as to form:

Ryan Brown, Chief Deputy Prosecutor

FRANKLIN COUNTY

Jim Raymond, Sheriff
Date: _____

Shawn Sant, Prosecuting Attorney
Date: _____

Attest:

By: _____

Approved as to form:

Ryan Verhulp, Deputy Prosecutor

CITY OF KENNEWICK

Ken Hohenberg, Chief of Police
Date: _____

Marie Mosley, City Manager
Date: _____

Attest:

By: _____

Approved as to form:

Lisa Beaton, City Attorney

CITY OF RICHLAND

Chris Skinner, Chief of Police
Date: _____

Cindy Reents, City Manager

CITY OF PASCO

Robert Metzger, Chief of Police
Date: _____

Dave Zabell, City Manager
Date: _____

Attest:

By: _____

Approved as to form:

Leland B. Kerr, City Attorney

CITY OF CONNELL

Chris Turner, Chief of Police
Date: _____

Bruce Blackwell, Mayor

Date: _____

Attest: _____

By: _____

Approved as to form:

Heather Kintzley, City Attorney

CITY OF WEST RICHLAND

Brian McElroy, Chief of Police
Date: _____

Brent Gerry, Mayor
Date: _____

Attest:

By: _____

WASHINGTON STATE PATROL

John R. Batiste, Chief of
Washington State Patrol
Date: _____

**WASHINGTON STATE DEPARTMENT OF
FISH AND WILDLIFE**

Steven Crown, Chief
Date: _____

City of Walla Walla

Scott Bieber, Chief of Police
Date: _____

Nabiel Shawa, City Manager

Date: _____

Attest: _____

By: _____

Approved as to form:

Dan Hultgrenn, City Attorney

CITY OF PROSSER

David Giles, Chief of
Police
Date: _____

Dave Stockdale, City Administrator
Date: _____

Attest:

By: _____

**Walla Walla County Sheriff's
Office**

John A Turner, Sheriff
Date: _____

James L Nagle, Walla Walla County
Prosecutor
Date: _____

Date: _____

Attest: _____

By: _____

Approved as to form:

Tim Donaldson, City Attorney

EXHIBIT A

[SIU Protocol]

RESOLUTION NO. 207-16

A RESOLUTION of the City of Richland authorizing execution of an Amended and Restated Interlocal Agreement for Special Investigations Unit (SIU) Between Benton, Franklin and Walla Walla Counties, the Cities of Richland, Kennewick, Pasco, West Richland, Prosser, Connell, and Walla Walla, the Washington State Patrol, and the Washington State Department of Fish and Wildlife.

WHEREAS, in 2011, the Special Investigations Unit (SIU) was created to help facilitate orderly, thorough and objective investigations of incidents involving law enforcement officers that result in grievous or fatal injury to another person or to an officer resulting from acts of another person; and

WHEREAS, the 2011 SIU Interlocal Agreement is authorized pursuant to the Washington Mutual Aid Peace Officers Powers Act (Chapter 10.93 RCW) and the Interlocal Cooperation Act (Chapter 39.34 RCW); and

WHEREAS, the existing SIU Interlocal Agreement is being Amended and Restated to add Walla Walla County, the City of Walla Walla, and the Washington State Department of Fish and Wildlife as participants; and

WHEREAS, other minor modifications were made to the existing SIU Interlocal Agreement to clarify assignment of liability and to establish that this revised Agreement shall supersede the 2011 SIU Interlocal Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Richland City Council that the City Manager and the Chief of Police are authorized to sign and execute the Amended and Restated SIU Interlocal Agreement.

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 1st day of November, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 6 - Community Amenities

Subject:

Resolution No. 208-16, Approving 2016 Park Partnership Program Funding Award

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

208-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 208-16, approving a 2016 Park Partnership Program funding award of up to \$5,000 to the Crested Hills Homeowners Association.

Summary:

The City implements an annual Park Partnership Program (PPP) grant process that matches City funds with private funding (cash or in-kind services) for physical improvements in City parks. The program is funded by the City's Undesignated Park Reserve Fund.

The 2016 program has \$16,030 of available City funding to match private funding. On May 17, 2016, Council approved four Park Partnership Program awards totaling \$10,186.

The City advertised for additional PPP applications in October and received one application from the Crested Hills Homeowners Association for a masonry portable toilet enclosure at Crested Hills Park. Similar enclosures are a cost effective bathroom solution often utilized at golf courses. In this case, the Crested Hills HOA will contract with a local vendor to service and maintain a portable toilet to be located within the City-owned enclosure.

At its October 2016 meeting, the Parks and Recreation Commission voted to recommend approval of the application from the Crested Hills HOA for PPP funding up to but not exceeding \$5,000 to construct a masonry portable toilet enclosure at Crested Hills Park.

Staff recommends approval.

Fiscal Impact:

There is currently \$5,844 remaining in the Park Partnership Program Fund for 2016. The CH HOA award will not exceed \$5,000.

Attachments:

1. Resolution No. 208-16
2. 2016 Park Partnership Program Application

RESOLUTION NO. 208-16

A RESOLUTION of the City of Richland Approving 2016
Park Partnership Program Funding Allocations.

WHEREAS, annually, Richland City Council allocates \$20,000 of Undesignated Park Reserve Funds in the Capital Improvement Program to the Park Partnership Program; and

WHEREAS, the Park Partnership Program provides financial assistance to individuals and group to make park improvements; and

WHEREAS, in 2016, there was \$16,030 available in the Park Partnership Program Fund (due to a 2015 grant awarded in early 2016), and in Spring 2016, Council awarded four Park Partnership Program grants totaling \$10,186, which left \$5,844 remaining in the fund; and

WHEREAS, in October 2016, the City advertised for interested Park Partnership Program recipients and received one application from the Crested Hills Homeowners Association; and

WHEREAS, at its October 2016 meeting, the Parks and Recreation Commission voted to recommend an award of up to, but not exceeding, \$5,000 to the Crested Hills Homeowners Association.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the PRC's recommendation to award up to, but not exceeding \$5,000 of 2016 Park Partnership funds to the Crested Hills Homeowners Association is approved.

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 1st day of November, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



**City of Richland
Parks and Recreation Department**

**Park Partnership Program
2016**

Application

Project Information

Name of Park: Crested Hills Park @ 851 Clermont Dr.

Project Location in Park: Near the mailboxes & fenced electrical and irrigation area on Clermont

Brief Description of Project: Purchase material and build a Port-o-Potty Enclosure with concrete walkway from the sidewalk on Clermont to the structure to provide a place for relief of those using the city park for soccer and other recreational purposes.

Contact Person

Name: Mollie Schlotthauer

Organization Representing: Crested Hills Home Owners Association

Contact Address: 2199 Morency Dr.

City/State/ZIP: Richland, WA 99352

Home Phone: 521-0665

Work Phone:

FAX:

E-mail: mbsing@hotmail.com

Project Cost

Amount from City: \$ 5,000.00 (maximum \$5,000.00)

Cash Amount from Applicant: \$ 6,000.00

"In-Kind" Amount from Applicant: \$ 1,000.00

Cash from Other Sources: \$

Total Project Cost: \$ 13,998 - \$15,998

Return completed Application to:

City of Richland
Parks and Recreation Department

500 Amon Park Drive
Richland, Washington 99352

DUE DATE: 4:00 pm, March 28, 2016

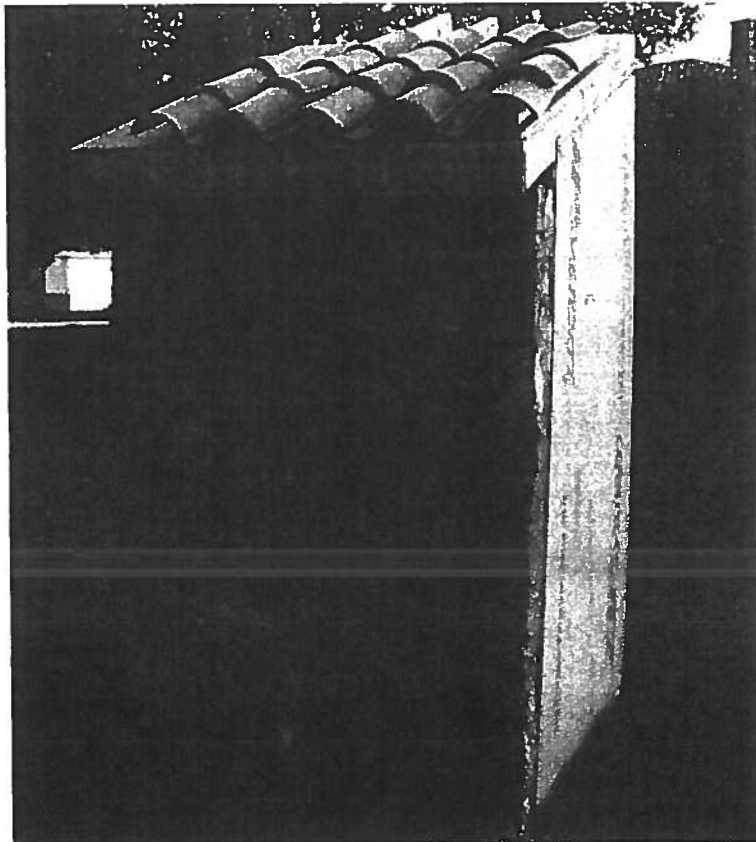
Things to note about our application

Although we hope to be approved for the grant money through this application process and have provided the best numbers possible at this time, we do not have a final design plan drawn up yet. These numbers are based off of pictures of a structure found at local park. THAT structure is a 2-Bay enclosure with concrete block columns and metal panels for walls and a metal roof.

The Crested Hills Homeowner Association would like to have a 1-bay structure built with block walls on all 3 sides to lesson the eyesore of driving past a Port-o-Potty each day at beautiful Crested Hills Park in the middle of our neighborhood. The picture below is an idea of how the structure could be shaped using concrete block & a metal roof.

We also request that the city provide the drafts & engineered drawings of the final design along with permits that may be required for any electrical or other work included in the build.

The CHHOA will provide the handicap accessible toilet during the months of March through October and agrees to provide and pay for that service for 10 years. We have chosen to use Ace Sales & Services from Pasco as they have proven to care for the units in the most sanitary manner. In 10 years time, we ask to renegotiate that part of the maintenance contract with the City of Richland.





**City of Richland
Parks and Public Facilities Department**

Park Partnership Program Application

Draft Budget Plan

	Total Cost	Applicant "In Kind"	Applicant Cash	City's Cash Match
1. Personnel				
Volunteer Labor (Eagle Scout) **concrete work	\$1,000			
Sub Total	\$1,000	\$1,000		
2. Supplies/ Equipment Materials				
Concrete- 4 CY at \$90 CY	\$360			\$360
Rebar	\$150			\$150
Concrete CMU blocks 16"x8", 148 EA at \$3.00	\$444			\$444
Concrete CMU blocks 8"x8", 141 at \$2.00	\$282			\$282
Roof Framing 2"x6" treated lumber, 220 LF at \$1.1/LF	\$242			\$242
Sill Plate 2"x8" treated lumber, 60 LF at \$1.3/LF	\$78			\$78
Roof Sheathing 4'x8' sheets of plywood, 8 at \$12/EA	\$96			\$96
Metal Roof 200 SF, 8 sheets of 3'x12', 8 at \$38	\$304			\$304
Ridge Flashing, 35 LF at \$2.00 =	\$70			\$70
6" metal fascia, 60 LF at \$1.5/LF =	\$90			\$90
Joist tie downs, 20 at \$6.00/EA	\$120			\$120
Metal decorative grates, 64"x36", 8 at \$300/EA	\$2,400			\$2,400
Misc, nails, screws, etc.	\$150			\$150
Sales tax	\$412			\$412
Sub Total	\$5,198			\$5,198
3. Professional Services				
Electrical Work for Motion Light	\$1,800		\$800	\$1,000
Labor	\$6,000-\$8,000		\$6,000-\$8,000	
Sub Total	\$7,800-\$9,800		\$7,800-\$9,800	
4. Operations				
Monthly Service for Handicap Accessible unit at \$125 per month: March-October	\$1,000		\$1,000	
Sub Total	\$1,000		\$1,000	
PROJECT TOTAL	\$14,998 -\$16,998			



Draft Match Pledge / Secured Form

The following individuals, businesses, and organizations have made a commitment to donate the following items to City of Richland & Crested Hills Home Owners Association for its "In Kind" match.

[illegible]



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 6 - Community Amenities

Subject:

Resolution No. 209-16, Approving the Revised Jeannette Taylor Park Master Plan

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

209-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 209-16, approving the revised master plan for Jeannette Taylor Park.

Summary:

In 2003, Council adopted the master plan for Jeannette Taylor Park (Attachment 2), and in 2004 and 2005 the first two phases of the skate park were completed.

Additional funds have been received from the estate of Jeannette Taylor, and staff has met with park users to develop a concept plan for phase 3 of the skate park. This phase will add an additional 3,500 square feet to the existing 22,500 square-foot concrete surface.

At their October 2016 meeting, the Parks and Recreation Commission voted to recommend approval of the revised master plan per Attachment 3.

Fiscal Impact:

There is no fiscal impact resulting from the approval of the master plan. All master plan improvements to the park will be identified in the City's budget or Capital Improvement Plan.

Attachments:

1. Resolution No. 209-16
2. Existing Jeannette Taylor Park Master Plan
3. Proposed 2016 Jeannette Taylor Park Master Plan

RESOLUTION NO. 209-16

A RESOLUTION of the City of Richland adopting the revised
Jeannette Taylor Park Master Plan.

WHEREAS, in 2003, the City of Richland adopted a master plan for Jeannette Taylor Park; and

WHEREAS, Phases 1 and 2 were constructed in 2003 and 2004, respectively; and

WHEREAS, additional funds have been received from the Jeannette Taylor estate, and together with other City funds, staff proposes to construct Phase 3 of the skate park, which was not included in the original master plan; and

WHEREAS, on October 13, 2016, the Parks and Recreation Commission voted to recommend that the Jeanette Taylor Park Master Plan be revised to substantially conform to the modifications that will be constructed in Phase 3.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the Jeannette Taylor Park Master Plan dated October 2016 is hereby adopted.

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 1st day of November, 2016.

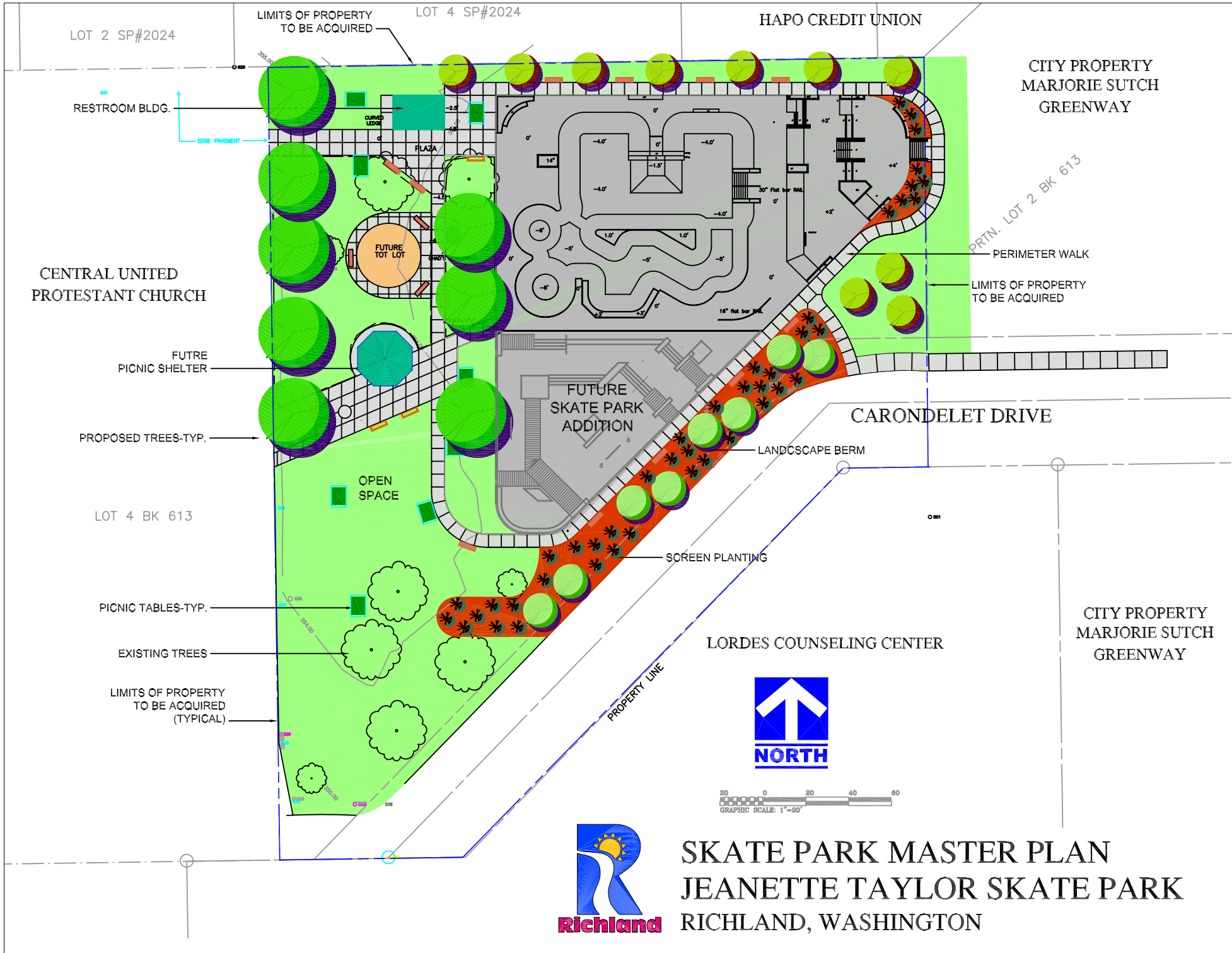
ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney





SKATE PARK MASTER PLAN

JEANETTE TAYLOR SKATE PARK

RICHLAND, WASHINGTON, OCTOBER 2016

MASTER PLAN



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 6 - Community Amenities

Subject:

Resolution No. 210-16, Approving a Revised Trailhead Park Master Plan

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

210-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 210-16, approving the revised Trailhead Park Master Plan.

Summary:

In 2004, the City acquired 40 acres for Trailhead Park in South Richland. The park contains a playground, restroom, 2.5 acres of turf and trees, soft surface trails and off-street parking for approximately 140 vehicles. Trailhead Park is designated as a community park and serves as a trailhead for the Benton County Badger Mountain Centennial Preserve.

In April of 2015, Council adopted a master plan for the park (Attachment 2) adding off-street parking, additional soft surface trails, shelters and benches. Since the adoption of the April 2015 master plan, several additional trails have been created by park users that are not recognized by the master plan.

The Parks and Recreation Commission (PRC) discussed the informal trails at two recent workshop sessions. At their October meeting, the PRC voted to recommend approval of a revised master plan (Attachment 3). The revised plan recognizes some of the new trails. The PRC recommends that non-recognized trails be allowed to return to native vegetation with the understanding that an educational effort be initiated to encourage hikers to stay on designated paths.

Fiscal Impact:

There are no fiscal impacts resulting from the approval of the master plan. Any costs related to projects associated with the master plan will be presented in future budgets as necessary.

Attachments:

1. Resolution No. 210-16
2. Existing Trailhead Park Master Plan
3. Proposed Trailhead Park Master Plan

RESOLUTION NO. 210-16

A RESOLUTION of the City of Richland adopting the revised Trailhead Park Master Plan.

WHEREAS, in 2004, the City of Richland purchased 40 acres in the Westcliffe area for a community park; and,

WHEREAS, in 2006, 2.5 acres of the park were developed with turf, trees, and playground, and in 2008 a restroom was constructed in partnership with Benton County. In 2015, the Port of Kennewick and Benton County partnered with the City to construct a 76-stall asphalt parking lot; and

WHEREAS, the park serves as the trailhead for the Badger Mountain Centennial Preserve's Canyon Trail, which attracts over 70,000 users per year through Trailhead Park; and

WHEREAS, in 2015, Council adopted a master plan for the park that includes off-street parking, restrooms, a playground, and soft surface trails; and

WHEREAS, in 2016, the Parks and Recreation Commission reviewed the soft surface trail locations, and at its October 2016 meeting recommended that the Trailhead Park Master Plan be revised.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the Trailhead Park Master Plan dated October 2016 is hereby adopted.

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 1st day of November, 2016.

ROBERT J. THOMPSON
Mayor

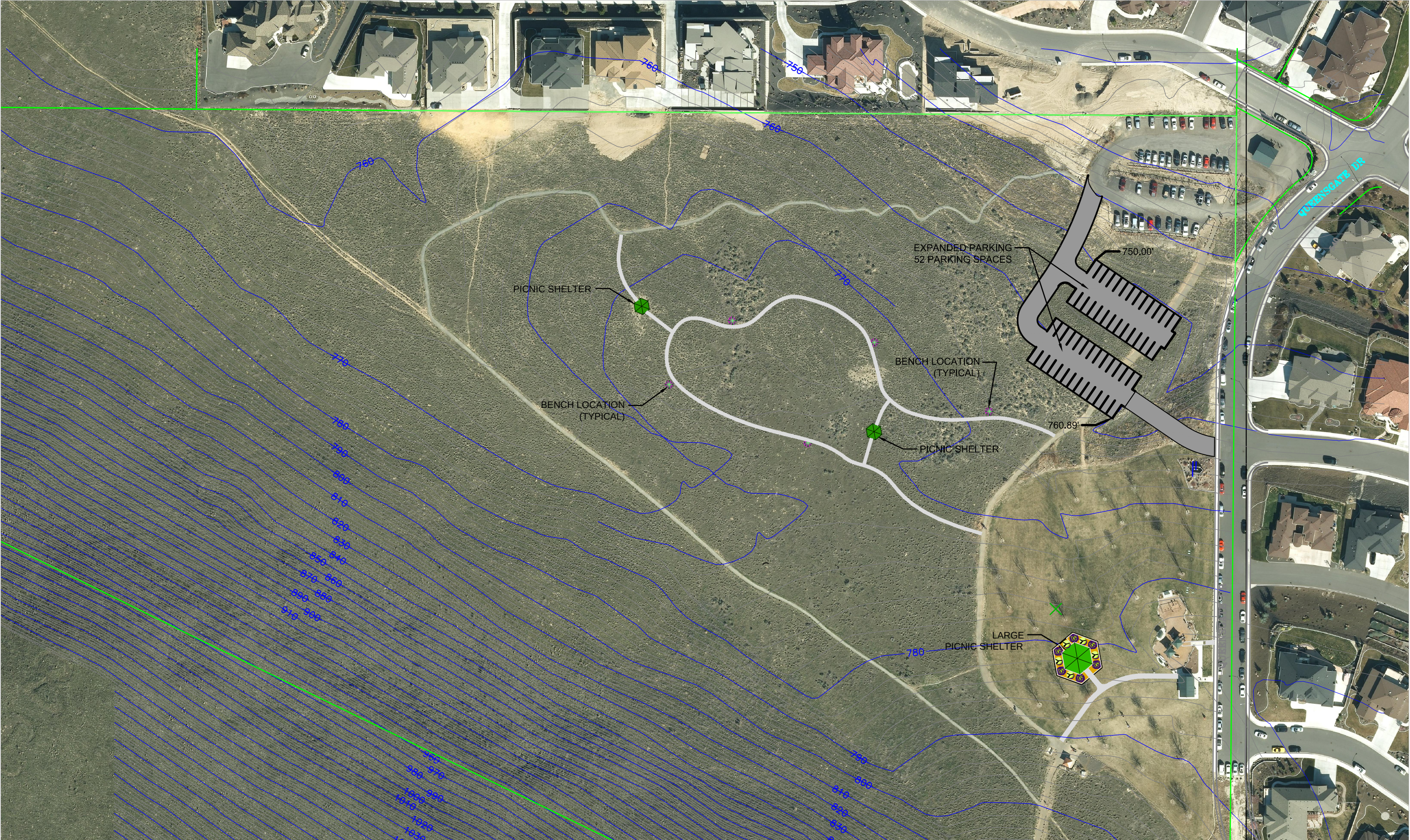
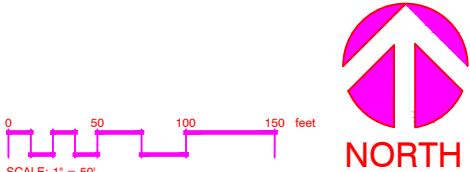
ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

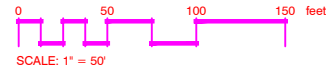
HEATHER KINTZLEY
City Attorney

Trailhead Park Master Plan - April 2015



Trailhead Park Master Plan - Oct. 2016

EXHIBIT A



SC NYBY - TRAILHEAD PARK MASTER PLAN SCN_REV.DWG - 10-10-2016





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 6 - Community Amenities
Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 211-16, Authorizing a Grant Application to the Washington State Recreation and Conservation Office (RCO) for a Boating Facilities Program Project

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

211-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 211-16, authorizing the City Manager to submit a Boating Facilities Program grant application to the Washington State Recreation and Conservation Office to widen the Columbia Point Marina opening.

Summary:

Washington State Recreation and Conservation Office (RCO) grants are offered biannually on even-numbered years.

Staff reviewed several project alternatives with the Parks and Recreation Commission across the various RCO programs, and identified the widening of the opening to the Columbia Point Marina as a high priority project for the Waterfront District. This project meets the criteria for the RCO Boating Facilities Program. The existing marina opening is narrow and presents navigational challenges for larger boats, including the new 100' commercial yacht renting moorage space on the City's commercial dock.

The estimated cost of the project is \$280,000 with a City match of 25%. The City's match will come from Industrial Development Funds. A project sheet is included in the preliminary 2017 CIP.

Fiscal Impact:

The preliminary 2016-2030 Capital Improvement Plan includes this project on page 74. The City's match to the State funds will come from the Industrial Development Fund. The Capital Improvement Plan will be amended to include the total cost of the project and the RCO funding source.

Attachments:

- I. Resolution No. 211-16

RESOLUTION NO. 211-16

A RESOLUTION of the City of Richland authorizing the submittal of an application for grant funding assistance from the Boating Facilities Program (BFP) to the Recreation and Conservation Funding Board as provided in Chapter 79A.25 RCW, WAC 286 and other applicable authorities.

WHEREAS, the City of Richland has approved a comprehensive Parks and Recreation Plan that includes the proposed boating project; and

WHEREAS, under provisions of the Washington State Recreation and Conservation Office's Boating Facilities Program, state grant assistance is may be requested to aid in financing the cost of facility renovation at the Columbia Point Marina; and

WHEREAS, the City of Richland considers it in the best interest of the public to complete the project described in the application(s).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to make formal application to the Recreation and Conservation Funding Board for grant assistance.

BE IT FURTHER RESOLVED as follows:

Section 1.01. Richland has reviewed the sample project agreement on the Recreation and Conservation Office's web site at the following website:

<http://www.rco.wa.gov/documents/manuals&forms/SampleProjAgreement.pdf>

and authorizes the City Manager to enter into such a project agreement, if funding is awarded. Richland understands and acknowledges that the project agreement will contain the indemnification (applicable to any sponsor) and waiver of sovereign immunity (applicable to Tribes) and other terms and conditions that are contained in the sample project agreement. The sample project agreement may be revised periodically by the Recreation and Conservation Office. Richland recognizes that such changes might occur prior to Richland's authorized representative signing the actual project agreement, and it accepts the responsibility and the presumption that Richland's authorized representative shall have conferred with us as to any such changes before she executes the project agreement on behalf of Richland and so executes with our authorization.

Section 1.02. Any grant assistance received will be used for only direct eligible and allowable costs that are reasonable and necessary to implement the project(s) referenced above.

Section 1.03. Richland expects that its matching share of project funding will be derived from Industrial Development Funds, and Richland acknowledges that, pursuant to WAC 286-13-040, it must certify the availability of match at least one month before funding

approval. In addition, Richland understands it is responsible for supporting all non-cash commitments to this project should they not materialize as expected.

Section 1.04. Richland acknowledges that if the Recreation and Conservation Funding Board approves grant assistance for the project(s), the Recreation and Conservation Office will pay Richland on only a reimbursement basis. Richland understands that reimbursement basis means that Richland will only request payment from the Recreation and Conservation Office after it has incurred eligible and allowable costs and has paid them. The Recreation and Conservation Office may also determine an amount of retainage and hold that amount until the project is complete.

Section 1.05. Richland acknowledges that any property not owned by Richland that is developed, renovated or restored with grant assistance must be dedicated for the purpose of the grant for at least twenty-five (25) years after the project is complete unless otherwise provided and agreed to by Richland and the Recreation and Conservation Funding Board in the project agreement or an amendment thereto.

Section 1.06. This application authorization becomes part of a formal application to the Recreation and Conservation Funding Board for grant assistance.

Section 1.07. Richland provided appropriate opportunity for public comment on this application.

Section 1.08. Richland certifies that this application authorization was properly and lawfully adopted following the requirements of the City of Richland and applicable laws and policies, and that the person signing as authorized representative is duly authorized to do so.

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 1st day of November, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 6 - Community Amenities
Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 212-16, Authorizing a Grant Application to the Washington State Recreation and Conservation Office (RCO) for a Non-Highway and Off-Road Vehicle Activities Grant

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

212-16

Document Type:

Resolution

Recommended Motion:

Adopt resolution No. 212-16, authorizing the City Manager to submit a Non-Highway and Off-Road Vehicle Activities (NOVA) grant to the Washington State Recreation and Conservation Office.

Summary:

Washington State Recreation and Conservation Office (RCO) grants are offered biannually on even-numbered years.

At the request of HRMC, Inc., the manager of the Richland ORV Park, staff is proposing to apply for a Non-Highway and Off-road Vehicle Activities (NOVA) grant for maintenance of the ORV Park. Staff reviewed several project alternatives with the Parks and Recreation Commission against the various RCO programs and identified this project as having a high priority for the City's ORV Park.

The grant request is for annual operating and maintenance costs and reconstruction of the access road through the motor-cross portion of the park. The proposed grant amount is \$200,000. There is no City match required, but if awarded, HRMC, Inc. will provide \$75,000 in labor as a match for the grant.

Fiscal Impact:

There is no public match required for the RCO NOVA grant program.

Attachments:

I. Resolution No. 212-16

RESOLUTION NO. 212-16

A RESOLUTION of the City of Richland authorizing the submittal of an application for grant funding assistance for Non-Highway and Off-Road Vehicle Activity (NOVA) project to the Recreation and Conservation Funding Board as provided in Chapter 46.09 and 79A.25 RCW, WAC 286 and other applicable authorities.

WHEREAS, the City of Richland has approved a comprehensive Parks and Recreation Plan that includes this proposed project; and

WHEREAS, under provisions of the Washington State Recreation and Conservation Office's NOVA Program, state grant assistance may be requested to aid in financing the cost of Richland's ORV Park maintenance and operation; and

WHEREAS, the City of Richland considers it in the best interest of the public to complete the project described in the application(s).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to make formal application to the Recreation and Conservation Funding Board for grant assistance.

BE IT FURTHER RESOLVED as follows:

Section 1.01. Richland has reviewed the sample project agreement on the Recreation and Conservation Office's web site at the following website:

<http://www.rco.wa.gov/documents/manuals&forms/SampleProjAgreement.pdf>

and authorizes the City Manager to enter into such a project agreement, if funding is awarded. Richland understands and acknowledges that the project agreement will contain the indemnification (applicable to any sponsor) and waiver of sovereign immunity (applicable to Tribes) and other terms and conditions that are contained in the sample project agreement. The sample project agreement may be revised periodically by the Recreation and Conservation Office. Richland recognizes that such changes might occur prior to Richland's authorized representative signing the actual project agreement, and it accepts the responsibility and the presumption that Richland's authorized representative shall have conferred with us as to any such changes before she executes the project agreement on behalf of Richland and so executes with our authorization.

Section 1.02. Any grant assistance received will be used for only direct eligible and allowable costs that are reasonable and necessary to implement the project(s) referenced above.

Section 1.03. Richland expects that its matching share of project funding will be derived from the ORV Park Manager's labor, equipment and materials, and Richland acknowledges that, pursuant to WAC 286-13-040, it must certify the availability of match at least one month before funding approval. In addition, Richland understands it is responsible for supporting all non-cash commitments to this project should they not materialize as expected.

Section 1.04. Richland acknowledges that if the Recreation and Conservation Funding Board approves grant assistance for the project(s), the Recreation and Conservation Office will pay Richland on only a reimbursement basis. Richland understands that reimbursement basis means that Richland will only request payment from the Recreation and Conservation Office after it has incurred eligible and allowable costs and has paid them. The Recreation and Conservation Office may also determine an amount of retainage and hold that amount until the project is complete.

Section 1.05. This application authorization becomes part of a formal application to the Recreation and Conservation Funding Board for grant assistance.

Section 1.06. Richland provided appropriate opportunity for public comment on this application.

Section 1.07. Richland certifies that this application authorization was properly and lawfully adopted following the requirements of the City of Richland and applicable laws and policies, and that the person signing as authorized representative is duly authorized to do so.

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 1st day of November, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 213-16, Setting a Date for Public Hearing to Consider the Dallas Road/Cowlitz Boulevard Proposed Annexation

Department:

Community & Development Services

Ordinance/Resolution Number:

213-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 213-16, establishing November 15, 2016 as the date for Council to conduct a public hearing to consider the proposed annexation.

Summary:

Ramamohan Anatatmula, the owner of a 2.3 acre parcel in South Richland, is requesting annexation of his property located near the northeast corner of the intersection of Dallas Road and Cowlitz Boulevard.

Council passed Resolution No. 112-16 on May 17, 2016, authorizing the annexation process to begin. Since then, the proposal has been reviewed by the Benton County Boundary Review Board, the Richland Planning Commission, and most recently, the County Assessor, who has certified the annexation petition. The next step is for Council to conduct a public hearing to review the proposal and, if desired, adopt an ordinance formally annexing the property to the City.

Draft Resolution No. 213-16 would establish the next regular Council meeting of November 15, 2016 as the date to conduct the public hearing to consider the annexation.

Fiscal Impact:

None.

Attachments:

1. Resolution No. 213-16
2. Vicinity Map

RESOLUTION NO. 213-16

A RESOLUTION of the City of Richland, setting a public hearing to consider the proposed annexation of approximately 2.3 acres located east of Dallas Road and north of Cowlitz Boulevard in the Northwest ¼ of Section 20, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, a petition for annexation to the City of Richland has been received from Ramamohan Anantatmula, the owner of a 2.3-acre tract, and such petition has been duly certified by the Benton County Assessor.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, Washington, that the City of Richland hereby establishes the regular City Council meeting date of November 15, 2016 as the date on which the Council will conduct a public hearing to consider the annexation petition submitted by Ramamohan Anantatmula.

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 1st day of November, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

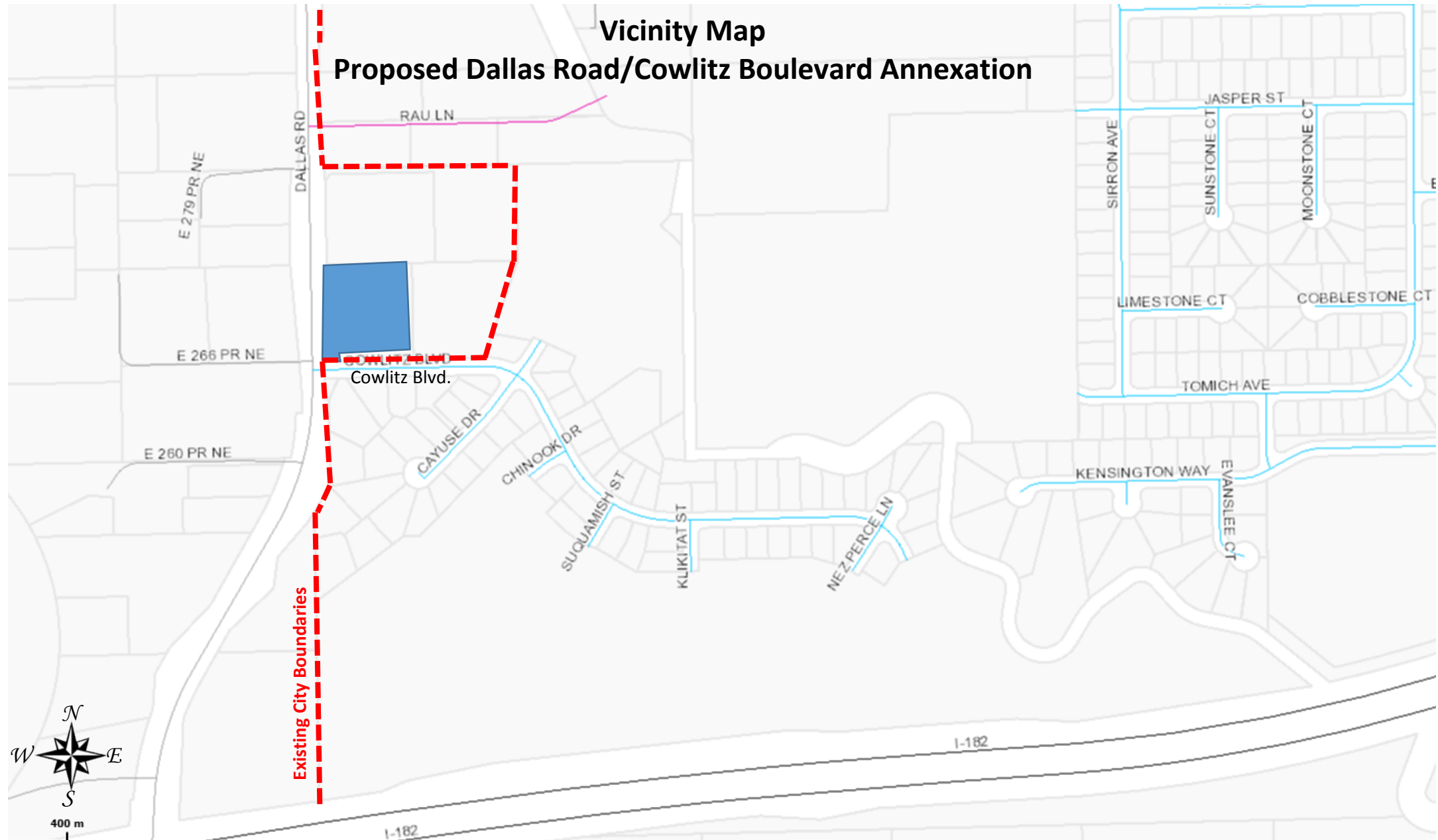
APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Vicinity Map

Proposed Dallas Road/Cowlitz Boulevard Annexation





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Expenditures from October 10, 2016 - October 21, 2016 for \$5,368,584.11 including Check Nos. 238697-239180, Wire Nos. 6271-6280, Payroll Check Nos. 111709-112238, and Payroll Wire/ACH Nos. 9647-9660

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from October 10, 2016, to October 21, 2016 in the amount of \$5,368,584.11.

Summary:

Breakdown of Expenditures:

Check Nos.	238697-239180	2,845,707.09
Wire Nos.	6271-6280	417,412.44
Payroll Check Nos.	111709-112238	22,830.00
Payroll Wires/ACH	9647-9660	2,082,634.58
TOTAL		\$5,368,584.11

Fiscal Impact:

Yes

Total Disbursements: \$5,368,584.11.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
OCTOBER 10, 2016 - OCTOBER 21, 2016

Payee	Wire Description	Amount
Claim Wires - Wire No. 6271 to 6280		
Conover	Section 125	6,799.70
Department of Licensing	Firearms Online Pmt for Concealed Licenses	1,364.00
HRA VEBA	IAFF VEBA	4,125.00
Zenith Administrators/Matrix	Insurance Claims	405,123.74
	Total Claim Wire Transfers	\$ 417,412.44
Payroll Wires & Direct Deposits (ACH) - Wire No. 9647 to 9660		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 2,082,634.58
Total Claim & Payroll Wires/ACH		\$ 2,500,047.02

*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related payroll benefits.



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001		GENERAL FUND			
Division:	000	UNASSIGNED			
CROUCH, JASON		16-304 CROUCH	238850	16-304 IABTI CONFERENCE	\$587.28
HUSA, E. IVAR		16-420 HUSA	239101	16-420 ST 911 GIS SUBCOMMIT	\$364.90
JUBB, ALLISON		16-314 JUBB	239114	16-314 NAGDCA CONFERENCE	\$1,085.29
PARKER, RACHELL		16-313 PARKER	239142	16-313 NAGDCA CONFERENCE	\$1,060.29
PAULSEN, LACEY		16-386 PAULSEN	239144	16-386 CIVIL SERVICE CONFERENC	\$244.80
PERMIT REFUND		2016-001315	239009	REFUND DUPLICATE PERMIT	\$713.75
				REFUND DUPLICATE PERMIT	\$4.50
		2016-002637	238938	REFUND OVERPAYMENT	\$5.00
RECWARE REFUND		101416	239080	REFUND DAMAGE DEPOSIT	\$200.00
				REFUND DAMAGE DEPOSIT	\$150.00
				REFUND DAMAGE DEPOSIT	\$250.00
			239100	REFUND DAMAGE DEPOSIT	\$150.00
				REFUND DAMAGE DEPOSIT	\$200.00
				REFUND DAMAGE DEPOSIT	\$250.00
			239141	REFUND DAMAGE DEPOSIT	\$200.00
				REFUND DAMAGE DEPOSIT	\$150.00
				REFUND DAMAGE DEPOSIT	\$250.00
			239147	REFUND DAMAGE DEPOSIT	\$200.00
				REFUND DAMAGE DEPOSIT	\$250.00
				REFUND DAMAGE DEPOSIT	\$150.00
			239156	REFUND DAMAGE DEPOSIT	\$150.00
				REFUND DAMAGE DEPOSIT	\$200.00
				REFUND DAMAGE DEPOSIT	\$250.00
			239166	REFUND DAMAGE DEPOSIT	\$200.00
				REFUND DAMAGE DEPOSIT	\$150.00
				REFUND DAMAGE DEPOSIT	\$250.00
		101716	239024	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$200.00
			239072	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$200.00
REENTS, CYNTHIA		16-359 REENTS	239148	16-359 ICMA CONFERENCE	\$320.00
RUSSELL, WILLIAM		16-379 RUSSELL	239154	16-379 IBEC BUILD CODE INPE	\$325.39
SOMERS, CYNTHIA		16-365 SOMERS	238860	16-365 WSAPT EDU CONFERENCE	\$102.00
WEBCHECK INC		5520	238838	WEBCHECK SRVC SEPT 16	\$1,185.91
UNASSIGNED TOTAL ****					\$10,849.11
Division:	001	CITY COUNCIL			
BANK OF AMERICA		TXN00029141	239027	OFFICE DEPOT-ANALOG CLK	\$44.07
		TXN00029144		OFFICE DEPOT-MTG-SPLY	\$153.30



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00029167	239027	COSTCO WHS-CFE-SML TBLE	\$70.40
THOMPSON, ROBERT		16-279 THOMPSON	238862	16-279 NATL CLEANUP WKSH	\$2,331.14
VERIZON WIRELESS	P057098	9772790072	239176	September Verizon Charges	\$180.14
CITY COUNCIL TOTAL ****					\$2,779.05
Division:	100	CITY MANAGER			
BANK OF AMERICA		TXN00029225	239027	THE CNTRY GNTLMN-CR-MM-MO MTG	\$21.54
		TXN00029354		DUPUS BOOMERS-CM-EE-MO LNCH	\$51.16
		TXN00029411		16-359-SHERATON-ICMA-CR	\$656.72
CITY OF RICHLAND		16-359 REENTS	239068	16-359 ICMA CONFERENCE	\$320.00
REENTS, CYNTHIA			239148	16-359 ICMA CONFERENCE	\$487.20
CITY MANAGER TOTAL ****					\$1,536.62
Division:	101	CITY CLERK			
BANK OF AMERICA		TXN00029207	239027	Notary License for D. Barham	\$30.00
		TXN00029361		Notary Stamp - D. Barham	\$32.90
		TXN00029362		Recording Fee - Ord	\$78.00
TRI CITY HERALD	S017138	2607405	238997	PHN 092016 COUNCIL AD #0002607	\$44.49
	S017138	2662602		ORD 46-16 CDS AD #0002662602 R	\$27.19
	S017138	2662690		ORD 44-16 PPF AD #0002662690 R	\$24.72
	S017138	2662745		ORD 51-16 RFD AD #0002662745 R	\$27.19
	S017138	2662788		ORD 51-16 RFD AD #0002662788 R	\$27.19
	S017138	2663004		ORD 49-16 PW AD #0002663004 RA	\$29.66
	S017138	2663061		ORD 48-16 PW AD #0002663061 RA	\$24.72
	S017138	2663089		ORD 47-16 PW AD #0002663089 RA	\$27.19
	S017138	2668830		PRE-MTG TIME CHG 092016 COUNCI	\$32.13
	S017138	2668859		SPECIAL WKSH 100316 PFD AD	\$39.55
	S017138	2683419		SPECIAL WKSH 100416 COUNCIL A	\$32.13
	S017138	2687725		ORD 43-16 PW AD #0002687725 RA	\$22.25
CITY CLERK TOTAL ****					\$499.31
Division:	102	CITY ATTORNEY			
BANK OF AMERICA		TXN00028992	239027	STAPLES - Supplies	\$79.55
		TXN00029043		OFFICE DEPOT - Supplies	\$4.79
		TXN00029046		STAPLES/SUPPLIES	\$58.43
		TXN00029164		NCOURT - RECORDS FEE	\$3.50
BELL BROWN & RIO PLLC		795	238719	PROSECUTION SRVCS-OCT	\$21,667.70
XEROX CORPORATION		086079505	239014	W7855PT BASE CHG/PRINTS-AUG	\$55.66
		086476303		W7855PT BASE CHG/PRINTS-SEPT	\$67.14
CITY ATTORNEY TOTAL ****					\$21,936.77
Division:	110	ASSISTANT CITY MANAGER			
BANK OF AMERICA		TXN00029091	239027	ALBERTSONS-OCSN CDS_CC-ELT	\$19.18
		TXN00029094		ALBERTSONS-OCSN CDS_CC-ELT	\$15.50



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00029405	239027	MARRIOTT HOTEL-ICMA-JMA	\$967.08
CITY OF RICHLAND		16-322 AMUNDSON	238848	16-322 ICMA CONFERENCE	\$197.17
ENTERPRISE HOLDINGS INC		10/16-45WA423	239087	AMUNDSON- CAR RENTAL 16-322	\$298.96
XEROX CORPORATION		086079505	239014	W7855PT BASE CHG/PRINTS-AUG	\$236.68
				W7855PT BASE CHG/PRINTS-AUG	\$54.83
		086476303		W7855PT BASE CHG/PRINTS-SEPT	\$66.14
				W7855PT BASE CHG/PRINTS-SEPT	\$236.70
ASSISTANT CITY MANAGER TOTAL ****					\$2,092.24
Division:	111	COMMUNICATIONS & MARKETING			
B & H PHOTO VIDEO PRO-AUDIO	P057037	116130524	238875	DJI OSMO HANDHELD 4K CAMERA WI	\$569.00
BANK OF AMERICA		TXN00028985	239027	FACEBK W83KFA2KW2	\$44.00
		TXN00029122		16-353_AIRPORT PKG-PASCO-3CMA	\$48.00
		TXN00029135		16-353_ENTERPRS-RNTL CR_3CMA	\$156.12
		TXN00029136		16-353_MARKET ST GARAGE-3CMA	\$34.00
		TXN00029139		16-353_WESTIN HOTEL-3CMA_HL	\$577.92
		TXN00029204		FASTSIGNS-TABLE THROWS-WH-BL	\$423.54
		TXN00029270		ONLINE LABELS-SILVR FL-	\$22.44
		TXN00029288		STK SHUTTERSTOCK-IMAGES	\$29.00
XEROX CORPORATION		086079524	239014	D95 PRINT SHOP BASE CH-AUGUST	\$384.40
		086079525		C75 PRINT SHOP-FIERY-AUGUST	\$140.31
		086079526		C75 PRINT SHOP BASE CH-AUGUST	\$425.01
		086476323		D95 PRINT SHOP BASE CH-SEPT	\$384.40
		086476324		C75 PRINT SHOP-FIERY-SEPTEMBER	\$140.31
		086476325		C75 PRINT SHOP BASE CH-SEPT	\$425.01
COMMUNICATIONS & MARKETING TOTAL ****					\$3,803.46
Division:	113	HANFORD COMMUNITIES			
BANK OF AMERICA		TXN00029115	239027	NATL GOVS ASN-ECA IGV-MTG_NOV	\$275.00
		TXN00029129		AGENT FEE-ECA IGV-MTG_NOV	\$35.00
		TXN00029152		UNITED-ECA IGV-MTG_NOV_PBL	\$488.20
		TXN00029218		HILTON ALEXANDRIA-ECA-PBL-SEPT	\$765.57
LUNDGREN, REGINA E		RCH-HMSB-484	238943	NWSLTTR/FACT SHEET/SPKR	\$2,540.00
XEROX CORPORATION		086079505	239014	W7855PT BASE CHG/PRINTS-AUG	\$55.66
		086476303		W7855PT BASE CHG/PRINTS-SEPT	\$67.14
HANFORD COMMUNITIES TOTAL ****					\$4,226.57
Division:	120	FIRE			
BANK OF AMERICA		TXN00029001	239027	AMAZON - WIRELESS MOUSE	\$17.76
		TXN00029017		AMAZON - BODY WASH	\$33.34
		TXN00029025		CHARTER - STA INTERNET (JUL)	\$191.20
		TXN00029032		WSAFM - REG FEE (JORDON)	\$385.00
		TXN00029035		AMAZON - CLOROX CLEANER	\$12.84



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00029038	239027	CHARTER - STA INTERNET (AUG)	\$234.27
		TXN00029048		ACTIVE911 - ANNUAL SUB'N	\$129.25
		TXN00029057		UPS STORE - RECRT UNFRM SHIP	\$20.60
		TXN00029064		AMAZON - BATTERIES	\$46.44
				AMAZON - COMET CLEANER	\$15.56
		TXN00029110		AMAZON - BATTERIES	\$9.14
		TXN00029145		DE WILLIAMS - HELMET SHIELDS	\$519.60
		TXN00029148		AMAZON - LYSOL CLEANER	\$9.98
		TXN00029186		BASECAMP - SEP SUB FEES	\$54.30
		TXN00029191		AMAZON - LIQUID FOG	\$275.88
		TXN00029195		RANCH & HOME - DANNERS (KB)	\$423.38
		TXN00029199		ALBERTSONS- REHAB SUPP'S	\$39.36
		TXN00029233		AMAZON - BATTERIES	\$48.30
		TXN00029265		PROVANTAGE - TONER CART'S	\$515.19
		TXN00029292		STAPLES - PENS, BINDERS, #9'S	\$40.66
		TXN00029305		STAPLES - PAPER, PENS, PENCILS	\$153.13
		TXN00029393		LABEL YOUR STUFF - IRON ON'S	\$18.08
BENTON RURAL ELECTRIC ASSOCIATION		09/16-74170526	238880	COLLINS RD RADIO TOWER-ELECTRI	\$27.66
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$3,978.87
D&D TELECOMMUNICATION PROPERTIES LLC		265	238900	PERRY MONUMENT RD RENT-SEPT	\$737.93
		275		PERRY MONUMENT RD RENT-OCTOBER	\$737.93
DUO-SAFETY LADDER CORP		457498-00	238753	PREMIUM GRADE MANILA ROPE	\$104.38
FARMERS EXCHANGE		176711	238912	CHAINSAW REPAIR	\$60.01
FEDERAL EXPRESS CORP		5-563-11947	238913	SPRINKLER PLAN RETURN SHIPPING	\$32.02
FRONTIER		09/16 2061880334	238851	VHF PHONE LINE 09/19-10/18/16	\$422.86
MALLORY SAFETY & SUPPLY LLC		4128078	238946	EXHAUST FAN FEET	\$61.02
PARADISE BOTTLED WATER CO		09/16-FIRE ST 71	238965	BOTTLED WATER-SEPTEMBER	\$70.14
		09/16-FIRE ST 72		BOTTLED WATER-SEPTEMBER	\$56.41
		09/16-FIRE ST 73		BOTTLED WATER-SEPTEMBER	\$60.99
		09/16-FIRE ST 74		BOTTLED WATER-SEPTEMBER	\$70.14
RODGERS, BRENDA J		16-434 RODGERS	239151	16-434 PUBLIC SAFETY CAREER	\$141.09
UPTOWN CLEANERS		30396	239000	LINEN/UNIFORM LAUNDRY SRVCS	\$252.59
		30472		LINEN/UNIFORM LAUNDRY SRVCS	\$324.81
		74543		LINEN/UNIFORM LAUNDRY SRVCS	\$279.85
		74650		LINEN/UNIFORM LAUNDRY SRVCS	\$257.82
		74694		LINEN/UNIFORM LAUNDRY SRVCS	\$377.92
VAN BEEK, MICHAEL		060416	239174	REIMBURSE FOR REHAB SUPPLIE	\$11.67
WASHINGTON STATE PATROL		F1700023	239007	FF RECRUIT ACADEMY	\$2,970.00
				FF RECRUIT ACADEMY	\$2,160.00
XEROX CORPORATION	P057087	086079523	239014	OFFICE COPIER LEASE/USAGE (AUG	\$359.85
	P057082	086476321		OFFICE COPIER LEASE/USAGE (SEP	\$374.17



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FIRE TOTAL ****					\$17,123.39
Division: 130 POLICE					
911 SUPPLY LLC	P056979	43017/43816	238865	5.11 WM STRYKE PANT KHAKI 16R	\$10.86
	P056979	43587		5.11 PDU MEN SS CLASS B SHIRT	\$130.30
	P056979			NAME TAPE "CARMONA" DKNVY 1X5	\$17.38
	P056979			EMBROIDERY RICHLAND LOGO	\$29.32
	P056979			SHIPPING	\$13.03
	P056979			5.11 PDU MEN CLASS B CARGO PAN	\$130.30
AMERICAN MESSAGING SERVICES LLC		W4100724QJ	238870	PAGER RENTAL OCTOBER 2016	\$47.83
BANK OF AMERICA		TXN00028989	239027	MEDIC FIRST AID INTL INC - CPR	\$1,315.73
		TXN00028999		GRIGGS DEPTMENT STORE -AMMO	\$303.86
		TXN00029000		STAPLES - MOISTENER, ENVELOPE,	\$83.40
		TXN00029006		STAPLES - SELF SEAL ENVELOPES	\$92.40
		TXN00029022		WWW.NEWEGG.COM - MONITOR	\$560.23
		TXN00029023		SIRCHIE FINGER PRINT LABO - EV	\$57.01
		TXN00029030		NEWEGG-USB FLASHDRIVES	\$69.99
		TXN00029033		STAPLES - GLOVES/DVD/FOAM CUPS	\$843.06
		TXN00029053		UPS 0000002654EE366	\$57.98
		TXN00029056		IN ADVENTOS CORPORATION - REG	\$75.00
		TXN00029058		FRED-MEYER #0286 -MICRO SCREWD	\$4.88
		TXN00029073		TACTICALGEARCOM - BOOTS / FLOR	\$182.95
		TXN00029086		SUNWEST SPORTSWEAR - EMBROIDER	\$23.07
		TXN00029089		OFFICE DEPOT #2766 - BINDERS/D	\$65.61
		TXN00029103		GALLS - STRYKE PANTS	\$249.93
		TXN00029105		KEYPER SYSTEMS - VEHICLE KEYBO	\$126.79
		TXN00029153		DYNO NOBEL - BOMB SQUAD SUPPLI	\$936.07
		TXN00029154		AMAZON - BOOTS/ MCCAULEY	\$129.95
		TXN00029155		MARRIOTT VAIL MOUNTAIN - Credi	(\$142.74)
		TXN00029163		UPS 0000002654EE376	\$60.89
		TXN00029165		SPRINT CORPORATE SECURITY - CE	\$150.00
		TXN00029176		THE HOME DEPOT #4746 - LINK CH	\$58.25
		TXN00029190		SANDYS TROPHIES INC - NAME TAP	\$28.67
		TXN00029196		STAPLES - ENVELOPES	\$196.57
		TXN00029213		RED LION HOTELS/INNS - HOTEL F	\$105.96
		TXN00029241		NEWEGG-Multi DVD Rewriter	\$49.98
		TXN00029249		UPS 0000002654EE386	\$30.04
		TXN00029251		AMAZON -THERMAL IMAGER CHARGER	\$45.96
		TXN00029258		FRED-MEYER #0286 - SPRAY BOTTL	\$14.07
		TXN00029279		OFFICE DEPOT #2766 - ADDRESS L	\$54.28
		TXN00029280		GALLS - WOMENS STRYKE PANTS	\$124.95
		TXN00029281		OFFICE DEPOT #962 - LABEL WRIT	\$273.65



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00029294	239027	WWW.NEWEGG.COM - UPS	\$487.50
		TXN00029295		MICHAELS STORES 9605 - FRAMES	\$32.57
		TXN00029301		ALASKA AIR 0272123747979 - CL	\$182.20
		TXN00029304		CELLEBRITE/SOFTWARE RENEWAL FO	\$1,549.49
		TXN00029320		SANDYS TROPHIES INC - NEUMAYER	\$130.48
		TXN00029327		FRED-MEYER #0286 - IBUPROFEN	\$15.74
		TXN00029330		NIKE.COM - BOOTS/GILBERT	\$160.73
		TXN00029331		STAPLES - COPY PAPER/MONITOR S	\$399.41
		TXN00029338		UPS 0000002654EE396	\$69.12
		TXN00029353		GRANDVIEW ON THE LAKE - HOTEL	\$134.25
		TXN00029360		GRIGGS ACE RICHLAND - SAW HORS	\$42.21
		TXN00029369		GALLS - WOMENS STRYKE PANT	\$62.47
		TXN00029376		STAPLES - REPORT COVERS	\$61.63
		TXN00029377		PEAVEY CORP. - BIOHAZARD LABEL	\$82.37
		TXN00029379		OFFICE DEPOT #2766 - STORAGE B	\$24.96
		TXN00029384		STAPLES - LABELS/HANGING FOLDE	\$64.88
CAR WASH PARTNERS INC DBA		116500	239063	RPD VEHICLE WASHES-JUNE 2016	\$5.60
CHARTER COMMUNICATIONS		10/16-0309703POL	238885	RPD INTERNET SRVCS 09/29-10/28	\$78.94
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$1,643.29
		16-261 TAYLOR	238848	16-261 PNW ICAC CONFERENCE	\$806.37
		16-264 BENSON		16-264 PNW ICAC CONFERENCE	\$806.37
		16-304 CROUCH		16-304 IABTI CONFERENCE	\$587.28
CROUCH, JASON			238850	16-304 IABTI CONFERENCE	\$12.24
DAY MANAGEMENT CORPORATION DBA		419728	238902	REPLACE POWER CABLE TO MDT	\$40.73
		419835		REPROGRAM RADIO 652CRD0195	\$40.73
		420899		MOLDED GEL EAR INSERTS	\$267.70
DELTA HEATING & COOLING INC		24530	238903	REPLACE OUTDOOR TXV/PRSSURE CK	\$543.00
ENTERPRISE HOLDINGS INC		10/16-45WA423	239087	LEE-CAR RENTAL 16-368	\$93.26
FRONTIER	S017139	10/16 2530035792	238917	TELEPHONE CHARGES 10/7/16 - 11	\$636.63
IRON MOUNTAIN INC		7346083120	238925	SHREDDING SRVCS-SEPTEMBER	\$298.97
LARSEN GUNSMITHING & FIREARMS	P056286	8920	238785	SOCOM556-MINI2-BK SUREFIRE	\$6,651.75
	P056286			SF3P-556-1/2-28 SUREFIRE	\$760.20
	P056286			SFMB-762-M18x1.5 SUREFIRE	\$260.64
LN CURTIS & SONS	P056810	INV54050	238787	SM02 SUMMIT SERIES LEVEL IIIA	\$841.65
	P056810			SHIPPING	\$23.14
MATHENY, RODNEY C		16-397 MATHENY	238854	16-397 CANDIDATE REVIEW	\$18.00
MOON SECURITY SERVICES INC		839406	238955	RPD RANGE MONITORING	\$59.90
POSITIVE CONCEPTS, INC	P057042	0186907-IN	238803	ZHT850100PS POS HEAVY WEIGHT	\$245.00
PROFORCE MARKETING INC DBA	P056977	286876	238804	#26700 TSR X26 DIGITAL POWER M	\$202.21
RIVER CITY TOWING INC		15018	238812	TOW CHARGE	\$48.87
		15019	238978	TOW CHARGE	\$48.87



City Of Richland

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From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RIVER CITY TOWING INC		15024	238812	TOW CHARGE	\$48.87
SMITH, CURTIS		16-183 SMITH	238859	16-183 FBI NATIONAL ACADEMY	\$1,090.00
		16-183 SMITH-		16-183 FBI NATIONAL ACADEMY	\$1,000.00
TELCO WIRING & REPAIR INC		21515	238989	REPAIR ROBOT FIBER CABLE	\$116.74
WASHINGTON STATE PATROL		00061769	239007	ACCESS USER FEE 07/1-09/30/16	\$534.00
XEROX CORPORATION		086079513	239014	W7225PT BASE CHRG/PRINTS-AUG	\$166.12
		086079514		W7225PT BASE CHRG/PRINTS-AUG	\$260.97
		086079515		W7225PT BASE CHRG/PRINTS-AUG	\$212.86
		086079516		W7855PT BASE CHG/PRINTS-AUGUST	\$453.03
		086079517		W7845PT BASE CHG/PRINTS-AUGUST	\$256.34
		086476311		W7225PT BASE CHRG/PRINTS-SEPT	\$187.74
		086476312		W7225PT BASE CHRG/PRINTS-SEPT	\$230.05
		086476313		W7225PT BASE CHRG/PRINTS-SEPT	\$210.43
		086476314		W7855PT BASE CHG/PRINTS-SEPT	\$550.82
		086476315		W7845PT BASE CHG/PRINTS-SEPT	\$358.67
POLICE TOTAL ****					\$30,805.45
Division:	210	ADMINISTRATIVE SERVICES			
BANK OF AMERICA		TXN00029087	239027	STAPLES-PENCIL HOLDER/DESK TOP	\$12.84
		TXN00029174		NPELRA-WEBINAR CK-HIRING 101	\$89.00
		TXN00029178		FRED-MEYER-BUDGET MEETINGS SUP	\$50.36
		TXN00029189		BLR/HCPRO-CK-HR-BEST PRACTICES	\$324.71
		TXN00029235		GRAZE-CIP-BUDGET MEETING	\$52.29
		TXN00029237		BLR/HCPRO-HR AUDIT CKLIST/PAYR	\$636.34
		TXN00029332		BLR/CK-WEBINAR HR-WORKPLACE ST	\$237.83
PARADISE BOTTLED WATER CO		09/16-ADMIN SRVCS	238799	BOTTLED WATER-SEPTEMBER	\$4.23
ADMINISTRATIVE SERVICES TOTAL ****					\$1,407.60
Division:	211	FINANCE			
ALLIED ENVELOPE		P057079	172512	INSIDE DELIVERY & STACKING OF	\$59.72
		P057079		RETURN ENVELOPE WITH SECURITY	\$759.66
		P057079		PRICE ADJUSTMENT FOR SHIPPING	\$0.01
		P057079	172513	INSIDE DELIVERY & STACKING OF	\$59.74
		P057079		WINDOW ENVELOPE, REVERSE FLAP,	\$620.92
		P057079		ADJUST FOR TAX	(\$0.01)
		P057079	172514	INSIDE DELIVERY & STACKING OF	\$59.72
		P057079		ADJUST FOR TAX	\$0.01
		P057079		UTILITY BILLING STATEMENT, 20#	\$406.98
BANK OF AMERICA		TXN00029087	239027	STAPLES-RECYC BINS/ENV/TAPE/PA	\$271.91
				STAPLES-PAYROLL BOX/MONITR WPE	\$147.47
		TXN00029101		STAPLES-PENCIL HOLDERS	\$32.53
		TXN00029107		STAPLES-LETTER SORTERS	\$34.67



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00029150	239027	VARIDESK/STAND UP DESK WILL GE	\$495.00
		TXN00029168		AMAZON/STAND UP DESK FOR PG	\$282.04
		TXN00029231		STAPLES-GLUE DOTS - REMOVABLE	\$12.48
		TXN00029254		AMAZON-TIME CLOCK SYSTEM-CUST	\$308.16
		TXN00029255		AMAZON-TIME CLOCK-PROTECTION P	\$27.14
		TXN00029275		STAPLES-FINANCE PAPER	\$114.84
		TXN00029299		NEWEGG-WRLS HEADSET	\$171.82
		TXN00029322		STAPLES-PRINTER TONER	\$397.31
		TXN00029347		AMAZON CREDIT/STANDING DESK FO	(\$217.94)
COLLECTORSOLUTIONS INC		2016484	238893	MERCHANT SRVC CHRGS SEPT 16	\$33,324.58
GARDA CL NORTHWEST INC		10239521	238765	ARMORED CAR SRVCS SEPT 2016	\$435.20
MATRIX CONSULTING GROUP, LTD	S016955	16-44 #3	238948	COST ALLOCATION STUDY	\$9,460.00
	S016955	16-44 #4		COST ALLOCATION STUDY	\$5,130.00
MID COLUMBIA ENGINEERING INC	S016917	ST008858	238794	MELISSA HECKMAN, ACCOUNTING	\$999.00
	S016917	ST008878	238952	MELISSA HECKMAN, ACCOUNTING	\$1,080.00
PARADISE BOTTLED WATER CO		09/16-ADMIN SRVCS	238799	BOTTLED WATER-SEPTEMBER	\$8.45
				BOTTLED WATER-SEPTEMBER	\$19.82
POSTMASTER		PERMIT 153-10/14	238968	POSTAGE 09/30-10/14/16	\$2,877.51
REDSSON LTD		193883	238972	PORTAL SERVICE LOCATES-SEPT	\$258.00
RETAIL LOCKBOX INC		16094812	238807	UB PYMT PROCESSING SEPT 2016	\$3,966.75
XEROX CORPORATION		086079518	238864	W7855PT BASE CHG/PRINTS-AUG	\$400.24
		086079519		W7225PT BASE CHG/PRINTS-AUG	\$185.09
		086476316	239014	W7855PT BASE CHG/PRINTS-SEPT	\$411.16
		086476317		W7225PT BASE CHRG/PRINTS-SEPT	\$176.51
FINANCE TOTAL ****					\$62,776.49
Division:	212	PURCHASING			
BANK OF AMERICA		TXN00029106	239027	UPPCC - C.Robinson Recertifica	\$300.00
		TXN00029187		OFFICE DEPOT/PLASTIC BANDS	\$8.68
		TXN00029188		OFFICE DEPOT/PAPER,POST-ITS,ST	\$78.16
		TXN00029242		RPS PASCO TRICITIES AP - Prkin	\$12.00
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$792.07
MID COLUMBIA ENGINEERING INC	S016902	ST008857	238794	RACHAEL BALTHAZOR - BUYER 1	\$1,188.00
	S016902	ST008877	238952	RACHAEL BALTHAZOR - BUYER 1	\$1,188.00
ORKIN EXTERMINATING INC	S016751	123702317	238797	PEST CONTROL SERVICES FOR BLDG	\$27.15
	S016751			PEST CONTROL SERVICES FOR BLDG	\$27.15
PURCHASING TOTAL ****					\$3,621.21
Division:	213	INFORMATION TECHNOLOGY			
BANK OF AMERICA		TXN00029040	239027	NEWEGG-Internal Solid State Dr	\$88.48
		TXN00029082		STAPLES-PLOTTER INK CARTRIDGE	\$156.36
		TXN00029113		MONNIT - Purchase Wireless Tem	\$620.75



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00029158	239027	GODADDY-Richland Business.Com	\$16.47
		TXN00029171		DELL -PC REPACEMENT UNITS	\$3,236.17
		TXN00029182		DMI DELL-USB Soundbars	\$142.48
		TXN00029219		STAPLES - 11x17 Paper	\$16.68
		TXN00029223		GODADDY.COM - trees4you.org Do	\$21.90
		TXN00029310		NEWEGG-MS Natural Keyboard	\$38.99
		TXN00029314		ESRI - Distributing data using	\$1,074.00
		TXN00029325		URBAN ARMOR GEAR -Case for Sur	\$69.95
BERRY DUNN MCNEIL & PARKER, LLC	P056590	359813	238723	ERP CONSULTING SERVICES CONTRA	\$27,000.00
CASELLE INC	P056083	76048	238734	ANIMAL LICENSING MONTHLY LICEN	\$169.33
ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC	P056032	93187277	238756	PROTOTYPE DATA LOADING	\$2,486.07
	P056032			LRS DATA ASSESSMENT	\$781.93
MOBILEGUARD, INC	P056351	09912	238796	MobileGuard's NetGuard Softwar	\$1,130.00
XEROX CORPORATION		086476308	238844	W7855PT BASE CHG/PRINTS-SEPT	\$121.34
ZAYO GROUP HOLDINGS INC DBA	P056100	10/2016 008113	238846	INTERNET SERVICES CHARGES PAID	\$859.44
INFORMATION TECHNOLOGY TOTAL ****					\$38,030.34
Division:	220	HUMAN RESOURCES			
BANK OF AMERICA		TXN00028998	239027	FREDPRYOR/EVENT PLANNING WRKSH	\$99.00
		TXN00029102		TRAVELOCITY/CREDIT-CIVIL SERVI	(\$121.22)
		TXN00029143		STAPLES/RETURN YELLOW RLDRS	(\$155.30)
		TXN00029234		CREDIT-CIVIL SERVICE HOTEL-LP	(\$121.22)
		TXN00029236		STAPLES-PENS/PAPER CUTTER	\$75.41
		TXN00029267		STAPLES-CONFIDENTIAL STAMP	\$11.67
BI STATE OCCUPATIONAL SAFETY & HEALTH		3156-B	238881	PRE EMP PHYSICALS	\$920.00
CITY OF RICHLAND		16-313 PARKER	239068	16-313 NAGDCA CONFERENCE	\$1,060.29
		16-314 JUBB		16-314 NAGDCA CONFERENCE	\$1,085.29
		16-315 FAIRCLOTH	238848	16-315 NAGDCA CONFERENCE	\$861.13
		16-386 PAULSEN	239068	16-386 CIVIL SERVICE CONFER	\$244.80
HYAS GROUP LLC		1900	238775	RHS CONSULT FEE 040116-093016	\$2,500.00
JUBB, ALLISON		16-314 JUBB	239114	16-314 NAGDCA CONFERENCE	\$81.87
MID COLUMBIA ENGINEERING INC	S016901	ST008860	238794	LORI HENDERSON - CLERICAL ASSI	\$481.95
	S016901	ST008880	238952	LORI HENDERSON - CLERICAL ASSI	\$445.50
PARKER, RACHELL		16-313 PARKER	239142	16-313 NAGDCA CONFERENCE	\$41.87
PAULSEN, LACEY		16-386 PAULSEN	239144	16-386 CIVIL SERVICE CONFER	\$262.06
PUBLIC SAFETY TESTING INC		3304	238805	POST COE EVAL-K LABAN	\$375.00
		PST116-599	238969	POLYGRAPH EXAM AND REPORT	\$250.00
TRANS UNION LLC		09650653	238994	CREDIT REPORTS-SEPTEMBER	\$97.10
TROUTMAN-CURTISS, TRACY	P056425	2016 TUITION	238831	TUIT REIMB-CRITICAL THINKING A	\$2,000.00
XEROX CORPORATION	P056238	086079520	239178	LEASE FEES 2016 #W7855PT	\$380.45
		086476308	238844	W7855PT BASE CHG/PRINTS-SEPT	\$2.23



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION	P056238	086476318	239014	LEASE FEES 2016 #W7855PT	\$332.39
YAKIMA WORKER CARE PLLC		17557	238845	PRE EMPLOYMNT PHYSICAL-FREEMAN	\$100.00
		17586		PRE EMPLOYMNT PHYSICAL-WYLIE	\$100.00
		17706	239017	PRE EMPL PHYSICAL-NOLTE/ROJAS	\$200.00
HUMAN RESOURCES TOTAL ****					\$11,610.27
Division:	300	COMMUNITY &DEVELOPMENT SERVICE			
BANK OF AMERICA		TXN00028997	239027	JIMMY JOHNS-COMP PLN PRE MTG	\$27.00
		TXN00029079		COSTCO-WATER, COMPLAN PUBLIC	\$15.99
		TXN00029121		BROWNPAPERTICKETS COM - TRANS.	\$320.00
		TXN00029123		RESIDENCE INN- TRIP # 16-414,	\$408.22
		TXN00029227		CAMPBELLS LODGE -TRIP# 16-332,	\$573.78
		TXN00029308		AMERICAN PLANNING ASSOCI -CONF	\$195.00
		TXN00029383		CHEVRON- TRIP #16-415, S.ONEIL	\$31.97
		TXN00029397		FRED-MEYER - S.ONEILL, SM CELL	\$12.56
XEROX CORPORATION		086476304	239014	W7855PT BASE CHG/PRINTS-SEPT	\$90.88
COMMUNITY &DEVELOPMENT SERVICE TOTAL ****					\$1,675.40
Division:	301	DEVELOPMENT SERVICES			
ABADAN INC		CNIN122587	238867	XEROX 6605 MAINT 9/23-10/22/16	\$64.15
				XEROX 6605 MAINT 9/23-10/22/16	\$64.15
BANK OF AMERICA		TXN00029005	239027	STAPLES -ADDRESS LABLES, SANIT	\$116.29
		TXN00029128		WA. AGGREGATES CO -CERT EXAM.	\$410.00
		TXN00029156		PAYPAL WASHINGTONA -DUES, C.S	\$90.00
		TXN00029201		AMAZON.COM - BOOK, HR MGMT	\$84.51
		TXN00029209		COUNTRY MERCANTILE -PC CITY TO	\$31.01
		TXN00029214		AMERICAN CONCRETE INST.-EXAM B	\$103.50
		TXN00029216		WABO - CODE BOOKS	\$387.70
		TXN00029293		ICC ONLINE TRAINING - ONLINE T	\$79.00
		TXN00029346		BENTON CO AUDITOR - DOC RECORD	\$80.00
		TXN00029403		STAPLES - SIGN HOLDERS	\$62.60
BENTON CLEAN AIR AUTHORITY		2016-COR-Q4	238878	4TH QTR 2016 ASSESSMENT PYMT	\$14,556.77
CITY OF RICHLAND		16-365 SOMERS	238848	16-365 FALL EDU CONFERENCE	\$102.00
		16-379 RUSSELL	239068	16-379 IBEC BUILD CODE INSP	\$325.39
		16-410 BORING		16-410 ACI FIELD TEST TECH	\$176.88
ENTERPRISE HOLDINGS INC		10/16-45WA423	239087	SIMON-PLANNING COMMISSION TOUR	\$111.48
FERDOUSE ONEZA		#1	239092	COMP PLAN UPDATE	\$5,397.25
RUSSELL, WILLIAM		16-379 RUSSELL	239154	16-379 IBEC BUILD CODE INSP	\$243.01
SOMERS, CYNTHIA		16-365 SOMERS	238860	16-365 FALL EDU CONFERENCE	\$169.56
TRI CITY HERALD	S017138	2652577	238997	PHN 091516 BOA AD #0002652577	\$76.63
	S017138	2666816		PHN 092816 CC AD #0002666816	\$126.06
	S017138	2681034		PHN 092216 CDS AD #0002681034	\$79.69



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From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WATER SOLUTIONS INC		14443	239008	3 WTR MACHINES - OCTOBER 2016	\$16.29
				3 WTR MACHINES - OCTOBER 2016	\$39.63
XEROX CORPORATION		086079506	238864	W7855PT BASE CHG/PRINTS-AUGUST	\$74.80
		086079508		W7225PT BASE CHRG/PRINTS-AUG	\$71.36
		086476304	239014	W7855PT BASE CHG/PRINTS-SEPT	\$90.87
		086476306		W7225PT BASE CHRG/PRINTS-SEPT	\$70.52
DEVELOPMENT SERVICES TOTAL ****					\$23,301.10
Division:	302	REDEVELOPMENT			
BANK OF AMERICA		TXN00029118	239027	GRAZE-APPLICANT LUNCH,RATKAI/T	\$42.37
		TXN00029170		ARBY'S -ELLENSBURG MEETING, RA	\$8.34
ROGER BROOKS INTERNATIONAL, INC		13757	238979	WATERFRONT CONSULTING SVCS	\$8,865.00
TRI CITY REGIONAL CHAMBER OF COMMERCE		44125	238830	TC CHAMBER LUNCHEON-RATKAI	\$22.00
XEROX CORPORATION		086079506	238864	W7855PT BASE CHG/PRINTS-AUGUST	\$74.79
		086476304	239014	W7855PT BASE CHG/PRINTS-SEPT	\$90.88
REDEVELOPMENT TOTAL ****					\$9,103.38
Division:	303	LIBRARY			
BANK OF AMERICA		TXN00028979	239027	INGRAM BOOKS	\$143.86
		TXN00028988		INGRAM BOOKS	\$53.38
		TXN00028991		INGRAM BOOKS	\$33.45
		TXN00029003		INGRAM BOOKS	\$61.47
		TXN00029008		INGRAM BOOKS	\$92.79
		TXN00029009		INGRAM BOOKS	\$1,171.10
		TXN00029010		INGRAM BOOKS	\$237.71
		TXN00029012		TAPE, BOOKMARKS	\$239.25
		TXN00029018		INGRAM BOOKS	\$455.68
		TXN00029027		INGRAM BOOKS	\$24.48
		TXN00029029		INGRAM BOOKS	\$80.14
		TXN00029031		INGRAM BOOKS	\$41.68
		TXN00029042		INGRAM BOOKS	\$132.36
		TXN00029047		INGRAM BOOKS	\$113.27
		TXN00029049		INGRAM BOOKS	\$30.45
		TXN00029050		INGRAM BOOKS	\$127.28
		TXN00029060		MEETING SUPPLIES	\$20.09
		TXN00029065		INGRAM BOOKS	\$120.54
		TXN00029067		OVERDRIVE DIGITAL BOOKS	\$510.12
		TXN00029068		INGRAM BOOKS	\$37.11
		TXN00029096		INGRAM BOOKS	\$179.85
		TXN00029100		AMAZON BOOKS	\$13.90
		TXN00029109		AMAZON DVDS	\$87.74
		TXN00029111		INGRAM BOOKS	\$226.65



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00029124	239027	INGRAM BOOKS	\$57.94
		TXN00029125		INGRAM BOOKS	\$141.79
		TXN00029131		BOOKPAGE SERIAL	\$720.00
		TXN00029133		AMAZON BOOKS	\$13.74
		TXN00029134		INGRAM BOOKS	\$83.88
		TXN00029137		INGRAM BOOKS	\$75.52
		TXN00029138		AMAZON BOOKS	\$17.99
		TXN00029147		INGRAM BOOKS	\$20.57
		TXN00029151		INGRAM BOOKS	\$674.85
		TXN00029159		BUSINESS MODEL LUNCH	\$66.90
		TXN00029177		INGRAM BOOKS	\$334.31
		TXN00029179		INGRAM BOOKS	\$164.69
		TXN00029192		INGRAM BOOKS	\$207.80
		TXN00029202		INGRAM BOOKS	\$141.43
		TXN00029205		INGRAM BOOKS	\$27.46
		TXN00029208		OVERDRIVE DIGITAL	\$33.14
		TXN00029210		OVERDRIVE DIGITAL	\$1,499.51
		TXN00029212		BAKER & TAYLOR BOOKS	\$151.00
		TXN00029215		INGRAM BOOKS	\$81.25
		TXN00029221		INGRAM BOOKS	\$387.09
		TXN00029226		INGRAM BOOKS	\$22.58
		TXN00029232		NAME BADGES & BUSINESS CARDS	\$137.53
		TXN00029238		INGRAM BOOKS	\$1,185.32
		TXN00029239		OFFICE SUPPLIES	\$122.69
		TXN00029240		INGRAM BOOKS	\$151.70
		TXN00029245		INGRAM BOOKS	\$273.39
		TXN00029248		INGRAM BOOKS	\$163.58
		TXN00029250		INGRAM BOOKS	\$22.95
		TXN00029252		INGRAM BOOKS	\$200.90
		TXN00029257		INGRAM BOOKS	\$384.10
		TXN00029261		INGRAM BOOKS	\$140.05
		TXN00029262		INGRAM BOOKS	\$59.62
		TXN00029266		INGRAM BOOKS	\$85.56
		TXN00029269		INGRAM BOOKS	\$10.51
		TXN00029271		YOKE'S FRESH MARKET - ART COMM	\$75.90
		TXN00029273		OFFICE SUPPLIES	\$64.75
		TXN00029296		SHELVING	\$33.82
		TXN00029300		INGRAM BOOKS	\$592.42
		TXN00029307		INGRAM BOOKS	\$74.02
		TXN00029309		OVERDRIVE DIGITAL	\$255.00
		TXN00029312		STAFF RM - TOASTER OVEN	\$43.35



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00029316	239027	CARD STOCK	\$51.45
		TXN00029317		INGRAM BOOKS	\$244.32
		TXN00029321		LABELS	\$87.54
		TXN00029323		BUBBLE MAILERS	\$44.07
		TXN00029329		INGRAM BOOKS	\$113.05
		TXN00029335		INGRAM BOOKS	\$23.86
		TXN00029340		INGRAM BOOKS	\$130.47
		TXN00029341		INGRAM BOOKS	\$360.31
		TXN00029348		INGRAM BOOKS	\$269.39
		TXN00029356		INGRAM BOOKS	\$127.46
		TXN00029363		INGRAM BOOKS	\$115.77
		TXN00029370		RECORDED AUDIO BOOKS	\$69.44
		TXN00029372		OVERDRIVE DIGITAL	\$130.00
		TXN00029375		MICE	\$360.52
		TXN00029382		INGRAM BOOKS	\$1,286.42
		TXN00029395		OFFICE SUPPLIES	\$37.71
		TXN00029398		OVERDRIVE DIGITAL	\$1,181.94
		TXN00029399		INGRAM BOOKS	\$54.90
		TXN00029400		K-CUPS	\$67.53
		TXN00029401		TONER CARTRIDGES	\$131.23
		TXN00029404		INGRAM BOOKS	\$185.48
		TXN00029407		OVERDRIVE DIGITAL	\$412.39
		TXN00029410		MEETING SUPPLIES	\$56.26
		TXN00029413		INGRAM BOOKS	\$57.34
		TXN00029416		FOLDING EASELS	\$42.96
CITY OF RICHLAND	09/2016 SEPTEMBER	239067		CITY UTILITY BILLS/SEPT 2016	\$5,084.47
THE GALE GROUP INC	59068056	238824		BOOKS-2 TITLES	\$48.64
XEROX CORPORATION	086079528	239014		W7225PT BASE CHRG/PRINTS-AUG	\$331.05
	086079529			W7225PT BASE CHRG/PRINTS-AUG	\$179.55
	086079530			W7225PT BASE CHRG/PRINTS-AUG	\$145.09
	086079531			W7225PT BASE CHRG/PRINTS-AUG	\$313.83
	086476327			W7225PT BASE CHRG/PRINTS-SEPT	\$342.01
	086476328			W7225PT BASE CHRG/PRINTS-SEPT	\$172.65
	086476329			W7225PT BASE CHRG/PRINTS-SEPT	\$143.04
	086476330			W7225PT BASE CHRG/PRINTS-SEPT	\$339.82
LIBRARY TOTAL ****					\$25,976.91
Division:	330	PARKS & RECREATION ADMIN			
BANK OF AMERICA		TXN00028994	239027	CHAPALA EXPRESS - JOINT COMMIS	\$70.00
		TXN00029260		COLUMBIA CENTER 8262 - GIFT CA	\$434.25
		TXN00029388		DBI OF AMERICA NW - REGISTRATI	\$25.00
		TXN00029390		DBI OF AMERICA NW - REGISTRATI	\$25.00



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PARKS & RECREATION ADMIN TOTAL ****					\$554.25
Division:	331	PARKS & REC - RECREATION			
ATOMIC SCREENPRINT & EMBROIDERY		13903	238710	POOL MANAGER SWEATSHIRTS	\$136.77
		14233		SWIM TEAM SHIRTS	\$653.50
BANK OF AMERICA		TXN00029034	239027	USA FOOTBALL - NFL FLAG JERSER	\$2,500.00
		TXN00029037		DOLLAR TREE - FLAG FOOTBALL SU	\$21.72
		TXN00029066		THE HOME DEPOT #4746 - MARKING	\$17.17
		TXN00029130		RENT-A-CENTER #3760 - TV RENTA	\$150.59
		TXN00029162		USA FOOTBALL -NFL FLAG JERSERY	\$1,175.00
		TXN00029220		C&C SMART FOOD52305752 - RCC S	\$75.25
		TXN00029229		OFFICE DEPOT #962 - VELCRO AND	\$45.60
		TXN00029243		RADIOSHACK COR00133843 - JACK	\$10.84
		TXN00029256		AED SUPERSTORE - AED PADS	\$136.80
		TXN00029311		BAR BARCODES-Ribbon for card p	\$83.76
		TXN00029336		DOLLAR TREE - BINGO PRIZES	\$33.63
		TXN00029349		AMAZON MKTPLACE PMTS - CORDS F	\$41.03
		TXN00029392		IN STARFISH AQUATICS INS - CE	\$40.00
		TXN00029406		JOINHOMEBASE.COM - timekeeping	\$9.95
CAMARENA, DANA		SEPTEMBER 2016	238883	SALSA INSTRUCTOR-SEPTEMBER	\$1,003.55
ELIZABETH E TROST			238909	SEPTEMBER CLASS-5580	\$387.93
FOSTER, CATHY I			238762	FOOT CARE CLASSES-SEPTEMBER	\$938.40
KATHARINA FRANK BERNSTEIN		FALL 2016	238934	SPANISH CLASS 10282	\$231.00
MASON, PATTI L		SEPTEMBER 2016	238947	FITNESS CLASSES - SEPTEMBER	\$538.41
RICHLAND ACE HARDWARE		52694	238809	KEY RING WRIST COIL/CLEANER	\$53.96
STEEBER'S LOCK SERVICE		510465	238818	REMOVE BROKEN KEY FROM SAFE	\$32.58
XEROX CORPORATION		086476302	239014	W7855PT BASE CHG/PRINTS-SEPT	\$65.88
				W7855PT BASE CHG/PRINTS-SEPT	\$231.35
PARKS & REC - RECREATION TOTAL ****					\$8,614.67
Division:	335	PARKS & REC - PARKS&FACILITIES			
ABM JANITORIAL NORTHWEST		9789918	238700	JANITORIAL SRVCS-AUGUST	\$64.09
				JANITORIAL SRVCS-AUGUST	\$639.43
				JANITORIAL SRVCS-AUGUST	\$790.53
				JANITORIAL SRVCS-AUGUST	\$2,229.85
				JANITORIAL SRVCS-AUGUST	\$2,441.23
				JANITORIAL SRVCS-AUGUST	\$2,838.34
				JANITORIAL SRVCS-AUGUST	\$414.00
		9863480		JANITORIAL-CITY POOL-JULY	\$1,453.40
		9929701		JANITORIAL SRVCS-SEPTEMBER	\$64.09
				JANITORIAL SRVCS-SEPTEMBER	\$414.00
				JANITORIAL SRVCS-SEPTEMBER	\$639.43



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From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ABM JANITORIAL NORTHWEST		9929701	238700	JANITORIAL SRVCS-SEPTEMBER	\$790.53
				JANITORIAL SRVCS-SEPTEMBER	\$2,229.85
				JANITORIAL SRVCS-SEPTEMBER	\$2,441.23
				JANITORIAL SRVCS-SEPTEMBER	\$2,838.34
AIREFCO INC		9934845	238703	JANITORIAL SRVCS-AUGUST	\$1,565.20
				COND MOTOR	\$166.94
				BULLET VACUUM PUMP	\$358.37
				GASKET PLATE	\$12.25
AMERIGAS		3054602364	238707	250 GALLON TANK RENTAL	\$107.51
BACKFLOW APPARATUS & VALVE CO		771885	238711	WATTS REPAIR KIT	\$260.64
				FEBCO CK KIT	\$31.87
BANK OF AMERICA		TXN00028981	239027	OFFICE DEPOT #2766 - OFFICE SU	\$2.38
				MILLER PAINT KENNEWICK - MARKI	\$151.83
				ACE HDWE -BOLT	\$6.06
				THE HOME DEPOT #4746 - VIGORO	\$127.82
				THE HOME DEPOT #4746 - ROPE RE	\$3.26
				THE HOME DEPOT #4746 - HOG RIN	\$102.86
				ACE HDWE - BRUSH SET	\$14.09
				THE HOME DEPOT #4746 - RTD SHE	\$45.16
				BATTERY JUNCTION - BATTERIES	\$55.95
				LOWES #02344 - FAST SETTING CO	\$10.64
				THE HOME DEPOT #4746 - DOUG FI	\$62.74
				THE HOME DEPOT #4746 - CONSTRU	\$35.92
				MILLER PAINT KENNEWICK -PKG KI	\$131.14
				GRIGGS ACE RICHLAND - PIPE PVC	\$26.55
				THE HOME DEPOT #4746 - HOG RIN	\$7.58
				GOTOCITRIX.COM - MEETINGS	\$20.64
				ACE HDWE - FASTENERS	\$19.31
				THE HOME DEPOT #4746 - 15 PIEC	\$81.80
				ACE HDWE - FASTENERS	\$2.93
				THE HOME DEPOT #4746 - WIRE	\$14.23
				THE HOME DEPOT #4746 - HEX NUT	\$36.07
				MILLER PAINT KENNEWICK - MARKI	\$173.55
				OFFICE DEPOT #962 -OFFICE SUPP	\$48.92
				THE HOME DEPOT #4746 -DOG PARK	\$67.56
				ACE HDWE - GRASS SEED	\$34.73
				THE HOME DEPOT #4746 - CLR COR	\$9.02
				HARBOR FREIGHT TOOLS 49 -VISE	\$76.01
				ACE HDWE - FASTENERS, BARREL B	\$92.83
				THE HOME DEPOT #4746 - HEADLOK	\$70.60
				THE HOME DEPOT #4746 -GRADE ST	\$10.14



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00029358	239027	THE HOME DEPOT #4746 - VIGRO S	\$18.98
		TXN00029364		ACE HDWE - FASTENERS, MULTI DR	\$40.88
		TXN00029366		HORIZON/FLORAL SHOVELS	\$20.07
		TXN00029387		GRIGGS ACE RICHLAND - GORILLA	\$33.63
		TXN00029389		GRIGGS ACE RICHLAND - IRRIGATI	\$19.42
		TXN00029408		THE HOME DEPOT #4746 - GORILLA	\$16.26
		TXN00029409		EWING IRRIGATION PRD 181 - REP	\$82.71
BASIN SOD INC	20568		238715	SOD	\$101.00
BEAVER BARK & ROCK	765333		238717	BARK/BERNIES FAV NUGGET	\$153.06
	765342			BARK/BERNIES FAV NUGGET	\$153.06
	765363			BARK/BERNIES FAV NUGGET	\$153.06
	765417			BARK/BERNIES FAV NUGGET	\$153.06
	765493			BARK/BERNIES FAV NUGGET	\$153.06
	765500			BARK/BERNIES FAV NUGGET	\$153.06
	765519			BARK/BERNIES FAV NUGGET	\$153.06
	772120			BARK/BERNIES FAV NUGGET	\$153.06
	772211			BARK/BERNIES FAV NUGGET	\$76.53
	774338			BARK/BERNIES FAV NUGGET	\$25.51
BEDROCK SPECIALTY STONE PRODUCTS	47569		238718	BROWN BASALT BALLAST	\$625.00
BENTON COUNTY SHERIFF'S OFFICE	08/16-WORKCREW II		238720	WORKCREW II-AUGUST 2016	\$6,231.08
CASCADE NATURAL GAS CORP	09/16-51897100007		238733	NAT GAS 1005 SWIFT 08/19-09/20	\$1,897.31
	09/16-73638100005			NAT GAS 500 AMON 8/20-9/18	\$216.94
	09/16-75226321539			NAT GAS 2710 DUPORTAIL	\$45.15
	09/16-80577100003			NAT GAS 200 BLDG 08/19-09/17	\$10.85
	09/16-90577100002			NAT GAS 300 BLDG 08/19-09/17	\$11.63
	09/16-96738100005			NAT GAS 505 SWIFT 08/20-09/18	\$10.85
	09/2016 SEPTEMBER		239067	CITY UTILITY BILLS/SEPT 2016	\$176.67
CITY OF RICHLAND				CITY UTILITY BILLS/SEPT 2016	\$130.59
				CITY UTILITY BILLS/SEPT 2016	\$172.45
				CITY UTILITY BILLS/SEPT 2016	\$160.67
				CITY UTILITY BILLS/SEPT 2016	\$169.43
				CITY UTILITY BILLS/SEPT 2016	\$134.20
				CITY UTILITY BILLS/SEPT 2016	\$125.80
				CITY UTILITY BILLS/SEPT 2016	\$134.53
				CITY UTILITY BILLS/SEPT 2016	\$143.55
				CITY UTILITY BILLS/SEPT 2016	\$40.62
				CITY UTILITY BILLS/SEPT 2016	\$153.75
				CITY UTILITY BILLS/SEPT 2016	\$39.36
				CITY UTILITY BILLS/SEPT 2016	\$157.83
				CITY UTILITY BILLS/SEPT 2016	\$42.55
				CITY UTILITY BILLS/SEPT 2016	\$40.67



City Of Richland

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From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$146.93
				CITY UTILITY BILLS/SEPT 2016	\$162.35
				CITY UTILITY BILLS/SEPT 2016	\$48.03
				CITY UTILITY BILLS/SEPT 2016	\$78.71
				CITY UTILITY BILLS/SEPT 2016	\$79.95
				CITY UTILITY BILLS/SEPT 2016	\$78.66
				CITY UTILITY BILLS/SEPT 2016	\$81.43
				CITY UTILITY BILLS/SEPT 2016	\$73.45
				CITY UTILITY BILLS/SEPT 2016	\$65.72
				CITY UTILITY BILLS/SEPT 2016	\$63.80
				CITY UTILITY BILLS/SEPT 2016	\$60.26
				CITY UTILITY BILLS/SEPT 2016	\$272.85
				CITY UTILITY BILLS/SEPT 2016	\$59.11
				CITY UTILITY BILLS/SEPT 2016	\$57.10
				CITY UTILITY BILLS/SEPT 2016	\$55.62
				CITY UTILITY BILLS/SEPT 2016	\$90.19
				CITY UTILITY BILLS/SEPT 2016	\$51.90
				CITY UTILITY BILLS/SEPT 2016	\$115.43
				CITY UTILITY BILLS/SEPT 2016	\$46.08
				CITY UTILITY BILLS/SEPT 2016	\$43.40
				CITY UTILITY BILLS/SEPT 2016	\$89.67
				CITY UTILITY BILLS/SEPT 2016	\$91.03
				CITY UTILITY BILLS/SEPT 2016	\$95.00
				CITY UTILITY BILLS/SEPT 2016	\$41.70
				CITY UTILITY BILLS/SEPT 2016	\$95.19
				CITY UTILITY BILLS/SEPT 2016	\$100.20
				CITY UTILITY BILLS/SEPT 2016	\$100.72
				CITY UTILITY BILLS/SEPT 2016	\$101.20
				CITY UTILITY BILLS/SEPT 2016	\$113.10
				CITY UTILITY BILLS/SEPT 2016	\$41.37
				CITY UTILITY BILLS/SEPT 2016	\$55.14
				CITY UTILITY BILLS/SEPT 2016	\$828.76
				CITY UTILITY BILLS/SEPT 2016	\$957.95
				CITY UTILITY BILLS/SEPT 2016	\$944.49
				CITY UTILITY BILLS/SEPT 2016	\$935.29
				CITY UTILITY BILLS/SEPT 2016	\$2,088.98
				CITY UTILITY BILLS/SEPT 2016	\$2,505.24
				CITY UTILITY BILLS/SEPT 2016	\$921.58
				CITY UTILITY BILLS/SEPT 2016	\$884.65
				CITY UTILITY BILLS/SEPT 2016	\$867.00
				CITY UTILITY BILLS/SEPT 2016	\$272.50



City Of Richland

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From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$851.35
				CITY UTILITY BILLS/SEPT 2016	\$1,948.11
				CITY UTILITY BILLS/SEPT 2016	\$779.45
				CITY UTILITY BILLS/SEPT 2016	\$3,738.00
				CITY UTILITY BILLS/SEPT 2016	\$758.55
				CITY UTILITY BILLS/SEPT 2016	\$4,365.81
				CITY UTILITY BILLS/SEPT 2016	\$13,573.90
				CITY UTILITY BILLS/SEPT 2016	\$716.55
				CITY UTILITY BILLS/SEPT 2016	\$714.69
				CITY UTILITY BILLS/SEPT 2016	\$38.25
				CITY UTILITY BILLS/SEPT 2016	\$2,728.26
				CITY UTILITY BILLS/SEPT 2016	\$1,250.85
				CITY UTILITY BILLS/SEPT 2016	\$1,416.15
				CITY UTILITY BILLS/SEPT 2016	\$1,391.58
				CITY UTILITY BILLS/SEPT 2016	\$1,372.50
				CITY UTILITY BILLS/SEPT 2016	\$1,486.35
				CITY UTILITY BILLS/SEPT 2016	\$1,365.58
				CITY UTILITY BILLS/SEPT 2016	\$1,290.58
				CITY UTILITY BILLS/SEPT 2016	\$1,703.10
				CITY UTILITY BILLS/SEPT 2016	\$1,285.90
				CITY UTILITY BILLS/SEPT 2016	\$2,017.30
				CITY UTILITY BILLS/SEPT 2016	\$1,750.70
				CITY UTILITY BILLS/SEPT 2016	\$964.75
				CITY UTILITY BILLS/SEPT 2016	\$1,216.90
				CITY UTILITY BILLS/SEPT 2016	\$1,214.36
				CITY UTILITY BILLS/SEPT 2016	\$1,141.35
				CITY UTILITY BILLS/SEPT 2016	\$1,118.65
				CITY UTILITY BILLS/SEPT 2016	\$1,089.10
				CITY UTILITY BILLS/SEPT 2016	\$1,086.59
				CITY UTILITY BILLS/SEPT 2016	\$1,015.99
				CITY UTILITY BILLS/SEPT 2016	\$1,897.45
				CITY UTILITY BILLS/SEPT 2016	\$633.15
				CITY UTILITY BILLS/SEPT 2016	\$1,713.31
				CITY UTILITY BILLS/SEPT 2016	\$249.98
				CITY UTILITY BILLS/SEPT 2016	\$663.40
				CITY UTILITY BILLS/SEPT 2016	\$340.09
				CITY UTILITY BILLS/SEPT 2016	\$1,458.32
				CITY UTILITY BILLS/SEPT 2016	\$272.51
				CITY UTILITY BILLS/SEPT 2016	\$698.51
				CITY UTILITY BILLS/SEPT 2016	\$272.05
				CITY UTILITY BILLS/SEPT 2016	\$266.90



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From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$257.98
				CITY UTILITY BILLS/SEPT 2016	\$356.15
				CITY UTILITY BILLS/SEPT 2016	\$254.59
				CITY UTILITY BILLS/SEPT 2016	\$378.54
				CITY UTILITY BILLS/SEPT 2016	\$239.76
				CITY UTILITY BILLS/SEPT 2016	\$239.26
				CITY UTILITY BILLS/SEPT 2016	\$235.45
				CITY UTILITY BILLS/SEPT 2016	\$222.90
				CITY UTILITY BILLS/SEPT 2016	\$209.10
				CITY UTILITY BILLS/SEPT 2016	\$190.47
				CITY UTILITY BILLS/SEPT 2016	\$189.55
				CITY UTILITY BILLS/SEPT 2016	\$188.74
				CITY UTILITY BILLS/SEPT 2016	\$187.25
				CITY UTILITY BILLS/SEPT 2016	\$255.90
				CITY UTILITY BILLS/SEPT 2016	\$483.65
				CITY UTILITY BILLS/SEPT 2016	\$178.40
				CITY UTILITY BILLS/SEPT 2016	\$612.16
				CITY UTILITY BILLS/SEPT 2016	\$597.05
				CITY UTILITY BILLS/SEPT 2016	\$584.00
				CITY UTILITY BILLS/SEPT 2016	\$561.00
				CITY UTILITY BILLS/SEPT 2016	\$560.65
				CITY UTILITY BILLS/SEPT 2016	\$550.87
				CITY UTILITY BILLS/SEPT 2016	\$494.25
				CITY UTILITY BILLS/SEPT 2016	\$341.11
				CITY UTILITY BILLS/SEPT 2016	\$491.07
				CITY UTILITY BILLS/SEPT 2016	\$663.04
				CITY UTILITY BILLS/SEPT 2016	\$476.34
				CITY UTILITY BILLS/SEPT 2016	\$464.09
				CITY UTILITY BILLS/SEPT 2016	\$439.67
				CITY UTILITY BILLS/SEPT 2016	\$435.21
				CITY UTILITY BILLS/SEPT 2016	\$403.67
				CITY UTILITY BILLS/SEPT 2016	\$399.14
				CITY UTILITY BILLS/SEPT 2016	\$382.40
				CITY UTILITY BILLS/SEPT 2016	\$379.53
				CITY UTILITY BILLS/SEPT 2016	\$379.39
				CITY UTILITY BILLS/SEPT 2016	\$491.30
				CITY UTILITY BILLS/SEPT 2016	\$26.23
				CITY UTILITY BILLS/SEPT 2016	\$24.97
				CITY UTILITY BILLS/SEPT 2016	\$36.60
				CITY UTILITY BILLS/SEPT 2016	\$23.77
				CITY UTILITY BILLS/SEPT 2016	(\$17.80)



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$9.95
				CITY UTILITY BILLS/SEPT 2016	\$25.54
				CITY UTILITY BILLS/SEPT 2016	\$16.14
				CITY UTILITY BILLS/SEPT 2016	\$6.82
				CITY UTILITY BILLS/SEPT 2016	(\$194.65)
				CITY UTILITY BILLS/SEPT 2016	\$27.25
				CITY UTILITY BILLS/SEPT 2016	\$27.76
				CITY UTILITY BILLS/SEPT 2016	\$30.03
				CITY UTILITY BILLS/SEPT 2016	\$34.95
				CITY UTILITY BILLS/SEPT 2016	\$10.29
				CITY UTILITY BILLS/SEPT 2016	\$31.75
				CITY UTILITY BILLS/SEPT 2016	(\$0.18)
				CITY UTILITY BILLS/SEPT 2016	\$29.82
				CITY UTILITY BILLS/SEPT 2016	\$29.80
				CITY UTILITY BILLS/SEPT 2016	(\$17.12)
				CITY UTILITY BILLS/SEPT 2016	(\$16.95)
				CITY UTILITY BILLS/SEPT 2016	\$29.21
				CITY UTILITY BILLS/SEPT 2016	\$28.26
				CITY UTILITY BILLS/SEPT 2016	\$28.10
COLE INDUSTRIAL INC	YA22552		238741	CITY HALL BOILER ANNUAL MAINT	\$1,933.24
EFC EQUIPMENT LLC	59829		238907	PRIMER BULB	\$4.33
EWING IRRIGATION PRODUCTS INC	1990595		238757	PVC-UNION/BUSHING/COUPLING	\$1,724.07
	2006166			CARSON GREEN BOX	\$618.61
	2031056			SHOPS-RADIO RMT TRANSMITTER	\$955.68
	2069864		238910	CARSON JUMBO LID	\$324.59
	2069865			RAINBIRD-VARIABLE/ROATARY	\$75.82
	2069866			RAINBIRD DIAPH ASSY	\$410.18
	2115499		239091	PVC MALE ADAPTOR	\$23.90
	2144675		238757	PRO PLAT	\$310.26
	0589724-IN		238916	BOWL CLIP/URINAL SCREENS	\$504.18
	2165606-0001-02		238764	TRIGGER TEEJET VALVE	\$66.33
IRRIGATION SPECIALISTS INC	1519873-01		238926	FILTER	(\$314.29)
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	133463		238936	POTTED LATCHING SOLENOID	\$50.17
	143972			NIPPLE PVC	\$43.98
	150798			PVC-NIPPLE/COUPLER	\$27.64
	623		238942	TITANIUM FORCE	\$15.79
LIBERTY LAWN & SAW SHOP	637			EDGER BLAD/SPRING PIN	\$43.44
	638			THROTTLE REPAIR	\$70.59
	639			SHINDAWA FUEL TANK	\$38.01
	640			SAW ROPE/LABOR	\$41.57
	647			SHINDIAWA THROTTLE/CARB STUCK	\$44.80



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
LIBERTY LAWN & SAW SHOP		650	238942	SPARK PLUG/AIR FILTER	\$34.53
		655		COMMERCIAL EDGER	\$29.87
		663		PRIMER BULB	\$18.72
		665		SHIND EXHAUST SHROUD	\$38.00
		677		SHINDAWA CARB	\$114.01
MCDONALD'S & ASSOCIATES INC		090116	238951	TOPSOIL-14 YDS	\$152.04
MIGHTY JOHNS PORTABLE TOILET & SEPTIC		35929	238953	POL RENTAL-GOETHALS PARK	\$81.00
NORCO INC	S017118	19565829	238956	CARBON MONOXIDE DETECTOR, MACU	\$4,786.00
	S017118			AEROSOL CO FIELD TEST GAS BOTT	\$122.20
	S017118			FREIGHT	\$29.16
OXARC INC		20337PP	238960	CO2 BULK	\$274.22
		20605PP		CO2 BULK	\$319.83
		21133PP		CO2 BULK	\$285.62
		21227PP	238798	CO2	\$319.83
		21530PP		OXYGEN/STARGON-300 BLDG	\$212.40
		22089PP	238960	CO2 BULK	\$327.43
		22153PP	238798	CO2 BULK SOLD	\$221.00
		22203PP	238960	CO2 BULK	\$122.18
		22206PP		CO2 BULK	\$103.17
		22973PP	238798	FLXV PLUG	\$39.81
		23326PP	238960	CO2 BULK	\$48.02
PACIFIC BACKFLOW SERVICES LLC		1609221140	238962	BACKFLOW TESTING	\$600.00
PACIFIC FIRE INSPECTION SERVICES		1609190700	238963	ALARM TESTING	\$2,410.00
POOL CARE PRODUCTS INC		126859	238802	ACID	\$143.35
		128502		O-RINGS-WADER POOL AT AMON	\$16.90
		128569		ACID	\$76.02
REXEL INC DBA		K386073	238974	RR SHOWER KNOB	\$27.40
RICHLAND ACE HARDWARE		211730	238809	FASTENERS	\$2.16
		211903		CM MECH TOOL SET	\$108.59
		211915		PVC CAPS	\$20.47
		211928		ROUNDUP/THUMB CNTRL	\$36.90
		211951		TUBE SUPER GLUE	\$2.70
		211965		SPRAYPAINT FUSHION/TAPE	\$73.73
		211969		GRN MINERAL SPIRIT/MSKG TAPE	\$17.90
		212021		HOME DEFENSE	\$17.37
		212022		NIPPLE/COUPLING	\$9.70
		212055		ROUND METAL FILE	\$9.76
		212076		NIPPLE/COUPLE/ADAPTER/BUSHING	\$41.44
		212093	238976	BLADE RECIP	\$21.71
		212102		MORTAR REPAIR 10 OZ	\$6.51
		51115	238809	LATCHING TOTE	\$19.52



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		52128	238809	BASIC BOX FAN/WHEELD TRASH CAN	\$40.16
		52431		WASP/HORNET KILLER	\$8.67
		52780		KEY WRIGHT STORM	\$7.79
		52841		FLAG MARK GLO-RED	\$10.85
		52894		MR CLAN/DOOR STOP/HOOK	\$21.56
		52908		FASTENERS/SUN SHADE SEED	\$29.99
				FASTENERS/SUN SHADE SEED	\$13.40
		52930		ADAPTER/TAPE/VLV/ELBW/BUSHNG	\$33.71
		52935		GRAFITTI REMOVER/RSTP SPRY	\$17.37
		52943		FERTILIZER	\$65.13
		52954		FANSTENERS/BOLT EYE	\$3.61
		52981		NIPPLE/SAND DISC/EPOXY	\$131.33
		52992		BYPASS SHEARS ACE	\$30.39
		53044		RAIN SUIT	\$6.39
		53107		MENDER HOSE/WASHER HOSE	\$32.08
		53125		COMB PADLOCK	\$6.51
		53140		CEDAR PICKET FENCE	\$56.43
		53147		FASTENERS/CORD STARTER	\$33.67
		53182		CM TANK SPRAYER	\$28.23
		53259		DISHWASHER SUPPLY LINE	\$5.20
		53280		GORILLA SUPERGLUE/DUCT TAPE	\$18.44
		53362	238976	SPACKLE/PAINBRUSH/ROLLER	\$45.03
		53365		ANTI-FREEZE	\$30.33
		53366		LINK CHAIN	\$3.90
		53373		DUAL SPRINKLER/PVC ELBOW	\$28.11
		53383		SPRAY PAINT/MARKING PAINT	\$24.40
		53384		ADHS CONST PL PREM 10 OZ	\$22.77
		53390		SILLCOCK KEY	\$2.70
		53391		ADHS CONSTRU. PL PREM	\$22.77
		53398		ANTI FREEZE RV GAL	\$34.67
SPRAGUE PEST SOLUTIONS		2971787	238817	MICE CONTROL-FIRE STATION #71	\$162.90
STONEWAY ELECTRIC SUPPLY		S101734917.003	238819	ADV ELECTRONIC DIMMING BALLAST	\$86.39
		S101745335.001		MERSEN TR60R	\$21.76
		S101746167.001		MICROWAVE OCCU SENSOR	\$65.29
		S101753399.001	238985	METAL HALIDE LAMP	\$85.74
		S101757804.001	238819	TRAILHEAD	\$51.83
		S101764583.001	238985	STEEL LOCKNUT/HUB	\$6.30
		S101764820.001		STEEL CONDUIT	\$82.77
		S101772259.001		CRIMP TOOLS	\$3.03
		S101772938.001		COMPACT FLUORESCENT LAMP	\$26.35
		S101774730.001		PHILIPS LED LIGHTBULB	\$197.87



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
STONEMAN ELECTRIC SUPPLY		S101775161.001	238985	COMPACT FLUORESCENT LAMP	\$39.53
		S101778949.001		METAL HALIDE LAMP	\$41.12
		S101784324.001		ELECTRONIC BALLAST	\$24.57
		S101784496.001		PHILIPS BULBS 120V	\$29.14
SUNBELT RENTALS INC		62783406-001	238821	REAR TINE TILLER	\$132.87
		63326443-001	238987	ROTARY TILLER RENTAL	\$120.30
		63330038-001		TRACK SKIDSTEER CAB RENTAL	\$282.47
THE DRAIN SURGEON		35557	238823	COLUMBIA POINT-LIFE STATION	\$366.53
THE PERSONAL TOUCH CLEANING INC		65869	238990	JANITOR SERVICES-BLDG 100-SEPT	\$2,639.48
		65870		JANITOR SERVICES-BLDG 200-SEPT	\$736.97
		65871		JANITOR SERVICES-BLDG 300-SEPT	\$617.68
		65926		JANITOR SERVICES-RCC-SEPT	\$3,758.25
		65927		JANITOR SERVICES-LIBRARY-SEPT	\$13,140.88
THE SHERWIN WILLIAMS CO		6531-2	238991	PAINT	\$42.71
TIMKEN MOTOR AND CRANE SERVICES LLC DBA		21657	239167	SCRAP MOTOR	\$33.54
		21657-		SCRAP MOTOR	\$390.00
TRAFFIC SAFETY SUPPLY CO INC		115289	238828	PAVEMENT TAPE	\$1,131.26
WALLA WATER INC DBA		16328	239005	RSX COMMERCIAL OPERATOR	\$2,060.14
		16401		RESET FIRE DOOR/ADDED LIMITS	\$130.32
		16402		RESET CLUTCH ON MOTOR	\$211.77
WASHINGTON AUTOMATED, INC		1758-59268	239177	DOOR GASKET	\$71.37
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$174,547.94
Division:	338	PARKS & REC - PROJECT ADMIN			
BANK OF AMERICA		TXN00029175	239027	ACE HDWE - BAR FLAT GALV	\$9.22
		TXN00029219		STAPLES - 11x17 Paper	\$9.67
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-566340	238746	MACHINE BOLTS	\$18.06
		3627-566501		STAMPED STEEL	\$60.67
		3627-566950		70W 120V BATTERY	\$53.18
FASTENAL COMPANY		WARIC60047	238758	NYLOCK/TAP GR5Z	\$14.01
MONARCH MACHINE & TOOL CO INC		F186083	238954	HR ANGLE/BPE	\$311.68
REXEL INC DBA		K275144	238974	RGD CL BACK/COND CL STRAP	\$140.95
		K310752	238808	NEO GASKET/BODY COVER/STRAP	\$89.15
		K333469	238974	CRIMP TOOLS	\$12.49
RICHLAND ACE HARDWARE		53157	238809	ACE WATERPROOF SEALER/PNT BRSH	\$12.90
STONEMAN ELECTRIC SUPPLY		S101757815.001	238819	GASK/COND/COUPLING/BUSHING	\$941.30
		S101766589.001		CU WIRES	\$700.10
		S101767574.001	238985	OZ GEDNEY/BOD/COVER/GASK	\$17.59
XEROX CORPORATION		086476308	238844	W7855PT BASE CHG/PRINTS-SEPT	\$74.19
PARKS & REC - PROJECT ADMIN TOTAL ****					\$2,465.16
Division:	900	NON-DEPARTMENTAL			



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ARBAUGH & ASSOCIATES INC		1561	238872	ARBAUGH CONTRACT FEES-SEPT 16	\$1,515.03
BANK OF AMERICA		TXN00028985	239027	FACEBK W83KFA2KW2	\$322.62
		TXN00029014		FAT OLIVES - GLENN MILLER	\$41.72
		TXN00029290		THE HUMAN SOLUTION - HEATHERS	\$1,050.00
		TXN00029385		THE HUMAN SOLUTION - HEATHER K	\$1,344.00
CITY OF PASCO	P056274	2016-00000005	238886	COP-ANNUAL ANIMAL CONTROL SERV	\$916.44
KCMB LLC		2670012467	238935	KCMB-104.7FM TOURISM-JULY	\$192.00
		2680012708		KCMB-104.7FM TOURISM-AUGUST	\$192.00
KSRV, INC		MC-116078690	238939	KWHT-FM 103.5 TOURISM-JULY	\$120.00
NORTHWEST PUBLIC RADIO		64902	238959	NW PUBLIC TV TRSM AUG 2016	\$460.00
ROUNDUP RADIO INC		IN-116089112	238980	HOT FM 107.7 TOURISM-AUGUST	\$200.00

NON-DEPARTMENTAL TOTAL ****

\$6,353.81

GENERAL FUND Total ***

\$465,690.50

FUND 101 CITY STREETS

Division: 000

ADVANCED TRAFFIC PRODUCTS INC	P056949	0000016278	238702	LED 12" AMBER BALL, 12v	\$189.51
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UNASSIGNED TOTAL ****

\$189.51

Division: 401 STREETS MAINTENANCE

ADVANCED SIGNAL & CONTRACTING LLC	P056301	2508	238701	C/O #3 PARTS & LABOR FOR REPAI	\$261.60
	P056301			RAILROAD CROSSING INSPECTIONS-	\$360.00
ALPINE PRODUCTS INC	S017100	TM-162220	238705	PREFORMED MARKING TAPE, 24" WH	\$2,445.13
	S017100			FREIGHT	\$263.53
	S017100			ADJUST TAX	(\$0.01)
BANK OF AMERICA		TXN00028986	239027	NORTHWEST PAV - CONFERENCE, BO	\$670.00
		TXN00029095		ADVANCED TRAFFIC PRODUCTS/SPEA	\$32.58
		TXN00029246		COLUMBIA RIGGING - SLINGS	\$336.57
CENTRAL HOSE & FITTINGS INC		444239	238884	HOSE-STEM/NIPPLE/VALVE	\$127.13
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$1,006.99
				CITY UTILITY BILLS/SEPT 2016	\$83.08
		09/2016-27	238888	#27 LANDFILL FEES	\$870.26
CORAL SALES COMPANY	S016997	INV-B058434	238897	CROSSWALK SYSTEM, TWO JSF	\$13,993.11
ECONOLITE CONTROL PRODUCTS INC	P056930	131237	238906	FREIGHT	\$10.68
	P056930			REPAIR OF ASC-3 CONTROLLER, SE	\$543.00
HERC RENTALS INC		28877641-001	238772	LIQUID PROPANE	\$27.74
INLAND ASPHALT CO	P057063	2328163	238776	ADJUST TAX	(\$0.01)
	P057063			5/8 ASPHALTIC CONCRETE HOT MIX	\$115.12
	P057063			5/8 ASPHALTIC CONCRETE HOT MIX	\$17.27
	P057063			5/8 ASPHALTIC CONCRETE HOT MIX	\$57.56
	P057063	2329798		COLD MIX, INV #2329798 9/23/1	\$1,005.74



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		370318	238928	WRENCH/SOCKET/REDUCER	\$15.68
M-B COMPANIES INC		210978	238789	SPRAY NOZZLE SHIELD	\$98.13
		211190	238945	SEAL KIT-STRIPPER PARTS	\$1,146.18
RICHLAND ACE HARDWARE		53305	238809	HEAD REPL POLY/POLYCUT BLADES	\$45.54
		53317		POLY-PIPE/ADAPTR INSERT/CLAMP	\$12.11
		53321		COUPLE INSERT POLY/CLAMP	\$4.96
		53381	238976	PVC CAP	\$4.33
		53434		PVC-PIP/ELBOW/BUSHING/SPRINKL	\$17.50
ROWAND MACHINERY CO		211395	238813	BACKHOE RENTAL	\$2,009.10
STRIPE RITE INC	S017054	41620	238820	CURBING REPAIR AT BURGER KING	\$1,134.87
TRAFFIC SAFETY SUPPLY CO INC	S017115	119233	238993	FREIGHT FOR BAND-IT ITEMS	\$14.34
	S017115			FREIGHT FOR SIGN BLANKS	\$92.31
	S017115			3/4" SS BANDING, C-206R, ITEM	\$128.42
	S017115			12" X 36" .080 ALUM SIGN BLANK	\$146.61
	S017115			BAND-IT TOOL, C-001, ITEM #166	\$134.66
	S017115			12" X 18" .080 ALUM SIGN BLANK	\$244.35
	S017115			12" X 12" .080 ALUM SIGN BLANK	\$130.32

STREETS MAINTENANCE TOTAL ****

\$27,606.48

CITY STREETS Total ***

\$27,795.99

FUND 112

INDUSTRIAL DEVELOPMENT FUND

Division:

305

ECONOMIC DEVELOPMENT

ARBAUGH & ASSOCIATES INC		1561	238872	ARBAUGH CONTRACT FEES-SEPT 16	\$154.59
BANK OF AMERICA		TXN00029055	239027	BROADBAND PROP.COM - REGISTRAT	\$175.00
		TXN00029075		IEDC ONLINE -ANNUAL MEMBERSHP,	\$405.00
		TXN00029083		DELTA AIR- TRIP # 16-393, RATK	\$646.70
		TXN00029253		ALASKA AIR -TRIP 16-412, RATKA	\$280.20
		TXN00029287		DOMINO'S -BROADBAND MTG	\$30.11
		TXN00029378		ALAMO RENT-A-CAR- TRIP #16-412	\$37.91
		TXN00029381		ARCO-TRIP#16-412,RATKAI	\$10.98
		TXN00029391		TAILWIND P.S.C. - TRIP # 16-41	\$10.74
		TXN00029396		WAJI'S -TRIP# 16-415, RATKAI	\$6.01
		TXN00029414		RPS PASCO- PARKING, TRIP 16-41	\$9.00
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$421.18
FLETCHER & SIPPEL LLC		36018	238761	TCRY LITIGATION-LEGAL FEES	\$1,903.00
RATKAI, N. ZACH		16-412 RATKAI	238856	16-412 MEETING WITH NW SEAP	\$57.25
TRI CITY HERALD	S017127	2614694 9/11	238829	HOTEL/MOTEL LODGING TAX RAN ON	\$200.00
XEROX CORPORATION		086079506	238864	W7855PT BASE CHG/PRINTS-AUGUST	\$74.80
		086476304	239014	W7855PT BASE CHG/PRINTS-SEPT	\$90.88

ECONOMIC DEVELOPMENT TOTAL ****

\$4,513.35



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$66.97
JUB ENGINEERS INC	P056376	103582	238782	STEPTOE-TAPTEAL INTERSECTION-S	\$1,435.00
SHANNON & WILSON INC		8127	238982	RAIL LOOP MITIGATION	\$2,455.50
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$3,957.47
INDUSTRIAL DEVELOPMENT FUND Total ***					\$8,470.82
FUND 117		CRIMINAL JUSTICE SALES TAX			
Division:	131	CJST POLICE ACTIVITY			
CITY OF RICHLAND		16-262 JUDGE	238848	16-262 PNW ICAC CONFERENCE	\$806.37
		16-263 BICKFORD		16-263 PNW ICAC CONFERENCE	\$806.37
DAY MANAGEMENT CORPORATION DBA		412437	239077	CABLES/CHGRS/ANTENNAS/MOUNTS	\$500.00
				CABLES/CHGRS/ANTENNAS/MOUNTS	\$771.00
				CABLES/CHGRS/ANTENNAS/MOUNTS	\$592.35
				CABLES/CHGRS/ANTENNAS/MOUNTS	\$1,500.00
CJST POLICE ACTIVITY TOTAL ****					\$4,976.09
CRIMINAL JUSTICE SALES TAX Total ***					\$4,976.09
FUND 150		HOTEL/MOTEL FUND			
Division:	307	HOTEL/MOTEL TAX			
BANK OF AMERICA		TXN00029007	239027	AMAZON -MANL COMPAS-RED-GEOCN	\$62.78
TRI CITIES VISITOR & CONVENTION BUREAU		154672	238996	TCVCB MONTHLY DUES-SEPT 2016	\$16,850.53
HOTEL/MOTEL TAX TOTAL ****					\$16,913.31
HOTEL/MOTEL FUND Total ***					\$16,913.31
FUND 151		SPECIAL LODGING ASSESSMENT			
Division:	339	TOURISM PROMOTION AREA			
TRI CITIES VISITOR & CONVENTION BUREAU		SEPT 2016	238996	SPECIAL LODGING ACCESS SEPT 16	\$56,180.20
TOURISM PROMOTION AREA TOTAL ****					\$56,180.20
SPECIAL LODGING ASSESSMENT Total ***					\$56,180.20
FUND 154		HOME FUND			
Division:	309	HOME PROGRAM			
CITY OF PASCO		16-04	238887	PASCO HOME DPA 06/14-09/30/16	\$2,747.62
				PASCO HOME DPA 06/14-09/30/16	\$84,860.29
HOME PROGRAM TOTAL ****					\$87,607.91
HOME FUND Total ***					\$87,607.91
FUND 301		STREETS CAPITAL CONSTRUCTION			



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 000					
VSS INTERNATIONAL, INC	P056782	C124-16/PMT 1	238836	C124-16/PMT 1 RETAINAGE	(\$21,244.48)
				UNASSIGNED TOTAL ****	(\$21,244.48)
Division: 402 ARTERIAL STREETS					
A CORE INC	P056596	354485	238697	2016 RESIDENTIAL OVERLAY- CURB	\$358.38
	P056596	354523	238866	2016 RESIDENTIAL OVERLAY- CURB	\$1,107.72
	P056596	354547		2016 RESIDENTIAL OVERLAY- CURB	\$347.52
ALPINE PRODUCTS INC	S017100	TM-162220	238705	STREET MARKING PAINT, WHITE 5	\$2,429.93
	S017100			STREET MARKING PAINT, YELLOW 5	\$2,429.93
	S017100			REFLECTIVE BEADS, MMA MEGA BLE	\$1,715.88
	S017100			TYPE 4-5 CATALYST FOR TWO PART	\$2,332.73
	S017116	TM-162505		PREFORMED MARKING TAPE, RIGHT	\$680.23
	S017116			PREFORMED MARKING TAPE, STRAIG	\$292.81
	S017116			PREFORMED MARKING TAPE, LEFT A	\$340.33
	S017116			PRICE CORRECTION FOR RIGHT ARR	\$0.43
AMERICAN ROCK PRODUCTS INC	P057064	288902	238706	UNDER 4 YD ORDER CHARGE MIN LO	\$108.60
	P057064			5-1/2 SACK CONCRETE MIX, 3/4	\$244.35
	P057064			ENVIRONMENTAL FEE, INV #288902	\$2.72
BANK OF AMERICA		TXN00029298	239027	ZTOONE COM-SWIFT BROCHURES	\$144.17
		TXN00029333		HOME DEPOT - SHEATHING	\$58.17
		TXN00029373		CONNELL SAND - CONCRETE	\$525.62
BERGER ABAM ENGINEERS INC	S054546	316224	238722	DUPORTAIL BRIDGE -	\$7,804.02
	S054546			CO #1 FINAL DESIGN & BID DOCUM	\$102,512.22
CULBERT CONSTRUCTION INC	P056829	C138-16/PMT 3	238748	DUPORTAIL ST EXTENSTION - ROAD	\$350,824.20
	P056829			C/O #2A REALIGN NORTH PATHWAY	\$14,454.48
	P056829			C/O #3A REPLACE YIELD SIGN &	\$3,115.11
	P056829			C/O #1 UTILITY CONFLICTS DURIN	\$3,082.80
HAMILTON CONSTRUCTION CO	P056745	57473 FINAL	238770	KEENE RD BRIDGE DECK RESURFACI	\$2,686.50
HERC RENTALS INC		28878792-001	238772	LIQUID PROPANE	\$32.07
JOHNSTON, JEFFERY		10/16 REPAIR	238781	SIDEWALK REPAIR-630 COTTONWOOD	\$156.82
JUB ENGINEERS INC	P056428	103581	238782	DUPORTAIL BRIDGE - CID REVIEW:	\$420.33
LEE HYANG JA & SEUNG KYOO		2491	238786	SDEWLK REPR-2003 PENNY ROYAL	\$81.45
MALLON, COLLEEN		969773	238791	SIDEWALK REPAIR-145 GREENVIEW	\$138.36
THE LANGDON GROUP	P056990	0103754	238825	RACHEL ROAD ALIGHMENT STUDY -	\$10,900.62
VSS INTERNATIONAL, INC	P056782	C124-16/PMT 1	238836	2016 ASPHALT RUBBER CHIP SEAL	\$416,000.00
	P056782			C/O #1 OVERAGE OF CONTRACT	\$8,889.65
WA STATE DEPT OF TRANSPORTATION	P057081	240 PERMIT FEE	238837	DUPOIRTAIL BRIDGE-WSDOT APPLIC	\$300.00
WASHINGTON ARBITRATION & MEDIATION SERVICE	P057096	111416	239006	DUPORTAIL BRIDGE - MEDIATION	\$2,100.00
				ARTERIAL STREETS TOTAL ****	\$936,618.15



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
STREETS CAPITAL CONSTRUCTION Total ***					\$915,373.67
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	337	PARKS & REC PROJECTS			
BANK OF AMERICA		TXN00029302	239027	THE HOME DEPOT #4746 - PRIME K	\$177.89
DAVID W HARVEY	P056550	NCRS-CP.2	238901	AMENDMENT #1- ADDITIONAL SERVI	\$10,685.00
	P056550	NCRS-CP.3		PERFORM CULTURAL RESOURCE STUD	\$2,485.00
HARRINGTON'S TROPHIES		75864	238920	BRASS CAST IRON PLAQUE	\$152.04
		75910		BLACK LETTERS ON PARK BENCH	\$19.55
		76035	239095	BLACK LETTERS ON PARK BENCH	\$21.07
RICHLAND ACE HARDWARE		53301	238809	PAINT BRUSH/PAIL LINERS	\$38.17
SHANNON & WILSON INC	P056434	9008	238814	CONSULTANT AGREEMENT FOR SHORE	\$2,034.89
	P056434			AMENDMENT #1- CONCEPTUAL OPTIO	\$726.01
PARKS & REC PROJECTS TOTAL ****					\$16,339.62
PARK PROJECT CONSTRUCTION Total ***					\$16,339.62
FUND 385	GENERAL GOVT CONSTRUCTION				
Division:	900	NON-DEPARTMENTAL			
GENSCO INC		846182552	238767	SPIRAL DUCT DIFFUSER-GYM REM	\$354.97
HILL INTERNATIONAL INC	P056666	C81-16/0000006	238924	DESIGN-BUILD OVERSIGHT SERVICE	\$765.00
LAW OFFICES OF ROBYNNE THAXTON	P056667	153-1/781	238941	LEGAL & CONSULTANT SERVICES FO	\$780.00
PARKINSON PLLC					
NON-DEPARTMENTAL TOTAL ****					\$1,899.97
GENERAL GOVT CONSTRUCTION Total ***					\$1,899.97
FUND 399	REATA ROAD LID 197				
Division:	430	CAPITAL PROJECTS			
TRI CITY HERALD	S017138	26496665	238997	NOA LID #197 AD #0002649665 RA	\$301.43
CAPITAL PROJECTS TOTAL ****					\$301.43
REATA ROAD LID 197 Total ***					\$301.43
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
ANIXTER INC	S017046	3303878-04	238871	ELBOW, LOADBREAK, 1/0 STR,	\$4,789.26
	S017046	3303878-05		ELBOW,LOADBREAK,4/0 STR.220MIL	\$87.15
	S017046	3303878-06		4-WAY W/STAINLESS STL. BRACKET	\$18,271.95
BANK OF AMERICA		TXN00029185	239027	C-WORKS/GATE KEEPERS PADLOCKS	\$317.40
		TXN00029313		NEWARK/PLUGS FOR STOCK	\$7.60
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P056761	3627-563869	238746	TAPE PHASING - RED, 3M 35,	\$218.29
	P056761			CLEANER CRC 2-26 2005, 16OZ	\$230.15



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CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P056761	3627-563869	238746	TAPE PHASING - BLUE, 3M 35,	\$218.29
	P056761			TAPE PHASING - YELLOW, 3M 35,	\$218.29
	P056761			TAPE 3M 88, 1 1/2 X 44FT	\$454.60
	P056761			ADJUST FOR TAX	(\$0.01)
	P056761			CLEANER CO CONTACT, PLASTIC	\$1,011.28
	P056761			PULLING LUBE LIQUID 1GAL,PJ128	\$844.20
	P056761			GUARD, ANIMAL-SQUIRREL,BIRD	\$224.58
	P056761	3627-564732		PULLING LUBE LIQUID 1GAL,PJ128	\$120.60
	P056761			ROPE HAND LINE, 1/2", POLY/DAC	\$136.84
	S017110	3627-566866		METER, SOCKET 13 TERM BLANK HUB	\$2,733.46
	P057033	3627-567084		WIRE,CU,BLDG #6 STR,THHN,BLACK	\$851.42
	P056761	3627-567100		PADLOCK EQUIPMENT FARGO GM-322	\$1,151.16
GENERAL PACIFIC INC	S017098	1266940	238766	SLEEVE ACSR SEMI-TENSION, 1/0-	\$151.50
WESCO DISTRIBUTION INC	P056866	722927	238839	TERM, 1/0 STEM CONNECTOR	\$395.85
TOTAL ****					\$32,433.86
Division:	501	BUSINESS SERVICES			
ARBAUGH & ASSOCIATES INC		1561	238872	ARBAUGH CONTRACT FEES-SEPT 16	\$865.73
BANK OF AMERICA		TXN00028982	239027	NWPPA - Dist Energy Resources	\$850.00
		TXN00029026		STAPLES - Footrest	\$52.99
		TXN00029039		TRAVEL INSURANCE POLICY - Cred	(\$21.00)
		TXN00029062		SQ STONE SOUP - Smart Grid Lu	\$44.80
		TXN00029074		STAPLES - Pencil Holder	\$8.68
		TXN00029077		SQ STONE SOUP - Smart Grid Lu	\$394.22
		TXN00029085		WM SUPERCENTER #3261 - Water	\$6.66
		TXN00029088		SALS AIRPORT & LIMOUSINE - Ham	\$34.50
		TXN00029099		NWPPA -PURYEAR MTR SCHL	\$1,250.00
		TXN00029146		ADV TST EQUIP-DIGIPHN SHIPPING	\$60.59
		TXN00029149		STARBUCKS STORE 14483 - Coffee	\$51.97
		TXN00029219		STAPLES - 11x17 Paper	\$9.67
		TXN00029272		SALS AIRPORT & LIMOUSINE - Ham	\$28.75
		TXN00029324		VARIDESK - Senger	\$495.00
		TXN00029334		GOTOCITRIX.COM - GoToMeeting	\$20.64
		TXN00029344		AVIS.COM PREPAY RESERV - Manzo	(\$153.15)
		TXN00029355		AVIS.COM PREPAY RESERV - Manzo	\$203.15
		TXN00029357		AMER PUBLIC POWER ASSO - Hill	\$398.00
		TXN00029374		DELTA AIR 0062358369744 - Ma	\$348.20
		TXN00029380		OFFICE DEPOT #962 - Thumb Driv	\$65.16
		TXN00029402		AVIS.COM PREPAY RESERV - Credi	(\$50.00)
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$606.40
		16-392 HAMMOND	238848	16-392 PPC MEETINGS	\$455.90
		16-399 WHITNEY	239068	16-399 NWPPA CONFERENCE	\$189.30



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MANZO, ELENA		16-409 MANZO	238853	16-409 COSA TRAINING	\$506.15
MID COLUMBIA ENGINEERING INC	P056969	ST008862	238794	SANDRA JORGENSEN, SUPPORT	\$540.00
	P056969	ST008881	238952	SANDRA JORGENSEN, SUPPORT	\$540.00
SENGER, DAWN M		16-405 SENGER	238858	16-405 BPA UTILITY SOUNDING	\$792.08
UNITED PARCEL SERVICE	S017135	000986641416	238834	GROUND PKG TO ITRON SERVICE CE	\$6.24
	S017144	000986641426	239172	WEIGHT CORRECTION FOR GROUND P	\$8.61
	S017144			GROUND PKG TO ADVANCED TEST	\$8.40
WATER SOLUTIONS INC		14443	239008	3 WTR MACHINES - OCTOBER 2016	\$30.97
XEROX CORPORATION	P056113	086079511	239014	XEROX LEASES FOR 2016:	\$252.11
	P056113	086079512		XEROX LEASES FOR 2016:	\$324.13
		086476308	238844	W7855PT BASE CHG/PRINTS-SEPT	\$72.49
	P056113	086476309		XEROX LEASES FOR 2016:	\$263.97
	P056113	086476310		XEROX LEASES FOR 2016:	\$367.41
BUSINESS SERVICES TOTAL ****					\$9,928.72
Division:	502	ELECTRICAL ENGINEERING			
BANK OF AMERICA		TXN00029326	239027	STAPLES - Office Supplies	\$82.85
		TXN00029365		STAPLES - Purchase	\$39.58
GL NOBLE DENTON INC	P057051	50002660	238769	Synergi Electric Annual Renewa	\$5,516.78
TRI CITY HERALD	S017138	2681003	238997	ITB #16-0005 METALCLAD SWITCHG	\$113.50
ELECTRICAL ENGINEERING TOTAL ****					\$5,752.71
Division:	503	POWER OPERATIONS			
BANK OF AMERICA		TXN00029019	239027	HOME DEPOT/BARK	\$29.27
		TXN00029054		MCDONALD-CO F161090	\$18.55
		TXN00029224		APLBS-CO F161090	\$51.62
		TXN00029230		AMAZON/POWEREXTRA BATTERY TWIN	\$53.93
		TXN00029282		STRLNG-CO F161090	\$100.60
		TXN00029318		AMAZON/ERGO KNEEL PADS FOR TON	\$103.54
		TXN00029328		BOBS-CO F161012	\$38.54
		TXN00029342		SHARI-CO F161090	\$108.47
		TXN00029343		HOP JA-CO B160075	\$80.95
		TXN00029352		DUPUS BMR-CO B160074	\$46.97
		TXN00029367		STRLNG-CO B160076	\$56.63
		TXN00029386		HOME DEPOT/DEWALT RECIP SAW FO	\$118.37
BOYD'S TREE SERVICE LLC	P056239	4728	238728	TREE PRUNING SERVICE FROM	\$6,681.44
	P056239	4849		TREE PRUNING SERVICE FROM	\$7,410.76
C & M LANDSCAPING		78184	238882	2 SOD ROLLS	\$7.62
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$2,785.68
				CITY UTILITY BILLS/SEPT 2016	\$140.99
		09/2016-28	238888	#28 RHLD COMM TONS	\$68.48
				#28 RHLD COMM TONS	\$27.24



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COLUMBIA GRAIN & FEED INC		144631	238743	SHOP HOSE	\$42.35
EFC EQUIPMENT LLC		59258	238754	SAW CHAIN	\$38.79
		60364	238907	ROPE	\$3.23
HERC RENTALS INC		28896014-001	238922	SAW/BLADE RENTAL	\$86.88
KELLEY'S TELE-COMMUNICATIONS INC	P056120	022409012016	238783	AFTER HOURS EMERGENCY CALL SVC	\$221.45
	P056120	022410012016		AFTER HOURS EMERGENCY CALL SVC	\$360.35
L&M TRUCK SALES INC		54169	238940	BUCKET RENTAL 09/17-10/16	\$1,769.28
PARADISE BOTTLED WATER CO		09/16-POWER OPS	238965	BOTTLED WATER-SEPTEMBER	\$58.76
ROWAND MACHINERY CO		210350	238813	CREDIT-50G MINI EXCAVATOR RENT	(\$1,151.96)
POWER OPERATIONS TOTAL ****					\$19,358.78
Division:	504	SYSTEMS DIVISION			
BANK OF AMERICA		TXN00029093	239027	WATTHOUR-SWITCH BRD	\$659.59
		TXN00029117		ADV TST EQUIP-DIGIPHNE	\$494.00
		TXN00029303		WALMART-BLUTOOTHES, CARD	\$69.19
		TXN00029313		NEWARK/CONNECTORS	\$6.95
		TXN00029345		DOBLE ENGINEERING/RECERT CHARG	\$1,262.03
		TXN00029359		DOBLE ENGINEERING/RECERT CHARG	\$1,670.39
CARLSON SALES METERING SOLUTIONS LLC	S017088	CSM-3273	238730	CURRENT TRANSFORMER, 600:5 BAR	\$2,945.23
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$1,616.43
HI-LINE HOLDING COMPANY LLC DBA	S017087	10022902	238773	108" HOT STICK BAG, PART #HL61	\$33.60
	S017087			FREIGHT	\$187.02
	S017087			CLAMPSTICK, 14' TELESOPING W/	\$521.44
STONEMAN ELECTRIC SUPPLY		S101769175.001	238819	BUSHING/NIPPLE/COND/BITS	\$40.10
TACOMA SCREW PRODUCTS INC		22156336	238822	BELLEVILLE WASHER	\$36.09
UTILITIES PLUS LLC	P056938	COR 0001	238835	LOCATING SERVICES PER SCOPE OF	\$9,067.00
UTILITIES UNDERGROUND LOCATION CENTER		6080196	239002	UTILITIES LOCATE SERVICE	\$315.40
		6090203		UTILITIES LOCATE SERVICE	\$215.75
SYSTEMS DIVISION TOTAL ****					\$19,140.21
Division:	505	ENERGY POLICY MGMT			
A ONE REFRIGERATION & HEATING INC	P056604	16554	238698	EE LOAN: P HINKSON, 1915 PEACH	\$9,254.31
BANK OF AMERICA		TXN00029324	239027	VARIDESK - Manzo	\$495.00
		TXN00029415		DELL -VIDEO CARD	\$197.72
BOB RHODES HEATING & A/C INC		086174	238725	2009 NEWHAVEN-REBATE-HP	\$1,000.00
CITY OF RICHLAND		380660	239069	131-1333 HAUPT-REBATE-WIN	\$912.73
		820760	238889	1915 PEACHTREE-REBATE-HP	\$1,000.00
		852540	238738	4369 LIMSTONE-REBATE-HP	\$1,000.00
		891140	238889	1624 LAMB-REBATE-HP	\$1,000.00
DELTA HEATING & COOLING INC		24532	238751	308 SEASIDE-REBATE-HP	\$1,000.00
EFFICIENCY SOLUTIONS LLC	P056123	9-16	238908	COMMERCIAL ENERGY EFFICIENCY	\$3,049.50
ENERGY INCENTIVES INC	P056124	CORAUG2016	238755	RESIDENTIAL EE INSPECTIONS PER	\$2,575.00



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ENERGY INCENTIVES INC	P056124	CORJULY2016-	238755	RESIDENTIAL EE INSPECTIONS PER	\$2,477.00
FINANCIAL CONSULTING SOLUTION GROUP	P056127	2499-21609027	238915	COSA AND RATE DESIGN SUPPORT P	\$805.00
M CAMPBELL & COMPANY INC		82252	238788	2173 SHASTA-REBATE-HP	\$1,000.00
		84691		1120 FOX TROT-REBATE-HP	\$1,000.00
		86272	238944	45 VIENNA-REBATE-HP/PTCS	\$1,000.00
PERFECTION GLASS		9939648265	239145	324 GOETHALS-REBATE-WINDOWS	\$125.04
		9939651539	238801	1944 HETRICK-REBATE-WINDOWS	\$474.15
SMITH INSULATION INC		13776-COFR	238815	309 ROBERT-REBATE-INSULATION	\$205.75
ENERGY POLICY MGMT TOTAL ****					\$28,571.20
Division: 506 TECHNICAL SERVICES					
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$1,326.43
TECHNICAL SERVICES TOTAL ****					\$1,326.43
ELECTRIC UTILITY FUND Total ***					\$116,511.91
FUND 402 WATER UTILITY FUND					
Division: 000					
BADGER METER INC	P056963	1122963	238712	METER,WATER BRONZE DISK, 3/4,	\$11,754.02
	P056963	1123599	238876	WATER METER BRONZE DISC 1-1/2"	\$4,575.54
BADGER MOUNTAIN IRRIGATION DISTRICT		2016-3RD QTR	238713	BADGER SOUTH WTR CONNECT FEES	\$5,100.00
CULBERT CONSTRUCTION INC		16-01334	238748	REFUND HYDRANT METER #334	\$750.00
				REFUND HYDRANT METER #334	(\$30.00)
D & D TRI RIVERS EXCAVATING INC		16-02031	238749	REFUND HYDRANT METER #330	(\$0.95)
				REFUND HYDRANT METER #330	\$750.00
				REFUND HYDRANT METER #330	(\$30.00)
HD FOWLER COMPANY INC	P056986	I4346697	238921	CLAMP STEEL 1-1/2" X 4", ROMAC	\$117.89
	P056986			CLAMP STEEL, 1" X 4", ROMAC	\$111.10
	P056986			COUP ROMAC 501(8.10 X 8.10)	\$132.44
	P056986			CLAMP STEEL, 3/4" X 4", ROMAC	\$111.04
	P056986			SADDLE ROMAC 202S-7.60 X 2"IP,	\$140.85
	P056986			VALVE, MJ KIT 6" MEGALUG 1106	\$107.22
	P056986			CLAMP FULL 2-SEC, 8"L FOR 6",	\$150.77
	P056986			CLAMP STEEL, 2" X 4", ROMAC	\$118.27
	P056986			SADDLE ROMAC 202S-5.40 X 2"IP,	\$62.97
	P056986			VALVE, MJ KIT FOR 6" FITTINGS,	\$60.73
	P056986			FREIGHT	\$16.29
	P056986			ADJUST FOR TAX	(\$0.01)
	P056986			COUP ROMAC 501(6.91 X 6.91)	\$207.40
INTERMOUNTAIN SLURRY SEAL INC		16-01564	238778	REFUND HYDRANT METER #347	\$750.00
NORTHPOINT ELECTRICAL CONTRACTING INC		236-15/RETAINAGE	238958	RELEASE RETAINAGE C236-15	\$2,126.86
SOLFERINO HOMES INC		15-01486	238816	REFUND HYDRANT METER #350	\$750.00



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SOLFERINO HOMES INC		15-01486	238816	REFUND HYDRANT METER #350	(\$30.00)
UNASSIGNED TOTAL ****					\$27,802.43
Division:	410	WATER CAPITAL PROJECTS			
CULBERT CONSTRUCTION INC	P056829	C138-16/PMT 3	238748	C/O #3B WELLSIAN WAY TIE-IN DE	\$11,244.36
	P056829			DUPORTAIL ST EXTENSION - WATER	\$75,221.78
EA ENGINEERING SCIENCE AND TECHNOLOGY INC PBC	P056581	106518	238905	DUPORTAIL WELL - HYDROGEOLOGIC	\$10,143.39
WATER CAPITAL PROJECTS TOTAL ****					\$96,609.53
Division:	411	WATER ADMINISTRATION			
ARBAUGH & ASSOCIATES INC		1561	238872	ARBAUGH CONTRACT FEES-SEPT 16	\$556.54
RH2 ENGINEERING INC	P056226	66094	238975	WATER HYDRAULIC MODELING ON-CA	\$1,503.68
	P055760	66099		WATER SYSTEM PLAN-2015: #180-	\$7,557.86
WATER ADMINISTRATION TOTAL ****					\$9,618.08
Division:	412	WATER OPERATIONS			
BANK OF AMERICA		TXN00029036	239027	AMAZON MKTPLACE - OTTER BOX P	\$53.98
		TXN00029337		WAL-MART - PHONE CAR CHARGER,	\$51.69
BENTON RURAL ELECTRIC ASSOCIATION		09/16-385100	238721	KENNEDY BOOSTER STATION	\$2,117.39
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$139.45
				CITY UTILITY BILLS/SEPT 2016	\$82,207.41
FIELD INSTRUMENTS & CONTROLS INC	S017083	162818	238759	PMC SUBMERSIBLE LEVEL TRANSMIT	\$559.29
	S017083			SHIPPING	\$13.46
RANCH AND HOME INC		50054823	238970	WATER SOFTER SALT-COURSE	\$265.54
		50054833		WATER SOFTER SALT-COURSE	\$265.54
		50054861		WATER SOFTER SALT-COURSE	\$265.54
SENSKE LAWN & TREE CARE INC		6964253	238981	WTP PEST CONTROL	\$543.00
		6977659		UV PEST CONTROL	\$97.69
		6977660		INTAKE PEST CONTROL	\$97.69
		7492341		INTAKE WASP NEST	\$141.13
XEROX CORPORATION		086079532	239178	W7225PT BASE CHG/PRINTS-AUG	\$142.56
		086476331	239014	W7225PT BASE CHRG/PRINTS-SEPT	\$130.72
WATER OPERATIONS TOTAL ****					\$87,092.08
Division:	413	WATER MAINTENANCE			
AMERICAN ROCK PRODUCTS INC	P057064	288196	238706	5/8" MINUS TOP COURSE 6, INV	\$445.30
	P057064	288462		5/8" MINUS TOP COURSE 6, INV	\$176.23
	P057064	288619		5/8" MINUS TOP COURSE 6, INV	\$442.82
AT&T WIRELESS		09/16-28724328888	238873	287243288881 08/27-09/26/16	\$57.85
BADGER METER INC	S017077	1121350	238712	FREIGHT	\$114.68
	S017077			RCDL TURBO SERIES METER LL (NS	\$2,902.99
BANK OF AMERICA		TXN00029036	239027	AMAZON MKTPLACE - OTTER BOX P	\$215.92
		TXN00029080		HOME DEPOT - LASER LEVEL	\$118.37



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00029161	239027	HARBOR FREIGHT - LADDER LABEL	\$17.32
		TXN00029180		VERIZON - CHARGER, CASE, ROSE	\$113.89
		TXN00029181		HOME DEPOT - LADDERS	\$42.32
		TXN00029219		STAPLES - 11x17 Paper	\$7.89
		TXN00029268		PARTSTREE - IMPELLER - WTP	\$26.10
		TXN00029276		USA BLUE BOOK - VALVE WRENCH	\$43.94
CENTRAL HOSE & FITTINGS INC	S017131	444976	238884	FIRE HOSE, 1-1/2" X 50' WITH M	\$995.82
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$932.09
				CITY UTILITY BILLS/SEPT 2016	\$71.70
				CITY UTILITY BILLS/SEPT 2016	\$438.42
				CITY UTILITY BILLS/SEPT 2016	\$557.61
				CITY UTILITY BILLS/SEPT 2016	\$938.38
				CITY UTILITY BILLS/SEPT 2016	\$2,850.24
				CITY UTILITY BILLS/SEPT 2016	\$24,153.65
				CITY UTILITY BILLS/SEPT 2016	\$1,031.57
		09/2016-26	238888	#26 LANDFILL FEES	\$2,665.83
EGGERS, VON		081116	239084	REIMBURSE WTP0 III APP/EXAM	\$185.00
EWING IRRIGATION PRODUCTS INC		2207214	238757	WWTP-STEALEDGE MOW EDGE	\$173.76
HD FOWLER COMPANY INC		i4328521	238771	ROMAC GASKET	\$5.23
INLAND ASPHALT CO	P057063	2328163	238776	5/8 ASPHALTIC CONCRETE HOT MIX	\$57.56
IRRIGATION SPECIALISTS INC		1195253-01	238926	WWTP-LANDSCAPE FABRIC	\$314.83
KELLEY'S TELE-COMMUNICATIONS INC		276310012016	238783	ANSWERING SRVC CHARGES OCTOBER	\$48.27
OXARC INC		23256PP	238960	GAS SNIFFER CALIBRATION	\$342.13
RICHLAND ACE HARDWARE		212100	238976	VINYL TUBE	\$1.60
		212111		FASTENERS/COUNTERSINK	\$42.45
		53274	238809	NYLON ROPE	\$9.33
		53380	238976	VINYL TUBE/BULB	\$24.08
SENSKE LAWN & TREE CARE INC		6977658	238981	HR INTAKE PEST CONTROL	\$97.69
UTILITIES UNDERGROUND LOCATION CENTER		6080196	239002	UTILITIES LOCATE SERVICE	\$52.57
		6090203		UTILITIES LOCATE SERVICE	\$35.96
XEROX CORPORATION		086476308	238844	W7855PT BASE CHG/PRINTS-SEPT	\$57.78
WATER MAINTENANCE TOTAL ****					\$40,809.17
WATER UTILITY FUND Total ***					\$261,931.29
FUND 403	WASTEWATER UTILITY FUND				
Division:	000				
EXTREME COATINGS INC	P056944	C200-16/PMT 1	238911	C200-16/PMT 1 RETAINAGE	(\$7,052.10)
WILLIAMS BROTHER CONSTRUCTION, LLC	P055643	156-15/PMT 8	239013	156-15/PMT 8 RETAINAGE	(\$3,396.40)
UNASSIGNED TOTAL ****					(\$10,448.50)
Division:	420	SEWER ADMINISTRATION			



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FINANCIAL CONSULTING SOLUTION GROUP	P056958	2574-21609009	238760	WWTF CAPACITY & COSTS ANALYSIS	\$5,180.00
SEWER ADMINISTRATION TOTAL ****					\$5,180.00
Division: 421	SEWER CAPITAL PROJECTS				
AMERICAN ROCK PRODUCTS INC	P057053	288618	238706	5/8" MINUS TOP COURSE DELIVERE	\$388.71
	P057053			5/8" MINUS TOP COURSE DELIVERE	\$374.97
	P057053			ADJUST TAX	\$0.01
BEAVER BARK & ROCK		775256	238877	CONCRETE TRAILER/CONCRETE	\$419.15
EXTREME COATINGS INC	P056944	C200-16/PMT 1	238911	WWTF PRIMARY CLARIFIER #2 &	\$153,171.61
IRON HORSE VAC LLC	P056822	3244	238779	C/O #1- ADDITIONAL WORK TO	\$11,602.55
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		125371-	239117	BALL VALVE/T/NIPPLES FOR POLY	\$68.75
SUNBELT RENTALS INC		63474384-001	238821	CONCRETE FLOOR SAW MACH RENTAL	\$226.82
TRI CITY HERALD	S017138	2666680	238997	RFQ #16-0105 WASTEWATER TREATM	\$235.49
WILLIAMS BROTHER CONSTRUCTION, LLC	P055643	156-15/PMT 8	239013	WWTF SOLIDS UPGRADE PROJECT -	\$68,478.40
SEWER CAPITAL PROJECTS TOTAL ****					\$234,966.46
Division: 422	SEWER OPERATIONS				
ALS GROUP USA CORP DBA	P057016	51-359303-0	238869	WWTP 9-7-16 INFLUENT/GRIT CHAM	\$320.00
	P056833	51-359803-0		WWTP INFLUENT/EFFLUENT 8-23-16	\$260.00
	P056833			WATER - 335.4 TOTAL CYANIDE	\$80.00
	P056833			WATER - 1631E TOTAL MERCURY	\$120.00
	P056833			WATER - OIL & GREASE TOTAL HEM	\$200.00
	P056833			WATER - 420.1 PHENOLICS	\$90.00
BANK OF AMERICA		TXN00028983	239027	STAPLES - Hand sanitizer	\$15.90
		TXN00028996		ONLINE LABELS - Weatherproof l	\$54.90
		TXN00029004		INTERNATIONAL TRANSACTION - Mg	\$0.08
		TXN00029021		ACHIEVE TRAINING CTR - Mgmt tr	\$9.95
		TXN00029052		TFS FISHERSCI ECOM HUS - Buffe	\$483.94
		TXN00029059		USA BLUE BOOK - FeCl3 solution	\$107.73
		TXN00029070		WM SUPERCENTER #3261 - Blender	\$23.61
		TXN00029071		WM SUPERCENTER #3261 - Mini fr	\$129.23
		TXN00029160		LOWES #02344 - Clnr & sprayer	\$82.37
		TXN00029228		LOWES #02344 - Dewalt cordless	\$107.51
				LOWES #02344 - 12' x 20' tarp	\$41.25
		TXN00029285		YOKE'S FRESH MARKET - Muffins	\$23.94
		TXN00029315		HACH COMPANY - Tubing for samp	\$398.45
		TXN00029339		USA BLUE BOOK - Chemicals for	\$124.88
		TXN00029350		USA BLUE BOOK - Goggles, fire	\$320.96
		TXN00029351		USA BLUE BOOK - Shop goggles W	\$29.21
		TXN00029394		TFS FISHERSCI ECOM HUS - Elect	\$351.81
BAY VALVE SERVICE INC	P056995	64866	238716	PART - RIBBON CABLE	\$48.87
	P056995			REPAIR SERVICE FOR LIMITORQUE	\$890.52



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BAY VALVE SERVICE INC	P056995	64866	238716	FREIGHT (ESTIMATED) - SHIPPING	\$139.83
CENTRAL HOSE & FITTINGS INC		443931	238735	FIREHOSE NOZZLE ADAPTER	\$63.80
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$20,335.54
COAST CRANE COMPANY		DI/079711	238890	BOOMTRUCK/FUEL	\$1,024.47
COLE DRAINS INC DBA		5325	238740	REPAIR/REPLACE FAUCET	\$333.95
COMPLETE PEST PREVENTION INC		A5261	238745	SPIDER TREATMENT-INFLUENT BLDG	\$108.60
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-566845	238896	OL RELAY/VENT FANS/CONNECTOR	\$142.78
		3627-566951		OVERLOAD RELAY/VENT FANS	\$47.66
DSD CAPITAL LLC		2042129	238904	POL SERVICE-WWTP-SEPT 2016	\$81.00
NORTH CENTRAL LABORATORIES		378274	238957	WWTP-BOD SEED CAPSULES	\$102.67
RICHLAND ACE HARDWARE		212065	238809	FASTENERS-INFLUENT BLDG	\$9.12
		53269		FASTENERS-INFLUENT BLDG.	\$18.24
		53389	238976	FASTENERS	\$54.73
STONEWAY ELECTRIC SUPPLY		S1017169026.001	238819	HUB/NIPPLES FOR CIO BLDG LIGHT	\$32.90
		S101780871.001	238985	LIGHT BULBS-INFLU/SOLIDS BLDGS	\$16.62
TACOMA SCREW PRODUCTS INC		22157134	238822	ELBOWS/NIPPLES/TEES-#2 IN PUMP	\$36.28
		22157301		ELBOW/REDUCER/VALVE-#2 IN PUMP	\$26.73
		22157497	238988	WWTP-NUT/MARKER/WRENCH/SOCKET	\$104.59
		22157618		DRIVE SOCKETS/NITRILE GLOVES	\$61.62
TRI CITY HERALD	S017138	2668171	238997	DISCHARGE PERMIT #CR-IU010 RAN	\$136.58
UNITED PARCEL SERVICE	S017135	000986641416	238834	ADD'L HANDLING & WEIGHT CORREC	\$49.88
	S017135			NDA PKG TO ALS FOR WWTP OPS	\$31.46
	S017135			ADDITIONAL HANDLING FOR NDA PK	\$10.50
	S017144	000986641426	239172	ADDITIONAL HANDLING FOR GROUND	\$10.50
	S017144			GROUND PKG TO ALS FOR WWTP OPS	\$7.29
USA BLUEBOOK		067509	239001	WWTP-BRASS HOSE NOZZLE	\$310.60
WA STATE DEPARTMENT OF ECOLOGY		2017-BA0020419	239004	BIOSOLIDS PERMIT-1ST HALF	\$5,505.11
XEROX CORPORATION		086079479	239014	W7845PT BASE CHG/PRINTS-AUGUST	\$270.32
		086476277		W7845PT BASE CHG/PRINTS-SEPT	\$271.24
SEWER OPERATIONS TOTAL ****					\$33,659.72
Division:	423	SEWER MAINTENANCE			
ABADAN INC		ARIN066983	238867	DUPORTAIL LS-COPY OF POINTS	\$7.82
AT&T WIRELESS		09/16-28724328888	238873	287243288881 08/27-09/26/16	\$42.95
BANK OF AMERICA		TXN00029013	239027	THE HOME DEPOT #4746 - 2x2x8 l	\$20.09
		TXN00029069		EIDUPONTTRAINING - Safety DVDs	\$1,022.86
		TXN00029119		HACH COMPANY - Motor for Infl	\$286.59
		TXN00029206		SPRAYING SYSTEMS COM - Rtrn br	(\$25.59)
		TXN00029217		USA BLUE BOOK - Chemicals, gla	\$896.58
		TXN00029228		LOWES #02344 - 18V battery 2-p	\$215.03
		TXN00029244		WAL-MART #3261 - Plastic tub c	\$9.54
		TXN00029291		THE HOME DEPOT #4746 - 2x4 stu	\$10.60



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00029297	239027	THE HOME DEPOT #4746 - 2x8x16	\$14.29
CUES INC	P057067	467737	238899	Software, GXP Enhanced Support	\$1,800.00
FIELD INSTRUMENTS & CONTROLS INC	P056964	162905	238914	ADJUST TAX	(\$0.01)
	P056964			FREIGHT	\$17.32
	P056964			PMC MOISTURE PROTECTION ASSEMB	\$84.71
	P056964			PMC SINK WEIGHT, (FOR VL2000	\$162.90
	P056964			PMC SUBMERSIBLE LEVEL TRANSMIT	\$806.36
KELLEY'S TELE-COMMUNICATIONS INC		276310012016	238783	ANSWERING SRVC CHARGES OCTOBER	\$48.28
RICHLAND ACE HARDWARE		53285	238809	WWTP-POP-UP SPRINKLER	\$8.67
TACOMA SCREW PRODUCTS INC		22157496	238988	FULL IMPACT DRIVER BATTERY	\$291.05
		22157618		DRIVE SOCKETS/NITRILE GLOVES	\$17.32
UTILITIES UNDERGROUND LOCATION CENTER		6080196	239002	UTILITIES LOCATE SERVICE	\$52.57
		6090203		UTILITIES LOCATE SERVICE	\$35.96
SEWER MAINTENANCE TOTAL ****					\$5,825.89
WASTEWATER UTILITY FUND Total ***					\$269,183.57
FUND 404	SOLID WASTE UTILITY FUND				
Division:	000				
KNAFF, TIM		100716	239118	REFUND YARD WASTE CHG ERROR	\$15.00
UNASSIGNED TOTAL ****					\$15.00
Division:	430	CAPITAL PROJECTS			
PARAMETRIX INC	P056302	01-77299	238966	LANDFILL CONTAMINATION ASSESSM	\$2,782.33
CAPITAL PROJECTS TOTAL ****					\$2,782.33
Division:	432	SOLID WASTE COLLECTION			
BANK OF AMERICA		TXN00029211	239027	SHERWIN WILLIAMS - PAINT CONTA	\$961.85
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$215.10
SOLID WASTE COLLECTION TOTAL ****					\$1,176.95
Division:	433	SOLID WASTE DISPOSAL			
BANK OF AMERICA		TXN00028980	239027	TORQ CORP/SWITCHES	\$61.07
		TXN00028987		STAPLES - CALCULATOR/TAPE	\$68.06
		TXN00028995		FOGCO SYSTEMS - FILTERS FOR TR	\$71.69
		TXN00029044		WWW.NEWEGG.COM - BATTERY REPLA	\$25.83
		TXN00029072		ALBERTSONS #213 - FOOD CREW ME	\$113.45
		TXN00029112		STAPLES - PAPER, REGISTER TAPE	\$271.77
BENTON COUNTY SHERIFF'S OFFICE		08/16-WORKCREW II	238720	WORKCREW II-AUGUST 2016	\$1,558.20
CAROLINA SOFTWARE	P056095	62000	238731	Waste Works Software Support P	\$250.00
	P056095	62597		Waste Works Software Support P	\$500.00
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$1,349.12
FREEMAN, ANGIE		100116	239093	REIMBURSE CDL ENDORSEMENT	\$102.00
MITCHELL, FRANK		OCT 2016	239137	MITCHELL-MILEAGE OCT 2016	\$11.34



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		086079480	239178	W7225PT BASE CHG/PRINTS-AUG	\$196.00
		086476278		W7225PT BASE CHG/PRINTS-SEPT	\$216.61
SOLID WASTE DISPOSAL TOTAL ****					\$4,795.14
SOLID WASTE UTILITY FUND Total ***					\$8,769.42
FUND 405	STORMWATER UTILITY FUND				
Division:	000				
WHEELER EXCAVATION LLC	P056840	C177-16/PMT 3	238843	C177-16/PMY 3 RETAINAGE	(\$15,141.44)
UNASSIGNED TOTAL ****					(\$15,141.44)
Division:	440	STORMWATER CAPITAL PROJECTS			
WHEELER EXCAVATION LLC	P056840	C177-16/PMT 3	238843	STORMWATER QUALITY RETROFIT -	\$302,828.76
STORMWATER CAPITAL PROJECTS TOTAL ****					\$302,828.76
Division:	441	STORMWATER			
CITY OF PASCO		2016-00000001	238737	BF CTY FAIR BOOTH 2016	\$2,036.25
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$323.69
CUES INC	P057067	467737	238899	Software, GXP Enhanced Support	\$1,800.00
DAS MANUFACTURING INC	P056917	6827	238750	CURB MARKER ADHESIVE- 5 OZ. EA	\$143.76
	P056917			CURB MARKER- DURACAST CUSTOM T	\$1,480.00
	P056917			SHIPPING, UPS GROUND	\$54.47
STORMWATER TOTAL ****					\$5,838.17
STORMWATER UTILITY FUND Total ***					\$293,525.49
FUND 407	MEDICAL SERVICES FUND				
Division:	121	AMBULANCE			
ARROW INTERNATIONAL	P057020	94250903	238708	SHIPPING CHARGES	\$10.48
	P057020			#9018, EZ-IO, 15 MM, 5 NEEDLE	\$550.00
	P057020			#9001, EZ-IO, 25 MM, 5 NEEDLE	\$1,100.00
BANK OF AMERICA		TXN00029015	239027	AMAZON - AIR FRESHENER	\$30.84
		TXN00029020		AMAZON - DISHWASHER TABS	\$39.48
		TXN00029025		CHARTER - STA INTERNET (JUL)	\$63.73
		TXN00029038		CHARTER - STA INTERNET (AUG)	\$78.09
BOUND TREE MEDICAL LLC		82230026	238726	COVERALL/TYVEK	\$53.36
		82236016		SALINE	\$133.00
		82236017		IV SETS	\$140.00
		82240078		GERMICIDAL WIPES	\$27.66
		82240079		SICK BAGS/THERMOMETER	\$76.42
		82241313		SALINE/TAMPER SEALS/GLOVES	\$210.38
		82241314		COLD PACK INSTANT COOL	\$16.83
		82242579		TENSION NEEDLE CATHETER	\$54.69
		82242580		ELECTRODES/IV SET/O2 MASK	\$1,678.46



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BOUND TREE MEDICAL LLC		82243931	238726	INRAVENOUS DRESSING	\$93.38
		82246686		SALINE/O2 MASK/NEBULIZERS	\$660.71
		82248088		IV FLUSH SYRINGE/SALINE/IV SET	\$595.44
		82249431		BV MASK/SYRINGE W/NEEDLE	\$24.48
		82249432		CATH IV SETS/SALINE/LANCETS	\$736.65
		82252021		ELECTRODES/IV CATHETER/SALINE	\$1,074.16
		82253320		BLOOD TUBES/KING VISION BLADES	\$146.72
		82254770		KETAMINE/MIDAZOLAM	\$215.95
		82256176		ENDOTRACHEAL TUBE HOLDERS	\$18.42
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$702.15
OXARC INC		19315PP	238960	MEDICAL OXYGEN	\$36.03
		20011PP		MEDICAL OXYGEN	\$36.03
		20606PP		MEDICAL OXYGEN	\$36.03
		21290PP		MEDICAL OXYGEN	\$26.58
		21944PP		MEDICAL OXYGEN	\$57.64
		22509PP		MEDICAL OXYGEN	\$53.24
		23220PP		MEDICAL OXYGEN	\$61.01
		24506PP		MEDICAL OXYGEN	\$57.64
		CM17079		O2 CYLINDER LEASE CREDIT	(\$203.08)
		CM3608R		O2 CYLINDER RENTAL CREDIT	(\$33.67)
		F343085		EXT RECHARGE/HYDRO TEST	\$83.63
		09/16-FIRE ST 71	238965	BOTTLED WATER-SEPTEMBER	\$23.38
		09/16-FIRE ST 72		BOTTLED WATER-SEPTEMBER	\$18.81
		09/16-FIRE ST 73		BOTTLED WATER-SEPTEMBER	\$20.33
		09/16-FIRE ST 74		BOTTLED WATER-SEPTEMBER	\$23.38
PHYSIO-CONTROL INC		416148778	238855	LUCAS SUCTION CUPS	\$177.02
STRYKER SALES CORPORATION		2005795	238986	STRYKER COT REPAIR	\$460.71
XEROX CORPORATION	P057082	086476273	239014	ST 73 MFD - 3RD QTR MAINT PLAN	\$32.58

AMBULANCE TOTAL ****

\$9,498.77

MEDICAL SERVICES FUND Total ***

\$9,498.77

FUND 408

BROADBAND FUND

Division:

460

BROADBAND ADMINISTRATION

CITY OF RICHLAND

09/2016 SEPTEMBER

239067

CITY UTILITY BILLS/SEPT 2016

\$167.37

PARAMOUNT COMMUNICATIONS INC

P056722

31643 RETAINAGE

238800

BROADBAND FIBER TERMINATIONS,

\$12,900.00

BROADBAND ADMINISTRATION TOTAL ****

\$13,067.37

BROADBAND FUND Total ***

\$13,067.37

FUND 501

CENTRAL STORES FUND

Division:

000



City Of Richland

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From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ALLIED ENVELOPE	P056985	172076	238704	ENVELOPE #10 WINDOW, COR LOGO	\$1,520.40
BANK OF AMERICA		TXN00029412	239027	AMAZON/CLEANER FOR STOCK	\$521.28
HORIZON DISTRIBUTION INC	P057044	946400	238774	HAND WARMER, ONE PAIR	\$130.32
INTERLINE BRANDS INC DBA	P057015	379534688	238777	ADJUST FOR TAX	\$0.01
	P057015			CLEANER NEUTRAL FLOOR NO RINSE	\$106.51
	P057015			CLEANER, NON-ACID DISINFECTANT	\$615.76
NORCO INC	S017134	19576314	238956	GLOVES, HYLITE, KNIT WRIST,	\$225.19
RDO EQUIPMENT CO	P057047	P27139	238806	BLADE, EDGER,JOHN DEERE M92907	\$779.75
UNASSIGNED TOTAL ****					\$3,899.22
Division:	903	CENTRAL STORES			
XEROX CORPORATION		086079524	239014	D95 PRINT SHOP BASE CH-AUGUST	\$462.99
		086079526		C75 PRINT SHOP BASE CH-AUGUST	\$341.70
		086476323		D95 PRINT SHOP BASE CH-SEPT	\$262.03
		086476325		C75 PRINT SHOP BASE CH-SEPT	\$406.63
CENTRAL STORES TOTAL ****					\$1,473.35
CENTRAL STORES FUND Total ***					\$5,372.57
FUND	502	EQUIPMENT MAINTENANCE FUND			
Division:	214	EQUIPMENT MAINTENANCE			
ATOMIC AUTO BODY INC		30743	238874	VEH REPAIR VEH 2430 WO 44469	\$2,543.12
		30744		VEH REPAIR VEH 2430 WO 44468	\$571.59
BANK OF AMERICA		TXN00029024	239027	WA DOL - #4161 License	\$40.75
		TXN00029028		WA DOL - LICENSE SVC FEE	\$2.00
		TXN00029104		ROCK-IT RADIO - 3268,3334 BU C	\$760.20
		TXN00029184		LOWES - VEH#4117 TRLR BOARDS	\$224.16
		TXN00029193		LOWES - VEH#4117 TRLR BOARDS	\$210.54
		TXN00029247		RED LION - TOM TOYOOKA ROOM FO	\$403.88
CASCADE FIRE EQUIPMENT CORP DBA		118475	238732	GEAR BOX VEH 5029 WO 44201	\$448.41
CENTRAL HOSE & FITTINGS INC		444124	238735	BOLT CLMP VEH 3291 WO 44334	\$491.89
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$2,431.73
COAST CRANE COMPANY	P056907	DI/079334	238739	ANNUAL INSPECTION, VEHICLE #32	\$138.13
	P056907	DI/079338		ANNUAL INSPECTION, VEHICLE #33	\$138.13
	P056907	DI/079340		ANNUAL INSPECTION, VEHICLE #32	\$276.27
	P056907	DI/079342		ANNUAL INSPECTION, VEHICLE #33	\$310.81
	P056907	DI/079351		ANNUAL INSPECTION, VEHICLE #33	\$276.27
	P056907	DI/079355		ANNUAL INSPECTION, VEHICLE #32	\$241.74
	P056907	DI/079370		ANNUAL INSPECTION, VEHICLE #32	\$276.27
	P056907	DI/079380		ANNUAL INSPECTION, VEHICLE #31	\$330.95
	P056907	DI/079382		ANNUAL INSPECTION, VEHICLE #32	\$310.81
COEUR D'ALENE SERVICE STATION EQUIPMENT INC		0068649	238891	SHOP SUPPLY-FILTERS NOZZLE	\$277.78



City Of Richland

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From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COLEMAN OIL COMPANY		0423281-IN	238742	LANDFILL DIESEL DYED	\$1,780.00
		CL27294		CARD LOCK FUEL 09/26-09/30/16	\$12,458.16
		CL31367		CARD LOCK FUEL 10/01-10/02/16	\$758.09
		CL31977	238892	CARD LOCK FUEL 10/03-10/09/16	\$12,203.34
COMMERCIAL TIRE INC		2229409	238894	MNT DSMNT VEH 4111 WO 44362	\$272.48
		229102	238744	FLAT REPAIR VEH 3320 WO 44257	\$45.07
		229103		MT/DSMT BUDD VEH 3284 WO 44258	\$27.16
		229104		WHEL MT/DSMT VEH 3309 WO 44259	\$27.16
		229105		MNT/DSMT VEH 3335 WO 44260	\$1,904.80
		229394	238894	WHEEL SWITCH VEH 2296 WO 44363	\$8.15
		229395		WHEEL SWTICH VEH 3244 WO 44364	\$65.16
		229408		MT/DSMT LT VEH 4126 WO 44361	\$181.65
		229416		NO CHARGE FLAT REPAIR VEH 4130	\$0.00
		229418		MT/DSMT BUDD VEH 3281 WO 44359	\$1,466.47
		229419		FLAT REPAIR VEH 3222 WO 44360	\$36.92
CONNELL OIL INC		0159599-IN	238895	LUBE PRODUCTS	\$2,229.12
CORWIN OF PASCO LLC		387515	238747	LATCH VEH 2424 WO 44233	\$105.17
		387572		WTRSTRP/SCRW VEH 2422 WO 44301	\$88.18
		387802	238898	SPARK PLUG VEH 2428 WO 44333	\$135.99
		387808		OIL VEH 5043 WO 44332	\$11.42
DAY MANAGEMENT CORPORATION DBA		419614	238902	DE-INSTALL VEH 1201 WO 43485	\$977.40
		420875		INSTLL PLATE VEH 2445 WO 44366	\$773.77
		421208		VH CMP SWTCH VEH 1105 WO 44358	\$244.36
DSU PETERBILT & GMC INC		324589LX1	238752	ENGINE SUPRT VEH 3332 WO 440	\$390.24
FRONTIER INDUSTRIAL CORP		9251	238918	CAB FILTERS VEH 7141 WO 44423	\$327.36
GENUINE AUTO GLASS OF TRI CITIES LLC		614980	238919	WS REPAIR VEH 2400 WO 44487	\$32.58
		616612	238768	WS TINT VEH 5044 WO 44314	\$253.08
JIM'S PACIFIC GARAGES INC		R100006999	238780	ROAD CALL VEH 3255 WO 44367	\$609.10
		R100007061		INSPECTION VEH 3312 WO 44254	\$4,676.22
		R100007154		ENGN REPAIR VEH 3292 WO 44365	\$379.32
		X100045805		CLMAP-V VEH 3312 WO 43674	\$45.24
		X100045827		BRAKS VEH 3312 WO 43674	\$633.18
		X100046072		TUBING VEH 3312 WO 44228	\$52.06
		X100046184		CLAMP VEH 3312 WO 44228	\$43.33
		X100046801	238927	MRKER/HRNESS VEH 3315 WO 44343	\$31.12
		369345	238928	TENSIONER VEH 3311 WO 44144	\$132.47
		369677		FILTER VEH 1206 WO 44272	\$19.48
JT AUTOMOTIVE PARTS INC DBA		369685		FILTER VEH 1383 WO 44278	\$12.85
		369687		FILTER VEH 2314 WO 44280	\$12.16
		369884		LENS VEH 6522 WO 44316	\$9.94
		370033		FILTER VEH 6445 WO 44328	\$8.74



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From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		370034	238928	FILTER VEH 7122 WO 44197	\$12.75
		370036		HOSE/OIL VEH 6445 WO 44323	\$30.51
		370038		FILTER VEH 3291 WO 44334	\$13.09
		370039		FILTER VEH CREDIT WO CREDIT	(\$66.55)
		370041		OIL VEH 6445 WO 44323	(\$10.11)
		370051		LAMP VEH 3292 WO 44321	\$5.33
		370056		BATT VEH 3264 WO 44327	\$102.11
		370057		BELT VEH 4000 WO 44337	\$10.97
		370061		BRG TOOL VEH 6445 WO 44323	\$25.67
		370071		FILTER VEH 3291 WO 44334	\$113.60
		370075		FILTER VEH 2456 WO 44330	\$28.30
		370076		FILTER VEH 5042 WO 44320	\$65.71
		370110		FILTER VEH 3291 WO 44335	\$251.21
		370111		JB-WELD VEH 6445 WO 44323	\$13.35
		370112		FILTER VEH 2428 WO 44285	\$6.48
		370114		BRK CLN VEH 1202 WO 44308	\$16.22
		370130		BRK CLN VEH 3309 WO 44310	\$21.63
		370152		STROBE VEH 7146 WO 44329	\$188.76
		370157		BATT VEH 3324 WO 44342	\$183.88
		370170		NUT VEH 2272 WO 44351	\$31.44
		370194		FILTER VEH 2380 WO 44185	\$120.80
		370199		WARRANTY FILTER	\$0.00
		370203		FILTER VEH 3297 WO 44347	\$14.30
		370217		FILTER VEH 2380 WO 44185	(\$18.49)
		370239		ROTOR VEH 1208 WO 44350	\$117.92
		370263		LINER VEH 3252 WO 44345	\$6.51
		370293		SILICONE VEH 3285 WO 44336	\$13.35
		370303		ST PARTS VEH 2381 WO 43705	\$357.73
		370305		SWITCH VEH 3252 WO 44348	\$5.20
		370308		WASH FLU VEH 800 WO 44391	\$16.09
		370309		MISC VEH 800 WO 44391	\$35.70
		370317		BATT VEH 7113 WO 44355	\$101.64
		370388		FILTER VEH 3329 WO 44378	\$103.77
		370402		BATT VEH 1375 WO 448383	\$110.11
		370415		KIT VEH 2381 WO 43705	\$20.30
		370450		FILTER VEH 2381 WO 43705	\$25.38
		370461		TRL ADAP VEH 7200 WO 44346	\$83.60
		370467		HARNESS VEH 7146 WO 44329	\$64.16
		370536		BLADE VEH 2314 WO 44280	\$20.61
		370537		FILTER VEH 2426 WO 44387	\$35.66
		370552		BELT VEH 3329 WO 44386	\$56.80



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From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		370557	238928	BULB VEH 3301 WO 44354	\$14.54
		370569		BREAKER VEH 3301 WO 44354	\$5.91
		370571		WIRE VEH 2459 WO 44440	\$16.82
		370658		BLADES VEH 2440 WO 43679	\$24.27
		370668		STROBE VEH 7144 WO 44393	\$188.76
		370719		CONN VEH 4145 WO 44404	\$34.61
		370775		BLADES VEH 1382 WO 44277	\$22.78
		370794		OIL VEH 4106 WO 44171	\$21.93
		370817		FILTER VEH 2420 WO 44442	\$16.56
		370839		LOOM VEH 3279 WO 44376	\$81.45
		370901		HOSE VEH 7130 WO 44453	\$89.29
		370910		FILTER VEH 6594 WO 44449	\$38.47
		370994		MISC PTS VEH 7130 WO 44453	\$99.24
		371038		BREAKER VEH 3321 WO 44448	\$37.28
		371046		FILTER VEH 7143 WO 44472	\$270.61
		371089		HITCH VEH 2462 WO 44428	\$160.42
		371090		SEAL VEH 2462 WO 44428	\$97.71
		371103		RELAY VEH 3219 WO 44438	\$187.22
		371120		BATT VEH 2403 WO 44464	\$101.64
		371156		BRAKES VEH 2408 WO 44465	\$344.25
		371157		FILTER VEH 2408 WO 44446	\$16.93
		371159		BRK CLN VEH 3247 WO 44128	\$28.54
		371176		MISC PTS VEH 3230 WO 43869	\$162.52
		371188		SOLENOID VEH 2460 WO 44463	\$64.36
		371190		BATT VEH WO RETURNED	\$101.64
		371250		CLAMP VEH 3248 WO 44482	\$12.43
		371252		BATT VEH CREDIT WO CREDIT	(\$101.64)
		371263		BELT VEH 3306 WO 44318	\$109.37
		371265		RAD CAP VEH 2408 WO 44465	\$13.98
		371275		SWITCH VEH 3211 WO 44484	\$5.20
		371315		THROTTLE VEH 3257 WO 44467	\$205.83
		371318		STROBE VEH 7146 WO 44485	\$188.76
		371333		BLADE VEH 2314 WO 44444	\$41.22
KENWORTH SALES COMPANY		PASIN2006936	238784	BATTERY VEH 3308 WO 44235	\$160.03
		PASIN2007974		BEARING SETS VEH 3309 WO 44310	\$137.37
		PASIN2008843	238937	ALARM-BCK UP VEH 3280 WO 44113	\$33.32
		PASIN2010134		RELAY VALVE VEH 3296 WO 44317	\$55.27
		PASIN2014533		HEADLAMP VEH 3335 WO 44338	\$7.46
MCCURLEY CHEVROLET		419008	238792	SRVC/INSPECT VEH 1368 WO 44024	\$206.29
		419378		DETAIL VEH 2261 WO 44162	\$237.83
		419839	238949	INSPCT/DTAIL VEH 3161 WO 44165	\$237.83



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MCCURLEY CHEVROLET		420054	238949	SVCS/INSPECT VEH 2348 WO 44167	\$237.83
		420064		SVCS/INSPECT VEH 2256 WO 44163	\$237.83
		420086		SVCS/INSPECT VEH 2274 WO 44020	\$237.83
		50566	238950	WTHR STRIPES VEH 9500 WO 44331	\$20.57
		910586	238792	FUEL PUMP VEH 2410 WO 44303	\$324.08
		910652	238949	HOSE/MOUNT VEH 1202 WO 44308	\$329.34
		910902		ACTUATOR VEH 3268 WO 44340	\$206.38
MID COLUMBIA FORKLIFT INC		345007593	238795	MVD FORKLIFT VEH 0072 WO 44172	\$224.75
MONARCH MACHINE & TOOL CO INC		F186329	238954	REP/RPLC CRS VEH 4117 WO 44147	\$814.50
OXARC INC		24215PP	238960	STL TIG ROD VEH 3312 WO 44228	\$79.82
PAPE' MATERIAL HANDLING		7708677	238964	LAMP ASSY VEH 7134 WO 44433	\$69.63
RDO EQUIPMENT CO		P27140	238971	FILTERS VEH 6595 WO 44356	\$187.28
RIVER CITY TOWING INC		15034	238978	TOW CHARGE VEH 2447 WO 44443	\$48.87
ROWAND MACHINERY CO		211389	238813	COVER/COIL VEH 7112 WO 44106	\$389.32
		211390		WASHER/BOLT VEH 7142 WO 44305	\$272.50
		211391		FILTERS VEH 7142 WO 44304	\$510.22
SNAP ON INDUSTRIAL		ARV/30226879	238983	SHOP TOOLS-CREEPERS	\$1,198.68
TACOMA SCREW PRODUCTS INC		22157379	238988	SELF LOCK TY VEH 3252 WO 44345	\$261.68
		22157524		COTTER PINS VEH 3309 WO 44310	\$3.57
		22157794		WRENCH/WD-40 VEH 3306 WO 44318	\$189.51
THERMO KING NORTHWEST, INC DBA		2309916	239165	MIRROR VEH 7136 WO 42639	\$50.08
		2316724		AIR FILTER VEH 7136 WO 42639	\$161.94
TIRE FACTORY INC DBA		03-117202	238826	MNT/DSMT VEH 2422 WO 44301	\$143.38
		03-117257		MNT/DSMT VEH 2432 WO 44325	\$165.89
		03-117290	238992	FLAT REPAIR VEH 3175 WO 44371	\$203.08
		03-117291		WHEEL SWITCH VEH 3283 WO 44370	\$154.21
		03-117293		FLAT REPAIR VEH 3312 WO 44372	\$52.13
		03-117305	238826	WHEL MT/DSMT VEH 1202 WO 44326	\$175.25
		03-117310		SENSORS VEH 2420 WO 44324	\$106.40
		03-117402	238992	WHEL MT/DSMT VEH 1203 WO 44369	\$175.25
		03-117403		WHEL MT/DSMT VEH 1208 WO 44368	\$701.00
		03-117404		WHEL MT/DSMT VEH 2381 WO 43705	\$610.46
TITAN TRUCK EQUIPMENT		1151748	238827	CYLINDR PLTE VEH 3306 WO 44264	\$29.45
TRI CITIES BATTERY & AUTO REPAIR		0114026	238995	BATTERY VEH 6445 WO 44323	\$80.93
TRUCKPRO HOLDING CORPORATION		06 239356	238832	DRAWBAR VEH 4117 WO 44147	\$96.44
		06 239412		WASHER VEH 4117 WO 44147	\$7.06
		06 239616	238999	BEARING/SEAL VEH 6445 WP 44323	\$23.88
		06 239618		BEARING/SEAL VEH 6445 WO 44323	\$23.88
TTB, LLC DBA		3457	238833	VEHICLE WASHES-SEPTEMBER	\$133.00
WESTERN PETERBILT INC		H265195	238840	BRAKE VEH 3312 WO 43674	\$58.42
		H265196		CORE CHARGE VEH 3312 WO 43674	\$48.87



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN PETERBILT INC		H265203	238840	CREDIT-CORE VEH 3312 WO 43674	(\$48.87)
		H265589	239010	ROTARY VEH 3312	\$6.18
		H265590		CREDIT RTRN ROTARY VEH 3312	(\$6.18)
		H265591		ROTARY SWTCH VEH 3312 WO 44228	\$30.07
		PA22399		PARTS/LABOR VEH 3240 WO 43755	\$1,353.66
WESTERN STATES EQUIPMENT COMPANY		IN000137814	238841	COUPLING VEH 3285 WO 44224	\$27.18
		IN000138941		SHOE AS-LIN VEH 7090 WO 44181	\$232.06
		IN000144679	239011	I/R ELEVATOR VEH 7131 WO 44390	\$20,472.03
		IN000153139		ELEMENT AS VEH 3138 WO 44430	\$469.33
WESTERN SYSTEMS & FABRICATION INC		16417	238842	SLNOLD VLVE VEH 3285 WO 44224	\$120.78
		16420		RUBBER SEAL VEH 3312 WO 43674	\$85.31
		16422		SNAP RING VEH 3312 WO 43674	\$112.97
		16442		CLAMP ASSY VEH 3283 WO 44236	\$155.40
		16465		CLAMP ASSY VEH 3283 WO 44339	\$21.77
		16472		CYLINDER VEH 3296 WO 44317	\$3,434.48
		16501	239012	THRDED CABLE VEH 3315 WO 44219	\$52.48
		16532		SWITCH PROX VEH 3315 WO 44343	\$139.28
		16556		BEARING LOCK VEH 3285 WO 44336	\$185.00
		086079522	238864	W7225PT BASE CHR/PRINTS-AUG	\$171.60
		086476320	239014	W7225PT BASE CHR/PRINTS-SEPT	\$183.89
EQUIPMENT MAINTENANCE TOTAL ****					\$96,531.32
EQUIPMENT MAINTENANCE FUND Total ***					\$96,531.32
FUND	503	EQUIPMENT REPLACEMENT FUND			
Division:	215	EQUIPMENT REPLACEMENT			
BANC OF AMERICA PUBLIC & INSTITUTIONAL	P057069	012560512	238714	INTEREST LEASE PAYMENT FOR LEA	\$2,238.46
	P057069			PRINCIPAL LEASE PAYMENT FOR LE	\$42,637.75
EQUIPMENT REPLACEMENT TOTAL ****					\$44,876.21
EQUIPMENT REPLACEMENT FUND Total ***					\$44,876.21
FUND	505	PUBLIC WORKS ADMIN & ENGINEER			
Division:	450	PW ADMIN & ENGINEERING			
ABADAN INC		ARIN066785	238699	ASBUILTS	\$7.71
		ARIN066838		3 ROLLS PLOTTER PAPER	\$179.52
		ARIN067005	238867	3 PLOTTER PAPER/1 MYLAR	\$437.54
AT&T WIRELESS		09/16-28724328888	238873	287243288881 08/27-09/26/16	\$93.14
				287243288881 08/27-09/26/16	\$62.78
BANK OF AMERICA		TXN00028984	239027	STAPLES - screen cleaners	\$8.87
		TXN00028990		PPI GROUP PORTLAND - AutoCAD-L	\$495.00
		TXN00029041		BOBS BURGERS BREW - Good Road	\$30.06



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00029061	239027	ACT APWA - WA Chapter-fall con	\$465.00
		TXN00029063		STAPLES - clock	\$10.85
		TXN00029120		WA PROFESSIONAL LICENSE - PE J	\$116.00
		TXN00029126		STAPLES -printheads, tylenol,l	\$117.84
		TXN00029169		COLUMBIA BASIN COLLGE #1 - fla	\$60.00
		TXN00029173		STAPLES - plotter printheads	\$162.66
BENTON COUNTY TREASURER		3350	238879	BC IMAGES-SEPT 2016	\$3.00
CITY OF RICHLAND		09/2016 SEPTEMBER	239067	CITY UTILITY BILLS/SEPT 2016	\$844.63
		16-394 MARLOW	239068	16-394 APWA CONFERENCE	\$433.26
REESE CONCRETE PRODUCTS MFG		002769	238973	SURVEY MONUMENTS	\$347.52
RICHLAND ACE HARDWARE		53441	238976	PIN/PRICK PUNCHS-SURVEY	\$17.34
WATER SOLUTIONS INC		14443	239008	3 WTR MACHINES - OCTOBER 2016	\$76.01
XEROX CORPORATION		086079507	238864	W7225PT BASE CHRG/PRINTS-AUG	\$161.61
		086079508		W7225PT BASE CHRG/PRINTS-AUG	\$71.36
		086079509		W7855PT BASE CHG/PRINTS-AUGUST	\$347.13
		086476305	239014	W7225PT BASE CHRG/PRINTS-SEPT	\$154.36
		086476306		W7225PT BASE CHRG/PRINTS-SEPT	\$70.52
		086476307		W7855PT BASE CHG/PRINTS-SEPT	\$406.82
PW ADMIN & ENGINEERING TOTAL ****					\$5,180.53
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$5,180.53
FUND 506		WORKERS COMPENSATION FUND			
Division:	221	WORKERS COMP INSURANCE RESERVE			
CONOVER INSURANCE INC		1129503	239073	POLICY EWC008827 10/2016-2017	\$86,853.00
WORKERS COMP INSURANCE RESERVE TOTAL ****					\$86,853.00
WORKERS COMPENSATION FUND Total ***					\$86,853.00
FUND 520		HEALTH CARE/BENEFITS PLAN			
Division:	222	EMPLOYEE BENEFIT PROGRAM			
MAGELLAN BEHAVIORAL HEALTH		OCT 2016	238790	EAP PREMIUMS-OCT	\$695.83
MERCER (US) INC	P056134	102210002950	238793	PROVIDE BENEFITS CONSULTING AN	\$6,374.70
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$7,070.53
HEALTH CARE/BENEFITS PLAN Total ***					\$7,070.53
FUND 522		POST EMP HEALTHCARE PLAN			
Division:	224	POST EMPLOYMENT BENEFITS PRGM			
MERCER (US) INC	P056134	102210002950	238793	PROVIDE BENEFITS CONSULTING AN	\$708.30
POST EMPLOYMENT BENEFITS PRGM TOTAL ****					\$708.30



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
POST EMP HEALTHCARE PLAN Total ***					\$708.30
FUND 611	FIREMAN'S PENSION				
Division:	216	FIRE PENSION			
TRI CITY HERALD	S017138	2693817	238997	MTG FIREMAN'S RELIEF & PENSION	\$44.49
FIRE PENSION TOTAL ****					\$44.49
FIREMAN'S PENSION Total ***					\$44.49
FUND 632	UPTOWN BUSINESS IMP DISTRICT				
Division:	000				
RICHLAND DOWNTOWN BUSINESS IMPROVEMNT		DBID Q3 2016	239149	DBID Q3 2016 PAYMENT	\$1,450.80
UPTOWN BUSINESS IMPROVEMENT DISTRICT		UBID Q3 2016	239173	UBID Q3 2016 PAYMENT	\$1,980.90
UNASSIGNED TOTAL ****					\$3,431.70
UPTOWN BUSINESS IMP DISTRICT Total ***					\$3,431.70
FUND 641	SOUTHEAST COMMUNICATIONS CTR				
Division:	600	SECOMM OPERATIONS GENERAL			
AT&T LONG DISTANCE		09/16 03030107210	238709	FAX LINES 08/21-09/22/16	\$34.11
BANK OF AMERICA		TXN00029127	239027	ALBERTSONS/911 DAY RECOGNITION	\$42.45
BMC SOFTWARE INC	P056978	1299091	238724	ANNUAL BMC TRACK-IT RENEWAL	\$320.07
CABRERA, LUCIA		09072016	238729	TUITION REIMBURSEMENT-CABRERA	\$334.45
CHARTER COMMUNICATIONS		0916-180070706114	238736	CABLE SERVICE 09/30-10/29/16	\$28.09
FRONTIER		10/16 5096281472	238917	GENERAL 10/4 - 11/3/16	\$69.01
		10/16 5096282608		GENERAL 10/7-11/6/16	\$81.54
		10/16 5096282609	238763	GENERAL 09/25/16-10/24/16	\$429.75
POCKETINET COMMUNICATIONS INC		156584	238967	WIRELESS TRNSPRT/INTERNET-NOV	\$268.28
SPRAGUE PEST SOLUTIONS		2958202/2958203	238984	PEST CONTROL SRVCS-SEPTEMBER	\$88.66
VANGUARD CLEANING SYSTEM OF INLAND NW		63777	239003	BCES JANITORIAL SRVCS-OCTOBER	\$375.00
XEROX CORPORATION		086476300	239014	W7855PT BASE CHG/PRINTS-SEPT	\$72.35
SECOMM OPERATIONS GENERAL TOTAL ****					\$2,143.76
Division:	601	E911 OPERATIONS			
BANK OF AMERICA		TXN00028993	239027	VERIZON PREMIUM RETAILER/PHONE	\$75.92
		TXN00029114		APCO/HERRERA CTO REGISTRATION	\$419.00
		TXN00029132		APCO/GEORGE CTO REGISTRATION	\$419.00
		TXN00029142		STAPLES/COPY PAPER/NONASPIRIN	\$283.15
		TXN00029274		APCO/LETOURNEAU CTO REGISTRATI	\$419.00
		TXN00029277		APCO/CABRERA CTO REGISTRATION	\$419.00
		TXN00029286		APCO/PEDERSON CTO REGISTRATION	\$419.00
		TXN00029368		APCO/DEGRAAF REGISTRATION	\$290.00
		TXN00029371		APCO/OLLERMAN REGISTRATION	\$290.00



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CABRERA, LUCIA		09072016	238729	TUITION REIMBURSEMENT-CABRERA	\$334.45
ENTERPRISE HOLDINGS INC		10/16-45WA423	239087	BUCHANAN- CAR RENTAL 16-383	\$77.81
				HUSA- CAR RENTAL 16-372	\$38.91
FRONTIER		10/16 5097352383	238917	GENERAL 10/7-11/6/16	\$158.51
HUSA, E. IVAR		16-420 HUSA	239101	16-420 ST 911 GIS SUBCOMMIT	\$379.17
POCKETINET COMMUNICATIONS INC		156584	238967	WIRELESS TRNSPRT/INTERNET-NOV	\$268.27
E911 OPERATIONS TOTAL ****					\$4,291.19
SOUTHEAST COMMUNICATIONS CTR Total ***					\$6,434.95
FUND 642		800 MHZ PROJECT			
Division:	610	800 MHZ			
BANK OF AMERICA		TXN00029016	239027	CRUCIAL.COM/MEMORY FOR RADIO P	\$41.26
BMC SOFTWARE INC	P056978	1299091	238724	ANNUAL BMC TRACK-IT RENEWAL	\$320.04
800 MHZ TOTAL ****					\$361.30
800 MHZ PROJECT Total ***					\$361.30
FUND 643		EMERGENCY MANAGEMENT			
Division:	620	STATE / LOCAL ASSISTANCE			
BANK OF AMERICA		TXN00029289	239027	4IMPRINT/FLASHLIGHTS & BANNER	\$2,807.28
SPRAGUE PEST SOLUTIONS		2958202/2958203	238984	PEST CONTROL SRVCS-SEPTEMBER	\$44.33
VANGUARD CLEANING SYSTEM OF INLAND NW		63777	239003	BCES JANITORIAL SRVCS-OCTOBER	\$83.34
STATE / LOCAL ASSISTANCE TOTAL ****					\$2,934.95
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES			
ABADAN INC		ARIN066984	238867	MOUNTING/LAMINATING	\$39.10
AT&T LONG DISTANCE		09/16 03030107210	238709	FAX LINES 08/21-09/22/16	\$17.06
BMC SOFTWARE INC	P056978	1299091	238724	ADJUST FOR TAX	\$0.02
	P056978			ANNUAL BMC TRACK-IT RENEWAL	\$320.06
CHARTER COMMUNICATIONS		0916-180070706114	238736	CABLE SERVICE 09/30-10/29/16	\$56.18
POCKETINET COMMUNICATIONS INC		156584	238967	WIRELESS TRNSPRT/INTERNET-NOV	\$100.04
SPRAGUE PEST SOLUTIONS		2958202/2958203	238984	PEST CONTROL SRVCS-SEPTEMBER	\$44.33
VANGUARD CLEANING SYSTEM OF INLAND NW		63777	239003	BCES JANITORIAL SRVCS-OCTOBER	\$83.33
XEROX CORPORATION		086476300	239014	W7855PT BASE CHG/PRINTS-SEPT	\$84.42
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$744.54
Division:	623	JURISIDICITION			
AT&T LONG DISTANCE		09/16 03030107210	238709	FAX LINES 08/21-09/22/16	\$17.05
BANK OF AMERICA		TXN00029157	239027	WM SUPERCENTER #3261/REFRESHME	\$18.75
		TXN00029198		WAL-MART #3261/REFRESHMENTS FO	\$7.48
		TXN00029263		VERIZON PREMIUM RETAILER/PHONE	\$43.39
CHARTER COMMUNICATIONS		0916-180070706114	238736	CABLE SERVICE 09/30-10/29/16	\$56.17



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
POCKETINET COMMUNICATIONS INC		156584	238967	WIRELESS TRNSPRT/INTERNET-NOV	\$129.91
VANGUARD CLEANING SYSTEM OF INLAND NW		63777	239003	BCES JANITORIAL SRVCS-OCTOBER	\$83.33
XEROX CORPORATION		086476300	239014	W7855PT BASE CHG/PRINTS-SEPT	\$84.41
JURISIDICITION TOTAL ****					\$440.49
EMERGENCY MANAGEMENT Total ***					\$4,119.98
FUND 803	UTILITY BILL CLEARING FUND				
Division: 000					
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES	CISPAY12795		238852	Customer Refund	\$26.82
	CISPAY12796		238863	Customer Refund	\$13.81
	CISPAY12797		238847	Customer Refund	\$97.14
	CISPAY12798		238857	Customer Refund	\$204.91
	CISPAY12799		238861	Customer Refund	\$99.13
	CISPAY12800		238849	CUSTOMER REFUND	\$182.79
				Customer Refund	\$12.98
			239018	Customer Refund	\$12.98
				CUSTOMER REFUND	\$182.79
	CISPAY12801		239083	Customer Refund	\$323.08
	CISPAY12802		239074	Customer Refund	\$14.24
	CISPAY12803		239098	Customer Refund	\$155.61
	CISPAY12804		239108	Customer Refund	\$1.27
	CISPAY12805		239022	Customer Refund	\$9.12
	CISPAY12806		239106	Customer Refund	\$89.70
	CISPAY12807		239130	Customer Refund	\$62.51
	CISPAY12808		239163	Customer Refund	\$104.61
	CISPAY12809		239110	Customer Refund	\$333.65
	CISPAY12810		239158	Customer Refund	\$9.25
	CISPAY12811		239058	Customer Refund	\$130.02
	CISPAY12812		239088	Customer Refund	\$228.88
	CISPAY12813		239152	Customer Refund	\$207.78
	CISPAY12814		239128	Customer Refund	\$156.45
	CISPAY12815		239169	Customer Refund	\$82.05
	CISPAY12816		239129	Customer Refund	\$211.31
	CISPAY12817		239171	Customer Refund	\$41.91
	CISPAY12818		239105	Customer Refund	\$46.88
	CISPAY12819		239021	Customer Refund	\$4.61
	CISPAY12820		239120	Customer Refund	\$128.66
	CISPAY12821		239060	Customer Refund	\$6.13
	CISPAY12822		239146	Customer Refund	\$3.35
	CISPAY12823		239180	Customer Refund	\$2.05



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY12824	239133	Customer Refund	\$174.98
		CISPAY12825	239079	Customer Refund	\$6.58
		CISPAY12826	239150	Customer Refund	\$208.58
		CISPAY12827	239020	Customer Refund	\$179.29
		CISPAY12828	239140	Customer Refund	\$254.77
		CISPAY12829	239124	Customer Refund	\$41.87
		CISPAY12830	239090	Customer Refund	\$9.68
		CISPAY12831	239059	Customer Refund	\$94.22
		CISPAY12832	239164	Customer Refund	\$33.07
		CISPAY12833	239102	Customer Refund	\$171.45
		CISPAY12834	239086	Customer Refund	\$52.45
		CISPAY12835	239135	Customer Refund	\$135.64
		CISPAY12836	239019	Customer Refund	\$70.84
		CISPAY12837	239066	Customer Refund	\$117.25
		CISPAY12838	239081	Customer Refund	\$87.56
		CISPAY12839	239119	Customer Refund	\$76.68
		CISPAY12840	239078	Customer Refund	\$67.33
		CISPAY12841	239096	Customer Refund	\$1.63
		CISPAY12842	239076	Customer Refund	\$65.15
		CISPAY12843	239160	Customer Refund	\$172.92
		CISPAY12844	239123	Customer Refund	\$18.71
		CISPAY12845	239162	Customer Refund	\$185.85
		CISPAY12846	239089	Customer Refund	\$128.79
		CISPAY12848	239134	Customer Refund	\$79.91
		CISPAY12849	239111	Customer Refund	\$93.10
		CISPAY12850	239103	Customer Refund	\$81.13
		CISPAY12851	239065	Customer Refund	\$0.29
		CISPAY12852	239112	Customer Refund	\$285.14
		CISPAY12853	239157	Customer Refund	\$70.51
		CISPAY12854	239107	Customer Refund	\$90.22
		CISPAY12855	239125	Customer Refund	\$67.51
		CISPAY12856	239159	Customer Refund	\$127.66
		CISPAY12857	239168	Customer Refund	\$37.56
		CISPAY12858	239132	Customer Refund	\$113.17
		CISPAY12859	239085	Customer Refund	\$118.09
		CISPAY12860	239094	Customer Refund	\$97.88
		CISPAY12861	239099	Customer Refund	\$106.23
		CISPAY12862	239023	Customer Refund	\$73.40
		CISPAY12863	239109	Customer Refund	\$80.76
		CISPAY12864	239126	Customer Refund	\$98.54



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY12865	239127	Customer Refund	\$91.77
		CISPAY12866	239138	Customer Refund	\$112.20
		CISPAY12867	239139	Customer Refund	\$127.31
		CISPAY12868	239179	Customer Refund	\$29.61
		CISPAY12869	239097	Customer Refund	\$115.91
		CISPAY12870	239153	Customer Refund	\$136.97
		CISPAY12871	239104	Customer Refund	\$121.48
		CISPAY12872	239116	Customer Refund	\$134.52
		CISPAY12873	239161	Customer Refund	\$24.48
		CISPAY12874	239136	Customer Refund	\$114.54
		CISPAY12875	239170	Customer Refund	\$115.94
		CISPAY12876	239122	Customer Refund	\$127.43
		CISPAY12877	239175	Customer Refund	\$113.59
		CISPAY12878	239113	Customer Refund	\$38.78
		CISPAY12879	239025	Customer Refund	\$65.55
		CISPAY12880	239064	Customer Refund	\$47.82
		CISPAY12881	239071	Customer Refund	\$43.59
		CISPAY12882	239061	Customer Refund	\$65.12
		CISPAY12883	239075	Customer Refund	\$98.80
		CISPAY12884	239082	Customer Refund	\$76.56
		CISPAY12885	239062	Customer Refund	\$6.64
		CISPAY12886	239115	Customer Refund	\$45.81
		CISPAY12887	239057	Customer Refund	\$25.61
				Customer Refund	\$10.11
		CISPAY12888	239131	Customer Refund	\$123.91
		CISPAY12889	239026	Customer Refund	\$128.79
		CISPAY12890	239121	Customer Refund	\$108.17
		CISPAY12891	239155	Customer Refund	\$96.83
		CISPAY12892	239143	Customer Refund	\$136.34
		CISPAY12893	239070	CUSTOMER REFUND	\$1,037.84
UNASSIGNED TOTAL ****					\$10,684.88
UTILITY BILL CLEARING FUND Total ***					\$10,684.88



City Of Richland

VL-1 Voucher Listing

From: 10/10/2016 To: 10/21/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: ****

\$2,845,707.09

Number of Invoices

Amount

Vouchers In Richland	232	\$67,053.53
Vouchers In Tri Cities	145	\$783,674.78
Vouchers In WA	240	\$845,698.35
Vouchers Outside WA	1175	\$1,149,280.43
Vouchers Final Total.....	1792	\$2,845,707.09

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$502.33	0.02%
2	BENEFITS	\$12,819.92	0.45%
3	SUPPLIES	\$224,722.07	7.9%
4	OTHER SERVICES & CHARGES	\$883,904.26	31.06%
5	INTERGOVERNMENTAL SERVICES	\$23,535.47	0.83%
6	CAPITAL PROJECTS	\$1,585,338.61	55.71%
	MACHINERY & EQUIPMENT	\$12,900.00	0.45%
7	DEBT SERVICE PRINCIPAL	\$42,637.75	1.5%
8	INTEREST	\$2,238.46	0.08%
	REFUNDS	\$10,684.88	0.38%
9	INTERFUND SERVICES	\$14,636.93	0.51%
	INVENTORY PURCHASES	\$31,786.41	1.12%
	Total	\$2,845,707.09	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

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: 11/01/2016

Agenda Category: Reports and Comments

Key Element:

Subject:
City Council

Department:
City Council

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/01/2016

Agenda Category: Reports and Comments

Key Element:

Subject:
Mayor

Department:
City Council

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments: