



Agenda
City Council Regular Meeting
Tuesday, November 15, 2016
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

- I. 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. CityView Video: Water2Wine Cruises
 - Hollie Logan, Communications & Marketing Manager

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

3. Proposed Amendments to the 2016 Budget - Ordinance No. 67-16
 - Brandon Allen, Finance Director
4. Consideration of the Dallas Road/Cowlitz Boulevard Annexation Request - Ordinance No. 68-16
 - Kerwin Jensen, Community Development Director
5. 2017 Community Development Block Grant and HOME Funding Recommendations - Resolution Nos. 214-16 and 215-16
 - Kerwin Jensen, Community Development Director
6. Consideration of a Capital Facilities Plan to Support the Proposed Urban Growth Area Expansion North of Horn Rapids Road - Resolution No. 217-16
 - Kerwin Jensen, Community Development Director
7. Relinquishment of Easements at Rossell Avenue and Hunt Avenue - Resolution No. 218-16
 - Pete Rogalsky, Public Works 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:

8. Approve the Minutes of the Meeting Held on November 1, 2016
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

9. Ordinance No. 65-16, Amending RMC Title 3: Finance, Chapter 3.24 Funds
 - Cathleen Koch, Administrative Services Director
10. Ordinance No. 66-16, Amending RMC Chapter 11.40, Stopping, Standing, or Parking Restricted or Prohibited
 - Pete Rogalsky, Public Works Director
11. Ordinance No. 67-16, Approving Amendments to the 2016 Budget
 - Cathleen Koch, Administrative Services Director
12. Ordinance No. 68-16, Approving the Dallas Road/Cowlitz Boulevard Annexation
 - Kerwin Jensen, Community Development Director
13. Ordinance No. 69-16, Approving a Change in Zoning on 1.1 Acres Located at 2682 Van Giesen Street (Bender)(Closed Record)
 - Kerwin Jensen, Community Development Director

Ordinances - Second Reading/Passage:

14. Ordinance No. 60-16, Adopting the 2017 Budget and 2017-2030 Capital Improvement Plan
 - Cathleen Koch, Administrative Services Director
15. Ordinance No. 61-16, Amending RMC Title 15, Solid Waste Relating to Rates and Other Administrative Matters
 - Pete Rogalsky, Public Works Director
16. 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
17. Ordinance No. 63-16, Adopting the Proposed 2016 Amendments to the Comprehensive Plan
 - Kerwin Jensen, Community Development Director

Resolutions – Adoption:

18. Resolution No. 162-16, Authorizing Execution of a Purchase Agreement with Myers Power Products, Inc. for the Purchase of Two Metalclad Switchgears for the Snyder Substation and Leslie Rd Substation Facilities
 - Bob Hammond, Energy Services Director
19. Resolution No. 199-16, Approving a First Amendment to the 2009 Wholesale Water Supply Agreement with the City of West Richland
 - Pete Rogalsky, Public Works Director
20. Resolution No. 214-16, Authorizing Submission of Grant Forms to the U.S. Department of Housing and Urban Development for HOME Investment Partnership Program and Authorizing its Use for the City's 2017 Homeownership Program
 - Kerwin Jensen, Community Development Director

21. Resolution No. 215-16, Authorizing Submission of Grant Forms to the U.S. Department of Housing and Urban Development for Community Development Block Grant Funds for 2017
 - Kerwin Jensen, Community Development Director
22. Resolution No. 216-16, Establishing a Date to Meet with the Proponents of the Jericho Road Annexation
 - Kerwin Jensen, Community Development Director
23. Resolution No. 217-16, Adopting the Capital Facilities Plan for the Proposed Urban Growth Expansion Area North of Horn Rapids Road
 - Kerwin Jensen, Community Development Director
24. Resolution No. 218-16, Authorizing Relinquishments of Easements at Rossell Avenue and Hunt Avenue
 - Pete Rogalsky, Public Works Director
25. Resolution No. 222-16, Awarding Bid to Carpenter Drilling, LLC for Jason Lee Irrigation Well Drilling Project
 - Pete Rogalsky, Public Works Director

Expenditures - Approval:

26. Expenditures from October 24, 2016 - November 4, 2016 for \$12,909,003.17 including Check Nos. 239181-239574, Wire Nos. 6281-6293, Payroll Check Nos. 112239-112754, and Payroll Wire/ACH Nos. 9661-9682
 - Cathleen Koch, Administrative Services Director

Items of Business:

27. Resolution No. 221-16, Authorizing a Fourth Amendment to the Purchase and Sale Agreement with The Crown Group, Inc. for 650 George Washington Way
 - Kerwin Jensen, Community Development 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

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

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: 11/15/2016

Agenda Category: Presentations

Key Element:

Subject:

CityView Video: Water2Wine Cruises

Department:

Assistant City Manager

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

CityView Video: Water2Wine Cruises

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Public Hearing

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Proposed Amendments to the 2016 Budget - Ordinance No. 67-16

Department:

Administrative Services

Ordinance/Resolution Number:

67-16

Document Type:

Presentation

Recommended Motion:

Public hearing only, item is also included on tonight's agenda as first reading of Ordinance No. 67-16.

Summary:

A public hearing is necessary for Ordinance No. 67-16, amending the 2016 Budget.

The public hearing notice was posted on November 13, 2016. First reading of the ordinance amending the 2016 Budget will occur on November 15, 2016, with the second reading and passage currently scheduled for the December 6, 2016, Council meeting.

Fiscal Impact:

Yes The total proposed increase in appropriations to the 2016 operating budget is \$5,346,676.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Public Hearing

Key Element: Key 3 - Economic Vitality

Subject:

Consideration of the Dallas Road/Cowlitz Boulevard Annexation Request - Ordinance No. 68-16

Department:

Community & Development Services

Ordinance/Resolution Number:

68-16

Document Type:

Public Hearing Item

Recommended Motion:

No action required at this time.

Summary:

This public hearing has been scheduled to provide Council with an opportunity to hear from the public concerning the proposed annexation of a 2.3 acre parcel located in South Richland, east of Dallas Road and north of Cowlitz Boulevard. The owners of the property requesting annexation are RP and Linda Anatatmula.

Council has reviewed this proposal previously through the adoption of Resolution No. 112-16, which authorized the commencement of annexation proceedings. The Planning Commission held a public hearing and recommended adoption of R1-10 Single Family Residential zoning for the property and the Benton County Boundary Review Board approved the proposal. A formal annexation petition was authorized by Council through Resolution No. 173-16 and the signed petition was officially certified by the County Assessor. The final step in the annexation process beyond Council conducting the public hearing requires the adoption of an ordinance approving the annexation request. A draft annexation Ordinance No. 68-16 has been prepared for Council's consideration and is included in tonight's consent agenda.

Fiscal Impact:

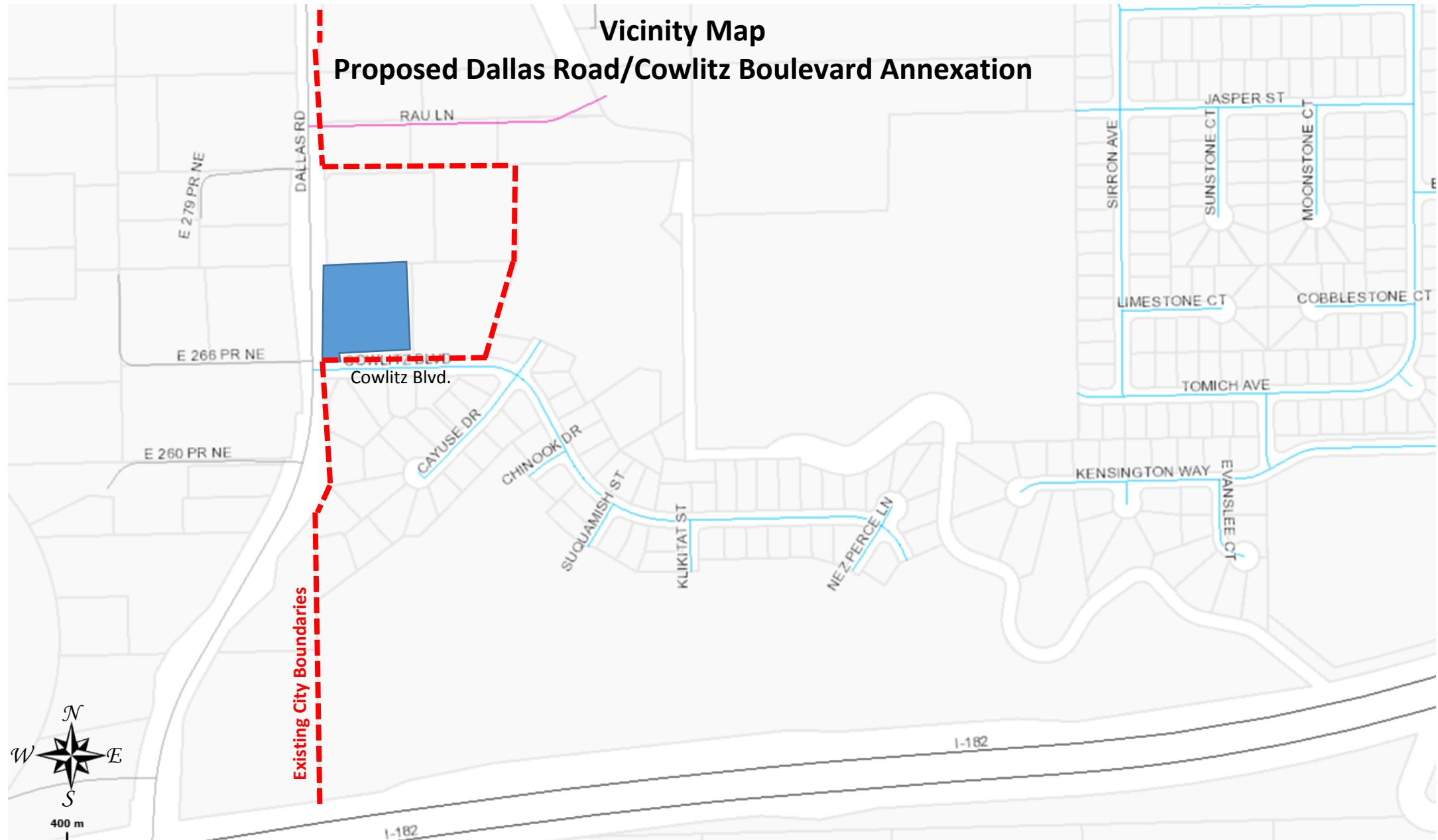
The proposed annexation is anticipated to have minor positive fiscal impacts to the City, both initially and when full build-out of the property would be achieved in the future. A copy of staff's analysis is attached.

Attachments:

1. Vicinity Map
2. Fiscal Impact Report
3. Boundary Review Board Letter
4. Annexation Petition

Vicinity Map

Proposed Dallas Road/Cowlitz Boulevard Annexation



FISCAL IMPACT – PROPOSED DALLAS ROAD/COWLITZ BOULEVARD ANNEXATION

INTRODUCTION

This fiscal analysis has been prepared by staff to identify the impacts of the proposed Dallas Road/Cowlitz Boulevard annexation to the City. The following is a summary of the analysis that was completed and an explanation of the assumptions used in this analysis.

The analysis included in this report focuses on the potential impacts of the annexation to the City's General Fund. Enterprise funds such as medical services, electrical, water, sewer and storm drainage are, by their nature, self-sustaining and, as such, should have neither a significant positive or negative fiscal impact on the City.

REVENUES

The revenue that would be generated by the proposed annexation is largely dependent on the amount of development that occurs in the area over time. Table I provides an estimate of the revenues that would be produced from the annexation area based only on the existing level of development. Table II provides a revenue estimate at full build-out of the annexation area. This full build-out scenario is based on the likely maximum level of development allowed under the zoning regulations applied to the proposed annexation area.

**TABLE I –Dallas Road/Cowlitz Boulevard Annexation Proposal
Projected Revenue – Year 2016**

<u>Revenue Source</u>	<u>Rate</u>	<u>Basis</u>	<u>Annual Amount</u>
Property Tax	\$2.94695149/assessed valuation	\$45,850 assessed value	\$135

**TABLE II – Dallas Road/Cowlitz Boulevard Annexation Proposal
Projected Revenue – Full Build-Out**

<u>Revenue Source</u>	<u>Rate</u>	<u>Basis</u>	<u>Amount</u>
Property Tax	\$2.94695149/assessed valuation	\$2,292,700 total assessed value	\$6,756
Permit Fees ¹	\$46/person	18 persons	\$830
Utility Taxes ²	\$240/person	18 persons	\$4,320
Sales Taxes ³	\$219/person	18 persons	\$3,942
Total			\$15,848

Table II Notes:

- ¹ Permit fees are based on the total 2016 adopted budget figures for licenses and permits, (\$2,463,775) divided by the current population (53,410).
- ² Utility taxes based on adopted budget figures for total utility tax revenue (\$12,864,482) divided by estimated number of current population (53,410).
- ³ Sales tax determined by total sales and use tax revenue (\$11,704,434) divided by current population (53,410).

Table II Assumptions:

- Assumes site would be developed at a density of 3.3 units/gross acre, which is a typical density for R-1-10 zoned properties in South Richland.
- Average value of new construction for a single-family residence is \$327,525 according to 2015 year building permit activity records.
- Assumes 2.6 persons/household (2016 OFM Estimate).
- Assumes all new development will be served by City utilities.

No estimate has been provided on the length of time it would take to achieve full build-out of the proposed annexation area. This would be dependent upon any number of factors, including the desires of the property owner and market conditions. Rather, the two tables are offered as a comparison of revenues that would be generated from the area based on its existing and maximum potential levels of development.

PUBLIC ASSETS

Existing Infrastructure

There is no infrastructure in the area that the City would inherit as a result of this annexation. No public right-of-way is located within the proposed annexation area. Cowlitz Boulevard, which forms the southern boundary of the annexation area is already a City street. Existing city water and sewer mains are located adjacent to the proposed annexation area.

DEMANDS FOR NEW/EXPANDED INFRASTRUCTURE

As development would occur within the area, water, sewer and electrical services would be extended to serve new development. Depending upon the number of lots created within the annexation area, an access road may need to be extended into the site and additional traffic created by new development would add to existing traffic volumes on City streets. New development would also trigger requirements for installation of storm drainage facilities and street lighting. Additional demands would be placed on the City's parks and open spaces. The developer would be responsible for the extension of City utilities, access roads, storm drainage facilities, street lighting, park dedication and/or payment of park fees.

The City's present system of development regulation/permitting ensures that, to a large degree, new residents are paying for the costs associated with the extension/expansion of City infrastructure. It also ensures that new development will not occur unless appropriate infrastructure improvements are put in place.

EXISTING SERVICES

Presently, the proposed annexation area is served by the following entities:

<u>Service</u>	<u>Service Provider</u>
Fire & Emergency Service	Benton County Fire District #4
Police Services	Benton County Sheriff's Department
Electrical Service	Benton County PUD #1
Water Service	No Service Currently Provided
Sewer Service	On-Site Septic Systems
Solid Waste Disposal	No Service Currently Provided

FUTURE DEMAND FOR SERVICES

As development of the proposed annexation area occurs, future demands would be placed on City services. Some of these services would not be greatly impacted. Emergency fire/medical protection would be provided from the new South Richland Station #74. As population increases, there would be more calls for service within the area.

City utility services, including power, water, sewer, and storm drainage would see increased usage. Present capacity of the City systems could accommodate this increased demand as the growth was anticipated and planned for in the City Comprehensive Plan. The fees charged for the connection to City utility services and the monthly user charges are designed to recover the costs associated with the provision of those services. Consequently, development within the proposed annexation area should not have fiscal impacts on those services.

Other services, including parks and recreation and library services, would likely see some increase in use. Table III demonstrates the effects of annexation, both initially and at full build-out, given the assumption that service levels and cost of service per capita will remain constant.

**TABLE III – Dallas Road/Cowlitz Boulevard Annexation Proposal
Expense of Providing City Services**

Service	Annual Cost of Service	Level of Service ¹	Cost of Annexation ²	
			Initial	Full Build-Out
Fire & Emergency Service ³	\$140/person ³	5 minute emergency response time	\$0	\$2,520
Police ⁴	\$245./person ⁴	1.24 police/ 1,000 population	\$0	\$4,410
Parks ⁵	\$127/person ⁵	2.8 acres/1,000 population	\$0	\$2,286
Street ⁶ Maintenance	\$55/person	None established	\$0	\$990
Library ⁷	\$39/person	None established	\$0	\$702
Administrative Services ⁸	\$171/person	None established	\$0	\$3,078
Total			\$0⁹	\$13,986

Notes for Table III:

¹Level of Service reported from City of Richland Comprehensive Plan

²Cost of Annexation – Initial Impacts are based on current estimate of 0 persons residing within the proposed annexation area. Full build-out figures are based on projected population of 18 persons in 7 residences.

³Represents total current expense '16 budget for fire and emergency services (\$7,478,786) divided by current city population (53,410).

⁴Represents total current expense '16 budget for police (\$13,082,820) divided by current city population (53,410).

⁵Represents total current expense '15 budget for parks and facilities and recreation (\$6,787,592) divided by current city population (53,410).

⁶Represents streets capital construction fund '15 budget (\$2,974,930) divided by current city population (53,410).

⁷Library costs were derived by dividing 2015 total library budget (\$2,091,988) by total number of persons in the City (53,410).

⁸Administrative service costs represents the total current expense budgets for City Manager, Assistant City Manager, City Clerk, City Attorney, Communications and Marketing, Cable Communications, Information Technology, and Community Development (\$9,143,914) divided by current city population (53,410).

⁹Costs for police and fire services would not likely be zero for existing levels of development, but are difficult to accurately quantify and would vary greatly based on the number of times that emergency calls for service were made.

Service costs for Table III include those services that are directly provided to residents and also include estimates for costs associated with general administrative services. Presumably, there would be some efficiencies accrued by the City in serving a larger population that would be located in a relatively small geographical area that is immediately adjacent to the City's existing service boundaries. Costs for actually providing services listed in Table III are somewhat overstated. The per capita listing for fire and emergency services, police services and administrative services assumes that all expenses associated with providing services are directly related to residential uses.

Clearly, there are costs associated with providing services to commercial and industrial lands as well. The estimated costs of park and library services may be slightly overstated also, as some service is provided to non-City residents, which, if accounted for, would slightly decrease the per capita costs reported here. Finally, Table IV provides some comparison of the costs and revenues associated with the proposed annexation.

**TABLE IV – Dallas Road/Cowlitz Boulevard Annexation Proposal
Summary of General Fund Revenues and Expenses**

	Estimated Number of Households	Projected Revenues	Projected Expenses	Net Annual Benefit
Initial Annexation	0	\$135	0	\$135
Annexation at Max. Build-Out	7	\$15,848	\$13,986	\$1,862

CONCLUSION

Staff concludes that the proposed Dallas Road/Cowlitz Boulevard annexation would have slight positive fiscal impacts to the City both at the time of initial annexation and at the time that the area is fully developed. The City's enterprise funds would not be negatively impacted as expenses associated with providing power, water, sewer, storm drainage and solid waste disposal would necessarily equal the revenues associated with providing such services.

A general rule of thumb holds that the costs of providing services to residential neighborhoods generally exceed the revenues derived from those residential areas. This analysis presumes that additional sales tax would be generated from future development in the area at the same proportion as the rest of the City. However, to the extent that retailers performing market studies consider community growth, additional population may have the effect of stimulating new retail development. Ultimately this could increase the per capita sales tax revenue that the City receives.

There are other factors that are difficult to quantify. If the area is not annexed, and some level of development occurs, City services will still be directly impacted. The street system will be forced to handle more traffic, and park and library use may increase, along with police and fire service calls. However, without annexation the City will not receive any revenues from those unincorporated developments. In total, the drain on City services would likely be greater without annexation than with annexation.

Annexation also provides the City with some opportunity to control the development so that it conforms to City plans and standards. Street layout and design, the extension of street and utility corridors to adjacent parcels, the overall density of development, and the dedication of park and open spaces are all issues that the City would not control if annexation does not occur.

**BENTON COUNTY
BOUNDARY REVIEW BOARD**

Prosser 786-5612
Fax # 786-5629

P.O. Box 910 - Planning Annex
1002 Dudley Avenue
Prosser, Washington 99350

Tri-Cities 736-3086

July 25, 2016

Rick Simon, Development Services Manager
City of Richland
840 Northgate Drive
Richland WA 99352

RE: Annexation request by the City of Richland of approximately 2.3 acres
BRB 2016-002

Dear Mr. Simon:

Having reviewed the proposed Intent to Annex by the City of Richland for 2.3 acres on Lot 3 of Short Plat 1585 located in Section 20, Township 9 North, Range 28 East, W.M., with an assessed valuation of less than two million dollars it is my determination that review of this matter by the Benton County Boundary Review Board is not necessary for the protection of the interest of the various parties involved in this annexation.

Therefore, per RCW 36.93.110, I hereby declare that review by the Board is not necessary.

You should be aware of the fact that once the minimum requirement of ten acres and/or \$2,000,000 evaluation is reached by one or a series of potentially exempt items, I can no longer grant an exemption and a full request for review must be filed with the Boundary Review Board to include the total area that is being annexed piecemeal at the present time.

Per the Boundary Review Boards Rules of Procedure this approval is valid for a period of three years. After expiration of the three year time period, an uncompleted annexation must be re-filed with the Board for approval, in light of changed conditions or circumstances.

If you have any questions with reference to this matter do not hesitate to contact the Benton County Boundary Review Board, Chief Clerk at 786-5612 (Prosser) or 736-3086 (Tri-Cities).

Sincerely,



LESLIE HAUER, Chairman
BENTON COUNTY BOUNDARY REVIEW BOARD

LAH:djh

cc: Assessor's Office encl. Legal and map
GIS Dept. encl. legal and map

**PETITION FOR ANNEXATION
TO CITY OF RICHLAND, WASHINGTON**

Proposed Annexation Name: **Dallas Road/Cowlitz Boulevard Annexation**

The Honorable Mayor and City Council:

WE, the undersigned, who are the owners of not less than sixty percent (60%) in value, according to the assessed valuation for general taxation, of the real property geographically depicted on the map attached hereto as Attachment 1 and legally described in Attachment 2 attached hereto, lying contiguous to the City of Richland, Washington, do hereby petition that such territory be annexed to and made a part of the City of Richland under the provisions of RCW 35.13.130 et. seq. A list of all assessors' tax parcel numbers of the parcels within the proposed annexation area, the record owner of each parcel, and the assessed value of each parcel is set forth in Attachment 3.

Prior to the circulation of this petition, a meeting was held on the seventeenth day of May, 2016, between the initiating parties of this annexation and the Council of the City of Richland, at which time the Council passed Resolution No. 112-16, accepting the notice of intention to commence annexation proceedings for the real property geographically depicted on the map attached hereto as Attachment 1 and legally described in Attachment 2 attached hereto. Resolution No. 112-16 also (1) required the simultaneous adoption of the City's Comprehensive Plan to serve as the Comprehensive Plan for the proposed annexation area; (2) required the assumption of an appropriate share of all existing indebtedness of the City by the area to be annexed upon annexation authorized; (3) directed the planning commission to propose and forward a recommendation to the city council as to the most appropriate zoning designation for the area proposed to be annexed; and (4) authorized city staff to file an application with the Boundary Review Board for the proposed annexation.

A notice of intention to annex was duly filed with the Boundary Review Board. Jurisdiction of the Boundary Review Board was waived by the Chair of the Boundary Review Board on July 25, 2016. On September 6, 2016, the Council passed a resolution authorizing the circulation of an annexation petition for annexation of the real property geographically depicted on the map attached hereto as Attachment 1 and legally described in Attachment 2 attached hereto.

WHEREFORE, petitioners pray that the City Council of the City of Richland, Washington entertain this petition, fix a date for a public hearing hereon, and cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the City, and to post the notice in three public places within the area proposed for annexation specifying the time and place of the hearing and inviting all interested persons to appear and voice approval or disapproval of the annexation.

INSTRUCTIONS FOR SIGNING PETITION

The following conditions should be noted for those signing the petition as owners of property:

1. Each signature shall be executed in ink or indelible pencil and shall be followed by the name of the signer, the date of signing, and the property description of the property within the proposed annexation owned by the signor.
2. The signature of a record owner, as determined by the records of the county auditor, shall be sufficient without the signature of his or her spouse;
3. In the case of mortgaged property, the signature of the mortgagor shall be sufficient, without the signature of his or her spouse;
4. In the case of property purchased on contract, the signature of the contract purchaser, as shown by the records of the county auditor, shall be deemed sufficient, without the signature of his or her spouse;
5. Any officer of a corporation owning land within the area involved, who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign under oath on behalf of such corporation, and shall attach to the petition a certified excerpt from the bylaws of such corporation showing such authority.
6. When property stands in the name of a deceased person or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the equivalent to the signature of the owner of the property; and
7. When a parcel of property is owned by multiple owners, the signature of an owner designated by the multiple owners is sufficient.

Assessor's Parcel Numbers: 1-20982011585003
Property Owner: RP & Linda Anantatmula

Signature:

By: R. P. Anantatmula Date: 9/19/16

Name of Person Signing:

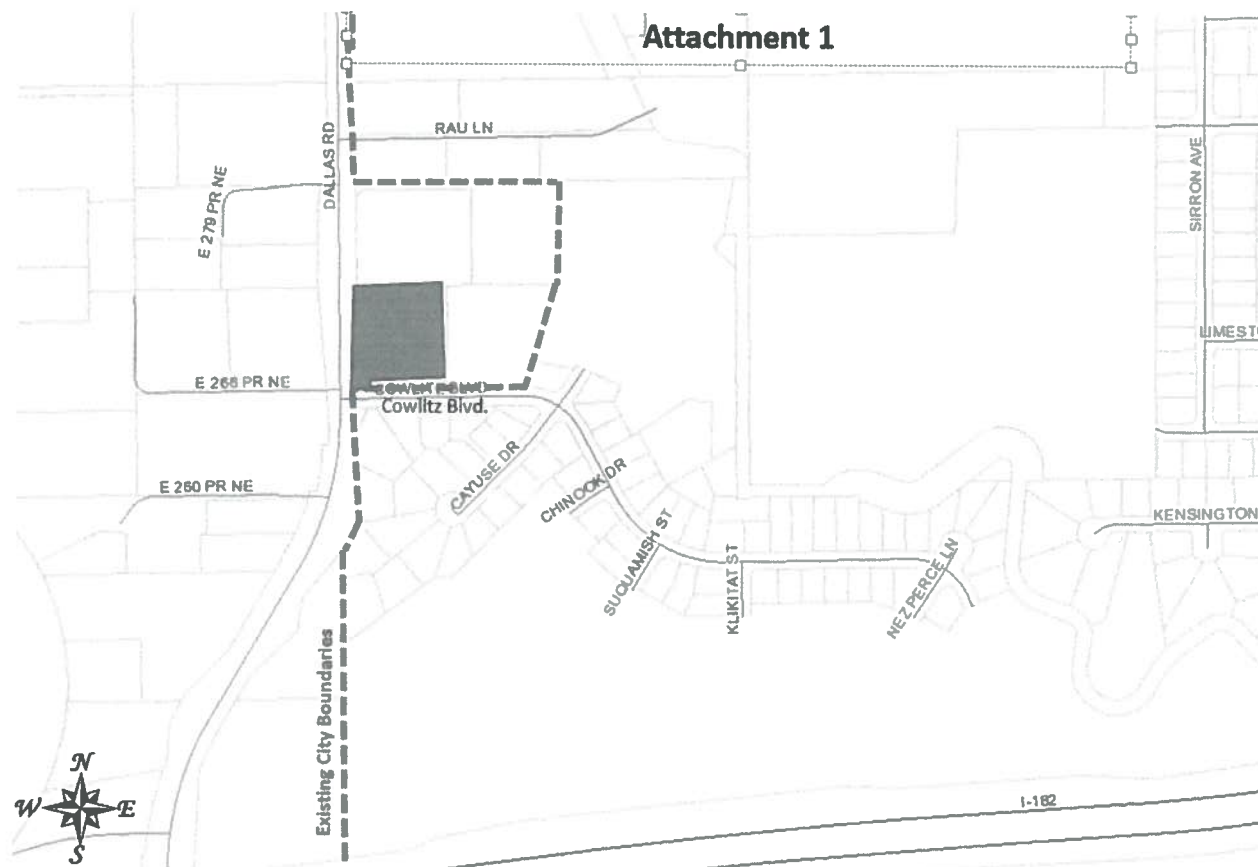
RAMAMOCHAN P. ANANTATMULA

Signature:

By: Linda M. Anantatmula Date: 9/19/16

Name of Person Signing:

Linda M. Anantatmula



Attachment 2

Legal Description for Proposed Dallas Road/Cowlitz Boulevard Annexation

Real property located in the Section 20, Township 9 North, Range 28 East of the Willamette Meridian, Benton County, Washington and being more particularly described as follows:

Lot 3 of Short Plat #1585.

This description includes the following **County Parcel Identification Number:**

1-2098-201-1585-003

Attachment 3

Proposed Dallas Road/Cowlitz Boulevard Annexation

Parcel ID #	Name/Address	Acres	Value
1-2098-201-1585-003	RP & Linda Anantatmula 13815 E. Bellessa Lane Spokane Valley, WA 99206	2.3	\$45,850



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Public Hearing

Key Element: Key 7 - Housing and Neighborhoods

Subject:

2017 Community Development Block Grant and HOME Funding Recommendations - Resolution Nos. 214-16 and 215-16

Department:

Community & Development Services

Ordinance/Resolution Number:

214-16 and 215-16

Document Type:

General Business Item

Recommended Motion:

Public hearing only; no action required.

Summary:

The 2017 Annual Actin Plan (AAP) for the City of Richland and the Tri-Cities HOME Consortium is a supplement to the 2015-2019 Consolidated Plan. It describes proposed uses of 2017 funding from the US Department of Housing and Urban Development (HUD) and 2017 anticipated program income from repaid housing loans via the HOME Investment Partnership and Community Development Block Grant (CDBG) programs.

On June 22, 2016 the Planning Commission held a public hearing to receive citizen comments on the needs for the use of U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME funds.

The Planning Commission recommended the following use of CDBG funding: \$23,228 Elijah Family Homes; \$8,500 Senior Life Resources; \$9,072 Arc of Tri Cities; \$65,000 Richland Public Works; \$121,604 Richland Parks and Facilities; and \$48,400 for program administration.

HOME funds will be used for Consortium-related programs and expenses: Administration of the HOME Program \$46,833; Consortium Administration of Proposed Program Income \$10,000; Consortium Community Housing Development Organization (CHDO) \$70,249; and Consortium Down Payment Program \$351,248. Reinvestment of Consortium estimated Program Income into the Down Payment Program \$270,000.

The Planning Commission's recommendations have gone through a 30 day public comment period that ended on November 2, 2016.

The public hearing is an additional opportunity to receive comments on Richland's proposed use of CDBG funds and HOME funds (administered by Richland) for all three cities.

Each respective city will have undergone public comment periods, advisory board review and Council consideration of this matter prior to submittal to HUD by April 15, 2017. The submittal of the Annual Action Plan maintains the Tri-Cities HOME Consortium's ability to receive 2017 HOME Investment Partnership funding, but not the obligation.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Public Hearing

Key Element: Key 3 - Economic Vitality

Subject:

Consideration of a Capital Facilities Plan to Support the Proposed Urban Growth Area Expansion North of Horn Rapids Road - Resolution No. 217-16

Department:

Community & Development Services

Ordinance/Resolution Number:

217-16

Document Type:

Public Hearing Item

Recommended Motion:

None

Summary:

The City and the Port of Benton have received 1,341 acres from the U.S. Department of Energy to provide local government with land for future industrial growth. In order for the City to be able to extend utilities to make the land suitable for industrial development, the City must first expand its Urban Growth Area (UGA) boundary to include this area. Under the Growth Management Act, the City must justify to Benton County that the land is needed and that the City has the capacity within its utility systems to serve the area.

A Master Plan for Urban Growth Area Expansion/Capital Facilities Analysis has been completed that demonstrates the City has adequate capacity to serve the area. The plan was reviewed by the Planning Commission at their regular meeting of October 26, 2016 and they have recommended adoption of the plan.

Draft Resolution No. 217-16 has been prepared to formally adopt the plan and is on Council's consent agenda.

Fiscal Impact:

The Capital Fiscal Analysis shows that the City will receive sufficient funds through land sales and taxes generated by future development (\$23.4 million) to pay for the estimated costs of extending services to the area (\$17.1 million).

Attachments:

1. Master Plan/Capital Facilities Analysis
2. Planning Commission Minutes
3. Staff Report to Planning Commission

CITY OF RICHLAND/PORT OF BENTON

1,341 ACRE MASTER PLAN URBAN GROWTH AREA EXPANSION CAPITAL FACILITIES ANALYSIS

NOVEMBER 2016

Prepared By:



J-U-B ENGINEERS, Inc.
2810 W. Clearwater Ave., Ste., 201
Kennewick, WA 99336

In Coordination with the City of Richland and Port of Benton

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INTRODUCTION

The City of Richland and Port of Benton recently acquired 1,341 acres of federally transferred property from the Department of Energy (DOE). Approximately 884 of the 1,341 acres are located outside of the current City of Richland Urban Growth Boundary (UGB). As a result, the City of Richland and the Port of Benton have requested to expand the UGB to include this additional property. The request includes adding an additional 300 acres of land recently acquired by Energy Northwest from DOE. The total Urban Growth Area (UGA) request covers approximately 1,187 acres. However, included in the request is to remove approximately 283 acres of DOE property that is located within the existing City UGB. This property is generally known as a portion of the 300 area. DOE has no plans to incorporate a portion of the 300 area into the City of Richland in the near future.

As a result, this report evaluates the capacity of the City of Richland to provide the necessary capital facilities to service the expanded proposed UGA, an area of approximately 1,187 acres, shown in Figure 1. With 283 acres of existing UGA to be removed, the net overall UGA expansion to the City of Richland is approximately 904 acres. Capital facility requirements and service capacities for this area are projected for the both the 6-year and 20-year time periods. In addition, capital facility costs are projected for the 6-year time period.

The Washington State Growth Management Act (GMA) of 1990 requires that cities conduct a Capital Facilities Analysis (CFA), that shows they have the capacity to serve the Urban Growth Area (UGA) within their jurisdiction and that they adopt a Capital Facilities Plan (CFP) as part of their comprehensive plans, in order to ensure that utilities, transportation, and other public facilities will be reasonably available to accommodate planned growth over the next twenty years. Capital facilities provide the basic infrastructure of the community and are critical if growth is to be accommodated.

This CFP complies with the Growth Management Act (RCW 36.70A.070 (3) and WAC 365-195-315) in order to assure that the 1,341 Acre Master Plan Urban Growth Area (UGA) can meet the concurrency requirements of RCW 36.70A.020 (12), and WAC 365-195-210. RCW 36.70A.020 (12) of the Growth Management Act includes a goal to:

“..ensure that those public facilities and services necessary to support development shall be adequate to service the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards”.

WAC 365-196-415(1) and RCW 36.70A.070 (3) requires that CFPs must address at least the following:

- (a) An inventory of existing capital facilities owned by public entities, also referred to as "public facilities," showing the locations and capacities of the capital facilities;*
- (b) A forecast of the future needs for such capital facilities based on the land use element;*
- (c) The proposed locations and capacities of expanded or new capital facilities;*
- (d) At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and*
- (e) A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.*

Figure 1

UGA Study Area

Legend

- 

City Limits
- 

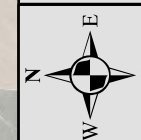
Existing UGA Boundary
- 

Proposed UGA Boundary
(1,187 acres)
- 

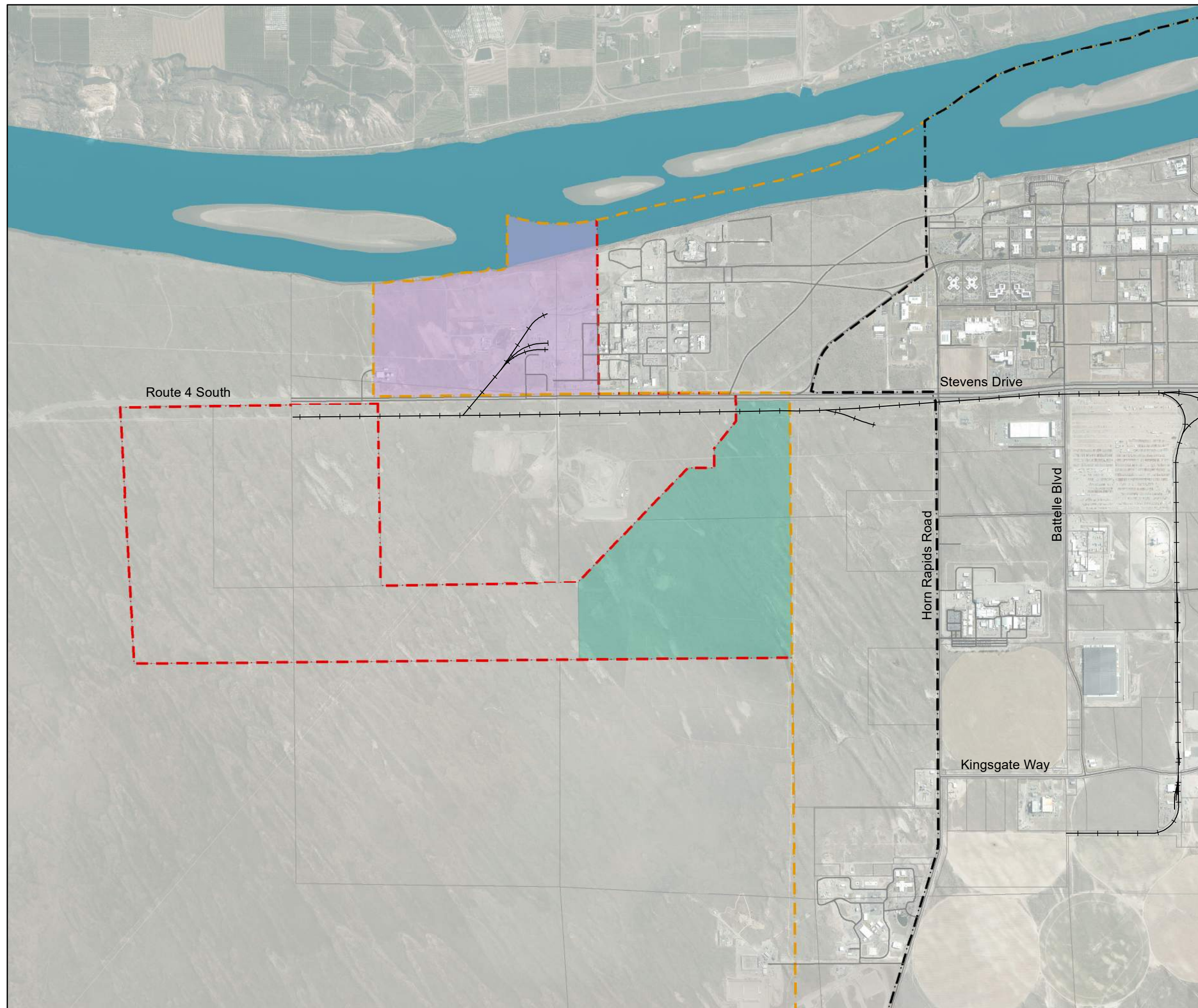
Existing UGA To Be Removed
(283 acres)
- 

6-Year Planning Area
(385 acres)

0
2,000
4,000 Feet



Date: Nov 7, 2016



PROPOSED LAND USE DESIGNATION

Currently the City of Richland has designated a majority of an area in North Richland as Industrial west of Stevens Drive and Business Research Park east of Stevens Drive. It is anticipated that there is a need for future Industrial land in this area to accommodate expanding population.

The entire proposed UGA expansion area is proposed for Industrial land use. Several inquiries to develop this area for large lot (200+ acres sites) light industrial and public uses over the past few years also occurred due to the site features. As the City continues to develop the Horn Rapids Industrial Area to the south of the UGA Expansion area, the amount of large industrial sites is unavailable. This issue continues to increase the need to expand urban services to this site where large 200+ acre lots are available for single users to develop. It is anticipated that potential users would purchase large lots for the ability to expand and/or to allow for property buffering if needed in the future. Specific industrial, manufacturing, and/or research related uses are anticipated to be located in this area.

DEFINITIONS

While the GMA requires jurisdictions to prepare a Capital Facilities Plan it does not specifically define what a Capital Facility is. The GMA defines public facilities as including “streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.” It defines public services as including “fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.” The GMA also defines “urban governmental service” or “urban service” in WAC 365-196-200 (19) to include:

“...those public services and public facilities at intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.”

While the Growth Management Act does not specifically define a Capital Facility, over the years the Growth Management Hearings Board (GMHB) has provided the following guidance:

For purposes of conducting the inventory required by RCW 36.70A.070(3)(a), “public facilities” as defined in RCW 36.70A.030(13) are synonymous with “capital facilities owned by public entities.” *West Seattle Defense Fund v. City of Seattle, CPSGMHB Case 94-3-0016, FDO April 4, 1995, as cited in EWGMHB Case 06-1-0009c, FDO March 12, 2007.*

The board further defined capital facilities as what is required to fulfill the GMA obligation:

“The Board holds that a Capital Facilities Element (CFE) must include all facilities that meet the definition of public facilities set forth in RCW 36.70A.030(12). All facilities included in the CFE must have a minimum standard [level of service] (LOS) clearly labeled as such (i.e., not “guidelines” or “criteria”), must include an inventory and needs assessment and include or reference the location and capacity of needed, expanded, or new facilities. (RCW 36.70A.070(3)(a), (b) and (c). In addition, a CFE must explicitly state which of the listed public facilities are determined to be “necessary for development” and each of the facilities so designated must have either a “concurrency mechanism” or an “adequacy mechanism” to trigger appropriate reassessment if service falls below the baseline minimum standard. Transportation standards are the only facilities required to have a concurrency mechanism, although a local government may choose to adopt a concurrency mechanism for other facilities.” Jody L. McVittie v. Snohomish County, CPSGMHB Case No. 01-3-0002, FDO, July 25, 2001, as cited in EWGMHB Case 06-1-0009c, FDO March 12, 2007.

And in Wilma et al v. Stevens County, EWGMHB Case 06-1-0009c, FDO March 12, 2007, the Eastern Board included:

“streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools...fire protections and suppression, law enforcement, public health, education, recreation, environmental protection and other governmental services. (WAC 365-195-200(12) and (13).”

The Washington Administrative Code (WAC) was updated in 2010, after the cases above were determined. WAC 365-196-415 provides guidance as to which capital facilities should be included in the inventory. At a minimum, they should include water systems, sanitary sewer systems, storm water facilities, reclaimed water facilities, schools, parks and recreational facilities, police and fire protection facilities.

“Public Facilities” are defined by WAC 365-196-200 (14) to include:

“..streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.”

“Public Services” are defined by WAC 365-196-200 (15) to include:

“...fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.”

In addition, WAC 395-196-210 provides the following definitions:

"Concurrency" means that adequate public facilities are available when the impacts of development occur, or within a specified time thereafter. This definition includes the concept of "adequate public facilities"...".

"Adequate public facilities" means facilities which have the capacity to serve development without decreasing levels of service below locally established minimums.

"Utilities" or "public utilities" means enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, and water, and for the disposal of sewage.

The GMA further requires each jurisdiction to define capital facilities and identify which capital facilities and public services are included in their CFP. Additionally, each jurisdiction should clearly identify which capital facilities and public services are necessary to support development.

For the purposes of preparing this CFP, a “Capital Facility”, as identified in the City of Richland Capital Improvement Plan, is an existing City facility/infrastructure or new construction projects that add to the City’s infrastructure assets. The minimum threshold for a Capital Facility project is \$25,000 and may span over several years with multiple funding sources.

In order to limit capital facilities to major components which can be analyzed at a level of detail which is both manageable and reasonably accurate for this initial CFP, this report does not include capital outlay for such items as equipment, or the city's rolling stock. In addition, capital facilities that are normally provided by a private developer to service individual lots or businesses, such as minor streets and side sewers as a normal part of the subdivision or land development permit process, are not included.

Based on this, the City of Richland has determined that capital facilities must be in place or funding available, within six years to meet this concurrency requirement as required by RCW 36.70A.070(6). Using the above requirements and definitions, the City has identified the following is a list of the types of capital facilities that are required to meet the concurrency requirement:

- Parks and Recreation Facilities
- Schools
- Municipal Facilities
- Fire and Emergency Service Facilities
- Police Service Facilities
- Emergency Dispatch Communications Facilities
- Library Facilities
- Irrigation District Facilities.
- Transportation
- Sewers

- Surface and Stormwater Management
- Domestic Water
- Other Governmental Services
- Solid Waste
- Electrical

The capital facilities listed above are further divided into three main categories that classify the level of concurrency required. These categories are identified as follows:

Category 1 - Locally Provided Regulatory Concurrency

A public facility or service, owned and operated by the City of Richland, that is either in place, or for which there is a financial commitment in place, to provide the service within six (6) years. All Category 1 capital facilities will be subject to City of Richland GMA concurrency requirements.

Based on the wording of WAC 360.196.840(2) the City of Richland may determine which public facilities and services will be required to “support development” and therefore meet the concurrency requirements of the GMA. Consequently, after reviewing all of the capital facilities that will be required for growth when the expanded urban growth area comes under city control, the City of Richland has determined that **streets and roads, domestic water, sanitary sewers, and electric power** are Category 1 capital facilities and will be subject to the concurrency requirements of the Growth Management Act.

Streets and roads are included under this category as a result of both the requirements of RCW 36.70A.070(6)(a) of the Growth Management Act and because of concerns relating to traffic congestion and safety. Sewer, water, and power are included because of both the requirements and recommendations of WAC 365.196.840(2) and because of their critical relationship to public health and safety, and environmental quality.

Category 2 - Locally Provided Planning Concurrency

A public facility or service, owned and operated by the City of Richland for which goals and policies have been adopted, capital facilities planned, and funding needs projected, which is not required to either be in place or have a financial commitment at time of development.

The City of Richland has determined that **fire protection, law enforcement, parks and recreation, solid waste, and storm water management** are all Category 2 capital facilities. For fire protection this decision is based on the ability of current laws to assure that new growth will meet minimum fire protection standards. For the remaining facilities and services, it is based on the range of acceptability in service levels for these facilities, and the less quantifiable impacts these facilities have directly on public health and safety. Upon the annexation of this urban growth area by the City of Richland, these capital facilities will be funded as part of the City’s ongoing adopted capital facilities budget. This budget process, upon approval of the Richland City Council, will then become the funding level for these facilities.

Category 3 - Provided by others Planning Concurrency

A public facility or service, which is either owned or operated by the state or federal government, or an independent district or utility, and that: 1) is in place or has a financial commitment in place to provide the service within six (6) years; or 2) for which goals and policies have been adopted, capital facilities planned, and funding needs projected, which is not required to be in place or have a financial commitment at the time of development.

The City of Richland has determined that **schools** (Kennewick & Richland School Districts), **libraries** (Richland Public Library), **transit** (Ben Franklin Transit), **natural gas** (Cascade Natural Gas and Williams-Northwest Pipeline), and **communications** (Frontier and other local providers) are all Category 3 capital

facilities and are not subject to concurrency requirements. The City will work with these service providers to reach an agreement on ways to ensure that these services are reasonably available when needed to serve projected growth. This decision was based on: 1) The inability of the City of Richland to allocate the required funding for these facilities; 2) The broader range of acceptability in service levels for some of these facilities as determined through public involvement; and, 3) The less quantifiable impacts some of these facilities have on public health and safety.

As identified in Categories 2 and 3 these public facilities and services only require planning concurrency by the City of Richland. The City of Richland has established goals and policies regarding the siting of these capital facilities, and has determined whether these capital facilities have sufficient capacity to serve the projected growth. The City is not required to commit financing for the development of these facilities, for Category 2 facilities, only a general financial commitment needs to be in place, and a general commitment is all that is required for a Category 3. Coordination with the purveyors of these facilities and services to assure that adequate facilities are available to accommodate growth is required. Where the City of Richland does not have the authority to commit financing for the maintenance of Category 2 and 3 public facilities and services, there is not a requirement for concurrency.

The purpose of this analysis is to identify whether the City of Richland has the capacity to provide Category 1 services to the proposed UGA expansion area and to identify the financial commitment required by the City to provide these services within six (6) years.

LEVELS OF SERVICE

As established above, the levels of service standards, for regulatory concurrency purposes, apply only to Category 1 capital facilities (streets and roads, water, sewer, and electrical power). The following paragraphs and tables define and establish levels of service for the Category 1 capital facilities.

“Level of service” (LOS) means an established minimum capacity for public facilities or services that must be provided per unit of demand or other appropriate measure of need, and is used as a gauge for measuring the quality of service. Levels of service need to be consistent with the growth projections of the Land Use Element of the City of Richland Comprehensive Plan. Under the concurrency requirements of GMA, if levels of service are set too high, it may result in the community not achieving its growth objectives. On the other hand, if levels of service are set too low, it may adversely impact the quality of life in the community. Even if concurrency is not required, LOS standards are valuable planning and budgetary tools.

LOS standards were initially established under the City of Richland Comprehensive Plan. These standards were reviewed, evaluated, and approved by the Richland City Council as a balance between economic feasibility and community benefit. For the purposes of this analysis, the City of Richland’s Level-of-Service criteria contained in their 2008 Comprehensive Plan were used. This was based on the assumption that Richland will have the ultimate responsibility for providing the necessary capital facilities for this area.

Table 1 defines LOS standards for Category 1 public facilities including; roads, water, and sewer. These LOS standards have been adopted as the standards that the City of Richland will use to evaluate future development approvals and will establish the basis for the future submission of capital budgets for approval within the UGA area.

Table 1. LOS Standards

Facility	Adopted LOS
Streets and Roads	
Local Roads	LOS D
Arterials	LOS D
Signalized Intersections	LOS D
Unsignalized Intersections	LOS D
Domestic Water	
Commercial Unit Flows	1,000 gallons/acre/day
Industrial Unit Flows	1,000 gallons/acre/day
Commercial Fire Flow	3,500 gpm for 3 hours
Industrial Fire Flow	4,000 gpm for 4 hours
Heavy Industrial Fire Flow	4,500 gpm for 5 hours
Sewer	
Residential Unit Flows	160 gallons/dwelling unit
Commercial Unit Flows	625 gallons/acre/day
Industrial Unit Flows	1,250 gallons/acre/day
Manning Pipe Roughness Coefficient	0.012
Minimum Sewer Velocity	2 feet/second

CAPITAL FACILITY INVENTORY

This section discusses existing facilities, owned by public entities, and provides information about the service provider, along with the location and capacity of the existing facilities.

Transportation

Streets

There is no existing roadway network internal to the proposed Urban Growth Area (UGA) Expansion Area. Only Stevens Drive, running north-south along the eastern side of the proposed Urban Growth Expansion Area provides immediate access. Roadways that will provide service to the proposed Urban Growth Area are described below.

Stevens Drive is a principal arterial roadway with a speed limit of 55 MPH that serves the Hanford area to the north of the proposed UGA Expansion Area. It has 6 lanes south of Horn Rapids Road and 4 lanes north of Horn Rapids Road. There are acceleration and deceleration lanes at intersections. North of Horn Rapids Road, Stevens Drive enters the Hanford Area and becomes Route 4 South.

Horn Rapids Road is a 2 lane minor arterial roadway that runs east-west within the existing Urban Growth Boundary approximately one-half mile to the south of the existing northern boundary of the UGA.

Kingsgate Way is a north-south minor arterial roadway with one lane in each direction and a two-way left turn lane. It has curb and gutter and a detached sidewalk on the east side just north of SR 240 along the RV Park frontage, but is a rural section further to the north. There are streetlights the full length of the roadway. It has a posted speed limit of 40 MPH. It provides access to residential development to the south of SR 240 but is discontinuous further south, with plans to extend it to Van Giesen Street (SR 224).

SR 240 is also known as the Vantage Highway west of Stevens Drive and is an east-west expressway that connects the City of Richland to areas to the west including the Hanford Site. It has a single through lane in each direction but at the intersection of Kingsgate Way it has deceleration lanes for right turns and, exclusive left turn lanes as well as acceleration lanes in both directions for vehicles turning onto the highway. A traffic signal will be constructed at the SR 240/Kingsgate Way intersection in 2017. The speed limit is 55 MPH. There are no sidewalk facilities as it has roadside ditches for stormwater. The City has programmed a multi-use pathway on the north side from Stevens Drive to Kingsgate Way.

George Washington Way parallels Stevens Drive to the east and serves the Tri-Cities Research District, the Port of Benton and the Pacific Northwest National Laboratories and Washington State University Tri-Cities. It is a 5 lane principal arterial through the heart of Richland. North of Horn Rapids Road, George Washington Way curves to the west to join Stevens Drive. Northbound, as it approaches Stevens Drive the only movement allowed is the northbound merge. Southbound Stevens Drive provides a left turn lane to access George Washington Way.

Traffic Volumes

Three existing intersections will provide primary access to the proposed UGA Expansion area and were evaluated for capacity purposes as part of this Capital Facilities Plan. Manual PM peak period turning movement volumes were collected in July 2016 at the three existing study intersections from 3:30 – 5:30 PM. Existing intersection lane configurations, traffic control and PM peak hour traffic volumes are depicted in Figure 2.

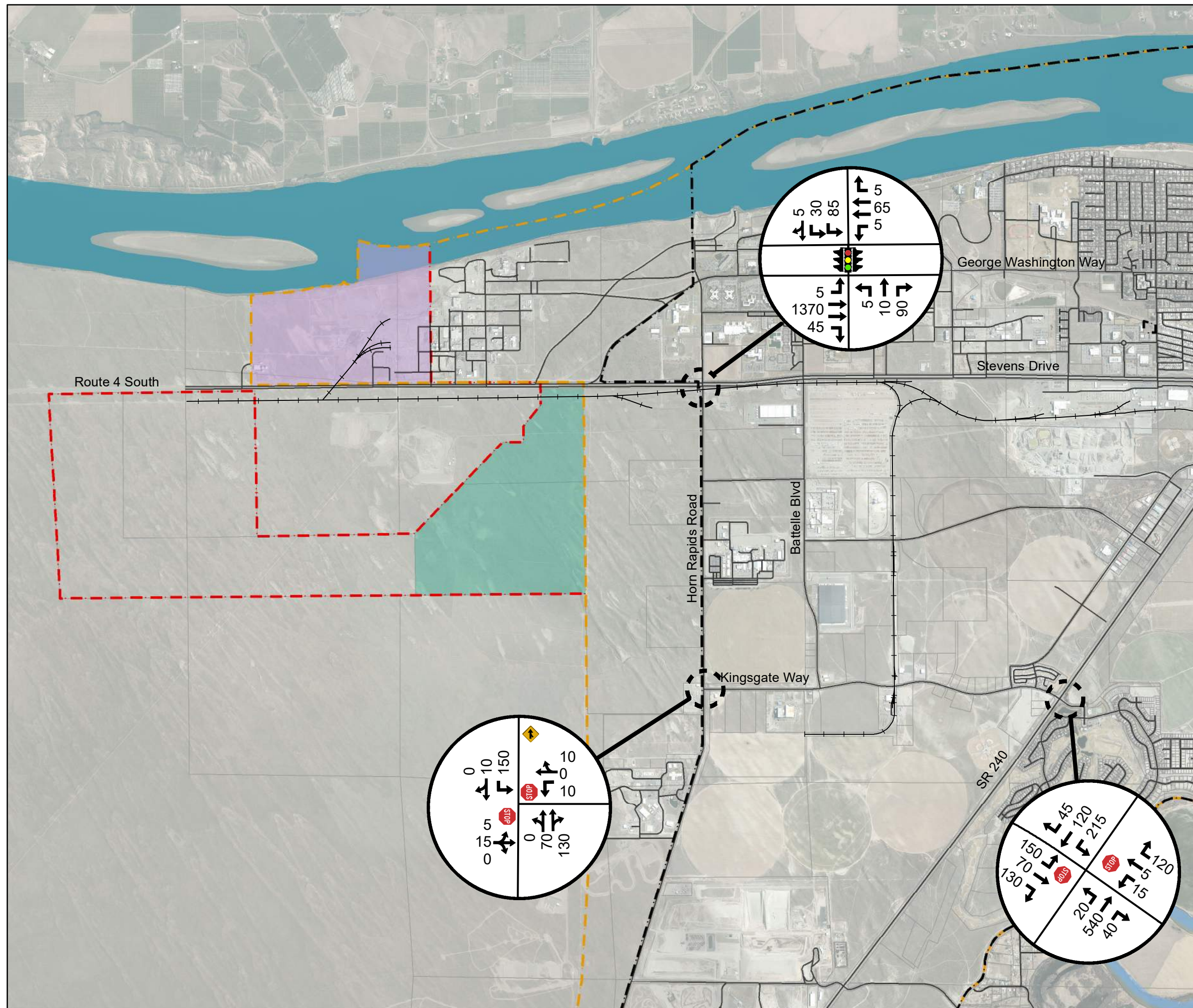
Figure 2

Existing Lane Configuration, Traffic Control and Volumes

- Legend**

 - City Limits
 - Existing UGA Boundary
 - Proposed UGA Boundary
 - Existing UGA To Be Removed
 - 6-Year Planning Area

0
2,500
5,000 Feet



Level of Service

The analysis of Level-of-Service (LOS) is a means of quantitatively describing the quality of operational conditions of a roadway segment or intersection, and the perception by motorists and passengers. Service levels are identified by letter designation, A to F, with LOS “A” representing the best operating conditions and LOS “F” the worst. Each LOS represents a range of operating conditions, and one or more measures of effectiveness (MOE) are used to quantify the LOS of a roadway element. For intersections, the MOE used is average control delay (seconds) per vehicle. While there are several methodologies for estimating the LOS of intersections, the most commonly used is that presented in the Highway Capacity Manual and is the methodology used in this study (HCM 2010). The Highway Capacity Manual LOS criteria for signalized and unsignalized intersections are summarized in Table 2.

Table 2. Level-of-Service Criteria for Intersections

Level of Service (LOS)	Average Control Delay (seconds/vehicle)	
	Signalized Intersections	Unsignalized Intersections
A	< =10	< =10
B	>10 - < 20	>10 - < 15
C	>20 - < 35	>15 - < 25
D	>35 - < 55	>25 - < 35
E	>55 - < 80	>35 - < 50
F	>80	>50
Source: Highway Capacity Manual 2010, Transportation Research Board, National Research Council, Washington, D.C., 2000.		

The signalized method is based on the capacity available to service the various movements at a signalized intersection, based on the amount of green time provided for each movement. The impacts of any conflicting movements, etc. for unsignalized intersections delay is based on the availability of gaps in the major street to allow minor street movements to occur. Delay results in driver frustration and anxiety, loss of time, unnecessary fuel consumption, and contributes to unnecessary air pollution.

The Benton Franklin Council of Governments and the City of Richland have adopted regional standards for intersection service standards at LOS “D”. These proposed criteria will be the basis for determining appropriate mitigation actions for future traffic volumes.

Peak hour traffic volumes and intersection geometry from Figure 2 were used to determine the delay and Level of Service at the intersections. The results of the capacity analysis and intersection delay for existing conditions are shown in Table 3.

Table 3. Summary of Existing PM Peak Hour Delay (sec) and Level of Service

Intersection	PM Peak Hour	
	Overall Intersection	Worst Approach
Stevens Drive/Horn Rapids	13.8/B	WB—68.3/E
Horn Rapids Road/Kingsgate Way	*	SB—12.9/B
SR 240/Kingsgate Way	* (1)	SB-268/F

LEGEND

60.8/E Delay and Level of Service using existing lane configurations

* Uncontrolled Movements (major street through) not provided for overall intersection Analysis for Two-way Stop Controlled Intersections

NB = northbound, SB = southbound, WB = westbound, EB = eastbound

- (1) The LOS with the traffic signal installed in 2017 will result in much improved service, providing LOS B and 15 seconds of delay for the overall intersection and LOS C with 22 seconds of delay for the worst (NB approach).

As shown in Table 3, the intersections of Stevens Drive/Horn Rapids Road and Horn Rapids Road/Kingsgate Way function with good Levels of Service. However, the intersection of SR 240/Kingsgate Way currently functions with an unacceptable Level of Service during the PM peak hour. This is caused by a steady stream of traffic on SR 240 during peak hours, this limits gaps which side-street traffic can cross or enter the flow of mainline traffic and has been the situation for several years. The City has funded, and the Washington State Department of Transportation has committed to constructing a traffic signal at the intersection of sr 240/Kingsgate Way in 2017..

Sanitary Sewer Service

Currently, there is no sanitary sewer service in the UGA Expansion Area. Sanitary sewer service in this area will be provided by the City of Richland. The City of Richland updated its General Sewer Plan (GSP) in 2016. The GSP update discusses the total capacity, utilized capacity, and remaining capacity of both the Wastewater Treatment Plant (WWTP) and the sanitary sewer collection system. The following is a summary of the WWTP capacity and the sanitary sewer collection system based upon this planning document.

Wastewater Treatment Plant

The City of Richland operates a wastewater treatment plant (WWTP) with primary sedimentation and secondary activated sludge treatment. Chlorine is injected prior to discharge to the Columbia River for disinfection. Solids are thickened with rotary drum thickner, anaerobically digested, dewatered on belt presses, and transported to the City composting facility to attain a Class A compost which is sold to the public through wholesale distributors.

The WWTP is sized for 11.4 million gallons per day (mgd) of sewer flow as noted in Table 4. According to the GSP, the maximum monthly flow for 2015 was 6.3 mgd (55% of rated capacity) and maximum monthly flow is projected to reach approximately 9 mgd (80% of rated capacity) in the next 20 years. The GSP identifies that Biological Oxygen Demand (BOD) and Total Suspended Solids (TSS) loading are both currently at approximately 80% of rated capacity. The Washington State Department of Ecology (WDOE) recommends improvement planning begin once average flow/load exceeds 85% for three consecutive

months or exceeds 100% design capacity for one month. Based upon this requirement, the GSP projects the need for a WWTP re-rating study to occur in 2020.

Table 4. Design Criteria – 2016 NPDES Permit

Parameter	Design Criteria	85% of Design
Average flow for maximum month	11.4 mgd	9.7 mgd
BOD ₅ loading for maximum month	17,250 lbs/day	14,663 lbs/day
TSS loading for maximum month	21,200 lbs/day	18,020 lbs/day
NH ₃ -N loading for maximum month	2,750 lbs/day	2,338 lbs/day

Collection System

The City of Richland sanitary sewer collection system consists of over 262 miles of pipe ranging in size from 6-inch to 54-inch in diameter. The total area that can be provided with public sewer service totals over 25,000 acres. The existing collection system also includes 14 sanitary sewer lift stations, which are classified as either local service or interceptor service depending on the area they serve.

The natural ground topography of the UGA Study Area is a gentle slope of 0.5% towards the south. Therefore, the entire UGA Study Area will have only one drainage basin to be served by one sanitary sewer gravity interceptor pipe. There is an existing 24-inch diameter sewer interceptor (Logston Interceptor) that extends as far north as Battelle Boulevard. Figure 3 depicts the existing sanitary sewer collection system in the vicinity of the UGA Study Area.

Potable Water Service

The UGA Study Area is outside of the current water service area of the City of Richland water system. The City of Richland prepared an update to its Water System Plan (WSP) in 2016, which provides 20-year planning numbers for water supply, demand, and distribution. The following is a summary of the City's potable water source capacity and the distribution system based upon this planning document.

Source Capacity

According to the WSP, the City of Richland has a total available water right of 34,948 acre-feet per year and 43,786 gpm for instantaneous flow. This total available water right converts to a Maximum Day Demand (MDD) of 63.0 MGD. The 2015 population-based MDD is 38.4 MGD per the WSP. The planning period for the WSP limited the future demand projections to year 2035 when MDD is projected as 55.25 mgd.

The City of Richland potable water sources include a wellfield and the Columbia River Water Treatment Plant (WTP). According to the WSP update, the wellfield has a total of 15 MGD capacity while the WTP has a capacity of 36 MGD.

Distribution System

There are currently twelve pressure zones in the City's water distribution system that receive water service. The natural topography of the UGA Study Area (elevation 410' to 380') places it within the City's Core 548 Pressure Zone which serves elevations 353'- 427'. There are existing Core 548 water pipes as far north as Horn Rapids Road. Figure 4 depicts the existing water distribution system near the UGA Study Area.

Figure 3

Existing Sewer System

Legend

- 

City Limits
- 

Existing UGA Boundary
- 

Proposed UGA Boundary
- 

Existing UGA To Be Removed
- 

6-Year Planning Area
- 

Property Lines
- 

Sewer Lift Station

Existing Pipe Size (in)

- 

Collector
- 

10
- 

12
- 

15
- 

18
- 

21
- 

24
- 

27
- 

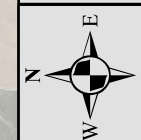
30
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36
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42
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54

0
2,000
4,000 Feet



Date: Oct 18, 2016

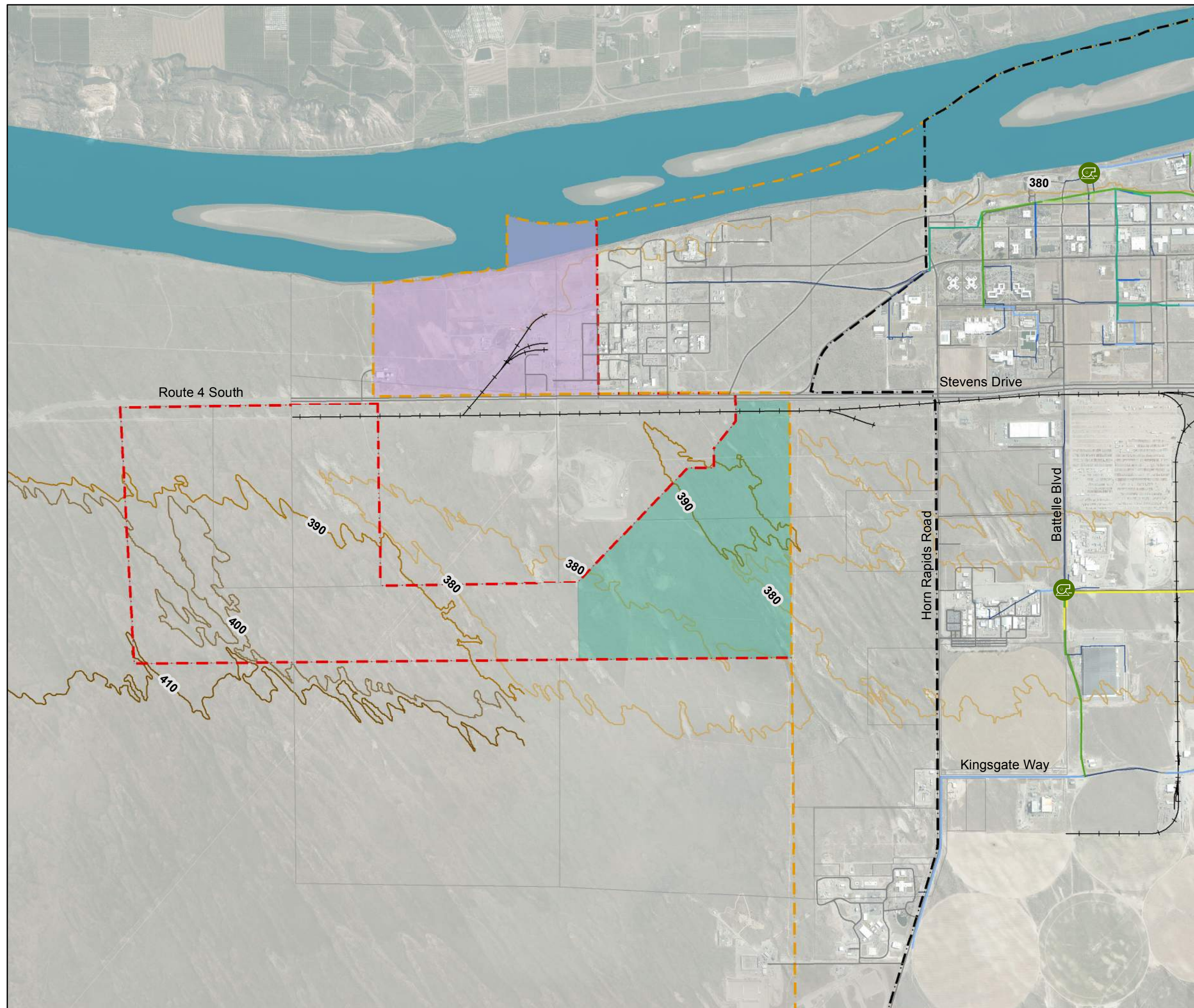


Figure 4

Existing Water System

Legend

- 

City Limits
- 

Existing UGA Boundary
- 

Proposed UGA Boundary
- 

Existing UGA To Be Removed
- 

6-Year Planning Area
- 

Booster Pump

Existing Pipe Size (in)

- 

6
- 

8
- 

10
- 

12
- 

14
- 

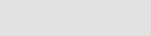
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18
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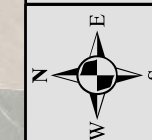
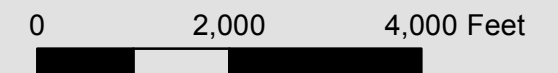
20
- 

24
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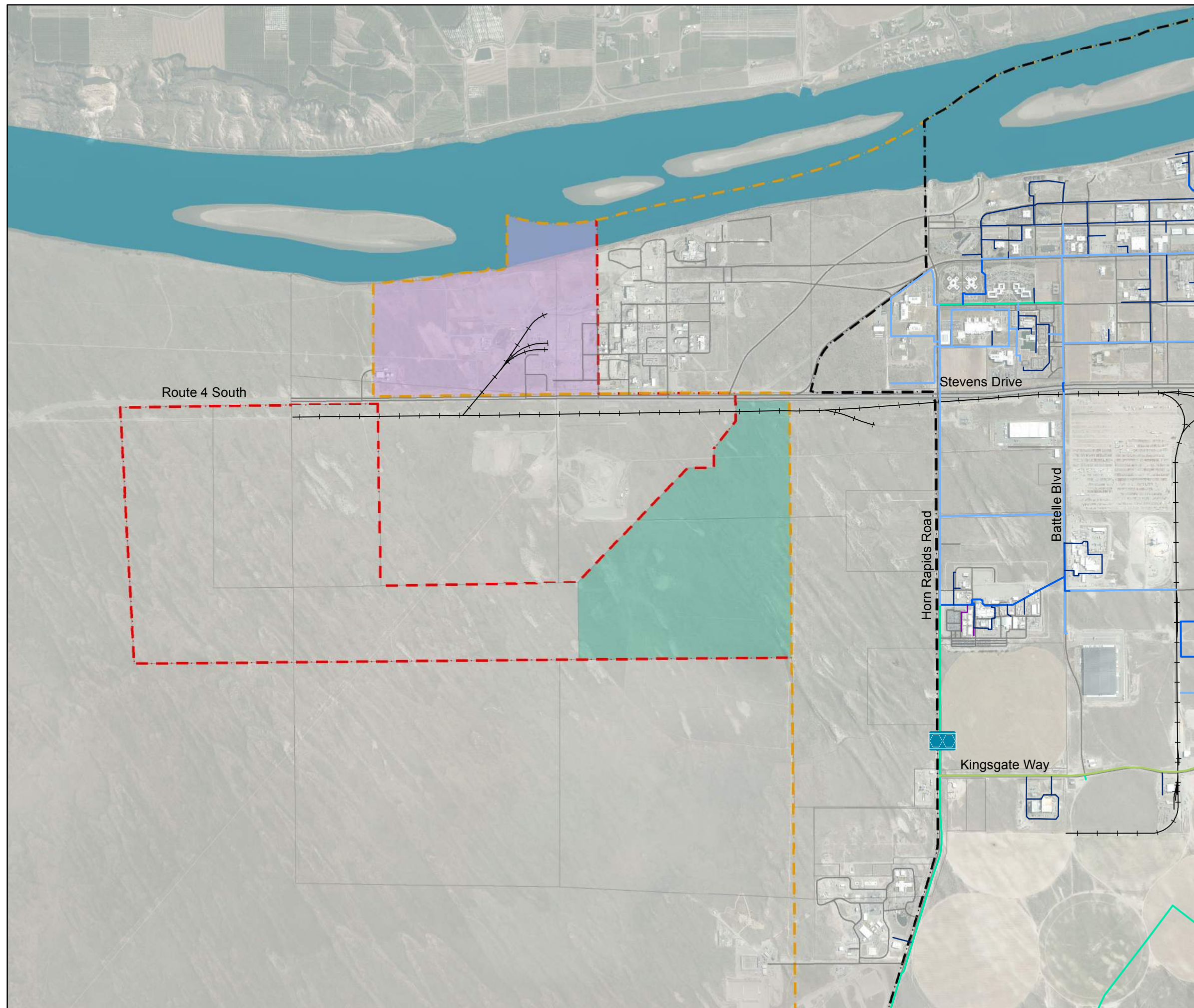
27
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30
- 

36



Date: Oct 18, 2016



Surface and Storm Water Management

Currently, there are no storm water systems within the UGA Study Area. There is a restriction of the placement of swales, ponds and other storm drainage facilities within the UGA study area. The southerly restriction area is located 1,969 feet north of the centerline of Horn Rapids Road and extends 15,781 feet north of the centerline of Horn Rapids Road. This is noted in the property deed restrictions Exhibit H item 5. Refer to Figure 5 for a graphical representation of the restriction area.

Other Governmental Services

Power

The City of Richland Energy Services currently has no electrical power services specified for the UGA Study Area. There are existing electrical facilities along Horn Rapids Road (east/west) and Stevens Drive (north/south) that provide service to existing developed area. City of Richland Energy Services has the ability to provide electrical service to the UGA Study Area. The Bonneville Power Administration (BPA) has an overhead transmission line that crosses the UGA Study Area east to west. The BPA transmission line cannot be used for electrical services for the UGA Study Area.

Natural Gas

The natural gas utility for the UGA expansion area is Cascade Natural Gas Corporation (CNGC). CNGC has an existing 6-inch steel high-pressure main running north/south along Stevens Drive. There is also a 4-inch intermediate pressure main located along Horn Rapids Road (east/west). CNGC has stated that their existing natural gas services are currently 100% utilized and that no further natural gas services can be accounted for in the UGA Study Area. CNGC is currently working on plans to provide additional natural gas services so that the UGA Study Area can account for natural gas utility services. They have estimated additional natural gas services can be accounted for by the middle/end of 2017.

Communications

In regards to landline telecommunication service, the UGA Study Area is located in Frontier Communication's service area. Landline telecommunication service to the UGA Study Area is not currently available and would require additions to Frontier's current network. Other landline telecommunication providers would need to make similar improvements. Service coverage for cellular telecommunication is expected to be available in the UGA Study Area as nearby urban areas receive cellular service. Internet service to the UGA Study Area would be limited to wireless internet service providers (ISPs) until a fiber optic network connection could be extended to the area.

Telecommunications

Telecommunications includes the transmission of information by wire, radio, optical cable, electromagnetic, or other similar means. This includes telephone, cellular telephone and cable and satellite television.

Changes in technology are having a major impact on telecommunications. Much of these technologies are merging with much less distinction between data, video, and voice technologies. Some of these utilities are regulated by the Washington State Utilities and Transportation Commission to meet a specific level of service to their service areas.

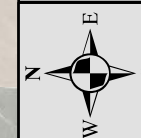
Figure 5

Stormwater Restriction Area

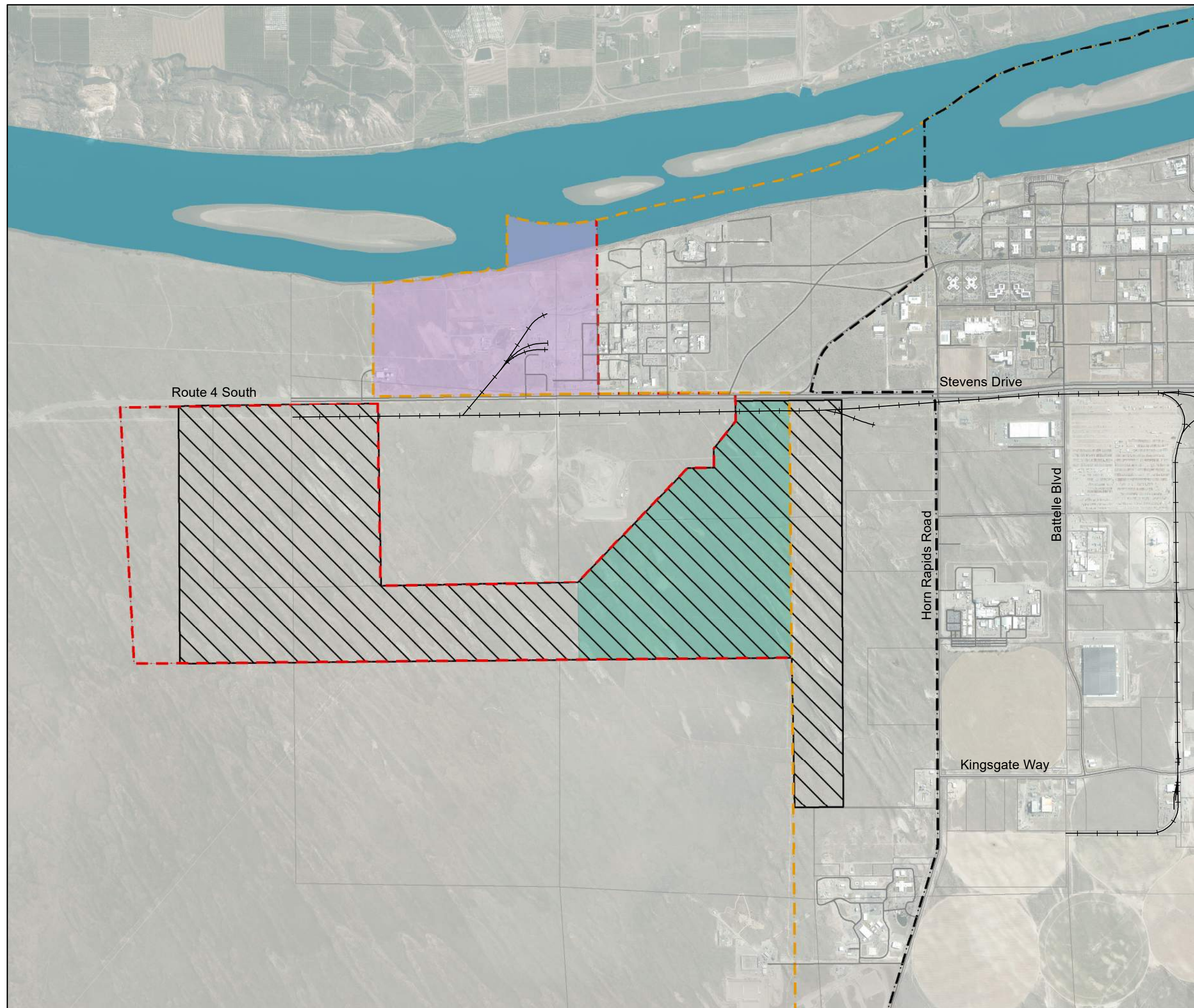
Legend

-  City Limits
-  Existing UGA Boundary
-  Proposed UGA Boundary
-  Existing UGA To Be Removed
-  6-Year Planning Area
-  Stormwater Restriction Area

0 2,000 4,000 Feet



Date: Nov 7, 2016



Frontier Communications provides standard phone service to the UGA Study Area. There are existing communication services along Horn Rapids Road (east/west) and along Stevens Drive (north/south). There are no communications services within the UGA Study Area.

U.S. Cellular, AT&T, Sprint, Verizon and Nextel currently provide cellular phone service within the Tri-Cities area. Due to the close proximity to urban areas, it is anticipated that all of these services will have acceptable reception.

Irrigation

Separate irrigation services are not provided by an irrigation district within the UGA Study Area. All irrigation within this the UGA Study area will need to be provided through the City of Richland Domestic Water System or via a private on site well source(s). It is noted that non-potable water is available with an existing irrigation pipeline at the corner of Stevens and Horn Rapids Road. It's not anticipated that the targeted developments will need this service; however, if a significant non-potable demands are requested by development irrigation service would be provided by this non-potable water system and most likely not from the domestic potable water system.

FACILITY REQUIREMENTS

This section of the UGA Capital Facilities Analysis presents capital improvement projects required by the City of Richland and others, to meet and maintain the level of service standards discussed earlier, based on the land use projections outlined.

Transportation

2022 Without UGA Expansion Conditions

An evaluation of future conditions in year 2022 without the UGA Expansion at study intersections was prepared for comparative purposes. The year 2022 was selected for the analysis year to be consistent with the State of Washington Growth Management Act and the requirement to provide acceptable Levels of Service over a 6-year time frame before allowing developments to proceed.

Although this section does not account for growth within the study area, accounting for background growth is typical for such studies. Traffic volumes in the study area are highly dependent on employment associated with the Department of Energy Hanford site to the north of the study area. Volumes can fluctuate up or down over time. For the purposes of this study, a background growth rate of 1.5% per year was applied to existing traffic volumes to represent year 2022 volumes without the UGA Expansion. For the purposes of this analysis, no reduction in traffic volumes was made associated with the 283 acres proposed to be removed from the UGA

The only significant roadway improvement anticipated during the next 6 years in the study area is the installation of a traffic signal at the intersection of SR 240/Kingsgate Way.

**Table 5. Summary of 2022 PM Peak Hour Delay (sec) and Level of Service
Without UGA Expansion**

Intersection	PM Peak Hour	
	Overall Intersection	Worst Approach
Stevens Drive/Horn Rapids	16/B	WB—71.3/E
Horn Rapids Road/Kingsgate Way	*	SB—12.9/B
SR 240/Kingsgate Way	15.2/B	NB-22.1/C

LEGEND

60.8/E Delay and Level of Service using existing lane configurations

* Uncontrolled Movements (major street through) not provided for overall intersection Analysis for Two-way Stop Controlled Intersections

NB = northbound, SB = southbound, WB = westbound, EB = eastbound

As shown in Table 5, all intersections in the study area are anticipated to operate with good overall Levels of Service. The high delay for the westbound approach at the intersection of Stevens Drive/Horn Rapids Road is for a relatively small number of vehicles. In order to maximize the throughput of the high demand volume on Stevens Drive which feeds the SR 240 By-Pass Highway, a long signal cycle length of 150 seconds is used. These long cycle lengths can cause lengthy delay for side street movements which is the case at Stevens Drive/Horn Rapids Road resulting in existing LOS E for some movements.

2022 with UGA Expansion

The proposed UGA Expansion Area consists of approximately 1,187 acres. There are also 283 acres that are proposed to be removed from the existing UGA on the east side of Stevens Drive, as previously discussed and shown in Figure 1.

The portion of the UGA Expansion area anticipated to be developed during the next six years comprises approximately 385 acres at the southern end. The land use of the entire site would be for light industrial purposes. Currently, the City has very few sites which can accommodate large industrial type development greater than 50 acres, such as is common in the Horn Rapids Industrial Park immediately to the south of the UGA Expansion area. Similarly, there are very few sites in the state that can accommodate industry with needs greater than 100 acres. The City and Port of Benton have been approached by businesses with needs similar to the AREVA site of 100 acres situated on Horn Rapids Road between Kingsgate Way and Stevens Drive. The intent of the UGA Expansion is to serve as many such businesses as possible.

Given the intent of the type of development anticipated for the UGA Expansion area, a relatively light roadway network, is proposed for the 6-year time period. It would consist of the following roadways that would be constructed consistent with the Horn Rapids Industrial Park Industrial Roadway section with 40' of paved roadway including 3 12' lanes and 2' shoulders:

- An east-west roadway (Road "A") connecting with Stevens Drive near its existing intersection with George Washington Way approximately 1-mile north of Horn Rapids Road, just north of and parallel to the existing BPA power lines, and extending west approximately 3 miles to a future extension of Kingsgate Way to the north. The western portion of this roadway within the existing UGA is approximately 3,260' and estimated to cost \$2.28 million.
- A Kingsgate Way extension (Road "B") to the north approximately 1 mile to connect with a new east-west roadway (Road "A"), a length of approximately 3,220' at a cost of approximately \$2.18 million.
- One additional north-south roadway (Road "C") along the western boundary of the UGA Expansion area that will provide access to the area north of the new east-west roadway (Road "A") in order to preserve maximum lot size capabilities. This roadway is outside the existing UGA and will be paid for by development of the UGA.

Depending on the actual development that occurs, and the lot acreage sizes incorporated into the UGA Expansion area, it may be meaningful for secondary or emergency services access or for phasing purposes to extend the north-south roadway from Horn Rapids Road rather than beginning at the new east-west roadway. For the 20-year time period, the new north-south roadway (Road "C") would be extended to the northern portion of the UGA Expansion area to connect with an additional east-west roadway (Road "D") that would connect to Stevens Drive.

In order to determine potential future roadway traffic volumes, the ITE 9th Edition of "Trip Generation" was consulted. This publication is produced based on national research that provides typical trip generation rates for various types of land uses. The trip generation rates for General Light Industrial and General Heavy Industrial were examined. A traffic count was also conducted at the entrance to the AREVA site during the PM peak hour to estimate the trip generation of these large facilities. A combination of these three land uses was felt to best estimate potential future trips generated within the next 6 years on the 385 acres. Trip generation rates for the land uses used are as follows:

- Light Industrial: 51.8 trips per acre on a typical weekday
- Light Industrial: 7.26 trips per acre during the PM peak hour (22% inbound, 78% outbound)
- Heavy Industrial: 6.75 trips per acre on a typical weekday
- Heavy Industrial: 2.16 trips per acre during the PM peak hour (22% inbound 78% outbound)
- AREVA Site: 0.69 trips per acre during the PM peak hour (5% inbound, 95% outbound)

For the purposes of this analysis it was assumed that 200 acres of the 385 would develop with similar trip generation characteristics as the AREVA site, and that 125 acres would develop with trip generation similar to that of typical heavy industrial and the remaining 60 acres would develop with Light Industrial trip generation characteristics. This would result in a total of 162 new inbound trips and 682 outbound trips from the UGA Expansion area.

In order to add the new trips to the roadway network, some assumptions were made as to the travel routes that the trips would use. Existing traffic patterns were examined in light of a knowledge of the housing available in the region for future workers in order to determine likely travel routes to and from the UGA Expansion area. The percentages of trips using the various potential travel routes are shown in Figure 6 along with the resulting Site Generated Trips. Traffic volumes shown in Figure 6 were added to the 2022 No-Build traffic volumes to represent the year 2022 Traffic Volumes with UGA Expansion and are shown in Figure 7.

Using the 2022 Traffic Volumes with UGA Expansion developed and shown in Figure 7, capacity analysis was again performed. The results of the analysis are shown in Table 6.

**Table 6. Summary of 2022 PM Peak Hour Delay (sec) and Level of Service
With UGA Expansion**

Intersection	PM Peak Hour	
	Overall Intersection	Worst Approach
Stevens Drive/Horn Rapids	8.3/A	WB—73.3/E
Horn Rapids Road/Kingsgate Way	*	WB—32.4/D
SR 240/Kingsgate Way	21.2/C	SB-30.2/C
Stevens Drive/George Washington Way/New east-west Road	18.9/B	EB-41.8/D

LEGEND

60.8/E Delay and Level of Service using existing lane configurations

* Uncontrolled Movements (major street through) not provided for overall intersection Analysis for Two-way Stop Controlled Intersections

NB = northbound, SB = southbound, WB = westbound, EB = eastbound

In addition to the roadway Improvements needed to provide access to the new UGA Expansion area described above, the following intersection improvements will be needed to provide acceptable Levels of Service as described below:

- At the intersection of Kingsgate Way/Horn Rapids Road two lanes for each approach will be needed, to reduce delay for various movements. Also, with the higher traffic volumes coming from the north leg rather than the east leg, conversion from north-south being STOP controlled to east west being STOP controlled will be needed at some point during the six year time period to reduce delay for southbound traffic. These improvements are estimated at \$165,000.

Figure 6

2022 PM Peak Hour Site Generated Trips

- Legend**

 - City Limits
 - Existing UGA Boundary
 - Proposed UGA Boundary
 - Existing UGA To Be
 - 6-Year Planning
 - Road "A"
 - Road "B"
 - Road "C"
 - Road "D"
 - Future 20-Year Road Extension

X% Inbound
(X%) Outbound

02,5005,000 Feet



Date: Nov 7, 2016

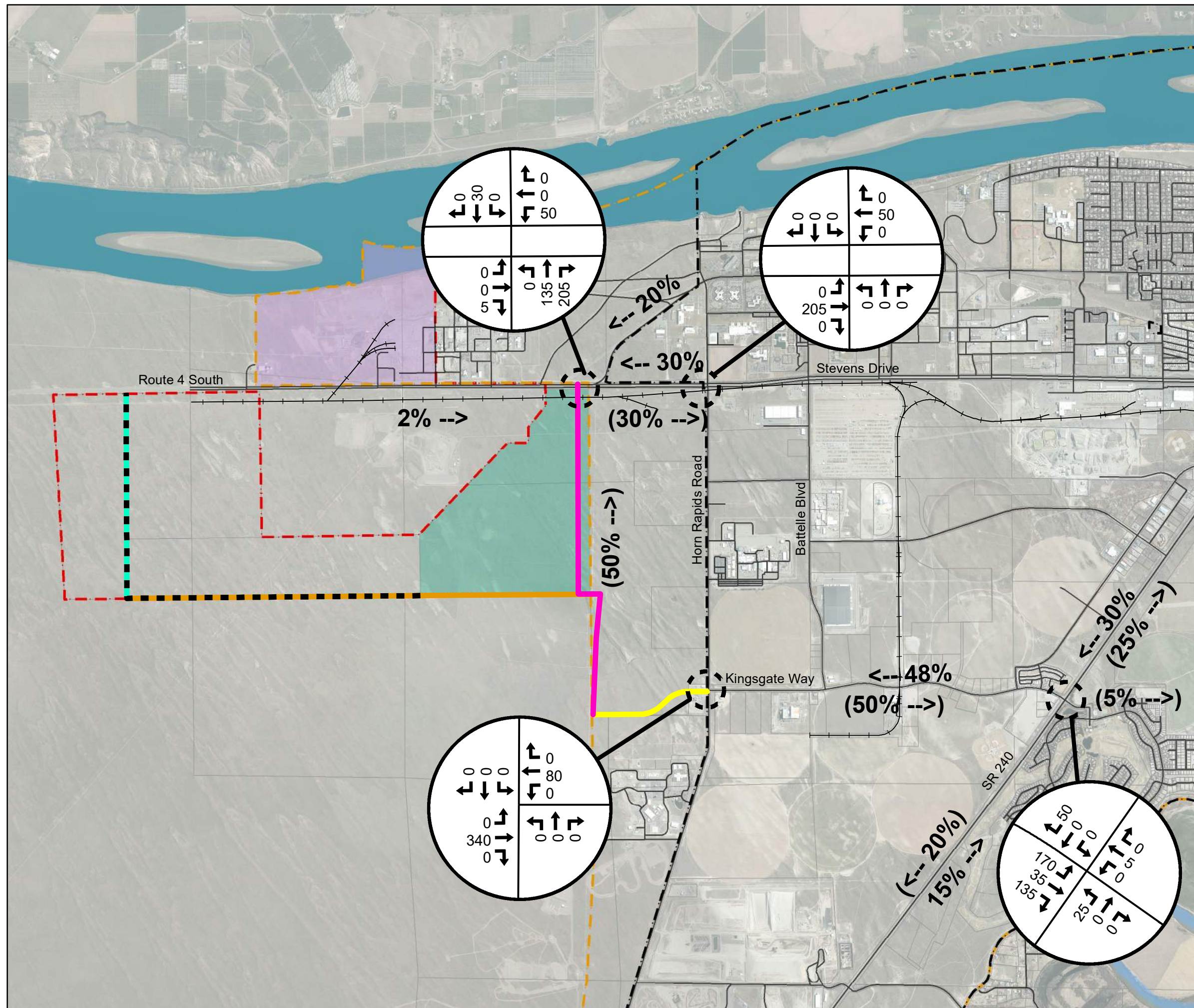
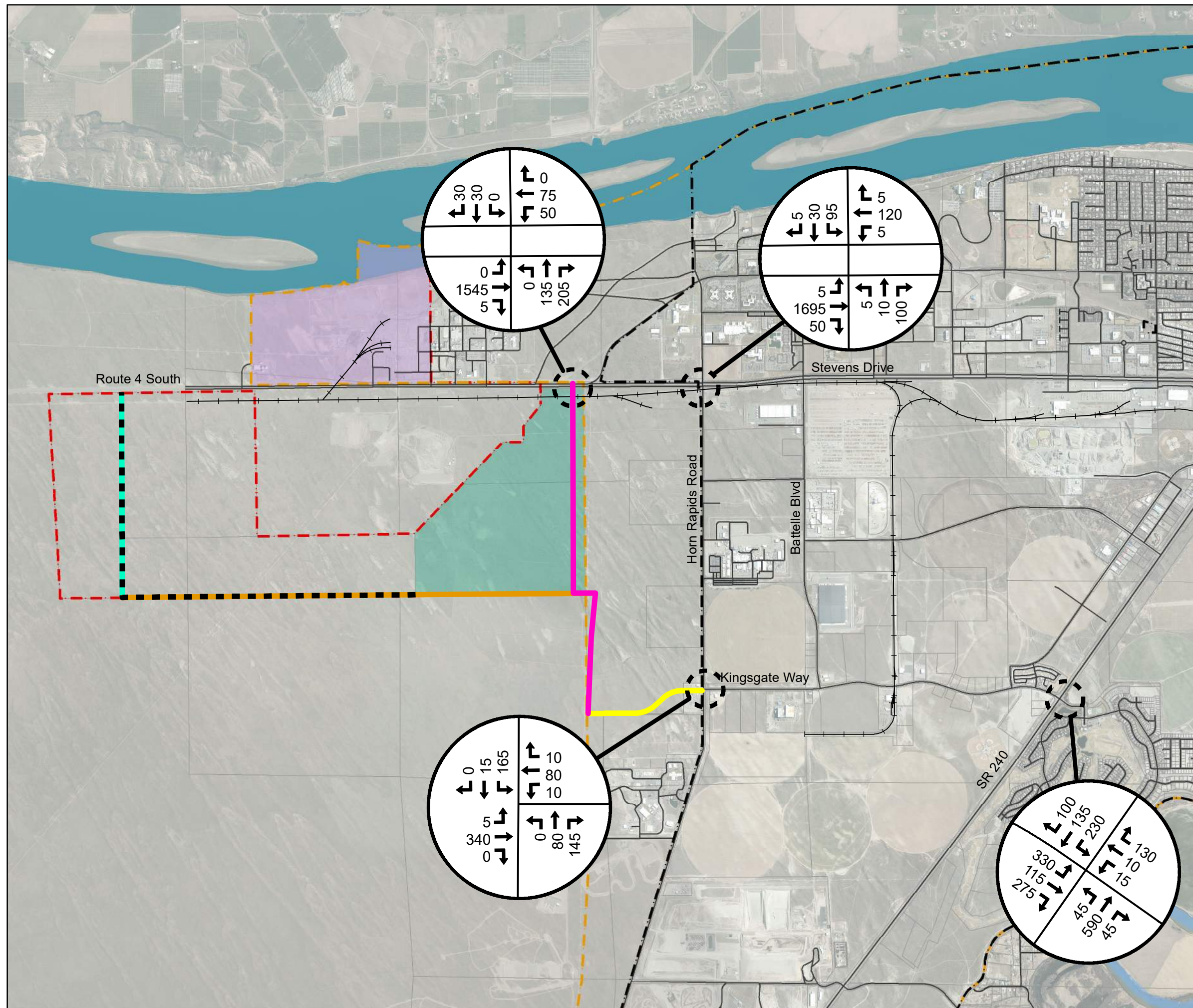


Figure 7

2022 PM Peak Hour Volumes with UGA Expansion

- Legend**
 - City Limits
 - Existing UGA Boundary
 - Proposed UGA
 - Existing UGA To Be
 - 6-Year Planning
 - Road "A"
 - Road "B"
 - Road "C"
 - Road "D"
 - Future 20-Year Road

0
2,500
5,000 Feet



- At the new intersection at Stevens Drive/George Washington Way/new east-west road, a traffic signal will be needed in order to provide adequate gaps in the Stevens Drive flow of traffic for other movements to occur. It is anticipated that this intersection would have exclusive left and right turn lanes on all approaches and that the existing sweeping right turn for George Washington Way to northbound Stevens Drive could be retained. At some point in the future, development on the east side of Stevens Drive could incorporate network changes that would more closely represent a grid network without the need to modify this intersection further. These improvements are estimated at \$755,000.

2036 With UGA Expansion

For the 20 year traffic analysis general roadway capacity was examined to determine what potential large capacity capital projects might be anticipated. It is inherent in this analysis that intersection improvements will need to occur over time, but specific improvements for the 20-year period at the intersection level are difficult to determine for such a long-range forecast with so many variables.

There are an additional 1,317 acres within the proposed UGA Expansion area beyond those evaluated for the year 2022 discussed above. One known future land use is associated with 300 acres owned by Energy Northwest who anticipates placing solar panels on 100 acres. These 100 acres would generate very few trips for maintenance purposes.

If similar land development assumptions are made for the 1,317 acres, such that 50% or 650 acres develops with similar trip making characteristics to those explained earlier with the AREVA site, and 600 acres of heavy industrial with 67 acres of light industrial, it could be expected that 415 inbound and 1,816 outbound trips could be made during the PM peak hour. It is likely, due to the proximity to Stevens Drive that the vast majority of these trips would access Stevens Drive.

Part of the purpose of the transfer of the 1,341 acres from the Department of Energy to the City of Richland and the Port of Benton is to provide alternate opportunities for employment as the Hanford Site clean-up eventually draws to a close in the long term. As a result of this shift in employment, the southbound traffic volumes on Stevens Drive are likely to decrease somewhat, however the extent and timing of this shift is unknown.

More detailed evaluation will be required in the future, when specific site proposals are presented, to better understand future traffic patterns and impacts of proposed developments. However, It is anticipated that Stevens Drive would need to be widened to 6 lanes north from Horn Rapids road through the UGA Expansion area to the northernmost new access roadway. A traffic signal would be needed at that northernmost roadway as well, which would provide gaps for other potential large parcel development on the west side of Stevens Drive. Traffic signalization may also be needed at Kingsgate Way/Horn Rapids Road.

Sanitary Sewer Service

Sanitary sewer service will be provided by the City of Richland. The following sections describe the projected flows and necessary expansion of the sanitary sewer system to serve the UGA Study Area for both the 6-year (2022) and the 20-year (2036) planning periods.

Estimated Sewer Flows

The GSP suggests using 1,250 gallons per acre per day (gpac) for industrial areas. This is consistent with the reference text Wastewater Engineering: Treatment and Reuse, by Metcalf & Eddy, gross-area sewer flows for industrial areas are estimated to be between 1,000 and 1,500 gpac. Therefore, for the purposes of this study, an average discharge of 1,250 gpac is assumed for the UGA Study Area. Infiltration and

inflow were considered low and therefore excluded due to the location of the study area being high in elevation and thus less affected by groundwater and because the age of the collection system piping will be new.

Master planning of sanitary sewer service for non-residential land uses is difficult because of the wide range of potential discharges. It should be noted that the 2015 General Sewer Plan Update identified that some of the heavy industrial permitted users contributed sewer flows of 3,000 gpad while some light industrial users contributed only 60 gpad. Therefore, each potential industrial use should be analyzed separately at the time of development to determine effects their specific industry will have on the collection system and the wastewater treatment plant.

2016-2022 with UGA Expansion

The total area for the 6-year study area is 385 acres. For 6-year planning purposes, maximum daily sewer flow for the UGA Study Area will be approximately 0.48 MGD for industrial use. This is based upon a gross-area approximation of 1,250 gpad and the extent of development planned for 6 years.

- Maximum Daily Flow = 1,250 gpad x 385 acres = 481,250 gpd (0.48 MGD)

2016-2036 with UGA Expansion

The 20-year planning period assumes full build-out of the UGA Study Area. The total area is approximately 1,702 acres. Based upon the 1,250 gpad assumption the following is the estimated sewer flow for 20-year planning purposes:

- Maximum Daily Flow = 1,250 gpad x 1,702 acres = 2,127,500 gpd (2.13 MGD)

Facility Improvements Required Outside the UGA Study Area

The following sections address the impacts to two major facility categories of the sanitary sewer system: the collection system and the wastewater treatment plant. It is assumed that utilities will be extended only as far as the southern boundary of the UGA Study Area.

Collection System

As previously noted, the natural ground topography of the UGA Study Area creates one singular sanitary sewer service area. A strategy for providing gravity sanitary sewer service to this UGA Study Area was included in the 2015 GSP. The 24-inch diameter Logston Interceptor will be extended at minimum slope (0.10%) northward to the edge of the study boundary.

It should be noted that although 6-year flows and pipe sizes are provided below, any sanitary sewer extensions to these areas that are constructed should be sized for the expected build-out flows from the study area, which are calculated to be the 20-year flows in this study. Modern materials and installation/inspection techniques are expected to result in 50-100 year lifespans for sewer pipe that is installed today. Because the majority of the capital cost is in the installation rather than the materials, it is recommended to size pipes for long-term planning needs. The following are the recommended improvements to the collection system:

2016-2022 with UGA Expansion

For the 6-year planning period, the service area consists of approximately 385 acres. For 6-year flows, approximately 7,500 LF of 12-inch diameter pipe would be need to be extended from the Logston interceptor. However, this pipe should be upsized to 24-inch in order to accommodate master plan flows per the GSP. Figure 8 depicts the alignment proposed for the sewer trunk extension. The Engineer's Opinion of Probable Cost in Year 2016 dollars for this improvement is estimated to be \$1.8 million.

The GSP confirms that the existing sewer collection system has available capacity for the estimated 6-year flows from the UGA Study Area.

2016-2036 with UGA Expansion

For the 20-year planning period, the service area consists of approximately 1,702 acres. The 7,500 LF of 12-inch diameter pipe needed for 6-year flows will need to be upsized to 24-inch for buildout flow – which matches the size and grade selected in the GSP. Figure 8 depicts the alignment proposed for the sewer trunk extension.

The GSP confirms that the existing sewer collection system has available capacity for the estimated 20-year buildout flows from the UGA Study Area.

Wastewater Treatment Plant

2016-2022 with UGA Expansion

For 6-year planning purposes, average daily sewer flow for the UGA Study Area will be approximately 0.48 mgd for industrial use. The GSP projects that maximum month flows for the WWTP in 2022 will be approximately 7.2 MGD; therefore, the UGA Study Area will add approximately 6% to the total peak monthly flows at the WWTP for 6-year planning purposes. This peak monthly flow will be 7.68 MGD – which is 67% of the WWTP design capacity. Therefore, the WWTP has available capacity for the 6-year sanitary sewer flows from the UGA Study Area.

2016-2036 with UGA Expansion

For 20-year planning purposes, average daily sewer flow for the UGA Study Area will be approximately 2.13 MGD for industrial use. The GSP identifies that peak month flows for the WWTP in 2036 will be approximately 9.1 MGD; therefore, the UGA Study Area will add approximately 20% to the total peak monthly flows at the WWTP for 20-year planning purposes. This peak monthly flow will be 11.23 MGD – which approaches the current design capacity of the WWTP (11.4 MGD). The WWTP has available capacity for the buildout sanitary sewer flows from the UGA Study Area; however, it may trigger the need for expansion planning to begin sooner than otherwise planned.

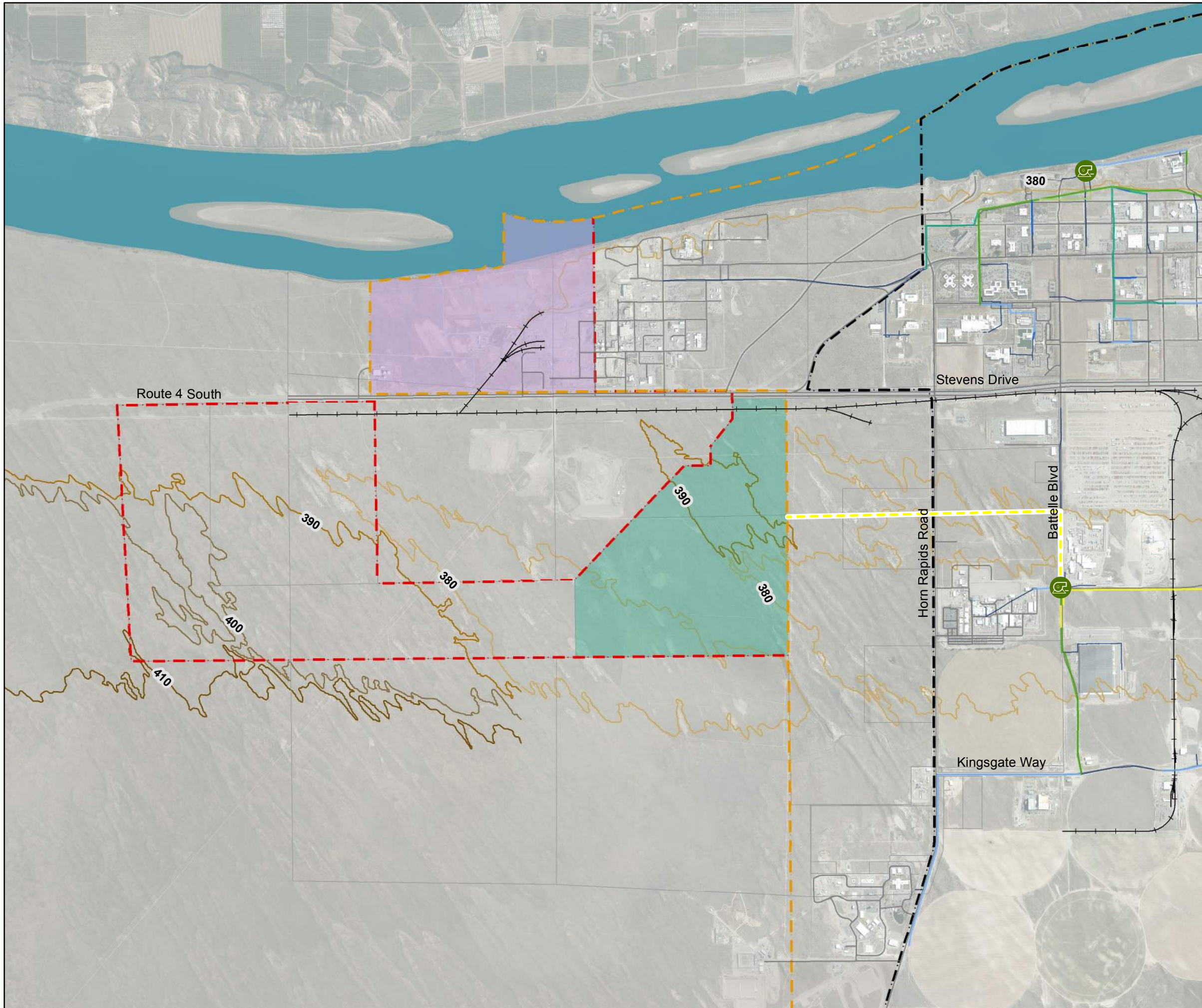


Figure 8

Sewer Improvements

Legend

- City Limits
- Existing UGA Boundary
- Proposed UGA Boundary
- Existing UGA To Be Removed
- 6-Year Planning Area
- Property Lines
- Sewer Lift Station

Existing Pipe Size (in)	MP Pipe Size (in)
Collector	Collector
10	10
12	12
15	15
18	18
21	21
24	24
27	27
30	30
36	36
42	42
54	54

0 2,000 4,000 Feet

Potable Water Service

Potable water service will be provided by the City of Richland. The following sections describe the projected water demands and necessary expansion of the potable water system to serve the UGA Study Area for both the 6-year (2022) and the 20-year (2036) planning periods.

Estimated Water Demands

Master planning of potable water service for non-residential land uses is difficult because of the wide range of potential industrial water needs. For the purposes of this study, a gross-area demand of 1,250 gallons per acre per day (gpad) is assumed, which is consistent with the estimated sewer demand. It is recommended that each potential industrial user should be analyzed separately at the time of development to determine effects on the distribution system and source capacity.

2016-2022 with UGA Expansion

The total area for the 6-year study area is 385 acres. For 6-year planning purposes, water demands for the UGA Study Area will be approximately 0.48 mgd for the 385 acres of industrial use.

- Maximum Daily Demand = 1,250 gpad x 385 acres = 481,250 gpd (0.48 MGD)

2016-2036 with UGA Expansion

The 20-year planning period assumes full build-out of the UGA Study Area. The total area is approximately 1,702 acres. Based upon the 1,250 gpad assumption the following is the estimated water demand for 20-year planning purposes:

- Maximum Daily Demand = 1,250 gpad x 1,702 acres = 2,127,500 gpd (2.13 MGD)

Facility Improvements

The following sections address the impacts to four major areas of the City of Richland's potable water system: system-wide water demands, source capacity, distribution system performance, and storage requirements. It should be noted that although 6-year planning and buildout infrastructure sizes are provided, any domestic water improvements to the UGA Study Area that are constructed should be sized for the expected build-out demands for the study area, which are calculated to be the 20-year demands in this study.

System-Wide Water Demands

As previously identified, the total available water rights for the City allow for 54 MGD of maximum daily flow. Currently, the City uses 38 MGD maximum daily flow and plans to be using approximately 46 MGD in the year 2022 and 55 MGD in the year 2036. The six-year maximum daily demands for the UGA Study Area are 0.48 MGD while buildout demands are 2.13 MGD. The addition of the 2.13 MGD peak flows at buildout for the Study Area will have little impact on the instantaneous water rights.

Encroachment toward the total available water right can be relieved through the use of the Quad-Cities water right. The Quad-Cities were issued a water right in 2003 that provides a maximum of 86 mgd to be developed and put into use by the Quad-Cities by 2051. The permit has specific requirements that limit water appropriations at various times per year and include mitigation of the consumptive portion of water use. Through the use of the Quad City water right, the City has adequate maximum day water rights for the Study Area.

Source Capacity

According to the WSP update, the City's two largest sources of water, the wellfield and the WTP, each pump directly into the Core 548 Zone and have a combined capacity of 51 MGD. Currently, the City uses 38 MGD maximum daily flow and plans to be using approximately 46 MGD in the year 2022 and 55 MGD in the year 2036. The six-year maximum daily demands for the UGA Study Area are 0.48 MGD while buildout demands are 2.13 MGD. Therefore, there is adequate capacity for the 6-year projections but the addition of the UGA Study Area may trigger the need for increased source capacity within the next 20 years.

Distribution System

A hydraulic analysis was performed in order to determine impacts on the existing distribution system as well as proposed sizing for distribution system expansion to serve the UGA Study Area. This hydraulic analysis is documented in a letter from RH2 Engineering, Inc. dated April 23, 2015. The results from the analysis are incorporated and summarized below.

2016-2022 with UGA Expansion

The UGA Study Area will be served by the City's Core 548 Pressure Zone. Water supply will be provided directly from the WTP and wellfield sources. The closest Core 548 Zone transmission main is located on Horn Rapids Road.

A connection to the 16-inch Core 548 Zone transmission main in Horn Rapids Road is proposed to be extended on the west side of the UGA Study Area. To ensure the reliability of service, a redundant source of water is needed. A second service location, on the east side of the UGA Service Area, would connect to the 12-inch transmission main in Horn Rapids Road. These two service connections must be looped within the UGA Study Area in order to provide the required fire flow capacity as well as a reliable source of water. The hydraulic analysis identified this improvement as a 12-inch diameter pipe loop. It should be noted that this analysis assumes the cost of the loop will be an onsite cost and only the cost of the two service extensions to the UGA Study Area boundary is hereby included in the costs. Figure 9 depicts the alignment proposed for the water transmission main extensions.

The Engineer's Opinion of Probable Cost in Year 2016 dollars for the 12-inch water pipe connections is estimated to be \$2.5 million.

The hydraulic analysis indicates that the pipe loop alone will not provide the required fire flow for the UGA Study Area. An elevated onsite storage tank will be required in order to provide the required fire flow – as discussed below.

2016-2036 with UGA Expansion

The distribution system improvements identified for 6-year improvements are also adequate to meet buildout needs. This is because the required fire flow dictates a minimum pipe size of a 12-inch loop to serve the UGA Study Area.

Figure 9

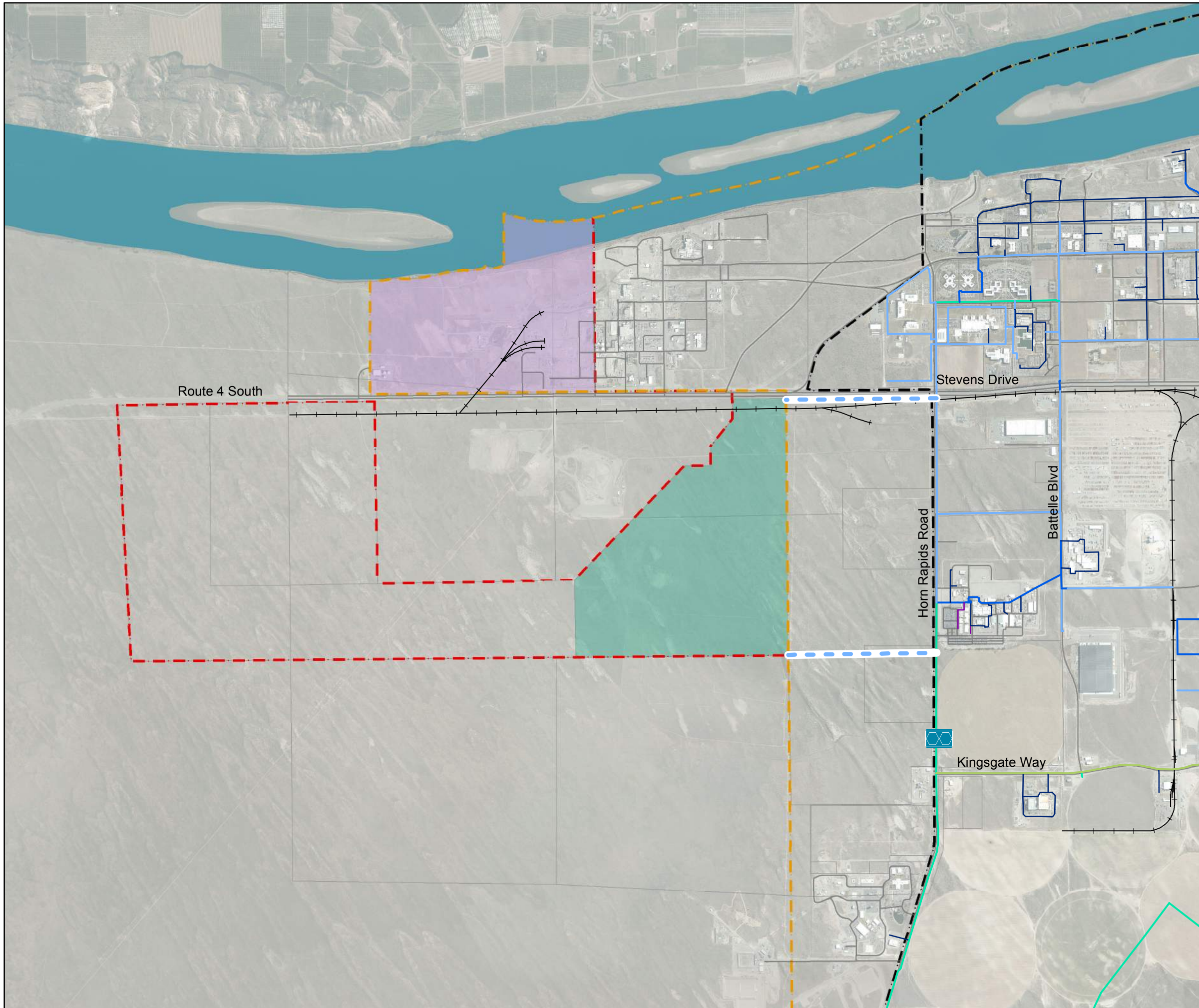
Water Improvements

Legend

- City Limits
- Existing UGA Boundary
- Proposed UGA Boundary
- Existing UGA To Be Removed
- 6-Year Planning Area
- Property Lines
- Booster Pump

Existing Pipe Size (in)	MP Pipe Size (in)
6	6
8	8
10	10
12	12
14	14
16	16
18	18
20	20
24	24
27	27
30	30
36	36

0 2,000 4,000 Feet



Storage Capacity

The WSP indicates that the City has a surplus of storage in the Core 548 Zone for both 6-year and 20-year planning horizons. However, the hydraulic analysis indicates that onsite storage is needed at the UGA Study Area in order to provide the required fire flow for the UGA Study Area. Several alternative storage tank locations have been identified; however, the option that provides the most reliable service to the UGA Study Area is an elevated tank located on the UGA Study Area site. The elevated tank could be located anywhere in the UGA Study Area.

Reservoir storage has three main components: Standby Storage, Equalizing Storage, and Fire Flow Storage. Standby Storage provides a supply of water during emergency conditions such as a transmission main failure. Equalizing Storage ensures that peak instantaneous demands can be met at any time. Fire Flow Storage ensures meeting fire flow planning level requirements under all conditions including power outages and/or the loss of the source supply. Typically, fire flow storage is the largest driver for tank sizing. The WSP used assumptions of 4,000 gpm for four hours for industrial land use and 4,500 gpm for five hours for heavy industrial land use. To be conservative, the required fire flow storage for the UGA Study Area is planned for the heavy industrial requirement of 4,500 gpm for 5 hours, which is 1,350,000 gallons. The Total Required Storage value is the sum of each of the three reservoir storage components. These storage value calculations are based on the planning assumptions discussed in the WSP and can be further adjusted with a more specific study.

2016-2022 with UGA Expansion

For 6-year planning, the UGA Study Area will require a storage volume of 1.5 MG; however, it should be sized for 2 MG in order to serve the buildout demands of the Study Area. The Engineer's Opinion of Probable Cost in Year 2016 dollars for a 2.0 MG reservoir is estimated to be \$7.0 million as shown in Table 7

2016-2036 with UGA Expansion

For 20-year buildout planning, the UGA Study Area will require a storage volume of 1.7 MG. A 2.0 MG tank was used for cost estimating purposes.

Power

The City of Richland Energy Services has reviewed the UGA Study Area and they have determined it will require additional electrical infrastructure to support the UGA Study Area. Additional electrical services will be necessary along the frontage of the proposed roadway network within the UGA Study Area. Electrical services are to be looped from Horn Rapids Road to Stevens Drive. Until more specific power requirements of UGA Study Area have been further identified, it is not possible to accurately predict total power demand for the UGA Study Area. The City of Richland Energy Services has anticipated that a substation will be required further to the north of the UGA Study Area and that the necessary infrastructure will be required to be installed as part of the UGA Study Area. Estimated electrical power costs are included in the Engineer's Opinion of Probable Cost in Year 2016 dollars are included in the streets and roads section located in Table 7.

Surface and Storm Water Management

The public roadway network within the UGA Study Area shall have roadside ditches to convey and retain storm water runoff from the public roadway network. Storm water runoff shall be retained in the roadside ditches. Refer to the industrial roadway section shown in Figure 10 for the drainage ditch section. Storm water runoff from the public roadway network into roadside ditches are not considered a part of the

storm water restriction as shown in Figure 5; however, no underground infiltration facilities and/or large retention ponds will be allowed for the development of the public roadways. The roadway network shall avoid large drainage basins that would concentrate large amounts of storm water runoff.

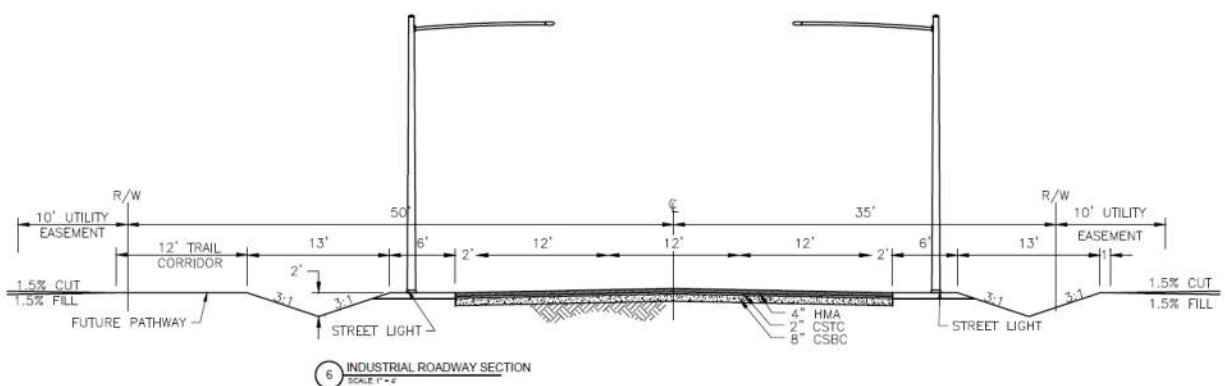
The City of Richland has adapted the Storm Water Management Manual for Eastern Washington (SWMMEW) as the basis for storm water management. For hydrologic volume control, roadside ditches shall be designed based upon the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume with a 25-year return period. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method. Refer to Section 3 – Design Guidelines item C-Storm Drainage Collection Systems of the City of Richland Public Infrastructure Construction Plan Requirements and Design Guidelines for additional storm water design information.

The UGA Study Area has no defined upstream and/or downstream drainage channels. Therefore, no upstream and/or downstream storm water improvements for the UGA Study Area are anticipated

Any storm water costs associated with the development of the public right of way facilities are included in the costs of those facilities in the streets and road section in Table 7.

All development considered as private and/or non-public is not a part of the UGA Study Area. All private and/or non-public storm water facilities shall be retained on-site and the private developer shall encumber all associated costs. Storm water restrictions will be applicable to all private and/or non-public developments. It is anticipated that private and/or non-public storm water facilities will be collected and conveyed on-site to lined evaporation ponds for those developments within the storm water restriction area. Maintenance and operation of the private storm water facilities will be provided by Owner/Developer.

Figure 10. Proposed Industrial Roadway Section



Other Governmental Services

Natural Gas

CNGC has stated that their existing natural gas services are currently 100% utilized and that no further natural gas services can be currently accounted for in the UGA Study Area. CNGC is currently working on plans to provide additional natural gas services so that the UGA Study Area can account for natural gas utility services. They have estimated additional natural gas services can be accounted for by the middle/end of 2017. No estimated costs to extend natural gas to the UGA Study Area are included in this plan since the cost to extend natural gas sewer service would be incurred by CNGC and/or private development.

Telecommunications

Telecommunications includes the transmission of information by wire, radio, optical cable, electromagnetic, or other similar means. This includes telephone, cellular telephone and cable and satellite television.

Changes in technology are having a major impact on telecommunications. Much of these technologies are merging with much less distinction between data, video, and voice technologies. Some of these utilities are regulated by the Washington State Utilities and Transportation Commission to meet a specific level of service to their service areas.

Frontier Communications can provide standard phone service to the UGA Study Area. There are existing communication services along Horn Rapids Road (east/west) and along Stevens Drive (north/south). Communications services will need to be extended to the UGA Study Area. Communication services will parallel the City of Richland Energy Services facilities along the proposed public roadway network frontage in the UGA Study Area. Estimated costs to extend communication services in the UGA Study Area are included in the streets and roads section located in Table 7

U.S. Cellular, AT&T, Sprint, Verizon and Nextel currently provide cellular phone service within the Tri-Cities area. Due to the close proximity to urban areas, it is anticipated that all of these services will have acceptable reception.

Irrigation

All irrigation within this the UGA Study area will need to be provided through the City of Richland Domestic Water System or via a private on site well source(s). It is noted that non-potable water is available with an existing irrigation pipeline at the corner of Stevens and Horn Rapids Road. It's not anticipated that the targeted developments will need this service; however, if a significant non-potable demands are requested by development irrigation service would be provided by this non-potable water system and most likely not from the domestic potable water system. No estimated costs to provide irrigation service to the UGA Study Area from the existing non-potable water service are included in this plan since it is anticipated that minimal non-potable water service demand will be requested and would ultimately be provided by the domestic potable water system.

FUNDING SOURCES

This section discusses many of the existing and potential revenue sources, debt capacity and options for using debt financing by the City of Richland to fund needed capital improvements related to growth.

The City of Richland uses a number of different financing sources to pay for capital projects. Typically, large capital projects are financed through long-term bonded debt and grants and loans. For the purposes of this CFP, it is assumed that the cost of capital improvements will be funded by a variety of funding sources which range from the City of Richland, Port of Benton, late comer agreements and grants and loans.

The following discusses the various revenue sources available to the City of Richland. Not all of these sources are currently being used by the City to fund capital improvements. Those that are being currently used are identified.

Taxes

Property Taxes

RCW 84.52 authorizes this tax on the assessed valuation of real and personal property, subject to two limitations: Initiative 747 limits growth of regular property taxes to 1% of the highest amount levied in the previous year, before adjustments for new construction and annexations; and, The State Constitution limits the total regular property taxes to 1% of assessed valuation or \$10.00 per \$1,000 of value (if the taxes of all districts exceed this amount, each is proportionately reduced until the total is at or below the 1% limit).

Voters may approve excess property tax levies over the constitutional and statutory limits for a number of years to pay off general obligation bonds for construction, or a single year levy (two years for school districts) for general operating purposes. The constitution requires 40% voter turnout in the previous general election and a 60% favorable majority vote (RCW 41 and 84).

RCW 85.55 allows cities that are levying property taxes at a rate lower than the statutory maximum, to lift the levy lid by more than 1%. A simple majority vote is required. The purpose for which the money will be used does not need to be specified. Cities that are levying at their statutory maximum rate can raise their rate for one year. This is called an Operations and Maintenance Levy and also requires 40% voter turnout in the previous general election and a 60% favorable majority vote. The purpose for which the money will be used does not need to be specified.

Retail Sales and Use Tax

There is levied a total of 8.6% on all retail sales, except for off-premise food and drugs. The allocation of the 8.6% is as follows:

- State - 6.5%
- County - 0.15%
- County - Criminal Justice - 0.10%
- City - 0.85%
- City - Criminal Justice - 0.10%
- City – 2015 – Criminal Justice - 0.30%
- Ben Franklin Transit - 0.60%

The City does not need to designate how their portion of the sales taxes will be spent.

Real Estate Excise Taxes

The state authorizes a tax of 1.28% on the sale of all real estate. RCW 82.46 authorizes cities, planning under the GMA, to assess an additional tax on real estate sales of .25%. These funds must be spent on capital projects listed in the capital facilities plan. A second .25% may also be levied to help defray the costs of development and rehabilitation. The City levies both .25% taxes for use in funding capital projects.

Lodging Excise Taxes

RCW 67.28 authorizes a 2% tax on all charges for lodging furnished for a continuous period of less than one month. This tax is taken as a credit against the 6.5% State sales tax assessed on the lodging charges for the promotion of tourism, acquisition and or operation of tourism related facilities (i.e. specific stadium, convention, performance or visual arts facilities). An additional 2% tax can be levied for a total rate of 4%. The additional 2% levy does not reduce the sales tax rate.

Leasehold Excise Tax

RCW 82.29A authorizes a 12.84% tax on the permanent occupancy of publicly-owned premises for private use for 30 days or more. The tax is a substitute for regular property taxes to compensate for services provided. The tax is sent to the Department of Revenue which keeps 6.84%, with 2% of the remaining 6% going to the County and 4% going to the City. The purpose for which the money will be used does not need to be specified.

Commercial Parking Tax

The Transportation Improvement Act authorizes a tax on commercial parking based on either gross proceeds, the number of parking stalls or on the number of users. Revenues must be spent for general transportation purposes, including highways, public transportation, high capacity transportation, transportation planning, etc. Currently, the City of Richland does not impose a Commercial Parking Tax.

Business and Occupation Tax

RCW 35.11 authorizes cities to collect this tax on gross or net income of businesses, not to exceed a rate of 0.2 percent. Revenue may be used for capital facility acquisition, construction, maintenance, and operations. Voter approval is required to initiate the tax or increase the tax rate. Currently, the City of Richland does not impose a Business and Occupation Tax.

Gambling Tax

RCW 9.46 provides for a tax on gambling revenues. Currently the City collects 5% of the gross revenue less the amount paid for prizes for bingo and raffles, 5% of gross receipts for punch boards and pull-tabs, and 10% of gross receipts on all card games. Funding is primarily used for gambling enforcement.

Admission Tax

5% of all for profit admission feed within the city.

Intergovernmental Revenues

Liquor Revenues and Liquor Excise Taxes:

The City receives distributions from the state for liquor related taxes through Liquor Excise Taxes and Liquor Board Profits. 2% of all liquor revenues received must be used for an approved alcohol and drug addiction program under RCW 71.24.555. Initiative 1183 passed November 2011 privatized the distribution and retail sale of liquor effective June 1, 2012.

Liquor Excise Taxes:

In 2012, the state legislature diverted all liquor excise tax revenue to the state general fund for FY2013. For FY2014, \$10 million was permanently diverted to the state general fund, the majority of which comes from the City portion. For the 2013-2015 budget, the state legislature increased the share of liquor taxes collected and remitted under RCW 82.08 that is deposited into the state general fund effectively decreasing the local share to 17.5%. The increased share for the state general fund will end on June 30, 2015, however, the permanent diversion of \$10 million per year will not.

Liquor Board Profits:

The markups on liquor have been replaced as a state revenue source by license fees that are paid to the state by retailers and distributors. A portion of these fees goes to cities, counties and border cities and counties. They are apportioned in a manner that provides that each category of recipients received in the aggregate, no less than it received from the liquor revolving fund during comparable periods prior to December 8, 2011. An additional distribution of \$10 million per year from the spirits license fees must be provided to border areas, counties, cities and towns for the purpose of enhancing public safety programs.

The result is a 0.3% of the total amount distributed to border cities and counties. Of the remaining 97%, 80% goes to cities and 20% to counties. The City must use 20.23% of its distribution for public safety programs.

Motor Vehicle Fuel Tax

The State of Washington provides a state-collected gasoline tax that is shared with cities (RCW 82.36). The base tax in Washington State is 37.5 cents per gallon. Of this amount, the City receives 10.6961% of 23 cents and 8.3333% of 3 cents. These funds are placed in the city street fund and can be used for general anew construction, repair or reconstruction of streets identified in the City's six-year street improvement program and approved by the state. Cities are required to spend 0.42% of gas tax receipts on paths and trails unless the amount is less than \$500.

Local Option Fuel Tax

The Transportation Improvement Act authorizes the County, with voter approval, to levy a local option tax equivalent to 10% of the statewide Motor Vehicle Fuel Tax and a special fuel tax of 2.3 cents per gallon. Revenues are distributed to the County and cities on a weighted per capita basis, i.e. 1.5 County/1.0 City. City of Richland does not have a local option fuel tax at this time. These revenues must be spent for highway purposes, including construction, maintenance and operation.

City Assistance

RCW 43.08.290 authorizes a distribution of up to \$100,000 annually to those cities who collect less than 50% of the state-wide average per capita level of sales and use tax revenues or those cities whose per capita assessed property is less than 55% of the statewide average per capita assessed property value. These funds can be used for any municipal purpose. The \$100,000 can be increased each year by the increase in the July implicit price deflator for personal consumption expenditures. Total distributions can be proportionally decreased if funds are not available statewide to fund all entities eligible for these distributions.

Licenses and Permits

The City collects fees for a number of licenses and permits, including Business Licenses, Building Permits and permit fees for zoning plan review and inspections.

Utility Taxes and Franchise Fees

RCW35A.82 authorizes the collection of taxes on the operating revenues of private and public utilities within the City. The City levies taxes on electric, gas, telephone, cable, water, sewer, irrigation, stormwater and garbage utilities operating within the City.

The maximum statutory rate that can be collected is 6% for electric, gas and telephone utilities. Additional taxes can be levied on these utility operations with a vote of the electorate. There are no restrictions on the rate levied for water, sewer, irrigation, stormwater and garbage utility operations. For cable utilities, the rate levied is governed by the Cable Communications Policy Act of 1984 which requires the rate to be comparable to the rates levied for other utility operations.

The following are the rates levied by the City by type of utility:

- Water – 12.26%
- Sewer – 10.5%
- Solidwaste – 10.5%
- Electric - 8.5%
- Storm Water - 8.5%
- Ambulance – 1.0%
- Telephone – 8.5%
- Natural Gas – 8.5%
- Brokered Natural Gas – 8.5%
- Cable TV – 7.5%

Additional franchise fee charges can be levied on electric, gas and telephone utilities for administrative costs for permitting, reviewing plans, monitoring construction and preparing SEPA documents. Cable TV franchise fees are governed by federal law. Rates may be levied at 5% of gross revenues without a restriction on the purpose. Cable TV franchise fees within the City is 5%.

Privilege Taxes

The state levies a privilege tax on electric generating facilities of public utility districts for the privilege of operating. The tax is measured by gross income derived from the sale of electric energy, the number of kilowatt hours of self-generated energy distributed to consumers or resold to other utilities and the wholesale value of energy produced in thermal plants. A rate of 1.5% is levied on Energy Northwest's WNP#2 operated on the Hanford Reservation. The 1.5% is distributed as follows:

- 10.2% - State General Fund
- 44.9% - State General Fund for public schools
- 19.8% - Counties within the impacted area
- 20.6% - Cities within the impacted area
- 2.7% - Fire districts within the impacted area
- 1.8% - Certain Library districts within the impacted area

The City is impacted by the operation of WNP#2 and therefore receives a distribution of privilege taxes.

Charges for Services

Park User Fees and Program Fees

The City charges fees for using park facilities, or for participating in recreational programs.

Sewer User Fees

The state authorizes sewer charges to wastewater generators. In the City of Richland, these fees are usually based on the amount of potable water consumed based on the assumption that there is a correlation between water consumption and wastewater generation. Residential customers pay flat (base) rate only. Commercial customers pay base and consumption rate. Revenue may be used for capital facilities, operations and maintenance.

Water User Fees

State authorized rate charged to each residential and commercial customer, based on the volume of water used. Revenue may be used for capital facilities, operations and maintenance.

Road Impact Fees

ESHB 2929 authorizes impact fees to pay for roads required to serve new development. Impact fees must be used for capital facilities needed for growth, and not to meet current deficiencies and cannot be used for operating expenses. Road impact fees must also be directly related to the impacts created by the development and must be utilized within 5 years or returned.

Fire Protection and Emergency Services Impact Fees

ESHB 2929 authorizes impact fees to pay for fire protection and emergency service facilities required due to new development. These fees are usually collected at the issuance of building permits or certificates of occupancy. Fire and emergency services fees are usually based on a flat rate for dwelling units by type and per square foot for non-residential uses. Adjustments must be made to fee calculations to account for fire and Emergency Services costs that are paid by other sources of revenue. Additional credit can also be given to developers that contribute land, improvements or other assets. These impact fees are in addition to any mitigation or voluntary payments authorized by SEPA, local improvement districts, etc. Impact fees must be used for capital facilities needed for growth, and not to meet current deficiencies, and cannot be used for operating expenses. Fire and emergency services impact fees must also be directly related to the impacts created by the development and must be utilized within 5 years or returned. Currently, City of Richland does not impose fire protection and emergency services impact fees.

Park and Recreation Impact Fees

ESHB 2929 authorizes impact fees to pay for park and recreation facilities required due to new development. These fees are usually collected at the issuance of building permits or certificates of occupancy. Adjustments must be made to fee calculations to account for park and recreation costs that are paid by other sources of revenue. Additional credit can also be given to developers that contribute land, improvements or other assets. These impact fees are in addition to any mitigation or voluntary payments authorized by SEPA, local improvement districts, etc. Impact fees must be used for capital facilities needed for growth, and not to meet current deficiencies, and cannot be used for operating expenses. By City Ordinance, Park and Recreation impact fees must also be directly related to the impacts created by the development and must be utilized within 6 years or returned. Currently, the City of Richland charges an impact fee for parks and recreation based on the total population generated.

Bonds

General Obligation/Councilmanic Bonds

There are two types of General Obligation Bonds: Voter approved and Councilmanic. Voter approved bonds are backed by the value of the property within the jurisdiction. They increase the property value rate, with increased tax revenues dedicated to paying the principal and interest on the bonds. Councilmanic Bonds are authorized without voter approval and paid from general tax sources without an

increase in tax revenue. The total amount of local government debt, without a 60% majority vote of qualified electors, is restricted to 2.5% of the taxable value of all property in the jurisdiction for general purpose; 2.5% for utility bonds; and, 2.5% for utilities.

Special Assessment District Bonds

Special assessment districts, such as Local Improvement Districts (LID), Road Improvement Districts (RID) and Utility Local Improvement Districts (ULID), may be formed by the city to finance capital facilities required by other entities (property owners, developers, etc.). These capital facilities are funded through the issuance of special assessment bonds, paid for by the entities benefited. Use of special assessment bonds is restricted to the purpose for which the special assessment district is created.

Grants and Loans

Community Development Block Grants

Department of Community Development grants of up to 100% may be available through the Federal Department of Housing and Urban Development for public facilities projects, economic development, housing, etc. which benefit low and moderate income households.

Community Economic Revitalization Board Grants

Department of Trade and Economic Development revenue are available for low interest loans and grants to finance sewer, water, access roads, etc. to facilitate private sector industrial development that supports the trading of goods or services outside of the State, and either creates or maintains jobs.

Public Works Trust Fund Loans

Department of Community Development low interest loan funds are available for capital facilities, emergency planning, and capital improvement planning. Applicants must have a capital facilities plan, must be levying the 1/4% real estate excise tax, and must be in compliance with UGA requirements. Capital improvement planning projects are limited to planning for streets and utilities.

Federal Bridge Replacement Program

Grants (80% Federal/20% Local) issued by the Washington State Department of Transportation (WSDOT) State Aid Division, are available for replacement of structurally deficient or functionally obsolete bridges. The bridge must be on the Washington State Inventory of Bridges.

National Highway System Grants

WSDOT State Aid Division revenue is available for construction and improvement of the National Highway System. The project must be on the Regional Transportation Improvement Program (TIP) list and must be a component of the National Highway System (NHS), including all highways classified as principal arterials. These funds are available on an 86.5% Federal/13.5% Local match, based on the highest ranking projects from the Regional TIP list.

Transportation Improvement Board (TIB) Grants

State Transportation Improvement Board (TIB) grants are available for roadway and sidewalk projects caused by economic development or growth, development activities, and partially funded locally. Grants are funded 80% State/20% Local.

- Urban Arterial Program (UAP) - best suited for roadway projects that improve safety and mobility.

- Urban Sidewalk Program (SP) – Best suited for sidewalk projects that improve safety and connectivity.
- Arterial Preservation Program (APP) – provides funding for overlay of federally classified arterial streets in cities with a assessed valuation less than \$2 billion.

Transportation Partnership Program (TPP)

Transportation Improvement Board grants are available for projects to relieve and prevent traffic congestion. Preference is given to projects that are structurally deficient, congested by traffic, and has geometric deficiencies or accident incidents. Grants are funded 80% State 20% Local.

Surface Transportation Program

WSDOT State Aid Division block grant revenue is available for road construction and maintenance, transit capital projects, bridge projects, transportation planning, research and development, participation in wetland mitigation and wetland banking. Funds are distributed generally at 80% federal/20% local based on the highest ranking projects from Regional Transportation Improvement Program list.

State Parks and Recreation Commission Grants

State Parks and Recreation Commission grants are available for the acquisition of land and capital improvement projects for parks and recreation purposes. Funds come from both State and Federal sources and are granted on a 50% State and 50% Local basis.

Department of Health Grants & Loans

State grants & loans for technical assistance and updating existing water systems, are available for ensuring effective management, and achieving maximum conservation of safe drinking water. Matching requirements for grant vary depending on the program and loan rates for loan programs.

Centennial Clean Water Fund

Department of Ecology grants for the design, acquisition, construction, and improvement of Water Pollution Control facilities (WPC), and related activities, are available to meet state and federal WPC requirements and protect and improve water quality.

Department of Ecology administers low interest loans and loan guarantees. Applicants must show water quality need, have a facility plan, have the ability to repay, and conform to other State and Federal WPC requirements.

Department of Ecology Grants

State of Washington supplies grants for a variety of programs related to solid waste, including Remedial Action Grants to assist with local hazardous waste sites, Moderate Risk/Hazardous Waste Implementation Grants to manage local hazardous waste, and Food and Yard Waste Composting Grants.

Local Revitalization Financing (LRF) program

In the 2009 Legislative Session Senate Bill 2SSB 5045 Chapter 270 was adopted creating the Local Revitalization Financing (LRF) program. The program helps local governments finance public improvement projects that encourage private development within a revitalization area. The LRF program authorizes cities and counties to create “revitalization areas” and allows certain increases in local sales and use tax revenues and local property tax revenues generated from within the revitalization area, additional funds from other local public sources, and a state contribution to be used for payment of bonds issued for financing local public improvements within the revitalization area. The state contribution is provided

through a new local sales and use tax that is credited against the state sales and use tax (sometimes referred to as the “LRF tax”). This tax does not increase the combined sales and use tax rates paid by consumers.

The Department of Revenue administers the LRF program. The state provides money to the local government sponsoring the LRF area through a local sales and use tax under RCW 82.14.510 (commonly referred to as the “LRF tax”). This local sales and use tax is credited against the state sales and use tax, so it does not increase the sales and use tax rate for the consumer. Instead, the LRF tax shifts revenue from the state general fund to the sponsoring local government.

The maximum amount allowed statewide for state contributions to LRF is \$4.75 million per state fiscal year. Of this amount, \$2.25 million is allocated for the seven demonstration projects, and \$2.5 million is allocated for the other projects approved on a first-come basis. The maximum amount of state contribution for each demonstration project is specified in the bill and ranges from \$200,000 to \$500,000 per project. The maximum state contribution for each project approved on a first-come basis is \$500,000.

The City of Richland currently utilizes this financing option for the Richland Revitalization Area for Industry, Science and Education (RAISE) area and anticipates that this will be a viable option for funding the UGA infrastructure in the future as well.

Tiger Grant Funding Program

The Transportation Investment Generating Economic Recovery, or TIGER Discretionary Grant program, provides a unique opportunity for the U.S. Department of Transportation to invest in road, rail, transit and port projects that promise to achieve critical national objectives. Since 2009, Congress had dedicated more than \$4.1 billion to the program: \$1.5 billion for TIGER I, \$600 million for TIGER II, \$527 million for TIGER III, \$500 million for TIGER IV, \$474 million for TIGER V, \$600 million for TIGER VI, and \$500 million for TIGER VII.

\$1.5 billion for TIGER I, \$600 million for TIGER II, \$526.944 million for FY 2011, \$500 million for FY 2012, \$473.847 million for FY2013, and \$600 million for the FY 2014 round of TIGER Grants to fund projects that have a significant impact on the Nation, a region or a metropolitan area.

The competitive structure of the TIGER program and its broad eligibility allow project sponsors at the State and local level to avoid narrow, formula-based categories, and fund multi-modal, multi-jurisdictional projects not eligible for funding through traditional DOT programs. TIGER can fund port and freight rail projects, for example, which play a critical role in our ability to move freight, but which are not eligible for any other sources of Federal funds. Similarly, TIGER can provide capital funding directly to any public entity, including municipalities, counties, port authorities, tribal governments, MPOs, or others in contrast to traditional Federal programs which provide funding to very specific groups of applicants (mostly State DOTs and transit agencies). This flexibility allows TIGER and traditional state and local partners to work directly with a host of entities that own, operate and maintain much of our transportation infrastructure, but otherwise cannot turn to the Federal government for support.

CAPITAL FACILITIES FUNDING

The Growth Management Act requires that funding for capital facilities be reasonably available to meet the projected growth at the adopted level of service for at least a 6-year period. This section discusses the funding for those public facilities for which additional capital improvements will be required over the next 6 years.

Funding for capital facilities, projected growth rates and desired LOS need to be in balance. This balancing effort has been achieved for the UGA with the assistance of City staff and technical consultants.

Projected Capital Facility Cost

Table 7 below summarizes the total public capital facilities costs as well as the proposed amount the city would be required to contribute to serve the UGA Expansion Area for the period 2016 to 2022. These costs are based on the information provided in the previous Section, Facility Requirements, and were calculated based on 2016 construction costs.

Table 7. Estimated Capital Facilities Costs 2016-2022

Capital Facility	Estimated Total Cost
Street and Roads	
Construct Road "A" - 3,260 LF	\$2,281,717
Construct Road "B" - 3,110 LF	\$2,176,000
Kingsgate Way & Horn Rapids Road Intersection Improvements	\$165,000
George Washington Way & Stevens Drive Intersection Improvements	\$755,000
Total Streets and Roads	\$5,377,717
Sanitary Sewer	
Extend 7,500 LF of 24-inch Diameter Sewer Main	\$1,800,000
Total Sanitary Sewer	\$1,800,000
Domestic Water	
Extend 12-inch Diameter Water Main	\$2,500,000
2.0 MG Reservoir	\$7,000,000
Total Domestic Water	\$9,500,000
TOTAL CAPITAL COST	\$16,677,717

Source: City of Richland/Port of Benton/JUB

All costs are in current dollars, are rounded to the nearest hundred, and include all applicable fees and contingency costs. Current costs are used under the assumption that both construction costs and projected income would rise at similar rates because of the difficulty of projecting costs and income into the future. The above costs identify do not include costs for capital facilities normally provided by developers as part of their projects or by non-City utilities such as telephone and cable. Also not included are costs for projects that may be partially funded by developers in order to meet concurrency requirements and to mitigate projected impacts (on-site infrastructure). For City provided utilities, only those capital facilities that are in excess of normal line expansion covered by the City's normal utility hook-up fees are included.

Projected Capital Facilities Revenue Sources

Revenues to fund transportation capital facilities will come from general funds, LID's, grants, the Motor Vehicle Fuel Tax (both Restricted and Unrestricted), and developer contributions to fund capital improvements. Revenues to fund capital improvements of sewers and water facilities will come from consumer utility rates, developer contributions and state and federal loans and grants. In addition, because the City of Richland and Port of Benton own the property, the revenue from the land sale will also be used to pay for capital facility costs.

Revenue Projections

The following forecasts the revenues that are reasonably available to the City to meet projected growth for the 2016 to 2022 planning period. Revenue sources are in current dollars. Table 8 identifies the assumptions made for the identified revenue sources.

Table 8: Tax Revenue Assumptions

General Revenue Factors:			
Market Value:	\$0.75	per	SF
Assessor's Value Adjustment:	93.7%	of	Market
Existing Tax Rate:	\$2.63	per	\$1,000
Excise Tax Rate:	0.0050	per	\$1.00
Sales Tax on Construction:	0.85%		
Port of Benton Tax Rate:	\$0.39846	per	\$1,000
Land Value:	\$0.75	per	SF
Average Structure Value:	\$125.00	per	SF
Total Land Area:	16,770,600		SF
Total Building Area:	2,934,855		SF

Source: City of Richland/Port of Benton/JUB

Tables 9 through 12 summarize specific revenue sources available to the City to meet Capital Facility requirements. Not all of the revenue sources will be used to fund any specific capital facility but these sources do provide a range of options for meeting capital facility requirements.

Table 9: Income from Excise Tax

Land Use	Value ¹
Total Sale Price	\$12,577,950
Excise Tax Rate	0.0050
Total Excise Tax Return	\$62,890

¹Assumes only property transfer by 2022.

Source: City of Richland/Port of Benton/JUB

Table 10: Sales Taxes on Construction

Land Use	Total Costs ¹	Tax Rate	City of Richland share of Sales Tax Revenue
Industrial	\$366,856,875	0.85%	\$3,118,283

¹Based on off-site and on-site improvements and structures

Source: City of Richland/Port of Benton/JUB

Table 11: Income from Property Taxes

Land Use	Land	Structures	Total Value
Industrial	\$12,577,950	\$366,856,875	\$379,434,825
		93.70%	\$355,530,431
	City of Richland Property Tax Rate		0.0026264
	Total Annual Property Tax		\$933,765
	Port of Benton Property Tax Rate		0.0003985
	Total Annual Property Tax		\$141,665
City and Port Revenue Generated over Development Period			\$6,452,579

Source: City of Richland /Port of Benton/JUB

Developer Contributions

Recent State Supreme Court decisions and State law have limited developer contributions to those which directly relate to the impact that a specific development will have on a capital facility. The City must show a direct relationship, or “nexus”, between a specific project and the mitigation measure being imposed. The exception to this is where a development will result in a lack of concurrency in the Level of Service for a Category 1 Capital Facilities. However, due to the unique situation where the City and Port own the property and will most likely be the developer, it is assumed that there will be no developer contributions required related to the future development. Instead, it is assumed that all money generated from the sale of the properties within the Proposed UGA expansion area will be used toward the payment of the capital facilities.

Income/Expense Analysis

Table 12, below, summarizes the total income and expenses for capital facilities over the next 6 years. This table assumes that both income and expenses will be consistent over the 6-year period. Realistically, this will not be the case. Capital expenditures are generally required prior to the development. Property and Sales tax revenues generally lag by one to two years from the date of construction. In addition, State and Federal loans and grants may not be available at the time the capital facility is required. This means that, for any given year, total revenues may be less than capital facility expenditures.

In addition, typically income generated from Real Estate Excise Taxes are assumed as projected revenue for capital facility expenses. Since the property within the proposed UGA expansion area is publicly owned, these taxes are exempt and will not be a viable revenue sources. Instead, it is assumed that all proceeds from the sale of the property will be used to pay for Capital Costs.

Table 12. Revenue Assumptions

Capital Costs		Projected Revenue	
Item	Total Costs	Item	Total Revenues
Streets and Roads	\$5,377,717	City Property Taxes	\$5,602,591
Sewers	\$1,800,000	² Port Property Taxes	\$424,994
Domestic Water	\$9,500,000	Property Sales	\$12,577,950
Storm Drainage	\$0	Sales Taxes on Construction	\$3,118,283
Sub Total Capital Costs	\$16,677,717	Retail Sales Taxes	\$0
¹ Interest on Debt	\$500,322	³ Developer Contributions	\$0
		⁴ Grants	\$1,717,805
Total Capital Costs	\$17,178,049	Total Revenues	\$23,441,623

¹Interest on debt based on projected total historic debt interest at 3% of total capital costs

²Port of Benton Tax Contributions is estimated at 50% property taxes received for the proposed UGA.

³Developer Contributions based on requirements to meet concurrency @ 0% of total Capital Costs

⁴Grants based on Assumed Level of Approximately 10% of the Total Capital Cost

Source: City of Richland/Port of Benton/JUB

Summary

Based on Table 12 above, the tax revenues, property sales and grants are expected to be sufficient to provide the capital improvements required to meet the growth projected for the UGA Expansion Area over the next 6 years. In addition, other sources of revenue from the sale of City and Port owned property located adjacent to the study area are anticipated to help pay for additional development costs. Immediately south of the proposed UGA Expansion Area, the City and Port own an addition 454 acres, located within the City of Richland UGA, which will be developed concurrently with the UGA Expansion Area. As a result, the sales of this additional property is estimated to generate an additional \$14,832,180 and \$7,609,015 in property taxes over a 6-year period.



**MINUTES
PLANNING COMMISSION MEETING**
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, OCTOBER 26, 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, Clark, Palmer and Berkowitz. Also present were Community Development Director Kerwin Jensen, Development Services Manager Rick Simon, and Executive Assistant Lynne Follett. Commissioners Wise and Boring were excused.

Approval of Agenda:

Chair Madsen presented the meeting agenda for approval.

COMMISSIONER BORING MOVED AND COMMISSIONER CLARK SECONDED THE MOTION TO APPROVE THE OCTOBER 26, 2016 MEETING AGENDA AS WRITTEN. MOTION CARRIED 5-0.

Approval of Minutes:

Chair Madsen presented the meeting minutes of the September 28, 2016 meeting for approval. Commissioner Berkowitz noted a correction needed on her comment regarding the C-3 designation related to application CPA2016-103.

COMMISSIONER BORING MOVED AND COMMISSIONER BERKOWITZ SECONDED THE MOTION TO APPROVE THE MINUTES OF WEDNESDAY, SEPTEMBER 28, 2016 MEETING WITH NOTED CORRECTION. THE MOTION CARRIED 5-0.

Public Comment

Chairman Madsen, noting no public present for comment, moved on to the next agenda item.

Unfinished Business:

None

New Business:

1. Consideration of a Capital Facilities Plan to Support the Proposed Urban Growth Expansion Area North of Horn Rapids Road.

Mr. Simon presented the staff report and reviewed information contained within. Consultant Darral Moore from J-U-B Engineers, Inc. reviewed a power point presentation for the 1,341 acre area Master Plan. **Chair Madsen** opened the public hearing at 7:30 p.m. Having no one come forward, Chair Madsen closed the public hearing at 7:30 p.m. and opened discussion by the commission on this item.

Commissioner Clark asked for more information about the roads and water system improvements proposed in the CFP and asked Mr. Moore about the specifics and timing. Mr. Moore clarified that improvements would not be made unless there was a project. He stressed that the CFP was just the mechanism for showing how capital facilities would be constructed when needed.

Commissioner Boring questioned the breakout of costs for the water infrastructure. Mr. Moore clarified the breakout.

Commissioner Berkowitz asked to clarify when the capital improvements would be installed. Mr. Jensen provided clarification. Commissioner Berkowitz also asked for clarification on the 6 year and 20 year areas and traffic impacts. Mr. Moore referred the commissioners to the traffic study contained in the CFP plan but also pointed out that increased truck or rail traffic was dependent on the type of development.

Commissioner Clark asked staff if any consideration or plans have been looked at to accommodate potential increased truck traffic as a result of the development in the 1,341 area. Mr. Jensen discussed the current traffic situation and stressed that additional planning would happen as development progresses.

Commissioner Clark also asked about companies that have expressed interest in large parcel locations. Mr. Jensen explained that most inquiries come through TRIDEC and the city does not know who the user is until or unless an agreement is pending.

COMMISSIONER BORING MOVED AND COMMISSIONER PALMER SECONDED A MOTION TO RECOMMEND TO THE CITY COUNCIL THAT THE URBAN GROWTH BOUNDARY BE EXPANDED AND RE-CONFIGURED TO INCLUDE AN ADDITIONAL 901 ACRES, THAT THE CURRENTLY NAMED 1,341 ACRE MASTER PLAN FOR URBAN GROWN AREA EXPANSION/CAPITAL FACILITIES ANALYSIS BE ADOPTED AND THAT THE LAND USE DESIGNATION FOR THE EXPANDED URBAN GROWTH AREA BE INDUSTRIAL. MOTION CARRIED 5-0

Communications:

Mr. Simon brought up the meeting schedule for the month of November and presented a staff recommendation to hold only one meeting in November on the 9th due to the Thanksgiving holiday. The Commission agreed to hold the regular meeting beginning at 7pm with a workshop following.

Adjournment:

Chairman Madsen adjourned the meeting at 7:56 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: _____
Rick Simon, Secretary
Richland Planning Commission

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.:M2016-103

PREPARED BY: RICK SIMON
MEETING DATE: OCTOBER 26, 2016

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND

REQUEST: A. CONSIDERATION OF THE POSSIBLE
EXPANSION AND RE-CONFIGURATION OF THE
CITY'S URBAN GROWTH AREA BOUNDARIES
B. CONSIDERATION OF A PROPOSED MASTER
PLAN AND CAPITAL FACILITIES ANALYSIS FOR
THE PLANNED URBAN GROWTH AREA
EXPANSION
C. DESIGNATION OF THE EXPANDED URBAN
GROWTH AREA AS SUITABLE FOR INDUSTRIAL
LAND USES

LOCATION: PROPERTIES LOCATED NORTH OF HORN RAPIDS
ROAD AND WEST OF STEVENS DRIVE.

REASON FOR REQUEST:

The City and the Port of Benton have received a total of 1,341 acres from the U.S. Department of Energy. The purpose of this land transfer was to provide local government with additional land to be used for future industrial growth. In order for the City to provide utility services to this area, it needs to be located within the City's Urban Growth Area (UGA). In accordance with the provisions of the Growth Management Act, the City has to make application to Benton County for the UGA expansion. A master plan/capital facilities plan, showing the City's capability of providing services to the area is needed to support the application for UGA expansion.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the proposed expansion of the City Urban Growth Area boundaries and the master plan/capital facilities plan for the area and finds that:

Findings:

1. The City of Richland, the Port of Benton and the Energy Northwest are the recipients of a land transfer from the U.S. Department of Energy, totaling 1,641 acres. Of this land, 1,184 acres are located outside the City's existing Urban Growth Area boundary.

2. The land transfer was a part of the National Defense Authorization Act of 2015 for the purpose of encouraging economic development.
3. In order for the City to encourage economic development on this land, streets, domestic water, sanitary sewer, storm drainage and electric power services need to be extended to serve this area.
4. Under the provisions of the Growth Management Act, the City cannot extend urban services outside of its established urban growth area.
5. In order for the City to achieve the purposes of the land transfer authorized under the congressional act, the City needs to extend its urban growth boundary for the 1,184 acre area.
6. Richland, along with the entire Tri-Cities region, lacks large industrial tracts of 200 to 500 acres that large industrial users often require.
7. The expanded UGA would provide Richland and the Tri-Cities with a unique opportunity to market mega-sites to large industrial users that would stimulate the economy through significant investments and job creation.
8. Inclusion of the 1,184 acres into Richland's Urban Growth Area will provide the City and the Port of Benton with opportunities to market this unique property to large industrial users that will bring significant investment and jobs into the community.
9. The City's existing comprehensive plan recognizes the importance of economic development as Land Use Goal #2 states: *"The City will promote industrial development to provide employment for its residents, and strengthen and expand the tax base through its land use policies."*
10. Portions of the 300 Area are proposed to be deleted from the existing Urban Growth Area because the U.S. Department of Energy, which owns the land, has determined that it will not be made available for redevelopment.
11. Pacific Northwest National Laboratories which has a significant presence in the 300 Area has offered its support for the proposed Urban Growth Area expansion and re-configuration.

Conclusion:

12. The proposed expansion of the City's Urban Growth Area is necessary and desirable to facilitate future economic development of the area in accordance with the City's existing comprehensive plan land use goals and policies and is needed to provide opportunities for development of mega-sites for large industrial land users.

Findings:

13. The City adopted the Environmental Assessment, Mitigation Action Plan and Finding of No Significant Impact issued by the U.S. Department of Energy, dated September 30, 2015.
14. The mitigation action plan identifies required conditions to be met that will ensure that future development of the site will not result in significant environmental impacts.

Conclusion:

15. These adopted environmental documents satisfy the provisions of the State Environmental Policy Act.

Findings:

16. In order to justify the expansion of City's Urban Growth Area, the Growth Management Act requires the preparation of a capital facilities analysis to demonstrate that the City has adequate capacity to serve the proposed Urban Growth Area.
17. The capital facilities analysis included in the 1,341 Acre Master Plan Urban Growth Area Expansion/Capital Facilities Analysis identifies the infrastructure needed to support future industrial development.
18. The Capital Facilities Analysis also includes cost estimates for the construction of the needed infrastructure improvements and identifies potential revenue sources capable of funding the infrastructure improvements.
19. The Capital Facilities Analysis provides a six year plan demonstrating that the City has adequate funding capacity to construct the infrastructure improvements required to support future industrial development of the expanded Urban Growth Area.

Conclusion:

20. The Capital Facilities Analysis adequately demonstrates the City's capacity for providing needed infrastructure to the proposed Urban Growth Area expansion.

Findings:

21. The provision of water, sewer, storm drainage, electrical power and access to rail make the proposed expansion area attractive for future industrial development.
22. The location of the area, far removed from residential neighborhoods, shorelines or other critical areas and its proximity to existing industrial uses makes the area suitable for future industrial use.
23. The 1,341 Acre Master Plan Urban Growth Area Expansion/Capital Facilities Analysis projects that the entire Urban Growth Area expansion shall be designated for industrial purposes.
24. The transfer of lands from the Department of Energy to the City and Port of Benton was based on the premise that local government would use the property for economic development purposes.

Conclusion:

25. The best land use designation to be applied to the expanded Urban Growth Area property is Industrial.

Overall Conclusion:

26. The proposed Urban Growth Expansion, adoption of the draft 1,341 Acre Master Plan Urban Growth Area Expansion/Capital Facilities Analysis and application of an industrial land use designation on the Urban Growth Area expansion are in the best interests of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in the Staff Report and recommend to the City Council that the urban growth boundary be expanded and re-configured to include an additional 901 acres; that the 1,341 Acre Master Plan for Urban Growth Area Expansion/Capital Facilities Analysis be adopted and that the land use designation for the expanded urban growth area be industrial.

ATTACHMENTS

- A. Supplemental Information
- B. Adoption of an Existing Environmental Document
- C. Finding of No Significant Impact – Proposed Conveyance of Land at the Hanford Site, Richland, Washington
- D. Mitigation Action Plan – Proposed Conveyance of Land at the Hanford Site, Richland, Washington
- E. Land Use Designation Map
- F. Letter of Support from PNNL
- G. Commissioner Wise Comments

SUPPLEMENTAL INFORMATION

BACKGROUND

The City, the Port of Benton and Energy Northwest are the recipients of lands transferred by the U.S. Department of Energy through a congressional act. The lands were transferred for economic development purposes and are located generally north of Horn Rapids Road and west of Stevens Drive. A total of 1,641 acres were included in the transfer, the City and Port split 1,341 acres and Energy Northwest received the other 300 acres.

Of the total acreage, the southerly 454 acres are already located within the City's Urban Growth Area, while the remaining 1,187 acres are outside the existing UGA boundaries. Under the provisions of the Growth Management Act, cities cannot extend urban services outside of their UGA boundaries. Therefore, the first step in being able to develop this land for industrial purposes is to expand the UGA boundaries.

In order to expand the City's UGA, the Growth Management Act requires that a city demonstrate its ability to extend services to the expanded territory. It has to show both that it has the capacity within its utility systems as well as the financial capability of paying for those needed infrastructure improvements.

The City and Port have joined together to hire JUB Engineers to prepare a master plan and capital facilities analysis for this proposed UGA expansion. See the attached document.

The proposal also includes a reconfiguration of the existing UGA boundaries. When the City originally adopted its comprehensive plan in 1997, it included the assumption that the existing buildings and facilities located within the 300 Area would be made available for redevelopment. However, that assumption was proved wrong, as the Department of Energy determined that adequate clean-up of the 300 Area required the removal of the great majority of existing improvements. Ultimately, the DOE has decided that the 300 Area would not be made available for private development purposes. As such, keeping this area within the City's UGA does not serve any purpose. Therefore, part of this proposal is to remove approximately 283 acres from the City's UGA. In summary, the City is proposing to expand and re-configure its UGA boundary with a net increase of 901 acres.

PROCESS

The process for UGA expansion requires the City to make application to Benton County. This process is available to all cities within Benton County once every five year period. The next application cycle is coming up in 2017 and requires the City to submit its application by December of this year. In order to file an application with the County, the City must complete its master plan/capital facilities analysis. This requires public hearings before both the Planning Commission and City Council and adoption of the Master Plan/Capital Facilities Analysis.

ENVIRONMENTAL REVIEW

In its review of the land transfer proposal, the Department of Energy prepared an Environmental Analysis, a Finding of No Significant Impact and a Mitigation Action Plan. The City has adopted these documents to comply with provisions of the State Environmental Policy Act. Copies of the adoption notice, Finding of No Significant Impact and Mitigation Action Plan are attached. The Environmental Assessment document can be viewed on the city webpage at: <https://www.ci.richland.wa.us/departments/community-development-services/development-services/proposed-urban-growth-area-expansion>.

ANALYSIS

Commissioner Wise raised an issue with the proposed master plan, thinking that the rail line may be used for storage of rail cars and expressed concern over the potential for dangerous materials to be stored in rail cars. A complete copy of his comments are attached. Staff's response is that the intent for the new track would be to support shipping and receiving activities within the area, not storage. The City's current lease on the existing loop track prohibits coal and it would be very likely that the City and Port would prohibit coal on future loop tracks as well.

The master plan document demonstrates that the projected revenues from the sale and development of the property that would accrue to the City and Port would exceed the costs of providing the infrastructure needed to support future industrial development.

The proposed UGA expansion represents a unique opportunity for the City and the region to market mega-sites of 200 to 500 acres in size in a location that can be served by rail and has ready access to City water, sewer and electrical power. Expansion of the UGA would greatly help the City and Port to achieve its economic development goals.

SUMMARY

The UGA expansion provides an important step forward in the City's goal of providing economic development. The master plan/capital facilities analysis adequately demonstrates the City's capacity to serve the proposed UGA expansion and should be approved.

ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTAdoption for ___DNS___EIS___X___Other - **FONSI**

Description of current proposal: Expansion and reconfiguration of the City of Richland's Urban Growth Boundary through the addition of 1,184 acres, the deletion of 283 acres, resulting in a net increase of 901 acres to provide land for future industrial development. The proposal also includes the adoption of a Capital Facilities Plan to provide for the extension of necessary public utilities, transportation and facilities to serve the anticipated future industrial development.

Proponent City of Richland/Port of Benton

Location of current proposal: The proposed expansion of the Richland Urban Growth Area is located north of Horn Rapids Road, West of Stevens Drive (Route 4 South), extending approximately 17,500 feet north of Horn Rapids Road and excluding the 518 acre Pit #6 area. This area totals approximately 1,188 acres. The proposal also includes the deletion of 293 acres from the 300 Area, located north of Apple Street and East of Stevens Drive (Route 4 South).

Title of document being adopted: Finding of No Significant Impact for the Proposed Conveyance of Land at the Hanford Site, Richland, Washington.

Agency that prepared document being adopted: U.S. Department of Energy Richland Operations Office

Date adopted document was prepared: September 30, 2015

Description of document (or portion) being adopted: Environmental Assessment, Finding of No Significant Impact and Mitigation Action Plan for the Proposed Conveyance of Land for the Hanford Site, Richland, Washington.

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

The document is available to be read at (place/time) The City of Richland Development Services Office, 840 Northgate, Richland during the hours of 8:00 a.m. to 5:00 p.m. Monday-Friday, or online at: <https://www.ci.richland.wa.us/departments/community-development-services/development-services/proposed-urban-growth-area-expansion>

The City has identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

Name of Agency adopted document: City of Richland

Responsible Official: Rick Simon
 Position/Title: Development Services Manager
 Address: P.O. Box 190, Richland, WA 99352

Phone: 942-7596

Date: _____ Signature: _____



Department of Energy
Richland Operations Office
P.O. Box 550
Richland, Washington 99352

DOE/EA-1915

FINDING OF NO SIGNIFICANT IMPACT

**PROPOSED CONVEYANCE OF LAND AT THE HANFORD SITE,
RICHLAND, WASHINGTON**

AGENCY: U.S. Department of Energy, Richland Operations Office

ACTION: Finding of No Significant Impact

SUMMARY: The United States Department of Energy (DOE) has completed a National Environmental Policy Act (NEPA) *Environmental Assessment for Proposed Conveyance of Land at the Hanford Site, Richland, Washington* (DOE/EA-1915) that analyzed the potential environmental impacts of the Proposed Action to convey approximately 1,641 acres of land on the Hanford Site, located in Richland, Benton County, Washington, to the Tri-City Development Council (TRIDEC) for the purpose of economic development, pursuant to the *National Defense Authorization Act of 2015* (NDAA; Public Law 113-291), Section 3013.

In addition to the Proposed Action, a No Action Alternative was analyzed, as required by DOE NEPA-implementing regulations. In the EA, DOE considered mitigation measures to avoid, minimize, rectify, or compensate for potential adverse environmental effects associated with the Proposed Action. The mitigation measures DOE has committed to implement are set forth in the Mitigation Action Plan (MAP). Based on the analysis presented in the Final Environmental Assessment (EA), which considered comments received on the Draft EA and the commitments specified in the MAP, DOE has determined that the Proposed Action will not constitute a major Federal action significantly affecting the quality of the human environment within the meaning of NEPA. Therefore, the preparation of an Environmental Impact Statement is not required, and DOE is issuing this Finding of No Significant Impact (FONSI).

Comments received on the Draft EA and DOE's responses are included as Appendix L of the Final EA.

CONTACT INFORMATION AND PUBLIC AVAILABILITY: For questions about this EA, FONSI, and MAP, or to request a copy, please contact:

Paula Call
DOE/EA-1915, NEPA Document Manager
U.S. Department of Energy
Richland Operations Office
P.O. Box 550, MSIN A2-15
Richland, WA 99352
paula.call@rl.doe.gov

For general information concerning DOE's NEPA process, contact:

Office of NEPA Policy and Compliance
U.S. Department of Energy
1000 Independence Avenue, SW
Washington, DC 20585-0119
<http://energy.gov/nepa>

A copy of the NEPA documentation including the EA, FONSI and MAP are available at the following website and physical address:

<http://www.hanford.gov/page.cfm/EnvironmentalAssessments>

U.S. Department of Energy Public Reading Room
Washington State University, Tri-Cities
Consolidated Information Center, Room 101-L
2770 University Drive
Richland, WA 99352

PROPOSED ACTION: The Proposed Action is to convey the lands requested by TRIDEC, or approximately equivalent acreage, in response to TRIDEC's land request that was initially made under 10 CFR 770, *Transfer of Real Property at Defense Nuclear Facilities for Economic Development*, and which was subsequently required by the NDAA. Section 3013 of the Act, entitled "Land Conveyance, Hanford Site, Washington," requires DOE to convey approximately 1,641 acres to TRIDEC, as follows:

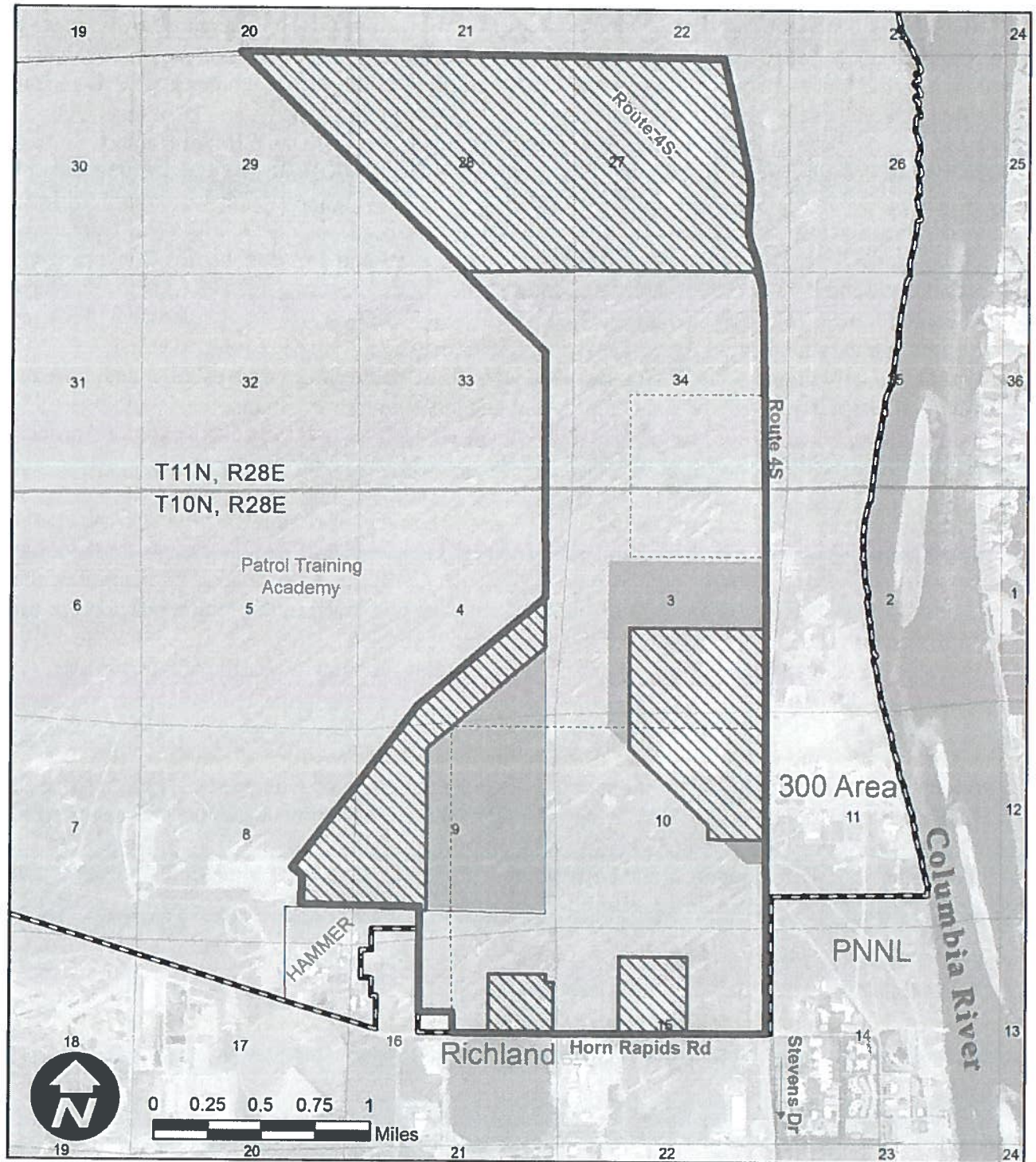
...not later than September 30, 2015, the Secretary of Energy shall convey to the Community Reuse Organization of the Hanford Site (in this section referred to as the 'Organization') all right, title, and interest of the United States in and to two parcels of real property, including any improvements thereon, consisting of approximately 1,341 acres and 300 acres, respectively, of the Hanford Reservation, as requested by the Organization on May 31, 2011 and October 13, 2011, and as depicted within the proposed boundaries on the map titled 'Attachment 2-Revised Map' included in the October 13, 2011, letter.

TRIDEC would subsequently convey these lands, in whole or part, to a public entity partner (e.g., City of Richland) or private owner for purposes of economic development. As stated in the EA, DOE recognized that there are continuing mission needs on some of the requested lands, such as an active borrow area and a safety buffer zone, making them unsuitable for conveyance. Therefore, DOE conducted a land suitability review process that started with the 4,413-acre Initial Hanford Site Land Conveyance Project Area (PA). Through this review process, DOE identified and documented continuing mission or operational needs within the PA. Moreover, some lands were removed from consideration for conveyance to avoid potential effects to cultural resources. **Figure 1**, “Project Area, Focused Study Area, Potential Access Agreement Land, and Land Not Suitable for Conveyance,” shows the PA and 2,474 acres of land referred to as the Focused Study Area (FSA) lands that have the least encumbrances. The FSA includes a 1,635-acre “main” FSA, a 300-acre “solar farm” FSA, and 539-acres of Potential Access Agreement Land (PAAL). The EA analyzed the potential environmental effects associated with the reasonably foreseeable future uses of FSA land, based on industry targets described in TRIDEC’s proposal and target marketing industries, including warehousing and distribution, research and development, technology, manufacturing, food processing and agriculture, “back office” (i.e., business services), and energy.

The approximately 1,641 acres of land that DOE would convey, as required by the NDAA, would be selected from the 1,935 acres that includes the main and solar farm FSAs (the acreage of the FSA minus the acreage of the PAAL (see **Figure 1**)). The deed will identify the legal boundaries of the transferred lands. Portions of the 539-acre PAAL could be conveyed in the future, but only for utilities and infrastructure to provide services to the transferred lands. PAAL acreage would only be conveyed, if necessary, by a realty instrument other than a deed and would stay under the administrative jurisdiction of DOE.

The acreage analyzed in the EA is part of approximately 59 square miles of Hanford Site lands previously designated by DOE for industrial uses under the Hanford Comprehensive Land-Use Plan (CLUP), based on analyses presented in the Hanford CLUP Environmental Impact Statement (HCP–EIS) [DOE/EIS–0222; September 1999; Record of Decision (ROD) (64 FR 61615; November 12, 1999)]. The HCP–EIS recognized the potential for future conveyance of some industrial-designated lands to the local community for economic development.

Figure 1. Project Area, Focused Study Area, Potential Access Agreement Land, and Land Not Suitable for Conveyance



Legend

- | | | |
|--|---|--|
|  Project Area – 4,413 acres |  Land Not Suitable For Conveyance |  Hanford Site |
|  Focused Study Area – 2,474 acres |  TRIDEC Land Request – 1,641 acres | |
| |  Potential Access Agreement Land – 539 acres | |

ALTERNATIVES CONSIDERED: In addition to the Proposed Action, DOE evaluated the “No Action Alternative.” Under the No Action Alternative, DOE would not convey land in response to TRIDEC’s land request. DOE would then not meet the NDAA Section 3013 requirement to transfer land to TRIDEC no later than September 30, 2015. The No Action Alternative would not meet the purpose and need for action, but was analyzed as required by DOE’s NEPA-implementing regulations (10 CFR 1021.321). In this alternative, the federal government would retain ownership of the requested lands and there would be no change in land use caused by the Proposed Action. Existing activities, such as environmental monitoring, utility corridor uses, and other administrative functions would continue under the No Action Alternative.

ENVIRONMENTAL CONSEQUENCES: The EA considered the potential environmental consequences to geology; water resources; air quality; ecological resources; wetlands and floodplains; historic properties and cultural resources; land use; visual resources; noise, vibration, and electromagnetic fields (EMF); utilities and infrastructure; transportation; waste management; socioeconomics and environmental justice; and human health and safety. The analysis also included potential environmental consequences to the local region, and ongoing federal missions and activities at the Hanford Site.

In the EA, DOE considered mitigation measures to avoid, minimize, rectify, or compensate for potential adverse environmental effects associated with the Proposed Action. DOE has made the decision to implement mitigation measures to better achieve an environmentally-preferable outcome and has committed to implement the mitigation measures as outlined in the MAP.

The significance of DOE’s Proposed Action was considered based on both “context and intensity” as defined by NEPA Council on Environmental Quality regulations (40 CFR 1508.27). The following discussion provides a summary of the potential environmental consequences and the reasoning for why impacts will not be significant. The full analysis of potential environmental consequences can be found in the EA and is incorporated by reference.

Geology. Geologic impacts will not be significant because any such impacts would be localized and temporary. Increased vulnerability to erosion resulting from soil disturbance from development activities would be attenuated as vegetation is reestablished over time. Upon completion of construction activities, no additional incremental impacts are expected to geologic and soil resources on the 1,641 acres. While construction activities would involve the disturbance/removal of some soils and gravel, such disturbance/removal would not result in a long term significant effect to the geological conditions of the area.

Water Resources. Construction of buildings and parking lots would create impervious surfaces that would lead to increased stormwater runoff during precipitation (rain or snow) events, which could result in increased soil erosion. The quantities of water used during construction, however, would be minimal (i.e. limited to sufficient water to limit dust generation). Impacts to water resources from stormwater runoff will not be significant because the quantity of stormwater runoff would be minimized by the relatively high porosity of the undisturbed surrounding sandy soils along with high evaporation and plant transpiration rates in the shrub-steppe semiarid desert climate that is characteristic of the area. Because of distance and topography, it is unlikely that stormwater would carry sediments or other potential contaminants away from the construction areas and to the Yakima or

Columbia rivers. To prevent disturbance to area hydrologic conditions that might affect transport of existing contaminants in the groundwater, groundwater wells would not be permitted, and would be restricted through deed language. In addition, while it is not anticipated that stormwater runoff following development of the FSA would mobilize contaminants from groundwater plumes, a deed restriction limits the locations where stormwater drainage facilities are permissible to avoid potential for elevated groundwater levels to mobilize contamination in the vicinity of the FSA. DOE is conducting a quantitative analysis to determine whether the deed restriction will continue to be necessary or modified. There would be no effects on surface waters from the Proposed Action because there are no surface waters within the PA or within close enough proximity to the PA to experience effects.

Air Quality. Construction activities would generate fugitive dust from ground disturbing activities and from the combustion of fuels in construction equipment. Such effects would be temporary. Any fugitive dust would be mitigated by application of water to areas of disturbance, however quantities would be minimal (i.e. limited to sufficient water to limit dust generation).

Effects to air quality associated with construction and operation of new facilities would create new sources of criteria and greenhouse gas (GHG) emissions. The EA describes effects during operation possibly exceeding the threshold, but that is based on a bounding-case scenario (which overestimates results) of total build out at the same time. Effects would be temporary during construction and would only slightly exceed threshold limits, if at all. Construction activities and future operations will be subject to applicable air permitting requirements. No pollutant criteria are in non-attainment. There are no regulatory significance thresholds for stationary or mobile source air emissions in air quality attainment areas such as Benton County. Therefore, potential air quality impacts will not be significant.

Climate change is a global phenomenon that the proposed land transfer would not alter. While it is reasonably foreseeable that climate change may substantially alter the affected environment described in this EA, such as some reduction in Columbia River water availability in summer months, impacts from the Proposed Action will not be significant because DOE identified no plausible nexuses between the Proposed Action and global climate change that would alter its impact determinations for the affected environment.

Ecological Resources. Development within the FSA would result in habitat loss and wildlife displacement on 1,641 acres of shrub-steppe habitat, although impacts from construction of reasonably foreseeable facilities would vary based on footprint, operations, etc. Impacts to ecological resources will not be significant for the following reasons. No species are known to occur within the FSA or the larger PA that are listed as threatened or endangered under the Endangered Species Act. Shrub-steppe vegetation on FSA lands has been previously impacted by clearing and development from historical homesteading and agricultural activities, and more recent wildfire and noxious weed control activities. Less than three percent of the shrub component of the native vegetation community remains on PA lands. Additionally, the FSA lands make up approximately one-half of one percent of lands on the surrounding Hanford Site, including the Hanford Reach National Monument. In the Final EA, DOE outlined a number of mitigation measures that would be undertaken to compensate for the loss of habitat within the FSA, such as habitat enhancements in surrounding areas. These mitigation measures are described in the MAP.

Wetlands and Floodplains. DOE completed the required reviews in accordance with DOE regulation 10 CFR 1022 *Compliance with Floodplains/Wetlands Environmental Review Requirements*. There would be no effects on wetlands or floodplains from the Proposed Action because neither of these resources has been identified within the PA nor within close enough proximity to the PA to experience effects.

Cultural Resources. Land conveyance and subsequent development activities could result in adverse impacts to archeological sites and other cultural resources located on the FSA. Impacts to cultural resources will not be significant for the following reasons. DOE avoided effects to cultural resources by removing certain lands from consideration for conveyance. Moreover, through the *National Historic Preservation Act* (NHPA) Section 106 process, a Memorandum of Agreement (MOA) was signed, which contains the agreed upon stipulations to avoid, minimize, or mitigate for the potential adverse effects to historic properties and cultural resources. Through the MOA, DOE has agreed to implement mitigation measures that will apply to the transferred land parcels. DOE will also implement mitigation measures, including deed restrictions, for the individual historic properties and cultural resources in accordance with the MOA. The MOA is incorporated in the MAP.

Land Use. The land conveyance would result in a change in current land use from essentially undeveloped to developed industrial land uses and would foreclose opportunities for these lands to be considered for other future uses. The Proposed Action is consistent with the Hanford Comprehensive Land Use Plan, and with applicable local zoning and comprehensive land use plans. The proposed development would be consistent with existing and currently planned commercial and industrial development in the vicinity of the 1,641 acres (e.g., Horn Rapids Industrial Park and gravel quarry west of Stevens Drive).

Visual Resources. Development of the FSA would change the landscape setting to industrial and result in a change in the visual resource management classification of the conveyed lands. Impacts to visual resources will not be significant because when viewed from a distance to the north or northwest, most of the Proposed Action facilities would not be discernable against the backdrop of the existing industrial development from an environmental analysis perspective. None of the sensitive viewer locations provide unique views of the development area and some are blocked by topography or other obstructions. Mitigation measures, including restrictions on the height and color of buildings and requiring the use of native plants, are contained in the MOA. DOE will also implement specific mitigation measures, including deed restrictions, for potential effects associated with visual resources in accordance with the MOA. The MOA is incorporated in the MAP.

Noise, Vibration and Electromagnetic Fields. Potential effects due to noise, vibration and electromagnetic fields (EMFs) differ depending on location and type of facilities. Impacts will not be significant because deed restriction language would limit noise, vibration, and electromagnetic fields to levels acceptable to Pacific Northwest National Laboratory and Laser Interferometer Gravitational Wave Observatory. These deed restrictions are incorporated in the MAP.

Utilities and Infrastructure. The Proposed Action would result in new, long-term demand for utility services (e.g., electricity, natural gas, water, and sewer). Impacts will not be significant because service providers have the capability to expand existing systems or facilities to accommodate additional demands. New infrastructure and services would be provided and maintained by the City of

Richland, Port of Benton, Bonneville Power Administration, Cascade Natural Gas, and other service providers, as applicable.

Transportation. The industrial development of the FSA lands would result in increased use of railways and car and truck traffic and congestion in the area surrounding the FSA during both construction and operation; the severity of which would vary depending on the rate and extent of development. The EA assumed simultaneous and full development of representative facilities in its bounding-case scenario (which overestimates results). Prior to approving specific developments, the applicable local agency would likely conduct a SEPA review and could require an assessment of project-specific impacts and potential improvements to the surrounding roadways that serve as the access routes to the PA. Therefore, impacts will not be significant.

Waste Management. Impacts to waste management will not be significant because the waste volumes and types of waste generated would be typical of other industrial, research, and office park operations in the region. Wastes would be disposed at the Horn Rapids Sanitary landfill. Projections made by the City of Richland indicate that the current permitted space of the landfill would be filled by 2018. As discussed in the EA, however, the city is exploring options for future growth, including expanding the Horn Rapids Sanitary Landfill or closing the landfill and long hauling the waste out of the city. Recycling and reclamation activities would further reduce waste volumes.

Socioeconomics and Environmental Justice. The Proposed Action would result in a long term economic benefit to the Tri-Cities area by the creation of new jobs within the local labor force. The nearest residences (minority or not) are located almost 2 miles southeast of the PA.

This EA has not identified any human health or environmental impacts that would adversely affect minority or low-income populations. The Proposed Action would not result in disproportionately high and adverse effects on minority or low-income populations.

Human Health and Safety. For human health and safety, soil sampling, gamma scanning surveys, land feature surveys, and an as low as reasonably achievable (ALARA) assessment were completed in compliance with the requirements in DOE O 458.1 *Radiation Protection of the Public and Environment* for the control, clearance, and release of DOE property containing potential residual radioactivity. There are no impacts to human health and safety resulting from the Proposed Action. There are no radiological sources within the FSA. Radiological impacts to future workers within the FSA from ongoing DOE activities at the Hanford Site are minimal and much lower than those due to natural background radiation. DOE also evaluated its facilities to determine potential accident risks to the FSA. Buildings 324 and 325 were determined to be the facilities with the highest risk potential. Radiological dose consequences from accidents for Buildings 324 and 325 (located 600 meters east of the FSA) are minimal and would not require any additional mitigation measures beyond safety measures normally provided to ensure the adequate protection of the public health, safety, and environment. Additionally, DOE's comprehensive emergency management program provides detailed, hazard-specific planning and preparedness measures for protection of public health and safety and the environment in the event of an emergency at the Hanford Site. Following implementation of the Proposed Action, DOE and the local and state agencies responsible for performing the function of emergency management would apply the same emergency planning and response actions to members of the public in the conveyed lands as applied to the population at large.

DETERMINATION: Based on the analysis presented in the Environmental Assessment and considering the public comments received, I have determined that the Proposed Action to convey approximately 1,641 acres of land to TRIDEC will not constitute a major Federal action significantly affecting the quality of the human environment within the meaning of NEPA. Therefore, the preparation of an Environmental Impact Statement is not required, and DOE is issuing this Finding of No Significant Impact.

Issued at Richland, Washington, this 30th day of September 2015.

A handwritten signature in black ink that reads "Stacy Charboneau". The signature is written in a cursive, flowing style.

Stacy Charboneau
Manager
Richland Operations Office

DOE/EA-1915

MITIGATION ACTION PLAN

PROPOSED CONVEYANCE OF LAND AT THE HANFORD SITE, RICHLAND, WASHINGTON

AGENCY: U.S. Department of Energy Richland Operations Office

ACTION: Mitigation Action Plan

SUMMARY: This Mitigation Action Plan (MAP) is an integral part of the Finding of No Significant Impact (FONSI) for the United States Department of Energy's (DOE) *Environmental Assessment for Proposed Conveyance of Land at the Hanford Site, Richland, Washington* (DOE/EA-1915). The Proposed Action would convey 1,641 acres of land on the Hanford Site, located in Richland, Benton County, Washington, from DOE ownership to the Tri-City Development Council (TRIDEC) for the purpose of economic development, pursuant to the *National Defense Authorization Act of 2015* (NDAA; Public Law 113-291), Section 3013.

In the Environmental Assessment (EA), DOE considered mitigation measures to avoid, minimize, rectify, or compensate for potential adverse environmental effects associated with the Proposed Action. DOE has made the decision to implement mitigation measures in the table below to better achieve an environmentally-preferable outcome.

Mitigation measures for the Proposed Action will be implemented through three mechanisms:

1) incorporation of applicable mitigation measures into the deed as deed restrictions and covenants, 2) performance of the agreed upon stipulations in the Memorandum of Agreement (MOA) resulting from the National Historic Preservation Act (NHPA) Section 106 process, and 3) completion of additional mitigation measures identified in this MAP by DOE. The three mechanisms (deed, MOA, and DOE additional mitigation measures) are interrelated and may contain exact or similar language. For example, many of the mitigation measures that are in the deed are also reflected in the MOA. It should also be noted that the mitigation measures in the MOA which address the adverse effects to specific individual historic properties and traditional cultural properties are not spelled out in detail in the MAP but are instead incorporated by reference. For further reference, the list of deed restrictions is included in the EA as Table 5-2, and the MOA is included in the EA as Appendix K.

As a means of enforcement, the deed includes a requirement for the Grantee¹ to submit an annual report to DOE regarding compliance with deed restrictions and any challenges encountered during the previous year. This information will be used in DOE's annual report on implementation of the MAP, which will be posted on DOE's National Environmental Policy Act (NEPA) website.

¹ The term "Grantee" means DOE's designated Community Reuse Organization, Tri-City Development Council, "TRIDEC," and includes the following partners of TRIDEC: the City of Richland, the County of Benton and the Port of Benton.

If you have any general questions about the MAP, please contact:

Paula Call
DOE/EA-1915, NEPA Document Manager
U.S. Department of Energy
Richland Operations Office
P.O. Box 550, MSIN A2-15
Richland, WA 99352
paula.call@rl.doe.gov

MITIGATION MEASURES: The table below provides mitigation measures and implementation mechanisms.

Resource	Mitigation Measure Mechanism		
	DOE	Deed	MOA
Geology	To prevent disturbance to area hydrologic conditions that might affect transport of contaminants in the groundwater, the deed will prohibit mining.	Grantee is prohibited from mining the premises including extraction or production of any coal, oil, gas, geothermal steam, associated geothermal resources, aggregate and any other minerals.	Same as deed
Water	To prevent disturbance to area hydrologic conditions that might affect transport of contaminants in the groundwater, the deed will prohibit access to groundwater.	Grantee is prohibited from extracting, permitting to be extracted, consuming or otherwise accessing or utilizing any groundwater below the surface of the premises.	
	To enable DOE to conduct long-term groundwater monitoring, the deed will reserve DOE's right to access and operate its systems.	• Grantee is prohibited from altering, destroying or otherwise tampering with grantor's established roads or other access routes to all groundwater monitoring wells. • Grantee is prohibited from developing an alternate access road or other access route to all groundwater monitoring wells without receiving grantor's written permission, which will not unreasonably be withheld. • Grantee is prohibited from tampering with or damaging grantor's groundwater monitoring or remediation systems located on the premises. • Grantee is prohibited from access closer than twenty (20) feet around the periphery of grantor's groundwater monitoring wells and remediation systems, as delineated on the ground by grantor. The designated twenty (20) feet around each groundwater well and all remediation systems is for grantor's exclusive access only. • Grantee is prohibited from narrowing or shortening the minimum required width of ten (10) feet for the full length of all roads or other access routes or approved alternate access routes to grantor's groundwater wells. The designated roads or access routes to or from grantor's groundwater wells are non-exclusive in nature such that such roads and routes may be accessed by grantee, with the exception of the twenty (20) feet radius around each groundwater well, which is for grantor's access only.	
	To prevent disturbance to water table conditions that might adversely affect the movement or other transportation of	Grantee is prohibited from placement of swales, ponds, and other storm water drainage facilities in the area between the following two lines: (a) line 1,969 feet (600	

Resource	Mitigation Measure Mechanism		
	DOE	Deed	MOA
	groundwater contaminants or changes to the water table under existing landfills and disposal facilities, the deed will limit the location of stormwater drainage facilities.	meters) north of the centerline of Horn Rapids Road, and (b) line 15,781 feet (4,810 meters) north of the centerline of Horn Rapids Road.	
	To prevent disturbance to area hydrologic conditions that might affect transport of contaminants in the groundwater, the deed will limit the depth of excavations.	Any ground disturbance performed by the grantee resulting from construction activities, construction or installation of any piping or utility system component, drilling, digging or other any excavation, of whatsoever nature and type, on any portion of the premises is prohibited below a depth of twenty (20) feet (6.1 meters) from the surface of the ground, and prohibited within 6.6 feet (2 meters) of the groundwater whichever is most restrictive, except upon the express written permission of the grantor.	
Ecological	Enhance native vegetation communities to benefit migratory bird and pollinator habitats by planting native forbs at the 120-acre 100 C-7 backfill and re-vegetation site.		
	Collaborate with tribal nations to include an appropriate mixture of native shrubs, grasses and forbs in re-vegetation projects identified in the MOA for the land conveyance project.		
	Identify the swale habitats located in the PAAL and described in the EA for protection within the larger area designated for industrial uses under the Comprehensive Land Use Plan. Provide administrative protection from disturbance from future projects or management actions consistent with the CLUP management plans, including the Hanford Biological Resources Management Plan (BRMP). Identify the swale habitats as BRMP Level 4 habitat based upon the documented intensity of pollinator use and unique vegetation assemblages.		
	Conduct a Pollinator Habitat study for the Hanford Site, focusing on identifying pollinator species and the plants and habitats they require for their life cycle. The study shall provide data and recommendations needed to carry out habitat enhancement, proper management, and collaboration with other agencies and institutions to ensure this valuable resource is protected. Following the initial study, incorporate pollinator and habitat surveys into the Hanford Site ecological monitoring program.		
	To protect migratory birds and pollinators, the deed will prohibit Concentrated Solar Power technology on the conveyed lands.	Grantee is prohibited from constructing and operating a CSP Solar Farm System on the premises.	Same as deed
	Install burrowing owl boxes in a location to be determined in consultation with the U.S. Fish and Wildlife Service and the Washington Department of Fish and Wildlife, for the		

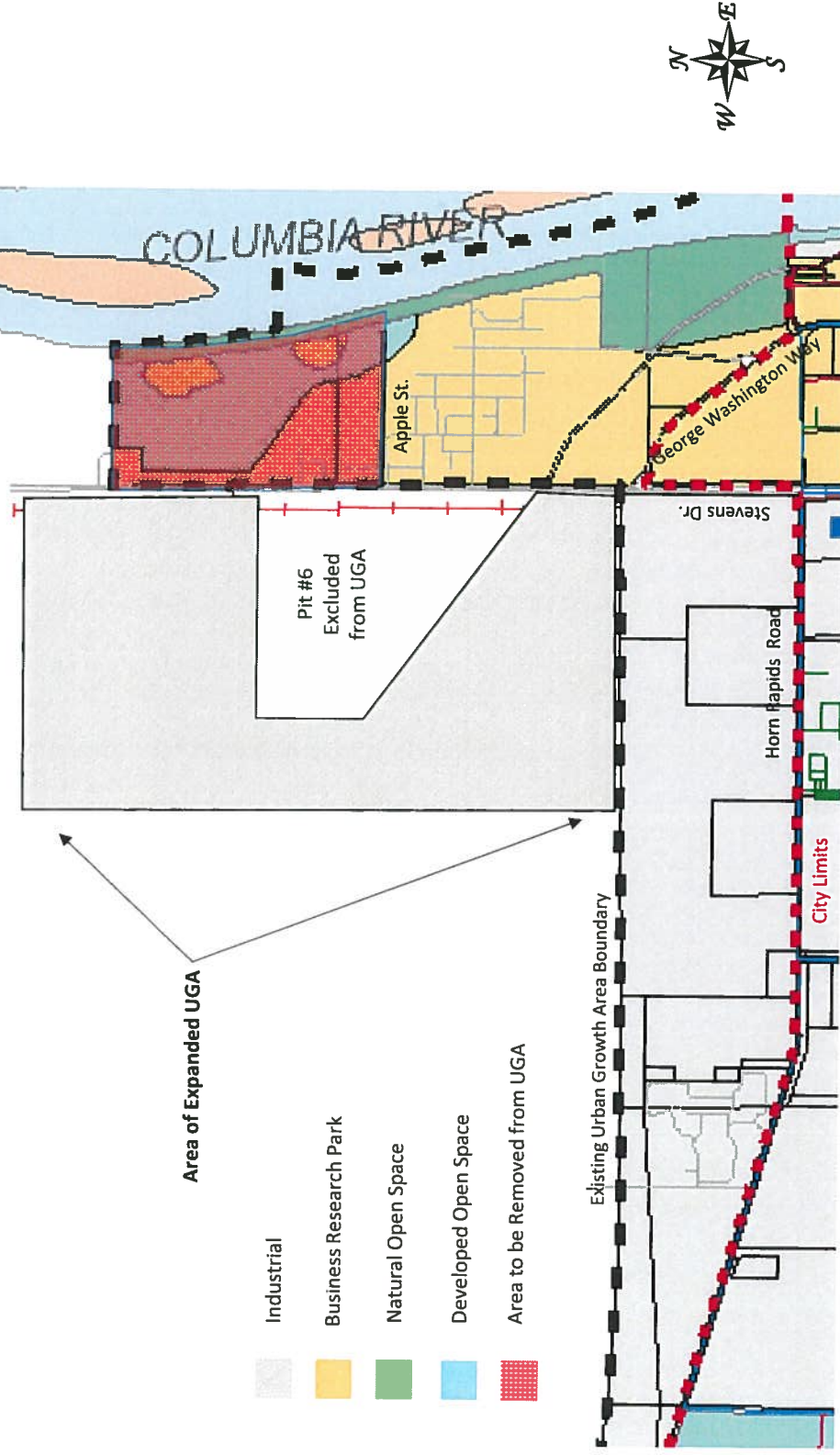
Resource	Mitigation Measure Mechanism		
	DOE	Deed	MOA
	purposes of supporting new colonies or enhancing existing colony habitat on the Hanford Site.		
	To protect migratory birds and their habitats, the deed will include a covenant that bird-friendly building design would be incorporated into buildings, structures, and improvements to the extent it is reasonably practical to do so.	Grantee covenants that it will incorporate bird-friendly building design into grantee's design for buildings, structures and improvements on the premises to the extent it is reasonably practical to do so.	
	To minimize the potential for wildfire, the deed will include a covenant requiring special consideration for the placement of combustible materials.	Grantee agrees that within the immediate landscaped area (from the structure to approximately 30 feet), special consideration should be given that any combustible materials (e.g., lawn furniture, litter, and construction materials) should be removed or reduced in an effort to protect property (e.g., wildlands, buildings, and equipment) by minimizing fire risk.	
Historic Properties and Cultural	Through the NHPA process, DOE has completed NHPA Section 106 consultation with all consulting parties and has reached an MOA that includes measures to avoid, minimize, or mitigate potential adverse effects to historic properties, traditional cultural properties (TCPs) and cultural resources. (See Appendix K of the EA, "Memorandum of Agreement.") Furthermore, the MOA contains the language to be used for various deed restrictions related to development of the site, which would mitigate potential effects (see also deed restrictions and covenants table above). Through the MOA, DOE has agreed to implement a number of general mitigation measures that will apply to the transferred land parcels. DOE will also implement specific mitigation measures for the individual historic properties, TCPs, and cultural resources as indicated in the MOA. Not all mitigation requires funding, but DOE will fund mitigation as agreed to and will allow tribes to use cooperative agreement funds as indicated in the MOA. The MOA addresses who is responsible for these mitigation measures and when these measures will be implemented. DOE will continue to consult with tribes regarding the land conveyance as tribes may determine topics for consultation under DOE's Native American Indian Policy and Order 144.1, Department of Energy	Grantor requires Grantee's acoustic and noise signature on the premises will not exceed current Washington State standards and exemptions for Class C industrial areas. ²	Same as deed
		The Grantee, its successors and assigns, covenants and agrees to restrict or prohibit activities on the premises that generate vibration in excess of the PNNL Vibration Standard and the LIGO Vibration Standard described below: (1) <u>PNNL Vibration Standard.</u> The parties are in agreement that, after the date of this conveyance, vibration impacts arising from the premises shall be limited such that: a. Any Heavy Reciprocating Machinery must be at least three (3) kilometers from the PNNL Site boundary b. Any Balanced Non-Reciprocating Industrial Machinery must be at least one (1) kilometer from the PNNL Site boundary c. Activities on the premises that result in vibrations created by continuous and/or routine blasting are prohibited. To the extent any uncertainty arises with respect to the application of this vibration standard for non-routine blasting, Article 12, Periodic Discussions and Development Plans, of Exhibit I of this Quitclaim Deed shall be utilized to mitigate those non-routine blasting activities. (2) <u>LIGO Vibration Standard.</u> The parties are in agreement that, after the date of this conveyance, vibration (dependent on frequency) emanating from the premises shall be consistent with non-reciprocating power plant machinery or balanced industrial machinery operating above 300 RPM (5Hz) or must meet the following specifications below 300 RPM (5 Hz):	Same as deed

² The noise, vibration, and EMF standards may be revised or removed if the Grantor, Grantee, PNNL, LIGO, and Tribes agree.

Resource	Mitigation Measure Mechanism		
	DOE	Deed	MOA
American Indian Tribal Government Interactions and Policy.		a. In the frequency range from 0.3 Hz to 1.5 Hz, ground vibration levels as measured 100 meters from the source should not exceed 0.3 micrometers/sec/root (Hz). For example, in the frequency band from 0.5 Hz to 1.5 Hz this would be equivalent to a vibration level of 0.3 micrometers/sec RMS. b. In the frequency range from 1.5 Hz to 2.5 Hz, ground vibration levels as measured 100 meters from the source should not exceed 0.3 micrometers/sec/root (Hz). For example, in the frequency band from 1.5 Hz to 2.5 Hz this would be equivalent to a vibration level of 0.3 micrometers/sec RMS. c. In the frequency range from 2.5 Hz to 3.5 Hz, ground vibration levels as measured 100 meters from the source should not exceed 0.5 micrometers/sec/root (Hz). For example, in the frequency band from 2.5 Hz to 3.5 Hz this would be equivalent to a vibration level of 0.5 micrometers/sec RMS. d. In the frequency range from 3.5 Hz to 5 Hz, ground vibration levels as measured 100 meters from the source should not exceed 2.5 micrometers/sec/root (Hz). For example, in the frequency band from 3.5 Hz to 5 Hz this would be equivalent to a vibration level of 3 micrometers/sec RMS. e. These vibration levels should be compatible with operation of motor vehicles driven on smooth pavement. However trucks driven off-pavement, over pavement in poor repair, or over speed bumps would likely cause these vibration levels to be exceeded. f. Reciprocating power-plant machinery, rock crushers and heavy machinery would likely cause these vibration levels to be exceeded.²	
		Grantee agrees to restrict or prohibit activities on the premises that generate electrical field (EF) and magnetic (M) interferences in excess of the EF/M Interference Standard described below. EF/M Interference Standard. The parties are in agreement that, after the date of this deed transfer, all intentional radiators on the premises shall not exceed the Federal Communications Commission Standard at 47 CFR Part 15, Subpart C.²	Same as deed
		By acceptance of this deed, the Grantee covenants and agrees to restrict or prohibit activities on the premises that cause airborne radionuclide emissions in excess of the Natural Occurrences and Radionuclide Emissions Standards described below. Radionuclide Emissions Standard. The Grantee is prohibited from activities on the premises creating or otherwise causing emissions into the airborne environment arising from the possession, use or discharge from any fissionable material, fission products or activation products.	
		Grantee is required to provide access to the premises prior to its development to members of the Confederated Tribes	Same as deed

Resource	Mitigation Measure Mechanism		
	DOE	Deed	MOA
		and Bands of the Yakama Nation, Confederated Tribes of the Umatilla Indian Reservation, the Nez Perce Tribe and the Wanapum Band of Indians (collectively “tribes”) for tribal activities. An access agreement will be developed between the tribes and the land owners to facilitate access.	
		Grantee is required to comply with Washington State laws for cultural resource protection: (1) Indian Graves and Records Act (RCW 27.44); (2) Archaeological Sites and Resources Act (RCW 27.53); (3) Abandoned and Historic Cemeteries and Historic Graves Act (RCW 68.60); (4) Archaeological Excavation and Removal permit process (WAC 25-48); and (5) Human Remains (RCW 68.50).	Same as deed
		Grantor retains ownership of all pre-contact archeological materials. Grantee is required to return all pre-contact archeological material to grantor for relocation in consultation with tribes.	Same as deed
		Grantee is required to return any and all contaminated pre-contact artifacts or human remains found on the premises to grantor for tribal consultation and reburial on the Hanford Site.	Same as deed
		This restriction has been put in place to set forth the required protocol, in the event that Grantee does not comply with one or more deed restrictions of the Quitclaim Deed.	Same as deed
		The Grantee shall implement the Cultural Resource Protection Protocol. The Cultural Resource Protection Protocol can be amended as agreed to between Grantee and the tribes. (See Appendix K, MOA).	Same as deed
Visual	To carry out specific provisions of the MOA, the deed will include restrictions and covenants regarding the height and color of buildings and the use of native plants in landscaping.	1. The Grantee agrees that the height of buildings that are constructed on the conveyed land will not exceed the height limits that are authorized pursuant to Chapter 23.28.030 of the Richland Municipal Code (RMC); as amended. Grantee agrees that it shall not seek a waiver of the height limitations contained in these provisions of the RMC by utilizing the variance provisions of RMC 23.70.150, or by application of any other process that may allow the Grantee to construct a building with a height greater than that explicitly allowed by RMC Chapter 23.28.030. 2. The Grantee agrees that buildings (including roofs) will be finished in colors that are non-reflective and that emulate those of the natural surroundings. 3. The Grantee agrees to xeriscaping utilizing native plants to lessen impacts to adjacent plant communities and eliminate need for supplemental watering.	Same as deed

COMPREHENSIVE PLAN LAND USE DESIGNATIONS





Pacific Northwest
NATIONAL LABORATORY

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www.pnnl.gov
OUT-0460-2016

October 20, 2016

Mr. Rick Simon
Development Services Manager
City of Richland
840 Northgate Drive
Richland, WA 99352

Dear Mr. Simon:

Subject: Urban Growth Area Boundary Request

On behalf of Pacific Northwest National Laboratory (PNNL), we would like to express our support for the Urban Growth Area (UGA) boundary request proposed for North Richland and beyond. The request is in alignment with the future development and plans for the September 2015 DOE land transfer action, along with the community's Mid-Columbia Energy Initiative, which is focused on technologies such as clean energy and biosciences.

In addition to expanding the UGA for the addition of the land transfer area, we also support the proposed removal of the northern part of the 300 Area on the Hanford Site. It is our understanding that redevelopment of this area is not being considered by DOE at this time. However, maintaining the current UGA for the southern part of the 300 Area where PNNL maintains key facilities is important to support our long-term research and development strategy and mission.

As a community partner with the City, Port of Benton, and others, PNNL supports this UGA boundary request and notes its importance for the future economic development of the region.



Mr. Rick Simon
October 20, 2019
OUT-0460-2016
Page 2

Sincerely,

Michael H. Schlender
Deputy Laboratory Director for Operations

MHS:JB:dab

cc: Diahann Howard, Port of Benton
Roger Snyder, PNSO

Simon, Rick

From: James Wise <jamesawise@me.com>
Sent: Tuesday, October 18, 2016 7:36 PM
To: Simon, Rick
Subject: Results of some research on the 1,341 Acre Master Plan Proposed for DOE Land Conveyance

Rick,

Since we reviewed the proposed Master Plan for the 1,341 acre DOE Land Conveyance, I've been looking into particulars of it, and I've found something that is potentially troubling to me. I was intending to bring this up at the meeting we were having on this subject next week, but since I can't be there, I'd like my fellow commissioners to know about it ahead of time and give them the opportunity to look into it further.

This considers the 'red line' on the map of the master plan, which I believe that most of us commissioners interpreted as rail service line for possible industrial users of the site. Well and good, but I have deduced some indications that that is not its prime intent.

It seems that the greatest need for the railway is not use of this as a service line, **but as a storage line for rail cars**. And I have come to believe that this is the intended use of these lines. This raises the question of "What is going to be in those potentially stored cars?" Are they empty? Or will they hold potentially dangerous /hazardous materials while awaiting hookups with other proceeding rail traffic? Consider the possibility (if it be one) that cars holding coal (which we know are coming through the Tri-Cities) will be stored there for some time awaiting transport: Given the strong winds from the West at that site, coal dust could easily blow into and affect air quality in that part of Richland that we are trying to develop as our Research District. This would not be good.

I may be overcautious at this point, but I believe that the Planning Commission and the CoR needs to look more closely at the use of these conveyed lands including rail transport and storage than we perhaps have to this point. As my grandmother used to tell me: "An ounce of prevention is worth a pound of cure."

Sincerely,

Jim

James A Wise Ph.D., Planning Commissioner



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Public Hearing

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Relinquishment of Easements at Rossell Avenue and Hunt Avenue - Resolution No. 218-16

Department:

Public Works

Ordinance/Resolution Number:

218-16

Document Type:

Public Hearing Item

Recommended Motion:

Summary:

This is a public hearing regarding the proposed relinquishment of a sewer easement and associated encroachment permit at 413 Rossell Avenue and a sewer easement at 1312 Hunt Ave.

Refer to the staff report for RES 218-16 for more detail.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Minutes

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:

Approve the Minutes of the Meeting Held on November 1, 2016

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the minutes of the Council meeting held on November 1, 2016

Summary:

None.

Fiscal Impact:

None.

Attachments:

I. Draft 110117 Council Minutes



MINUTES
RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, November 1, 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, Kent and Luzzo Gilmour were present.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Administrative Services Director Koch, Community Development Director Jensen, Parks and Public Facilities Director Schiessl and City Clerk Hopkins.

Agenda Items:

1. Discussion of Council Meeting Agenda Items

Ms. Reents discussed the recent proposed amendment to the purchase and sale agreement for the 650 George Washington Way property by the developer. She said the developer and his attorney may attend the Council meeting to discuss the amendment. She also gave updates on the jail contract with Benton County.

The Mayor and Council discussed the email they received on the closed record, Ordinance No. 59-16, on the agenda for second reading and passage. All stated they either deleted the email or did not read it. Mayor Thompson stated a citizen asked about the topic and he said it was not a topic he could discuss at this time.

Mr. Schiessl showed Council the "Outstanding Achievement in Infrastructure – Creative Solution" award that was given to the City from the Infrastructure Assistance Coordinating Council for the design/build design of Fire Station No. 74.

Mr. Amundson gave details on the new Central Washington Corn Processing plant and invited Councilmembers to attend their ribbon cutting and open house event.

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

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, Kent and Luzzo Gilmour were present.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, 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, Energy Services Business Services Manager Edgemon and City Clerk Hopkins.

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 LUZZO GILMOUR SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 7-0.

Presentations:

1. New Hire/Retirements
 - Allison Jubb, Human Resources Director

Ms. Jubb said there were no retirements this month. She read the list of new hires and gave their background: Tyler Jennings, Building Inspector; Antonio Jaimes, Engineering Tech I; and Angela Johnson, Library Page. Ms. Jubb introduced two new staff members who were in the audience and gave their background: Todd Gilbert, Police Officer; and Miles Thomas, Redevelopment Project Manager.

2. DECA Month Proclamation: Richland High School DECA Officer Team
 - Rachel Wolski, DECA President

Mayor Thompson read the proclamation and presented it to Rachel Wolski, DECA President. Ms. Wolski gave details on the DECA program.

Public Hearing:

City Clerk Hopkins read the Public Hearing and Public Comments procedures.

1. Proposed 2017 Budget and 2017-2030 Capital Improvement Plan - Ordinance No. 60-16
 - Cathleen Koch, Administrative Services Director

Ms. Koch said the 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 18, then on October 27 at the Town Hall meeting and lastly at the City Council meeting November 1, 2016.

The first reading of the budget ordinance was 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.

Ms. Koch reviewed the proposed 2017 budget elements.

Mayor Thompson opened the public hearing at 7:52 p.m. and closed the hearing at 7:53 p.m. as there were no public comments.

2. 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

Mr. Schiessl said the 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. 62-16 will appropriate unbudgeted Park District No. 1 funds to the Park Project Construction Fund for improvements to the Jeannette Taylor Skate Park.

Councilmember Kent said the Parks and Recreation Commission has reviewed the plans and staff has communicated with the skate board park users. She believes good collaboration and public input has happened with the proposed plans for Jeannette Taylor Skate Park improvements.

Mayor Thompson opened the public hearing at 7:54 p.m. and closed the hearing at 7:55 p.m. as there were no public comments.

3. Proposed 2016 Comprehensive Plan Amendments - Ordinance No. 63-16
- Kerwin Jensen, Community Development Director

Mr. Jensen said under the provisions of the Growth Management Act, the City has the opportunity to amend its comprehensive plan once annually. This public hearing has been scheduled to review the two applications received. He turned the presentation over to Development Services Manager Simon.

Mr. Simon said 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 in the Council agenda packet and draft Ordinance No. 63-16, is on the consent agenda.

Mayor Thompson opened the public hearing at 7:57 p.m. and closed the hearing at 7:58 p.m. as there were no public comments.

Public Comments:

Mark Lambert, The Crown Group, 292 Meadow Hills Drive, Richland, WA, discussed the current proposed amendments to the purchase and sale agreement for the 650 George Washington Way property and why he feels it is a better plan. He requested to meet with members of Council and staff to discuss the proposed amendments by the end of the week.

John Ziobro, 1321 Columbia Park Trail, Richland, WA, attorney for Mr. Lambert, supported Mr. Lambert's comments and encouraged Council to meet with them in order to move the project forward.

Mayor Thompson said the City will consider his request and let him know the next steps.

Consent Calendar:

Mayor Thompson said Ordinance No. 59-16, Rezoning 1.6 Acres from Planned Unit Development to Commercial Limited Business at 201 Gage Boulevard is a closed record item. He said he got a phone call from Dan Arnold and a citizen asked him about the topic at Meadow Springs Golf Course and he said explained to both it was not something he could discuss as it was a closed record.

The Mayor and Council discussed the email they received on the closed record and all stated they both deleted the email and did not read it. None of them felt there was a conflict of interest and they could vote on the ordinance without bias.

City Clerk Hopkins read the Consent Calendar.

Minutes:

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

Ordinances - First Reading:

2. Ordinance No. 60-16, Approving 2017 Budget and 2017-2030 Capital Improvement Plan
- Cathleen Koch, Administrative Services Director
3. Ordinance No. 61-16, Amending RMC Title 15, Solid Waste Rates and Administrative Matters
- Pete Rogalsky, Public Works Director
4. 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

5. Ordinance No. 63-16, Adopting the Proposed 2016 Amendments to the Comprehensive Plan
- Kerwin Jensen, Community Development Director

Ordinances - Second Reading/Passage:

6. Ordinance No. 23-16, Dedication Right-of-Way for Stevens Drive
- Pete Rogalsky, Public Works Director
7. Ordinance No. 55-16, Amending RMC Title 18, Irrigation Rates
- Pete Rogalsky, Public Works Director
8. Ordinance Nos. 56-16, 57-16 and 58-16, Approving 2017 Ad Valorem Tax and Property Tax Levies
- Cathleen Koch, Administrative Services Director
9. 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:

10. 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
11. Resolution No. 207-16, Approving the Amended and Restated Interlocal Agreement for the Special Investigations Unit (SIU)
- Chris Skinner, Police Services Director
12. Resolution No. 208-16, Approving 2016 Park Partnership Program Funding Award
- Joe Schiessl, Parks and Public Facilities Director
13. Resolution No. 209-16, Approving the Revised Jeannette Taylor Park Master Plan
- Joe Schiessl, Parks and Public Facilities Director
14. Resolution No. 210-16, Approving a Revised Trailhead Park Master Plan
- Joe Schiessl, Parks and Public Facilities Director
15. 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
16. 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

17. 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:

18. 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

COUNCILMEMBER CHRISTENSEN MOVED AND COUNCILMEMBER KENT SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 7-0.

Reports and Comments:

1. City Manager Reents gave details of the Town Hall meeting and said she felt it was very successful. It included good information about City operations and the proposed budget for the community.

2. Council:

Councilmember Luzzo Gilmour thanked the Parks and Public Facilities Department staff for the very successful Harvest Festival in the Parkway.

Councilmember Kent echoed Ms. Reents comments on the Town Hall meeting.

Mayor Pro Tem Christensen said he was concerned with the communication problems described by Mr. Lambert and believes the Council needs to respond more quickly to his issues. He would like the City to meet with Mr. Lambert later this week.

3. Mayor Thompson believed that staff's established processes need to be followed to address Mr. Lambert's requests. He ended with an encouragement for citizens to vote by November 8, 2016.

Adjournment:

Mayor Thompson adjourned the meeting at 8:15 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Ordinances - First Reading

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 65-16, Amending RMC Title 3: Finance, Chapter 3.24 Funds

Department:

Administrative Services

Ordinance/Resolution Number:

65-16

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 65-16 amending Richland Municipal Code Title 3: Finance, Chapter 3.24: Funds.

Summary:

A review of RMC Chapter 3.24 is performed annually to ensure all active City funds are included in the municipal code. The review provides an opportunity to eliminate closed funds, confirm fund titles with correct descriptions and ensure new funds are added. The City follows the Budgeting Accounting Reporting System (BARS) Manual which states, "fund is defined as a fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities and balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions and limitations."

Ordinance 65-16 includes the addition of, changes to fund title, and deletions of the following funds:

- A new fund entitled *BCES Operations Fund* is being added to RMC 3.24.970 to account for the salaries and benefits costs of City employees who operate Benton County Emergency Services (BCES);
- The Revitalization Area for Industry, Science and Education (RAISE) Debt Service Fund listed in RMC 3.24.730 is being renamed to the Local Revitalization Financing (LRF) Debt Service Fund to ensure consistency in the title;
- RMC 3.24.110 through 3.24.140 repeals claims clearing funds that are obsolete and no longer used; and,
- RMC 3.24.950 repeals the Wine Science Center PDA Fund, which is no longer needed.

Staff recommends approval of Ordinance 65-16 for first reading.

Fiscal Impact:

No

Attachments:

- I. Proposed Ordinance No. 65-16

ORDINANCE NO. 65-16

AN ORDINANCE of the City of Richland amending Richland Municipal Code Title 3: Finance, Chapter 3.24 to establish a new fund, revise an existing fund, and delete obsolete funds.

WHEREAS, the City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to eliminate or clarify ambiguity; and

WHEREAS, a new fund shall be established for the BCES Operations Fund to account for the salaries and benefits costs of City employees who operate the Benton County Emergency Services (BCES); and

WHEREAS, a fund title and description contained in RMC Chapter 3.24 currently does not accurately reflect the actual use of the fund and should be changed from the RAISE area debt service fund to the Local Revitalization Financing (LRF) debt service fund; and

WHEREAS, the Claims clearing fund is now considered obsolete and may be deleted as it is no longer a practice that is used; and

WHEREAS, the Wine Science Center PDA fund is now considered obsolete and may be deleted as the project is complete and the Development Authority has been terminated.

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

Section 1. Chapter 3.24 of the Richland Municipal Code, as enacted by Ordinance No. 6, and last amended by Ordinance No. 34-14, is hereby amended to read as follows:

Chapter 3.24 FUNDS¹

Sections:

- 3.24.010 General fund – Created.
- 3.24.020 General fund – Use.
- 3.24.030 Central stores fund – Created.
- 3.24.040 Central stores fund – Administration.
- 3.24.050 Central stores fund – Supplies and materials.
- 3.24.060 Central stores fund – Financial control.
- 3.24.070 Central stores fund – Purchases.
- 3.24.080 Central stores fund – Expenditures.
- 3.24.090 Central stores fund – Working capital.
- 3.24.100 Central stores fund – Deposits.
- 3.24.110 ~~Claims clearing fund – Created~~ Repealed.
- 3.24.120 ~~Claims clearing fund – Transfers.~~ Repealed.
- 3.24.130 ~~Claims clearing fund – Payments.~~ Repealed.

3.24.140 ~~Claims clearing fund — Issuance of warrants.~~ Repealed.
 3.24.150 Park reserve fund – Created.
 3.24.160 Park reserve fund – Use.
 3.24.170 Park reserve fund accounts.
 3.24.180 *Repealed.*
 3.24.190 Utility bill clearing fund – Created.
 3.24.200 Utility bill clearing fund – Transfers.
 3.24.210 Utility bill clearing fund – Administration.
 3.24.220 Utility bill clearing fund – Transition.
 3.24.230 Utility bill clearing fund – Working capital.
 3.24.240 Electric utility fund – Created.
 3.24.250 Equipment maintenance fund – Created.
 3.24.260 Equipment replacement fund – Created.
 3.24.270 Equipment funds – Administration.
 3.24.280 Equipment replacement fund – Equipment included.
 3.24.290 Equipment replacement fund – Equipment use charges.
 3.24.300 Equipment funds – Financial control.
 3.24.310 Equipment funds – Purchases.
 3.24.320 Equipment funds – Expenditures.
 3.24.330 Equipment funds – Deposits.
 3.24.340 Health care benefits plan fund.
 3.24.350 Post-employment health care plan fund.
 3.24.360 Police relief and pension fund – Created.
 3.24.370 Firemen's pension fund – Created.
 3.24.380 Unemployment fund.
 3.24.390 Workers compensation fund.
 3.24.400 Salary clearing fund – Created.
 3.24.410 Salary clearing fund – Transfers.
 3.24.420 Salary clearing fund – Payments.
 3.24.430 Salary clearing fund – Issuance of warrants.
 3.24.440 City streets fund – Created.
 3.24.450 City streets fund – Use.
 3.24.460 Water utility fund – Created.
 3.24.470 Wastewater utility fund – Created.
 3.24.480 Solid waste utility fund – Created.
 3.24.490 Stormwater utility fund.
 3.24.500 Industrial development fund – Created.
 3.24.510 Industrial development fund – Use.
 3.24.520 *Repealed.*
 3.24.530 Public works administration and engineering fund.
 3.24.540 Community development block grant program fund – Created – Use.
 3.24.550 Downtown business improvement district fund – Created.
 3.24.560 Downtown business improvement district fund – Distributions.
 3.24.570 Downtown business improvement district fund – Administration.
 3.24.580 Capital improvement fund – Created.
 3.24.590 Capital improvement fund – Use.
 3.24.600 Criminal justice fund.
 3.24.610 Southeast communications center fund.
 3.24.620 Hotel/motel fund.
 3.24.630 Special lodging assessment fund.
 3.24.640 HOME fund.
 3.24.650 Golf course fund.
 3.24.660 Medical service fund.
 3.24.670 Emergency management fund.
 3.24.680 *Repealed.*
 3.24.690 LTGO bonds debt service fund.

3.24.700 Library debt service fund.
 3.24.710 Police station debt service fund.
 3.24.720 Richland Community Center debt service fund.
 3.24.730 ~~RAISE~~ ~~area~~ LRF debt service fund.
 3.24.740 LID guaranty debt service fund.
 3.24.750 Special assessment LID debt service fund.
 3.24.760 PFD facility contingency fund – Created.
 3.24.770 Richland public facilities district fund.
 3.24.780 Park project construction fund.
 3.24.790 Columbia Point master association fund.
 3.24.800 800 MHz project fund.
 3.24.810 General government construction fund.
 3.24.820 Streets capital construction fund – Created.
 3.24.830 Fire station 74 construction fund – Created.
 3.24.840 Hanford Reach Interpretive Center fund.
 3.24.890 Broadband fund – Created.
 3.24.900 Criminal justice sales tax fund – Created.
 3.24.910 Special assessment construction fund.
 3.24.920 Uptown business improvement district fund – Created.
 3.24.930 Uptown business improvement district fund – Distributions.
 3.24.940 Uptown business improvement district fund – Administration.
 3.24.950 ~~Wine Science Center PDA fund – Created.~~ Repealed.
 3.24.960 Fire station 74 debt service fund – Created.
 3.24.970 ~~Repealed~~ BCES operations fund - Created
 3.24.980 Utility deposit fund – Created.
 3.24.990 Microwave fund – Created.

3.24.010 General fund – Created.

There is created the general fund into which shall be placed all monies received by the city unless otherwise provided for. [Ord. 6 § 1.01; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.020 General fund – Use.

The general fund shall be used to pay all warrants drawn for payment of claims and demands against the city unless otherwise provided for. [Ord. 102; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.030 Central stores fund – Created.

There is hereby created the central stores fund to be used as a revolving fund to be expended for the purchase of supplies and materials of kinds which are commonly used by more than one department of the city and for supplies, equipment and salaries required for the administration of the fund. [Ord. 81 § 1.01; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.040 Central stores fund – Administration.

The central stores fund shall be administered by the department of administrative services. [Ord. 81 § 1.02; Ord. 32-97; Ord. 45-05; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.050 Central stores fund – Supplies and materials.

Each department shall pay into the central stores fund monthly an amount equal to the cost of supplies and materials requisitioned by it from the central stores fund, including a proportionate share of the cost of administering the fund. [Ord. 81 § 1.03; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.060 Central stores fund – Financial control.

The finance director shall keep such books, accounts and records as are necessary to control and report the financial operations of the central stores fund. [Ord. 81 § 1.04; Ord. 32-97; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.070 Central stores fund – Purchases.

All purchases made from said fund shall be governed by the Charter and ordinances of the city relating to purchasing. [Ord. 81 § 1.05; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.080 Central stores fund – Expenditures.

Any withdrawals or expenditures from said fund shall be made only upon approved payrolls and vouchers in the city. [Ord. 81 § 1.06; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.090 Central stores fund – Working capital.

The city council may from time to time appropriate money from the general fund to central stores fund to provide adequate capital to enable it to discharge its function. [Ord. 81 § 1.07; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.100 Central stores fund – Deposits.

All monies deposited in said central stores fund and not expended as provided herein shall remain in said fund from year to year and shall not be transferred to any other fund or expended for any purpose whatsoever, except as is herein provided; provided, however, any monies in the fund not needed therein may from time to time be transferred by appropriate action of the council of the city of Richland to the general fund of the city of Richland. [Ord. 81 § 1.08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

~~**3.24.110 Claims clearing fund – Created.**~~

~~There is hereby created a fund, known and designated as the claims clearing fund, into which shall be paid and transferred from the various departments and offices an amount of money equal to the various claims against the city for any purpose. [Ord. 36 § 1.01; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].~~ [Repealed by Ord. 65-16](#)

~~**3.24.120 Claims clearing fund – Transfers.**~~

~~On the last day of each and every month, the finance director is hereby authorized, empowered and directed to transfer from the funds of the various departments and offices to the claims clearing fund sufficient monies to pay the claims against the various departments and offices of the city. [Ord. 36 § 1.02; Ord. 32-97; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].~~ [Repealed by Ord. 65-16](#)

~~**3.24.130 Claims clearing fund – Payments.**~~

~~The claims clearing fund shall be used and payments therefrom shall be made only for the purpose of paying any claims against the city. [Ord. 36 § 1.03; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].~~ [Repealed by Ord. 65-16](#)

~~**3.24.140 Claims clearing fund – Issuance of warrants.**~~

~~The finance director is hereby authorized, empowered and directed to issue warrants on and against said fund in payment of materials furnished, service rendered, or expense or liability incurred by the various departments and offices of the city. Said warrants shall be issued only after there has been filed with the finance director properly certified vouchers, stating the nature of the claim, the amount due or owing and the person, firm or corporation entitled thereto. All warrants issued on or against said fund shall be solely and only for the purposes herein set forth, and shall be payable only out of and from said fund. Each warrant issued under the provisions of this chapter shall have printed upon its face the words "Claims Fund." [Ord. 36 § 1.04; Ord. 32-97; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].~~ [Repealed by Ord. 65-16](#)

3.24.150 Park reserve fund – Created.

There is created the park reserve fund for city parks and for public open spaces devoted to public parks, playgrounds, trails and recreational facilities, into which shall be placed all funds received by the mitigation fees levied on new development, the income from leases on or of park property, and any sale of park property. Items included in the city's annual budget for the park reserve fund may include any gifts and bequests given or bequeathed to the city for the acquisition or development of public open spaces devoted to public parks, playgrounds, and trails, and other recreational purposes. The council may by resolution otherwise designate such funds as may from time to time be received from the sale of nonindustrial lands

to the park reserve fund. [Ord. 76-74 § 1.02; Ord. 52-92; Ord. 07-02; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.160 Park reserve fund – Use.

The park reserve fund for public open spaces shall be used to acquire (by purchase or condemnation) and develop public open spaces devoted to public parks, playgrounds, trails, and recreation facilities. The monies in the fund shall be allowed to accumulate from year to year until the city council shall determine to expend all or a part of the monies in the fund for the specified purpose. [Ord. 76-74 § 1.04; Ord. 52-92; Ord. 07-02; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.170 Park reserve fund accounts.

The park reserve fund shall contain three park zone accounts and an undesignated park account. The three park zone accounts are described as follows:

A. North Richland zone (1) bounded by the existing or future Richland urban growth boundary on the north and northwest, the Yakima River on the west and south and the Columbia River on the east.

B. South Richland zone (2) bounded by the Yakima River on the north, the existing or future Richland urban growth boundary on the west and south and the Richland city limits line on the east with the exception of the development commonly known as Badger Mountain South Planned Community zone.

C. Badger Mountain South Planned Community zone (3) shall be a separate park zone.

D. Proceeds from any leases of or on park property or sale of park property shall be placed in the undesignated park account. Monies received from fees upon new development shall be credited to the park zone account in which the plat or subdivision from which the fees are received is located. [Ord. 07-02; Ord. 25-11 § 1.01; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1; Ord. 12-16 § 1].

3.24.180 Library fund.

Repealed by Ord. 34-14. [Ord. 67 § 1.05; Ord. 181; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1].

3.24.190 Utility bill clearing fund – Created.

There is hereby created a fund, known and designated as the utility bill clearing fund, into which shall be paid all sums received from the sale of water, electricity, wastewater, solid waste, stormwater and medical services and for any other public utility service furnished by the city. [Ord. 82 § 1.01; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.200 Utility bill clearing fund – Transfers.

On the first regular business day of each month, the finance director is authorized, empowered and directed to transfer from the utility bill clearing fund to each of the utility departments the total amount billed during the preceding month for services rendered for water, electricity, wastewater, solid waste disposal and collection, stormwater and medical services for each such department. Appropriate adjustments shall be made to reflect bills uncollected. [Ord. 82 § 1.02; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1; amended during 12/14 supplement].

3.24.210 Utility bill clearing fund – Administration.

The finance director shall keep a full and careful record of receipts and transfers with respect to each utility department. No warrants shall be issued against the utility bill clearing fund. The fund shall be used only to facilitate the billing and collection of utility accounts. [Ord. 82 § 1.03; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.220 Utility bill clearing fund – Transition.

Utility bills assigned to the city for collection for water or electricity sold or services rendered by the General Electric Company prior to the transfer to the city of such functions shall be paid into the utility bill clearing fund and the amounts collected shall be transferred to the general fund, notwithstanding any other

provisions of this chapter. [Ord. 82 § 1.04; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.230 Utility bill clearing fund – Working capital.

The city council may appropriate from the general fund for the utility bill clearing fund from time to time such amounts as are reasonably necessary to enable the fund to function as a revolving fund. Any amount so appropriated as is excess to the needs of the utility clearing fund shall be returned to the general fund. [Ord. 82 § 1.05; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.240 Electric utility fund – Created.

All revenues collected by the city from sale of electric energy or for services rendered by the department under the provisions of this code shall be deposited in the treasury of the city in a separate account to be known as the electric fund. All warrants for purchase of electric energy, for salaries, materials, supplies, equipment, and repairs relating to sale of electric energy by the city shall be paid out of such fund. [Ord. 90 § 9.01; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.250 Equipment maintenance fund – Created.

There is hereby created the equipment maintenance fund to be used as a revolving fund to be expended for salaries, wages and operations required for the repair, maintenance and operation of equipment and the purchase of equipment, materials and supplies to be used in the administration and operation of the fund. [Ord. 137 § 1.01; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.260 Equipment replacement fund – Created.

There is hereby created the equipment replacement fund to be used as a revolving fund to be expended for the purchase of new equipment and for replacement of existing equipment. [Ord. 137 § 1.02; Ord. 1-95; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.270 Equipment funds – Administration.

The equipment maintenance fund and the equipment replacement fund shall be administered by the administrative services department. [Ord. 137 § 1.03; Ord. 1-95; Ord. 45-05; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.280 Equipment replacement fund – Equipment included.

All trucks, passenger cars and equipment belonging to the city may be in an equipment replacement fund operated by the administrative services department within said funds. [Ord. 137 § 1.04; Ord. 1-95; Ord. 45-05; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.290 Equipment replacement fund – Equipment use charges.

Each department shall pay into the equipment replacement fund monthly a charge for replacement based on the estimated useful life of the equipment and for the purchase of new equipment subject to budgetary availability. [Ord. 137 § 1.05; Ord. 1-95; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.300 Equipment funds – Financial control.

The finance director shall keep such books, accounts and records as are necessary to control and report the financial operations of the equipment maintenance fund and the equipment replacement fund. [Ord. 137 § 1.06; Ord. 1-95; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.310 Equipment funds – Purchases.

All purchases made from said funds shall be governed by the Charter and ordinances of the city relating to purchasing. [Ord. 137 § 1.07; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.320 Equipment funds – Expenditures.

Any withdrawals or expenditures from said equipment maintenance fund shall be made only upon approved payrolls and vouchers of the city. Any expenditure from the equipment replacement fund shall be made

only upon approved vouchers of the city. [Ord. 137 § 1.08; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.330 Equipment funds – Deposits.

All monies deposited in the equipment maintenance fund and in the equipment replacement fund, including amounts included therefor in the annual budget of the city, and not expended as in this code provided, shall remain in the respective funds from year to year and shall not be transferred to any other fund or expended for any purpose whatsoever, except as in this code provided; provided, however, that any money in the equipment replacement fund not needed therein may from time to time be transferred by appropriate action of the city council to the appropriate funds of the city. [Ord. 137 § 1.09; Ord. 1-95; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.340 Health care benefits plan fund.

There is created a health care benefits plan fund into which shall be placed health, vision, disability and dental insurance premiums and reserves, and such other funds as may be available therefor, and from which shall be paid all health, dental and vision insurance claims, administrative costs, wellness program costs and expenses deemed appropriate by the city council. [Ord. 2-83 § 1.01; Ord. 5-90; Ord. 32-97; Ord. 25-08; Ord. 33-11 § 2; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.350 Post-employment health care plan fund.

There is hereby created a post-employment health care plan fund into which shall be placed health insurance premiums paid by retirees and payments by the city on behalf of current and future retirees for the purpose of paying health care insurance premiums for eligible retirees. [Ord. 25-08; Ord. 33-11 § 2; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.360 Police relief and pension fund – Created.

There is hereby created and established a police relief and pension fund into which shall be placed such monies as required or authorized by Chapter 41.20 RCW, and which shall be used as required or authorized by that chapter. [Ord. 31 § 1.02; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.370 Firemen's pension fund – Created.

There is hereby created and established a firemen's pension fund into which shall be placed such monies as required or authorized by Chapters 41.16 and 41.18 RCW, and which shall be used as required or authorized by those chapters. [Ord. 30 § 1.02; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.380 Unemployment fund.

There is created an unemployment fund into which shall be placed funds appropriated in the city budget for such purpose and such other funds as may be available therefor, and from which shall be paid all unemployment compensation claims and administrative costs. [Ord. 2-83 § 1.02; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.390 Workers compensation fund.

There is created a workers compensation fund into which shall be placed such monies as shall from time to time be appropriated or budgeted in amounts sufficient in the determination of the finance director to pay estimated uninsured losses resulting from claims against the city and from which shall be paid such amounts as shall be required for the payment of such uninsured losses. Monies shall also be used to pay for assessments from the state, excess loss premiums and preventive education programs and expenses deemed appropriate by the city council, provided reserves are adequately funded. [Ord. 37-78 § 1.01; Ord. 5-90; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.400 Salary clearing fund – Created.

There is hereby created a fund, known and designated as the salary clearing fund, into which shall be paid and transferred from the various departments and offices an amount of money equal to the various salaries, wages and other compensations due city employees. [Ord. 35 § 1.01; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.410 Salary clearing fund – Transfers.

On the last day of each and every month, the finance director is hereby authorized, empowered and directed to transfer from the funds of the various departments and offices to the salary clearing fund sufficient funds to pay the salaries, wages and other compensations of the employees of the various departments and offices of the city for that month. [Ord. 35 § 1.02; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.420 Salary clearing fund – Payments.

The salary clearing fund shall be used and payments therefrom shall be made only for the purpose of paying and compensating employees of the city for services rendered, and paying employee deductions to those persons, agencies, organizations and funds entitled to such payments. [Ord. 35 § 1.03; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.430 Salary clearing fund – Issuance of warrants.

The finance director is hereby authorized, empowered and directed to issue warrants on and against said fund for payments authorized by RMC 3.24.410. Said warrants shall be issued only after there has been filed with the finance director properly certified payrolls, due bills, or time certificates stating the nature of the services rendered, the amount due or owing and the persons entitled thereto. All warrants issued on or against said fund shall be solely and only for the purpose herein set forth and shall be payable only out of and from said fund. Each warrant issued under the provisions of this section shall have printed upon its face the words "Salary Clearing Fund." [Ord. 35 § 1.04; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.440 City streets fund – Created.

There is hereby created a city streets fund into which shall be placed motor vehicle license fees, gas tax and all other state and city revenue and monies intended to be used for highway or street purposes. [Ord. 7 § 1.01; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.450 City streets fund – Use.

The city streets fund shall be used to pay all warrants drawn for the payment of salaries and wages, material, supplies, equipment, purchase or condemnation of right-of-way, engineering or any other purpose in connection with construction, alteration, repair, improvement, or maintenance of any city street or bridge, or viaduct or underpass along, upon or across such streets. Such expenditures may be made either independently or in conjunction with any federal, state or county funds. [Ord. 7 § 1.02; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.460 Water utility fund – Created.

There is created in the treasury of the city a special fund to be known as the water utility fund. Any and all revenues received from charges for services rendered by the department shall be credited to said fund, and all warrants for salaries, material, supplies and equipment and repair of the water system shall be paid out of such fund. Approved construction projects for the water utility will be paid from this fund. [Ord. 80 § 9.01; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.470 Wastewater utility fund – Created.

There is created in the treasury of the city a special fund to be known as the wastewater utility fund. Any and all revenues received from the sale of byproducts of the wastewater treatment plant, or from any other source for rental, use or services rendered by the municipal wastewater system shall be credited to the fund; and all warrants for salaries, materials, supplies and equipment and repair of the municipal wastewater system shall be paid out of such fund. Approved construction projects for the wastewater utility will be paid from this fund. [Ord. 77 § 18.01; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.480 Solid waste utility fund – Created.

There is created in the treasury of the city a special fund to be known as the solid waste utility fund. Any and all revenues from contracts for scavenging and garbage rights, from sale of any refuse, and from charges for services rendered by the city under the provisions of this section and RMC Title 15 shall be credited to the fund; and all warrants for salaries, materials, supplies, equipment and repairs relating to

refuse disposal shall be paid out of such fund. Approved construction projects for the solid waste utility fund will be paid from this fund. [Ord. 79 § 1.01; Ord. 830 § 1.01; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.490 Stormwater utility fund.

There is hereby created a fund, known and designated as the stormwater utility fund, into which shall be deposited various monies received by the city of Richland for stormwater utility charges as set forth in RMC Title 16. This revenue and such other revenues as may be available to the stormwater utility fund will be used to pay the expenses of the stormwater utility program as set forth in RMC Title 16. Approved construction projects for the stormwater utility will be paid from this fund. [Ord. 9-98; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.500 Industrial development fund – Created.

There is created an industrial development fund into which shall be placed the proceeds from the sale of city real property. [Ord. 109 § 1.04; Ord. 769 § 1.03; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.510 Industrial development fund – Use.

The industrial development fund shall be used for purposes of industrial development. The proceeds from the sale of city real property shall accumulate for the purchase and construction of major capital improvements, including financial support for industrial development activities. Use of this fund shall be approved by the city council prior to its expenditure. The net receipts from the sale of city-owned property shall be deposited into this fund; however, if the sold property had been park land, such receipts shall be deposited in the park reserve fund. The receipts deposited shall then reimburse the various utility and all other pertinent accounts for contributed infrastructure, land acquisition costs and promotional expenses as the ratio of various funds' investment bear to the total investment in the parcel as a whole. Such reimbursement shall be limited to the respective funds' total investment in the subject parcel. Such reimbursement procedure shall be further described in the administrative policies. [Ord. 109 § 1.05; Ord. 396 § 1.01; Ord. 769 § 1.03; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.520 I-Net fund.

Repealed by Ord. 34-14. [Ord. 47-03; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1].

3.24.530 Public works administration and engineering fund.

There is hereby created a fund, known and designated as the public works administration and engineering fund, into which shall be deposited various monies received by the city for the engineering projects, administrative and engineering services charges from other funds and such other funds as may be available therefor, for the expenses related to the public works administration and engineering fund and from which shall be paid the expenses for the public works administration and engineering fund. [Ord. 45-05; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.540 Community development block grant program fund – Created – Use.

There is hereby created a fund, known and designated as the community development block grant program fund, into which shall be paid various federal or state monies received by the city of Richland for community development programs such as the 1974 Housing and Urban Development Title 1 program. Appropriations from the fund may be made by the city council of Richland for projects as approved by them. Warrants may be drawn upon the fund for purposes as provided in this section and to the extent that funds are available. [Ord. 21-75 § 1.02; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.550 Downtown business improvement district fund – Created.

There is hereby created a fund, known and designated as the downtown business improvement district fund (DBID), into which shall be paid all DBID revenues from special assessments levied under the authority of Chapter 35.87A RCW, gifts and donations for the DBID fund, monies for expenditures made and reimbursements due to the DBID fund, and interest and all other income from the investment of deposits according to established city procedures and policies. [Ord. 32-03; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.560 Downtown business improvement district fund – Distributions.

On the first regular business day of each month, the finance director is authorized, empowered and directed to distribute from the DBID fund the total amount of special assessments collected for the district under RCW 35.87A.130 and Richland Ordinance No. 29-03 during the preceding month. [Ord. 32-03; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.570 Downtown business improvement district fund – Administration.

The finance director shall keep a full and careful record of receipts and distributions with respect to each district within the downtown business improvement district fund. [Ord. 32-03; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.580 Capital improvement fund – Created.

There is created a special accounting fund to be known as the “capital improvement fund” into which fund there shall be placed all proceeds received from the county treasurer from the city of Richland one-half of one percent real estate excise tax (REET). [Ord. 28-86; Ord. 41-93; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.590 Capital improvement fund – Use.

This capital improvement fund which includes the one-half of one percent real estate tax shall be used only for local improvements, including those listed in RCW 35.43.040, and for capital projects defined by RCW 82.46.010(6). [Ord. 28-86; Ord. 41-93; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.600 Criminal justice fund.

There is hereby created a special accounting fund to be known as the criminal justice fund into which there shall be placed all monies received from the state of Washington for criminal justice. Monies are intended to be used for funding activities relating to the enforcement and administration of the criminal law. [Ord. 3-91; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.610 Southeast communications center fund.

There is hereby created a special accounting fund to be known as the Southeast communications center fund into which there shall be placed all proceeds received for emergency dispatch services and various monies received by the city of Richland for emergency dispatch services and such other funds as may be available therefor for expenses related to emergency dispatch services and from which shall be paid the expenses of emergency dispatch services. [Ord. 47-91; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.620 Hotel/motel fund.

There is hereby created a special accounting fund to be known as the hotel/motel fund into which there shall be placed all monies received from the state of Washington for excise tax on lodging. Monies are intended to be used for activities, operations and expenditures designed to increase tourism and for acquisition and/or operation of tourism-related facilities. [Ord. 37-09 § 1.02; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.630 Special lodging assessment fund.

There is hereby created a special accounting fund to be known as the special lodging assessment fund into which there shall be placed all monies received from the state of Washington for the levy of a special assessment tax on lodging. Monies are distributed to a third party facilitator for the tourism promotion area, to be used for projects that promote tourism and convention business in the city. [Ord. 37-09 § 1.02; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.640 HOME fund.

There is hereby created a fund, known and designated as the HOME fund, into which shall be deposited various monies received by the city of Richland for the HOME program and such other funds as may be available therefor for the expenses related to the HOME program and from which shall be paid the expenses of the HOME program. [Ord. 45-96; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.650 Golf course fund.

There is hereby created a fund, known and designated as the golf course fund, into which shall be deposited various monies received from charges for golf course services rendered by the city of Richland and such other funds as may be available therefor for the expenses related to the golf course fund and from which shall be paid the expenses of golf course services. [Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.660 Medical service fund.

There is hereby created a fund, known and designated as the medical service fund, into which shall be deposited various monies received from ambulance household charges and ambulance services rendered by the city of Richland and such other funds as may be available therefor for the expenses related to the medical service fund and from which shall be paid the expenses of medical services. [Ord. 32-97; Ord. 58-99; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.670 Emergency management fund.

There is hereby created a fund, known and designated as the emergency management fund, into which shall be deposited various monies received by the city of Richland for emergency management services and such other funds as may be available therefor for expenses related to the emergency management services and from which shall be paid the expenses of emergency management services. [Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.680 Fire and swim refunding debt service fund.

Repealed by Ord. 36-12. [Ord. 45-96; Ord. 32-97; Ord. 25-08].

3.24.690 LTGO bonds debt service fund.

There is hereby created a fund, known and designated as the LTGO bonds debt service fund, into which shall be deposited various monies received by the city of Richland for payments of debt service on certain limited tax general obligation bonds. [Ord. 34-98; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.700 Library debt service fund.

There is hereby created a fund, known and designated as the library debt service fund, into which shall be deposited monies received by the city of Richland from property taxes for the debt service payments on the 2007 unlimited tax general obligation bonds, issued to pay for the construction of improvements and expansion of the Richland library. [Ord. 36-07; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.710 Police station debt service fund.

There is hereby created a fund, known and designated as the police station debt service fund, into which shall be deposited various monies received by the city of Richland from property taxes for the debt service payments on the 1999 unlimited tax general obligation bonds, issued to pay for construction of the Richland police station. [Ord. 44-99; Ord. 25-08; Ord. 33-11 § 3; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.720 Richland Community Center debt service fund.

There is hereby created a fund, known and designated as the Richland Community Center debt service fund, into which shall be deposited various monies received by the city of Richland from property taxes for the debt service payments on the 2000 unlimited tax general obligation bonds, issued to pay for construction of the Richland Community Center. [Ord. 25-00; Ord. 25-08; Ord. 33-11 § 3; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.730 ~~RAISE-area~~ LRF debt service fund.

There is hereby created a fund, known and designated as the ~~RAISE-area~~ LRF (Local Revitalization Financing) debt service fund, into which shall be deposited monies received by the city of Richland and other participants for tax increment financing from both property tax and sales tax in the City-designated Revitalization Area for Industry, Science and Education (RAISE) ~~area~~. Funds will be used to pay the debt

service on general obligation bonds issued to pay for infrastructure improvements in the RAISE area. [Ord. 37-09 § 1.03; Ord. 33-11 § 4; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.740 LID guaranty debt service fund.

There is hereby created a fund, known and designated as the LID guaranty debt service fund. The purpose of the LID guaranty fund is to guarantee payment of local improvement bonds and obligations issued to pay for local improvements ordered in the city. Pursuant to RCW 35.54.095, the fund maintains a reserve of 10 percent of the outstanding obligations of the special assessment LID debt service fund. Monies received from the sale of LID foreclosure property and special guaranty fund assessments are accounted for in this fund. [Ord. 37-09 § 1.04; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.750 Special assessment LID debt service fund.

There is hereby created a special accounting fund to be known as the special assessment LID debt service fund. The purpose of the special assessment LID debt service fund is to account for monies received for annual LID assessments and the payment of LID bonds and loans issued to fund the construction of local improvement districts. [Ord. 37-09 § 1.04; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.760 PFD facility contingency fund – Created.

There is hereby created a special accounting fund to be known as the PFD facility contingency fund. The purpose of the PFD facility contingency fund is to account for monies received from the public facility district per the facility contingency agreement. Monies will be collected and distributed per the agreement. [Ord. 34-14 § 1].

3.24.770 Richland public facilities district fund.

There is hereby created a fund known and designated as the Richland public facilities district fund into which shall be deposited a local sales tax of up to 0.0333 percent which would be a credit against the state sales tax and various monies received by the city of Richland for the Richland public facilities district fund, and such other funds as may be available therefor, for the expenses related to the Richland public facilities district and from which shall be paid the expenses for the Richland public facilities district. [Ord. 39-02; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.780 Park project construction fund.

There is hereby created a fund, known and designated as the park project construction fund, into which shall be deposited various monies received from grants and other financing sources related to the park project construction fund, and such other funds as may be available therefor, for the expenses related to the park project construction fund and from which shall be paid the expenses for park project construction. [Ord. 47-03; Ord. 25-08; amended during 2011 recodification; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.790 Columbia Point master association fund.

There is hereby created a fund, known and designated as the Columbia Point master association fund, into which shall be deposited various monies received from the owner of each tract of Columbia Point including the city of Richland for such purpose, and other such funds as may be available therefor, and from which shall be paid expenses for the Columbia Point master association and other related costs. [Ord. 49-99; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.800 800 MHz project fund.

There is hereby created a fund, known and designated as the 800 MHz project fund, into which shall be deposited various monies received by the city of Richland for the 800 MHz project fund, and such other funds as may be available therefor, for the expenses related to the 800 MHz project and from which shall be paid the expenses for the 800 MHz project. [Ord. 42-00; Ord. 25-08; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.810 General government construction fund.

There is hereby created a fund, known and designated as the general government construction fund, into which shall be deposited monies from various sources including grants, loans or bonds and other funds as

may be available therefor for the expenses related to general government construction projects. [Ord. 37-09 § 1.05; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.820 Streets capital construction fund – Created.

There is hereby created a fund, known and designated as the streets capital construction fund, into which shall be deposited monies from various sources including grants, loans or bonds and other funds as may be available therefor for the expenses related to streets capital construction projects. [Ord. 34-14 § 1].

3.24.830 Fire station 74 construction fund – Created.

There is hereby created a fund, known and designated as the fire station 74 construction fund, into which shall be deposited monies from various sources including grants, loans or bonds and other funds as may be available therefor for the expenses related to the construction of fire station 74. [Ord. 34-14 § 1].

3.24.840 Hanford Reach Interpretive Center fund.

There is hereby created a fund, known and designated as the Hanford Reach Interpretive Center fund, into which shall be deposited various monies received from bonds, grants, donations and other financing sources related to the creation of the Hanford Reach Interpretive Center facility. The Hanford Reach Interpretive Center fund accounts for infrastructure and construction costs associated with the project, which is owned and supported by the Richland Public Facility District. [Ord. 33-11 § 5; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.890 Broadband fund – Created.

There is hereby created in the treasury of the city a special fund to be known as the broadband fund. Any and all revenues received from the sale of services of the broadband system, or from any other source for rental, use or services rendered by the municipal broadband system, shall be credited to the fund; and all expenditures for salaries, materials, supplies and equipment and repair of the municipal broadband system shall be paid out of such fund. Approved construction projects for the broadband system will be paid from this fund. [Ord. 22-09; Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.900 Criminal justice sales tax fund – Created.

There is hereby created a special accounting fund to be known as the criminal justice sales tax fund into which there shall be placed all monies received from the state of Washington for a special criminal justice sales tax of three-tenths of one percent effective January 1, 2015. The tax was approved by Benton County voters in August of 2014 and will sunset after 10 years. Monies are intended to be used for funding activities relating to the enforcement and administration of the criminal law. [Ord. 34-14 § 1].

3.24.910 Special assessment construction fund.

There is hereby created a fund, known and designated as the special assessment construction fund, into which shall be deposited various monies received by the city of Richland for construction projects financed by special assessments, as authorized through the formation of local improvement districts, and such other funds for the expenses related to construction of the local improvements and other expenses associated with such projects. Distinct managerial subfunds may be maintained within the city's accounting system to separately account for each local improvement district. The combined total of these subfunds shall be presented as one legal fund for budgeting and external financial reporting purposes. [Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1; Ord. 19-15 § 1].

3.24.920 Uptown business improvement district fund – Created.

There is hereby created a fund, known and designated as the uptown business improvement district fund (UBID), into which shall be paid all UBID revenues from special assessments levied under the authority of Chapter 35.87A RCW, gifts and donations for the uptown business improvement district fund, monies for expenditures made and reimbursements due to the fund, and interest and all other income from the investment of deposits according to established city procedures and policies. [Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.930 Uptown business improvement district fund – Distributions.

On the first regular business day of each month, the finance director is authorized, empowered and directed to distribute from the UBID fund the total amount of special assessments collected for the district under

RCW 35.87A.130 and Richland Ordinance No. 29-03 during the preceding month. [Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.940 Uptown business improvement district fund – Administration.

The finance director shall keep a full and careful record of receipts and distributions with respect to the uptown business improvement district fund. [Ord. 36-12 § 1; Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

~~**3.24.950 Wine Science Center PDA fund – Created.**~~

~~There is hereby created a fund, known and designated as the Wine Science Center PDA fund, into which shall be deposited various monies received on behalf of the Wine Science Center Public Development Authority (WSCPDA), a public development authority sanctioned by the state of Washington, related to the creation of the Wine Science Center facility. The Wine Science Center PDA fund will account for preconstruction and design costs associated with the project. [Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].~~ [Repealed by Ord. No. 65-16](#)

3.24.960 Fire station 74 debt service fund – Created.

There is hereby created a fund, known and designated as the fire station 74 debt service fund, into which shall be deposited monies received by the city of Richland for an increase in electric utility tax specifically for the debt service payments on the bonds for fire station 74. General obligation bonds will be issued to pay for construction costs for fire station 74. [Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

~~**3.24.970 LID 196 Torbett Mahan construction fund – Created.**~~ **[BCES operations fund - Created.](#)**

~~There is hereby created a fund, known and designated as the BCES Operations Fund, which shall account for the salaries and benefits costs of City employees who operate the Benton County Emergency Services (BCES). The City's costs are reimbursed through an operating contract agreement with BCES. Repealed by Ord. 34-14. [Ord. 37-13 § 1; Ord. 07-14 § 1].~~ [\[Ord. 65-16§ 1\].](#)

3.24.980 Utility deposit fund – Created.

There is hereby created a fund known and designated as the utility deposit fund into which shall be deposited various monies received by the city of Richland for utility service deposits paid by users of the city's utility services as defined by RMC 3.26.010. [Ord. 37-13 § 1; Ord. 07-14 § 1; Ord. 34-14 § 1].

3.24.990 Microwave fund – Created.

There is hereby created a fund, known and designated as the microwave fund, into which there shall be deposited various monies received by the city of Richland for microwave services and such other funds as may be available for expenses related to microwave services. [Ord. 07-14 § 1].

¹Prior legislation: Ords. 20-75, 21-82, 18-90, 56-93 and 14-95.

Section 2. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the
_____ 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: 11/15/2016

Agenda Category: Ordinances - First Reading

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Ordinance No. 66-16, Amending RMC Chapter 11.40, Stopping, Standing, or Parking Restricted or Prohibited

Department:
Public Works

Ordinance/Resolution Number:
66-16

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 66-16, amending RMC Chapter 11.40, stopping, standing, or parking restricted or prohibited.

Summary:

The Reata Ridge development was approved and constructed as a Benton County project prior to annexation into the City in 2010. The streets in this development were constructed as 24 foot wide roadways with gravel shoulders and roadside ditches. This width does not allow for on-street parking on either side. In addition, the Sunshine Ridge plat was approved this year, which extended one of these streets to the same width requirements.

The Westcliffe Phase 15 plat was recently approved with a street constructed to the City's single-frontage roadway standard which only accommodates parking on one side. Therefore, parking needs to be restricted on the side opposite the house frontages to allow for a minimum passage width of 20 feet for emergency vehicles.

The Stevens Drive Extension project extended Stevens Drive from Lee Boulevard to Wellsian Way. This is a 3 lane Minor Arterial roadway with bike lanes on both sides which does not provide for on-street parking.

The Duportail Street Extension project extended Duportail Street from Thayer Drive to Wellsian Way. This section of roadway was also designed with bike lanes on both sides which does not provide for on-street parking.

Finally, a request was received by the property owner at 324 Wellhouse Loop to restrict parking on the west side of Wellhouse Loop in front of his property to provide safe entry and exit of large RV's and trailers onto Wellhouse Loop.

Fiscal Impact:

None.

Attachments:

- I. Ord. No. 66-16, Amending RMC 11.40

ORDINANCE NO. 66-16

AN ORDINANCE OF THE CITY OF RICHLAND Amending Chapter 11.40: Schedules of Designated Streets of the Richland Municipal Code for the purpose of prohibiting on- street parking on various City streets.

WHEREAS, new streets have been constructed in the Sunshine Ridge plat that are 24-feet wide which do not allow for parking on either side; and

WHEREAS, a new street was constructed in Westcliffe Phase 15 with single-frontage that is designed to have on-street parking on one side only; and

WHEREAS, Stevens Drive is a Minor Arterial street that was extended from Lee Boulevard to Wellsian Way with bike lanes on both sides and no provisions for on-street parking; and

WHEREAS, Duportail Street is a Minor Arterial street that was extended from Thayer Drive to Wellsian Way with bike lanes on both sides and no provisions for on-street parking; and

WHEREAS, the property owner at 324 Wellhouse Loop has requested that on-street parking be restricted on the west side of Wellhouse Loop across from his property to allow for large vehicles to be able to enter/exit his property safely.

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

Section 1. Richland Municipal Code Section 11.40.030, entitled Schedule III – Parking prohibited at all times of certain streets, as enacted by Ordinance No. 413, and last amended by Ordinance No. 25-16, is hereby amended to read as follows:

11.40.030 Schedule III – Parking prohibited at all times on certain streets.

A. In accordance with RMC 11.30.020, and when signs are erected giving notice thereof, no person shall at any time park a vehicle upon any of the following described places, streets or parts of streets:

1. North side of Aaron Drive from 1,150 feet south of Abbot Street to ~~SR-240 Goethals Drive;~~

2. South side of Aaron Drive from Goethals Drive to SR-240;

3. Both sides of Allison Way;

~~24.~~ Both sides of Amon Park Drive from 330 feet north of Lee Boulevard to 830 feet north of Lee Boulevard;

~~35.~~ Both sides of Amon Park Drive north of Newton Street;

- ~~4~~6. East side of Amon Park Drive from Lee Boulevard to 385 feet south of Lee Boulevard;
- ~~5~~7. West side of Amon Park Drive from Lee Boulevard to 760 feet south of Lee Boulevard;
- ~~6~~8. South side of Banyon Street;
- ~~7~~9. East side of Barth Avenue from Falley Street to Benham Street;
- ~~8~~10. Both sides of Bellerive Drive from 200 feet north of Gage Boulevard to 200 feet south of Gage Boulevard;
- ~~9~~11. South side of Benham Street from George Washington Way to Goethals Drive;
- ~~10~~12. East side of Bernard Avenue from Davenport Street to Comstock Street;
- ~~11~~13. Both sides of Bradley Boulevard;
- ~~12~~14. East side of Casey Avenue from Comstock Street to Benham Street;
- ~~13~~15. South and east side of Chelan Loop from Wishkah Drive to the end of road;
- ~~14~~16. North side of Cherokee Street;
- ~~15~~17. Columbia Center Boulevard from Columbia Park Trail to Fowler Street;
- ~~16~~18. South side of Columbia Park Trail from Columbia Center Boulevard to 1,040 feet east of Columbia Center Boulevard;
- ~~17~~19. Both sides of Columbia Point Drive from George Washington Way to the southerly entrance of Columbia Point Marina Park;
- ~~18~~20. Both sides of Comstock Street from George Washington Way to Bradley Boulevard;
- ~~19~~21. South side of Comstock Street from George Washington Way to Goethals Drive;
- ~~20~~22. East side of Craighill Avenue from Davenport Street to Comstock Street;
- ~~21~~23. North side of Davenport Street from George Washington Way to Goethals Drive;
- ~~22~~24. Both sides of Duportail Street from State Route 240 to Riverstone Drive;
- ~~23~~25. Northwest side of Duportail Street from Riverstone Drive to 80 feet southwest of Riverstone Drive;
- ~~24~~26. North side of Duportail Street from Wright Avenue to Hartford Street;
27. Both sides of Duportail Street from Thayer Drive to Wellsian Way;
- ~~25~~28. East side of Elementary Street from Keene Road to 280 feet north of Keene Road;
- ~~26~~29. West side of Elementary Street from Keene Road to 210 feet north of Keene Road;
- ~~27~~30. North side of Endress Street from Jadwin Avenue to 100 feet west of Abert Street;
- ~~28~~31. South side of Endress Street from Abert Street to 100 feet west of Abert Street;

- ~~29~~32. South side of Falley Street from George Washington Way to Jadwin Avenue;
- ~~30~~33. West side of Farrell Lane from Torbett Street to Williams Boulevard;
- ~~31~~34. North side of Fort Street;
- ~~32~~35. North side of Fowler Street from Columbia Center Boulevard to Florida Avenue;
- ~~33~~36. South 70 feet of Frankfort Street starting 150 feet west of Wright Avenue;
- ~~34~~37. North side of Gage Boulevard from 550 feet east of Leslie Road to 670 feet west of Keene Road;
- ~~35~~38. South side of Gage Boulevard from Steptoe Street to 3,590 feet west of Keene Road;
39. West side of Genoa Lane from Meadow Hills Drive to 280 feet south of Meadow Hills Drive;
- ~~36~~40. Both sides of George Washington Way from 400 feet south of Spengler Street to Horn Rapids Road;
- ~~37~~41. East side of George Washington Way from Columbia Point Drive to 400 feet north of McMurray Street;
- ~~38~~42. West side of George Washington Way from 110 feet south of Falley Street to 400 feet north of McMurray Street;
- ~~39~~43. West side of George Washington Way from Adams Street to 230 feet north of Adams Street;
- ~~40~~44. East side of Gillmore Avenue from Swift Boulevard to Goethals Drive, except from 1,290 feet north of Swift Boulevard to 1,590 feet north of Swift Boulevard;
- ~~41~~45. West side of Gillmore Avenue from Swift Boulevard to Goethals Drive, except from 840 feet north of Swift Boulevard to 1,515 feet north of Swift Boulevard;
- ~~42~~46. North side of Glen Briar Lane from Riverstone Drive to Tanglewood Drive;
- ~~43~~47. Both sides of Goethals Drive from Gillmore Avenue to Williams Boulevard;
- ~~44~~48. Both sides of Goethals Drive from Swift Boulevard to 680 feet north of Swift Boulevard;
- ~~45~~49. East side of Goethals Drive from Swift Boulevard to 300 feet south of Swift Boulevard;
- ~~46~~50. West side of Goethals Drive from Swift Boulevard to Mansfield Street;
- ~~47~~51. West side of Goethals Drive from Symons Street to 350 feet south of Symons Street;
- ~~48~~52. West side of Goethals Drive from Van Giesen Street to Torbett Street;
- ~~49~~53. North side of Greentree Court;
- ~~50~~54. East side of Guyer Street from Williams Boulevard to 730 feet south of Williams Boulevard;

~~51~~55. West side of Guyer Street from 330 feet south of Williams Boulevard to 830 feet south of Williams Boulevard;

~~52~~56. East side of Hains Avenue from 250 feet south of Van Giesen Street to a point 500 feet from George Washington Way;

~~53~~57. East side of Hains Avenue from Van Giesen Street to 275 feet south of Van Giesen Street;

~~54~~58. Both sides of Harris Avenue from Sprout Road to 150 feet south of Sprout Road;

~~55~~59. East side of Harris Avenue from Snyder Road to Saint Street;

~~56~~60. West side of Haupt Avenue from Thomas Street to George Washington Way;

~~57~~61. South side of Ferrara Lane from Sicily Lane to the end of the curve 570 feet east of Sicily Lane;

~~58~~62. East side of Hunt Avenue from North Gaillard Place to George Washington Way;

~~59~~63. West side of Hunt Avenue from 275 feet southwest of Davison Street to 175 feet north of Gaillard Place;

~~60~~64. West side of Jadwin Avenue from 200 feet south of McMurray Street to Stevens Drive;

~~61~~65. West side of Jadwin Avenue from 340 feet north of Torbett Street to 255 feet south of Torbett Street;

~~62~~66. East side of Jadwin Avenue from George Washington Way to Stevens Drive, except from 325 feet north of McMurray Street to 395 feet north of McMurray Street;

~~63~~67. West side of Jadwin Avenue between the bypass and the Shelterbelt and east side of Jadwin from the bypass to 150 feet north of the bypass;

~~64~~68. West side of Jadwin Avenue from Knight Street to George Washington Way except from 35 feet south of Knight Street to 85 feet south of Knight Street;

~~65~~69. West side of Jadwin Avenue from Symons Street to 180 feet south of Mansfield Street;

~~66~~70. West side of Jadwin Avenue from 260 feet south of Mansfield Street to Knight Street except from 160 feet north of Knight Street to 60 feet north of Knight Street;

~~67~~71. East side of Jason Loop and included, along the loop interior lots and tracts;

72. Both sides of Karlee Drive;

~~68~~73. East side of Kimball Street from 225 feet south of Symons Avenue to 260 feet south of Symons Avenue;

~~69~~74. West side of Kimball Avenue from Van Giesen Street to Symons Street;

~~70~~75. North side of Knight Street from Stevens Drive to George Washington Way except from 55 feet west of Jadwin Avenue to 165 feet west of Jadwin Avenue;

~~71~~76. South side of Knight Street from Stevens Drive to George Washington Way;

- ~~72~~77. East side of Laurelbrook Court north of Glen Briar Lane;
- ~~73~~78. Both sides of Lawless Drive;
- ~~74~~79. Both sides of Lee Boulevard from Jadwin Avenue to 200 feet east of George Washington Way;
- ~~75~~80. Both sides of Lee Boulevard from Thayer Drive to 340 feet east of Thayer Drive;
- ~~76~~81. North side of Lee Boulevard from Stevens Drive to 220 feet east of Stevens Drive;
- ~~77~~82. South side of Lee Boulevard from Stevens Drive to 220 feet west of Stevens Drive;
- ~~78~~83. South side of Lee Boulevard from Cullum Avenue to Jadwin Avenue;
- ~~79~~84. South side of Lee Boulevard from Wellsian Way to 220 feet west of Wellsian Way;
- ~~80~~85. Both sides of Leslie Road;
- ~~81~~86. East side of Long Avenue from Stevens Drive to 185 feet south of Stevens Drive;
- ~~82~~87. East side of Long Avenue from 450 feet south of Stevens Drive to 660 feet south of Stevens Drive;
- ~~83~~88. East side of Long Avenue from Swift Boulevard to 240 feet north of Stevens Drive;
- ~~84~~89. East and south sides of Long Avenue from Swift Boulevard to 325 feet east of Thayer Drive;
- ~~85~~90. West side of Lucca Lane from Venice Lane to Gala Way;
- ~~86~~91. West side of Mahan Avenue from Van Giesen Street to Williams Boulevard;
- ~~87~~92. North side of Mansfield Street from Goethals Drive to 272 feet west of Goethals Drive;
- ~~88~~93. West side of McPherson Avenue from Torbett Street to Symons Street;
- ~~89~~94. West side of Meriwether Avenue;
- ~~90~~95. West side of Milan Lane from Meadow Hills Drive to end of road;
- ~~91~~96. South side of Mint Loop between its eastern and western terminus with Rosemary Street;
- ~~92~~97. Both sides of Morency Drive from south end of road to 2,100 feet south of Meadow Hills Drive;
- ~~93~~98. Both sides of Mountain View Lane from Leslie Road to 120 feet west of Leslie Road;
99. Both sides of Morningside Parkway;
- ~~94~~100. West side of Naples Lane from Venice Lane to Gala Way;
- ~~95~~101. North side of Park Street from Harris Avenue easterly 300 feet;
- ~~96~~102. Both sides of Piper Street from end of road to 40 feet north of end of road;

- ~~97~~[103](#). West side of Pisa Lane from Meadow Hills Drive to Gala Way;
- ~~98~~[104](#). East side of Queensgate Drive from 20 feet south of Alla Vista Street to White Bluffs Street;
- ~~99~~[105](#). North side of Roberdeau Street from Long Avenue to 150 feet west of Long Avenue;
- ~~400~~[106](#). North side of Rosemary Street from the end of street cul-de-sac, including within the cul-de-sac, to Penny Royal Avenue;
- ~~401~~[107](#). East side of Sacajawea Avenue from south end of road to Satus Street;
- ~~402~~[108](#). West side of Salerno Lane from Meadow Hills Drive to Gala Way;
- ~~403~~[109](#). West side of Satus Street from 100 feet east of Rimrock Avenue to Canyon Street;
- ~~404~~[110](#). West side of Sawgrass Loop between its northern and southern terminus with River Valley Drive;
- ~~405~~[111](#). West side of Sedgwick Place;
- ~~406~~[112](#). East side of Sedona Circle between its northern and southern terminus with River Valley Drive;
- ~~407~~[113](#). North side of Sibert Avenue from Hunt Avenue to Hains Avenue;
- ~~408~~[114](#). West side of Sicily Lane from Venice Lane to Gala Way;
- ~~409~~[115](#). East end of Skyline Drive within the cul-de-sac;
- ~~410~~[116](#). West side of Sorrento Lane from Venice Lane to Gala Way;
- ~~411~~[117](#). Both sides of Sprout Road from 200 feet west of Harris Avenue to 300 feet east of Harris Avenue;
- ~~412~~[118](#). North side of Stanley Street from Goethals Drive to Jadwin Avenue;
- ~~413~~[119](#). Both sides of Steptoe Street from Columbia Park Trail to the south city limits;
- ~~414~~[120](#). Both sides of Stevens Drive from Van Giesen Street to 230 feet north of Van Giesen Street;
- ~~415~~[121](#). East side of Stevens Drive from Williams Boulevard to 175 feet south of Williams Boulevard;
- ~~416~~[122](#). East side of Stevens Drive from Van Giesen Street to 140 feet south of Van Giesen Street;
- ~~417~~[123](#). East side of Stevens Drive from Swift Boulevard to 175 feet south of Swift Boulevard;
- ~~418~~[124](#). East side of Stevens Drive from Swift Boulevard to 1,200 feet north of Swift Boulevard;
- ~~419~~[125](#). East side of Stevens Drive from Mansfield Street to 220 feet south of Mansfield Street;

- ~~420~~[126](#). East side of Stevens Drive from Knight Street to 175 feet south of Knight Street;
- ~~421~~[127](#). West side of Stevens Drive from Van Giesen Street to 210 feet south of Van Giesen Street;
- ~~422~~[128](#). West side of Stevens Drive from Swift Boulevard to 175 feet north of Swift Boulevard;
- ~~423~~[129](#). West side of Stevens Drive from Mansfield Street to 125 feet north of Mansfield Street;
- ~~424~~[130](#). West side of Stevens Drive from Lee Boulevard to 310 feet north of Lee Boulevard;
- [131. Both sides of Stevens Drive from Wellsian Way to Lee Boulevard:](#)
- ~~425~~[132](#). North side of Stonecreek Drive;
- [133. Both sides of Sunshine Ridge Road:](#)
- ~~426~~[134](#). Both sides of Swift Boulevard from State Route 240 to 100 feet east of State Route 240;
- ~~427~~[135](#). Both sides of Swift Boulevard from George Washington Way to Stevens Drive;
- ~~428~~[136](#). Both sides of Swift Boulevard from Stevens Drive to 250 feet west of Stevens Drive;
- ~~429~~[137](#). North side of Symons Street from Hunt Avenue to Hains Avenue;
- ~~430~~[138](#). South side of Symons Street from Sanford Avenue to Goethals Drive;
- ~~431~~[139](#). Both sides of Tapteal Drive from Columbia Center Boulevard to Steptoe Street;
- ~~432~~[140](#). Both sides of Tapteal Loop from Tapteal Drive to the south city limits;
- ~~433~~[141](#). East side of Terminal Drive from Aileron Drive to 350 feet south of Aileron Drive;
- ~~434~~[142](#). West side of Terminal Drive from 185 feet south of Aileron Drive to 325 feet south of Aileron Drive;
- ~~435~~[143](#). Both sides of Thayer Drive from 220 feet north of Lee Boulevard to 220 feet south of Lee Boulevard;
- ~~436~~[144](#). East side of Thayer Drive from Lee Boulevard to 10 feet north of Longfitt Street;
- ~~437~~[145](#). East side of Thayer Drive from 200 feet south of Long Avenue to 150 feet north of Long Avenue;
- ~~438~~[146](#). West side of Thayer Drive from 70 feet north of Longfitt Street to 70 feet south of Longfitt Street;
- ~~439~~[147](#). West side of Thayer Drive from 70 feet north of Kuhn Street to 70 feet south of Kuhn Street;
- ~~440~~[148](#). South side of Thomas Street from Hunt Avenue to Hains Avenue;
- ~~441~~[149](#). West side of Tilden Court from the end of street cul-de-sac to Sawgrass Loop;

- ~~142~~150. South side of Torbett Street from Goethals Drive to Jadwin Avenue;
- ~~143~~151. South side of Torbett Street from Thayer Drive to Stevens Drive;
- ~~144~~152. East side of Truman Avenue from Kennedy Road to Queensgate Drive;
153. Both sides of Valencia Drive from Sunshine Ridge Road to east City Limit;
- ~~145~~154. Both sides of Van Giesen Street from 310 feet east of Wright Avenue to 310 feet west of Wright Avenue;
- ~~146~~155. North side of Van Giesen Street from Jadwin Avenue to 200 feet east of Jadwin Avenue;
- ~~147~~156. North side of Van Giesen Street from State Route 240 to 300 feet east of State Route 240;
- ~~148~~157. South side of Van Giesen Street from George Washington Way to 200 feet west of George Washington Way;
- ~~149~~158. South side of Van Giesen Street from Stevens Drive to 200 feet west of Stevens Drive;
- ~~150~~159. South and west side of Venice Lane from Meadow Hills Drive to end of road at Lucca Lane;
- ~~151~~160. West side of Verona Lane from Meadow Hills Drive to Gala Way;
- ~~152~~161. ~~South side of Wellhouse Loop from 470 feet west of Wellsian Way to 750 feet west of Wellsian Way~~West side of Wellhouse Loop from 365 feet south of Duportail Street to 565 feet south of Duportail Street;
- ~~153~~162. West side of Wellhouse Loop from 250 feet south of Wyman Street to 360 feet south of Wyman Street;
- ~~154~~163. Both sides of Wellsian Way from Lee Boulevard to ~~State Route 240~~Aaron Drive;
- ~~155~~164. North side of Williams Boulevard from Stevens Drive to 170 feet east of Stevens Drive;
- ~~156~~165. North side of Williams Boulevard from Farrell Lane to 170 feet east of Farrell Lane;
- ~~157~~166. North side of Williams Boulevard from Goethals Drive to 170 feet east of Goethals Drive;
- ~~158~~167. North side of Williams Boulevard from Jadwin Avenue to 170 feet east of Jadwin Avenue;
- ~~159~~168. North side of Williams Boulevard from Kimball Avenue to 170 feet east of Kimball Avenue;
- ~~160~~169. South side of Williams Boulevard from George Washington Way to 170 feet west of George Washington Way;

~~161~~¹⁷⁰. South side of Williams Boulevard from Goethals Drive to 170 feet west of Goethals Drive;

~~162~~¹⁷¹. South side of Williams Boulevard from Guyer Avenue to 170 feet west of Guyer Avenue;

~~163~~¹⁷². South side of Williams Boulevard from Jadwin Avenue to 170 feet west of Jadwin Avenue;

~~164~~¹⁷³. East side of Wright Avenue from Duportail Street to 200 feet south of Duportail Street;

~~165~~¹⁷⁴. West side of Wright Avenue from the intersection of Wright Avenue and Duportail Street to 350 feet north of said intersection.

[Ord. 413; Ord. 17-75; Ord. 32-75; Ord. 31-76; Ord. 46-76; Ord. 60-76; Ord. 45-77; Ord. 46-79; Ord. 63-79; Ord. 83-79; Ord. 19-80; Ord. 27-81; Ord. 47-81; Ord. 63-81; Ord. 14-82; Ord. 7-84; Ord. 10-84; Ord. 11-85; Ord. 11-86; Ord. 13-86; Ord. 11-87; Ord. 32-90; Ord. 27-91; Ord. 48-91; Ord. 36-92; Ord. 21-94; Ord. 62-94; Ord. 7-97; Ord. 12-97; Ord. 24-97; Ord. 2-98; Ord. 15-98; Ord. 22-98; Ord. 17-99; Ord. 22-99; Ord. 37-99; Ord. 24-00; Ord. 36-00; Ord. 06-01; Ord. 16-02; Ord. 23-02; Ord. 33-02; Ord. 07-03; Ord. 27-03; Ord. 28-03; Ord. 34-03; Ord. 38-03; Ord. 03-04; Ord. 12-04; Ord. 32-04; Ord. 40-04; Ord. 02-05; Ord. 14-05; Ord. 34-05; Ord. 46-05; Ord. 14-06; Ord. 27-07; Ord. 07-08; Ord. 16-08; Ord. 24-08; Ord. 21-09; Ord. 18-13 § 1.01; Ord. 40-13 § 1.01; Ord. 64-15 § 1; Ord. 01-16 § 1; Ord. 25-16 § 1].

Section 2. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

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

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 67-16, Approving Amendments to the 2016 Budget

Department:

Administrative Services

Ordinance/Resolution Number:

67-16

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 67-16 amending the 2016 Budget.

Summary:

The proposed Ordinance No. 67-15 will amend the 2016 budget appropriations. Additional appropriations in the amount of \$5,346,676 are identified in the attached worksheet. The increases are primarily the result of various fleet repairs, ICMA administrative allowances, salaries and benefits costs for employees who operate Benton County Emergency Services, increases in health benefit claims, Retirement Health Savings Plan opt-out expenses, Section 125 expenses, and other expenditures not originally addressed within the 2016 operating budget. New revenues support \$4,571,529 of the increase. The remaining \$775,147 is funded by the use of existing fund balances. The attached document lists the increase in appropriations for each fund, with a brief description of the nature of the increase.

Second reading and passage of the ordinance will be presented at the Council meeting on December 6, 2016 if first reading is held November 15, 2016.

Fiscal Impact:

Yes The total increase in appropriations to the 2016 operating budget is \$5,346,676.

Attachments:

1. Proposed Ordinance No. 67-16
2. 2016 Appropriation Changes

ORDINANCE NO. 67-16

AN ORDINANCE of the City of Richland amending the 2016 Budget to provide for additional appropriations in the City General Fund, Streets Fund, Industrial Development Fund, BCES Operations Fund, HOME Fund, Fire Station 74 Construction Fund, Park Project Construction Fund, Water Utility Fund, Wastewater Utility Fund, Solid Waste Utility Fund, Stormwater Utility Fund, Medical Services Fund, Equipment Replacement Fund, Healthcare Benefits Fund, and Post Employment Healthcare Fund and in certain of these funds, declaring that a public emergency exists.

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

WHEREAS, certain additional revenue sources have been identified that were not anticipated when the 2016 Budget was approved, the expenditure of which is not included in current appropriations; and

WHEREAS, certain additional expenditures have been identified as necessary or desirable in the current year that do not have a specific new revenue source; and

WHEREAS, no funds were appropriated for these expenditures; and

WHEREAS, sufficient unappropriated balances are available in the funds referred to in Section 2 to support the required budget adjustment; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on November 15, 2016 regarding the increase in appropriations from existing fund balance.

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

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

Section 2. Declaration of Public Emergency. Due to the circumstances described above, the City Council declares that a public emergency exists in the City General Fund, Streets Fund, Industrial Development Fund, Stormwater Utility Fund, Medical Services Fund, Healthcare Benefits Fund, and Post Employment Healthcare Fund.

Section 3. Amendment of the 2016 Budget. The 2016 Budget is hereby amended to provide for additional appropriations in the following funds, and from the following sources, as indicated.

2016 BUDGET AMENDMENTS

Fund	Fund Title	Current Appropriations	Change In Appropriations	Amended Appropriations	Source	
					Fund Balance	New Revenue
001	GENERAL FUND	\$ 50,477,626	\$ 191,000	\$ 50,668,626	\$ 176,500	\$ 14,500
101	STREETS FUND	2,994,882	272	2,995,154	272	-
112	INDUSTRIAL DEVELOPMENT FUND	7,094,942	73,120	7,168,062	73,120	-
141	BCES OPERATIONS FUND	-	4,145,938	4,145,938	-	4,145,938
154	HOME FUND	1,348,944	2,500	1,351,444	-	2,500
317	FIRE STATION 74 CONSTRUCTION FUND	121,583	3,000	124,583	-	3,000
380	PARK PROJECT CONSTRUCTION FUND	2,967,798	10,000	2,977,798	-	10,000
402	WATER UTILITY FUND	17,380,942	16,500	17,397,442	-	16,500
403	WASTEWATER UTILITY FUND	13,684,748	57,000	13,741,748	-	57,000
404	SOLID WASTE UTILITY FUND	8,935,780	45,000	8,980,780	-	45,000
405	STORMWATER UTILITY FUND	2,470,392	91,739	2,562,131	91,739	-
407	MEDICAL SERVICES FUND	3,534,603	191,001	3,725,604	191,001	-
503	EQUIPMENT REPLACEMENT FUND	3,123,912	18,191	3,142,103	-	18,191
520	HEALTH CARE BENEFITS PLAN FUND	10,250,919	286,300	10,537,219	87,400	198,900
522	POST EMP. HEALTHCARE PLAN FUND	1,322,178	215,115	1,537,293	155,115	60,000
TOTAL		\$ 125,709,249	\$ 5,346,676	\$ 131,055,925	\$ 775,147	\$ 4,571,529

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: _____

2016 BUDGET AMENDMENTS

Fund Title	Current Appropriations	Change In Appropriations	Amended Appropriations	Funding Source	
				Fund Balance	New Revenue
GENERAL FUND 001	\$ 50,477,626				
Fleet Repairs - Fire Dept.		40,000			
Release of ICMA administrative allowance		151,000			
		<u>191,000</u>	<u>\$ 50,668,626</u>	176,500	14,500
CITY STREETS FUND 101	\$ 2,994,882				
Transfer out - Equipment Replacement		272			
		<u>272</u>	<u>\$ 2,995,154</u>	272	
INDUSTRIAL DEVELOPMENT FUND 112	\$ 7,094,942				
WSDOT Incentive for Traffic Signal at Hagen rd/SR240		50,000			
Legal expenses related to a Petition of Declaratory Order		15,000			
Columbia Point Master Association Irrigation Assessment		8,120			
		<u>73,120</u>	<u>\$ 7,168,062</u>	73,120	
BCES OPERATIONS FUND 141	\$ -				
Salaries and Benefits of BCES employees		4,145,938			
		<u>4,145,938</u>	<u>\$ 4,145,938</u>		4,145,938
HOME FUND 154	\$ 1,348,944				
Print Shop Services - grant administration		250			
CHDO - Richland		375			
Entitlement - Richland		625			
Entitlement - Kennewick		625			
Entitlement - Pasco		625			
		<u>2,500</u>	<u>\$ 1,351,444</u>		2,500
FIRE STATION 74 CONSTRUCTION FUND 317	\$ 121,583				
Addition of projected investment interest to appropriations		3,000			
		<u>3,000</u>	<u>\$ 124,583</u>		3,000
PARK PROJECT CONSTRUCTION FUND 380	\$ 2,967,798				
BLRF award for Columbia Park W electrical work		10,000			
		<u>10,000</u>	<u>\$ 2,977,798</u>		10,000
WATER UTILITY FUND 402	\$ 17,380,942				
Lorayne J/KID Water Improvements		16,500			
		<u>16,500</u>	<u>\$ 17,397,442</u>		16,500
WASTEWATER UTILITY FUND 403	\$ 13,684,748				
Fleet Repairs		57,000			
		<u>57,000</u>	<u>\$ 13,741,748</u>		57,000
SOLID WASTE UTILITY FUND 404	\$ 8,935,780				
Recycling Processing Fees		45,000			
		<u>45,000</u>	<u>\$ 8,980,780</u>		45,000
STORMWATER UTILITY FUND 405	\$ 2,470,392				
Loan principal and interest		91,739			
		<u>91,739</u>	<u>\$ 2,562,131</u>	91,739	
MEDICAL SERVICES FUND 407	\$ 3,534,603				
Salaries and Wages		89,145			
Bad Debt Expense		101,856			
		<u>191,001</u>	<u>\$ 3,725,604</u>	191,001	
EQUIPMENT REPLACEMENT FUND 503	\$ 3,123,912				
Message board addition to fleet		18,191			
		<u>18,191</u>	<u>\$ 3,142,103</u>		18,191
HEALTH CARE BENEFITS PLAN FUND 520	\$ 10,250,919				
Increase to Healthcare Claims and Section 125 expenses		286,300			
		<u>286,300</u>	<u>\$ 10,537,219</u>	87,400	198,900
POST EMP. HEALTHCARE FUND 522	\$ 1,322,178				
Increase to Healthcare Claims and RHS Opt-out		215,115			
		<u>215,115</u>	<u>\$ 1,537,293</u>	155,115	60,000
TOTAL	<u>\$ 125,709,249</u>	<u>\$ 5,346,676</u>	<u>\$ 131,055,925</u>	<u>\$ 775,147</u>	<u>\$ 4,571,529</u>



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Ordinances - First Reading

Key Element: Key 3 - Economic Vitality

Subject:

Ordinance No. 68-16, Approving the Dallas Road/Cowlitz Boulevard Annexation

Department:

Community & Development Services

Ordinance/Resolution Number:

68-16

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 68-16, approving the Dallas Road/Cowlitz Boulevard Annexation.

Summary:

Draft Ordinance No. 68-16 has been prepared for Council consideration to annex a 2.3 acre property located in South Richland, east of Dallas Road and north of Cowlitz Boulevard. The annexation is the subject of a public hearing that occurs earlier on Council's agenda.

Fiscal Impact:

The proposed annexation is anticipated to have a minor positive fiscal impact to the City, both initially and when full build-out of the property would be achieved in the future. A copy of the fiscal impact report is attached.

Attachments:

1. Ordinance No. 68-16
2. Vicinity Map
3. Fiscal Impact Report

WHEN RECORDED RETURN TO:

Richland City Clerk
P.O. Box 190 MS-05
Richland, WA 99352

PID# 1-20982011585003

ORDINANCE NO. 68-16

AN ORDINANCE of the City of Richland, Benton County Washington, annexing approximately 2.3 acres of land located north of Cowlitz Boulevard and east of Dallas Road, providing for assumption of existing City indebtedness, and amending the Official Zoning Map.

WHEREAS, the City received a notice of intent from Ramamohan Anatatmula, the sole owner of the real property legally described in Exhibit A attached hereto, to commence annexation proceedings for annexation into the City of Richland; and

WHEREAS, a meeting was held on May 17, 2016 between the initiating parties of this annexation and the City Council of the City of Richland, at which time the Council adopted Resolution No. 112-16, accepting the notice of intention to commence annexation proceedings for the real property legally described in Exhibit A attached hereto, subject to simultaneous adoption of the Comprehensive Plan for the proposed annexation area, and the assumption of the appropriate share of all existing City indebtedness; and

WHEREAS, Resolution No. 112-16 further authorized and directed the Richland Planning Commission to propose and forward a recommendation to the City Council as to the most appropriate zoning designation for the area proposed to be annexed; and

WHEREAS, the Richland Planning Commission held a public hearing on May 25, 2016 to consider an appropriate zoning designation for the proposed annexation area, and recommended adoption of Single Family Residential R-1-10 zoning for the property; and

WHEREAS, a notice of intention to annex was duly filed with the Benton County Boundary Review Board. Jurisdiction of the Boundary Review Board was not invoked within 45 days of filing, and thus, the proposed annexation was deemed approved by the Boundary Review Board on July 25, 2016; and

WHEREAS, on September 6, 2016, Richland City Council adopted Resolution No. 173-16, authorizing the circulation of an annexation petition for annexation of the real property legally described in Exhibit A attached hereto; and

WHEREAS, a petition was circulated and signed by the sole owner of the proposed annexation area, thereby exceeding the state requirement that owners representing at least sixty percent (60%) of the value of the proposed annexation area petition the City for annexation, with such value determined according to the assessed valuation for general taxation; and

WHEREAS, the Richland City Council held a public hearing to consider the annexation on November 15, 2016, which hearing was duly noticed by the City Clerk through publication in a newspaper of general circulation and through the mailing of notice to all property owners within the annexation area, specifying the time and place of the hearing and inviting interested persons to appear and voice approval or disapproval of the annexation; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland, and the Council has determined that the annexation would be of general benefit to the residents of the City of Richland.

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

Section 1. The real property legally described in Exhibit A attached hereto is hereby annexed to the City of Richland and is hereby declared to be within the corporate limits of the City of Richland, Benton County, Washington (the "Annexed Area").

Section 2. The Richland Comprehensive Plan, adopted October 6, 1997 by passage of Ordinance No. 26-97, shall serve as the comprehensive plan for the Annexed Area. All properties within the annexation shall be designated as "low density residential" under the land use map that is part of the comprehensive plan.

Section 3. The property within the Annexed Area shall be assessed and taxed at the same rate and on the same basis as other property within the City, including assessments or taxes in payment for all or of any portion of the outstanding indebtedness of the City, approved by the voters, contracted, or incurred prior to, or existing at the date of annexation.

Section 4. Title 23 of the City of Richland Municipal Code (RMC) and the Official Zoning Map of the City as adopted by Section 23.08.040 of said title, hereby amends Sectional Map Nos. 59 which is one of a series of maps constituting said Official Zoning Map, 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 5. It is hereby found, as an exercise of the City's police power, that the best zoning for the properties included in the Annexed Area shall be R1-10 Single Family Residential, as depicted on Exhibit B, when consideration is given to the interest of the general public.

Section 6. The City Clerk is directed to file a copy of this annexation with the Board of Commissioners of Benton County and the State of Washington in the manner required by law. The City Clerk is also directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and shall attach the amended sectional map, as necessary, and an amended Annexation map, duly certified by the Clerk as a true copy.

Section 7. As authorized and required by RCW 35.13.280, the City shall negotiate a new franchise with the solid waste collection service provider currently serving the Annexed Area on terms that are acceptable to the City and that comply with the City's Solid Waste Management Plan.

Section 8. This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this ____ day of _____, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

EXHIBIT A

Legal Description for Cowlitz/Dallas Road Annexation

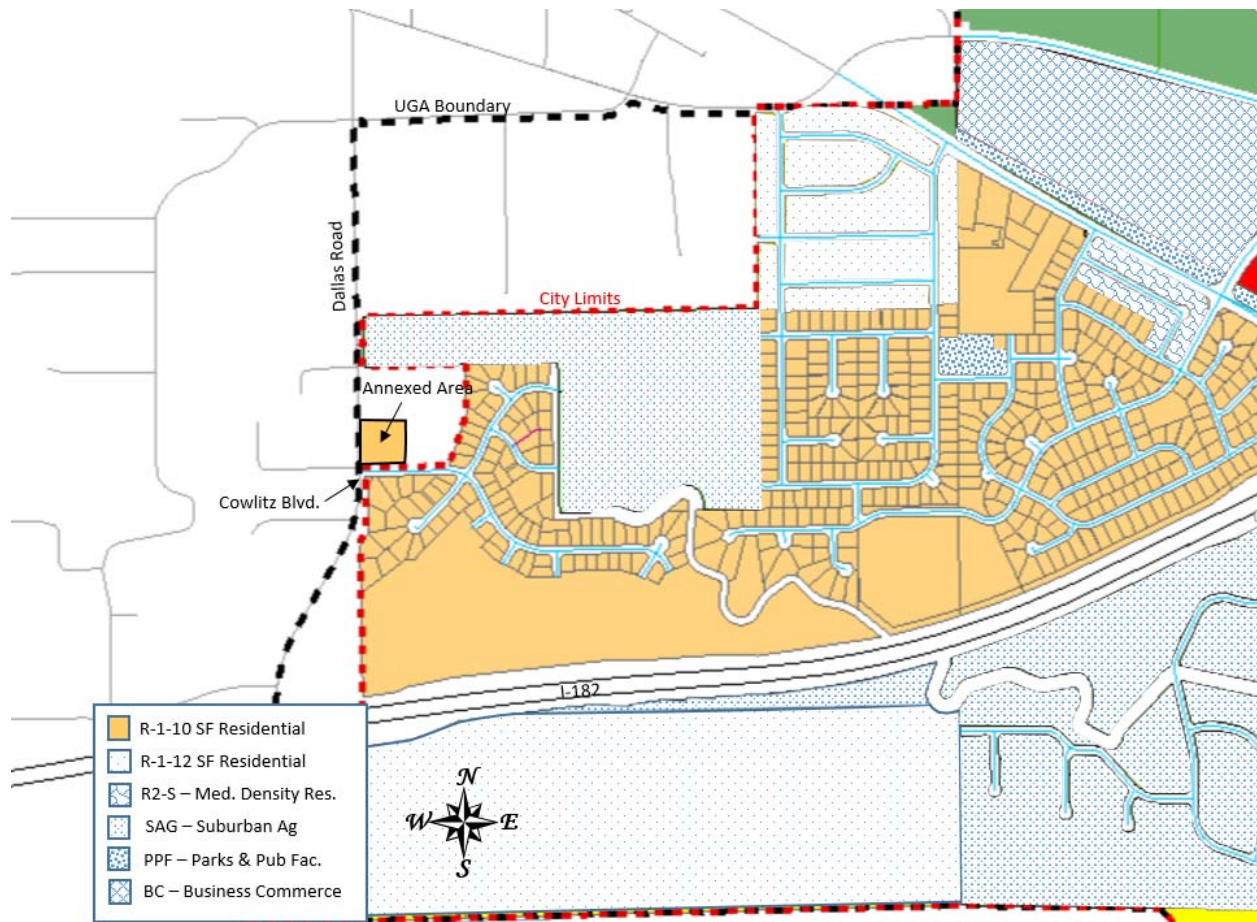
LOT 3 OF SHORT PLAT NO. 1585 IN SECTION 20, TOWNSHIP 9 NORTH, RANGE 28, E.W.M.

Contains 2.3 acres more or less.

*This description includes the following **County Parcel Identification Number:***

1-20982011585003

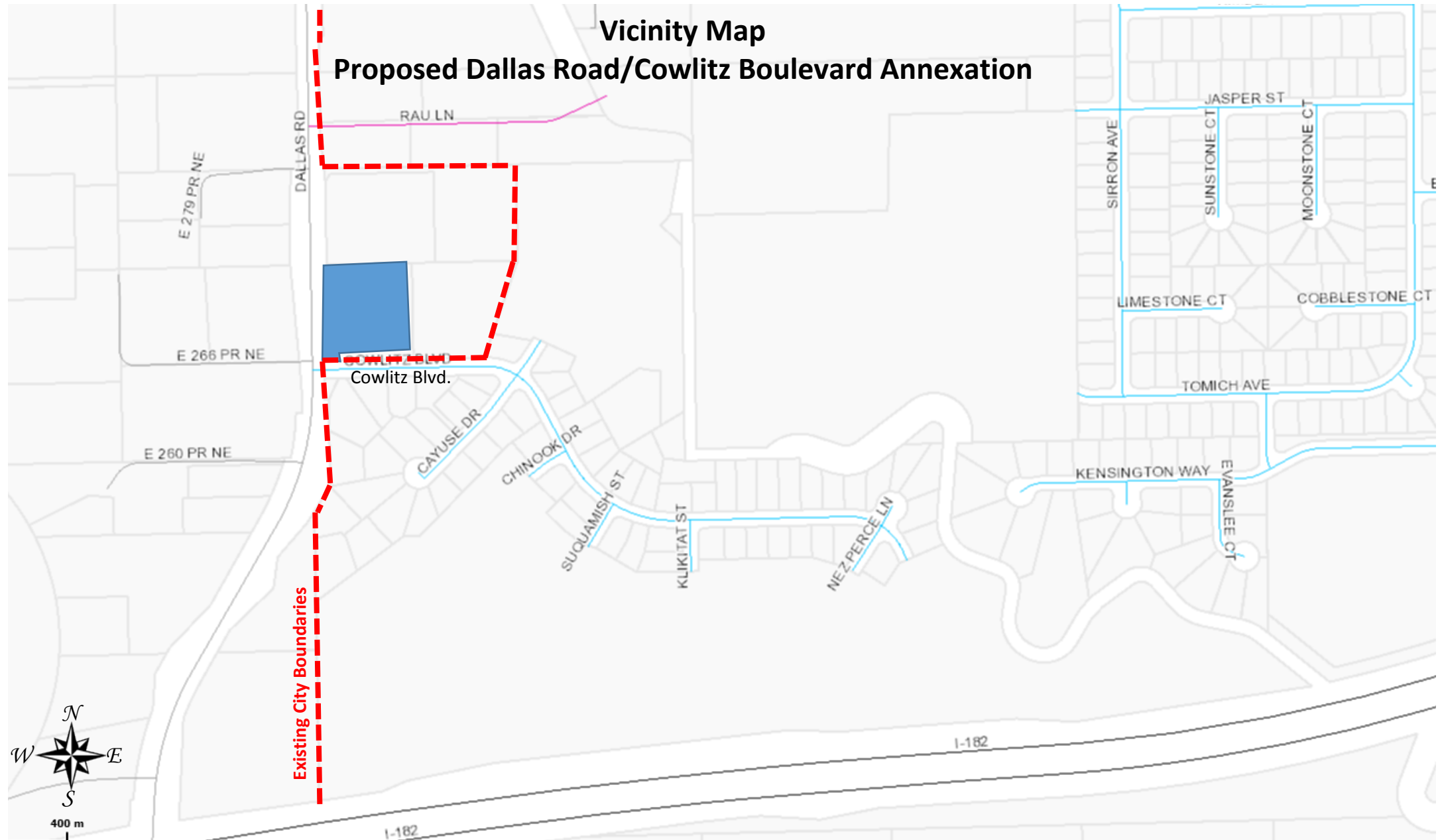
EXHIBIT B



ZONING FOR COWLITZ/DALLAS ROAD ANNEXATION

Vicinity Map

Proposed Dallas Road/Cowlitz Boulevard Annexation



FISCAL IMPACT – PROPOSED DALLAS ROAD/COWLITZ BOULEVARD ANNEXATION

INTRODUCTION

This fiscal analysis has been prepared by staff to identify the impacts of the proposed Dallas Road/Cowlitz Boulevard annexation to the City. The following is a summary of the analysis that was completed and an explanation of the assumptions used in this analysis.

The analysis included in this report focuses on the potential impacts of the annexation to the City's General Fund. Enterprise funds such as medical services, electrical, water, sewer and storm drainage are, by their nature, self-sustaining and, as such, should have neither a significant positive or negative fiscal impact on the City.

REVENUES

The revenue that would be generated by the proposed annexation is largely dependent on the amount of development that occurs in the area over time. Table I provides an estimate of the revenues that would be produced from the annexation area based only on the existing level of development. Table II provides a revenue estimate at full build-out of the annexation area. This full build-out scenario is based on the likely maximum level of development allowed under the zoning regulations applied to the proposed annexation area.

**TABLE I –Dallas Road/Cowlitz Boulevard Annexation Proposal
Projected Revenue – Year 2016**

<u>Revenue Source</u>	<u>Rate</u>	<u>Basis</u>	<u>Annual Amount</u>
Property Tax	\$2.94695149/assessed valuation	\$45,850 assessed value	\$135

**TABLE II – Dallas Road/Cowlitz Boulevard Annexation Proposal
Projected Revenue – Full Build-Out**

<u>Revenue Source</u>	<u>Rate</u>	<u>Basis</u>	<u>Amount</u>
Property Tax	\$2.94695149/assessed valuation	\$2,292,700 total assessed value	\$6,756
Permit Fees ¹	\$46/person	18 persons	\$830
Utility Taxes ²	\$240/person	18 persons	\$4,320
Sales Taxes ³	\$219/person	18 persons	\$3,942
Total			\$15,848

Table II Notes:

- ¹ Permit fees are based on the total 2016 adopted budget figures for licenses and permits, (\$2,463,775) divided by the current population (53,410).
- ² Utility taxes based on adopted budget figures for total utility tax revenue (\$12,864,482) divided by estimated number of current population (53,410).
- ³ Sales tax determined by total sales and use tax revenue (\$11,704,434) divided by current population (53,410).

Table II Assumptions:

- Assumes site would be developed at a density of 3.3 units/gross acre, which is a typical density for R-1-10 zoned properties in South Richland.
- Average value of new construction for a single-family residence is \$327,525 according to 2015 year building permit activity records.
- Assumes 2.6 persons/household (2016 OFM Estimate).
- Assumes all new development will be served by City utilities.

No estimate has been provided on the length of time it would take to achieve full build-out of the proposed annexation area. This would be dependent upon any number of factors, including the desires of the property owner and market conditions. Rather, the two tables are offered as a comparison of revenues that would be generated from the area based on its existing and maximum potential levels of development.

PUBLIC ASSETS

Existing Infrastructure

There is no infrastructure in the area that the City would inherit as a result of this annexation. No public right-of-way is located within the proposed annexation area. Cowlitz Boulevard, which forms the southern boundary of the annexation area is already a City street. Existing city water and sewer mains are located adjacent to the proposed annexation area.

DEMANDS FOR NEW/EXPANDED INFRASTRUCTURE

As development would occur within the area, water, sewer and electrical services would be extended to serve new development. Depending upon the number of lots created within the annexation area, an access road may need to be extended into the site and additional traffic created by new development would add to existing traffic volumes on City streets. New development would also trigger requirements for installation of storm drainage facilities and street lighting. Additional demands would be placed on the City's parks and open spaces. The developer would be responsible for the extension of City utilities, access roads, storm drainage facilities, street lighting, park dedication and/or payment of park fees.

The City's present system of development regulation/permitting ensures that, to a large degree, new residents are paying for the costs associated with the extension/expansion of City infrastructure. It also ensures that new development will not occur unless appropriate infrastructure improvements are put in place.

EXISTING SERVICES

Presently, the proposed annexation area is served by the following entities:

<u>Service</u>	<u>Service Provider</u>
Fire & Emergency Service	Benton County Fire District #4
Police Services	Benton County Sheriff's Department
Electrical Service	Benton County PUD #1
Water Service	No Service Currently Provided
Sewer Service	On-Site Septic Systems
Solid Waste Disposal	No Service Currently Provided

FUTURE DEMAND FOR SERVICES

As development of the proposed annexation area occurs, future demands would be placed on City services. Some of these services would not be greatly impacted. Emergency fire/medical protection would be provided from the new South Richland Station #74. As population increases, there would be more calls for service within the area.

City utility services, including power, water, sewer, and storm drainage would see increased usage. Present capacity of the City systems could accommodate this increased demand as the growth was anticipated and planned for in the City Comprehensive Plan. The fees charged for the connection to City utility services and the monthly user charges are designed to recover the costs associated with the provision of those services. Consequently, development within the proposed annexation area should not have fiscal impacts on those services.

Other services, including parks and recreation and library services, would likely see some increase in use. Table III demonstrates the effects of annexation, both initially and at full build-out, given the assumption that service levels and cost of service per capita will remain constant.

**TABLE III – Dallas Road/Cowlitz Boulevard Annexation Proposal
Expense of Providing City Services**

Service	Annual Cost of Service	Level of Service ¹	Cost of Annexation ²	
			Initial	Full Build-Out
Fire & Emergency Service ³	\$140/person ³	5 minute emergency response time	\$0	\$2,520
Police ⁴	\$245./person ⁴	1.24 police/ 1,000 population	\$0	\$4,410
Parks ⁵	\$127/person ⁵	2.8 acres/1,000 population	\$0	\$2,286
Street ⁶ Maintenance	\$55/person	None established	\$0	\$990
Library ⁷	\$39/person	None established	\$0	\$702
Administrative Services ⁸	\$171/person	None established	\$0	\$3,078
Total			\$0⁹	\$13,986

Notes for Table III:

¹Level of Service reported from City of Richland Comprehensive Plan

²Cost of Annexation – Initial Impacts are based on current estimate of 0 persons residing within the proposed annexation area. Full build-out figures are based on projected population of 18 persons in 7 residences.

³Represents total current expense '16 budget for fire and emergency services (\$7,478,786) divided by current city population (53,410).

⁴Represents total current expense '16 budget for police (\$13,082,820) divided by current city population (53,410).

⁵Represents total current expense '15 budget for parks and facilities and recreation (\$6,787,592) divided by current city population (53,410).

⁶Represents streets capital construction fund '15 budget (\$2,974,930) divided by current city population (53,410).

⁷Library costs were derived by dividing 2015 total library budget (\$2,091,988) by total number of persons in the City (53,410).

⁸Administrative service costs represents the total current expense budgets for City Manager, Assistant City Manager, City Clerk, City Attorney, Communications and Marketing, Cable Communications, Information Technology, and Community Development (\$9,143,914) divided by current city population (53,410).

⁹Costs for police and fire services would not likely be zero for existing levels of development, but are difficult to accurately quantify and would vary greatly based on the number of times that emergency calls for service were made.

Service costs for Table III include those services that are directly provided to residents and also include estimates for costs associated with general administrative services. Presumably, there would be some efficiencies accrued by the City in serving a larger population that would be located in a relatively small geographical area that is immediately adjacent to the City's existing service boundaries. Costs for actually providing services listed in Table III are somewhat overstated. The per capita listing for fire and emergency services, police services and administrative services assumes that all expenses associated with providing services are directly related to residential uses.

Clearly, there are costs associated with providing services to commercial and industrial lands as well. The estimated costs of park and library services may be slightly overstated also, as some service is provided to non-City residents, which, if accounted for, would slightly decrease the per capita costs reported here. Finally, Table IV provides some comparison of the costs and revenues associated with the proposed annexation.

**TABLE IV – Dallas Road/Cowlitz Boulevard Annexation Proposal
Summary of General Fund Revenues and Expenses**

	Estimated Number of Households	Projected Revenues	Projected Expenses	Net Annual Benefit
Initial Annexation	0	\$135	0	\$135
Annexation at Max. Build-Out	7	\$15,848	\$13,986	\$1,862

CONCLUSION

Staff concludes that the proposed Dallas Road/Cowlitz Boulevard annexation would have slight positive fiscal impacts to the City both at the time of initial annexation and at the time that the area is fully developed. The City's enterprise funds would not be negatively impacted as expenses associated with providing power, water, sewer, storm drainage and solid waste disposal would necessarily equal the revenues associated with providing such services.

A general rule of thumb holds that the costs of providing services to residential neighborhoods generally exceed the revenues derived from those residential areas. This analysis presumes that additional sales tax would be generated from future development in the area at the same proportion as the rest of the City. However, to the extent that retailers performing market studies consider community growth, additional population may have the effect of stimulating new retail development. Ultimately this could increase the per capita sales tax revenue that the City receives.

There are other factors that are difficult to quantify. If the area is not annexed, and some level of development occurs, City services will still be directly impacted. The street system will be forced to handle more traffic, and park and library use may increase, along with police and fire service calls. However, without annexation the City will not receive any revenues from those unincorporated developments. In total, the drain on City services would likely be greater without annexation than with annexation.

Annexation also provides the City with some opportunity to control the development so that it conforms to City plans and standards. Street layout and design, the extension of street and utility corridors to adjacent parcels, the overall density of development, and the dedication of park and open spaces are all issues that the City would not control if annexation does not occur.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Ordinances - First Reading

Key Element: Key 3 - Economic Vitality

Subject:

Ordinance No. 69-16, Approving a Change in Zoning on 1.1 Acres Located at 2682 Van Giesen Street (Bender)(Closed Record)

Department:

Community & Development Services

Ordinance/Resolution Number:

69-16

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 69-16, Approving a Change in Zoning on 1.1 Acres Located at 2682 Van Giesen Street.

Summary:

Cody Bender, the owner of a 1.1 acre tract located along Van Giesen Street, just east of Buckskin Lane, has applied to change the zoning on his property from Agricultural to Commercial - General Business. This application was reviewed by Richland's Hearing Examiner, who conducted a hearing on September 22, 2016 and has recommended approval of the application.

A draft ordinance is attached for Council's consideration along with copies of both the Hearing Examiner's recommendation and staff's report.

Fiscal Impact:

No significant impacts. Development of the site would result in increased tax revenues for the City but would also increase demand for City services.

Attachments:

1. Ordinance No. 69-16
2. Hearing Examiner's Recommendation
3. Staff Report to the Hearing Examiner

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 69-16

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. 51 so as to change the zoning on 1.1 acres from Agricultural (AG) to General Business (C-3); said property is located at 2682 Van Giesen Street (Bender).

WHEREAS, on September 22, 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 September 22, 2016 public hearing, the Richland Hearing Examiner issued a written decision recommending approval of the requested rezone on October 25, 2016; and

WHEREAS, the Richland City Council has considered the record created at the September 22, 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 General Business (C-3) when consideration is given to the interest of the general public.

Section 2. Said property is more particularly described as follows:

A portion of Tract A of the plat of Rawhide Ranches beginning at the southeast corner of Tract A; Thence westerly along the south boundary of said Tract a distance of 300 feet to the True Point of Beginning; Thence 200 feet westerly along the south boundary of said Tract; Thence northerly at right angles to said southerly line a distance of 250 feet; Thence easterly parallel to the south line of said Tract A, a distance of 200 feet; Thence southerly a distance of 250 feet to the True Point of Beginning.

Subject to easements, reservations and restrictions of record.

Section 3. Such land is rezoned from Agricultural (AG) to General Business (C-3).

Section 4. 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. 51, which is one of a series of maps constituting said Official Zoning Map, as shown on the attached Sectional Map No. 51 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 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. 51, 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:

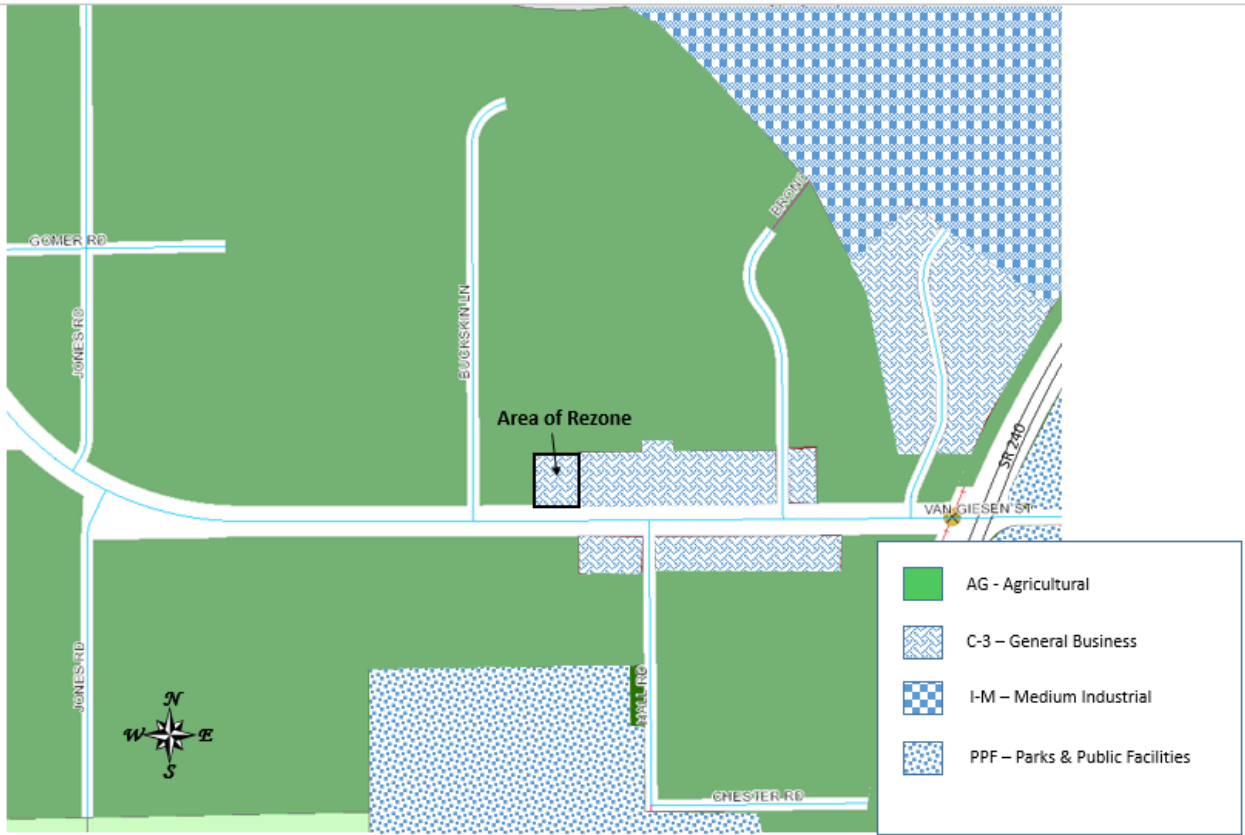
MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

Exhibit A

Map of Rezone Area



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

Regarding the Application to **Rezone** a
vacant 1.1 acre site on the north side of
Van Giesen Street, east of Buckskin
Lane from AG (Agricultural) to C-3
(General Business), submitted by the
property owner

Cody Bender,
Applicant,

File No. Z2016-104

**FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

I. SUMMARY OF RECOMMENDATION.

Although the applicant failed to appear at his duly-noticed public hearing, evidence in the record, particularly the analysis provided in the Staff Report, demonstrates that the requested rezone merits approval. The applicant's property is the last in a row of parcels on the north side of Van Giesen Street, between Bronco Lane and Buckskin Lane, that are already designated as suitable for Commercial land uses in the City's Comprehensive Plan, and all of the other parcels to the east of the applicant's property are already zoned C3 (General Commercial/Business). The sole-parcel between the applicant's land and Buckskin Lane to the west was the subject of a Special Use Permit issued in August of this year, to enable construction and operation of a landscaping contractor business. After public notices provided in accord with law, there was no opposition, and no environmental or other special development limitations appear warranted. Accordingly, the undersigned Examiner recommends APPROVAL by the Richland City Council.

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: CODY BENDER
REZONE APPLICATION TO CHANGE A SITE
LOCATED ON VAN GIESEN STREET BETWEEN
BRONCO LANE AND BUCKSKIN LANE FROM AG
(AGRICULTURAL) TO C-3 (GENERAL
COMMERCIAL/BUSINESS) FILE NO. Z2016-104**

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

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 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).

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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).

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: CODY BENDER
REZONE APPLICATION TO CHANGE A SITE
LOCATED ON VAN GIESEN STREET BETWEEN
BRONCO LANE AND BUCKSKIN LANE FROM AG
(AGRICULTURAL) TO C-3 (GENERAL
COMMERCIAL/BUSINESS) FILE NO. Z2016-104**

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

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 AG (Agricultural) zoning was adopted for the site?

Short Answer: Yes.

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

Short Answer: Yes.

IV. RECORD.

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

Hearing Testimony: The following individual(s) presented testimony under oath at the duly noticed public hearing for the underlying application, held on September 22, 2016:

1. Rick Simon, Development Services Manager for the City of Richland.

The applicant, Cody Bender, was not present at the public hearing. The Examiner asked Mr. Simon to call Mr. Bender to see if there was some sort of problem. On the record, Mr. Simon confirmed that he spoke with Mr. Bender on the phone, and that he would not be attending the public hearing. No reason was given for Mr. Bender's absence. In some hearing forums, failure to appear is grounds for denial of the requested action, especially where the applicant bears the burden of proof. The Examiner held the Record open until close of business on Tuesday, September 27th, to provide the applicant another opportunity to provide input regarding the merits of his project. Mr. Simon agreed to communicate the Examiner's time-extension to the applicant. The applicant's response is included in the Record as Ex. 6.

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Exhibits: The Development Services Division Staff Report, including a recommendation of approval, was provided to the Examiner in the week before the hearing. The Staff Report, and the following Exhibits, were all accepted into the Record in their entirety without modification:

1. Application Form;
2. Site photos;
3. AG Zone code provisions, RMC Chapter 23.14;
4. Commercial Zoning District code provisions, RMC Chapter 23.22;
- 5A. Notice of Application and Public Hearing;
- 5B. Affidavit of Posting;
- 5C. Legal Ad provided for September hearings, including this matter; and
6. POST HEARING submittal from the applicant, Mr. Bender, transmitted to the Examiner via email from Mr. Simon, on September 27, 2016. Provides short statement reiterating purpose of requested rezone, substantially similar to statement already provided under "Justification" section of the application form, included in the Record as Ex. 1.

No one submitted any written comments regarding the pending rezone application.

The Examiner visited the road network and vicinity of the proposed rezone. The same area was the subject of a Special Use Permit issued for an AG-zoned neighboring parcel by the Examiner in August of this year, under File No. SUP 2016-101. The Examiner is fully advised on matters at issue herein, including without limitation applicable law, application materials, and relevant comprehensive plan provisions.

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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 August 18, 2016, the applicant/owner of the subject-property, Cody Bender, submitted an application seeking to rezone his property located at or about 2682 Van Giesen Street (Parcel No. 1-04981020004002) in the City of Richland, Washington, from AG (Agricultural) to a Commercial zone, the C-3 "General Business" zoning designation. (*Exhibit 1, application form; Exhibit 5B, Affidavit of Posting, lists site address and parcel number*).

2. The application includes the following notation as "Justification" for the requested rezone: "*Would like to run C2 Pools Inc. and in future put storage with office on the land.*" (*Ex. 1*).

3. Following receipt, City staff complied with all applicable public notice requirements for the rezone application and the public hearing held for the matter. *Staff Report, Page 6, and Exhibits 5A-C, public notice documentation.*

4. Because staff deemed the application to be consistent with the City's Comprehensive Plan, which already designates the rezone site as suitable for Commercial land uses; the City's plan was analyzed in an environmental impact statement at the time of its adoption; and the site is located within an urban growth area, the pending application is categorically exempt from SEPA review as provided in WAC 197-11-800(6)(c). *Staff Report, page 7.*

5. Although notices were duly published, posted and mailed as required by law, no one provided any written comments regarding the pending application. *Staff Report, page 6; Testimony of Mr. Simon.*

Site location, transportation concurrency.

6. The rezone site is currently vacant, relatively flat, and properties immediately east of the site on both sides of Van Giesen are already zoned C-3. The Examiner takes official notice that the property to the west was the subject of a Special Use Permit issued by the same Examiner in August of 2016, for a landscaping contractor's business. *See Decision, for File No. SUP 2016-101, issued on Aug. 25, 2016.* Across the street to the south on Van Giesen there is currently a single-family residence, a pasture and a commercial nursery. *Staff*

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Report, pages 2-3; Site Visit.

7. Here, the applicant's proposed rezone will have no material impact on capacity provided by the existing local street system that serves the property. The portion of Van Giesen in front of the subject parcel is designated as a state highway, SR 224, and is already developed as a relatively-wide corridor, with 4 travel lanes and a turn lane in between. Staff confirmed that the local street system has sufficient capacity to accommodate additional traffic that would be generated from future development on the site. *Staff Report, page 7; Site Visit; Ex. 3, site photos.*

Summary of Public Hearing and Applicant's Post-Hearing Comments.

8. At the public hearing, Mr. Simon made a brief presentation regarding the application, the site, and his recommendation, as explained in the Staff Report. He explained that he called the applicant on the night of the hearing, and Mr. Bender stated that he would not be attending. No reason was given for Mr. Bender's absence. As noted elsewhere in this Recommendation, the applicant bears the burden of proof to show that his 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.

9. As a courtesy, the Examiner held the record open for several days, so Mr. Simon could reach out to the applicant to provide him with another opportunity to provide input regarding his application and the Staff Report. By email dated September 27, 2016, Mr. Simon forwarded the applicant's written comments to the Examiner, which has been included in the Record as Exhibit 6. In his written comments, the applicant reiterated the reasons he is seeking the pending rezone, providing the same "justification" as mentioned on his Application Form, also included in the Record as Exhibit 1. In short, Mr. Bender re-stated that his "*plan is to move our business, C2 Pools Inc. to this property*" and "*[i]n the near future we would like to build a shop/office in the back of the property to hold our pool construction supplies securely. Our goal in mind is to grow our business and plan for a store front on this property in the next 5-10 years.*" (See Ex. 6, Mr. Bender's Post-Hearing written comment supporting his application).

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

10. As part of the review process, City staff confirms that adequate utilities, including without limitation water, power, and transportation infrastructure, are in place and/or readily available to serve the parcel that is at issue in this matter. *Staff Report, page 6.* As with

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several other surrounding properties along this portion of Van Giesen, city sewer service is not readily available to service the site, so an on-site septic system will be required by the Benton-Franklin Health Department. *Staff Report, pages 6, 7 and 8;*

Surrounding uses and zones.

11. As noted above, the portion of Van Giesen where the rezone-site is located is mostly zoned C-3, and/or serves as the location for a variety of relatively low-impact commercial uses, like an auto repair business on the parcel immediately east of the site, a future landscaping contractor's business immediately west, and a veterinary clinic, a nursery, and a general contractor's business in the vicinity. *Staff Report, pages 2 and 3; Site Visit; Staff Report, page 4, zoning map, Figure 3.*

Consistency with City Codes and Comprehensive Plan.

12. While he is not legally bound to the business plan identified in his application materials and his supporting statement, the applicant's proposed pool construction business office/shop, with space to securely maintain pool construction supplies, is consistent with existing city codes, particularly RMC 23.22.010(D), which provides in relevant part 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."

13. Based on the record, the Examiner finds and concludes that the requested rezone from AG to C-3 is not different from or inconsistent with existing land uses located on or zoning designations assigned to surrounding properties in the area. As noted elsewhere, virtually all of the parcels to the east of the rezone-site along this portion of the Van Giesen corridor are already zoned C-3, and the neighboring property to the west will soon have a landscaping contractor's business on the site.

14. Standing alone, the requested rezone conforms to the Comprehensive Plan, because the plan already identifies the property as suitable for Commercial land uses.

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1
2 ***General findings.***

3 15. In operating a business on the subject property, the applicant should be aware that
4 much of the area along the relevant portion of the Van Giesen Street corridor is located within
5 the 100-year flood plain as designated by the Federal Emergency Management Agency. *Staff*
Report, pages 5 and 6.

6 16. Fortunately, the site of the proposed rezone is at a 370-foot elevation, placing it just
7 above the 100-year floodplain elevation, but within the 500-year flood plain. FEMA flood
8 maps show the nearby 100-year floodplain elevation is at 367/368 feet. *Staff Report, pages*
5 and 6, GIS floodplain illustration on page 6. As with any property affected by current
9 FEMA floodplain designations, the applicant and city staff should be mindful of any future
revisions to such mapping, and any subsequent state or federal regulations that might apply
to properties in such areas.

10 17. The requested rezone bears a substantial relationship to the public health, safety, and
11 general welfare. It allows for development of a relatively low-impact commercial business
12 on a vacant, flat parcel that is already served by adequate public services, including water,
electricity, and a wide street (state highway) abutting the property.

13 18. The requested rezone is appropriate in the context of adjacent properties.

14 19. The Development Services Manager'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
Report are incorporated herein by reference as Findings of the undersigned-hearing examiner.

18 20. Any factual matters set forth in the foregoing or following sections of this
19 Recommendation are hereby adopted by the Hearing Examiner as findings of fact, and
incorporated into this section as such.

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23
24 **FINDINGS OF FACT, CONCLUSIONS AND**
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VI. CONCLUSIONS.

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

1. The applicant has met his burden to demonstrate that the requested rezone conforms to, and in fact implements objectives of, the City's Comprehensive Plan. *Findings; Staff Report, at pages 3-5.*

2. The applicant has met its burden to demonstrate that the requested rezone bears a substantial relationship to the public health, safety, or welfare.

3. The Staff Report and testimony on the record demonstrate that the proposed rezone will not require new public facilities and that there is capacity within the transportation network, the utility system, and other public services, to accommodate the commercial business envisioned for the rezone site. The rezoned property can provide for an appropriate level of general business, commercial development, in a manner that is compatible with the character of the existing uses and zoning districts surrounding the property.

4. The rezoned site will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

6. As in all dynamic urban areas, circumstances in the area of the rezone site have, and will continue to change, from those in existence when the original AG zoning was adopted for the site. The neighboring property to the west will soon house a small business, and most all other parcels to the east along this portion of the Van Giesen corridor already include a mix of commercial, general business, uses. This development pattern reflects the changed circumstance where demand for conveniently-located commercial businesses to serve Richland and other Tri Cities' customers continues to grow, along with the region's population.

7. While the pending rezone application is categorically exempt from formal SEPA review, the record demonstrates that the potential for adverse impacts is very unlikely. And, despite the ample public notice issued for the application, no one spoke or submitted any written comments opposing the pending rezone request.

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

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functional, and no transportation concurrency problems should arise as a result of the types of general businesses that can be located on the rezoned site.

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

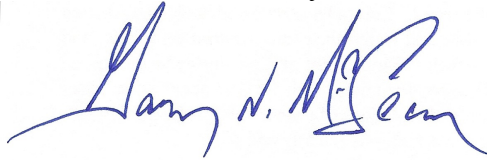
10. Approval of this rezone will not and does not constitute, nor does it imply any expectation of, approval of any permit or subsequent reviews that may be required for development or other regulated activities on the site of the subject rezone.

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 Cody Bender's application to rezone his 1.15-acre site located at or near 2682 Van Giesen Street (Parcel No. 1-04981020004002) in the City of Richland, Washington, from AG (Agricultural) to C-3 "General Business" (one of the City's Commercial zones), should be **APPROVED**.

ISSUED this 25th Day of October, 2016



Gary N. McLean
Hearing Examiner

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

GENERAL INFORMATION:

PROPOSAL NAME: Cody Bender Rezone

LOCATION: 2682 Van Giesen Street

APPLICANT: Cody Bender

FILE NO.: Z2016-104

DESCRIPTION: Request to change zoning on 1.15 acres from AG –
Agricultural to C-3 General Business

PROJECT TYPE: Type 3 Site-specific rezone

HEARING DATE: September 22, 2016

REPORT BY: Rick Simon, Development Services Manager

RECOMMENDED
ACTION: Approval



Figure 1 - Vicinity Map

(site outlined in red)

DESCRIPTION OF PROPOSAL

The applicant, Cody Bender, owns the subject property, and has filed a rezone request to change the zoning on a 1.15 acre site from AG – Agricultural to C-3 General Commercial. The applicant has not provided specific plans for the development of the property but has indicated an intent is to locate his business, C2 Pools, Inc. on the site. Refer to the application material submitted by the applicant in Exhibit 1.

SITE DESCRIPTION & ADJACENT LAND USES

The site consists of a single 1.1 acre parcel, bounded on the south by Van Giesen Street. The site is level and is currently used informally for vehicle storage. The adjacent property to the east is developed with an automotive repair business. Adjacent property to the west is undeveloped and has been approved for use as a landscaping contractor's business through the issuance of a special use permit. Adjacent property to the north is developed with a single family residence and pasture. The Buckskin Golf Course is located northeast of the site. Along the Van Giesen Street corridor there are a variety of commercial businesses including a veterinarian clinic, and a contractor's business and a

nursery. Across Van Giesen to the south there is a single family residence and pasture and a commercial nursery. Photos of the site are attached in Exhibit 2.

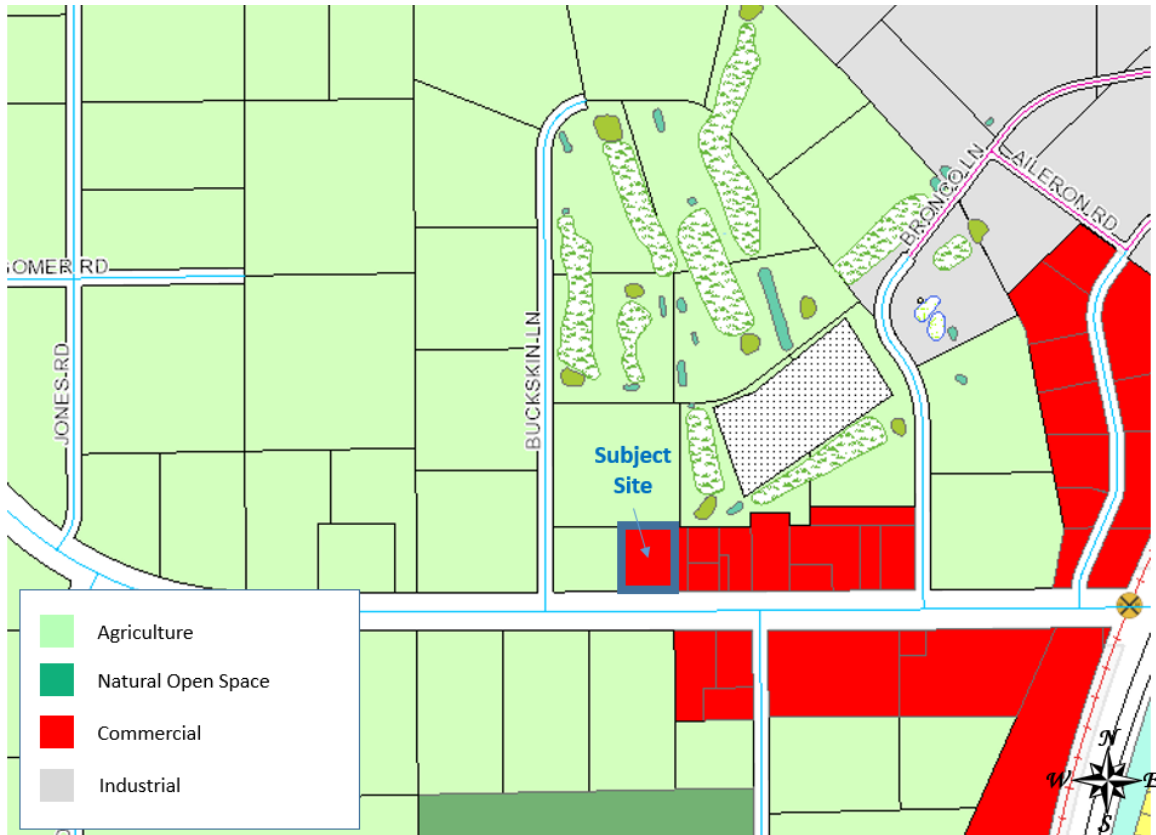


Figure 2 – Comprehensive Plan Map

COMPREHENSIVE PLAN

The City's comprehensive plan designates the site as suitable for commercial land uses. 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.

EXISTING ZONING

The subject site along with adjacent properties to the north, west and south are zoned AG – Agricultural. Lands immediately east of the site are zoned C-3 General Business.

The stated purpose of the agricultural use district as set forth in RMC 23.14.010(A) is as follows:

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

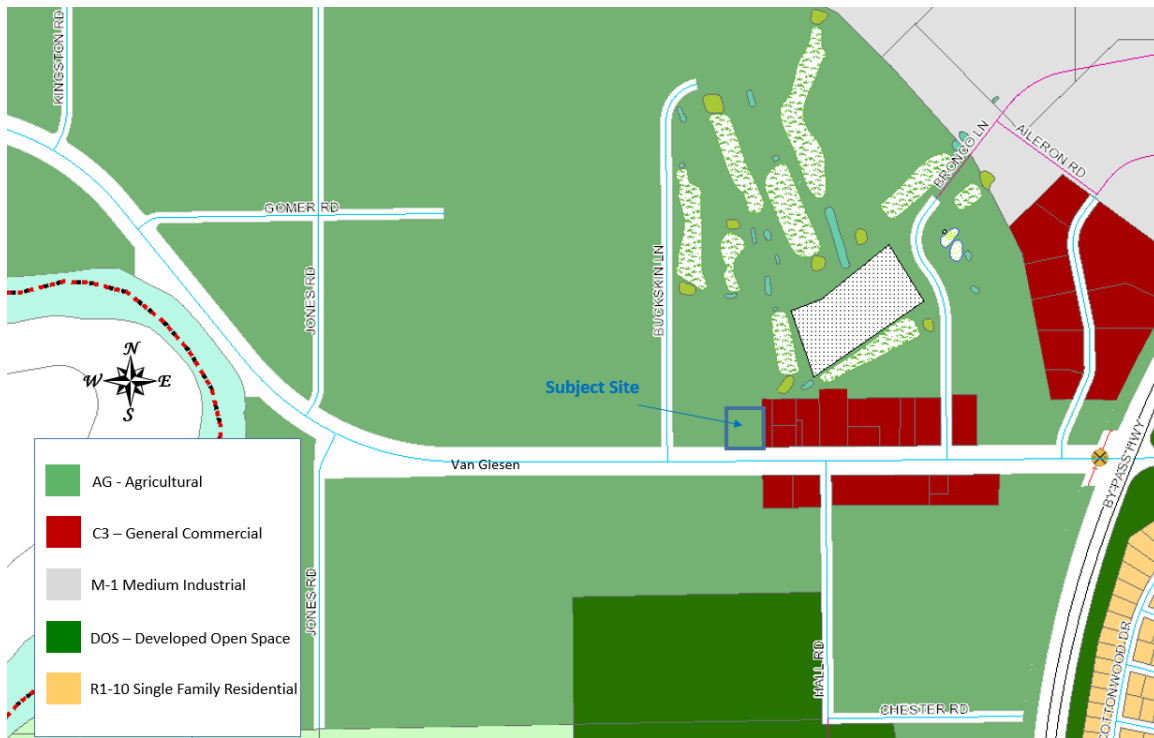


Figure 3 – Zoning Map

The stated purpose of the C-3 zone (as set forth in RMC 23.22.010) 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.

There are distinct differences in the dimensional requirements associated with the existing and proposed zone, as shown in the following table:

Zoning	Existing AG	Proposed C-3
STANDARD	REQUIRED/ALLOWED	REQUIRED/ALLOWED
Min. Lot Area	5 Acres	None
Max. Lot Coverage	None	None
Building Setbacks		
Front	25 ft.	0 ft.
Side(s)	10 ft.	0 ft.
Rear	25 ft.	0 ft.
Building Height	30 ft.	80 ft.

Table 1 – Comparison of AG & C-3 Dimensional Standards

Specific uses permitted in the Agricultural and Commercial zones are identified in the attached Exhibits 3 and 4 respectively. The C-3 zone permits a wide variety of retail and even light industrial land uses while the AG zone uses are limited to large lot single family uses, farming uses and a few specific types of outdoor commercial uses such as nurseries or landscaping material sales.

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.



PUBLIC NOTICE

Application Date:	August 18, 2016
Notice of Hearing Mailed:	September 12, 2016
Notice of Hearing Posted:	September 8, 2016
Public Hearing:	September 22, 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 4. As of the date of this report, no comments were received from the public.

UTILITY AVAILABILITY

There is an existing 8 inch water main located on Van Giesen Street. 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, also known as State Route 224, is classified as a highway under the City's Transportation Plan and would provide direct access to the site, as there are no other options for access to the site. Access control onto the state highway is under the authority of the City of Richland and would be reviewed and

permitted by the City's Public Works Department at the time specific plans for development are submitted to the City.

SEPA

No environmental review was conducted as part of this rezone application, based on the categorical exemption in WAC 197-11-800(6) (c) which provides for exemptions under the following circumstances:

Where an exempt project requires a rezone, the rezone is exempt only if:

- (i) The project is in an urban growth area in a city or county planning under RCW 36.70A.040;*
- (ii) The proposed rezone is consistent with and does not require an amendment to the comprehensive plan; and*
- (iii) The applicable comprehensive plan was previously subjected to environmental review and analysis through an EIS under the requirements of this chapter prior to adoption; and the EIS adequately addressed the environmental impacts of the rezone.*

In this case, the proposed project is located with the City and within Richland's urban growth area; the proposed action is consistent with the City's comprehensive plan; and the City's comprehensive plan was analyzed through the preparation of an environmental impact statement at the time of the plan's initial adoption in 1997.

ANALYSIS

The subject site is designated as commercial under the comprehensive plan and is located immediately adjacent to properties that are zoned C-3 General Business along the Van Giesen corridor.

City water and electrical services are located adjacent to the site and have adequate capacity to serve future development. While no sewer service is available in the area, many commercial uses generate a relatively low volume of sewage that could be accommodated through on-site sewage disposal systems. Likewise, the local street system has capacity to accommodate additional traffic that would be generated from future development.

While the site is located in close proximity to the floodplain, it has been identified by FEMA through its flood hazard maps as being outside the 100 year floodplain. No other critical areas or limitations to development are known to exist on the site.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2016-104) and recommends approval of the request based on the following:

1. The City of Richland Comprehensive Plan designates the subject site as suitable for commercial land uses;
2. The site is immediately adjacent to Van Giesen Street, which is a portion of State Route 224, a roadway that is classified as a highway under the City's Transportation Plan;
3. C-3 General Commercial zoning applied to the property would be consistent with the intent of the comprehensive plan;
4. City water mains and electrical services are adjacent to the site and have adequate capacity to serve future development of the site;
5. Public sewer is not available in the area. Requirements for sewage disposal will have to be met through on-site septic systems as required by the Benton-Franklin Health Department.
6. Adjacent properties along the Van Giesen Street corridor are developed with a variety of commercial uses and are zoned C-3 General Business;
7. The site is located outside the FEMA designated 100 year floodplain.
8. The project is exempt from the provisions of the State Environmental Policy Act, as identified in WAC 197-11-800(6) (c); and
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. Application Form
2. Site Photos
3. Zoning – Chapter 18.14 of the Richland Municipal Code – Agriculture
4. Zoning – Chapter 18.22 of the Richland Municipal Code – Commercial
5. Public Notices

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

Petition for Change of Zoning District Classification

Application is hereby made to the City of Richland for a change of zone, pursuant to Section 23.82.190 of the City of Richland Municipal Code.

The following required information must be typed or printed legibly in the appropriate spaces.

SECTION I – APPLICANT INFORMATION			
Applicant's Name: <u>CODY W. BENDER</u>			
Address: <u>85411 BADGER VIEW DR.</u>			
City: <u>KENNEWICK</u>		State: <u>WA.</u>	Zip: <u>99338</u>
Phone: <u>509-430-0335</u>		Fax:	Other and/or e-mail address: <u>Cody@C2 Pools.com</u>
Please check under what capacity you are filing:			
☐ Recorded owner of the property as of		☒ Purchasing under contract as of	
☐ The lessee as of		☐ The authorized agent of any of the foregoing, duly authorized in writing (written authorization must be attached to application).	
SECTION II – PROPERTY LOCATION AND GENERAL DESCRIPTION			
Street address(es) of property for which the zone change is requested, if applicable: <u>2682 VAN GIESEN ST. RICH. WA. 99354</u>			
Relationship to adjacent streets (i.e., west of Main Street between 1 st Avenue and 2 nd Avenue): <u>EAST OF BUCKSKIN LOOP LN</u> <u>WEST OF BRANCO LN.</u>			
General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement):			
Size of petition area		<u>1.15</u> acres and	square feet
SECTION III - CHANGE OF ZONE REQUEST			
A change of zone from		<u>AGRICULTURE</u>	To <u>COMMERCIAL C-3</u>
is requested for the property described in Section II of this application.			
SECTION IV – JUSTIFICATION			
State the reason(s) for the requested change of zone: <u>WOULD LIKE TO</u> <u>RUN C2 POOLS INC. AND IN FUTURE PUT</u> <u>STORAGE WITH OFFICE ON THE LAND.</u>			

[Continued

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 18 DAY OF AUGUST, 2016


Applicant's Signature

85411 BADGER VIEW DR.

Address

KENN. WA. 98338

City, State, Zip

509-430-0335

Phone

Applicant's Signature

Address

City, State, Zip

Phone

FOR OFFICE USE ONLY

Date accepted for filing _____

Items enclosed: Filing fee and Title Insurance
Company Ownership Report showing all property
Owners of Record within 300-feet.

City Official's Signature

Z2016-104 – Bender Zone Change Application



Subject Site

From the West Looking East

Source: Google Earth

Z2016-104 – Bender Zone Change Application



Subject Site

From the East Looking West

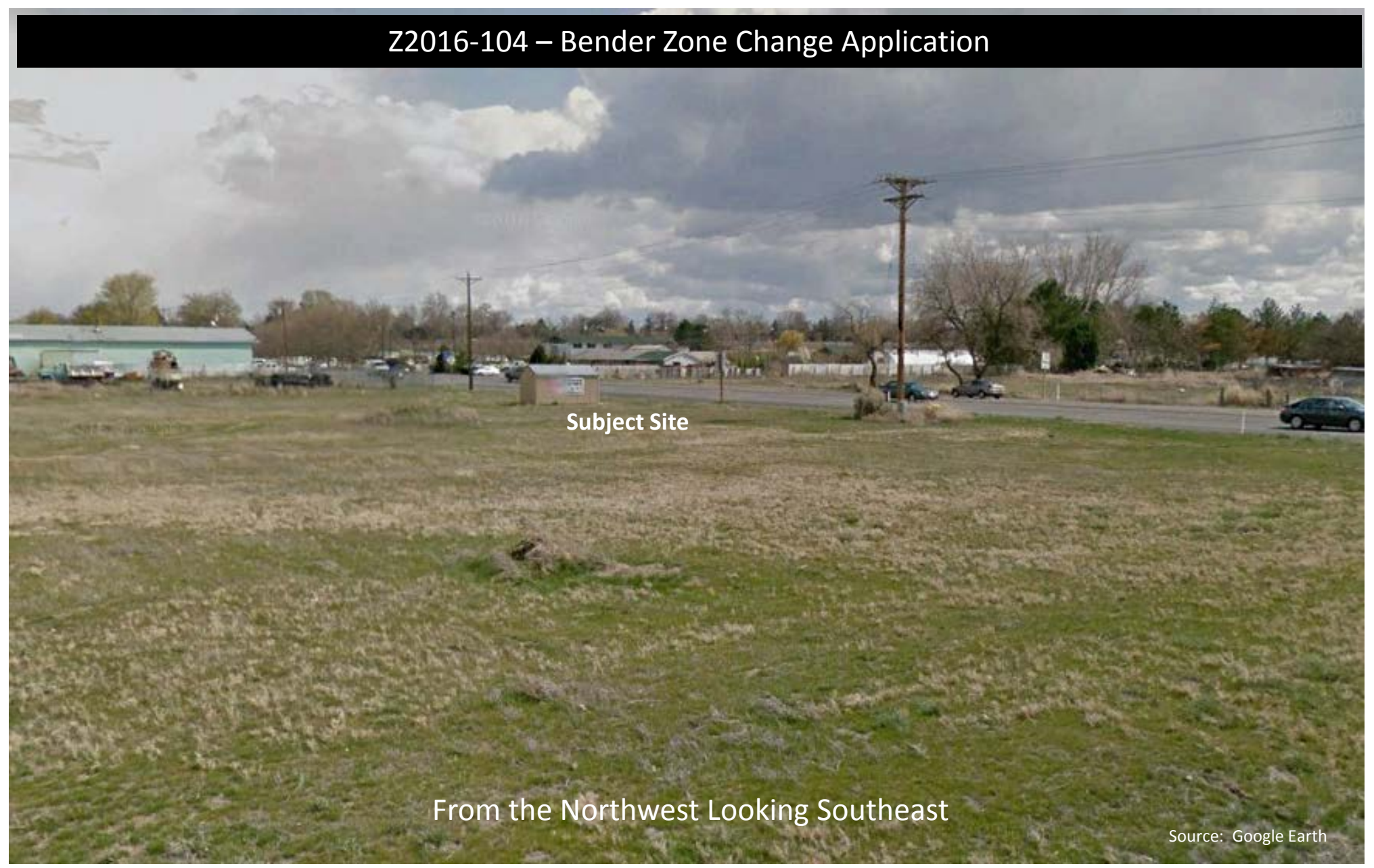
© 2016 Google

© 2016 Google

Source: Google Earth

Go

Z2016-104 – Bender Zone Change Application

An aerial photograph showing a large, open grassy field in the foreground. In the middle ground, there is a paved road with several cars parked or driving. Behind the road, there are various buildings, including a large light blue industrial building on the left and several smaller structures. A tall utility pole stands near the center of the road. The background is filled with more trees and buildings under a cloudy sky. The text "Subject Site" is overlaid on the grassy field.

Subject Site

From the Northwest Looking Southeast

Source: Google Earth

Chapter 23.14 – Agricultural Zoning Districts

Sections:

23.14.010 Purpose of Agricultural Use Districts

23.14.020 Agricultural Performance Standards and Special Requirements

23.14.030 Agricultural Use Districts Permitted Land Uses

23.14.040 Site Requirements for Agricultural Use Districts

23.14.050 Parking Standards for Agricultural Use Districts

23.14.010 Purpose of Agricultural Use Districts

- A. The Agricultural Use District (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the City that are designated as Agriculture or as Urban Reserve under the City of Richland Comprehensive Plan
- B. The Suburban Agricultural Use District (SAG) is a zone classification providing for residential areas, rural in nature, with sufficiently large lots to allow for the maintenance of certain animals and farm crops, while at the same time establishing and maintaining a living environment of high standards for residential uses. This zoning classification is intended to be applied to some portions of the City that are designated Low Density Residential (0 – 5 Dwellings/Acre) under the City of Richland Comprehensive Plan.

23.14.020 Agricultural Performance Standards and Special Requirements

- A. The following standards relate to the raising and keeping of livestock in an AG district:
 1. A permitted structure, pen or building in which livestock is kept shall be located not less than twenty-five feet from any lot line and not less than forty feet from any one-family dwelling;
 2. A pasture, including perimeter fencing, shall be located not less than fifteen feet from any one-family dwelling located on the same lot;
 3. Uses, structures and buildings shall comply with the applicable yard and area requirements of Sections 23.38.010 through 23.38.090 of this title.

The following standards relate to the agricultural activities permitted in the SAG district:

Limited agricultural uses such as orchards, vineyards, vegetable gardens, field crops and pastures;

Sale of products grown on the premises;

Limited raising or keeping of large livestock as follows:

- a) Horses, ponies, mules, donkeys, burros, and similar animals,
- b) Dairy cattle, beef cattle, buffalo and similar animals,
- c) Sheep, goats, and similar animals.

A maximum of two animal units (one animal unit equals approximately one thousand pounds of animal weight) may be kept per one acre gross pasture area. Gross pasture area is that portion of a lot, which is fenced and used solely for the grazing and keeping of large livestock. The following are examples of animal unit usages:

- 1 horse and 1 cow per gross pasture acre;
- 2 cows or 2 horses per gross pasture acre;
- 10 sheep or 10 goats per gross pasture acre;
- 8 sheep and 2 goats per gross pasture acre.

If any additional animal(s) born on the premises causes the maximum allowable number of animals to be exceeded, adjustments must be made to bring the total number of animals into compliance with this chapter with the corresponding time limits specified below:

- Horses and similar animals-one year from date of birth;
- Cattle and similar animals-one year from date of birth;
- Sheep, goats, and similar animals-six months from date of birth.

If any additional animal(s) are acquired by any means other than by birth, and cause the maximum allowable number of animals to be exceeded, adjustments must be made to bring the total number of animals into compliance with this chapter within ninety days after placement of the additional animal(s) on the premises. In addition, a fence must be constructed prior to the acquisition of any large livestock to ensure containment of the livestock on the premises;

Limited raising or keeping of small livestock as follows:

- d) Rabbits and similar animals,
- e) Chickens, ducks, geese, turkeys, and other similar fowl.

A maximum of twelve animals or fowl, as defined above, may be raised or kept per one acre gross lot area.

In addition, a shed, coop, hutch, or similar containment structure must be constructed prior to the acquisition of any small livestock to ensure containment of the livestock on the premises.

Standings under roofed stable must be made of material and which provides for proper drainage so as not to create offensive odors, fly, or insect breeding, or other nuisances.

Manure must be collected at least once a week and shall be disposed of in one or more of the following manners:

Placement of manure in a fly-proof container with periodic removal of manure from the lot;

Adequate burying of the manure;

Removal of manure from the lot.

Fences, pens, corrals or similar enclosures must be of sufficient height and strength to retain animals

Any structures used for the keeping of livestock shall be setback a minimum of fifty feet (50') from any property line.

23.14.030 Agricultural 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 of this title.
- 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	AG	SAG
Agriculture		
Agricultural Use	P	P
Business and Personal Services		
Animal Shelter	S ¹	
Commercial Kennel	S ¹	
Hospital Clinic – Large Animal	S ¹	
Hospital Clinic – Small Animal	S ¹	
Industrial Uses		
Excavating, processing, removal of topsoils, sand, gravel, rock or similar natural deposits	S ²	
Public Uses		
Churches	P ³	P ³

Land Use	AG	SAG
Clubs or Fraternal Societies	P ³	P ³
Cultural Institutions	P ³	P ³
General Park Maintenance & Operations	P	P
Golf Courses	P	P
Passive Open Space Uses	P	P
Power Transmission & Irrigation Wasteway Easements & Utility Uses	P ⁴	P ⁴
Public Agency Buildings	P ⁴	P ⁴
Public Agency Facilities	P ⁴	P ⁴
Public Parks	P	P
Schools	P ⁵	P ⁵
Special Events including concerts, tournaments, and competitions, fairs, festivals and similar public gatherings	P	P
Trail Head Facilities	P	P
Trail for Equestrian, Pedestrian or non-motorized Vehicle Use	P	P
Recreational Uses		
Commercial Recreation, Outdoor	S ⁶	
Recreational Vehicle Campgrounds	S ⁷	
Stable, Public	S ⁸	
Retail Uses		
Landscaping Material Sales	S ⁹	
Nursery, Plant	S ⁹	
Parking Lot	A	A
Residential Uses		
Accessory Apartments	A ¹⁰	A ¹⁰
Adult Family Home	P	P
Bed and Breakfast	S ¹¹	S ¹¹
Day Care Center	S ¹²	S ¹²
Designated Manufactured Home	P ¹³	P ¹³
Dwelling, One Family Detached	P ¹³	P ¹³
Family Day Care Home	A ¹²	A ¹²
Home Occupations	A ¹⁴	A ¹⁴
Private Swimming Pools	A ¹⁵	A ¹⁵
Recreational Club	P ¹⁶	P ¹⁶
Rental of Rooms to not more than four persons other than the family occupying the single family dwelling	A	A
Miscellaneous Uses		
Cemetery	P	
Micro and Macro Antennas	P	P
Raising Crops, Trees or Vineyards	P	P

1 Section 23.42.040

2 Section 23.42.070

3 Section 23.42.050

4 Section 23.42.200

5 Section 23.42.250

6 Section 23.42.175

7 Section 23.42.230

8 Section 23.42.190

9 Section 23.25.105

10 Section 23.42.020

11 Section 23.42.045

12 Section 23.42.080

13 Section 23.18.025

14 Section 23.42.090

15 Section 23.42.300

16 Section 23.42.210

23.14.040 Site Requirements for Agricultural Use Districts

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

Standard	AG	SAG
Minimum Lot Area Requirement	5 Acres	43,560 square ft.
Minimum Lot Width	None	145
Minimum Lot Depth	None	145
Minimum Street Frontage	None	40
Minimum Front Yard Setback	25	20
Minimum Side Yard Setback	10	10
Minimum Rear Yard Setback	25	25 ¹
Maximum Lot Coverage ²	None	20%
Maximum Building Height - Main Building	30	30
Maximum Building Height - Accessory Buildings	24	24

¹ Main structures shall be setback a minimum of twenty five feet (25') and accessory structures shall meet the requirements of RMC Section 23.38.020 except that structures intended for the keeping of livestock shall meet the setback requirements of fifty feet (50') as established in 23.14.020(B)(10).

² 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.
(Ord. 04-09)

23.14.050 Parking Standards for Agriculture Use Districts

Off street parking space shall be provided in all agricultural zones in compliance with the requirements of Chapter 23.54 of this title.

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			
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			

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

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

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

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Schools, Commercial	P		P	P	P	P		
Schools, Trade			P	P	P			P ²⁸
Travel Agencies	P	P	P	P	P	P		
Public/Quasi-Public Uses								
Churches	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P	P ¹⁰		
Clubs or Fraternal Societies	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰		
Cultural Institutions	P ¹⁰	P ¹⁰	P ¹⁰		P ¹⁰	P ¹⁰		P ¹⁰
General Park O&M Activities	P	P	P	P	P	P	P	P
Hospitals	P		P	P	P			
Homeless Shelter				P				
Passive Open Space Use	P	P	P	P	P	P	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Public Agency Buildings	P	P	P	P	P	P	P	
Public Agency Facilities	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹
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

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

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

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

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

[Ord. 28-05 § 1.02; Ord. 15-07; Ord. 04-09; Ord. 07-10 § 1.02; amended during 2011 recodification; Ord. 32-11 § 5].

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
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

[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 07-10 § 1.03; amended during 2011 recodification; Ord. 32-11 § 6].

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.

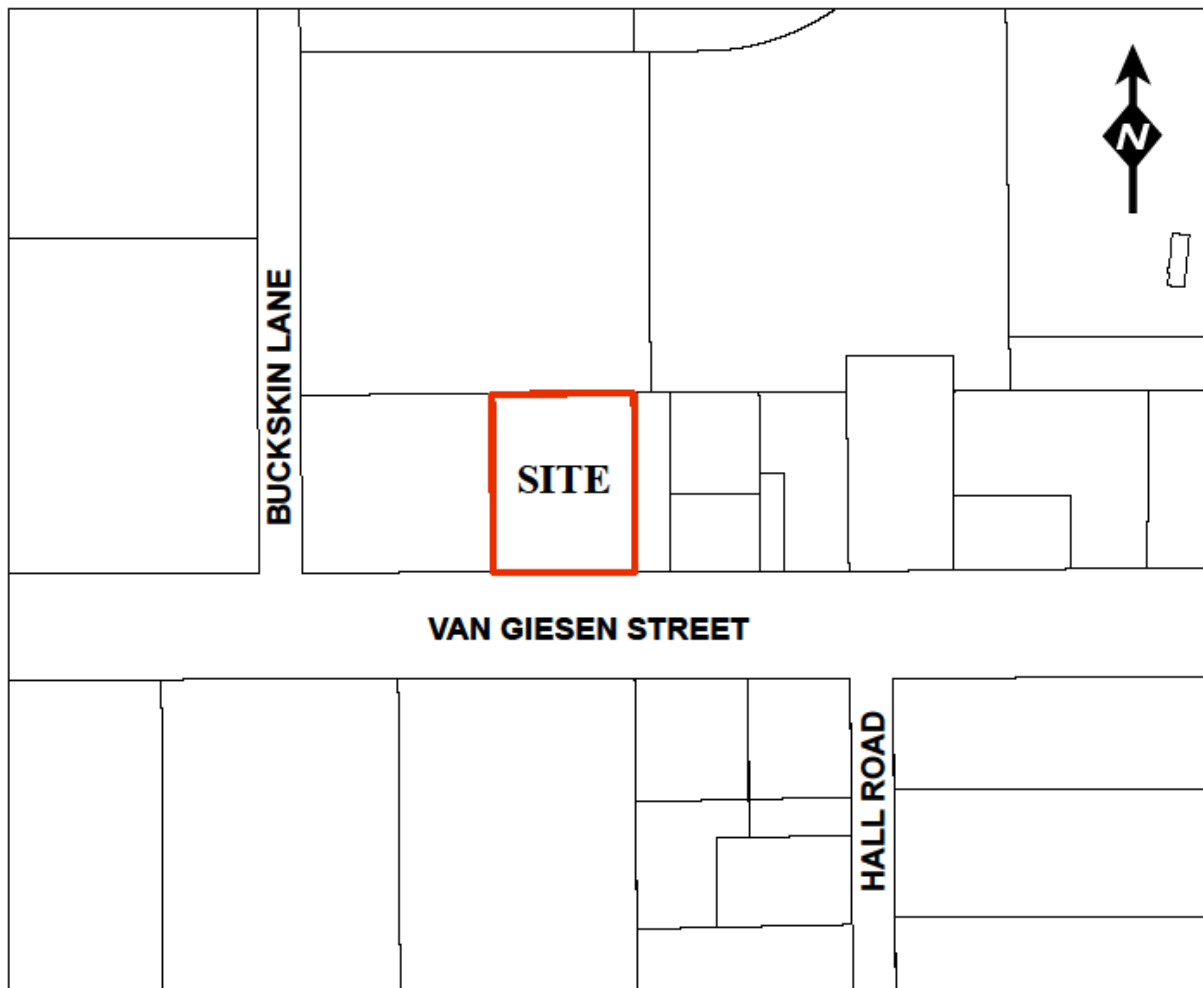
2. Any parking lot that has frontage on a public street or accessway shall be screened with a combination of trees planted at no less than 30 feet on center and shrubs planted to form a uniform hedge within five years. A masonry wall not lower than 18 inches and not higher than 36 inches may be substituted 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. [Ord. 28-05 § 1.02; Ord. 04-09; Ord. 07-10 § 1.02; amended during 2011 recodification].

**CITY OF RICHLAND
NOTICE OF APPLICATION & PUBLIC HEARING**

Notice is hereby given that Cody Bender has submitted an application to rezone a 1.15 acre site located on the north side of Van Giesen Street approximately 290-feet east of Buckskin Lane from Agriculture to C-3 (General Business).

A public hearing on the proposed rezone will be held before the Hearing Examiner on Thursday, **September 22, 2016** at 6:00 pm in the Council Chambers, 505 Swift Blvd., Richland WA 99352.

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 Rick Simon, Development Services Manager, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Ph. 509-942-7596, rsimon@ci.richland.wa.us.



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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.

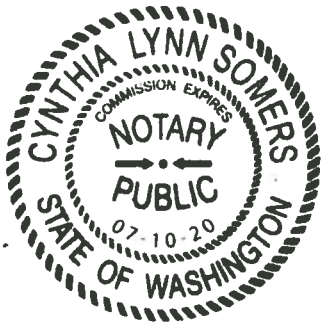
2. On the 8th day of September, 2016, I posted the attached NOTICE OF PUBLIC HEARING, File Number Z2016-104 on the property at:

2682 Van Giesen Street
PIN # 1-04981020004002



Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 8th day of September, 2016 by SHANE O'NEILL.




Signature of Notary

Cynthia Lynn Somers
Printed Name

Notary Public in and for the State of Washington,
Residing in Kennedick WA

My appointment expires: 07-10-2020

**CITY OF RICHLAND
NOTICE OF PUBLIC HEARING**

Notice is hereby given the Richland Hearing Examiner will conduct a public hearing on Thursday, September 22, 2016, beginning at 6:00 p.m. in the City Council Chambers, 505 Swift Blvd, Richland, WA to consider the following applications:

A Special Use Permit application submitted by Rajiv Malhan to allow for the construction of a 3,030 square foot carwash (SUP 2016-100) on a 0.72 acre site in the Central Business District. The property is located on the south side of Guyer Avenue, approximately 135-feet west of George Washington Way.

A zone change application submitted by Cody Bender to change the zoning on a 1.1 acre site from AG – Agricultural to C-3 – General Business (Z2016-104) on property located north of and adjacent to Van Giesen Street and approximately 290 feet east of Buckskin Lane.

Any person desiring more information, to express his views is invited to attend the hearing. Any person desiring more information or wishing to be notified of any decisions pertaining to these applications 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.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:

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

Department:

Administrative Services

Ordinance/Resolution Number:

60-16

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 60-16 adopting 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 provided the opportunity to interact and ask questions. An additional hearing was held at the City Council meeting on November 1, 2016.

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 require a budget amendment by ordinance.

First reading of the ordinance included appropriations for all budgeted funds in 2017 in the amount of \$258,714,831. The second reading of Ordinance No. 60-16 includes additional appropriations related to the accounting of Benton County Emergency Services salaries and benefits. Revised appropriations for all budgeted funds in 2017 total \$262,886,670.

Staff recommends approval of Ordinance No. 60-16.

Fiscal Impact:

Yes The proposed 2017 budgeted appropriations for all funds total \$262,886,670.

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
BCES Operations	4,171,839	-	4,171,839	4,171,839
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	\$ 244,581,392	\$ 21,033,706	\$265,615,098	\$ 262,886,670

Section 2. Salaries and Wages. The total cumulative salaries and wages set forth 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 15th day of November, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: November 20, 2016

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
BCES Operations	4,171,839	-	-	-	-	-	-	-	4,171,839
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	\$ 78,840,533	\$ 48,855,806	\$ 27,417,445	\$ 17,216,995	\$ 7,369,092	\$ 46,371,021	\$ 17,828,001	\$ 18,987,777	\$ 262,886,670



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

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

Department:
Public Works

Ordinance/Resolution Number:
61-16

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 61-16, amending RMC Title 15, Solid Waste related to rates and other 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.

Council approved first reading of this proposed ordinance at its November 1, 2016 meeting. No exceptions were taken.

Fiscal Impact:

The increased costs for roll-off container hauling will generate an estimated \$69,500 in new revenue and true-up the costs for this service to the customers utilizing the service. The extra bag charge is intended to be revenue neutral for the very small number of customers using this service.

Attachments:

- I. Ord. No. 61-16, Solid Waste Rate Changes

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 15th day of November, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: November 20, 2016



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Ordinances - Second Reading/Passage

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 second reading and pass 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 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 \$54,717.81 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 approximately 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.

On November 1, 2016 the required public hearing was held and Council considered first reading of the ordinance. No exceptions were taken.

Staff recommends approval of Ordinance No. 62-16.

Fiscal Impact:

Ordinance 62-16 will allocate \$40,000 from Park District I to the Parks Capital Projects Fund for use at Jeannette Taylor Park. As of September 1, 2016 there are \$344,434 unallocated in Park District I.

Attachments:

1. Ord. 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 in the City's Park Projects Construction Fund and the Park Reserve Fund, and declaring that a public emergency exists in the City's Park Reserve 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 Park Reserve 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 a transfer from the Park Reserve Fund in the amount of \$40,000; and in the Park Reserve fund from unappropriated fund balance in the amount of \$40,000 as follows:

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

Park Reserve Fund

Current Appropriation: \$ 336,793

Increase in Appropriation: \$ 40,000

Amended Appropriation: \$ 376,793

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 15th day of November, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: November 20, 2016

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: 11/15/2016

Agenda Category: Ordinances - Second Reading/Passage

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 second reading and pass Ordinance No. 63-16, Adopting the Proposed 2016 Amendments to the 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).

The Planning Commission conducted public hearings at their regular meeting on September 28, 2016 and have recommended approval of both applications. Council conducted a public hearing at its regular meeting on November 1, 2016 and granted first reading of Ordinance No. 63-16.

Copies of the ordinance, staff reports and minutes of the Planning Commission meeting are attached.

Staff recommends approval.

Fiscal Impact:

Adoption of an ordinance amending the comprehensive plan is not anticipated to result in significant fiscal impacts to the City.

Attachments:

1. Ordinance No. 63-16
2. Planning Commission Minutes 9-28-16
3. MacDonald Staff Report
4. Musser Staff Report

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 November 1, 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 15th day of November, 2016.

ROBERT THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: November 20, 2016

EXHIBIT A

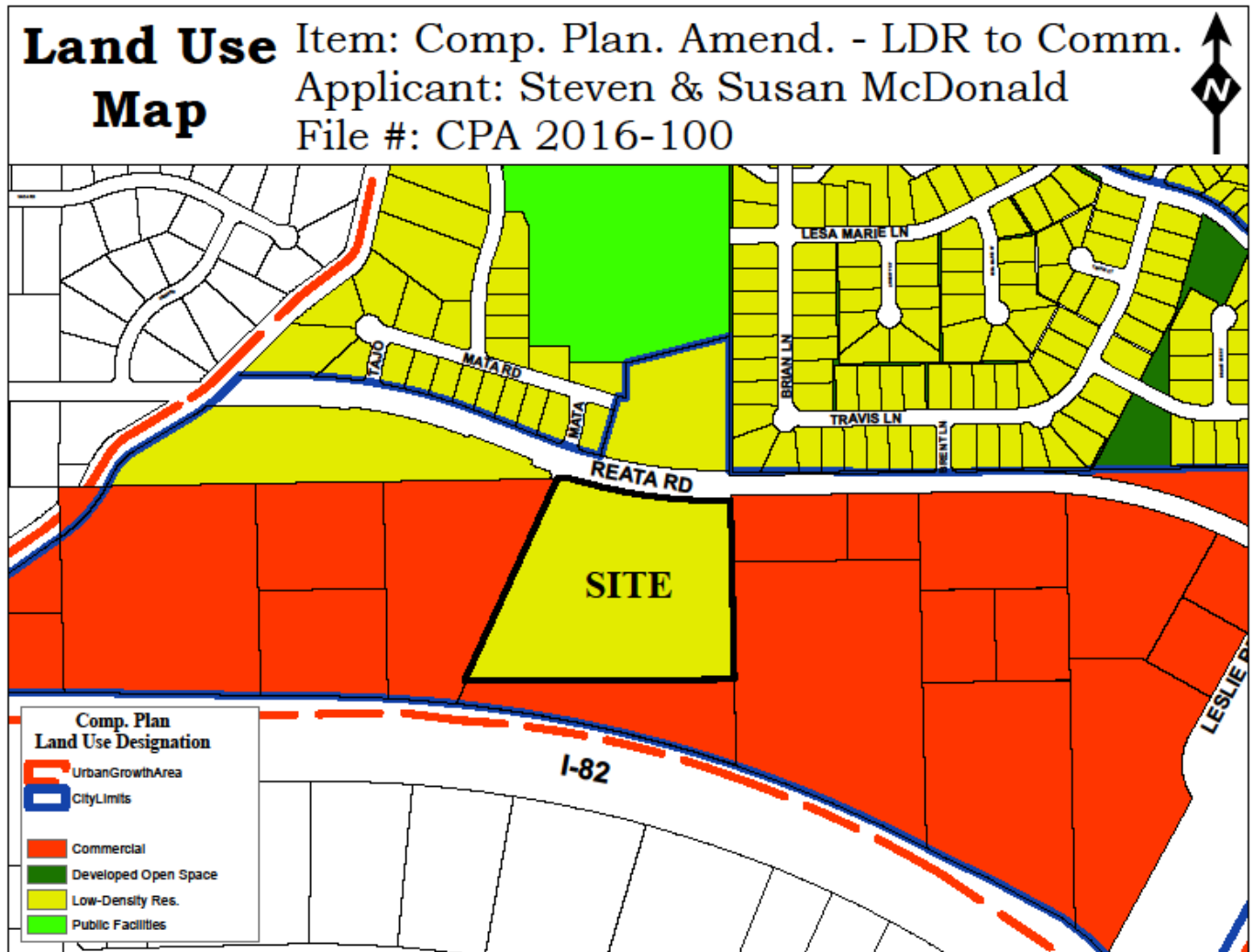


EXHIBIT B





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 is 20.3 acres however only 14.5 acres is designated residential at this time.

COMMISSIONER BORING MOVED 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 height 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

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.

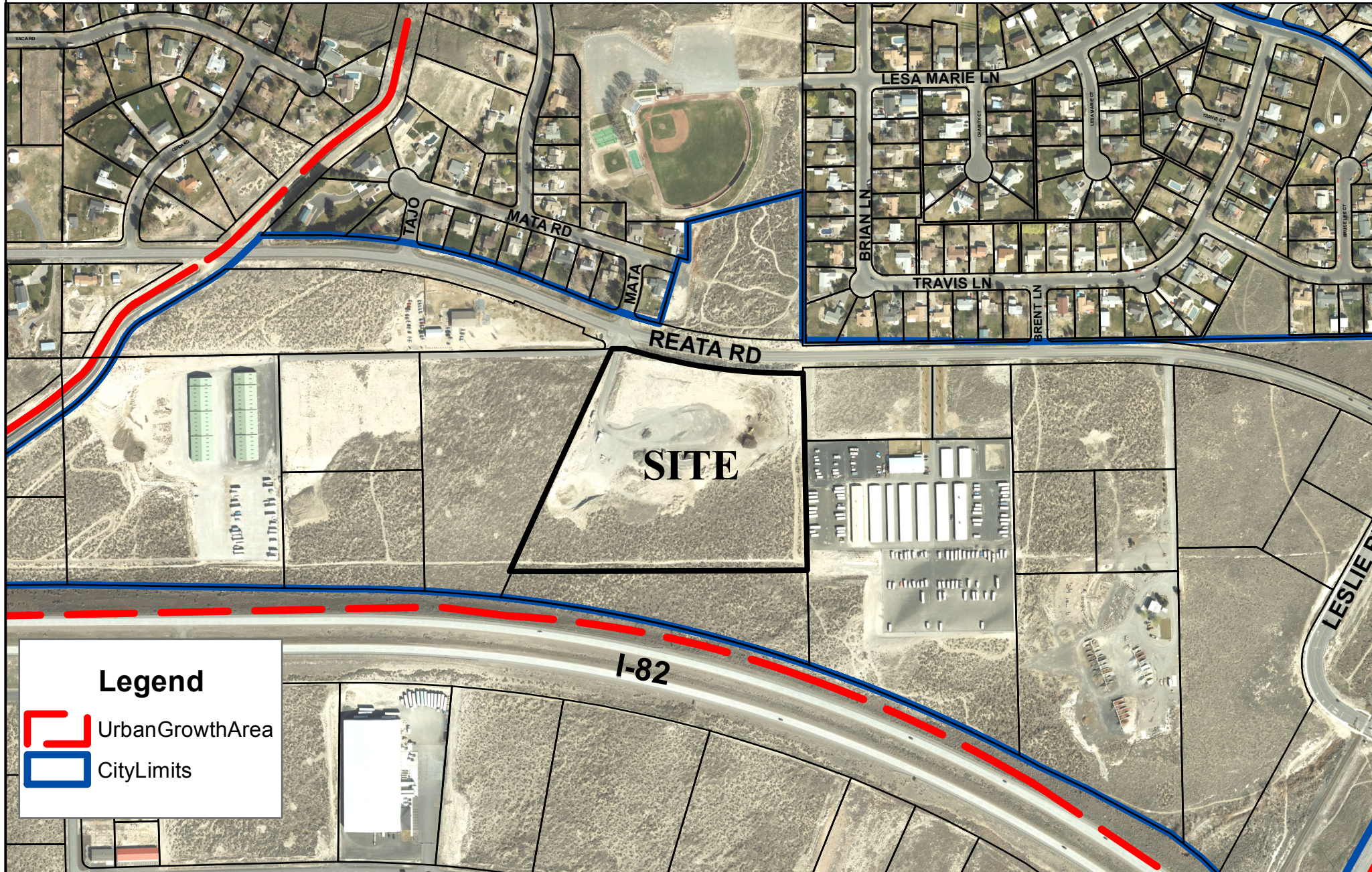
Future site development will be required to complete right-of-way infrastructure and site improvements such as perimeter and interior landscaping thereby further enhancing the character of Reata Road which will be enjoyed by the surrounding residents and passersby.

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.

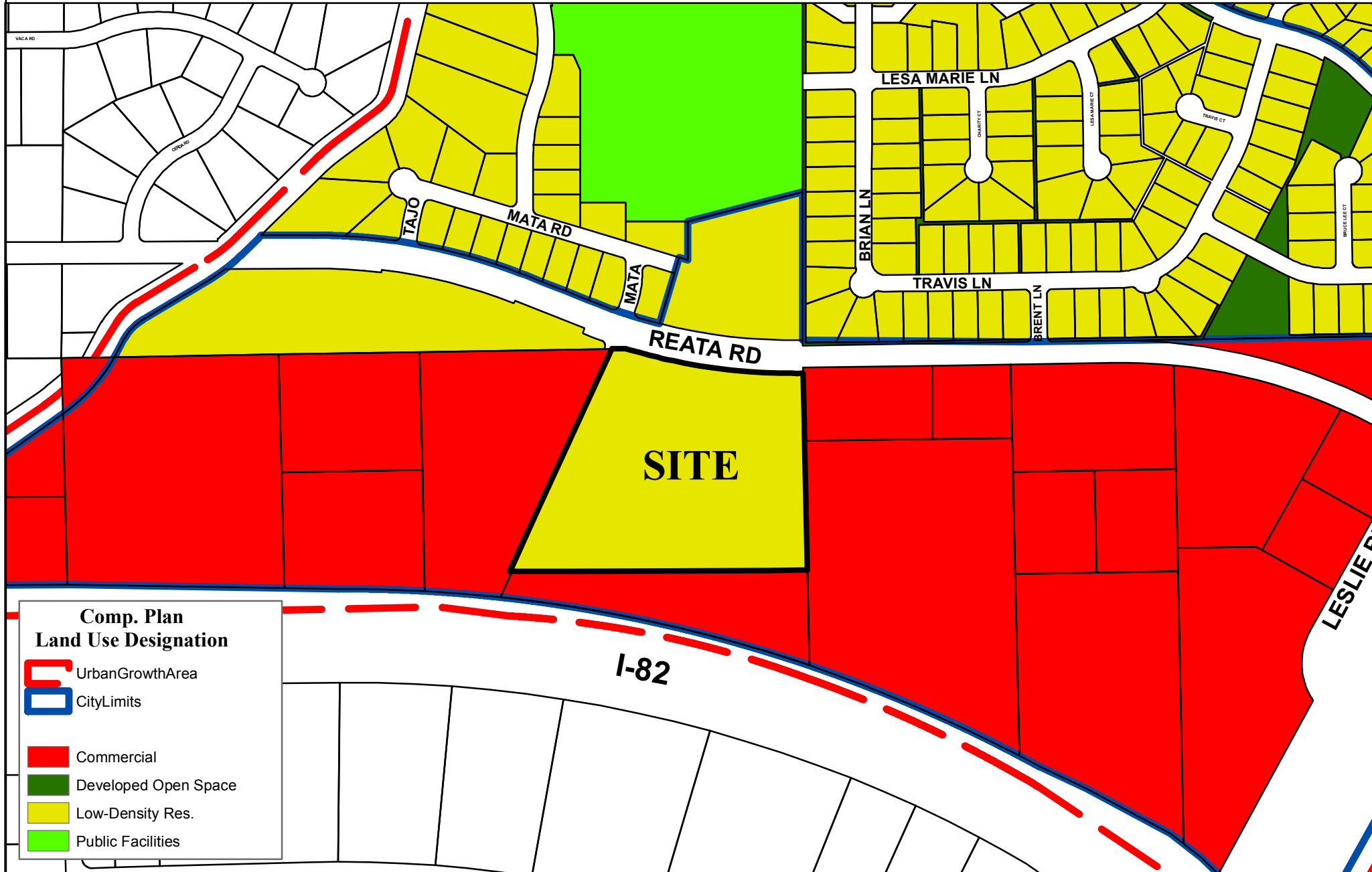
Vicinity Map

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



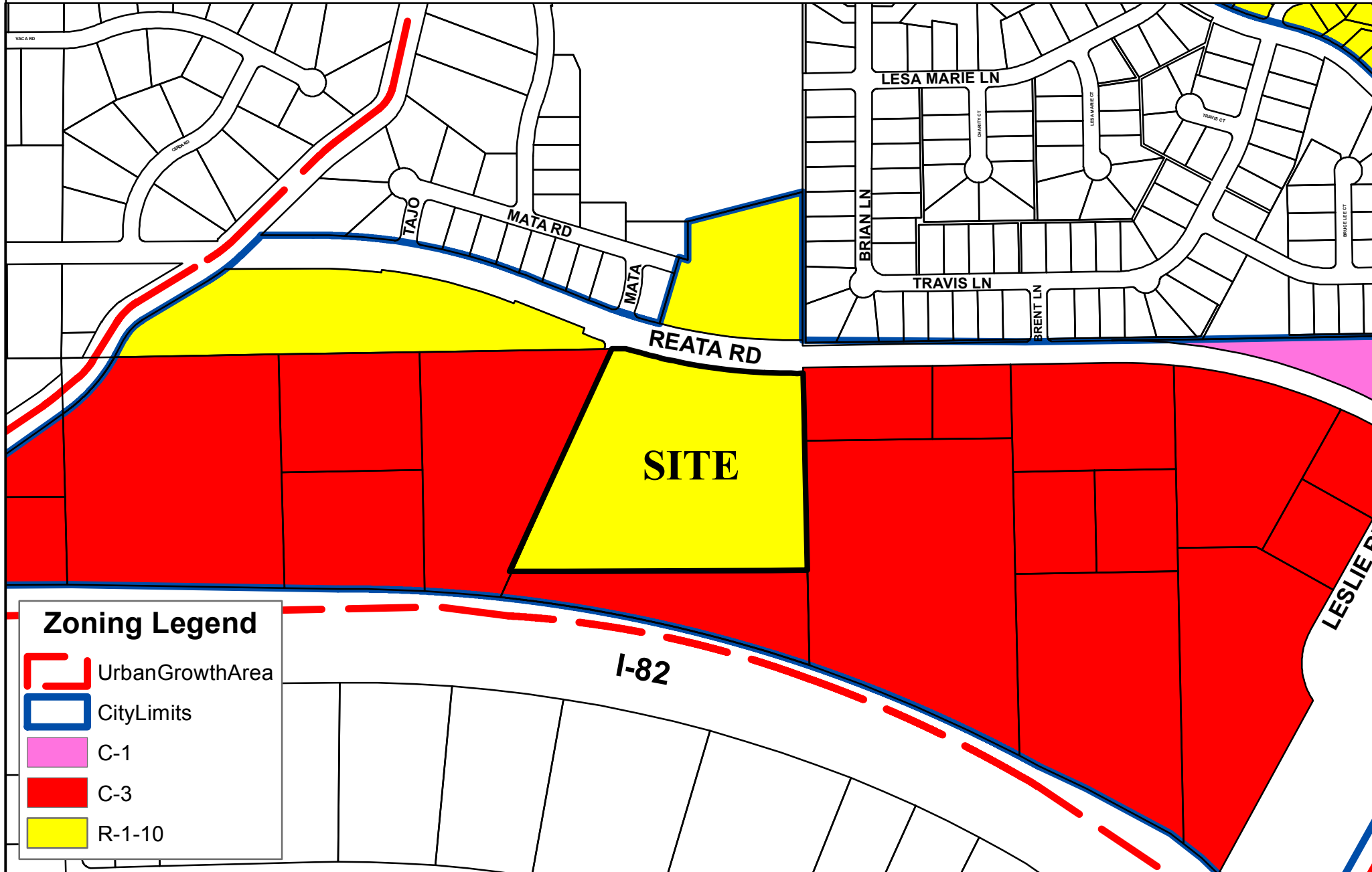
Land Use Map

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

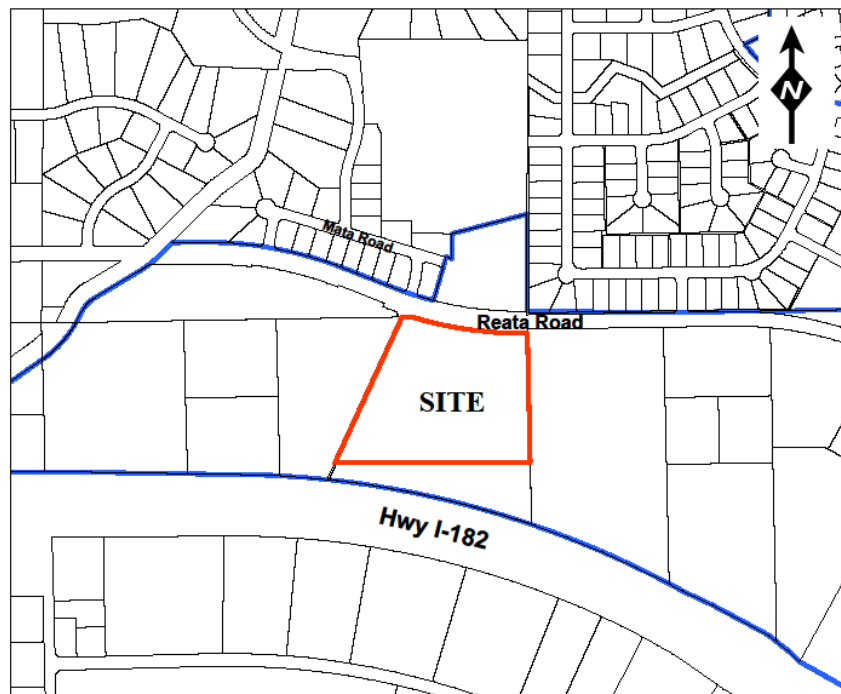
File # (CPA2016-100)

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.

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 2016-24
RECEIVED: 9.8.16
ACTION 9.9.16

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 TOLLIPBAMMENTS

- 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

- a. What designated and informal recreational opportunities are in the immediate vicinity?
NONE
- b. Would the proposed project displace any existing recreational uses? If so, describe.
NO
- c. 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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
NO
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
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.
THE VICINITY IS EITHER NEWLY DEVELOPED OR VACANT
- 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.

NONE

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.
*REATA ROAD
NO SITE-PLAN AT THIS TIME*
- 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?
NO
- c. 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 RATA
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.

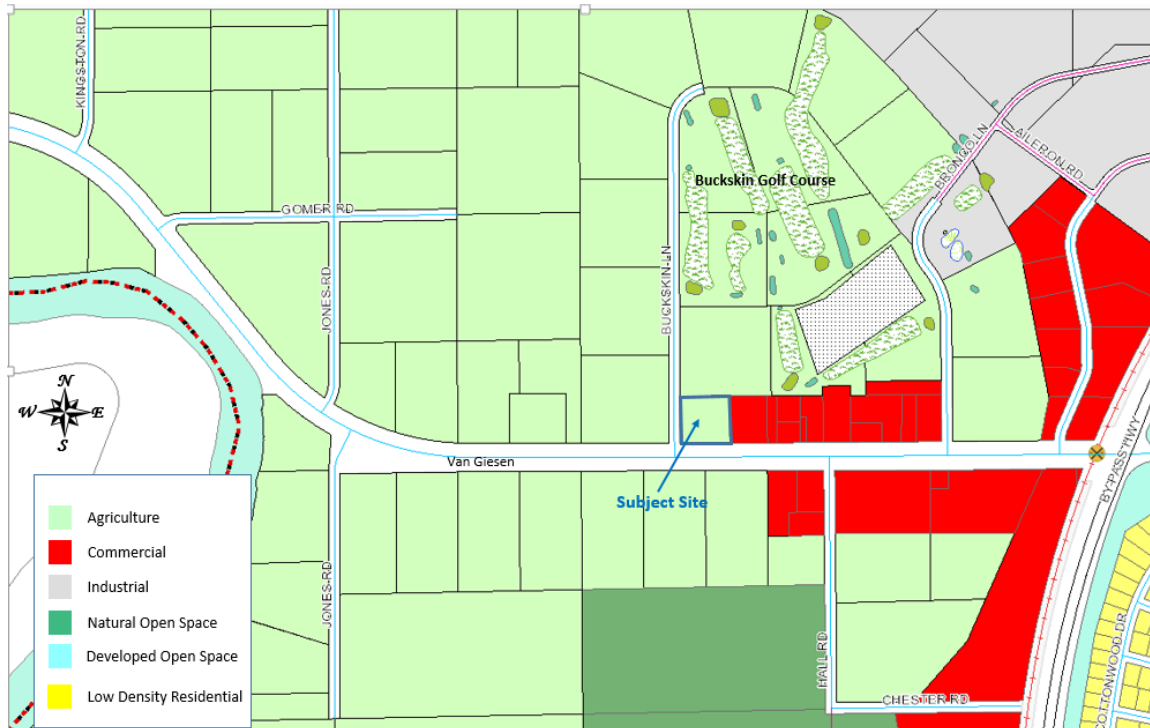


Figure 2 – Comprehensive Plan

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.

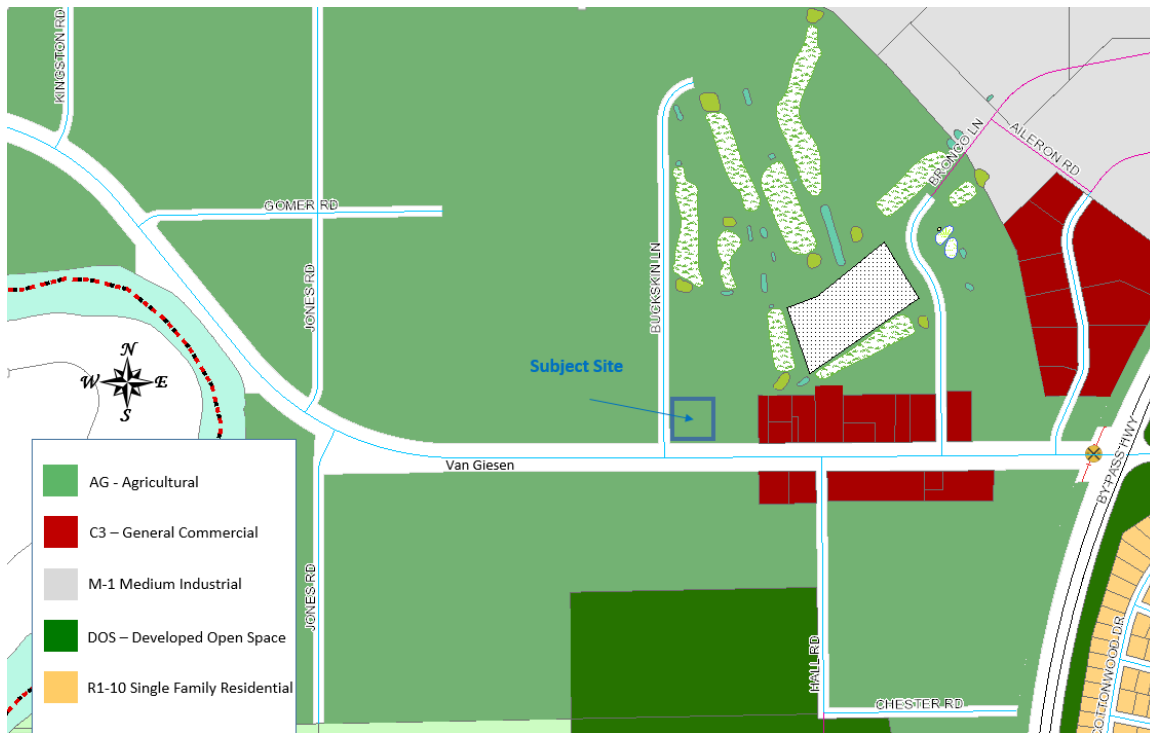


Figure 4 – Existing Zoning

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.

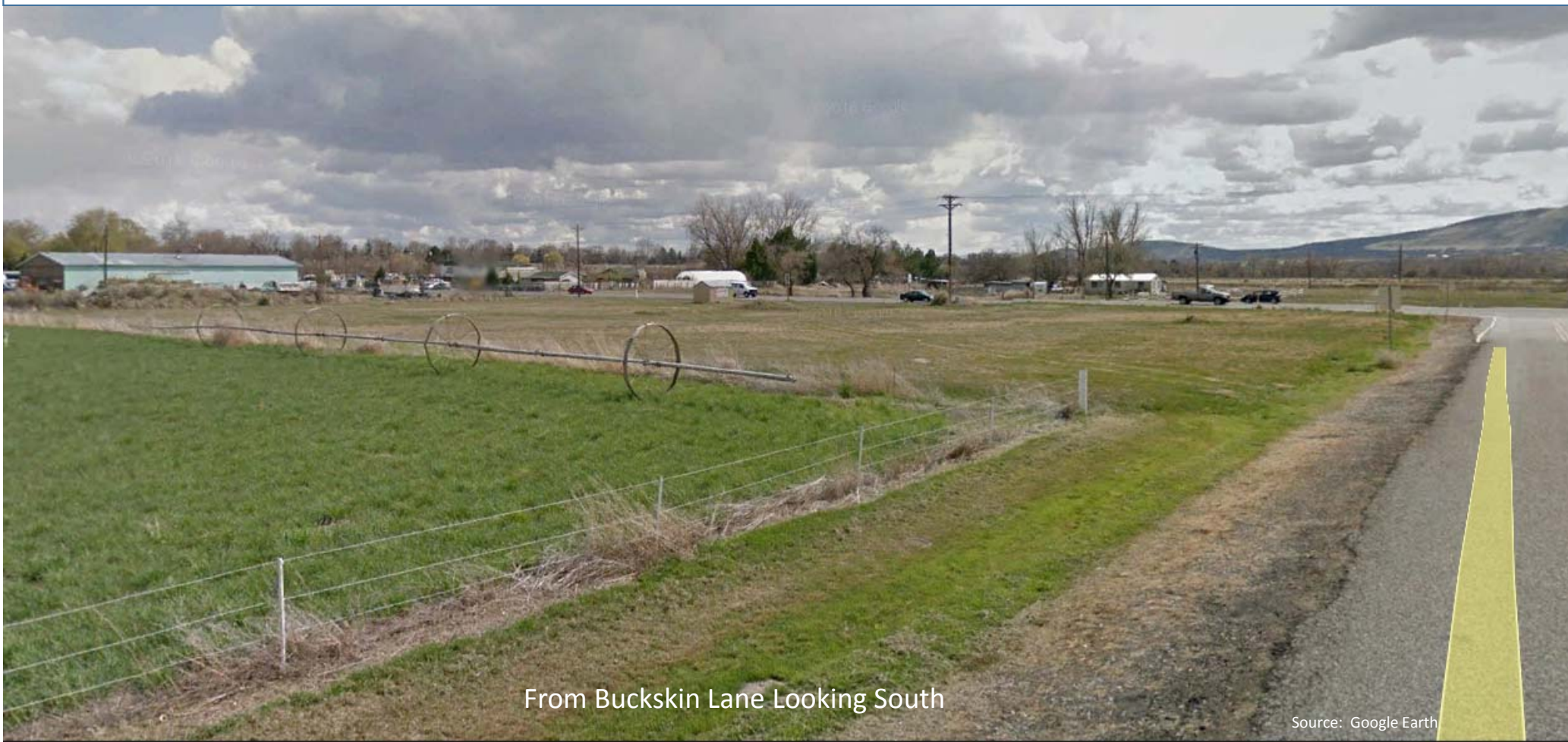
III. CONCLUSION

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





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 162-16, Authorizing Execution of a Purchase Agreement with Myers Power Products, Inc. for the Purchase of Two Metalclad Switchgears for the Snyder Substation and Leslie Rd Substation Facilities

Department:

Energy Services

Ordinance/Resolution Number:

162-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 162-16, authorizing the City Manager to sign and execute a purchase agreement with Myers Power Products, Inc. for the purchase of two metalclad switchgears for the Snyder Substation and Leslie Rd Substation facilities.

Summary:

The proposed purchase agreement is for two (2) metalclad switchgears. One will be located at the Snyder Substation and the other will be for Leslie Rd Substation. This purchase has been identified as part of the 2016 Capital Improvement Plan.

The 2015 RES Long Range Plan identified the need for a new substation bank at Snyder Substation and a new substation in SE Richland in order to provide reliable electric service to customer loads, metalclad switchgear control, and to distribute electricity provided from the transformer to the five feeders to serve customers.

A formal Invitation to Bid process was completed to solicit bids for metalclad switchgears to meet RES' specifications. Three bids were received. These bids were evaluated for compliance with RES' specifications, and two were rejected because they were nonresponsive to the terms and conditions.

Myers Power Products, Inc. of Ontario, California, was selected as the lowest responsive bidder.

Fiscal Impact:

Staff proposes funding this purchase agreement for \$1,053,296.40 plus \$90,583.50 in sales tax, for a total cost of \$1,143,879.90. This amount is included within the City's 2016 approved budget for the Electric Utility Fund. The budget for the switchgears was \$1,200,000.

Attachments:

1. Draft Resolution No. 162-16
2. Proposed Contract
3. Bid Tab

RESOLUTION NO. 162-16

A RESOLUTION of the City of Richland authorizing execution of a purchase agreement with Myers Power Products, Inc. for the purchase of two metalclad switchgears for the Snyder Substation and Leslie Road Substation facilities.

WHEREAS, the City of Richland operates an electric utility (RES) primarily consisting of distribution equipment at eight (8) existing electrical substations where high voltage power is delivered from the Bonneville Power Administration, stepped down in voltage on the City's side of those substations, and then delivered through various RES infrastructure to homes and businesses served by RES; and

WHEREAS, RES' long-range plan identifies the need for additional substation capacity at its Snyder Substation and Leslie Road Substation facilities in order to provide reliable power to customer loads; and

WHEREAS, the increased capacity requires the installation of two (2) new metalclad switchgears; and

WHEREAS, the purchase of two (2) new metalclad switchgears was identified in the City's 2016 Capital Improvement Plan (CIP); and

WHEREAS, funds in the 2016 City's Electric Utility Fund approved budget are available to purchase two metalclad switchgears; and

WHEREAS, Myers Power Products, Inc., has been selected by RES as the lowest responsive bidder as the result of a formal Invitation to Bid process; and

WHEREAS, the total bid price from Myers Power Products, Inc., including the metalclad switchgears, delivery to the substation sites, a five-year warranty and sales tax is \$1,143,879.90.

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 purchase agreement with Myers Power Products, Inc. for purchase of two (2) metalclad switchgears with funds approved in the City's 2016 Budget.

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 15th day of November, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



PURCHASE CONTRACT NO. 212-16

THIS AGREEMENT, made and entered into on this _____ day of November, 2016, (the Effective Date), by and between the CITY OF RICHLAND, hereinafter called the City, and MYERS POWER PRODUCTS, INC., hereinafter called the Contractor.

WITNESSETH, that in consideration of the terms and conditions contained herein and attached and made a part of this Agreement, the parties hereto covenant and agree as follows:

I. The Contractor shall do all work and furnish all tools, materials, supplies, labor, equipment and other services necessary for the production and delivery of **Bid No. 16-0005 RES**, Metalclad Switchgear, **Contract No. 212-16** in the bid amount of **\$1,053,296.40**, excluding taxes, in accordance with and as described in the attached Bid Documents, plans, general conditions and specifications which are by this reference incorporated herein and made a part hereof, and shall perform any alterations in or additions to the work provided under this contract and every part thereof.

Delivery of Unit 1 is within 23 weeks after receipt of order. Delivery of Unit 2 is estimated to occur between September 2017 and May 2018. If said work is not completed within the time specified, liquidated damages will be deducted from the amount due the Contractor as specified in the Bid Documents.

The Contractor shall provide and bear the expense of all equipment; work and labor of any sort whatsoever that may be required for the transfer of materials and for manufacturing and completing the work provided for in this contract and every part thereof, EXCEPT such as are mentioned in the specifications to be furnished by the City.

II. The City hereby promises and agrees with the Contractor to employ and does employ the Contractor to provide the materials and to do and cause to be done the above-described work and to complete and finish the same according to the attached plans and specifications and the terms and conditions herein contained and hereby contracts to pay for the same according to the attached specifications and the schedule of unit or itemized prices hereto attached, at the time and in the manner and upon the conditions provided for in this contract.

III. The Contractor for himself, and for his heirs, executors, administrators, successors, and assigns, does hereby agree to the full performance of all the covenants herein contained upon the part of the Contractor.

IV. It is further provided that no liability shall attach to the City by reason of entering into this contract, EXCEPT as expressly provided herein.

IN WITNESS WHEREOF the parties hereto have caused this agreement to be executed as of the Effective Date above written.

CITY OF RICHLAND

MYERS POWER PRODUCTS, INC.

BY: _____
CYNTHIA D. REENTS, ICMA-CM
City Manager

Date

BY: _____
Print: _____

Title: _____

Date

ATTEST:

MARCIA HOPKINS, City Clerk

Date

FORM APPROVED:

HEATHER KINTZLEY, City Attorney

Date



City of Richland

DATE BIDS OPENED: October 18, 2016	SB No. 16-0005
PROJECT NAME *	Metalclad Switchgear (New)

				Myers Power Products Ontario, CA		ABB, Inc. Lake Mary, FL		Powercon Corp. Severn, MD	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	Schedule A - Base Bid								
1	Metalclad Switchgear with Walkway 12,470Y/7,200 V Arc Resistant Type 2B Two (2) year warranty Target delivery of Unit 1 is within 23 weeks after receipt of order. Delivery of Unit 2 is estimated to occur between September 2017 and May 2018. FOB Destination switchgear pad or designated storage pad at substation site, including offloading switchgear onto the substation or storage pad.	2	EA	\$499,075.00	998,150.00	Unresponsive		Unresponsive	
Schedule A - Base Bid		SUBTOTAL		\$998,150.00					
8.6%		SALES TAX		85,840.90					
Schedule A - Base Bid		TOTAL		\$1,083,990.90					
	Schedule A - Additive 1								
1	Additional cost for expedited delivery for Unit 1.	1	LS	\$0.00	\$0.00				
Schedule A - Additive 1		SUBTOTAL		\$0.00					
8.6%		SALES TAX		-					
Schedule A - Additive 1		TOTAL		\$0.00					
	Schedule B - Additive 2								
1	Additional cost to provide extended five (5) year warranty.	2	EA	\$27,573.20	55,146.40				
Schedule B - Additive 2		SUBTOTAL		\$55,146.40					
8.6%		SALES TAX		4,742.60					
Schedule B - Additive 2		TOTAL		\$59,889.00					
Schedule A - Base Bid					\$1,083,990.90				
Schedule A - Additive 1					\$0.00				
Schedule B - Additive 2					59,889.00				
GRAND TOTAL					\$1,143,879.90				



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 199-16, Approving a First Amendment to the 2009 Wholesale Water Supply Agreement with the City of West Richland

Department:
Public Works

Ordinance/Resolution Number:
199-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 199-16, authorizing the City Manager to sign and execute a First Amendment to the 2008 Wholesale Water Supply Agreement with the City of West Richland.

Summary:

The City entered into a wholesale water supply agreement with the City of West Richland in 2008. The Agreement provides that the City will treat and deliver water to West Richland at a wholesale rate. The method of calculating the rate is included in the Agreement and conforms to American Water Works Association guidance for wholesale rate setting. The Agreement allows Richland to update the rate periodically.

In 2016, both Cities completed Water System Plan updates that forecast water supply needs for the coming twenty (20) years. Along with its Water System Plan update, Richland completed a rate study covering the coming five-year period. The rate study updated the wholesale water supply rate calculation based on current water use forecasts and operations costs. The rate study resulted in a lower rate for West Richland than the current rate.

The City's Water System Plan analyzed infrastructure needs for service to accommodate growth in Richland and ongoing supply to West Richland. Additional pumping capacity was identified as needed in the coming five years. The 2008 Agreement requires that West Richland contribute to system improvements in Richland when they are needed to support service to West Richland. The proposed amendment includes a provision that West Richland funds fifty percent of the needed capacity improvement.

The City of West Richland City Council is scheduled to act on the proposed amendment on Monday, November 14, 2016. Staff recommends approval.

Fiscal Impact:

The proposed rate reduction will reduce revenue from West Richland by 9.2% for each unit of consumption. West Richland's consumption is determined by its operational decisions, subject to the minimum purchase provisions of the 2008 agreement. Revenue from these wholesale water sales has increased from \$84,500 in 2008 to \$331,500 in 2015. Using 2015 as a baseline the rate reduction would result in reduced revenue to Richland of \$26,300. This revenue reduction was considered in the City's recently completed rate study.

Attachments:

1. Resolution No. 199-16, West Richland Wholesale Water Agreement Amendment
2. First Amendment to 2008 Wholesale Water Supply Agreement

RESOLUTION NO. 199-16

A RESOLUTION of the City of Richland authorizing the execution of the First Amendment to the 2008 Wholesale Water Service Agreement with the City of West Richland.

WHEREAS, the Washington State Department of Ecology issued Surface Water Permit No. S4-30976 to the Cities of Richland, West Richland, Pasco and Kennewick in 2003; and

WHEREAS, each of the four cities participated as equal partners in the process of acquiring Permit No. S4-30976; and

WHEREAS, Permit No. S4-30976 authorizes water withdrawals from the Columbia River; and

WHEREAS, each of the partnering cities, with the exception of West Richland, owns and operates facilities from which they can withdraw water from the Columbia River; and

WHEREAS, in 2008 the Cities of Richland and West Richland entered into an interlocal agreement , No. 08-08, whereby Richland treats and conveys Columbia River water to West Richland; and

WHEREAS, the 2008 agreement sets out a method for calculating the rate West Richland pays for Richland's service and includes a provision requiring West Richland to support capital improvements to Richland's system required to support service to West Richland; and

WHEREAS, Richland, as part of an update to its Water System Plan, has identified capital improvements required to support service to West Richland; and

WHEREAS, Richland has completed a rate study which included an update to the wholesale water rate calculation set out in the 2008 agreement; and

WHEREAS, the Water System Plan update and rate study results warrant amending the 2008 agreement to reflect current cost of service information and projected capital improvement needs; and

WHEREAS, staff from Richland and West Richland have negotiated the proposed agreement amendment to reflect the updated planning and rate information and recommend approval; and

WHEREAS, updating the interlocal agreement through this amendment benefits both cities by maintaining West Richland's access to Columbia River water and by securing revenue to Richland for use of its water supply facilities and for upcoming capital improvements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that staff is authorized to execute the First Amendment to the 2008 Wholesale Water Service Agreement with the City of West Richland.

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 15th day of November 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

**FIRST AMENDMENT
TO
2008 WHOLESALE WATER SERVICE AGREEMENT**

This **First Amendment** to the 2008 Wholesale Water Service Agreement (“Amendment”) is made and entered into on this _____ day of _____, 2016 by and between the City of Richland (“Richland”), a Washington municipal corporation, and the City of West Richland (“West Richland”), a Washington municipal corporation. Richland and West Richland are referred to collectively as the “Parties.”

For valuable consideration, the receipt of which is hereby acknowledged, the Parties hereby agree to modify the existing Agreement as described below.

Sections 7.1 and 3.4 of the Agreement shall be amended as follows:

- 1. Section 7.1** – The rate provided in existing Section 7.1 is changed from \$0.63 to \$0.58 per 100 cubic feet. The new rate will become effective on January 1, 2017.
- 2. Section 3.4** – A new section 3.4.1 is added to the Agreement that reads as follows:

3.4.1 Preparation of Richland’s 2016 Water System Plan Update has identified the need to increase pumping capacity at Richland’s Badger Mountain Pump Station. This pump station is used to meet demand at the point of delivery to West Richland, and the capacity increase is needed, in part, because of West Richland’s use of water from Richland. A project, estimated at \$500,000 and to be delivered in 2021, is planned to address this issue. West Richland agrees to share the costs of this project equally up to the estimated total project amount of \$500,000. If the cost of the project exceeds \$500,000 the parties agree to negotiate an agreement to establish the share of costs absorbed by each agency. West Richland agrees to pay their portion of the project on a cost reimbursement basis. The project will be managed by Richland, with West Richland having opportunity to review engineering plans.

All other terms and conditions of the Wholesale Water Service Agreement executed on February 11, 2008 remain unchanged and in full force and effect.

..

IN WITNESS WHEREOF, the Parties have executed this Agreement by its duly executed representatives as of the date first written above.

CITY OF RICHLAND

CITY OF WEST RICHLAND

Cynthia D. Reents, ICMA-CM
Richland City Manager

Brent Gerry
Mayor

Approved as to Form:

Approved as to Form:

Heather Kintzley, City Attorney

Bronson Brown, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 7 - Housing and Neighborhoods

Subject:

Resolution No. 214-16, Authorizing Submission of Grant Forms to the U.S. Department of Housing and Urban Development for HOME Investment Partnership Program and Authorizing its Use for the City's 2017 Homeownership Program

Department:

Community & Development Services

Ordinance/Resolution Number:

214-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution 214-16, approving the 2017 HOME Investment Partnership Grant and Annual Action Plan, and authorizing the City Manager to execute all necessary documents.

Summary:

The City of Richland, as lead of the Tri-Cities HOME Consortium, anticipates receiving \$468,330 of HOME funds directly from the U.S. Department of Housing and Urban Development (HUD), and \$300,000 of HOME Program Income in 2017 to provide decent housing for lower income people within Richland, Kennewick and Pasco city limits. In keeping with the anticipated 2015-2019 Tri-Cities Consolidated Plan (CPS), and 2017 Annual Action Plan (AAP) goals, the following projects are proposed:

HOME funds will be used for Consortium-related programs and expenses: Administration of the HOME Program \$46,833; Consortium Administration of Proposed Program Income \$10,000; Consortium Community Housing Development Organization (CHDO) \$70,249; Consortium Down Payment Program \$351,248; and Reinvestment of Consortium estimated Program Income into the Down Payment Program \$270,000.

Each respective city has undergone public comment periods, advisory board review and Council consideration of this matter prior to submittal to HUD by April 15, 2017. The submittal of the Annual Action Plan maintains the Tri-Cities HOME Consortium's ability to receive 2017 HOME Investment Partnership funding, but not the obligation.

Staff recommends approval.

Fiscal Impact:

It is anticipated Tri Cities HOME Consortium will receive \$468,330 in HOME funds for 2017, which is included in the proposed 2017 budget, currently in development. 2017 HOME funds is dependent on final federal allocation and actual amounts of program income received from prior funded projects. Project funding may increase or decrease depending on actual final federal allocation.

Attachments:

- I. Res. 214-16

RESOLUTION NO. 214-16

A RESOLUTION of the City of Richland authorizing submission of grant forms to the U.S. Department of Housing and Urban Development for HOME Investment Partnership Program and authorizing its use for the City's 2017 Homeownership Program.

WHEREAS, the HOME Program was created under Title II of the National Affordable Housing Act of 1990; and

WHEREAS, the HOME Investment Partnership Program will be funded with an appropriation for the federal fiscal year of 2017; and

WHEREAS, the City of Richland desires to apply for annual funding under the HOME Investment Partnership Program; and

WHEREAS, the HOME Investment Partnership Program requires that the City submit projects to the Department of Housing and Urban Development (HUD) for funding for 2017; and

WHEREAS, the City of Richland has determined that funding will be utilized for the Tri-Cities HOME Consortium Homeownership Program and related administrative expenses.

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

Section 1. The Use of Funds under the 2017 HOME Investment Partnership Program is hereby approved. This resolution shall constitute final certification.

Section 2. The City Manager of the City of Richland is authorized, as representative of the lead entity of the Tri-Cities HOME Consortium, to submit all appropriate forms requesting funds for this project and appropriate forms on behalf of HOME consortium member cities, and, as advised by the consortium members, to provide such additional information and take such steps as are necessary to obtain approval and serve as the City official under the National Environmental Policy Act of 1969, insofar as the provisions of such Act apply to this grant.

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 this
15th day of November, 2016

ROBERT THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 7 - Housing and Neighborhoods

Subject:

Resolution No. 215-16, Authorizing Submission of Grant Forms to the U.S. Department of Housing and Urban Development for Community Development Block Grant Funds for 2017

Department:

Community & Development Services

Ordinance/Resolution Number:

215-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution 215-16, approving the 2017 Community Development Block Grant (CDBG) and Annual Action Plan, and authorizing the City Manager to execute all necessary documents.

Summary:

The 2017 Annual Actin Plan (AAP) for the City of Richland and the Tri-Cities HOME Consortium is a supplement to the 2015-2019 Consolidated Plan, it describes proposed uses of new 2017 funding from the US Department of Housing and Urban Development (HUD) and 2017 anticipated program income from repaid loans via the HOME Investment Partnership and Community Development Block Grant (CDBG) programs.

On June 22, 2016, the Planning Commission held a public hearing to hear comments on the needs of Richland. On July 27, 2016 the Planning Commission heard applicant presentations, and on August 24, 2016 considered funding allocations for 2017. The Planning Commission recommendations have gone through a 30-day comment period that expired on November 2, 2016 with no comments received. In addition, a public hearing was held before the Richland City Council on November 15, 2016.

The Planning Commission recommends the estimated \$242,000 CDBG funds expected to be received by Richland, plus additional funds from unallocated and program income, be used as follows: \$23,228 to Elijah Family Homes; \$8,500 to Senior Life Resources; \$9,072 to Arc of Tri Cities; \$65,000 to Richland Public Works Removal of Architectural Barriers; \$63,000 to Richland Parks and Facilities for improvements to Columbia Playfield Playground; \$58,604 to Richland Parks and Facilities for improvements to Wye Park; and \$48,400 for program administration.

Richland's final approval of the 2017 Annual Actin Plan is scheduled for November 15, 2016 prior to submittal to HUD by April 15, 2017.

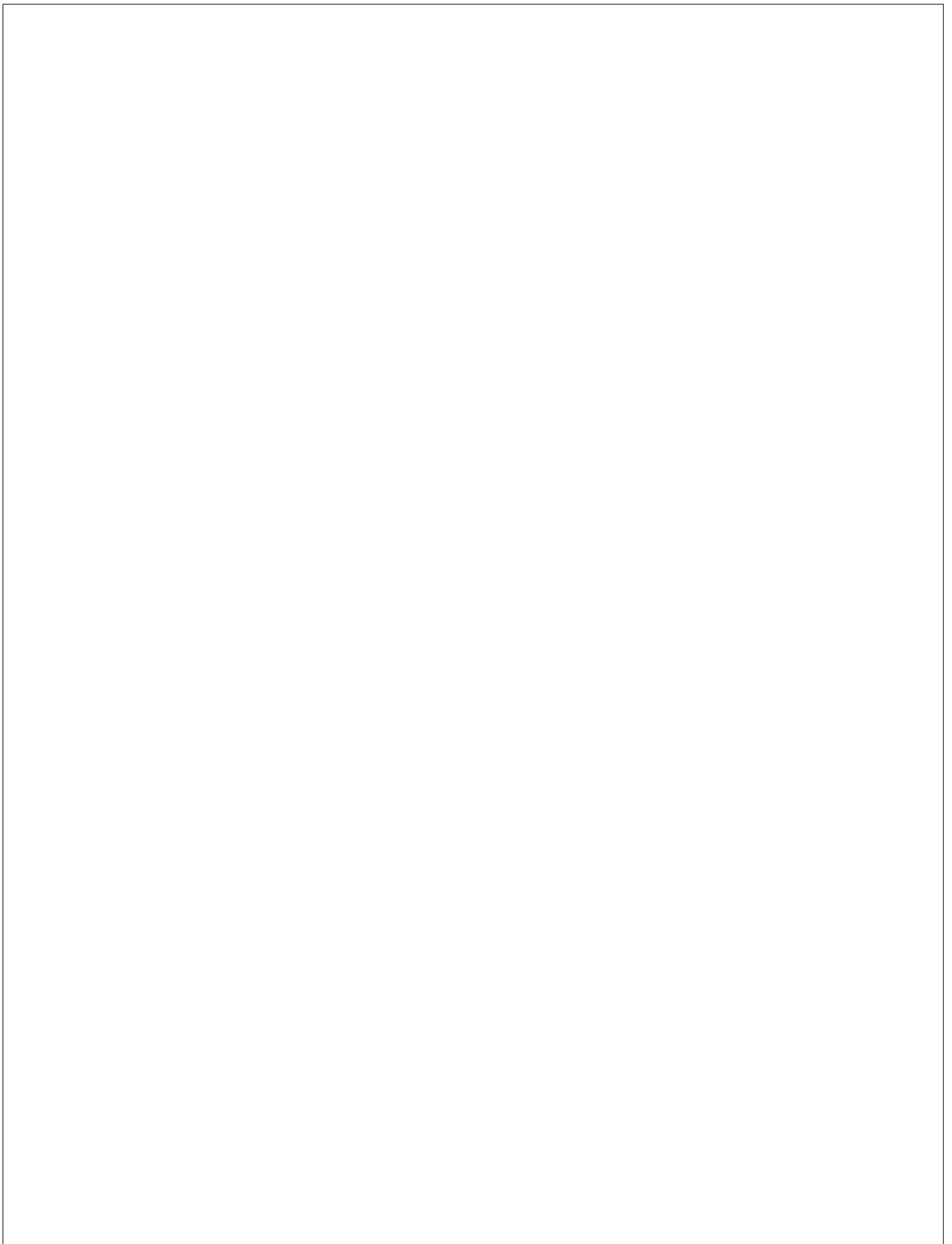
Staff recommends approval.

Fiscal Impact:

It is anticipated Richland will receive \$242,000 in CDBG funds for 2017, which is included in the proposed 2017 budget, currently in development. 2017 CDBG funding is dependent on final federal allocation and actual amounts of program income received from prior funded projects. Project funding may increase or decrease depending on actual final federal allocation and will be made available to sub grantees as specified in the 2017 Annual Action Plan.

Attachments:

1. Draft 2017 AAP
2. Res. 215-16



CITY OF RICHLAND, WASHINGTON & TRI-CITIES HOME CONSORTIUM

DRAFT 2017 ANNUAL ACTION PLAN

SUPPLEMENT TO 2015-2019 TRI CITIES CONSOLIDATED PLAN

CITY OF RICHLAND
9-26-2016

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DRAFT 2017 ANNUAL ACTION PLAN

EXECUTIVE SUMMARY (AP05)

Introduction

The Cities of Richland, Kennewick and Pasco are entitlement communities under Title 1 of the Housing and Community Development Act of 1974 (as amended). Each city is eligible to receive federal funds annually from the US Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program. Each city is separately responsible for planning and administering housing and community development activities within their jurisdiction, and implementing, monitoring, and reporting to HUD on the use of CDBG funds.

Richland, Kennewick and Pasco, as contiguous units of local government, entered into a Cooperative Agreement in 1995 to form the Tri-Cities HOME Consortium. The agreement was amended in 2007 to include an automatic renewal clause. At least every three years the Cooperative Agreement is re-evaluated by each city to determine continued participation in the Consortium and to propose change. The Tri-Cities HOME Consortium is eligible to receive annual federal HOME dollars from HUD under the HOME Investment Partnership Program authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended. The City of Richland serves as the lead entity for the Tri-Cities HOME Consortium, and acts as the administrative, monitoring and reporting agency to HUD.

As each of the three cities share a common set of goals and directions for meeting the community development and affordable housing needs of lower income persons, the cities collaboratively prepared the 2015-2019 Consortium Consolidated Plan. The Plan provides the community with an assessment of needs and market conditions, establishes priority needs, sets goals to respond to the identified needs, and establishes outcome measures for the Strategic Plan and Annual Action Plans.

Summary of Objectives and Outcomes

Three priority needs were identified and goals established corresponding to those needs. All three needs were given high priority. Needs were determined by review of data and available information, reference to applicable assessments and strategic plans, and from input from stakeholders, agencies and others consulted in the process of developing the plan.

The priority needs established are; (1) Need for affordable housing creation, preservation, access and choice. (2) Need for community, neighborhood and economic development and (3) Need for homeless intervention and prevention, and for supportive services.

See the 2015-2019 Consolidated Plan, Table 40: Priority Needs Summary for full description.

Evaluation of Past Performance

The individual cities and the Tri-Cities HOME Consortium have made significant accomplishments in the course of implementing the Consolidated Plan (2015-2019). This reflects strong relationships with community partners in implementing projects beyond the capacity of any one agency. The ability to leverage funds and to coordinate projects to make the best use of resources is essential in light of increasing need and diminishing resources.

CDBG funds have been used for neighborhood infrastructure improvements with the removal of architectural barriers to the mobility or accessibility of elderly persons or of “severely disabled” adults and neighborhood park improvements. Homeowner rehabilitation assistance. Also, the continued support for low-income populations in the form of public service projects which includes support for senior citizens, persons with disabilities and case management services.

The HOME Consortium manages a successful DPA program through direct homeownership assistance and successful transition from homelessness and emergency relief to prevent homelessness through continued support of a four bedroom group home.

Habitat for Humanity is underway in the development of 24 units of affordable homeownership housing through the Community Housing Development Organization (CHDO) set aside grant. To date three homes have been sold to qualified low income first time homebuyers. Habitat will also begin development of another 5 units of affordable housing in 2017 using CHDO set aside. These units will be sold to qualified low income first time homebuyers.

Summary of Citizen Participation Process and Consultation Process

Steps outlined in the Citizen Participation Plan (APPENDIX D) for Housing and Community Development Programs provide opportunities for citizen involvement in the planning process and to assure that key organizations and agencies were consulted. The Citizen Participation Plan provides for broad involvement, public hearings, and opportunities to comment on needs and proposed plans. Public hearings were held to solicit input on needs and again to solicit input on the draft Consolidated Plan and Annual Action Plans. During the planning process, focus groups were held to gain input on types of needs. Individual stakeholders, agencies, and government representatives were consulted. Finally numerous reports and strategic plans were reviewed and incorporated into this Consolidated Plan.

Summary of Public Comments

No comments received, see Table 2 – Citizen Participation Outreach.

Summary of Comments Not Accepted

None.

LEAD & RESPONSIBLE AGENCIES (PR05)

Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	RICHLAND	
CDBG Administrator	RICHLAND	
HOME Administrator	RICHLAND	

Consolidated Plan Public Contact Information

Michelle Burden, City of Richland, Community Development Services, P.O. Box 190, MS-19, Richland, Wa 99352, 509-942-7580.

CONSULTATION (AP10)

Introduction

The Tri-Cities Citizen Participation Plan for Housing and Community Development Programs guides the consolidated planning and citizen participation process, providing opportunities for citizens, agencies, governmental organizations, faith based organizations, and other interested parties to view, discuss, and comment on needs, performance, and proposed activities.

Agency Consultation and Coordination

See the 2015-2019 Consolidated Plan, Public Participation and Consultation.

The following summarizes opportunities for citizen participation in development of the **2017 Annual Action Plan**:

- Public hearing on needs were held in Richland on 06/22/16. Notices of the meetings were published in the *Tri-City Herald* and in Spanish in *tu Decides as well as the City of Richland website*.
- Public hearing on the Draft City of Richland and Tri Cities HOME Consortium Annual Action Plan will be held in Richland on 11/15/16. Notices of the meetings were published in the *Tri-City Herald* and in Spanish in *tu Decides*.

Table 2 - Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Hearing	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	None	No Comments	No comments not accepted
2	Public Hearing	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	To be determined	To be determined	To be determined

EXPECTED RESOURCES (AP15)**Introduction**

The activities proposed in the 2017 Annual Action Plan will be funded by CDBG and HOME allocations, program income and prior year revolving loan funds. If the 2017 CDBG award is lower than the anticipated award, project funding will be reduced proportionately. If the award is higher, the additional funding will be distributed equally among approved City projects.

Table 3 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Amount Available Remainder of Plan
			Annual Allocation	Program Income	Prior Year Resources	Total	
CDBG	Federal	Admin and planning, Housing Public improvements, Public services	\$242,000	\$100,000	\$74,804	\$416,804	\$903,238
HOME	Federal	Admin and planning, Homebuyer assistance, New construction for homeownership	\$468,330	\$100,000	\$477,000	\$975,754	\$1,181,260

Leveraging Funds and Matching Requirements

CDBG and HOME funds are important resources in the community and used in conjunction with local, state, other federal and private funds to support housing and other projects. Each of the cities is supportive of efforts by other organizations to obtain funding for projects to address needs and goals outlined in this plan and in meeting needs in the Tri-Cities. Cities also assist community organizations in strategizing, applying for, accessing, and developing new resources and partnerships. CDBG and HOME funds are frequently used to leverage local, state and federal funds such as United Way, Washington State Housing Trust Funds, Emergency Solutions Grant, housing and homeless funds generated by recording fees and county or city general funds.

The City also has the option of applying for a Section 108 loan in an amount not to exceed five years of the anticipated CDBG funds. There are no plans currently in place to make this application; however, the City reserve the option of making Section 108 applications.

Each city, as a HOME Consortium participant, is required to match HOME funds. That match is met using city general funds or other non-federal funds, land made available at reduced cost (below appraised value), in the form of reduced financing fees from lenders and appraisers, grants for affordable housing from nonfederal sources, donated construction/housing materials and volunteer labor.

ANNUAL GOALS AND OBJECTIVES (AP20)

Goals Summary Information

Table 4 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Community, neighborhood & economic development	2015	2019	Non-Housing Community Development		Public Facility Improvement/Community & economic development	CDBG: \$186,604	Improve availability/accessibility
2	Homeless intervention and public services	2015	2019	Homeless Non-Homeless Special Needs		Public Service/Services and homeless intervention/prevention	CDBG: \$40,800	Improve availability/accessibility
3	Increase and preserve affordable housing choices	2015	2019	Affordable Housing		Affordable housing choice	CDBG: \$71,000 HOME: \$421,498	Improve availability/accessibility/sustainability

Goal Descriptions**Table 5 – Goal Descriptions**

1	Goal Name	Community, neighborhood & economic development
	Goal Description	There is a need for continued revitalization of older neighborhoods and downtown areas in each of the cities, including removal of architectural barriers. Parks require maintenance and improvements. The cities are each working on multimodal transportation plans, including supporting the Benton-Franklin Health Alliance identification of obesity as a major concern and promoting bicycling and walking as key strategies.
2	Goal Name	Homeless intervention and public services
	Goal Description	There are many individuals and families at risk of homelessness because of lack of affordable housing and support services that would help them toward self-sufficiency. Lack of mental health support services was noted as a significant problem in the Tri-Cities, particularly for those with untreated serious mental illness. Services for vulnerable non-homeless populations are also critical, to maintain self-sufficiency and wellbeing.
3	Goal Name	Increase and preserve affordable housing choices
	Goal Description	Affordable housing is a priority need in the Tri-Cities, particularly for lower-income households who may be at-risk of homelessness, living in unsafe or overcrowded conditions, or struggling to make ends meet. The majority of renter and owner households with incomes at or below 30% of Area Median Income (AMI) were burdened by housing costs, most frequently costs in excess of 50% of household income. There is a growing population of seniors in the cities who will be looking for housing that can accommodate their changing needs, including lower cost housing. Stakeholders and others interviewed for this Consolidated Plan identified lack of affordable housing as a significant barrier to self-sufficiency for several populations. The waiting lists maintained by Housing Authorities are another indication of the need for affordable housing. While housing in the Tri-Cities is relatively more affordable than many other areas in Washington, it is not the case for households with low-incomes. Maintenance of units can be a challenge for owner-households and landlords may lack the incentive to maintain units, which, without intervention, would necessitate tenants living in substandard conditions. Neighborhoods are changed for the worse by deteriorating conditions.

PROJECTS (AP35)

Introduction

This Annual Action Plans describes how funds will be used to support the goals and priorities identified in the Consolidated Plan. Projects and activities are carefully chosen. CDBG activities and HOME CHDO projects go through a competitive process, ensuring the maximum effectiveness in funds.

Table 6 – Project Information

Project #	Project Name
1	CDBG Planning and Administration
2	CDBG Owner-Occupied Rehabilitation Program
3	Public Service Activities
4	Public Facilities/Improvements
5	Tri-Cities HOME Consortium Administration
6	Richland HOME First Time Homebuyer Assistance Program
7	Kennewick HOME First Time Homebuyer Assistance Program
8	Pasco HOME First Time Homebuyer Assistance Program
9	Consortium HOME – Community Development Housing Organization (CHDO)

ALLOCATION PRIORITIES AND BARRIERS (AP35)

Funding priorities are consistent with those stated in the Strategic Plan. The City of Richland intends to maximize the use of limited resources to ensure the highest benefit within the capacity to administer the program. Reduced funds have increased the challenge. Given the limited capacity, brick and mortar projects resulting in visual/physical improvements are important when those projects reduce barriers for physically impaired persons; result in the acquisition, construction or improvement to public facilities; and/or, result in neighborhood preservation and revitalization. High priority is also placed on projects that would result in enhancing the economic opportunities of residents.

The City likewise places a priority on brick and mortar projects that result in the creation or preservation of housing for elderly or populations with special needs, and social services projects to address community needs including projects to assist seniors or populations with special needs and disadvantaged youth.

Whenever feasible, projects that leverage additional funds and/or are coordinated with community partners are emphasized and given priority. The City does not anticipate obstacles to meeting the underserved needs addressed in the projects (within the anticipated funding levels).

PROJECT SUMMARY (AP38)**Project Summary Information****Table 7 – Project Summary**

1	Project Name	CDBG Planning and Administration
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices Community, neighborhood & economic development Homeless intervention and public services
	Needs Addressed	Affordable housing choice Community & economic development Services and homeless intervention/prevention
	Funding	CDBG: \$48,400
	Description	Fund necessary staff to administer, manage and monitor the implementation of CDBG funds and associated federal regulations
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Not applicable
	Planned Activities	Administration, management, and monitoring responsibilities include activity eligibility determination, fund management, labor standards enforcement, and environmental review. Policy leadership and back-office infrastructure is also included in this activity.
2	Project Name	CDBG Owner-Occupied Rehabilitation Program
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice
	Funding	CDBG: current revolving loan balance \$71,000
	Description	Use existing revolving loan funds to support health- and safety-related minor home repairs for CDBG-eligible low- and moderate-income homeowners, including staff costs for program delivery of program.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Two families whose income is at or below 80% AMI will benefit from this activity.

	Location Description	Within Richland city limits.
	Planned Activities	Staff support including marketing efforts, application intake, review and assess requested repairs from eligible homeowners. Implement qualifying minor repairs, repairs that will be necessary to maintain occupant health and safety, maintaining good supply of housing for CDBG eligible population.
3	Project Name	Public Service Activities
	Target Area	
	Goals Supported	Homeless intervention and public services
	Needs Addressed	Services and homeless intervention/prevention
	Funding	CDBG: \$40,800
	Description	Public Service funded activities to carry out opportunities to low income clientele, including City staff costs for program delivery.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Within Richland city limits.
	Planned Activities	Administration, project delivery, monitoring, reporting, and management of contract and activity.
4	Project Name	Public Facilities/Improvements
	Target Area	
	Goals Supported	Community, neighborhood & economic development
	Needs Addressed	Community & economic development
	Funding	CDBG: \$186,604
	Description	Support costs including project delivery of public facility and infrastructure improvements including the removal of architectural barriers.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Within the city of Richland, Census Tracts 103, 104, 105 and 108.05
	Planned Activities	Three activities are included for 2017; two neighborhood park improvements and the improve accessibility of neighborhoods with the removal of architectural barriers to the mobility or accessibility of elderly persons or of "severely disabled" adults.

5	Project Name	Tri-Cities HOME Consortium Administration
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice
	Funding	HOME: \$46,833
	Description	Support costs of staff involved in the administration of the HOME grant.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Grant administration including program evaluation and reporting, and contracting.
6	Project Name	Richland HOME First Time Homebuyer Assistance Program
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice
	Funding	HOME: \$117,082.67 + any prior year & program income
	Description	Support costs of providing downpayment assistance to qualifying first time homebuyers.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Nineteen families will benefit from this proposed activity.
	Location Description	Within Richland city limits, with priority placed on Census Tracts 102, to 106 and 108.04, Block Group 4.
	Planned Activities	Downpayment assistance and related costs including project delivery.
7	Project Name	Kennewick HOME First Time Homebuyer Assistance Program
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice
	Funding	HOME: \$117,082.67 + any prior year & program income

	Description	Support costs of providing downpayment assistance to qualifying first time homebuyers.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Nineteen families will benefit from this activity.
	Location Description	Within Kennewick city limits.
	Planned Activities	Downpayment assistance and related costs including project delivery.
8	Project Name	Pasco HOME First Time Homebuyer Assistance Program
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice
	Funding	HOME: \$117,082.67 + any prior year & program income
	Description	Support costs of providing downpayment assistance to qualifying first time homebuyers.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Nineteen families will benefit from this activity.
	Location Description	Within Pasco city limits.
	Planned Activities	Downpayment assistance and related costs including project delivery.
9	Project Name	HOME – Community Housing Development Organization (CHDO)
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable housing choice
	Funding	HOME: \$70,250
	Description	Project has not been established
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Location has not been established at this time.

Planned Activities	No activity has not been planned at this time.
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GEOGRAPHIC DISTRIBUTION (AP50)

No specific geographic target areas have been identified. Richland's CDBG and HOME funds will be available to assist lower income residents within Richland city limits with priority placed on those activities that provide a benefit in the oldest neighborhoods of Richland. HOME funds for Kennewick and Pasco will be available to assist lower income residents within each city limits.

AFFORDABLE HOUSING (AP55)

Introduction

The goal numbers represented below reflect activities that will be funded with federal funds through the Tri-Cities HOME Consortium and Richland's CDBG allocation.

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	26
Special-Needs	0
	26
Total	

Table 9 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	5
Rehab of Existing Units	2
Acquisition of Existing Units	57
Total	64

Discussion

A goal of the three Cities is to provide decent affordable housing for its residents. To support this effort each city has programs to address this need. The following provides a general overview of the types of

programs and projects that supports this effort.

- HOME – Down Payment Assistance Program. Each City provides a down payment program, providing funds for low and moderate income first time homebuyers on a first-come, first-served basis.
- HOME – CHDO. Support efforts of a CHDO to develop single family homeownership units.
- CDBG – Owner Occupied Rehabilitation.

Using CDBG funds, the City of Richland provides an Owner-Occupied Rehabilitation Loan Program supporting the revitalization of existing neighborhoods by providing minor home repairs and replacement for low income homeowners, with priority given to life and safety issues.

PUBLIC HOUSING (AP60)

Introduction

There are a variety of assisted affordable housing options available in the Tri-Cities. HUD and the State of Washington (Washington State Housing Trust Funds and Washington State Housing Finance Commission Tax Credits) subsidized housing programs have generated an inventory of housing, primarily in Kennewick and Pasco. The vast majority are family units with several projects with both family and disabled units.

There are two housing authorities in the Tri-Cities. The Kennewick Housing Authority (KHA) has recently taken over the assets of the dissolved Richland Housing Authority. The Housing Authority of the City of Pasco and Franklin County (HACPFC) operates housing programs on the north side of the Columbia River. Together they provide over 1,900 lower income households with affordable housing assistance, including project-based and tenant-based programs.

Actions to Support Public Housing Needs

The City of Richland will help address the needs of public housing and activities in 2017 by continuing to work closely with and supporting efforts of the Kennewick Housing Authority. The City and Authority will continue to coordinate housing activities throughout the City.

Actions to Encourage Residents

The Kennewick Housing Authority Governing Board includes one position designated for a resident representative. That position is currently filled and the resident representative is fully engaged.

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES (AP65)

Introduction

The three cities will continue to be involved in the Benton Franklin Human Services planning efforts. The BFHS developed a plan for the homeless with the express purpose of giving nonprofit and government agency providers a “road map” of actions to follow to reduce homelessness in Benton and Franklin Counties. The plan is a concerted effort by numerous agencies, including the three cities, to develop a

common understanding of the needs of the homeless and to agree upon a coordinated plan to improve services and housing for homeless. The goal of the plan is to move homeless individuals and families through a continuum of housing and supportive services leading them to permanent housing with the highest level of self-sufficiency they can achieve.

Assessing Individual Needs

Richland, Kennewick and Pasco will continue to encourage cooperation in sharing information to identify existing resources that might be available to meet the needs of the homeless, or those at risk of becoming homeless. Staff from the Cities will also participate in and support the annual Point-in-Time Count in Benton and Franklin counties scheduled for January 2017.

In addition, Richland CDBG funds are being dedicated in the current year to providing case management services at Elijah Family Homes, which supports individuals recovering from substance abuse. Supportive services and supportive housing is essential in preventing homelessness and transitioning to self-sufficiency.

Addressing Emergency Shelter and Transitional Housing Needs

Emergency Solutions Grant funds are not directly administered by the Continuum of Care. However, the Continuum consults on funding decisions. The cities do not address emergency shelter and transitional housing needs of homeless, except through their involvement with Benton Franklin Community Action Committee (BFCAC) and Benton Franklin Human Services. The three cities do not receive ESG funds but will continue to support the development of homeless housing through community resources such as, potentially, the HOME program and 2060 and 2163 Recording Fee resources, as they have in the past.

Transitions to Permanent Housing and Homeless Prevention

The Tri-Cities HOME Consortium supports BFCAC with a four bedroom group home in Pasco, occupied by chronically homeless or at risk of homelessness, disabled, 55+ and very low to low income. The City of Richland continues to support two, three bedroom duplexes, (4-units) in Richland. The City of Kennewick Housing Authority offers permanent low income housing with preference to domestic violence victims and their families. Elijah Family Homes provides persons and families that have been denied access to public housing due to previous related offenses.

Assistance with Discharge Housing and Services

Except for involvement with BFCAC, the three Cities do not provide assistance to those being discharged from publicly funded institutions or receiving assistance from public or private agencies.

BARRIERS TO AFFORDABLE HOUSING (AP75)

Introduction

The purchase price and downpayment of a home generally serves as a significant barrier to affordable homeownership opportunities, particularly for lower income households. Local HUD-funded housing programs provide affordable housing opportunities for lower-income households by financing down payment assistance. Affordable housing opportunities are also available through programs for minor home repairs and weatherization upgrades to existing homes, decreasing energy costs for low income households.

All three cities encourage infill development to preserve older neighborhoods, and support increase of housing densities in areas where adequate public facilities and services (police and fire protection, schools, water, sewer, and drainage) are in place or can easily be provided.

Actions to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing

Through its zoning and land use regulations, the City of Richland implements a number of strategies for the purpose of increasing the supply of affordable housing. These strategies include: 1) Planned Unit Developments that increase the options for housing densities and housing types (e.g., townhouses, multi-family, duplexes; small-lot districts); 2) mixed use development that increases the opportunity for affordable housing to be developed within or in close proximity to essential amenities such as areas of employment, shopping and medical centers; 3) streamlining permitting, and 4) incentive zoning features, such as allowing accessory dwelling units.

OTHER ACTIONS (AP85)

Introduction

Because of the layout of the Tri-Cities, Benton and Franklin Counties are taking a more regional approach for addressing obstacles to underserved needs. One of the challenges to meeting underserved needs by any one group is the lack of staff capacity, financial resources, and supportive services necessary to address all needs. All three cities attend, support and are active members of Continuum of Care, an organization comprised of local non-profit, housing, public service, correctional, and government agencies throughout Benton and Franklin counties. By maintaining open communication, collaboration, and partnering efforts among all groups, and reducing duplication of effort, more needs of lower income people can be met.

Actions to Meet Underserved Needs

Decent housing can be made available to those below 30% median income by joining forces with community advocates such as the Benton Franklin Home Base Housing Network, Benton Franklin Community Action Committee and the Department of Human Services to provide affordable housing for this underserved population. Typical projects to meet this goal would be family shelter, domestic violence shelter, developmentally disabled and chronically mentally disabled housing, elderly housing, migrant farmworker housing, homeless prevention rapid rehousing programs and state and local housing trust funds. The City supports the efforts of local non-profit agencies to meet needs of underserved populations.

Actions towards Affordable Housing

The City will continue to support the efforts of various nonprofit agencies, housing authorities and CHDO's to provide affordable housing opportunities for special needs populations. Rehabilitation priority is given by the City and by Benton Franklin CAC Energy Efficient Healthy House Program to those homes occupied by frail elderly or homeowners and renters with disabilities. City staff will be available to assist in identifying potential funding sources and provide technical assistance within staff capacity, and will remain receptive to forming partnerships with other entities to assure vulnerable populations are able to reside in decent, safe housing.

Actions to Reduce Lead-Based Paint Hazards

The City will undertake the following actions in program years 2015-2019 to increase community awareness of lead based paint and its hazards: provide education on lead based paint including information on Safe Work Practices; actions to take when rehabbing or remodeling a home; and steps to take if exposure to lead hazards is suspected.

The pamphlets "Renovate Right" and "Protect Your Family from Lead in Your Home" published by Washington Department of Commerce and Environmental Protection Agency (EPA) will be distributed to

all potential housing clients, and be available via online links from the City's website.

The Lead Safe Housing Requirements Screening Worksheet is utilized to evaluate applicability of the lead safe housing rule to CDBG and HOME funded projects. The City will work with pre-qualified contractors to perform testing as necessary to identify lead hazards, and assure compliance after remediation work through clearance exams as required for persons assisted with CDBG or HOME funds.

Actions to Reduce Number of Poverty-Level Families

Several activities may be undertaken to decrease cost-burdens for lower income people such as the various housing programs offered by the City and the Tri-Cities HOME Consortium, Local Improvement District (LID) Assistance Programs, life skills training, and the various public/social service programs offered. The Cities support economic development projects that create jobs or provide education or training to enable people to become self-sufficient and have an opportunity to work at living wage jobs. Neighborhood improvement plans inventory and designate neighborhoods for revitalization. Targeted revitalization of neighborhoods should increase the ability to impact the lives of lower income residents who reside there, and promote these areas as a desirable place to live with connectivity to other desirable neighborhoods.

Actions to Develop Institutional Structure

The City will pursue various activities outlined in the 2015-2019 Consolidated Plan to strengthen and coordinate actions with housing, nonprofit, and economic development agencies. Staff will continue to participate in the Continuum of Care Task Force to assist in the coordination of government agencies, nonprofit organizations, housing developers, social service providers, and Continuum of Care providers to meet the needs of the homeless. Richland staff will participate in the Point-in-Time Count of the homeless, used to measure community trends. The City will, within staff capacity, continue to encourage and support joint applications for resources and programs among housing and service providers.

Actions to Enhance Coordination

The City supports efforts by other agencies to apply for, or leverage other funding sources that might become available during the year. City staff will be available to provide written and verbal support of projects that meet a Housing and Community Development need as identified in the 2015-2019 Consolidated Plan, and will assist other organizations to apply for funds from other local, state or federal resources within staff capacity.

PROGRAM SPECIFIC REQUIREMENTS (AP90)**Introduction**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The Projects planned with all CDBG funds expected to following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1.	The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$45,000
2.	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0.00
3.	The amount of surplus funds from urban renewal settlements	\$0.00
4.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0.00
5.	The amount of income from float-funded activities	\$0.00
Total Program Income:		\$45,000

Other CDBG Requirements

1.	The amount of urgent need activities	\$0.00
2.	The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	100%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2) Other Investments

Not applicable

Guidelines for Resale/Recapture of HOME Funds

To ensure affordability, the Consortium adheres to recapture requirements as set forth in 24 CFR 92.254(a)(4), 24 CFR 92.254(a)(5)(ii)(A)(3) and 24 CFR 92.254(a)(5)(ii)(A)(5).

The Tri-Cities HOME Consortium will utilize the recapture option in its HOME programs. The Consortium reserves the right to use the resale option at its discretion or when it is required. Prior to utilizing the resale option, the Consortium will take the necessary steps to formulate required documentation and notify the HUD Field Office.

Recapture includes any HOME investment that reduced the initial purchase price from the fair market value to an affordable price ("Direct Subsidy"), but excludes the amount between the initial cost of producing the unit and the fair market value of the property ("Development Subsidy"). Upon sale (voluntary or involuntary), transfer, or if the HOME-assisted property is no longer the primary residence of the homebuyer, the Consortium will recapture the entire balance of principal of its total HOME Investment. The amount recaptured will not exceed the total net proceeds available. Net proceeds are defined as:

$$\begin{array}{rcl}
 & \text{Sales Price} & \\
 - & \text{Superior non-HOME debt} & \\
 - & \text{Closing Costs} & \\
 = & \text{Net Proceeds} &
 \end{array}$$

Funds that are recaptured from the sale of property by the homebuyer or if the property is no longer used as the primary residence during the federal affordability period, will be returned to the City of Richland, as lead agency of the Consortium.

Guidelines Ensuring Affordability

Each HOME assisted property will require a promissory note, deed of trust restrictions, and a written HOME agreement during the federal period of affordability with specific terms and conditions established by the Consortium.

When the total HOME investment is less than \$15,000, a federal affordability period of not less than 5-years will be required. When the total HOME investment is \$15,000 to \$40,000, a federal affordability period of not less than 10-years will be required; for investments of over \$40,000, the required federal affordability period will be a minimum of 15-years. This federal affordability period is not contingent on loan terms or an amortization period.

The affordability restrictions may terminate upon foreclosure, transfer in lieu of foreclosure, or assignment of an FHA insured mortgage to HUD. However, affordability restrictions must be revived per the original terms if, during the original affordability period, the owner of record before the termination event obtains an ownership interest in the housing.

Refinancing Plans

Not applicable

GUIDELINES FOR RESALE/RECAPTURE OF HOME FUNDS

Section 215 of the HOME statute requires that to be classified as affordable housing, it must have an initial purchase price that does not exceed 95 percent of the median purchase price for the area, the house must be the principal residence of an owner that qualifies as low income (80% or below median as established annually by HUD) at the time of purchase, and be subject to either resale or recapture provisions. Recapture and resale provisions cannot be used together in the same loan. Programs to assist homebuyers may include acquisition only, acquisition/rehabilitation or new construction of modest, single family housing that will be sold to low income homebuyers.

The Cities of Richland, Kennewick, and Pasco, as members of the Tri-Cities HOME Consortium, have created a homebuyer program that meets all three cities socioeconomic characteristics. Deed of Trust restrictions, promissory notes, and written agreements are required on each HOME assisted property during the period of affordability. Identical loan terms have been established for all members of the Consortium. Total HOME Investment under \$15,000 requires a 5 year period of affordability; \$15,000 to \$40,000, a 10 year affordability period; and over \$40,000, a 15 year period of affordability. The period of affordability starts when all funds have been drawn, information has been entered into HUD's Integrated Disbursement and Information System (IDIS), and the project has been closed in IDIS. If the property is not used as the primary residence under recapture provisions, the entire HOME investment must be repaid, less any HOME Program principal repayments already made, but is not subject to prorated or other reductions during the period of affordability.

Recapture is triggered by any transfer of title, either voluntary or involuntary, or if the housing does not continue to be the principal residence of the family during the period of affordability. This period is not contingent on loan terms and an amortization period.

Recaptured funds from the sale are determined by the amount of net proceeds available from the sale. Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. The amount recaptured will not exceed the total net proceeds available. Funds that are recaptured from the sale or transfer of property during the period of affordability must be immediately returned to the City of Richland, as lead agency of the Consortium.

There are two options that the Tri-Cities HOME Consortium will use to structure its recapture provisions:

1. Direct HOME Subsidy. In this option, the Participating Jurisdiction (PJ) recaptures the entire amount of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return. The recapture amount is limited to the net proceeds available from the sale of the property during the period of affordability. If there are insufficient net proceeds available at sale, the homebuyer is not required to repay the difference between the total direct HOME subsidy and the amount that is available from net proceeds, and the PJ is not required to pay the difference to HUD.

Example: A homebuyer receives \$10,000 of direct HOME downpayment assistance to purchase a home at zero percent interest. The homebuyer sells the home after three years, during the required 5 year period of affordability. The PJ would recapture, assuming there are sufficient net proceeds, the entire \$10,000 direct HOME subsidy. The homebuyer would receive any net proceeds in excess of \$10,000.

2. Reduction During the Affordability Period. The direct HOME subsidy, or a designated portion of the loan, is reduced based on the time the homebuyer has owned and occupied the housing, measured against the required affordability period. The pro-rata amount recaptured cannot exceed what is available from net proceeds.

Example: A homebuyer receives \$10,000 of HOME downpayment assistance and purchases a home developed with HOME funds for \$10,000 below fair market value. The total direct HOME subsidy to the homebuyer is \$20,000 and requires a 10 year period of affordability. If the homebuyer sells the unit in year 5 of the 10 year period of affordability, the PJ would forgive 50 percent of the direct HOME subsidy and recapture 50 percent of the direct HOME subsidy, or \$10,000 of the \$20,000 initial HOME investment, assuming that there are sufficient net proceeds available.

The Cities of Richland, Kennewick and Pasco provides an amount up to \$10,000 as down payment assistance, which must be repaid as described above under “Direct HOME Subsidy” if the property is sold during the period of affordability.

When CHDO funds are used for the development of a property and the unit is sold below fair market value, the difference between the fair market value and the affordable purchase price will be considered to be directly attributable to the HOME subsidy to the homebuyer. Recapture provision for direct subsidy based on a pro-rata reduction during the period of affordability will apply.

Guidelines Ensuring Affordability (AP90)

To ensure affordability, the Consortium adheres to recapture requirements as set forth in 24 CFR 92.254(a)(4), and 24 CFR 92.254(a)(5)(ii)(A)(1) and (A)(2), and (A)(5). Homebuyer direct assistance including Down Payment, closing costs and other direct subsidies such as principal reduction, interest buy-downs, etc. are subject to recapture provisions. It also includes any HOME investment that reduced the initial purchase price from fair market value to an affordable price (Direct Subsidy), principal and interest balance (but excludes the amount between the initial cost of producing the unit and the market value of the property). Consortium members may use purchase options, rights of first refusal, or other preemptive rights to purchase previous HOME assisted housing prior to foreclosure or at a foreclosure sale. HOME funds may not be used to repay a HOME loan or investment. The affordability restrictions may terminate upon foreclosure, transfer in lieu of foreclosure, or assignment of an FHA insured mortgage to HUD. However, affordability restrictions must be revived per the original terms if, during the original affordability period, the owner of record before the termination event obtains an ownership interest in the housing.

CITIZEN PARTICIPATION PLAN

INTRODUCTION

The Citizen Participation Plan for the Tri-Cities HOME Consortium and its members (the cities of Kennewick, Pasco and Richland) is designed to provide a coordinated approach and opportunity for citizens to be involved in the planning, implementation and assessment on the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds received each year from the U.S. Department of Housing and Urban Development (HUD). The purpose of the Citizen Participation Plan is to:

1. Encourage public participation from all citizens, particularly low and moderate-income persons, including minority, non-English speaking or persons with disabilities, and residents of neighborhoods where 51 percent, or an amount determined by HUD as an exception criteria service area, are low and moderate income.
2. Provide for an exchange of information between citizens, city staff and elected officials.
3. Provide citizens with timely access to meetings, records and information.
4. Aid in the development of a 5 Year Consolidated Plan to help identify and prioritize local housing and community development needs.
5. Assist in the development of Annual Action Plans.
6. Review the performance of CDBG and HOME funded activities as reported in the Consolidated Annual Performance Evaluation Report (CAPER).
7. Describe actions that will be used to substantially amend existing plans.
8. Provide for a procedure for accepting and responding to complaints.

Prior to implementation, the Citizen Participation Plan will be available for a period of 30 days for public comment and will be made available in a format accessible to persons with disabilities, upon request. Upon adoption by Kennewick, Pasco and Richland City Councils, and final approval by HUD, the Citizen Participation Plan will be used by each CDBG entitlement city and the Tri-Cities HOME Consortium.

CITIZEN ADVISORY COMMITTEES

Each city has established individual citizen advisory committees to serve as a link between the public, city staff and City Council, and to aid in the development of the Consolidated Plan, Annual Action Plans, CAPER review, and assist in the administration and utilization of HUD grants. Each advisory position is selected based upon providing a balance of specific community interests or expertise to the committee. Low and moderate-income persons are encouraged to participate when a position becomes vacant. This is accomplished through public solicitations as well as direct communication with residents and participants in various social service organizations.

Each advisory committee meets at least monthly, and the meetings are open to the general public. An annual public hearing is held to provide citizens with an opportunity to identify housing and community development needs. The advisory committees review written funding requests, attend oral presentations by applicants, and make funding recommendations to the respective City Council to aid in

the development of the Annual Action Plan. Technical assistance is available to assist applicants in their efforts to apply for funding that will benefit low and moderate-income persons. At various times throughout the year, an agency may be invited to give periodic updates on the progress or success of their activity to the advisory committee.

ENCOURAGE CITIZEN PARTICIPATION THROUGH WORKSHOPS, SPECIAL EVENTS, MEETINGS AND PUBLIC HEARINGS

It is the intention of the cities of Kennewick, Pasco and Richland that all citizens have an opportunity to participate in community development programs funded by the CDBG and HOME programs. Low and moderate-income persons, agencies or organizations that serve low and moderate-income persons, minority, non-English speaking and disabled persons will have the opportunity to offer ideas, suggestions, and comments through the following actions:

1. Each City will hold a minimum of 2 public hearings at separate times throughout each year to seek input and comment on housing and community development needs, the development of proposed activities, and to review program performance. The hearings will be held at times and locations convenient to potential and actual beneficiaries with accommodation for persons with disabilities. In the case of a public hearing where a significant number of non-English speaking residents can be reasonably expected to participate, an interpreter will automatically be made available.
2. Maintain mailing lists for use in distributing information.
3. Seek input from community advisory committees.
4. Encourage housing authorities, housing providers, neighborhood and public agencies, and faith-based and other interested organizations to participate and assist in informing their clients about workshops, special events, meetings and public hearings.
5. Issue press releases and/or public service announcements to community newspapers, local television and/or radio stations.
6. Post fliers in each of the three city's libraries.
7. Place display ads in the non-legal section of the local newspaper/publication to give 7 to 14 days' notice of upcoming hearings.
8. Place a display ad in the non-legal section of the local newspaper/publication with a summary of contents and purpose, and of the availability to review draft copies of the Consolidated Plan, Annual Action Plan, any substantial amendments to the plan, and the CAPER.
9. Provide draft and final free copies of the Consolidated Plan, Annual Action Plan and the CAPER at each of the three cities, the three respective city's libraries, public facilities, the two housing authorities, and to other interested parties as may be requested.
10. Provide information to agencies that publish neighborhood newsletters or periodicals.
11. Post information on each City's website.
12. Post information on City reader-boards, and in locations at each city hall that are typically frequented by low and moderate-income persons.
13. Provide special accommodation for disabled, or impaired persons to review and comment as may be requested. Such accommodation may include printing materials in a large bold font type, providing audio recordings, telephone handset amplification, telecommunication devices, delivering copies to the homebound, and making information available on a website in a format compatible with web readers.

14. Provide special accommodation for non-English speaking persons to review and comment as may be requested. Such accommodation may include providing an “I Speak” language ID card to identify in which language the person communicates, and providing an interpreter in that language.
15. Encourage low and moderate-income residents of targeted revitalization areas to participate in the planning and implementation process through direct notice to the public of workshops, and/or neighborhood meetings.
16. Hold regular office hours for staff and be available for consultation.

THE CONSOLIDATED PLAN (CPS)

The development of the CPS is a cooperative effort between the cities of Kennewick, Pasco and Richland as members of a Consortium, private citizens, businesses, developers, agencies, public housing, and faith based organizations that serve low and moderate-income persons. This document provides the planning framework, strategies, goals and performance benchmarks to be achieved over a five-year period by the CDBG and HOME Programs. HUD will evaluate the performance of each City and the Tri-Cities HOME Consortium through the accomplishments of community development and housing program goals established in the CPS. At least 2 public hearings will be held by the Consortium throughout the development of the CPS to allow participation from the public on this planning document. At least one of the public hearings will be held before the Consolidated Plan is published for comment. The draft CPS will be available for public review and comment for at least 30 days prior to completion and submission of the final plan to HUD.

ANNUAL ACTION PLAN

The Annual Action Plan is a document that serves as the application for funding to HUD under the CDBG and HOME Programs and identifies federal and other funding resources that are expected to be used to address the needs identified in the CPS. This plan represents programs and activities that will be undertaken from January 1 through December 31 of each program year. It identifies the amount of grant funds and program income each city anticipates receiving each year, gives a specific description of the programs and activities that will be used to address the priority needs established in the Consolidated Plan, and provides benchmarks and goals to benefit low and moderate-income persons in which to measure program performance.

At least 2 public hearings will be held by each individual City each year at separate stages of development of the plan. The draft Annual Action Plan will be available for public review and comment for at least 30 days prior to completion and submission to HUD. The Annual Action Plan is to be submitted to HUD no later than 45 days prior to the end of the program year, or by November 15. The final approved Annual Action Plan may be posted on each City’s website, and will be available in electronic or hard copy by contacting the respective City.

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

This report describes the accomplishments of each activity undertaken during the previous year, identifies how funds were actually used versus how the funds were proposed to be used, what impacts the activity realized, and to what extent the funds benefited low and moderate-income persons. The

CAPER will be distributed and available for public review and comment for at least 15 days prior to completion and submission to HUD. The CAPER is due no later than 90 days following the end of the program year, or by March 31st of each year.

PUBLIC HEARING NOTICE

Public hearings will be held at times and in locations convenient to potential or actual beneficiaries, and that are easily accessible to disabled persons. Within reason, all non-English speaking citizen's needs and persons with impairments or disabilities will be accommodated to provide adequate participation in the process. A display ad notice will be published in the non-legal section of the local newspaper/publication at least 7 to 14 days prior to the hearing. The notice will include some or all of the following information as appropriate to the particular hearing:

- The date, time and place.
- Estimated amount of funds that will be available for distribution, and the amount that will benefit low and moderate-income persons.
- Topic(s) to be discussed including, but not limited to, housing and community development needs, development of proposed activities, and review of program performance.
- Basic information about the program(s).
- Timing and procedures followed in the development and approval of the CPS, Annual Action Plan, Substantial Amendments, or CAPER.
- Contact name and phone number for requesting additional information or special accommodations.

AMENDMENTS OR SUBSTANTIAL AMENDMENTS TO THE PLAN

An "amendment" to the approved plan will occur when a revision is made to the priority needs, a change is made in the method of distribution of funds, when an activity not previously identified in the plan is added, or when the purpose, scope, location or beneficiaries of an activity are changed.

A "substantial amendment" to the plan will occur when the original purpose of the project is changed to a new eligible category, or when a change in the allocation exceeds 10 percent of the individual City's current year's CDBG or HOME allocation, including program income. A substantial amendment to the plan will be forwarded to the respective City's advisory committee, an ad will be placed in a local newspaper/publication, and will be available for a period of at least 30 days for public review and comment. Upon expiration of the 30-day review and comment period, and approval by the individual City's Council, the proposed change will be signed by the authorized official of the jurisdiction and submitted to HUD for final approval.

RESPONDING TO COMMENTS AND COMPLAINTS

Each City will consider any comments or complaints received in writing or orally at a public hearing or during a public review period regarding the Consolidated Plan, the Annual Action Plan, a substantial amendment to it, the CAPER, or any of the Programs they cover. Where practicable, a written response will be made within 15 working days. Where not practicable, written responses will be made as quickly as possible. A summary of the comments or views and a summary of any comments or views not

accepted and the reasons why it was not accepted will be included in the final document prior to submittal to HUD.

ACCESS TO RECORDS

Each city will be responsible for providing citizens, public agencies and other interested parties within 5 days of request, access to information and records relating to the City's Consolidated Plan and the use of assistance under the CDBG and HOME programs covered during the preceding five-year period. Such access shall be consistent with applicable State and local laws, subject to privacy and obligations of confidentiality.

STAFF SUPPORT AND TECHNICAL ASSISTANCE

Staff from each city will be responsible and will make every reasonable effort to provide access and technical assistance to citizens, and agencies representing low and moderate-income persons, in order that they may participate in planning and assessing projects. Staff from each city will also respond to those who request assistance in developing proposals for CDBG or HOME funding, and will provide technical assistance to assist in the implementation of the project.

RELOCATION AND DISPLACEMENT POLICY

The Cities of Kennewick, Pasco and Richland intend to minimize to the greatest extent possible, the permanent displacement of any low and moderate-income persons that might result from the use of CDBG or HOME funds. This will be achieved through the design and evaluation of each project for potential displacement, by measuring and comparing such potential among alternative proposals and designs, and by considering alternatives when selecting projects for funding, prior to a final commitment of funds.

While there is no intent to directly displace individuals, families, businesses, or nonprofit organizations because of projects, the respective City will assist any individual, family, business, or nonprofit organization displaced by projects funded with CDBG or HOME funds as authorized under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, or under Section 104(d) of the Housing and Community Development Act of 1974. The Cities reserve the right to reject a project, or require that any sub-recipient provide non-federal financial relocation assistance to persons or organizations affected by the project, if the project causes permanent displacement.

AVAILABILITY OF DOCUMENTS

The draft and final documents referred to in this Citizen Participation Plan will be available for review at the following locations:

In Richland, WA

- City of Richland Housing and Redevelopment Office, 840 Northgate Dr.
- Richland Public Library, 955 Northgate Dr.

In Kennewick, WA

- City of Kennewick Community Development Office, 210 W. 6th Ave.
- Mid-Columbia Library, 1620 S. Union
- Kennewick Housing Authority, 1915 W. 4th Pl.

In Pasco, WA

- City of Pasco Community and Economic Development Office, 525 N. 3rd Ave.
- Pasco Public Library, 1320 W. Hopkins St.
- Pasco and Franklin County Housing Authority, 2505 W. Lewis St.

Citizens will be encouraged to review copies of the documents at the above locations, however individual copies, or copies in a form accessible to persons with disabilities will be made available upon request by contacting the following City Offices:

City of Richland Housing and Redevelopment Office, 942-7580

City of Kennewick Community Development Office, 585-4432

City of Pasco Community and Economic Development Office, 545-3441

RESOLUTION NO. 215-16

A RESOLUTION of the City of Richland authorizing submission of grant forms to the U.S. Department of Housing and Urban Development for Community Development Block Grant Funds for 2017.

WHEREAS, the Housing and Community Development Act of 1974, as amended, will be funded with an appropriation for the federal fiscal year of 2017; and

WHEREAS, the City of Richland desires to apply for annual funding under the Housing and Community Development Act of 1974, as amended; and

WHEREAS, the Housing and Community Development Act requires that the City submit projects to the Department of Housing and Urban Development (HUD) for approval of funding in 2016; and

WHEREAS, the City of Richland will consider projects for HUD funding after the public hearing held on November 15, 2016.

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

Section 1. The use of funds under the 2017 Community Development Block Grant (CDBG) Program is hereby approved. Attached hereto, and made a part hereof, is the list of activities recommended by the Planning Commission to receive an allocation of the 2017 Program Year CDBG Funds. Funded activities are further detailed in the 2017 Annual Action Plan. This resolution shall constitute final certification.

Section 2. The City Manager of the City of Richland is authorized to submit appropriate forms requesting funds for these projects, and to provide such additional information and take such steps as are necessary to obtain approval and serve as the City official under the National Environmental Policy Act of 1969, insofar as the provisions of such Act apply to this grant.

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 15th day of November, 2016.

ROBERT THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 216-16, Establishing a Date to Meet with the Proponents of the Jericho Road Annexation

Department:

Community & Development Services

Ordinance/Resolution Number:

216-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 216-16, Establishing a Date to Meet with the Proponents of the Jericho Road Annexation.

Summary:

Randy and Abbey Aust, the owners of an approximately 4.5 acre property located at the eastern end of Jericho Road, have expressed a desire to annex into the City. As their property is part of a larger county island located south of Columbia Park Trail, staff reached out to other property owners to inquire if they would like to be included in this annexation proposal. Two adjacent owners, Mary Padgett and Kevin Tucker, have also expressed interest.

The initial step in the annexation process under Washington State law is for the City Council to establish a meeting date to meet with the interested parties initiating the annexation request. The attached resolution No. 216-16 sets the regular Council meeting date of December 6, 2016 as the date to meet with annexation proponents.

Fiscal Impact:

None

Attachments:

1. Resolution No. 216-16
2. Vicinity Map

RESOLUTION NO. 216-16

A RESOLUTION of the City of Richland setting a meeting date to review a proposed annexation of approximately 11.7 acres located south of Columbia Park Trail and adjacent to the easterly terminus of Jericho Road in the North 1/2 of Section 22, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, the City has received a written request for the annexation of property owned by Randy and Abbey Aust; and

WHEREAS, the City Council was presented with the request at their regular meeting of November 15, 2016; and

WHEREAS, RCW 35.13.125 requires the legislative body to set a date for a meeting with the parties who are initiating a request for annexation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the regular City Council meeting date of December 6, 2016 is hereby established as the date in which the Council will meet with the initiators of the annexation proposal.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

PASSED by the City Council of the City of Richland at a regular meeting on the 15th day of November, 2016.

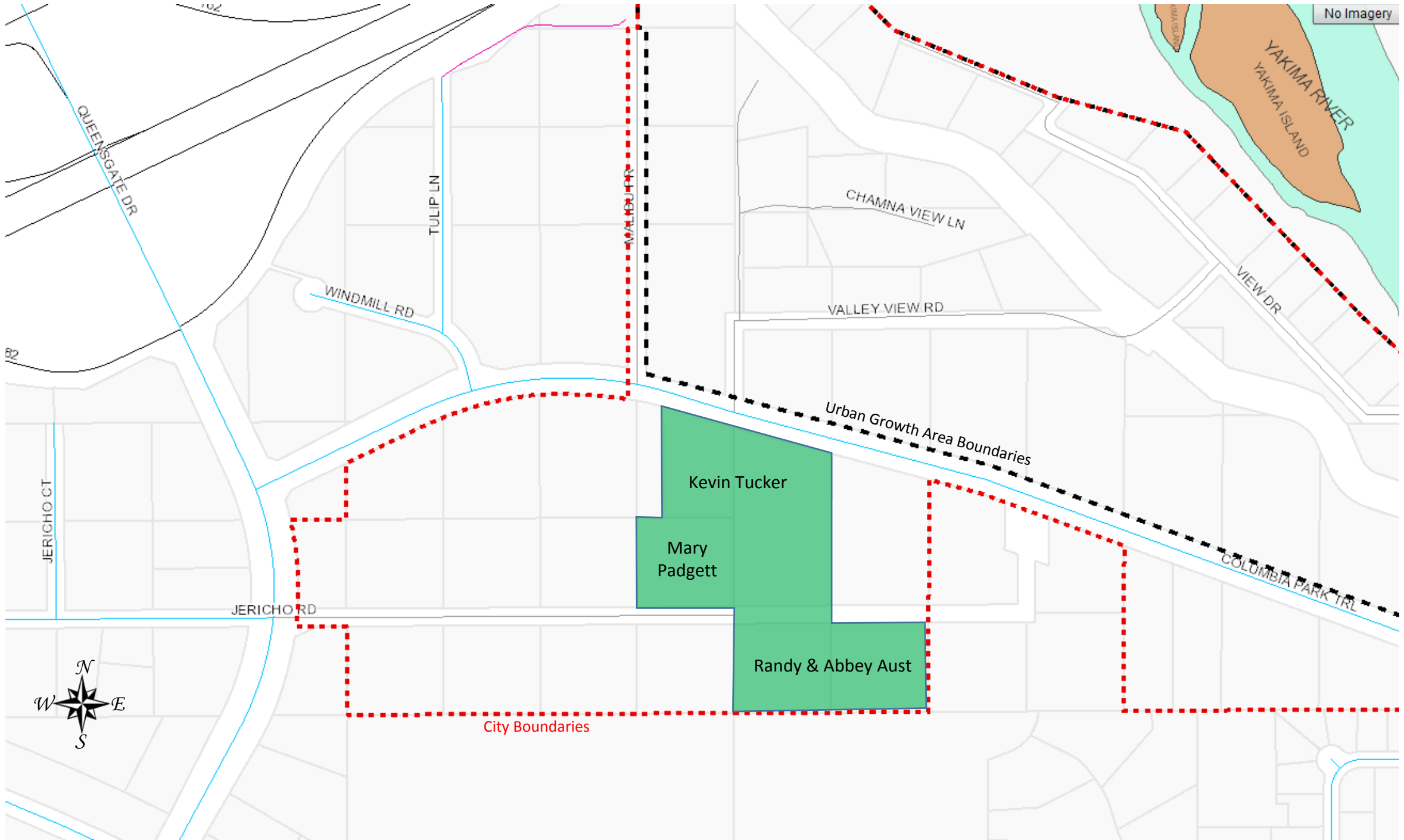
ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



No Imagery

YAKIMA RIVER
YAKIMA ISLAND

QUEENSGATE DR

TULIP LN

WINDMILL RD

JERICO CT

JERICO RD

CHAMNA VIEW LN

VALLEY VIEW RD

VIEW DR

Urban Growth Area Boundaries

COLUMBIA PARK TRL

Kevin Tucker

Mary Padgett

Randy & Abbey Aust

City Boundaries





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 217-16, Adopting the Capital Facilities Plan for the Proposed Urban Growth Expansion Area North of Horn Rapids Road

Department:

Community & Development Services

Ordinance/Resolution Number:

217-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 217-16, Adopting the Capital Facilities Plan for the Proposed Urban Growth Expansion Area North of Horn Rapids Road.

Summary:

Draft Resolution No. 217-16 has been prepared for Council's adoption. The resolution would adopt the master plan/capital facilities analysis, which is a needed step for the City to be able to submit an application to Benton County for an urban growth area expansion and, ultimately, for the future development of the area with industrial uses.

Fiscal Impact:

The analysis included in the plan shows that City revenues gained from land sales and future development will exceed the costs of extending services to the area. Industrial development will result in additional jobs, benefitting the region.

Attachments:

1. Resolution No. 217-16
2. Master Plan/Capital Facilities Analysis

RESOLUTION NO. 217-16

A RESOLUTION of the City of Richland adopting an expanded and reconfigured urban growth boundary in North Richland; adopting a document titled "*City of Richland/Port of Benton 1,341-Acre Master Plan Urban Growth Area Expansion/Capital Facilities Analysis*," and adopting the land use designation of industrial for the expanded urban growth boundary.

WHEREAS, the City of Richland, Port of Benton, and Energy Northwest are the recipients of a land transfer totaling 1,341 acres from the U.S. Department of Energy. Of this land, 1,184 acres are located outside the City's existing Urban Growth Area boundary; and

WHEREAS, the land transfer was a part of the National Defense Authorization Act of 2015 and occurred for the purpose of encouraging economic development; and

WHEREAS, in order for the City to encourage economic development of this land, streets, domestic water, sanitary sewer, storm drainage and electric power services must be extended to serve this area; and

WHEREAS, under the provisions of the Growth Management Act, the City cannot extend urban services outside its established urban growth area; and

WHEREAS, in order for the City to achieve the purposes of the land transfer authorized under the congressional act, the City needs to extend its urban growth boundary to include the 1,184-acre area; and

WHEREAS, Richland, along with the entire Tri-Cities region, lacks large industrial tracts of 200 to 500 acres that large industrial users often require; and

WHEREAS, the expanded Urban Growth Area (UGA) would provide Richland, the Port of Benton, and the Tri-Cities in general with a unique opportunity to market mega-sites to large industrial users, thereby stimulating the economy through significant investments and job creation; and

WHEREAS, the City's existing comprehensive plan recognizes the importance of economic development. Land Use Goal No. 2 states, "[t]he City will promote industrial development to provide employment for its residents, and strengthen and expand the tax base through its land use policies."; and

WHEREAS, portions of the 300 Area are proposed to be deleted from the existing UGA because the U.S. Department of Energy, which owns the land, has determined that it will not be made available for redevelopment; and

WHEREAS, Pacific Northwest National Laboratories, which has a significant presence in the 300 Area, has offered its support for the proposed UGA expansion and re-configuration; and

WHEREAS, the City adopted the Environmental Assessment, Mitigation Action Plan, and Finding of No Significant Impact issued by the U.S. Department of Energy dated September 30, 2015; and

WHEREAS, the Mitigation Action Plan identifies required conditions to be met that will ensure that future development of the site will not result in significant environmental impacts; and

WHEREAS, in order to justify the expansion of the City's UGA, the Growth Management Act requires the preparation of a capital facilities analysis to demonstrate that the City has adequate capacity to serve the proposed UGA; and

WHEREAS, the Capital Facilities Analysis included in the 1,341 Acre Master Plan UGA Expansion/Capital Facilities Analysis identifies the infrastructure needed to support future industrial development; and

WHEREAS, the Capital Facilities Analysis also includes cost estimates for the construction of the needed infrastructure improvements, and identifies potential revenue sources capable of funding the infrastructure improvements; and

WHEREAS, the Capital Facilities Analysis provides a six-year plan demonstrating that the City has adequate funding capacity to construct the infrastructure improvements required to support future industrial development of the expanded UGA; and

WHEREAS, the provision of water, sewer, storm drainage, electrical power and access to rail make the proposed expansion area attractive for future industrial development; and

WHEREAS, the location of the area, far removed from residential neighborhoods, shorelines or other critical areas, and its proximity to existing industrial uses, makes the area suitable for future industrial use; and

WHEREAS, the 1,341-Acre Master Plan UGA Expansion/Capital Facilities Analysis projects that the entire UGA expansion shall be designated for industrial purposes; and

WHEREAS, the transfer of lands from the Department of Energy to the City and Port of Benton was based on the premise that local government would use the property for economic development purposes; and

WHEREAS, the best land use designation to be applied to the expanded UGA property is Industrial; and

WHEREAS, the proposed Urban Growth Area expansion, adoption of the 1,341-Acre Master Plan Urban Growth Area Expansion/Capital Facilities Analysis, and application of an industrial land use designation on the UGA expansion are in the best interests of the community of Richland.

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

Section 1. That the City of Richland hereby adopts an expanded and reconfigured urban growth boundary in North Richland to include the recently transferred 1,184 acres not already included in Richland's existing urban growth area.

Section 2. That the City hereby adopts a document titled *City of Richland/Port of Benton 1,341-Acre Master Plan Urban Growth Area Expansion/Capital Facilities Analysis*.

Section 3. That the City hereby adopts the designation of industrial for the property located within Richland's newly expanded urban growth area.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

PASSED by the City Council of the City of Richland at a regular meeting on the 15th day of November, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

CITY OF RICHLAND/PORT OF BENTON

1,341 ACRE MASTER PLAN URBAN GROWTH AREA EXPANSION CAPITAL FACILITIES ANALYSIS

NOVEMBER 2016

Prepared By:



J-U-B ENGINEERS, Inc.
2810 W. Clearwater Ave., Ste., 201
Kennewick, WA 99336

In Coordination with the City of Richland and Port of Benton

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INTRODUCTION

The City of Richland and Port of Benton recently acquired 1,341 acres of federally transferred property from the Department of Energy (DOE). Approximately 884 of the 1,341 acres are located outside of the current City of Richland Urban Growth Boundary (UGB). As a result, the City of Richland and the Port of Benton have requested to expand the UGB to include this additional property. The request includes adding an additional 300 acres of land recently acquired by Energy Northwest from DOE. The total Urban Growth Area (UGA) request covers approximately 1,187 acres. However, included in the request is to remove approximately 283 acres of DOE property that is located within the existing City UGB. This property is generally known as a portion of the 300 area. DOE has no plans to incorporate a portion of the 300 area into the City of Richland in the near future.

As a result, this report evaluates the capacity of the City of Richland to provide the necessary capital facilities to service the expanded proposed UGA, an area of approximately 1,187 acres, shown in Figure 1. With 283 acres of existing UGA to be removed, the net overall UGA expansion to the City of Richland is approximately 904 acres. Capital facility requirements and service capacities for this area are projected for the both the 6-year and 20-year time periods. In addition, capital facility costs are projected for the 6-year time period.

The Washington State Growth Management Act (GMA) of 1990 requires that cities conduct a Capital Facilities Analysis (CFA), that shows they have the capacity to serve the Urban Growth Area (UGA) within their jurisdiction and that they adopt a Capital Facilities Plan (CFP) as part of their comprehensive plans, in order to ensure that utilities, transportation, and other public facilities will be reasonably available to accommodate planned growth over the next twenty years. Capital facilities provide the basic infrastructure of the community and are critical if growth is to be accommodated.

This CFP complies with the Growth Management Act (RCW 36.70A.070 (3) and WAC 365-195-315) in order to assure that the 1,341 Acre Master Plan Urban Growth Area (UGA) can meet the concurrency requirements of RCW 36.70A.020 (12), and WAC 365-195-210. RCW 36.70A.020 (12) of the Growth Management Act includes a goal to:

“..ensure that those public facilities and services necessary to support development shall be adequate to service the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards”.

WAC 365-196-415(1) and RCW 36.70A.070 (3) requires that CFPs must address at least the following:

- (a) An inventory of existing capital facilities owned by public entities, also referred to as "public facilities," showing the locations and capacities of the capital facilities;*
- (b) A forecast of the future needs for such capital facilities based on the land use element;*
- (c) The proposed locations and capacities of expanded or new capital facilities;*
- (d) At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and*
- (e) A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.*

Figure 1

UGA Study Area

Legend

- 

City Limits
- 

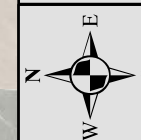
Existing UGA Boundary
- 

Proposed UGA Boundary
(1,187 acres)
- 

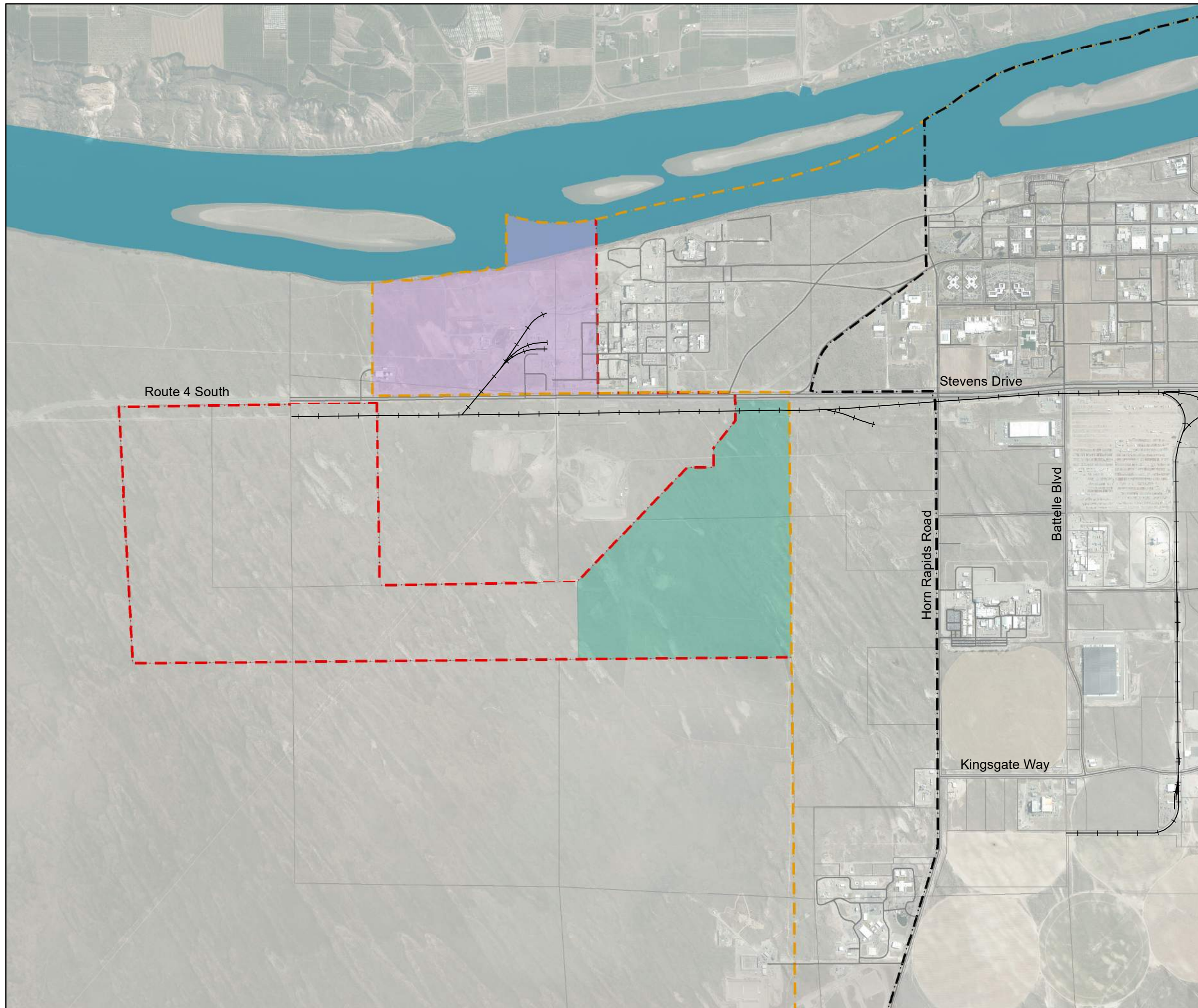
Existing UGA To Be Removed
(283 acres)
- 

6-Year Planning Area
(385 acres)

0
2,000
4,000 Feet



Date: Nov 7, 2016



PROPOSED LAND USE DESIGNATION

Currently the City of Richland has designated a majority of an area in North Richland as Industrial west of Stevens Drive and Business Research Park east of Stevens Drive. It is anticipated that there is a need for future Industrial land in this area to accommodate expanding population.

The entire proposed UGA expansion area is proposed for Industrial land use. Several inquiries to develop this area for large lot (200+ acres sites) light industrial and public uses over the past few years also occurred due to the site features. As the City continues to develop the Horn Rapids Industrial Area to the south of the UGA Expansion area, the amount of large industrial sites is unavailable. This issue continues to increase the need to expand urban services to this site where large 200+ acre lots are available for single users to develop. It is anticipated that potential users would purchase large lots for the ability to expand and/or to allow for property buffering if needed in the future. Specific industrial, manufacturing, and/or research related uses are anticipated to be located in this area.

DEFINITIONS

While the GMA requires jurisdictions to prepare a Capital Facilities Plan it does not specifically define what a Capital Facility is. The GMA defines public facilities as including “streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.” It defines public services as including “fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.” The GMA also defines “urban governmental service” or “urban service” in WAC 365-196-200 (19) to include:

“...those public services and public facilities at intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.”

While the Growth Management Act does not specifically define a Capital Facility, over the years the Growth Management Hearings Board (GMHB) has provided the following guidance:

For purposes of conducting the inventory required by RCW 36.70A.070(3)(a), “public facilities” as defined in RCW 36.70A.030(13) are synonymous with “capital facilities owned by public entities.” *West Seattle Defense Fund v. City of Seattle, CPSGMHB Case 94-3-0016, FDO April 4, 1995, as cited in EWGMHB Case 06-1-0009c, FDO March 12, 2007.*

The board further defined capital facilities as what is required to fulfill the GMA obligation:

“The Board holds that a Capital Facilities Element (CFE) must include all facilities that meet the definition of public facilities set forth in RCW 36.70A.030(12). All facilities included in the CFE must have a minimum standard [level of service] (LOS) clearly labeled as such (i.e., not “guidelines” or “criteria”), must include an inventory and needs assessment and include or reference the location and capacity of needed, expanded, or new facilities. (RCW 36.70A.070(3)(a), (b) and (c). In addition, a CFE must explicitly state which of the listed public facilities are determined to be “necessary for development” and each of the facilities so designated must have either a “concurrency mechanism” or an “adequacy mechanism” to trigger appropriate reassessment if service falls below the baseline minimum standard. Transportation standards are the only facilities required to have a concurrency mechanism, although a local government may choose to adopt a concurrency mechanism for other facilities.” Jody L. McVittie v. Snohomish County, CPSGMHB Case No. 01-3-0002, FDO, July 25, 2001, as cited in EWGMHB Case 06-1-0009c, FDO March 12, 2007.

And in Wilma et al v. Stevens County, EWGMHB Case 06-1-0009c, FDO March 12, 2007, the Eastern Board included:

“streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools...fire protections and suppression, law enforcement, public health, education, recreation, environmental protection and other governmental services. (WAC 365-195-200(12) and (13).”

The Washington Administrative Code (WAC) was updated in 2010, after the cases above were determined. WAC 365-196-415 provides guidance as to which capital facilities should be included in the inventory. At a minimum, they should include water systems, sanitary sewer systems, storm water facilities, reclaimed water facilities, schools, parks and recreational facilities, police and fire protection facilities.

“Public Facilities” are defined by WAC 365-196-200 (14) to include:

“..streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.”

“Public Services” are defined by WAC 365-196-200 (15) to include:

“...fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.”

In addition, WAC 395-196-210 provides the following definitions:

"Concurrency" means that adequate public facilities are available when the impacts of development occur, or within a specified time thereafter. This definition includes the concept of "adequate public facilities"...".

"Adequate public facilities" means facilities which have the capacity to serve development without decreasing levels of service below locally established minimums.

"Utilities" or "public utilities" means enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, and water, and for the disposal of sewage.

The GMA further requires each jurisdiction to define capital facilities and identify which capital facilities and public services are included in their CFP. Additionally, each jurisdiction should clearly identify which capital facilities and public services are necessary to support development.

For the purposes of preparing this CFP, a “Capital Facility”, as identified in the City of Richland Capital Improvement Plan, is an existing City facility/infrastructure or new construction projects that add to the City’s infrastructure assets. The minimum threshold for a Capital Facility project is \$25,000 and may span over several years with multiple funding sources.

In order to limit capital facilities to major components which can be analyzed at a level of detail which is both manageable and reasonably accurate for this initial CFP, this report does not include capital outlay for such items as equipment, or the city's rolling stock. In addition, capital facilities that are normally provided by a private developer to service individual lots or businesses, such as minor streets and side sewers as a normal part of the subdivision or land development permit process, are not included.

Based on this, the City of Richland has determined that capital facilities must be in place or funding available, within six years to meet this concurrency requirement as required by RCW 36.70A.070(6). Using the above requirements and definitions, the City has identified the following is a list of the types of capital facilities that are required to meet the concurrency requirement:

- Parks and Recreation Facilities
- Schools
- Municipal Facilities
- Fire and Emergency Service Facilities
- Police Service Facilities
- Emergency Dispatch Communications Facilities
- Library Facilities
- Irrigation District Facilities.
- Transportation
- Sewers

- Surface and Stormwater Management
- Domestic Water
- Other Governmental Services
- Solid Waste
- Electrical

The capital facilities listed above are further divided into three main categories that classify the level of concurrency required. These categories are identified as follows:

Category 1 - Locally Provided Regulatory Concurrency

A public facility or service, owned and operated by the City of Richland, that is either in place, or for which there is a financial commitment in place, to provide the service within six (6) years. All Category 1 capital facilities will be subject to City of Richland GMA concurrency requirements.

Based on the wording of WAC 360.196.840(2) the City of Richland may determine which public facilities and services will be required to “support development” and therefore meet the concurrency requirements of the GMA. Consequently, after reviewing all of the capital facilities that will be required for growth when the expanded urban growth area comes under city control, the City of Richland has determined that **streets and roads, domestic water, sanitary sewers, and electric power** are Category 1 capital facilities and will be subject to the concurrency requirements of the Growth Management Act.

Streets and roads are included under this category as a result of both the requirements of RCW 36.70A.070(6)(a) of the Growth Management Act and because of concerns relating to traffic congestion and safety. Sewer, water, and power are included because of both the requirements and recommendations of WAC 365.196.840(2) and because of their critical relationship to public health and safety, and environmental quality.

Category 2 - Locally Provided Planning Concurrency

A public facility or service, owned and operated by the City of Richland for which goals and policies have been adopted, capital facilities planned, and funding needs projected, which is not required to either be in place or have a financial commitment at time of development.

The City of Richland has determined that **fire protection, law enforcement, parks and recreation, solid waste, and storm water management** are all Category 2 capital facilities. For fire protection this decision is based on the ability of current laws to assure that new growth will meet minimum fire protection standards. For the remaining facilities and services, it is based on the range of acceptability in service levels for these facilities, and the less quantifiable impacts these facilities have directly on public health and safety. Upon the annexation of this urban growth area by the City of Richland, these capital facilities will be funded as part of the City’s ongoing adopted capital facilities budget. This budget process, upon approval of the Richland City Council, will then become the funding level for these facilities.

Category 3 - Provided by others Planning Concurrency

A public facility or service, which is either owned or operated by the state or federal government, or an independent district or utility, and that: 1) is in place or has a financial commitment in place to provide the service within six (6) years; or 2) for which goals and policies have been adopted, capital facilities planned, and funding needs projected, which is not required to be in place or have a financial commitment at the time of development.

The City of Richland has determined that **schools** (Kennewick & Richland School Districts), **libraries** (Richland Public Library), **transit** (Ben Franklin Transit), **natural gas** (Cascade Natural Gas and Williams-Northwest Pipeline), and **communications** (Frontier and other local providers) are all Category 3 capital

facilities and are not subject to concurrency requirements. The City will work with these service providers to reach an agreement on ways to ensure that these services are reasonably available when needed to serve projected growth. This decision was based on: 1) The inability of the City of Richland to allocate the required funding for these facilities; 2) The broader range of acceptability in service levels for some of these facilities as determined through public involvement; and, 3) The less quantifiable impacts some of these facilities have on public health and safety.

As identified in Categories 2 and 3 these public facilities and services only require planning concurrency by the City of Richland. The City of Richland has established goals and policies regarding the siting of these capital facilities, and has determined whether these capital facilities have sufficient capacity to serve the projected growth. The City is not required to commit financing for the development of these facilities, for Category 2 facilities, only a general financial commitment needs to be in place, and a general commitment is all that is required for a Category 3. Coordination with the purveyors of these facilities and services to assure that adequate facilities are available to accommodate growth is required. Where the City of Richland does not have the authority to commit financing for the maintenance of Category 2 and 3 public facilities and services, there is not a requirement for concurrency.

The purpose of this analysis is to identify whether the City of Richland has the capacity to provide Category 1 services to the proposed UGA expansion area and to identify the financial commitment required by the City to provide these services within six (6) years.

LEVELS OF SERVICE

As established above, the levels of service standards, for regulatory concurrency purposes, apply only to Category 1 capital facilities (streets and roads, water, sewer, and electrical power). The following paragraphs and tables define and establish levels of service for the Category 1 capital facilities.

“Level of service” (LOS) means an established minimum capacity for public facilities or services that must be provided per unit of demand or other appropriate measure of need, and is used as a gauge for measuring the quality of service. Levels of service need to be consistent with the growth projections of the Land Use Element of the City of Richland Comprehensive Plan. Under the concurrency requirements of GMA, if levels of service are set too high, it may result in the community not achieving its growth objectives. On the other hand, if levels of service are set too low, it may adversely impact the quality of life in the community. Even if concurrency is not required, LOS standards are valuable planning and budgetary tools.

LOS standards were initially established under the City of Richland Comprehensive Plan. These standards were reviewed, evaluated, and approved by the Richland City Council as a balance between economic feasibility and community benefit. For the purposes of this analysis, the City of Richland’s Level-of-Service criteria contained in their 2008 Comprehensive Plan were used. This was based on the assumption that Richland will have the ultimate responsibility for providing the necessary capital facilities for this area.

Table 1 defines LOS standards for Category 1 public facilities including; roads, water, and sewer. These LOS standards have been adopted as the standards that the City of Richland will use to evaluate future development approvals and will establish the basis for the future submission of capital budgets for approval within the UGA area.

Table 1. LOS Standards

Facility	Adopted LOS
Streets and Roads	
Local Roads	LOS D
Arterials	LOS D
Signalized Intersections	LOS D
Unsignalized Intersections	LOS D
Domestic Water	
Commercial Unit Flows	1,000 gallons/acre/day
Industrial Unit Flows	1,000 gallons/acre/day
Commercial Fire Flow	3,500 gpm for 3 hours
Industrial Fire Flow	4,000 gpm for 4 hours
Heavy Industrial Fire Flow	4,500 gpm for 5 hours
Sewer	
Residential Unit Flows	160 gallons/dwelling unit
Commercial Unit Flows	625 gallons/acre/day
Industrial Unit Flows	1,250 gallons/acre/day
Manning Pipe Roughness Coefficient	0.012
Minimum Sewer Velocity	2 feet/second

CAPITAL FACILITY INVENTORY

This section discusses existing facilities, owned by public entities, and provides information about the service provider, along with the location and capacity of the existing facilities.

Transportation

Streets

There is no existing roadway network internal to the proposed Urban Growth Area (UGA) Expansion Area. Only Stevens Drive, running north-south along the eastern side of the proposed Urban Growth Expansion Area provides immediate access. Roadways that will provide service to the proposed Urban Growth Area are described below.

Stevens Drive is a principal arterial roadway with a speed limit of 55 MPH that serves the Hanford area to the north of the proposed UGA Expansion Area. It has 6 lanes south of Horn Rapids Road and 4 lanes north of Horn Rapids Road. There are acceleration and deceleration lanes at intersections. North of Horn Rapids Road, Stevens Drive enters the Hanford Area and becomes Route 4 South.

Horn Rapids Road is a 2 lane minor arterial roadway that runs east-west within the existing Urban Growth Boundary approximately one-half mile to the south of the existing northern boundary of the UGA.

Kingsgate Way is a north-south minor arterial roadway with one lane in each direction and a two-way left turn lane. It has curb and gutter and a detached sidewalk on the east side just north of SR 240 along the RV Park frontage, but is a rural section further to the north. There are streetlights the full length of the roadway. It has a posted speed limit of 40 MPH. It provides access to residential development to the south of SR 240 but is discontinuous further south, with plans to extend it to Van Giesen Street (SR 224).

SR 240 is also known as the Vantage Highway west of Stevens Drive and is an east-west expressway that connects the City of Richland to areas to the west including the Hanford Site. It has a single through lane in each direction but at the intersection of Kingsgate Way it has deceleration lanes for right turns and, exclusive left turn lanes as well as acceleration lanes in both directions for vehicles turning onto the highway. A traffic signal will be constructed at the SR 240/Kingsgate Way intersection in 2017. The speed limit is 55 MPH. There are no sidewalk facilities as it has roadside ditches for stormwater. The City has programmed a multi-use pathway on the north side from Stevens Drive to Kingsgate Way.

George Washington Way parallels Stevens Drive to the east and serves the Tri-Cities Research District, the Port of Benton and the Pacific Northwest National Laboratories and Washington State University Tri-Cities. It is a 5 lane principal arterial through the heart of Richland. North of Horn Rapids Road, George Washington Way curves to the west to join Stevens Drive. Northbound, as it approaches Stevens Drive the only movement allowed is the northbound merge. Southbound Stevens Drive provides a left turn lane to access George Washington Way.

Traffic Volumes

Three existing intersections will provide primary access to the proposed UGA Expansion area and were evaluated for capacity purposes as part of this Capital Facilities Plan. Manual PM peak period turning movement volumes were collected in July 2016 at the three existing study intersections from 3:30 – 5:30 PM. Existing intersection lane configurations, traffic control and PM peak hour traffic volumes are depicted in Figure 2.

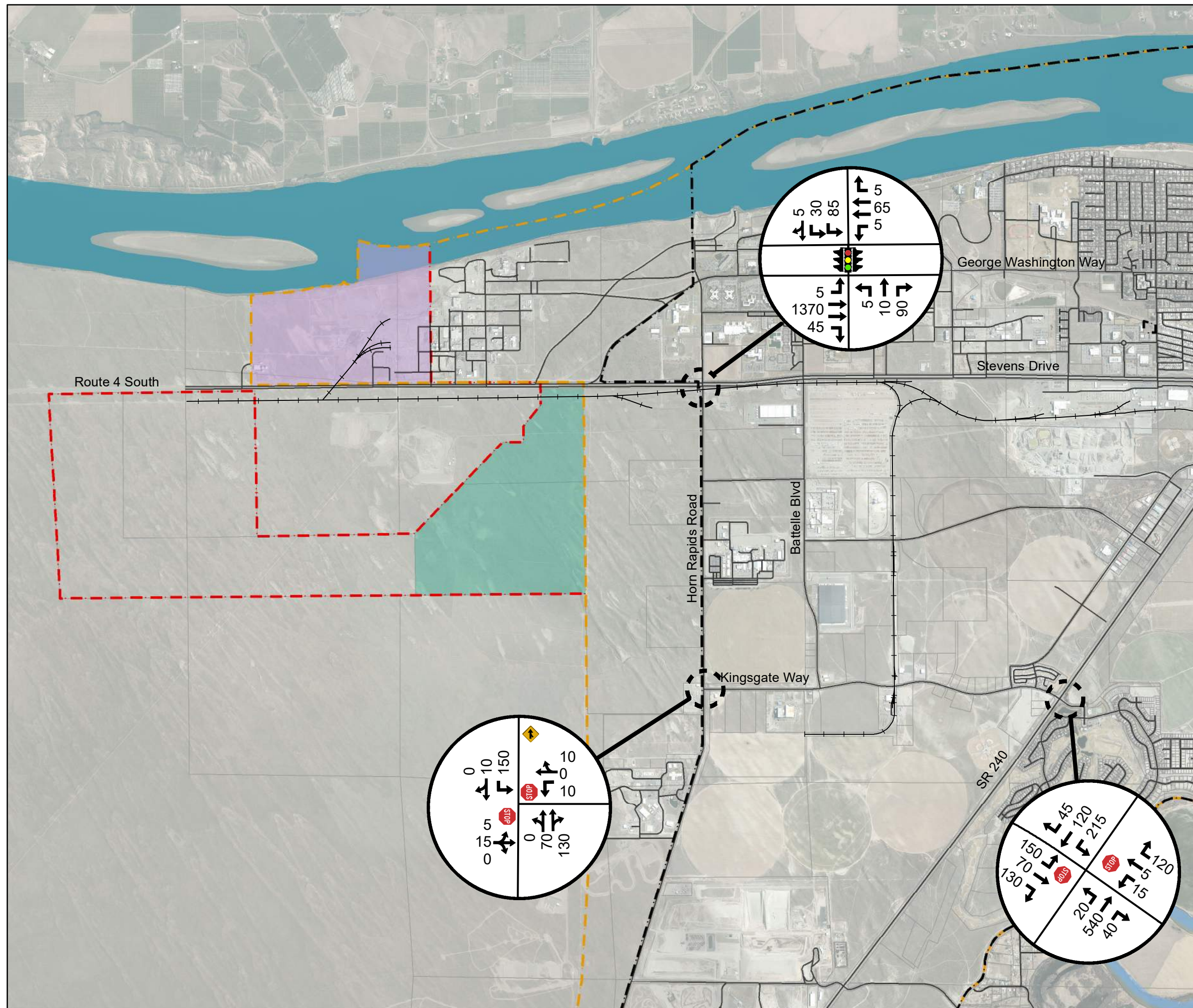
Figure 2

Existing Lane Configuration, Traffic Control and Volumes

- Legend**

 - City Limits
 - Existing UGA Boundary
 - Proposed UGA Boundary
 - Existing UGA To Be Removed
 - 6-Year Planning Area

0
2,500
5,000 Feet



Level of Service

The analysis of Level-of-Service (LOS) is a means of quantitatively describing the quality of operational conditions of a roadway segment or intersection, and the perception by motorists and passengers. Service levels are identified by letter designation, A to F, with LOS “A” representing the best operating conditions and LOS “F” the worst. Each LOS represents a range of operating conditions, and one or more measures of effectiveness (MOE) are used to quantify the LOS of a roadway element. For intersections, the MOE used is average control delay (seconds) per vehicle. While there are several methodologies for estimating the LOS of intersections, the most commonly used is that presented in the Highway Capacity Manual and is the methodology used in this study (HCM 2010). The Highway Capacity Manual LOS criteria for signalized and unsignalized intersections are summarized in Table 2.

Table 2. Level-of-Service Criteria for Intersections

Level of Service (LOS)	Average Control Delay (seconds/vehicle)	
	Signalized Intersections	Unsignalized Intersections
A	< =10	< =10
B	>10 - < 20	>10 - < 15
C	>20 - < 35	>15 - < 25
D	>35 - < 55	>25 - < 35
E	>55 - < 80	>35 - < 50
F	>80	>50
Source: Highway Capacity Manual 2010, Transportation Research Board, National Research Council, Washington, D.C., 2000.		

The signalized method is based on the capacity available to service the various movements at a signalized intersection, based on the amount of green time provided for each movement. The impacts of any conflicting movements, etc. for unsignalized intersections delay is based on the availability of gaps in the major street to allow minor street movements to occur. Delay results in driver frustration and anxiety, loss of time, unnecessary fuel consumption, and contributes to unnecessary air pollution.

The Benton Franklin Council of Governments and the City of Richland have adopted regional standards for intersection service standards at LOS “D”. These proposed criteria will be the basis for determining appropriate mitigation actions for future traffic volumes.

Peak hour traffic volumes and intersection geometry from Figure 2 were used to determine the delay and Level of Service at the intersections. The results of the capacity analysis and intersection delay for existing conditions are shown in Table 3.

Table 3. Summary of Existing PM Peak Hour Delay (sec) and Level of Service

Intersection	PM Peak Hour	
	Overall Intersection	Worst Approach
Stevens Drive/Horn Rapids	13.8/B	WB—68.3/E
Horn Rapids Road/Kingsgate Way	*	SB—12.9/B
SR 240/Kingsgate Way	* (1)	SB-268/F

LEGEND

60.8/E Delay and Level of Service using existing lane configurations

* Uncontrolled Movements (major street through) not provided for overall intersection Analysis for Two-way Stop Controlled Intersections

NB = northbound, SB = southbound, WB = westbound, EB = eastbound

- (1) The LOS with the traffic signal installed in 2017 will result in much improved service, providing LOS B and 15 seconds of delay for the overall intersection and LOS C with 22 seconds of delay for the worst (NB approach).

As shown in Table 3, the intersections of Stevens Drive/Horn Rapids Road and Horn Rapids Road/Kingsgate Way function with good Levels of Service. However, the intersection of SR 240/Kingsgate Way currently functions with an unacceptable Level of Service during the PM peak hour. This is caused by a steady stream of traffic on SR 240 during peak hours, this limits gaps which side-street traffic can cross or enter the flow of mainline traffic and has been the situation for several years. The City has funded, and the Washington State Department of Transportation has committed to constructing a traffic signal at the intersection of sr 240/Kingsgate Way in 2017..

Sanitary Sewer Service

Currently, there is no sanitary sewer service in the UGA Expansion Area. Sanitary sewer service in this area will be provided by the City of Richland. The City of Richland updated its General Sewer Plan (GSP) in 2016. The GSP update discusses the total capacity, utilized capacity, and remaining capacity of both the Wastewater Treatment Plant (WWTP) and the sanitary sewer collection system. The following is a summary of the WWTP capacity and the sanitary sewer collection system based upon this planning document.

Wastewater Treatment Plant

The City of Richland operates a wastewater treatment plant (WWTP) with primary sedimentation and secondary activated sludge treatment. Chlorine is injected prior to discharge to the Columbia River for disinfection. Solids are thickened with rotary drum thickner, anaerobically digested, dewatered on belt presses, and transported to the City composting facility to attain a Class A compost which is sold to the public through wholesale distributors.

The WWTP is sized for 11.4 million gallons per day (mgd) of sewer flow as noted in Table 4. According to the GSP, the maximum monthly flow for 2015 was 6.3 mgd (55% of rated capacity) and maximum monthly flow is projected to reach approximately 9 mgd (80% of rated capacity) in the next 20 years. The GSP identifies that Biological Oxygen Demand (BOD) and Total Suspended Solids (TSS) loading are both currently at approximately 80% of rated capacity. The Washington State Department of Ecology (WDOE) recommends improvement planning begin once average flow/load exceeds 85% for three consecutive

months or exceeds 100% design capacity for one month. Based upon this requirement, the GSP projects the need for a WWTP re-rating study to occur in 2020.

Table 4. Design Criteria – 2016 NPDES Permit

Parameter	Design Criteria	85% of Design
Average flow for maximum month	11.4 mgd	9.7 mgd
BOD ₅ loading for maximum month	17,250 lbs/day	14,663 lbs/day
TSS loading for maximum month	21,200 lbs/day	18,020 lbs/day
NH ₃ -N loading for maximum month	2,750 lbs/day	2,338 lbs/day

Collection System

The City of Richland sanitary sewer collection system consists of over 262 miles of pipe ranging in size from 6-inch to 54-inch in diameter. The total area that can be provided with public sewer service totals over 25,000 acres. The existing collection system also includes 14 sanitary sewer lift stations, which are classified as either local service or interceptor service depending on the area they serve.

The natural ground topography of the UGA Study Area is a gentle slope of 0.5% towards the south. Therefore, the entire UGA Study Area will have only one drainage basin to be served by one sanitary sewer gravity interceptor pipe. There is an existing 24-inch diameter sewer interceptor (Logston Interceptor) that extends as far north as Battelle Boulevard. Figure 3 depicts the existing sanitary sewer collection system in the vicinity of the UGA Study Area.

Potable Water Service

The UGA Study Area is outside of the current water service area of the City of Richland water system. The City of Richland prepared an update to its Water System Plan (WSP) in 2016, which provides 20-year planning numbers for water supply, demand, and distribution. The following is a summary of the City's potable water source capacity and the distribution system based upon this planning document.

Source Capacity

According to the WSP, the City of Richland has a total available water right of 34,948 acre-feet per year and 43,786 gpm for instantaneous flow. This total available water right converts to a Maximum Day Demand (MDD) of 63.0 MGD. The 2015 population-based MDD is 38.4 MGD per the WSP. The planning period for the WSP limited the future demand projections to year 2035 when MDD is projected as 55.25 mgd.

The City of Richland potable water sources include a wellfield and the Columbia River Water Treatment Plant (WTP). According to the WSP update, the wellfield has a total of 15 MGD capacity while the WTP has a capacity of 36 MGD.

Distribution System

There are currently twelve pressure zones in the City's water distribution system that receive water service. The natural topography of the UGA Study Area (elevation 410' to 380') places it within the City's Core 548 Pressure Zone which serves elevations 353'- 427'. There are existing Core 548 water pipes as far north as Horn Rapids Road. Figure 4 depicts the existing water distribution system near the UGA Study Area.

Figure 3

Existing Sewer System

Legend

- 

City Limits
- 

Existing UGA Boundary
- 

Proposed UGA Boundary
- 

Existing UGA To Be Removed
- 

6-Year Planning Area
- 

Property Lines
- 

Sewer Lift Station

Existing Pipe Size (in)

- 

Collector
- 

10
- 

12
- 

15
- 

18
- 

21
- 

24
- 

27
- 

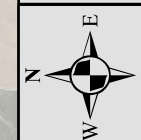
30
- 

36
- 

42
- 

54

0
2,000
4,000 Feet



Date: Oct 18, 2016

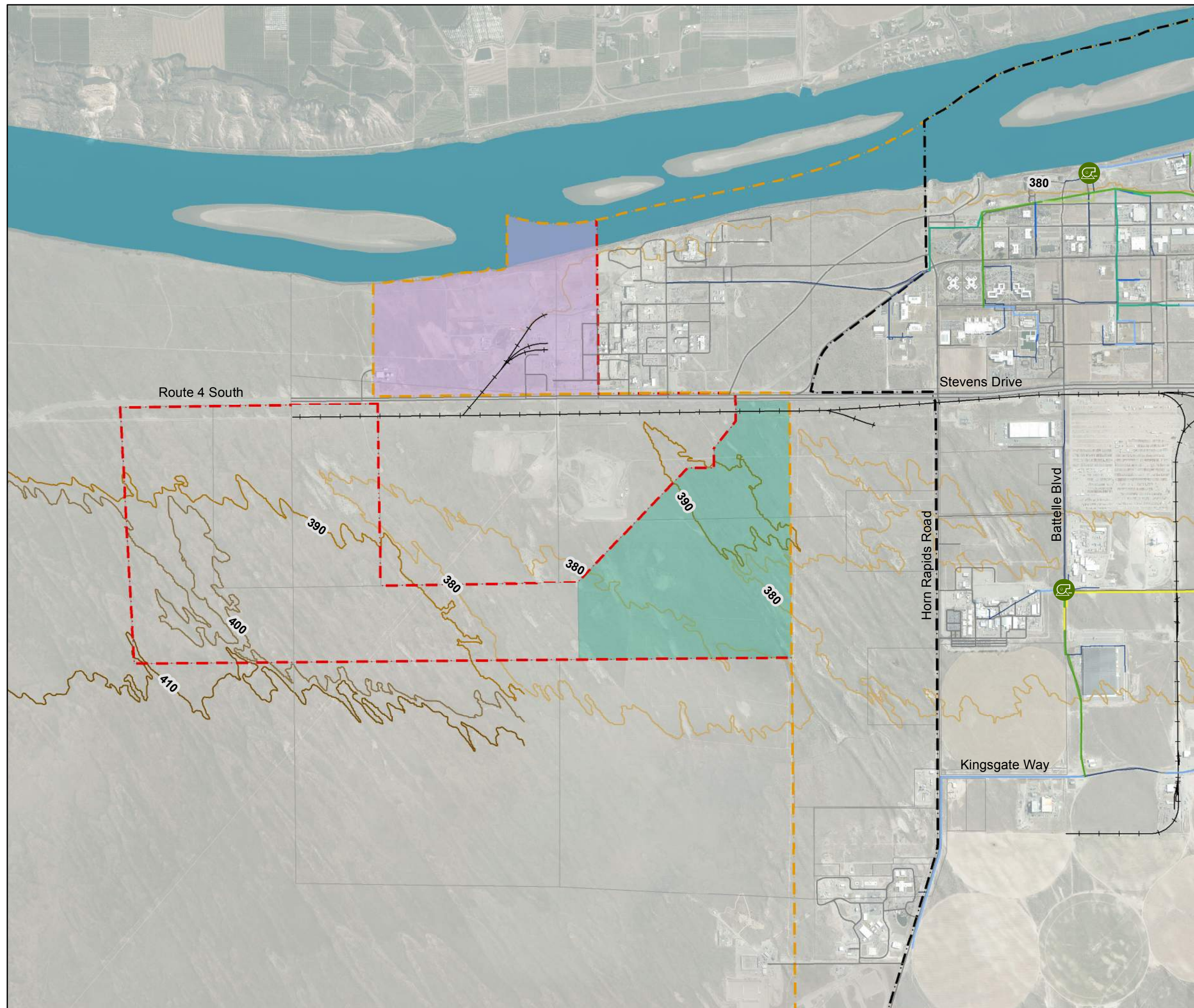


Figure 4

Existing Water System

Legend

- 

City Limits
- 

Existing UGA Boundary
- 

Proposed UGA Boundary
- 

Existing UGA To Be Removed
- 

6-Year Planning Area
- 

Booster Pump

Existing Pipe Size (in)

- 

6
- 

8
- 

10
- 

12
- 

14
- 

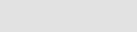
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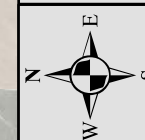
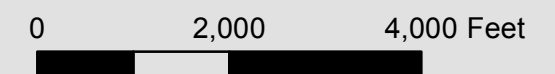
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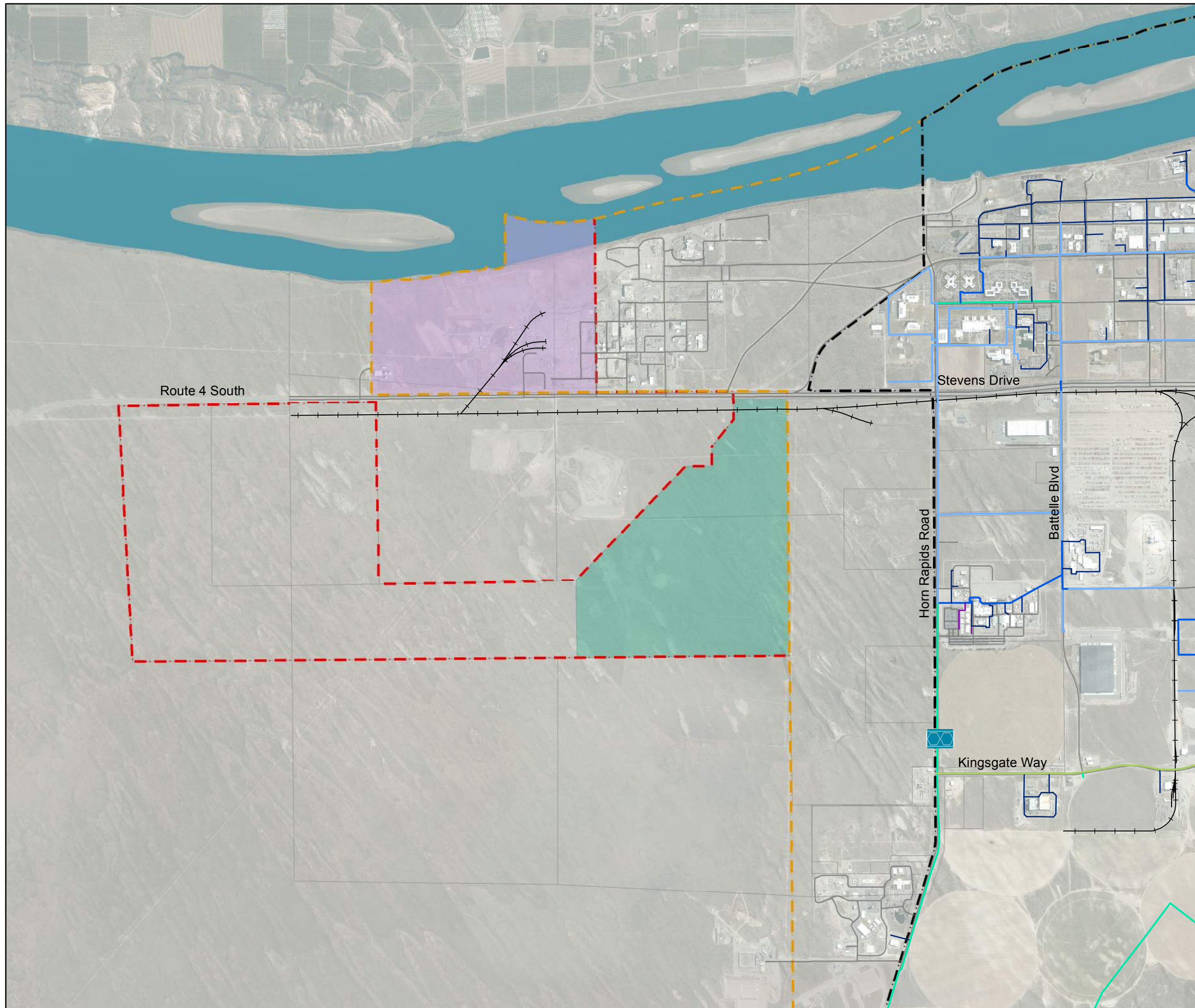
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36



Date: Oct 18, 2016



Surface and Storm Water Management

Currently, there are no storm water systems within the UGA Study Area. There is a restriction of the placement of swales, ponds and other storm drainage facilities within the UGA study area. The southerly restriction area is located 1,969 feet north of the centerline of Horn Rapids Road and extends 15,781 feet north of the centerline of Horn Rapids Road. This is noted in the property deed restrictions Exhibit H item 5. Refer to Figure 5 for a graphical representation of the restriction area.

Other Governmental Services

Power

The City of Richland Energy Services currently has no electrical power services specified for the UGA Study Area. There are existing electrical facilities along Horn Rapids Road (east/west) and Stevens Drive (north/south) that provide service to existing developed area. City of Richland Energy Services has the ability to provide electrical service to the UGA Study Area. The Bonneville Power Administration (BPA) has an overhead transmission line that crosses the UGA Study Area east to west. The BPA transmission line cannot be used for electrical services for the UGA Study Area.

Natural Gas

The natural gas utility for the UGA expansion area is Cascade Natural Gas Corporation (CNGC). CNGC has an existing 6-inch steel high-pressure main running north/south along Stevens Drive. There is also a 4-inch intermediate pressure main located along Horn Rapids Road (east/west). CNGC has stated that their existing natural gas services are currently 100% utilized and that no further natural gas services can be accounted for in the UGA Study Area. CNGC is currently working on plans to provide additional natural gas services so that the UGA Study Area can account for natural gas utility services. They have estimated additional natural gas services can be accounted for by the middle/end of 2017.

Communications

In regards to landline telecommunication service, the UGA Study Area is located in Frontier Communication's service area. Landline telecommunication service to the UGA Study Area is not currently available and would require additions to Frontier's current network. Other landline telecommunication providers would need to make similar improvements. Service coverage for cellular telecommunication is expected to be available in the UGA Study Area as nearby urban areas receive cellular service. Internet service to the UGA Study Area would be limited to wireless internet service providers (ISPs) until a fiber optic network connection could be extended to the area.

Telecommunications

Telecommunications includes the transmission of information by wire, radio, optical cable, electromagnetic, or other similar means. This includes telephone, cellular telephone and cable and satellite television.

Changes in technology are having a major impact on telecommunications. Much of these technologies are merging with much less distinction between data, video, and voice technologies. Some of these utilities are regulated by the Washington State Utilities and Transportation Commission to meet a specific level of service to their service areas.

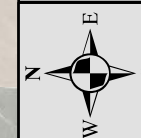
Figure 5

Stormwater Restriction Area

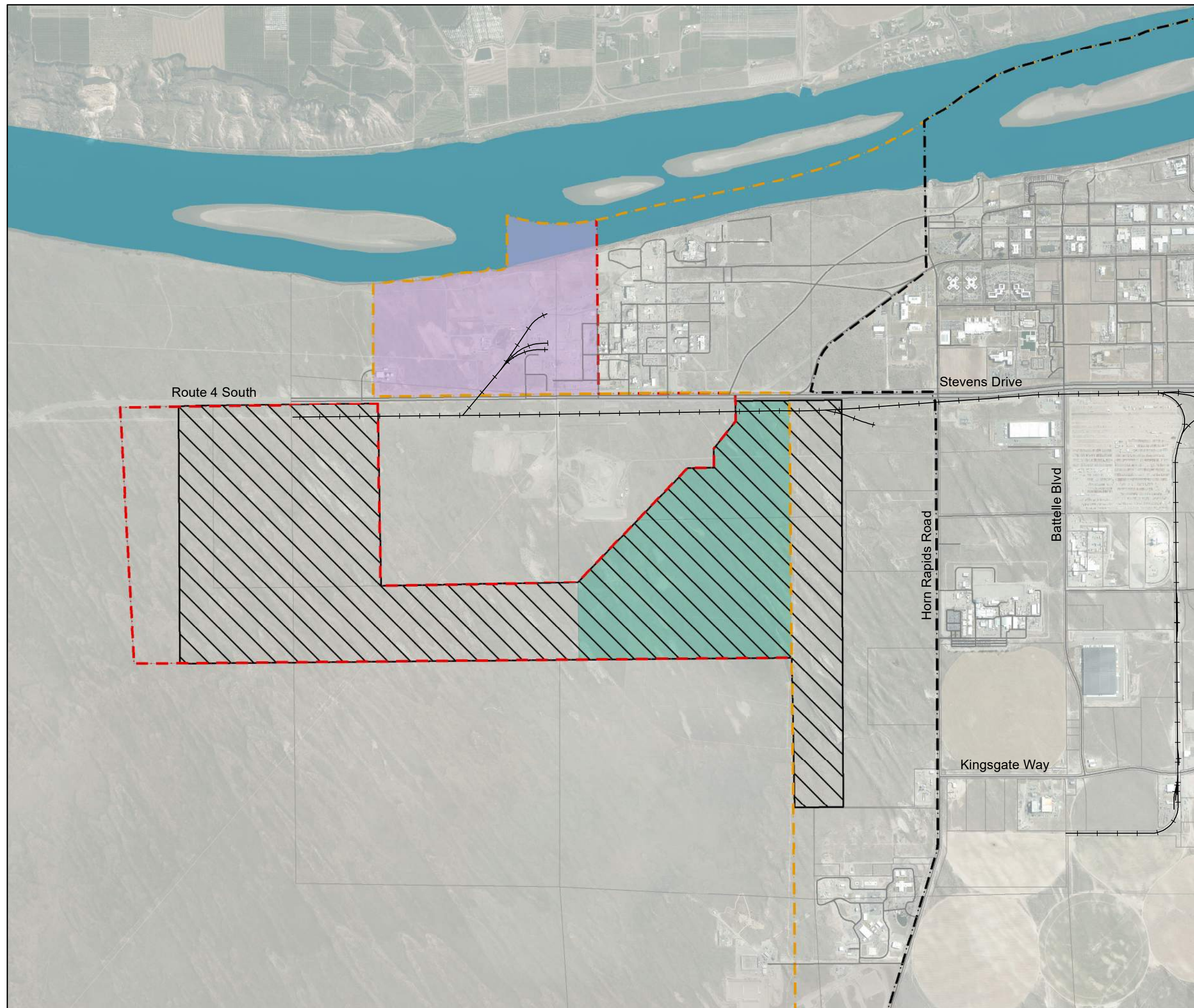
Legend

-  City Limits
-  Existing UGA Boundary
-  Proposed UGA Boundary
-  Existing UGA To Be Removed
-  6-Year Planning Area
-  Stormwater Restriction Area

0 2,000 4,000 Feet



Date: Nov 7, 2016



Frontier Communications provides standard phone service to the UGA Study Area. There are existing communication services along Horn Rapids Road (east/west) and along Stevens Drive (north/south). There are no communications services within the UGA Study Area.

U.S. Cellular, AT&T, Sprint, Verizon and Nextel currently provide cellular phone service within the Tri-Cities area. Due to the close proximity to urban areas, it is anticipated that all of these services will have acceptable reception.

Irrigation

Separate irrigation services are not provided by an irrigation district within the UGA Study Area. All irrigation within this the UGA Study area will need to be provided through the City of Richland Domestic Water System or via a private on site well source(s). It is noted that non-potable water is available with an existing irrigation pipeline at the corner of Stevens and Horn Rapids Road. It's not anticipated that the targeted developments will need this service; however, if a significant non-potable demands are requested by development irrigation service would be provided by this non-potable water system and most likely not from the domestic potable water system.

FACILITY REQUIREMENTS

This section of the UGA Capital Facilities Analysis presents capital improvement projects required by the City of Richland and others, to meet and maintain the level of service standards discussed earlier, based on the land use projections outlined.

Transportation

2022 Without UGA Expansion Conditions

An evaluation of future conditions in year 2022 without the UGA Expansion at study intersections was prepared for comparative purposes. The year 2022 was selected for the analysis year to be consistent with the State of Washington Growth Management Act and the requirement to provide acceptable Levels of Service over a 6-year time frame before allowing developments to proceed.

Although this section does not account for growth within the study area, accounting for background growth is typical for such studies. Traffic volumes in the study area are highly dependent on employment associated with the Department of Energy Hanford site to the north of the study area. Volumes can fluctuate up or down over time. For the purposes of this study, a background growth rate of 1.5% per year was applied to existing traffic volumes to represent year 2022 volumes without the UGA Expansion. For the purposes of this analysis, no reduction in traffic volumes was made associated with the 283 acres proposed to be removed from the UGA

The only significant roadway improvement anticipated during the next 6 years in the study area is the installation of a traffic signal at the intersection of SR 240/Kingsgate Way.

**Table 5. Summary of 2022 PM Peak Hour Delay (sec) and Level of Service
Without UGA Expansion**

Intersection	PM Peak Hour	
	Overall Intersection	Worst Approach
Stevens Drive/Horn Rapids	16/B	WB—71.3/E
Horn Rapids Road/Kingsgate Way	*	SB—12.9/B
SR 240/Kingsgate Way	15.2/B	NB-22.1/C

LEGEND

60.8/E Delay and Level of Service using existing lane configurations

* Uncontrolled Movements (major street through) not provided for overall intersection Analysis for Two-way Stop Controlled Intersections

NB = northbound, SB = southbound, WB = westbound, EB = eastbound

As shown in Table 5, all intersections in the study area are anticipated to operate with good overall Levels of Service. The high delay for the westbound approach at the intersection of Stevens Drive/Horn Rapids Road is for a relatively small number of vehicles. In order to maximize the throughput of the high demand volume on Stevens Drive which feeds the SR 240 By-Pass Highway, a long signal cycle length of 150 seconds is used. These long cycle lengths can cause lengthy delay for side street movements which is the case at Stevens Drive/Horn Rapids Road resulting in existing LOS E for some movements.

2022 with UGA Expansion

The proposed UGA Expansion Area consists of approximately 1,187 acres. There are also 283 acres that are proposed to be removed from the existing UGA on the east side of Stevens Drive, as previously discussed and shown in Figure 1.

The portion of the UGA Expansion area anticipated to be developed during the next six years comprises approximately 385 acres at the southern end. The land use of the entire site would be for light industrial purposes. Currently, the City has very few sites which can accommodate large industrial type development greater than 50 acres, such as is common in the Horn Rapids Industrial Park immediately to the south of the UGA Expansion area. Similarly, there are very few sites in the state that can accommodate industry with needs greater than 100 acres. The City and Port of Benton have been approached by businesses with needs similar to the AREVA site of 100 acres situated on Horn Rapids Road between Kingsgate Way and Stevens Drive. The intent of the UGA Expansion is to serve as many such businesses as possible.

Given the intent of the type of development anticipated for the UGA Expansion area, a relatively light roadway network, is proposed for the 6-year time period. It would consist of the following roadways that would be constructed consistent with the Horn Rapids Industrial Park Industrial Roadway section with 40' of paved roadway including 3 12' lanes and 2' shoulders:

- An east-west roadway (Road "A") connecting with Stevens Drive near its existing intersection with George Washington Way approximately 1-mile north of Horn Rapids Road, just north of and parallel to the existing BPA power lines, and extending west approximately 3 miles to a future extension of Kingsgate Way to the north. The western portion of this roadway within the existing UGA is approximately 3,260' and estimated to cost \$2.28 million.
- A Kingsgate Way extension (Road "B") to the north approximately 1 mile to connect with a new east-west roadway (Road "A"), a length of approximately 3,220' at a cost of approximately \$2.18 million.
- One additional north-south roadway (Road "C") along the western boundary of the UGA Expansion area that will provide access to the area north of the new east-west roadway (Road "A") in order to preserve maximum lot size capabilities. This roadway is outside the existing UGA and will be paid for by development of the UGA.

Depending on the actual development that occurs, and the lot acreage sizes incorporated into the UGA Expansion area, it may be meaningful for secondary or emergency services access or for phasing purposes to extend the north-south roadway from Horn Rapids Road rather than beginning at the new east-west roadway. For the 20-year time period, the new north-south roadway (Road "C") would be extended to the northern portion of the UGA Expansion area to connect with an additional east-west roadway (Road "D") that would connect to Stevens Drive.

In order to determine potential future roadway traffic volumes, the ITE 9th Edition of "Trip Generation" was consulted. This publication is produced based on national research that provides typical trip generation rates for various types of land uses. The trip generation rates for General Light Industrial and General Heavy Industrial were examined. A traffic count was also conducted at the entrance to the AREVA site during the PM peak hour to estimate the trip generation of these large facilities. A combination of these three land uses was felt to best estimate potential future trips generated within the next 6 years on the 385 acres. Trip generation rates for the land uses used are as follows:

- Light Industrial: 51.8 trips per acre on a typical weekday
- Light Industrial: 7.26 trips per acre during the PM peak hour (22% inbound, 78% outbound)
- Heavy Industrial: 6.75 trips per acre on a typical weekday
- Heavy Industrial: 2.16 trips per acre during the PM peak hour (22% inbound 78% outbound)
- AREVA Site: 0.69 trips per acre during the PM peak hour (5% inbound, 95% outbound)

For the purposes of this analysis it was assumed that 200 acres of the 385 would develop with similar trip generation characteristics as the AREVA site, and that 125 acres would develop with trip generation similar to that of typical heavy industrial and the remaining 60 acres would develop with Light Industrial trip generation characteristics. This would result in a total of 162 new inbound trips and 682 outbound trips from the UGA Expansion area.

In order to add the new trips to the roadway network, some assumptions were made as to the travel routes that the trips would use. Existing traffic patterns were examined in light of a knowledge of the housing available in the region for future workers in order to determine likely travel routes to and from the UGA Expansion area. The percentages of trips using the various potential travel routes are shown in Figure 6 along with the resulting Site Generated Trips. Traffic volumes shown in Figure 6 were added to the 2022 No-Build traffic volumes to represent the year 2022 Traffic Volumes with UGA Expansion and are shown in Figure 7.

Using the 2022 Traffic Volumes with UGA Expansion developed and shown in Figure 7, capacity analysis was again performed. The results of the analysis are shown in Table 6.

**Table 6. Summary of 2022 PM Peak Hour Delay (sec) and Level of Service
With UGA Expansion**

Intersection	PM Peak Hour	
	Overall Intersection	Worst Approach
Stevens Drive/Horn Rapids	8.3/A	WB—73.3/E
Horn Rapids Road/Kingsgate Way	*	WB—32.4/D
SR 240/Kingsgate Way	21.2/C	SB-30.2/C
Stevens Drive/George Washington Way/New east-west Road	18.9/B	EB-41.8/D

LEGEND

60.8/E Delay and Level of Service using existing lane configurations

* Uncontrolled Movements (major street through) not provided for overall intersection Analysis for Two-way Stop Controlled Intersections

NB = northbound, SB = southbound, WB = westbound, EB = eastbound

In addition to the roadway Improvements needed to provide access to the new UGA Expansion area described above, the following intersection improvements will be needed to provide acceptable Levels of Service as described below:

- At the intersection of Kingsgate Way/Horn Rapids Road two lanes for each approach will be needed, to reduce delay for various movements. Also, with the higher traffic volumes coming from the north leg rather than the east leg, conversion from north-south being STOP controlled to east west being STOP controlled will be needed at some point during the six year time period to reduce delay for southbound traffic. These improvements are estimated at \$165,000.

Figure 6

2022 PM Peak Hour Site Generated Trips

- Legend**
 - City Limits
 - Existing UGA Boundary
 - Proposed UGA Boundary
 - Existing UGA To Be
 - 6-Year Planning
 - Road "A"
 - Road "B"
 - Road "C"
 - Road "D"
 - Future 20-Year Road Extension

X% Inbound
(X%) Outbound

02,5005,000 Feet



Date: Nov 7, 2016

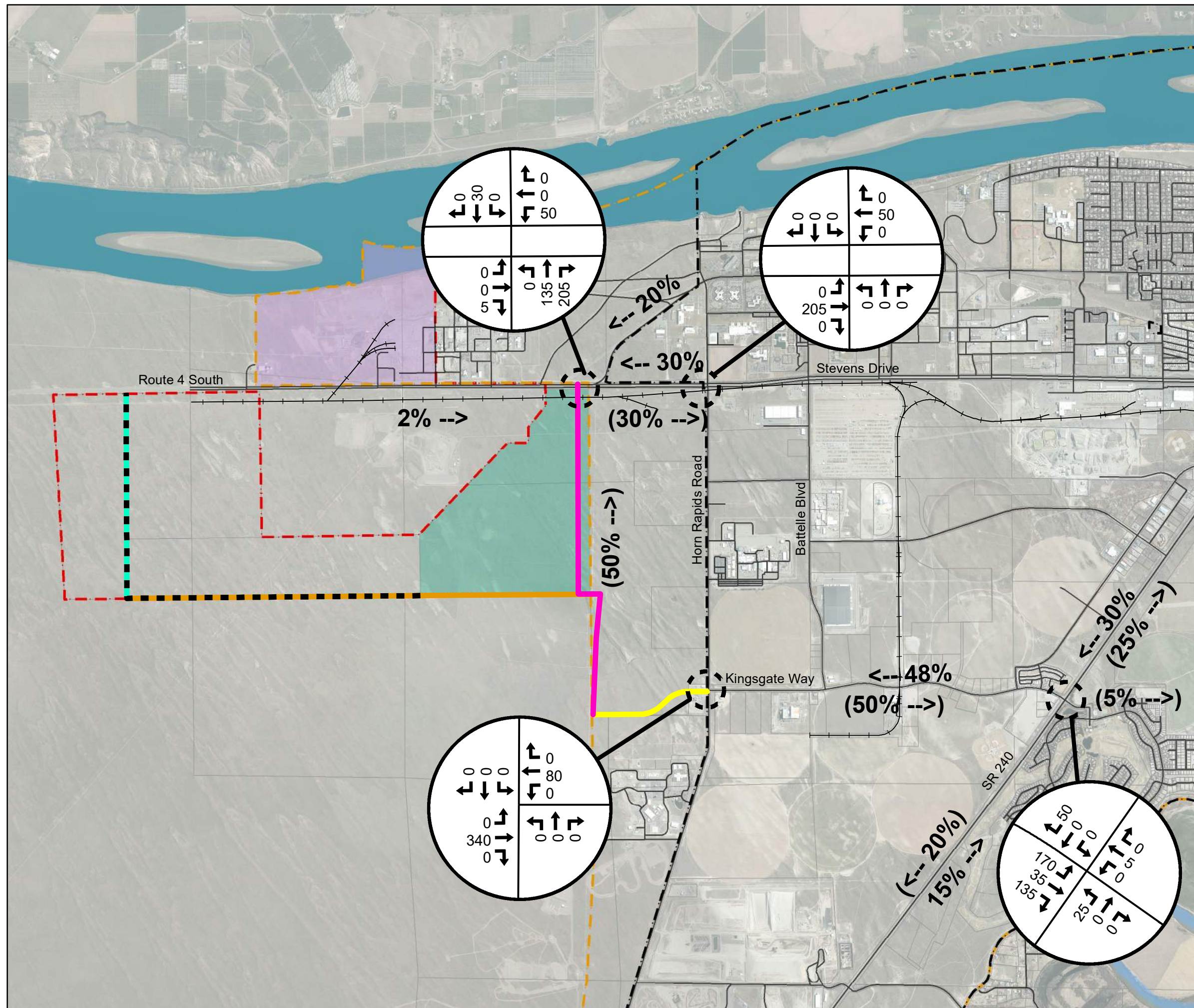
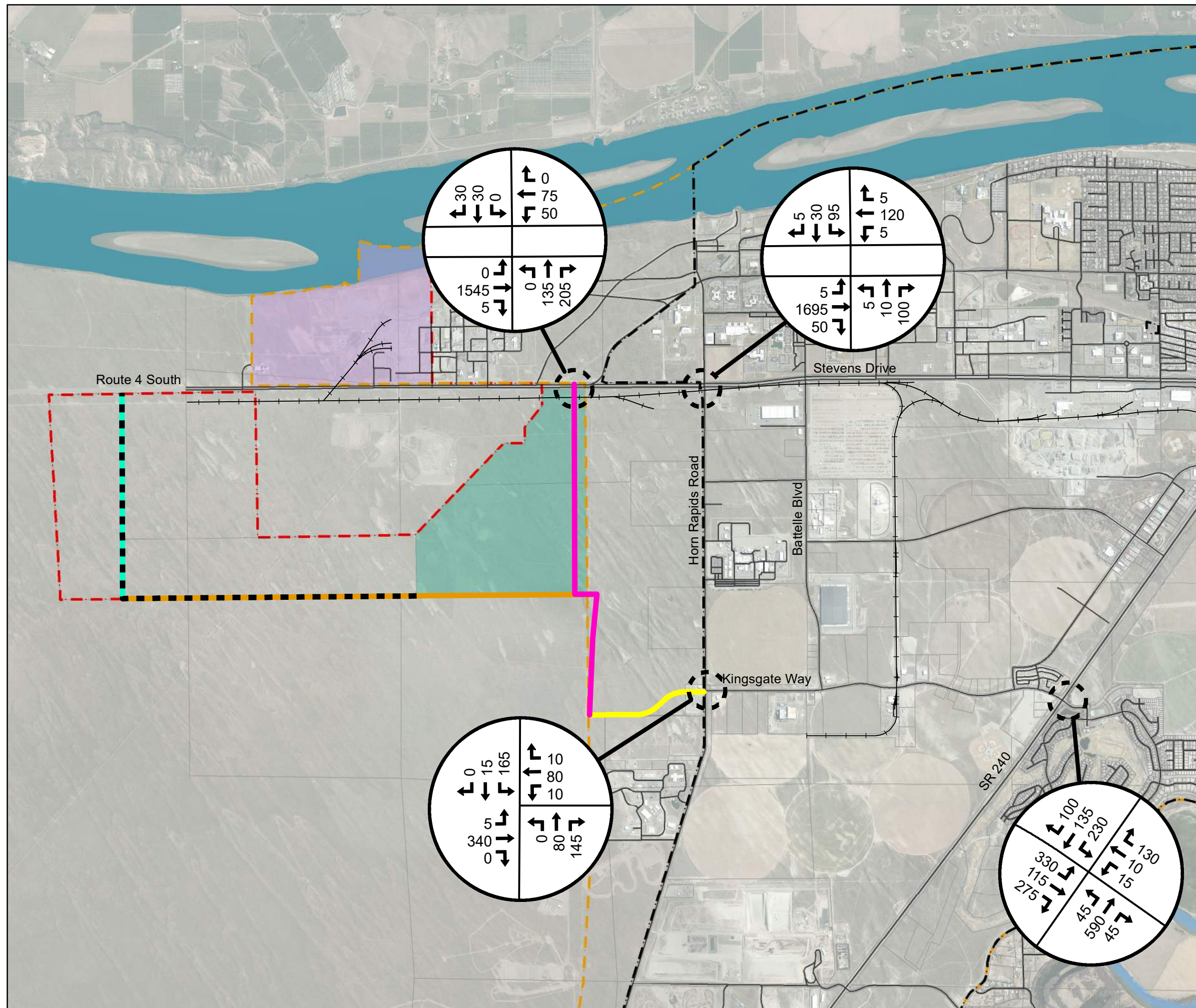


Figure 7

2022 PM Peak Hour Volumes with UGA Expansion

- Legend**
 - City Limits
 - Existing UGA Boundary
 - Proposed UGA
 - Existing UGA To Be
 - 6-Year Planning
 - Road "A"
 - Road "B"
 - Road "C"
 - Road "D"
 - Future 20-Year Road

0
2,500
5,000 Feet



- At the new intersection at Stevens Drive/George Washington Way/new east-west road, a traffic signal will be needed in order to provide adequate gaps in the Stevens Drive flow of traffic for other movements to occur. It is anticipated that this intersection would have exclusive left and right turn lanes on all approaches and that the existing sweeping right turn for George Washington Way to northbound Stevens Drive could be retained. At some point in the future, development on the east side of Stevens Drive could incorporate network changes that would more closely represent a grid network without the need to modify this intersection further. These improvements are estimated at \$755,000.

2036 With UGA Expansion

For the 20 year traffic analysis general roadway capacity was examined to determine what potential large capacity capital projects might be anticipated. It is inherent in this analysis that intersection improvements will need to occur over time, but specific improvements for the 20-year period at the intersection level are difficult to determine for such a long-range forecast with so many variables.

There are an additional 1,317 acres within the proposed UGA Expansion area beyond those evaluated for the year 2022 discussed above. One known future land use is associated with 300 acres owned by Energy Northwest who anticipates placing solar panels on 100 acres. These 100 acres would generate very few trips for maintenance purposes.

If similar land development assumptions are made for the 1,317 acres, such that 50% or 650 acres develops with similar trip making characteristics to those explained earlier with the AREVA site, and 600 acres of heavy industrial with 67 acres of light industrial, it could be expected that 415 inbound and 1,816 outbound trips could be made during the PM peak hour. It is likely, due to the proximity to Stevens Drive that the vast majority of these trips would access Stevens Drive.

Part of the purpose of the transfer of the 1,341 acres from the Department of Energy to the City of Richland and the Port of Benton is to provide alternate opportunities for employment as the Hanford Site clean-up eventually draws to a close in the long term. As a result of this shift in employment, the southbound traffic volumes on Stevens Drive are likely to decrease somewhat, however the extent and timing of this shift is unknown.

More detailed evaluation will be required in the future, when specific site proposals are presented, to better understand future traffic patterns and impacts of proposed developments. However, It is anticipated that Stevens Drive would need to be widened to 6 lanes north from Horn Rapids road through the UGA Expansion area to the northernmost new access roadway. A traffic signal would be needed at that northernmost roadway as well, which would provide gaps for other potential large parcel development on the west side of Stevens Drive. Traffic signalization may also be needed at Kingsgate Way/Horn Rapids Road.

Sanitary Sewer Service

Sanitary sewer service will be provided by the City of Richland. The following sections describe the projected flows and necessary expansion of the sanitary sewer system to serve the UGA Study Area for both the 6-year (2022) and the 20-year (2036) planning periods.

Estimated Sewer Flows

The GSP suggests using 1,250 gallons per acre per day (gpac) for industrial areas. This is consistent with the reference text Wastewater Engineering: Treatment and Reuse, by Metcalf & Eddy, gross-area sewer flows for industrial areas are estimated to be between 1,000 and 1,500 gpac. Therefore, for the purposes of this study, an average discharge of 1,250 gpac is assumed for the UGA Study Area. Infiltration and

inflow were considered low and therefore excluded due to the location of the study area being high in elevation and thus less affected by groundwater and because the age of the collection system piping will be new.

Master planning of sanitary sewer service for non-residential land uses is difficult because of the wide range of potential discharges. It should be noted that the 2015 General Sewer Plan Update identified that some of the heavy industrial permitted users contributed sewer flows of 3,000 gpad while some light industrial users contributed only 60 gpad. Therefore, each potential industrial use should be analyzed separately at the time of development to determine effects their specific industry will have on the collection system and the wastewater treatment plant.

2016-2022 with UGA Expansion

The total area for the 6-year study area is 385 acres. For 6-year planning purposes, maximum daily sewer flow for the UGA Study Area will be approximately 0.48 MGD for industrial use. This is based upon a gross-area approximation of 1,250 gpad and the extent of development planned for 6 years.

- Maximum Daily Flow = 1,250 gpad x 385 acres = 481,250 gpd (0.48 MGD)

2016-2036 with UGA Expansion

The 20-year planning period assumes full build-out of the UGA Study Area. The total area is approximately 1,702 acres. Based upon the 1,250 gpad assumption the following is the estimated sewer flow for 20-year planning purposes:

- Maximum Daily Flow = 1,250 gpad x 1,702 acres = 2,127,500 gpd (2.13 MGD)

Facility Improvements Required Outside the UGA Study Area

The following sections address the impacts to two major facility categories of the sanitary sewer system: the collection system and the wastewater treatment plant. It is assumed that utilities will be extended only as far as the southern boundary of the UGA Study Area.

Collection System

As previously noted, the natural ground topography of the UGA Study Area creates one singular sanitary sewer service area. A strategy for providing gravity sanitary sewer service to this UGA Study Area was included in the 2015 GSP. The 24-inch diameter Logston Interceptor will be extended at minimum slope (0.10%) northward to the edge of the study boundary.

It should be noted that although 6-year flows and pipe sizes are provided below, any sanitary sewer extensions to these areas that are constructed should be sized for the expected build-out flows from the study area, which are calculated to be the 20-year flows in this study. Modern materials and installation/inspection techniques are expected to result in 50-100 year lifespans for sewer pipe that is installed today. Because the majority of the capital cost is in the installation rather than the materials, it is recommended to size pipes for long-term planning needs. The following are the recommended improvements to the collection system:

2016-2022 with UGA Expansion

For the 6-year planning period, the service area consists of approximately 385 acres. For 6-year flows, approximately 7,500 LF of 12-inch diameter pipe would be need to be extended from the Logston interceptor. However, this pipe should be upsized to 24-inch in order to accommodate master plan flows per the GSP. Figure 8 depicts the alignment proposed for the sewer trunk extension. The Engineer's Opinion of Probable Cost in Year 2016 dollars for this improvement is estimated to be \$1.8 million.

The GSP confirms that the existing sewer collection system has available capacity for the estimated 6-year flows from the UGA Study Area.

2016-2036 with UGA Expansion

For the 20-year planning period, the service area consists of approximately 1,702 acres. The 7,500 LF of 12-inch diameter pipe needed for 6-year flows will need to be upsized to 24-inch for buildout flow – which matches the size and grade selected in the GSP. Figure 8 depicts the alignment proposed for the sewer trunk extension.

The GSP confirms that the existing sewer collection system has available capacity for the estimated 20-year buildout flows from the UGA Study Area.

Wastewater Treatment Plant

2016-2022 with UGA Expansion

For 6-year planning purposes, average daily sewer flow for the UGA Study Area will be approximately 0.48 mgd for industrial use. The GSP projects that maximum month flows for the WWTP in 2022 will be approximately 7.2 MGD; therefore, the UGA Study Area will add approximately 6% to the total peak monthly flows at the WWTP for 6-year planning purposes. This peak monthly flow will be 7.68 MGD – which is 67% of the WWTP design capacity. Therefore, the WWTP has available capacity for the 6-year sanitary sewer flows from the UGA Study Area.

2016-2036 with UGA Expansion

For 20-year planning purposes, average daily sewer flow for the UGA Study Area will be approximately 2.13 MGD for industrial use. The GSP identifies that peak month flows for the WWTP in 2036 will be approximately 9.1 MGD; therefore, the UGA Study Area will add approximately 20% to the total peak monthly flows at the WWTP for 20-year planning purposes. This peak monthly flow will be 11.23 MGD – which approaches the current design capacity of the WWTP (11.4 MGD). The WWTP has available capacity for the buildout sanitary sewer flows from the UGA Study Area; however, it may trigger the need for expansion planning to begin sooner than otherwise planned.

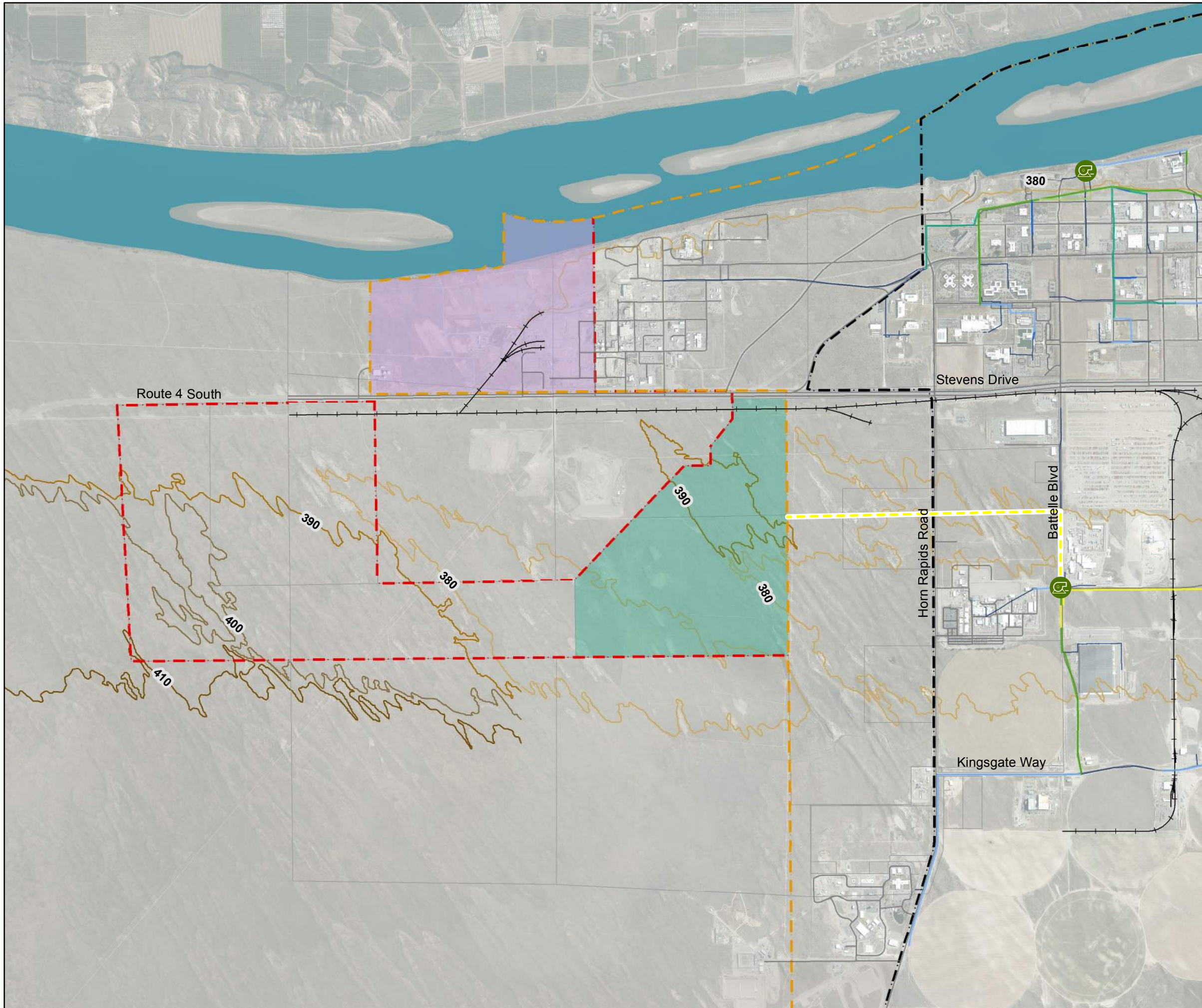


Figure 8

Sewer Improvements

Legend

- City Limits
- Existing UGA Boundary
- Proposed UGA Boundary
- Existing UGA To Be Removed
- 6-Year Planning Area
- Property Lines
- Sewer Lift Station

Existing Pipe Size (in)	MP Pipe Size (in)
Collector	Collector
10	10
12	12
15	15
18	18
21	21
24	24
27	27
30	30
36	36
42	42
54	54

0 2,000 4,000 Feet

Potable Water Service

Potable water service will be provided by the City of Richland. The following sections describe the projected water demands and necessary expansion of the potable water system to serve the UGA Study Area for both the 6-year (2022) and the 20-year (2036) planning periods.

Estimated Water Demands

Master planning of potable water service for non-residential land uses is difficult because of the wide range of potential industrial water needs. For the purposes of this study, a gross-area demand of 1,250 gallons per acre per day (gpad) is assumed, which is consistent with the estimated sewer demand. It is recommended that each potential industrial user should be analyzed separately at the time of development to determine effects on the distribution system and source capacity.

2016-2022 with UGA Expansion

The total area for the 6-year study area is 385 acres. For 6-year planning purposes, water demands for the UGA Study Area will be approximately 0.48 mgd for the 385 acres of industrial use.

- Maximum Daily Demand = 1,250 gpad x 385 acres = 481,250 gpd (0.48 MGD)

2016-2036 with UGA Expansion

The 20-year planning period assumes full build-out of the UGA Study Area. The total area is approximately 1,702 acres. Based upon the 1,250 gpad assumption the following is the estimated water demand for 20-year planning purposes:

- Maximum Daily Demand = 1,250 gpad x 1,702 acres = 2,127,500 gpd (2.13 MGD)

Facility Improvements

The following sections address the impacts to four major areas of the City of Richland's potable water system: system-wide water demands, source capacity, distribution system performance, and storage requirements. It should be noted that although 6-year planning and buildout infrastructure sizes are provided, any domestic water improvements to the UGA Study Area that are constructed should be sized for the expected build-out demands for the study area, which are calculated to be the 20-year demands in this study.

System-Wide Water Demands

As previously identified, the total available water rights for the City allow for 54 MGD of maximum daily flow. Currently, the City uses 38 MGD maximum daily flow and plans to be using approximately 46 MGD in the year 2022 and 55 MGD in the year 2036. The six-year maximum daily demands for the UGA Study Area are 0.48 MGD while buildout demands are 2.13 MGD. The addition of the 2.13 MGD peak flows at buildout for the Study Area will have little impact on the instantaneous water rights.

Encroachment toward the total available water right can be relieved through the use of the Quad-Cities water right. The Quad-Cities were issued a water right in 2003 that provides a maximum of 86 mgd to be developed and put into use by the Quad-Cities by 2051. The permit has specific requirements that limit water appropriations at various times per year and include mitigation of the consumptive portion of water use. Through the use of the Quad City water right, the City has adequate maximum day water rights for the Study Area.

Source Capacity

According to the WSP update, the City's two largest sources of water, the wellfield and the WTP, each pump directly into the Core 548 Zone and have a combined capacity of 51 MGD. Currently, the City uses 38 MGD maximum daily flow and plans to be using approximately 46 MGD in the year 2022 and 55 MGD in the year 2036. The six-year maximum daily demands for the UGA Study Area are 0.48 MGD while buildout demands are 2.13 MGD. Therefore, there is adequate capacity for the 6-year projections but the addition of the UGA Study Area may trigger the need for increased source capacity within the next 20 years.

Distribution System

A hydraulic analysis was performed in order to determine impacts on the existing distribution system as well as proposed sizing for distribution system expansion to serve the UGA Study Area. This hydraulic analysis is documented in a letter from RH2 Engineering, Inc. dated April 23, 2015. The results from the analysis are incorporated and summarized below.

2016-2022 with UGA Expansion

The UGA Study Area will be served by the City's Core 548 Pressure Zone. Water supply will be provided directly from the WTP and wellfield sources. The closest Core 548 Zone transmission main is located on Horn Rapids Road.

A connection to the 16-inch Core 548 Zone transmission main in Horn Rapids Road is proposed to be extended on the west side of the UGA Study Area. To ensure the reliability of service, a redundant source of water is needed. A second service location, on the east side of the UGA Service Area, would connect to the 12-inch transmission main in Horn Rapids Road. These two service connections must be looped within the UGA Study Area in order to provide the required fire flow capacity as well as a reliable source of water. The hydraulic analysis identified this improvement as a 12-inch diameter pipe loop. It should be noted that this analysis assumes the cost of the loop will be an onsite cost and only the cost of the two service extensions to the UGA Study Area boundary is hereby included in the costs. Figure 9 depicts the alignment proposed for the water transmission main extensions.

The Engineer's Opinion of Probable Cost in Year 2016 dollars for the 12-inch water pipe connections is estimated to be \$2.5 million.

The hydraulic analysis indicates that the pipe loop alone will not provide the required fire flow for the UGA Study Area. An elevated onsite storage tank will be required in order to provide the required fire flow – as discussed below.

2016-2036 with UGA Expansion

The distribution system improvements identified for 6-year improvements are also adequate to meet buildout needs. This is because the required fire flow dictates a minimum pipe size of a 12-inch loop to serve the UGA Study Area.

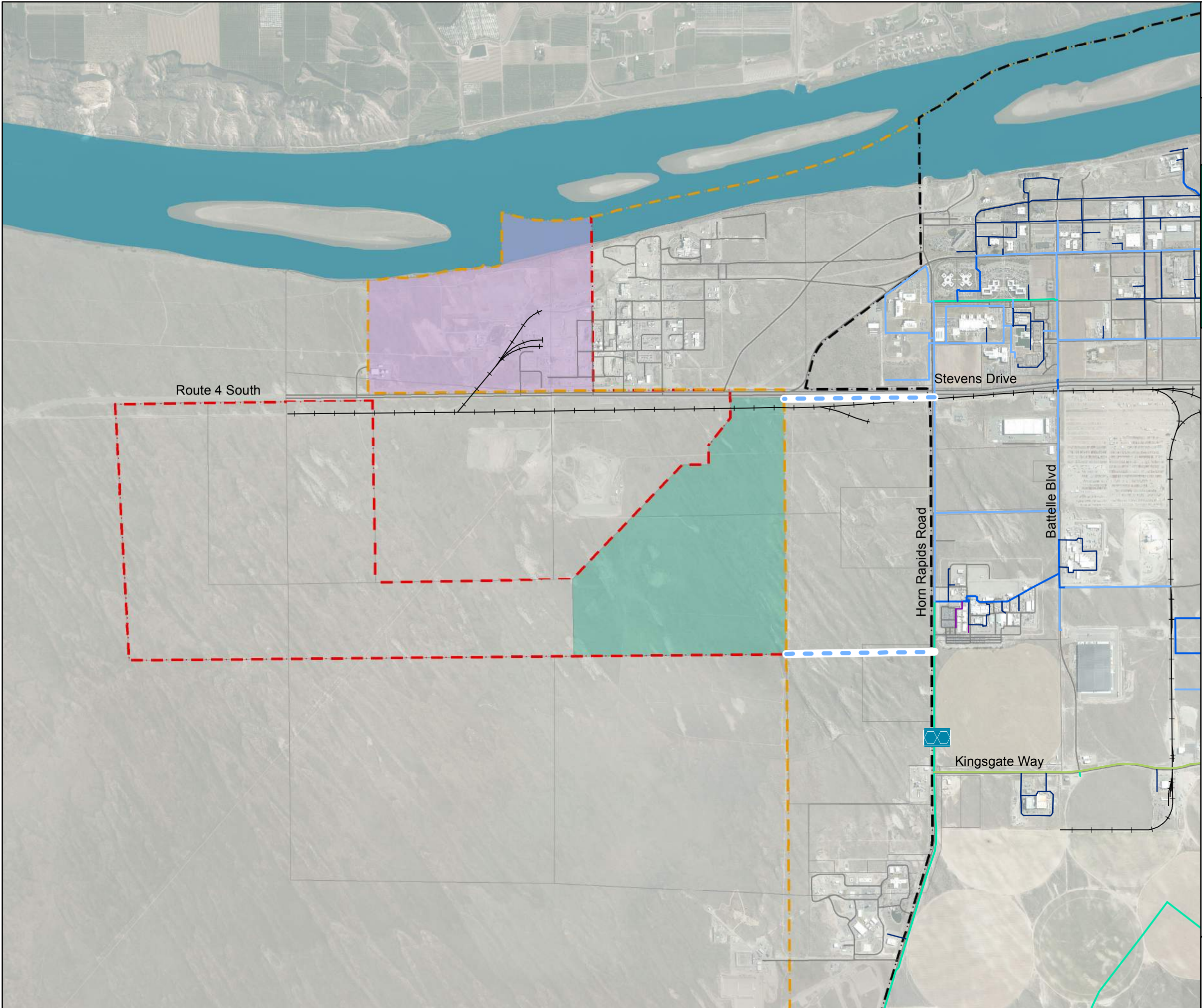


Figure 9

Water Improvements

Legend

- City Limits
- Existing UGA Boundary
- Proposed UGA Boundary
- Existing UGA To Be Removed
- 6-Year Planning Area
- Property Lines
- Booster Pump

Existing Pipe Size (in)	MP Pipe Size (in)
6	6
8	8
10	10
12	12
14	14
16	16
18	18
20	20
24	24
27	27
30	30
36	36

0 2,000 4,000 Feet

Storage Capacity

The WSP indicates that the City has a surplus of storage in the Core 548 Zone for both 6-year and 20-year planning horizons. However, the hydraulic analysis indicates that onsite storage is needed at the UGA Study Area in order to provide the required fire flow for the UGA Study Area. Several alternative storage tank locations have been identified; however, the option that provides the most reliable service to the UGA Study Area is an elevated tank located on the UGA Study Area site. The elevated tank could be located anywhere in the UGA Study Area.

Reservoir storage has three main components: Standby Storage, Equalizing Storage, and Fire Flow Storage. Standby Storage provides a supply of water during emergency conditions such as a transmission main failure. Equalizing Storage ensures that peak instantaneous demands can be met at any time. Fire Flow Storage ensures meeting fire flow planning level requirements under all conditions including power outages and/or the loss of the source supply. Typically, fire flow storage is the largest driver for tank sizing. The WSP used assumptions of 4,000 gpm for four hours for industrial land use and 4,500 gpm for five hours for heavy industrial land use. To be conservative, the required fire flow storage for the UGA Study Area is planned for the heavy industrial requirement of 4,500 gpm for 5 hours, which is 1,350,000 gallons. The Total Required Storage value is the sum of each of the three reservoir storage components. These storage value calculations are based on the planning assumptions discussed in the WSP and can be further adjusted with a more specific study.

2016-2022 with UGA Expansion

For 6-year planning, the UGA Study Area will require a storage volume of 1.5 MG; however, it should be sized for 2 MG in order to serve the buildout demands of the Study Area. The Engineer's Opinion of Probable Cost in Year 2016 dollars for a 2.0 MG reservoir is estimated to be \$7.0 million as shown in Table 7

2016-2036 with UGA Expansion

For 20-year buildout planning, the UGA Study Area will require a storage volume of 1.7 MG. A 2.0 MG tank was used for cost estimating purposes.

Power

The City of Richland Energy Services has reviewed the UGA Study Area and they have determined it will require additional electrical infrastructure to support the UGA Study Area. Additional electrical services will be necessary along the frontage of the proposed roadway network within the UGA Study Area. Electrical services are to be looped from Horn Rapids Road to Stevens Drive. Until more specific power requirements of UGA Study Area have been further identified, it is not possible to accurately predict total power demand for the UGA Study Area. The City of Richland Energy Services has anticipated that a substation will be required further to the north of the UGA Study Area and that the necessary infrastructure will be required to be installed as part of the UGA Study Area. Estimated electrical power costs are included in the Engineer's Opinion of Probable Cost in Year 2016 dollars are included in the streets and roads section located in Table 7.

Surface and Storm Water Management

The public roadway network within the UGA Study Area shall have roadside ditches to convey and retain storm water runoff from the public roadway network. Storm water runoff shall be retained in the roadside ditches. Refer to the industrial roadway section shown in Figure 10 for the drainage ditch section. Storm water runoff from the public roadway network into roadside ditches are not considered a part of the

storm water restriction as shown in Figure 5; however, no underground infiltration facilities and/or large retention ponds will be allowed for the development of the public roadways. The roadway network shall avoid large drainage basins that would concentrate large amounts of storm water runoff.

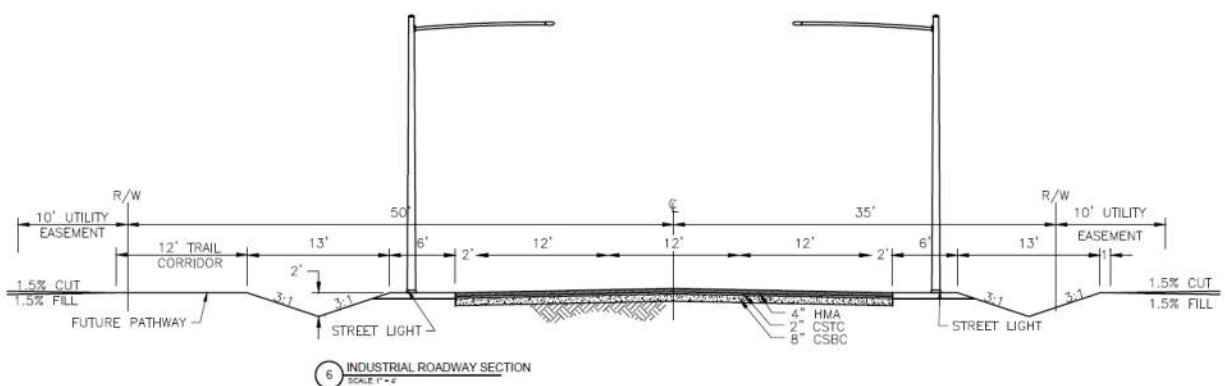
The City of Richland has adapted the Storm Water Management Manual for Eastern Washington (SWMMEW) as the basis for storm water management. For hydrologic volume control, roadside ditches shall be designed based upon the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume with a 25-year return period. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method. Refer to Section 3 – Design Guidelines item C-Storm Drainage Collection Systems of the City of Richland Public Infrastructure Construction Plan Requirements and Design Guidelines for additional storm water design information.

The UGA Study Area has no defined upstream and/or downstream drainage channels. Therefore, no upstream and/or downstream storm water improvements for the UGA Study Area are anticipated

Any storm water costs associated with the development of the public right of way facilities are included in the costs of those facilities in the streets and road section in Table 7.

All development considered as private and/or non-public is not a part of the UGA Study Area. All private and/or non-public storm water facilities shall be retained on-site and the private developer shall encumber all associated costs. Storm water restrictions will be applicable to all private and/or non-public developments. It is anticipated that private and/or non-public storm water facilities will be collected and conveyed on-site to lined evaporation ponds for those developments within the storm water restriction area. Maintenance and operation of the private storm water facilities will be provided by Owner/Developer.

Figure 10. Proposed Industrial Roadway Section



Other Governmental Services

Natural Gas

CNGC has stated that their existing natural gas services are currently 100% utilized and that no further natural gas services can be currently accounted for in the UGA Study Area. CNGC is currently working on plans to provide additional natural gas services so that the UGA Study Area can account for natural gas utility services. They have estimated additional natural gas services can be accounted for by the middle/end of 2017. No estimated costs to extend natural gas to the UGA Study Area are included in this plan since the cost to extend natural gas sewer service would be incurred by CNGC and/or private development.

Telecommunications

Telecommunications includes the transmission of information by wire, radio, optical cable, electromagnetic, or other similar means. This includes telephone, cellular telephone and cable and satellite television.

Changes in technology are having a major impact on telecommunications. Much of these technologies are merging with much less distinction between data, video, and voice technologies. Some of these utilities are regulated by the Washington State Utilities and Transportation Commission to meet a specific level of service to their service areas.

Frontier Communications can provide standard phone service to the UGA Study Area. There are existing communication services along Horn Rapids Road (east/west) and along Stevens Drive (north/south). Communications services will need to be extended to the UGA Study Area. Communication services will parallel the City of Richland Energy Services facilities along the proposed public roadway network frontage in the UGA Study Area. Estimated costs to extend communication services in the UGA Study Area are included in the streets and roads section located in Table 7

U.S. Cellular, AT&T, Sprint, Verizon and Nextel currently provide cellular phone service within the Tri-Cities area. Due to the close proximity to urban areas, it is anticipated that all of these services will have acceptable reception.

Irrigation

All irrigation within this the UGA Study area will need to be provided through the City of Richland Domestic Water System or via a private on site well source(s). It is noted that non-potable water is available with an existing irrigation pipeline at the corner of Stevens and Horn Rapids Road. It's not anticipated that the targeted developments will need this service; however, if a significant non-potable demands are requested by development irrigation service would be provided by this non-potable water system and most likely not from the domestic potable water system. No estimated costs to provide irrigation service to the UGA Study Area from the existing non-potable water service are included in this plan since it is anticipated that minimal non-potable water service demand will be requested and would ultimately be provided by the domestic potable water system.

FUNDING SOURCES

This section discusses many of the existing and potential revenue sources, debt capacity and options for using debt financing by the City of Richland to fund needed capital improvements related to growth.

The City of Richland uses a number of different financing sources to pay for capital projects. Typically, large capital projects are financed through long-term bonded debt and grants and loans. For the purposes of this CFP, it is assumed that the cost of capital improvements will be funded by a variety of funding sources which range from the City of Richland, Port of Benton, late comer agreements and grants and loans.

The following discusses the various revenue sources available to the City of Richland. Not all of these sources are currently being used by the City to fund capital improvements. Those that are being currently used are identified.

Taxes

Property Taxes

RCW 84.52 authorizes this tax on the assessed valuation of real and personal property, subject to two limitations: Initiative 747 limits growth of regular property taxes to 1% of the highest amount levied in the previous year, before adjustments for new construction and annexations; and, The State Constitution limits the total regular property taxes to 1% of assessed valuation or \$10.00 per \$1,000 of value (if the taxes of all districts exceed this amount, each is proportionately reduced until the total is at or below the 1% limit).

Voters may approve excess property tax levies over the constitutional and statutory limits for a number of years to pay off general obligation bonds for construction, or a single year levy (two years for school districts) for general operating purposes. The constitution requires 40% voter turnout in the previous general election and a 60% favorable majority vote (RCW 41 and 84).

RCW 85.55 allows cities that are levying property taxes at a rate lower than the statutory maximum, to lift the levy lid by more than 1%. A simple majority vote is required. The purpose for which the money will be used does not need to be specified. Cities that are levying at their statutory maximum rate can raise their rate for one year. This is called an Operations and Maintenance Levy and also requires 40% voter turnout in the previous general election and a 60% favorable majority vote. The purpose for which the money will be used does not need to be specified.

Retail Sales and Use Tax

There is levied a total of 8.6% on all retail sales, except for off-premise food and drugs. The allocation of the 8.6% is as follows:

- State - 6.5%
- County - 0.15%
- County - Criminal Justice - 0.10%
- City - 0.85%
- City - Criminal Justice - 0.10%
- City – 2015 – Criminal Justice - 0.30%
- Ben Franklin Transit - 0.60%

The City does not need to designate how their portion of the sales taxes will be spent.

Real Estate Excise Taxes

The state authorizes a tax of 1.28% on the sale of all real estate. RCW 82.46 authorizes cities, planning under the GMA, to assess an additional tax on real estate sales of .25%. These funds must be spent on capital projects listed in the capital facilities plan. A second .25% may also be levied to help defray the costs of development and rehabilitation. The City levies both .25% taxes for use in funding capital projects.

Lodging Excise Taxes

RCW 67.28 authorizes a 2% tax on all charges for lodging furnished for a continuous period of less than one month. This tax is taken as a credit against the 6.5% State sales tax assessed on the lodging charges for the promotion of tourism, acquisition and or operation of tourism related facilities (i.e. specific stadium, convention, performance or visual arts facilities). An additional 2% tax can be levied for a total rate of 4%. The additional 2% levy does not reduce the sales tax rate.

Leasehold Excise Tax

RCW 82.29A authorizes a 12.84% tax on the permanent occupancy of publicly-owned premises for private use for 30 days or more. The tax is a substitute for regular property taxes to compensate for services provided. The tax is sent to the Department of Revenue which keeps 6.84%, with 2% of the remaining 6% going to the County and 4% going to the City. The purpose for which the money will be used does not need to be specified.

Commercial Parking Tax

The Transportation Improvement Act authorizes a tax on commercial parking based on either gross proceeds, the number of parking stalls or on the number of users. Revenues must be spent for general transportation purposes, including highways, public transportation, high capacity transportation, transportation planning, etc. Currently, the City of Richland does not impose a Commercial Parking Tax.

Business and Occupation Tax

RCW 35.11 authorizes cities to collect this tax on gross or net income of businesses, not to exceed a rate of 0.2 percent. Revenue may be used for capital facility acquisition, construction, maintenance, and operations. Voter approval is required to initiate the tax or increase the tax rate. Currently, the City of Richland does not impose a Business and Occupation Tax.

Gambling Tax

RCW 9.46 provides for a tax on gambling revenues. Currently the City collects 5% of the gross revenue less the amount paid for prizes for bingo and raffles, 5% of gross receipts for punch boards and pull-tabs, and 10% of gross receipts on all card games. Funding is primarily used for gambling enforcement.

Admission Tax

5% of all for profit admission feed within the city.

Intergovernmental Revenues

Liquor Revenues and Liquor Excise Taxes:

The City receives distributions from the state for liquor related taxes through Liquor Excise Taxes and Liquor Board Profits. 2% of all liquor revenues received must be used for an approved alcohol and drug addiction program under RCW 71.24.555. Initiative 1183 passed November 2011 privatized the distribution and retail sale of liquor effective June 1, 2012.

Liquor Excise Taxes:

In 2012, the state legislature diverted all liquor excise tax revenue to the state general fund for FY2013. For FY2014, \$10 million was permanently diverted to the state general fund, the majority of which comes from the City portion. For the 2013-2015 budget, the state legislature increased the share of liquor taxes collected and remitted under RCW 82.08 that is deposited into the state general fund effectively decreasing the local share to 17.5%. The increased share for the state general fund will end on June 30, 2015, however, the permanent diversion of \$10 million per year will not.

Liquor Board Profits:

The markups on liquor have been replaced as a state revenue source by license fees that are paid to the state by retailers and distributors. A portion of these fees goes to cities, counties and border cities and counties. They are apportioned in a manner that provides that each category of recipients received in the aggregate, no less than it received from the liquor revolving fund during comparable periods prior to December 8, 2011. An additional distribution of \$10 million per year from the spirits license fees must be provided to border areas, counties, cities and towns for the purpose of enhancing public safety programs.

The result is a 0.3% of the total amount distributed to border cities and counties. Of the remaining 97%, 80% goes to cities and 20% to counties. The City must use 20.23% of its distribution for public safety programs.

Motor Vehicle Fuel Tax

The State of Washington provides a state-collected gasoline tax that is shared with cities (RCW 82.36). The base tax in Washington State is 37.5 cents per gallon. Of this amount, the City receives 10.6961% of 23 cents and 8.3333% of 3 cents. These funds are placed in the city street fund and can be used for general anew construction, repair or reconstruction of streets identified in the City's six-year street improvement program and approved by the state. Cities are required to spend 0.42% of gas tax receipts on paths and trails unless the amount is less than \$500.

Local Option Fuel Tax

The Transportation Improvement Act authorizes the County, with voter approval, to levy a local option tax equivalent to 10% of the statewide Motor Vehicle Fuel Tax and a special fuel tax of 2.3 cents per gallon. Revenues are distributed to the County and cities on a weighted per capita basis, i.e. 1.5 County/1.0 City. City of Richland does not have a local option fuel tax at this time. These revenues must be spent for highway purposes, including construction, maintenance and operation.

City Assistance

RCW 43.08.290 authorizes a distribution of up to \$100,000 annually to those cities who collect less than 50% of the state-wide average per capita level of sales and use tax revenues or those cities whose per capita assessed property is less than 55% of the statewide average per capita assessed property value. These funds can be used for any municipal purpose. The \$100,000 can be increased each year by the increase in the July implicit price deflator for personal consumption expenditures. Total distributions can be proportionally decreased if funds are not available statewide to fund all entities eligible for these distributions.

Licenses and Permits

The City collects fees for a number of licenses and permits, including Business Licenses, Building Permits and permit fees for zoning plan review and inspections.

Utility Taxes and Franchise Fees

RCW35A.82 authorizes the collection of taxes on the operating revenues of private and public utilities within the City. The City levies taxes on electric, gas, telephone, cable, water, sewer, irrigation, stormwater and garbage utilities operating within the City.

The maximum statutory rate that can be collected is 6% for electric, gas and telephone utilities. Additional taxes can be levied on these utility operations with a vote of the electorate. There are no restrictions on the rate levied for water, sewer, irrigation, stormwater and garbage utility operations. For cable utilities, the rate levied is governed by the Cable Communications Policy Act of 1984 which requires the rate to be comparable to the rates levied for other utility operations.

The following are the rates levied by the City by type of utility:

- Water – 12.26%
- Sewer – 10.5%
- Solidwaste – 10.5%
- Electric - 8.5%
- Storm Water - 8.5%
- Ambulance – 1.0%
- Telephone – 8.5%
- Natural Gas – 8.5%
- Brokered Natural Gas – 8.5%
- Cable TV – 7.5%

Additional franchise fee charges can be levied on electric, gas and telephone utilities for administrative costs for permitting, reviewing plans, monitoring construction and preparing SEPA documents. Cable TV franchise fees are governed by federal law. Rates may be levied at 5% of gross revenues without a restriction on the purpose. Cable TV franchise fees within the City is 5%.

Privilege Taxes

The state levies a privilege tax on electric generating facilities of public utility districts for the privilege of operating. The tax is measured by gross income derived from the sale of electric energy, the number of kilowatt hours of self-generated energy distributed to consumers or resold to other utilities and the wholesale value of energy produced in thermal plants. A rate of 1.5% is levied on Energy Northwest's WNP#2 operated on the Hanford Reservation. The 1.5% is distributed as follows:

- 10.2% - State General Fund
- 44.9% - State General Fund for public schools
- 19.8% - Counties within the impacted area
- 20.6% - Cities within the impacted area
- 2.7% - Fire districts within the impacted area
- 1.8% - Certain Library districts within the impacted area

The City is impacted by the operation of WNP#2 and therefore receives a distribution of privilege taxes.

Charges for Services

Park User Fees and Program Fees

The City charges fees for using park facilities, or for participating in recreational programs.

Sewer User Fees

The state authorizes sewer charges to wastewater generators. In the City of Richland, these fees are usually based on the amount of potable water consumed based on the assumption that there is a correlation between water consumption and wastewater generation. Residential customers pay flat (base) rate only. Commercial customers pay base and consumption rate. Revenue may be used for capital facilities, operations and maintenance.

Water User Fees

State authorized rate charged to each residential and commercial customer, based on the volume of water used. Revenue may be used for capital facilities, operations and maintenance.

Road Impact Fees

ESHB 2929 authorizes impact fees to pay for roads required to serve new development. Impact fees must be used for capital facilities needed for growth, and not to meet current deficiencies and cannot be used for operating expenses. Road impact fees must also be directly related to the impacts created by the development and must be utilized within 5 years or returned.

Fire Protection and Emergency Services Impact Fees

ESHB 2929 authorizes impact fees to pay for fire protection and emergency service facilities required due to new development. These fees are usually collected at the issuance of building permits or certificates of occupancy. Fire and emergency services fees are usually based on a flat rate for dwelling units by type and per square foot for non-residential uses. Adjustments must be made to fee calculations to account for fire and Emergency Services costs that are paid by other sources of revenue. Additional credit can also be given to developers that contribute land, improvements or other assets. These impact fees are in addition to any mitigation or voluntary payments authorized by SEPA, local improvement districts, etc. Impact fees must be used for capital facilities needed for growth, and not to meet current deficiencies, and cannot be used for operating expenses. Fire and emergency services impact fees must also be directly related to the impacts created by the development and must be utilized within 5 years or returned. Currently, City of Richland does not impose fire protection and emergency services impact fees.

Park and Recreation Impact Fees

ESHB 2929 authorizes impact fees to pay for park and recreation facilities required due to new development. These fees are usually collected at the issuance of building permits or certificates of occupancy. Adjustments must be made to fee calculations to account for park and recreation costs that are paid by other sources of revenue. Additional credit can also be given to developers that contribute land, improvements or other assets. These impact fees are in addition to any mitigation or voluntary payments authorized by SEPA, local improvement districts, etc. Impact fees must be used for capital facilities needed for growth, and not to meet current deficiencies, and cannot be used for operating expenses. By City Ordinance, Park and Recreation impact fees must also be directly related to the impacts created by the development and must be utilized within 6 years or returned. Currently, the City of Richland charges an impact fee for parks and recreation based on the total population generated.

Bonds

General Obligation/Councilmanic Bonds

There are two types of General Obligation Bonds: Voter approved and Councilmanic. Voter approved bonds are backed by the value of the property within the jurisdiction. They increase the property value rate, with increased tax revenues dedicated to paying the principal and interest on the bonds. Councilmanic Bonds are authorized without voter approval and paid from general tax sources without an

increase in tax revenue. The total amount of local government debt, without a 60% majority vote of qualified electors, is restricted to 2.5% of the taxable value of all property in the jurisdiction for general purpose; 2.5% for utility bonds; and, 2.5% for utilities.

Special Assessment District Bonds

Special assessment districts, such as Local Improvement Districts (LID), Road Improvement Districts (RID) and Utility Local Improvement Districts (ULID), may be formed by the city to finance capital facilities required by other entities (property owners, developers, etc.). These capital facilities are funded through the issuance of special assessment bonds, paid for by the entities benefited. Use of special assessment bonds is restricted to the purpose for which the special assessment district is created.

Grants and Loans

Community Development Block Grants

Department of Community Development grants of up to 100% may be available through the Federal Department of Housing and Urban Development for public facilities projects, economic development, housing, etc. which benefit low and moderate income households.

Community Economic Revitalization Board Grants

Department of Trade and Economic Development revenue are available for low interest loans and grants to finance sewer, water, access roads, etc. to facilitate private sector industrial development that supports the trading of goods or services outside of the State, and either creates or maintains jobs.

Public Works Trust Fund Loans

Department of Community Development low interest loan funds are available for capital facilities, emergency planning, and capital improvement planning. Applicants must have a capital facilities plan, must be levying the 1/4% real estate excise tax, and must be in compliance with UGA requirements. Capital improvement planning projects are limited to planning for streets and utilities.

Federal Bridge Replacement Program

Grants (80% Federal/20% Local) issued by the Washington State Department of Transportation (WSDOT) State Aid Division, are available for replacement of structurally deficient or functionally obsolete bridges. The bridge must be on the Washington State Inventory of Bridges.

National Highway System Grants

WSDOT State Aid Division revenue is available for construction and improvement of the National Highway System. The project must be on the Regional Transportation Improvement Program (TIP) list and must be a component of the National Highway System (NHS), including all highways classified as principal arterials. These funds are available on an 86.5% Federal/13.5% Local match, based on the highest ranking projects from the Regional TIP list.

Transportation Improvement Board (TIB) Grants

State Transportation Improvement Board (TIB) grants are available for roadway and sidewalk projects caused by economic development or growth, development activities, and partially funded locally. Grants are funded 80% State/20% Local.

- Urban Arterial Program (UAP) - best suited for roadway projects that improve safety and mobility.

- Urban Sidewalk Program (SP) – Best suited for sidewalk projects that improve safety and connectivity.
- Arterial Preservation Program (APP) – provides funding for overlay of federally classified arterial streets in cities with a assessed valuation less than \$2 billion.

Transportation Partnership Program (TPP)

Transportation Improvement Board grants are available for projects to relieve and prevent traffic congestion. Preference is given to projects that are structurally deficient, congested by traffic, and has geometric deficiencies or accident incidents. Grants are funded 80% State 20% Local.

Surface Transportation Program

WSDOT State Aid Division block grant revenue is available for road construction and maintenance, transit capital projects, bridge projects, transportation planning, research and development, participation in wetland mitigation and wetland banking. Funds are distributed generally at 80% federal/20% local based on the highest ranking projects from Regional Transportation Improvement Program list.

State Parks and Recreation Commission Grants

State Parks and Recreation Commission grants are available for the acquisition of land and capital improvement projects for parks and recreation purposes. Funds come from both State and Federal sources and are granted on a 50% State and 50% Local basis.

Department of Health Grants & Loans

State grants & loans for technical assistance and updating existing water systems, are available for ensuring effective management, and achieving maximum conservation of safe drinking water. Matching requirements for grant vary depending on the program and loan rates for loan programs.

Centennial Clean Water Fund

Department of Ecology grants for the design, acquisition, construction, and improvement of Water Pollution Control facilities (WPC), and related activities, are available to meet state and federal WPC requirements and protect and improve water quality.

Department of Ecology administers low interest loans and loan guarantees. Applicants must show water quality need, have a facility plan, have the ability to repay, and conform to other State and Federal WPC requirements.

Department of Ecology Grants

State of Washington supplies grants for a variety of programs related to solid waste, including Remedial Action Grants to assist with local hazardous waste sites, Moderate Risk/Hazardous Waste Implementation Grants to manage local hazardous waste, and Food and Yard Waste Composting Grants.

Local Revitalization Financing (LRF) program

In the 2009 Legislative Session Senate Bill 2SSB 5045 Chapter 270 was adopted creating the Local Revitalization Financing (LRF) program. The program helps local governments finance public improvement projects that encourage private development within a revitalization area. The LRF program authorizes cities and counties to create “revitalization areas” and allows certain increases in local sales and use tax revenues and local property tax revenues generated from within the revitalization area, additional funds from other local public sources, and a state contribution to be used for payment of bonds issued for financing local public improvements within the revitalization area. The state contribution is provided

through a new local sales and use tax that is credited against the state sales and use tax (sometimes referred to as the “LRF tax”). This tax does not increase the combined sales and use tax rates paid by consumers.

The Department of Revenue administers the LRF program. The state provides money to the local government sponsoring the LRF area through a local sales and use tax under RCW 82.14.510 (commonly referred to as the “LRF tax”). This local sales and use tax is credited against the state sales and use tax, so it does not increase the sales and use tax rate for the consumer. Instead, the LRF tax shifts revenue from the state general fund to the sponsoring local government.

The maximum amount allowed statewide for state contributions to LRF is \$4.75 million per state fiscal year. Of this amount, \$2.25 million is allocated for the seven demonstration projects, and \$2.5 million is allocated for the other projects approved on a first-come basis. The maximum amount of state contribution for each demonstration project is specified in the bill and ranges from \$200,000 to \$500,000 per project. The maximum state contribution for each project approved on a first-come basis is \$500,000.

The City of Richland currently utilizes this financing option for the Richland Revitalization Area for Industry, Science and Education (RAISE) area and anticipates that this will be a viable option for funding the UGA infrastructure in the future as well.

Tiger Grant Funding Program

The Transportation Investment Generating Economic Recovery, or TIGER Discretionary Grant program, provides a unique opportunity for the U.S. Department of Transportation to invest in road, rail, transit and port projects that promise to achieve critical national objectives. Since 2009, Congress had dedicated more than \$4.1 billion to the program: \$1.5 billion for TIGER I, \$600 million for TIGER II, \$527 million for TIGER III, \$500 million for TIGER IV, \$474 million for TIGER V, \$600 million for TIGER VI, and \$500 million for TIGER VII.

\$1.5 billion for TIGER I, \$600 million for TIGER II, \$526.944 million for FY 2011, \$500 million for FY 2012, \$473.847 million for FY2013, and \$600 million for the FY 2014 round of TIGER Grants to fund projects that have a significant impact on the Nation, a region or a metropolitan area.

The competitive structure of the TIGER program and its broad eligibility allow project sponsors at the State and local level to avoid narrow, formula-based categories, and fund multi-modal, multi-jurisdictional projects not eligible for funding through traditional DOT programs. TIGER can fund port and freight rail projects, for example, which play a critical role in our ability to move freight, but which are not eligible for any other sources of Federal funds. Similarly, TIGER can provide capital funding directly to any public entity, including municipalities, counties, port authorities, tribal governments, MPOs, or others in contrast to traditional Federal programs which provide funding to very specific groups of applicants (mostly State DOTs and transit agencies). This flexibility allows TIGER and traditional state and local partners to work directly with a host of entities that own, operate and maintain much of our transportation infrastructure, but otherwise cannot turn to the Federal government for support.

CAPITAL FACILITIES FUNDING

The Growth Management Act requires that funding for capital facilities be reasonably available to meet the projected growth at the adopted level of service for at least a 6-year period. This section discusses the funding for those public facilities for which additional capital improvements will be required over the next 6 years.

Funding for capital facilities, projected growth rates and desired LOS need to be in balance. This balancing effort has been achieved for the UGA with the assistance of City staff and technical consultants.

Projected Capital Facility Cost

Table 7 below summarizes the total public capital facilities costs as well as the proposed amount the city would be required to contribute to serve the UGA Expansion Area for the period 2016 to 2022. These costs are based on the information provided in the previous Section, Facility Requirements, and were calculated based on 2016 construction costs.

Table 7. Estimated Capital Facilities Costs 2016-2022

Capital Facility	Estimated Total Cost
Street and Roads	
Construct Road "A" - 3,260 LF	\$2,281,717
Construct Road "B" - 3,110 LF	\$2,176,000
Kingsgate Way & Horn Rapids Road Intersection Improvements	\$165,000
George Washington Way & Stevens Drive Intersection Improvements	\$755,000
Total Streets and Roads	\$5,377,717
Sanitary Sewer	
Extend 7,500 LF of 24-inch Diameter Sewer Main	\$1,800,000
Total Sanitary Sewer	\$1,800,000
Domestic Water	
Extend 12-inch Diameter Water Main	\$2,500,000
2.0 MG Reservoir	\$7,000,000
Total Domestic Water	\$9,500,000
TOTAL CAPITAL COST	\$16,677,717

Source: City of Richland/Port of Benton/JUB

All costs are in current dollars, are rounded to the nearest hundred, and include all applicable fees and contingency costs. Current costs are used under the assumption that both construction costs and projected income would rise at similar rates because of the difficulty of projecting costs and income into the future. The above costs identify do not include costs for capital facilities normally provided by developers as part of their projects or by non-City utilities such as telephone and cable. Also not included are costs for projects that may be partially funded by developers in order to meet concurrency requirements and to mitigate projected impacts (on-site infrastructure). For City provided utilities, only those capital facilities that are in excess of normal line expansion covered by the City's normal utility hook-up fees are included.

Projected Capital Facilities Revenue Sources

Revenues to fund transportation capital facilities will come from general funds, LID's, grants, the Motor Vehicle Fuel Tax (both Restricted and Unrestricted), and developer contributions to fund capital improvements. Revenues to fund capital improvements of sewers and water facilities will come from consumer utility rates, developer contributions and state and federal loans and grants. In addition, because the City of Richland and Port of Benton own the property, the revenue from the land sale will also be used to pay for capital facility costs.

Revenue Projections

The following forecasts the revenues that are reasonably available to the City to meet projected growth for the 2016 to 2022 planning period. Revenue sources are in current dollars. Table 8 identifies the assumptions made for the identified revenue sources.

Table 8: Tax Revenue Assumptions

General Revenue Factors:			
Market Value:	\$0.75	per	SF
Assessor's Value Adjustment:	93.7%	of	Market
Existing Tax Rate:	\$2.63	per	\$1,000
Excise Tax Rate:	0.0050	per	\$1.00
Sales Tax on Construction:	0.85%		
Port of Benton Tax Rate:	\$0.39846	per	\$1,000
Land Value:	\$0.75	per	SF
Average Structure Value:	\$125.00	per	SF
Total Land Area:	16,770,600		SF
Total Building Area:	2,934,855		SF

Source: City of Richland/Port of Benton/JUB

Tables 9 through 12 summarize specific revenue sources available to the City to meet Capital Facility requirements. Not all of the revenue sources will be used to fund any specific capital facility but these sources do provide a range of options for meeting capital facility requirements.

Table 9: Income from Excise Tax

Land Use	Value ¹
Total Sale Price	\$12,577,950
Excise Tax Rate	0.0050
Total Excise Tax Return	\$62,890

¹Assumes only property transfer by 2022.

Source: City of Richland/Port of Benton/JUB

Table 10: Sales Taxes on Construction

Land Use	Total Costs ¹	Tax Rate	City of Richland share of Sales Tax Revenue
Industrial	\$366,856,875	0.85%	\$3,118,283

¹Based on off-site and on-site improvements and structures

Source: City of Richland/Port of Benton/JUB

Table 11: Income from Property Taxes

Land Use	Land	Structures	Total Value
Industrial	\$12,577,950	\$366,856,875	\$379,434,825
		93.70%	\$355,530,431
	City of Richland Property Tax Rate		0.0026264
	Total Annual Property Tax		\$933,765
	Port of Benton Property Tax Rate		0.0003985
	Total Annual Property Tax		\$141,665
City and Port Revenue Generated over Development Period			\$6,452,579

Source: City of Richland /Port of Benton/JUB

Developer Contributions

Recent State Supreme Court decisions and State law have limited developer contributions to those which directly relate to the impact that a specific development will have on a capital facility. The City must show a direct relationship, or “nexus”, between a specific project and the mitigation measure being imposed. The exception to this is where a development will result in a lack of concurrency in the Level of Service for a Category 1 Capital Facilities. However, due to the unique situation where the City and Port own the property and will most likely be the developer, it is assumed that there will be no developer contributions required related to the future development. Instead, it is assumed that all money generated from the sale of the properties within the Proposed UGA expansion area will be used toward the payment of the capital facilities.

Income/Expense Analysis

Table 12, below, summarizes the total income and expenses for capital facilities over the next 6 years. This table assumes that both income and expenses will be consistent over the 6-year period. Realistically, this will not be the case. Capital expenditures are generally required prior to the development. Property and Sales tax revenues generally lag by one to two years from the date of construction. In addition, State and Federal loans and grants may not be available at the time the capital facility is required. This means that, for any given year, total revenues may be less than capital facility expenditures.

In addition, typically income generated from Real Estate Excise Taxes are assumed as projected revenue for capital facility expenses. Since the property within the proposed UGA expansion area is publicly owned, these taxes are exempt and will not be a viable revenue sources. Instead, it is assumed that all proceeds from the sale of the property will be used to pay for Capital Costs.

Table 12. Revenue Assumptions

Capital Costs		Projected Revenue	
Item	Total Costs	Item	Total Revenues
Streets and Roads	\$5,377,717	City Property Taxes	\$5,602,591
Sewers	\$1,800,000	² Port Property Taxes	\$424,994
Domestic Water	\$9,500,000	Property Sales	\$12,577,950
Storm Drainage	\$0	Sales Taxes on Construction	\$3,118,283
Sub Total Capital Costs	\$16,677,717	Retail Sales Taxes	\$0
¹ Interest on Debt	\$500,322	³ Developer Contributions	\$0
		⁴ Grants	\$1,717,805
Total Capital Costs	\$17,178,049	Total Revenues	\$23,441,623

¹Interest on debt based on projected total historic debt interest at 3% of total capital costs

²Port of Benton Tax Contributions is estimated at 50% property taxes received for the proposed UGA.

³Developer Contributions based on requirements to meet concurrency @ 0% of total Capital Costs

⁴Grants based on Assumed Level of Approximately 10% of the Total Capital Cost

Source: City of Richland/Port of Benton/JUB

Summary

Based on Table 12 above, the tax revenues, property sales and grants are expected to be sufficient to provide the capital improvements required to meet the growth projected for the UGA Expansion Area over the next 6 years. In addition, other sources of revenue from the sale of City and Port owned property located adjacent to the study area are anticipated to help pay for additional development costs. Immediately south of the proposed UGA Expansion Area, the City and Port own an addition 454 acres, located within the City of Richland UGA, which will be developed concurrently with the UGA Expansion Area. As a result, the sales of this additional property is estimated to generate an additional \$14,832,180 and \$7,609,015 in property taxes over a 6-year period.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 218-16, Authorizing Relinquishments of Easements at Rossell Avenue and Hunt Avenue

Department:
Public Works

Ordinance/Resolution Number:
218-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 218-16, authorizing the City Manager to sign and execute relinquishments of a sewer easement and encroachment permit at 413 Rossell Avenue and a sewer easement at 1312 Hunt Avenue.

Summary:

The current property owner at 413 Rossell Avenue, Ms. Shameka J. Yanes, is requesting that a sewer easement on her property that was originally established with the Plat of Richland in 1956 be vacated. The easement was originally established to provide sewer service to 411 Rossell Avenue. The City's 2010 C-Basin Sewer project constructed a new direct sewer service to 411 Rossell Avenue, thereby negating the need for the easement. In addition, an Encroachment Permit was recorded under AFN 2006-039846 to construct a covered patio that encroached on the easement. This Encroachment Permit would no longer be needed and could, therefore, be relinquished.

At another location, a sewer easement was established at 1312 Hunt Avenue with the Plat of Richland to provide sewer service to 1308 Hunt Avenue. In 2000, a new direct sewer service was established to 1308 Hunt Avenue, thereby eliminating the need for the easement.

Staff have reviewed both of these locations and have determined that the easements and associated encroachment permit are no longer necessary for providing utility service. Therefore, staff recommends the identified easements and associated encroachment permit be relinquished.

A public hearing was held earlier this evening as part of the City Council meeting. Pending consideration of testimony received at the hearing, staff recommends approval of the proposed resolution.

Fiscal Impact:

None.

Attachments:

I. RES 218-16

RESOLUTION NO. 218-16

A RESOLUTION of the City of Richland declaring surplus a portion of certain sewer easements recorded under Auditor's File Number 356196 and lying along 413 Rossell Avenue and 1312 Hunt Avenue.

WHEREAS, a sewer easement was established at 413 Rossell Avenue with the recording of the Plat of Richland in 1956 under Auditor's File Number (AFN) 356196; and

WHEREAS, this sewer easement was established to provide sewer service to the adjacent property located at 411 Rossell Avenue; and

WHEREAS, the previous property owner at 413 Rossell Avenue requested and was granted an Encroachment Permit recorded under AFN 2006-039846 to construct a covered patio that encroached on said easement; and

WHEREAS, a new, direct sewer service was established for 411 Rossell Avenue as part of the City's 2010 C - Basin Sewer project; and

WHEREAS, the sewer easement and encroachment permit are no longer necessary to provide sewer service to 411 Rossell Avenue; and

WHEREAS, the current property owner of the 413 Rossell Avenue property, Shameka J. Yanez, has requested that the sewer easement and encroachment permit be relinquished; and

WHEREAS, a sewer easement was also established at 1312 Hunt Avenue with the recording of the Plat of Richland in 1956 under AFN 356196; and

WHEREAS, this sewer easement was established to provide sewer service to the adjacent property located at 1308 Hunt Avenue; and

WHEREAS, a new sewer service installed at 1308 Hunt Avenue in 2000 negates the need for the sewer easement on the 1312 Hunt Avenue property; and

WHEREAS, staff has conducted an analysis determining that these existing easements and the associated encroachment permit 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 November 13, 2016 providing that a public hearing would be held on November 15, 2016 concerning the relinquishment of these easements.

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

Section 1. The existing sewer easement at 413 Rossell Avenue, described as follows, was originally acquired for the purpose of a sewer service to 411 Rossell Avenue, and is hereby found to be no longer required for sewer services and, therefore, surplus to the City's needs:

A portion of a 43 foot by 10 foot sewer easement lying in a portion of Lot 11 Block 136 of the Plat of Richland

See attached **Exhibit "A"**

Section 2. The existing sewer easement at 1312 Hunt Avenue, described as follows, was originally established for the purpose of a sewer service to 1308 Hunt Avenue, and is hereby found to be no longer required for sewer service and, therefore, surplus to the City's needs:

A portion of a 27.7 foot by 10 foot sewer easement lying in a portion of Lot 4 Block 802 of the Plat of Richland

See attached **Exhibit "B"**

Section 3. The consideration covering administrative processing fees shall be paid by the applicants.

BE IT FURTHER RESOLVED that the City Manager of the City of Richland is authorized, upon receipt of payment, to sign relinquishment documents to release the City's interest in applicants' easements.

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 15th day of November, 2016.

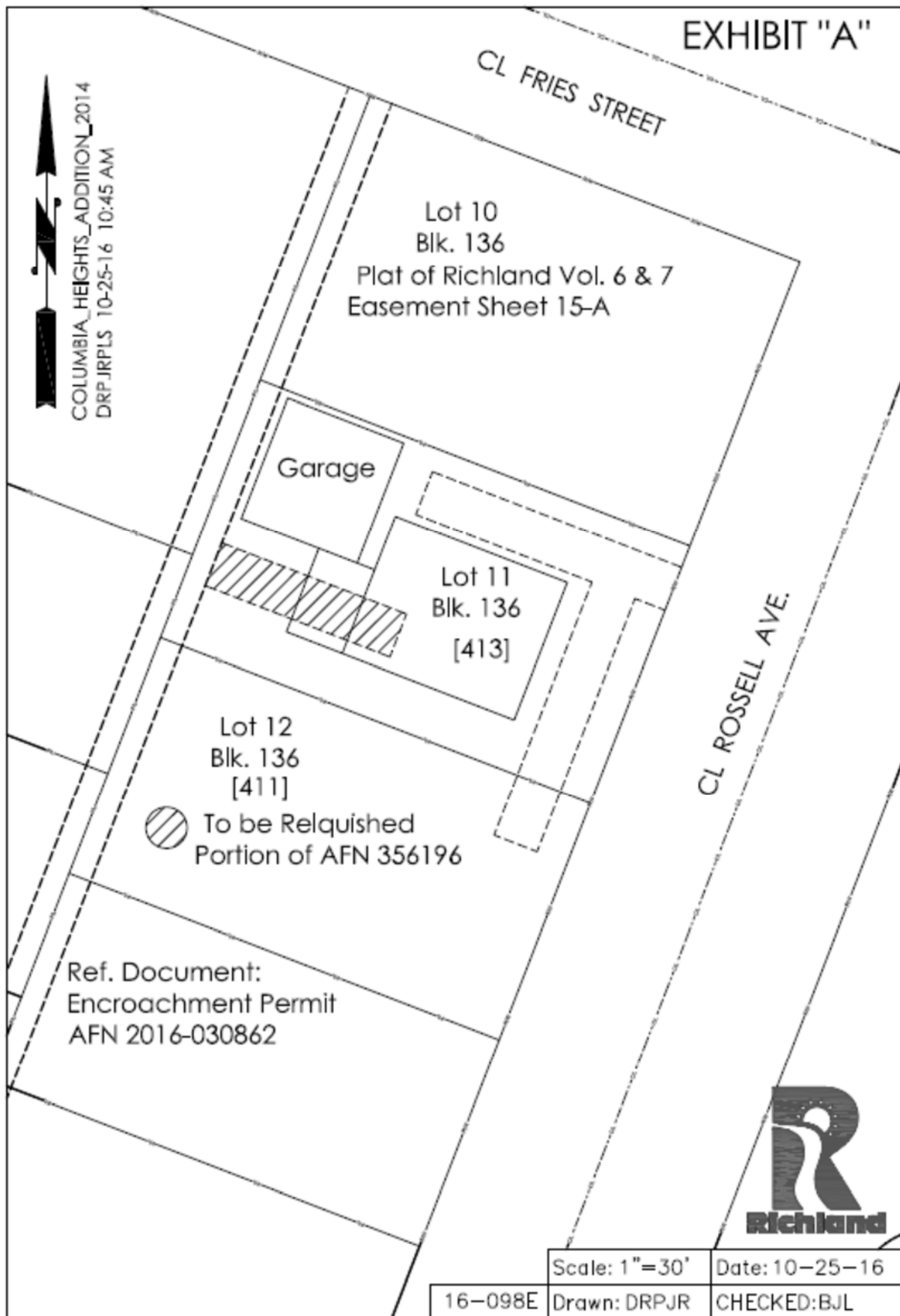
ROBERT J. THOMPSON
Mayor

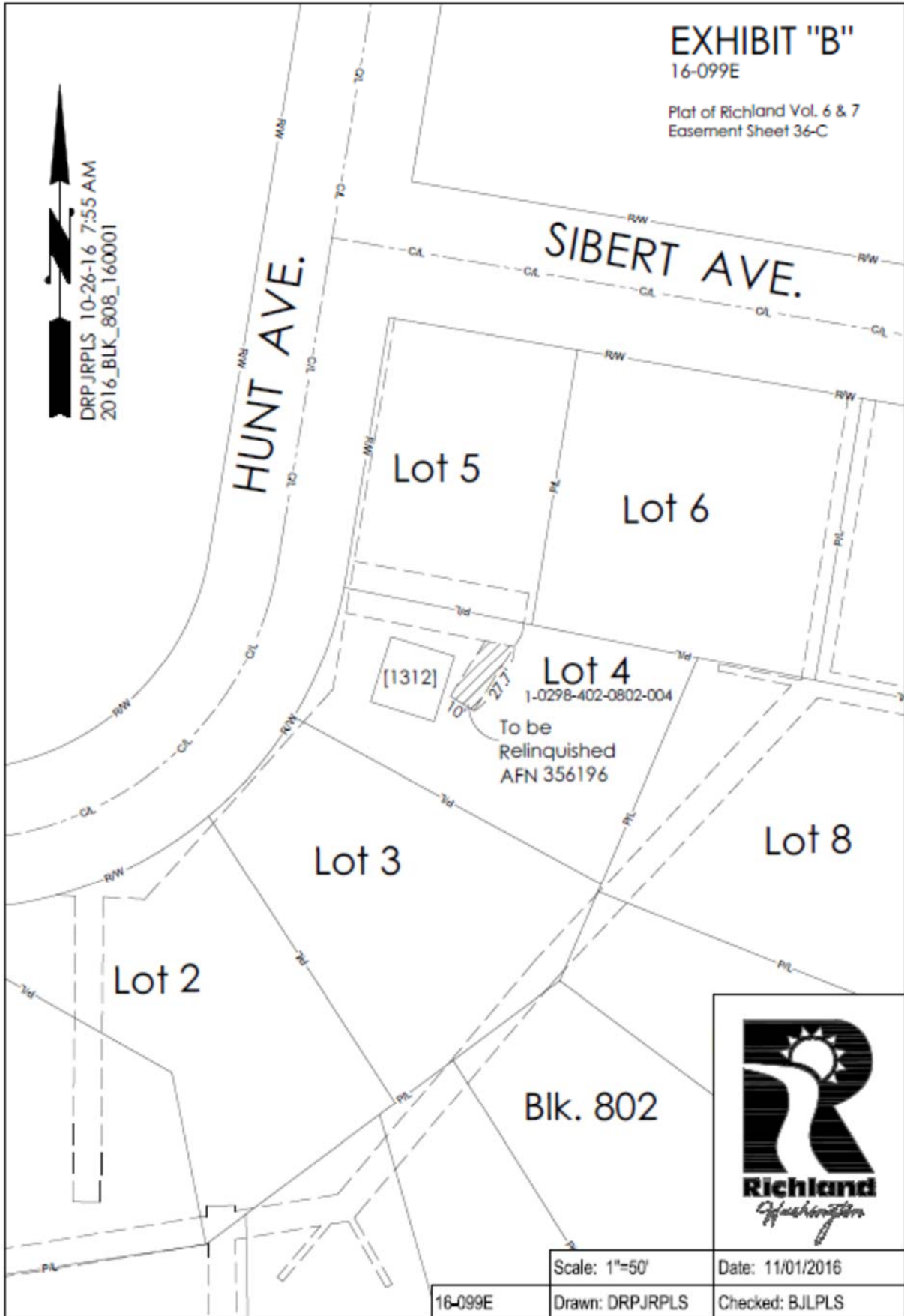
ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney







COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 222-16, Awarding Bid to Carpenter Drilling, LLC for Jason Lee Irrigation Well Drilling Project

Department:
Public Works

Ordinance/Resolution Number:
222-16

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 222-16, authorizing the City Manager to sign and execute an agreement with Carpenter Drilling LLC for construction of the Jason Lee irrigation well.

Summary:

The 2015 Capital Improvement Plan included the Jason Lee Elementary School Irrigation Well. The project will leverage an under-utilized water right to provide lower cost irrigation water to a City park and school site. A change to the water right is needed to support the project. The water rights change application is complete, and approval by the Washington State Department of Ecology is expected in January, 2017.

The irrigation well will serve both the Jason Lee Park and the Jason Lee Elementary School. Currently, both irrigation sites are fed from the City's domestic water system. Utilizing domestic water for irrigation purposes is both costly and not the best use for the treated water. Construction of the well and conversion to non-treated irrigation water for landscape irrigation will reduce costs and improve allocation of water rights.

This irrigation well is the first of a proposed handful of wells, mostly in partnership with the Richland School District, with the goal of converting large areas of turf landscaping to non-domestic water.

The drilling contract is the first construction phase of the project. The drilled finished well will be 12" diameter and will be approximately 90 feet deep. The goal is an approximately 500 GPM production well.

On November 7, 2016, two bids were received with a low bid of \$72,599.10 and a high bid of \$75,694.20. Engineers estimate for the project was \$76,459.80. Carpenter Drilling, LLC of Benton City, Washington was the low bid with a bid of \$72,599.10.

Construction is estimated to start in late January or early February and last about 6 weeks. Construction will not start until the water rights change request has been approved by Ecology. The second phase of the project, installing pumping equipment and controls, will proceed in the first quarter of 2017. The second phase will be partially funded by the Richland School District through an interlocal agreement, which is currently under development.

Fiscal Impact:

Total project costs for phase 1 of the project are estimated at \$85,000. Current available project funds total \$87,000 from City funding sources. An additional \$50,000 from the Richland School District is anticipated to support phase 2 work.

Attachments:

1. Res. No. 222-16 Jason Lee Irrigation Drilling
2. Jason Lee Irrigation Well Drilling Bid Tab



RESOLUTION NO. 222-16

A RESOLUTION of the City of Richland authorizing the award of bid to and execution of a construction contract with Carpenter Drilling LLC for the Jason Lee Irrigation Well Drilling Project.

WHEREAS, the 2016–2030 Capital Improvement Plan includes a fully-funded project titled Jason Lee Irrigation Well; and

WHEREAS, City staff has completed all project development and design work required to advance the project to construction; and

WHEREAS, City staff solicited bids in accordance with the City's purchasing policies, receiving and opening two (2) bids on November 7, 2016; and

WHEREAS, Carpenter Drilling LLC submitted the lowest responsible bid of the two (2) received; and

WHEREAS, the project budget is adequate to complete this first phase of the project using the lowest responsible bid; and

WHEREAS, it is in the City's best interest to proceed to complete this phase of the project in accordance with the Capital Improvement Plan, project design and the lowest responsible bid; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to sign and execute a contract award to Carpenter Drilling LLC in the amount of \$72,599.10 and execute change orders up to the amount of \$10,000.00 to fulfill the project's design intent.

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 15rd day of November, 2016

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

City of Richland

DATE BIDS OPENED: November 7, 2016	SB # 16-0116
JASON LEE IRRIGATION WELL DRILLING	

				ENGINEER'S ESTIMATE		CARPENTER DRILLING LLC KENNEWICK, WA		BLUE STAR ENTERPRISES NORTHWEST INC RICHLAND, WA	
Item	Description		Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE A - BASE BID									
1	Mobilization.	1	LS	\$7,000.00	7,000.00	10,000.00	10,000.00	5,000.00	5,000.00
2	Demobilization including site restoration.	1	LS	4,500.00	4,500.00	6,000.00	6,000.00	2,500.00	2,500.00
3	SPCC plan.	1	LS	1,000.00	1,000.00	2,000.00	2,000.00	1,000.00	1,000.00
4	Erosion control plan.	1	LS	1,500.00	1,500.00	2,000.00	2,000.00	1,000.00	1,000.00
5	Site security fencing.	1	LS	1,500.00	1,500.00	1,500.00	1,500.00	2,000.00	2,000.00
6	Surface seal including access port.	1	LS	7,500.00	7,500.00	4,500.00	4,500.00	1,500.00	1,500.00
7	Drill 18" borehole.	90	LF	275.00	24,750.00	220.00	19,800.00	270.00	24,300.00
8	Furnish / install 12" diameter screen.	30	LF	90.00	2,700.00	120.00	3,600.00	250.00	7,500.00
9	Furnish / install 12" diameter casing.	60	LF	80.00	4,800.00	50.00	3,000.00	100.00	6,000.00
10	Furnish / install gravel pack.	5	CY	350.00	1,750.00	450.00	2,250.00	200.00	1,000.00
11	Develop well & dispose of water.	16	HR	500.00	8,000.00	450.00	7,200.00	650.00	10,400.00
12	Constant rate pumping test.	4	HR	400.00	1,600.00	450.00	1,800.00	500.00	2,000.00
13	Install / remove test pump.	1	LS	3,000.00	3,000.00	2,000.00	2,000.00	4,000.00	4,000.00
14	Video survey.	1	LS	1,000.00	1,000.00	1,200.00	1,200.00	1,500.00	1,500.00
SCHEDULE A - BASE BID SUBTOTAL					\$70,600.00	\$66,850.00		\$69,700.00	
8.6% SALES TAX					6,071.60	5,749.10		5,994.20	
SCHEDULE A - BASE BID TOTAL					\$76,671.60	\$72,599.10		\$75,694.20	
GRAND TOTAL					\$76,671.60	\$72,599.10		\$75,694.20	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Expenditures from October 24, 2016 - November 4, 2016 for \$12,909,003.17 including Check Nos. 239181-239574, Wire Nos. 6281-6293, Payroll Check Nos. 112239-112754, and Payroll Wire/ACH Nos. 9661-9682

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from October 24, 2016, to November 4, 2016 in the amount of \$12,909,003.17.

Summary:

Breakdown of Expenditures:

Check Nos.	239181-239574	1,690,783.03
Wire Nos.	6281-6293	9,004,871.85
Payroll Check Nos.	112239-112754	24,818.58
Payroll Wires/ACH	9661-9682	2,188,529.71
TOTAL		\$12,909,003.17

Fiscal Impact:

Yes

Total Disbursements: \$12,909,003.17. Disbursements (wire transfers) include principal and interest bond payments to US Bank Trust for \$5,777,194.13 and purchase power for \$2,971,192.00.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
OCTOBER 24, 2016 - NOVEMBER 4, 2016

Payee	Wire Description	Amount
Claim Wires - Wire No. 6281 to 6293		
AW Rehn Insurance	Fire Health Reimbursement Account	20,812.50
Bonneville Power Administration	Purchase Power	2,971,192.00
Conover	Section 125	9,776.24
Department of Licensing	Firearms Online Pmt for Concealed Licenses	944.00
LEOFF Trust	Fire Health Premiums	71,590.75
Payment Processing, Inc.	Landfill Merchant Service Fees	1,444.61
US Bank Trust	Principal/Interest Bonds	5,777,194.13
Zenith Administrators/Matrix	Insurance Claims	<u>151,917.62</u>
	Total Claim Wire Transfers	\$ 9,004,871.85
Payroll Wires & Direct Deposits (ACH) - Wire No. 9661 to 9682		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	<u>\$ 2,188,529.71</u>
Total Claim & Payroll Wires/ACH		<u>\$ 11,193,401.56</u>

*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related payroll benefits.



City Of Richland

VL-1 Voucher Listing

From: 10/24/2016 To: 11/4/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001 GENERAL FUND					
Division: 000 UNASSIGNED					
BANK OF AMERICA		16090065106	239334	BANK ANALYSIS FEES	\$3,160.39
BENTON COUNTY TREASURER		0916BC	239195	CRIME VICTIMS COMP BCDC-SEP 16	\$677.53
BENTON FRANKLIN COMMUNITY ACTION COMMITTEE		SEPT 2016	239335	HELPING HANDS 3RD QTR 2016	\$1,659.76
CITY OF RICHLAND		101716	239208	CASHIER SHORTAGE-IZAGUIRRE	\$20.00
		101916		CASHIER SHORTAGE-ZEPEDA	\$25.00
		102816	239568	CASHIER SHORTAGE-ZEPEDA	\$4.00
DAVIS, DEANNA		16-428 DAVIS	239344	16-428 MITIGATION PLANNING	\$406.91
HAMMOND, BOB		16-400 HAMMOND	239358	16-400 NWPPA CONFERENCE	\$189.30
HATKE, STEVEN L		16-323 HATKE	239474	16-323 PNW CLEAN WATER ASSO	\$488.00
HESLA, ALEX		16-305 HESLA	239359	16-305 IABTI CONFERENCE	\$587.28
OLLERMAN, TRACEY		16-418 OLLERMAN	239373	16-418 ST E911 FALL FORUM	\$132.00
PAULSEN, LACEY		16-350 PAULSEN	239375	16-350 NEOGOV CONFERENCE	\$210.00
RECWARE REFUND		101416	239287	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$250.00
				REFUND DAMAGE DEPOSIT	\$200.00
				REFUND DAMAGE DEPOSIT	\$150.00
RETTIG, JESSICA		16-351 RETTIG	239376	16-351 NEOGOV CONFERENCE	\$210.00
SKINNER, CHRIS		16-337 SKINNER	239532	16-337 IACP CONFERENCE	\$1,152.52
WA STATE DEPARTMENT OF REVENUE		053700001/2016	239573	2016 UNCLAIMED PROPERTY	\$10,365.28
		Q3-16LHT	239315	LEASEHOLD TAX-3RD QTR 2016	\$30,595.35
WASHINGTON STATE PATROL		I17002175	239318	BACKGROUND CHECKS-SEPT 2016	\$678.50
WASHINGTON STATE TREASURER		0916WS	239319	FINES & FORFEITURES BC-SEPT 16	\$1,543.50
				FINES & FORFEITURES BC-SEPT 16	\$36,247.78
UNASSIGNED TOTAL ****					\$89,378.10
Division: 001 CITY COUNCIL					
PARADISE BOTTLED WATER CO		09/16-CITYATTORNE	239516	BOTTLED WATER-SEPTEMBER	\$12.27
CITY COUNCIL TOTAL ****					\$12.27
Division: 100 CITY MANAGER					
VERIZON WIRELESS	P057141	9772790071	239554	Verizon Wireless for September	\$38.68
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$54.02
CITY MANAGER TOTAL ****					\$92.70
Division: 101 CITY CLERK					
CODE PUBLISHING INC		54470	239210	RMC SUPPLEMENT UPDATE 09/16	\$186.36
HOPKINS, MARCIA		102516	239478	REIMBURSE MEETING EXPENSE	\$31.15
PARADISE BOTTLED WATER CO		09/16-CITYATTORNE	239516	BOTTLED WATER-SEPTEMBER	\$3.68
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$35.07
CITY CLERK TOTAL ****					\$256.26



City Of Richland

VL-1 Voucher Listing

From: 10/24/2016 To: 11/4/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 102 CITY ATTORNEY					
BENTON COUNTY SUPERIOR COURT		101216	239411	COPIES	\$1.00
DIVERSIFIED HUMAN RESOURCES CONSULTING, LLP		102516	239451	INVESTIGATION-KAUER	\$2,541.51
		SEPT-OCT 2016		INVESTIGATION-DENNEY	\$6,105.61
MENKE JACKSON BEYER LLP		09/2016-019	239503	CANYON CREEK REVIEW	\$136.50
		09/2016-065		GENERAL (CITY ATTY)	\$292.50
		09/2016-068		SIGN CODE REVIEW	\$541.30
NORTHWEST JUSTICE PROJECT		92594-1	239512	COK-COR COST SHARE-WAKEFIELD	\$947.46
PARADISE BOTTLED WATER CO		09/16-CITYATTORNE	239516	BOTTLED WATER-SEPTEMBER	\$2.46
PRONTO PROCESS SERVICE INC		PTO-2016007580	239271	MESSENGER SERVICE-SEPTEMBER	\$40.00
THOMSON REUTERS		834802417	239544	WEST INFORMATION CHARGES	\$2,187.96
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$38.68
	P057141			Verizon September Invoice	\$58.41
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$55.81
CITY ATTORNEY TOTAL ****					\$12,949.20
Division: 110 ASSISTANT CITY MANAGER					
PARADISE BOTTLED WATER CO		09/16-CITYATTORNE	239516	BOTTLED WATER-SEPTEMBER	\$3.68
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$38.68
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$36.50
ASSISTANT CITY MANAGER TOTAL ****					\$78.86
Division: 111 COMMUNICATIONS & MARKETING					
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$84.80
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$0.27
				PHONE CHARGES 10/23-11/22/16	\$13.64
				PHONE CHARGES 10/23-11/22/16	\$13.51
COMMUNICATIONS & MARKETING TOTAL ****					\$112.22
Division: 112 CABLE COMMUNICATIONS					
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$14.86
CABLE COMMUNICATIONS TOTAL ****					\$14.86
Division: 113 HANFORD COMMUNITIES					
LOCKHEED MARTIN SERVICES INC	S017023	21821248	239253	RESOLUTION OF CONSENT DECREE	\$9,600.00
PARADISE BOTTLED WATER CO		09/16-CITYATTORNE	239516	BOTTLED WATER-SEPTEMBER	\$2.46
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$9.51
HANFORD COMMUNITIES TOTAL ****					\$9,611.97
Division: 120 FIRE					
CALLBACK STAFFING SOLUTIONS LLC		004417	239199	STAFFING CALLBACK SRVCS-OCT	\$120.96
EAGLE PRINTING & GRAPHIC DESIGN INC		43962	239227	THSIRTS/JACKET/SWEATSHIRT	\$306.61
EDM PUBLISHING INC		15459719	239458	LEGAL BRIEFS RENEW-FIRE CHIEF	\$98.76
FRONTIER		10/16 2530045365	239468	SILVER CLOUD PHONE LINE	\$66.64



City Of Richland

VL-1 Voucher Listing

From: 10/24/2016 To: 11/4/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GALLS, LLC	P056853	006027110	239237	S511 EAGLE FIRE SHIELD BADGE,	\$288.88
	P056853			SHIPPING	\$9.40
PUBLIC SAFETY TESTING INC		2016-7081	239522	3RD QTR 2016 SUBSCRIPTION FEES	\$283.60
SEA WESTERN INC	P057055	194362	239283	HAIX AIRPOWER XR1 STATION BOOT	\$282.36
	P057055			ESTIMATED FREIGHT	\$13.58
	P057055	194419		HAIX AIRPOWER XR1 STATION BOOT	\$282.36
	P057055			ESTIMATED FREIGHT	\$12.22
SMITH, JOSHUA		072016	239533	REIMBURSE DRESS UNIFORM COS	\$291.67
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$812.05
	P057141			Verizon September Invoice	\$336.10
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$198.33
FIRE TOTAL ****					\$3,403.52
Division:	130	POLICE			
BENTON COUNTY PROSECUTOR'S OFFICE		3RD QTR 2016	239194	KIDS HAVEN 3RD QTR 2016	\$2,695.28
CASCADE NATURAL GAS CORP		10/16-75997100005	239566	NAT GAS 871 GW WAY 09/21-10/18	\$492.76
CASTLE HOSPITALITY INC		15265	239200	2016 VOLUNTEER APPRECIATION	\$977.40
CHARTER COMMUNICATIONS		11/16-0309703POL	239567	RPD INTERNET SRVCS 10/29-11/28	\$78.94
CITY OF KENNEWICK		012549	239431	BIPIN COMP SUPPORT MNT-4TH QTR	\$10,589.00
CITY OF RICHLAND		16-305 HESLA	239343	16-305 IABTI CONFERENCE	\$587.28
		16-337 SKINNER	239432	16-337 IACP CONFERENCE	\$1,152.52
		16-444 CROSKREY		16-444 BCKGRND CHK ON CANDI	\$130.00
DESERTGREEN LAWN & TREE CARE LLC		164351	239225	FERTLIZER APPLICATION AT RANGE	\$108.60
DOMESTIC VIOLENCE SERVICES		23728	239569	DOMESTIC VIOLENCE SRVCS-SEP 16	\$888.50
FLORENCE, ANDREW C		16-408 FLORENCE	239352	16-408 ASSESS RECRUIT COMPE	\$26.00
FRONTIER	S017153	11/16 2061882614	239468	TELEPHONE CHARGE 10/19/16-11/1	\$65.34
GALLS, LLC	S017147	BC0325479	239355	MENS L/S DELUX SHIRT W/CONVERT	\$61.95
	S017147			TAX PICKED UP AT SPOKANE STORE	\$13.40
	S017147			RICHLAND SHIELD NAVY BLACK SIL	\$2.00
	S017147			MENS POLY/WOOL UNIFORM DRESS	\$89.95
HESLA, ALEX		16-305 HESLA	239359	16-305 IABTI CONFERENCE	\$12.24
LANGUAGE LINE SERVICES LLC		3920972	239251	E911 TRANSLATION-SEPT 2016	\$2.96
LN CURTIS & SONS	P056601	INV41050	239570	ID PANEL SET PROTECH LARGE & S	\$43.44
	P056601			SINGLE CUFF CASE MOLLE NAVY	\$27.15
	P056601			SHIPPING	\$123.49
	P056601			NAVY OR. CITY CARRIER PER BELO	\$950.25
	P056601			SM02 LVLIIIA W/NAVY APEX CARRIE	\$5,891.55
	P056601			4X6 VERTICAL UTILITY POUCH NAV	\$27.15
	P056629	INV41807	239500	TP19A-M-YB6248 4X6 VERTICAL	\$27.15
	P056629			SM02LVLIIIA SAFARI W/NAVY APEX	\$2,524.95
	P056629			TP17MYB PROTECH SINGLE CUFF CA	\$27.15
	P056629			TP21BN PROTECH Nvy OPEN TOP	\$54.30



City Of Richland

VL-1 Voucher Listing

From: 10/24/2016 To: 11/4/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
LN CURTIS & SONS	P056629	INV41807	239500	DN6313NV CUSTOM OR. CITY CARRI	\$380.10
	P056629			TP17AMYB PROTECH NAVY DOUBLE	\$54.30
	P056629			TP58BN PROTECH NAVY SMALL	\$27.15
	P056629			TP24MYB PROTECH TP24 NAVY 6"X6	\$27.15
	P056629			TP12MYB PROTECH NAVY 37/40MM L	\$27.15
MOON SECURITY SERVICES INC		844035	239260	RPD RANGE MONITORING	\$59.90
RIVER CITY TOWING INC		15049	239278	TOW CHARGE/MILEAGE	\$167.24
		15054		TOW CHARGE	\$48.87
		15055		TOW CHARGE	\$48.87
SKINNER, CHRIS		16-337 SKINNER	239532	16-337 IACP CONFERENCE	\$50.00
STOHEL, HYRUM		16-343 STOHEL	239539	16-343 RSO CONFERENCE	\$125.00
TELCO WIRING & REPAIR INC		21598	239541	REPAIR EXTRA CABLE FOR ROBOT	\$116.74
T-MOBILE USA INC		9274097737	239293	GPS LOCATE	\$51.00
TRANS UNION RISK & ALTERNATIVE DATA		09/16-204527	239304	RPD RECORDS SEARCH - SEPTEMBER	\$113.00
TREASURE VALLEY COFFEE CO		107170	239305	RPD COFFEE DELIVERY	\$204.21
		107171		RETURN FRENCH ROAST #4-CREDIT	(\$42.77)
TTB, LLC DBA		3434	239307	VEHICLE WASHES-SEPTEMBER (112)	\$588.00
US LINEN & UNIFORM DBA		163577	239311	UNITED WAY KICKBALL T-SHIRTS	\$193.98
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$4,140.80
WA STATE CRIMINAL JUSTICE TRAINING		201127018	239314	INSTRUCTOR DEVELOPMENT-MASON	\$300.00
WA STATE TACTICAL OFFICERS ASN		260	239316	INSTRUCTION HOURS FOR SWAT	\$467.19
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$7.38
				PHONE CHARGES 10/23-11/22/16	\$330.84
POLICE TOTAL ****					\$35,156.80
Division:	210	ADMINISTRATIVE SERVICES			
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$38.68
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$21.67
ADMINISTRATIVE SERVICES TOTAL ****					\$60.35
Division:	211	FINANCE			
GARDA CL NORTHWEST INC		20183830	239356	EXCESS LIABILITY SEPT 2016	\$213.12
MID COLUMBIA ENGINEERING INC	S016917	ST008893	239256	MELISSA HECKMAN, ACCOUNTING	\$1,080.00
	S016917	ST008910	239504	MELISSA HECKMAN, ACCOUNTING	\$1,012.50
POSTMASTER		2016 BULK PERMIT-	239520	BULK MAIL PERMIT #153-STD MAIL	\$215.00
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$59.40
	P057141			Verizon September Invoice	\$40.05
	P057141			Verizon September Invoice	\$19.34
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$82.12
				PHONE CHARGES 10/23-11/22/16	\$0.22
				PHONE CHARGES 10/23-11/22/16	\$143.84
FINANCE TOTAL ****					\$2,865.59



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From: 10/24/2016 To: 11/4/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 212 PURCHASING					
GRAINGER	S017160	9266712596	239471	WEB SLING ITEM #38V041	\$85.86
MID COLUMBIA ENGINEERING INC	S016902	ST008892	239256	RACHAEL BALTHAZOR - BUYER 1	\$1,188.00
	S016902	ST008909	239504	RACHAEL BALTHAZOR - BUYER 1	\$920.70
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$33.02
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$47.32
				PHONE CHARGES 10/23-11/22/16	\$63.97
PURCHASING TOTAL ****					\$2,338.87
Division: 213 INFORMATION TECHNOLOGY					
DELL COMPUTER CORPORATION	P057004	XK1RWF3M1	239224	TOWER, OPTIPLEX 7040 MFF, PRIC	\$11,344.68
	P057068	XK1WJ6KF1		DISPLAY PORT DESK DOCK, DELL	\$916.12
UNITED PARCEL SERVICE	S017156	000986641446	239549	GROUND PKG W/INSURANCE TO HAVI	\$10.22
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$19.39
	P057141			Verizon September Invoice	\$312.10
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$271.05
INFORMATION TECHNOLOGY TOTAL ****					\$12,873.56
Division: 220 HUMAN RESOURCES					
CITY OF RICHLAND		16-350 PAULSEN	239343	16-350 NEOGOV CONFERENCE	\$210.00
		16-351 RETTIG		16-351 NEOGOV CONFERENCE	\$210.00
EMPLOYMENT SCREENING SERVICES, INC		36553841194	239461	BACKGROUND/REFERENCE CHEKCKS	\$374.00
HARRINGTON'S TROPHIES		75962	239241	RETIREMENT PLAGUE-BARBER	\$71.68
MID COLUMBIA ENGINEERING INC	S016901	ST008895	239256	LORI HENDERSON - CLERICAL ASSI	\$481.95
	S016901	ST008912	239504	LORI HENDERSON - CLERICAL ASSI	\$441.45
MOON, TAE-IM PHD		09222016	239261	PSYCH EVALUATION-WYLIE	\$1,077.50
PAULSEN, LACEY		16-350 PAULSEN	239375	16-350 NEOGOV CONFERENCE	\$468.13
RETTIG, JESSICA		16-351 RETTIG	239376	16-351 NEOGOV CONFERENCE	\$417.68
TALENT WISE INC		95431124	239295	BACKGROUND CHECKS-SEPTEMBER	\$167.96
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$135.17
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$77.43
YAKIMA WORKER CARE PLLC		17080	239564	DOT PHYSICAL- EVARTS	\$100.00
		17912		PHYSICAL-JENNINGS	\$100.00
		17949		DOT PHYSICAL-ANDERSON	\$100.00
HUMAN RESOURCES TOTAL ****					\$4,432.95
Division: 300 COMMUNITY &DEVELOPMENT SERVICE					
CITY OF RICHLAND		16-414 JENSEN	239343	16-414 APA CONFERENCE	\$406.52
JENSEN, KERWIN		16-435 JENSEN	239363	16-435 WICA TRAINING	\$26.00
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$99.33
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$21.92
COMMUNITY &DEVELOPMENT SERVICE TOTAL ****					\$553.77



City Of Richland

VL-1 Voucher Listing

From: 10/24/2016 To: 11/4/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division:	301	DEVELOPMENT SERVICES			
FERDOUSE ONEZA		#2	239465	COMP PLAN UPDATE	\$19,683.27
SOMERS, CYNTHIA		16-447 SOMERS	239382	16-447 ICC & PERMIT TECH CO	\$224.00
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$423.29
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$121.39
				PHONE CHARGES 10/23-11/22/16	\$21.98
DEVELOPMENT SERVICES TOTAL ****					\$20,473.93
Division:	302	REDEVELOPMENT			
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$68.64
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$21.61
				PHONE CHARGES 10/23-11/22/16	\$6.75
REDEVELOPMENT TOTAL ****					\$97.00
Division:	303	LIBRARY			
CASCADE NATURAL GAS CORP		10/16-61897100006	239425	NAT GAS 955 NRTHTGT 09/21-10/18	\$247.91
COLUMBIA INDUSTRIES SUPPORT LLC		0040296	239213	ON SITE SHREDDING WO #60013	\$80.58
MIDWEST TAPE		94377564	239258	DATABASES	\$2,136.69
OCLC INC		0000492046	239264	CATALOGING SRVCS - SEPTEMBER	\$1,004.55
THE GALE GROUP INC		59162429	239298	BOOKS-7 TITLES	\$182.40
		59162482		BOOKS-9 TITLES	\$250.04
		59178654		BOOKS-6 TITLES	\$149.72
		59179941		BOOKS-8 TITLES	\$200.64
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$37.49
WASHINGTON STATE PATROL		117002150	239318	VOLUNTEER BACKGROUND CHECKS	\$24.00
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$164.20
LIBRARY TOTAL ****					\$4,478.22
Division:	330	PARKS & RECREATION ADMIN			
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$1,236.26
PARKS & RECREATION ADMIN TOTAL ****					\$1,236.26
Division:	331	PARKS & REC - RECREATION			
FRONTIER	S017153	11/16 2061882614	239468	TELEPHONE CHARGE 10/19/16-11/1	\$186.83
SUSAN KATHLEEN VITULLI		09/2016	239292	PAINTING CLASS #5308	\$303.75
TALENT WISE INC		95431124	239295	BACKGROUND CHECKS-SEPTEMBER	\$126.00
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$40.52
				PHONE CHARGES 10/23-11/22/16	\$6.75
				PHONE CHARGES 10/23-11/22/16	\$104.51
PARKS & REC - RECREATION TOTAL ****					\$768.36
Division:	335	PARKS & REC - PARKS&FACILITIES			
ABM JANITORIAL NORTHWEST		10053703	239183	JANITORIAL-CITY POOL-AUGUST	\$1,229.80
AMERICAN ROCK PRODUCTS INC	P057110	291017	239186	5/8" MINUS TOP COURSE 6	\$413.28



City Of Richland

VL-1 Voucher Listing

From: 10/24/2016 To: 11/4/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		08/2016-24	239207	#24 LANDFILL FEES	\$751.00
		09/2016-24		#24 LANDFILL FEES	\$995.38
EWING IRRIGATION PRODUCTS INC		2123068	239231	SPORTLINE CHALK	\$601.21
		2176409		STREAMLINER	\$360.80
		2214658		SNAPLOC VALVE SPLICE-COL FIELD	\$66.03
		2252379		STICK ANTENNA	\$336.66
		2252380		PLASTIC VALVE/NIPPLE	\$164.38
		2267368		PLASTIC VALVES	\$0.00
		2273284		COUPLING/OUTLET/END CAP/GRATE	\$232.28
		2300486		SOLENOID	\$15.98
		2307567		TURFACE MOUND CLAY	\$107.73
		2307568		IRRITROL ELECTRIC VALVE	\$127.82
		2324867		GRATE/FLAGS/SCREWS-COLUM FIELD	\$803.16
FRONTIER	S017153	11/16 2061882614	239468	TELEPHONE CHARGE 10/19/16-11/1	\$1,078.34
	S017153			TELEPHONE CHARGE 10/19/16-11/1	\$30.70
GENSCO INC		846238104	239238	ACCCCESS DOOR	\$143.63
GRAINGER	S017160	9260359105	239471	SOLENOID VALVE ITEM #3UK51	\$560.05
HERC RENTALS INC		28881638-001	239243	LIFT CAB RENTAL	\$242.17
		28887286-001		MINI EXCAVATOR RENTAL	\$695.04
		28892579-001		MINI EXCAVATOR RENTAL	\$254.63
		28897922-001		RAMMER JUMPING JACK RENTAL	\$76.02
		28904939-001		PLATE COMPACTOR	\$59.73
		28909941-001		MINI EXCAVATOR RENTAL	\$499.56
		28917769-001	239476	PLATE COMPACTOR	\$162.90
LIBERTY LAWN & SAW SHOP		684	239252	SHOP SUPPLY-SPARK PLUGS	\$68.69
		696		SHOP SUPPLY-FILTER	\$115.79
		699		COMMERCIAL LABOR	\$116.98
		707		COMMERCIAL LABOR	\$146.60
		719		RECOIL STARTER ASSY	\$67.88
		725		BELT	\$18.57
		727		KOHLER REGULATOR RECTIFIER	\$139.37
		731		REWIND PULL START	\$29.87
ROBERTS CONSTRUCTION INC	P056771	3930 RETAINAGE	239279	ADA RESTROOM CONSTRUCTION AT T	\$8,841.08
	P056771			C/O #1- ADD FRP PANELING, DELE	\$3,938.92
SHANNON & WILSON INC	P056082	8128	239285	CONSULTANT AGREEMENT FOR WELL	\$1,462.50
STAR RENTALS & SALES	S017117	162387-11	239289	RENTAL OF GENIE GR-15 AERIAL	\$222.63
THE DRAIN SURGEON		35637	239297	SNAKE LINE-COMMUNITY CENTER	\$146.61
		35701		SNAKEDLINE-CP MARINA	\$146.61
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$105.89

PARKS & REC - PARKS&FACILITIES TOTAL ****

\$25,576.27

Division: 338 PARKS & REC - PROJECT ADMIN



City Of Richland

VL-1 Voucher Listing

From: 10/24/2016 To: 11/4/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	S017124	3627-567467	239444	EXPEDITED SHIPPING	\$162.36
	S017124			VOLTAGE RELAY, CATALOG #RCM420	\$693.37
	S017124			CURRENT TRANSFORMER, CATALOG	\$272.89
	S017124			ADJUST TAX	(\$0.01)
	S017124			CIRCUIT BREAKER, CATALOG	\$135.75
PARKS & REC - PROJECT ADMIN TOTAL ****					\$1,264.36
Division:	900	NON-DEPARTMENTAL			
WASHINGTON CITIES INSURANCE AUTHORITY		SEPTEMBER 2016	239317	WCIA CLAIMS PAID-SEPT 2016	\$384.70
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$47.29
NON-DEPARTMENTAL TOTAL ****					\$431.99
GENERAL FUND Total ***					\$228,518.24
FUND 101	CITY STREETS				
Division:	401	STREETS MAINTENANCE			
ADVANCED SIGNAL & CONTRACTING LLC	P056301	2510	239399	C/O #4 INSULATED JOINTS (3) FO	\$2,221.39
	P056301			RAILROAD CROSSING INSPECTIONS-	\$320.00
FRONTIER	S017153	11/16 2061882614	239468	TELEPHONE CHARGE 10/19/16-11/1	\$30.71
	S017153			TELEPHONE CHARGE 10/19/16-11/1	\$55.45
GRAINGER	S017145	9244947926	239471	SOCKET, 1/2" ITEM #6RCP6	\$36.83
	S017145	9244947934		RETURNED SOCKET 3/8" ITEM #10E	(\$11.69)
INLAND ASPHALT CO	P057109	2336315	239245	5/8 ASPHALTIC CONCRETE HOT MIX	\$42.02
	P057109			ADJUST TAX	(\$0.01)
	P057109	2338819		5/8 ASPHALTIC CONCRETE HOT MIX	\$240.02
PRECISE MRM LLC	P056639	IN200-1010324	239521	1114723 REV. A-5MB FLAT DATA P	\$1,440.00
RICHLAND ACE HARDWARE		53442	239277	BLADES/WRENCH	\$36.29
		53468		LT DUTY U-POST	\$34.71
		53483		PVC-COUPLING/ELBOW/BUSHING	\$17.43
		53521		BUSHINGS/CEMENT	\$20.15
		53538		PVC-COUPLING/NIPPLE	\$1.72
		53576	239527	ANTI-FREEZE	\$6.49
		53577		ANTI-FREEZE	\$6.49
		53578		ANTI-FREEZE	\$6.49
		53699		PVC-SPRINKLER/NIPPLE	\$6.28
ROWAND MACHINERY CO		209280	239571	GRADER RENTAL	\$1,357.50
STAR RENTALS & SALES		166376-11	239537	ASPHALT SPADE	\$173.76
TRAFFIC PARTS INC	P057056	430851	239302	FREIGHT	\$22.39
	P057056			CABINET MOUNT, ITEM #6368	\$200.00
	P057056			VANDAL CONE, ITEM #6758	\$80.00
TRAFFIC SAFETY SUPPLY CO INC	S017123	19836	239303	FREIGHT	\$126.81
	S017123			42" ARROW TOP W/18# BASE	\$568.20



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From: 10/24/2016 To: 11/4/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$265.03
WESTERN CONCRETE ACCESSORIES		33611	239558	CONCRETE TOOLS	\$255.60
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$27.01
STREETS MAINTENANCE TOTAL ****					\$7,587.07
CITY STREETS Total ***					\$7,587.07
FUND 112	INDUSTRIAL DEVELOPMENT FUND				
Division:	305	ECONOMIC DEVELOPMENT			
RGW ENTERPRISES PC	P056316	09/16-CWCP	239276	PROJECT MANAGEMENT AND ENGINEE	\$1,200.00
	P056316	09/16-LRF PROJECT		PROJECT MANAGEMENT AND ENGINEE	\$1,200.00
	P056316	09/16-PREF FREEZE		PROJECT MANAGEMENT AND ENGINEE	\$300.00
	P056316	09/16-PROJ DOMINO		PROJECT MANAGEMENT AND ENGINEE	\$980.00
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$38.68
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$29.68
ECONOMIC DEVELOPMENT TOTAL ****					\$3,748.36
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
FLETCHER & SIPPEL LLC	P057135	36129	239467	STEPTOE-TAPTEAL INTERSECTION-L	\$578.00
PERMIT SURVEYING INC		16150-2	239269	DRAFT WORK NATIONAL GUARD SITE	\$1,980.00
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$2,558.00
INDUSTRIAL DEVELOPMENT FUND Total ***					\$6,306.36
FUND 117	CRIMINAL JUSTICE SALES TAX				
Division:	131	CJST POLICE ACTIVITY			
101 CLEANERS		09/16-9427360	239181	UNIFORM LAUNDRY SRVCS-SEPT	\$549.01
CITY OF RICHLAND		16-335 CROSKREY	239432	16-335 IACP CONFERENCE	\$809.00
LN CURTIS & SONS	P056629	INV41807	239500	TP12MYB NAVY 37/40MM LESS LETH	\$27.15
	P056629			SM02LVLIHIA SAFARI W/NAVY APEX	\$1,683.30
	P056629			DN6313NV CUSTOM NAVY OR. CITY	\$380.10
	P056629			SHIPPING	\$88.32
	P056629			TP21BN PROTECH NAVY OPEN TOP U	\$54.30
	P056629			TP19A-M-YB6248 4X6 VERTICAL	\$27.15
MENKE JACKSON BEYER LLP		09/2016-065	239503	GENERAL (CITY ATTY)	\$997.18
PUBLIC SAFETY TESTING INC		2016-7081	239522	3RD QTR 2016 SUBSCRIPTION FEES	\$412.50
CJST POLICE ACTIVITY TOTAL ****					\$5,028.01
CRIMINAL JUSTICE SALES TAX Total ***					\$5,028.01
FUND 150	HOTEL/MOTEL FUND				
Division:	307	HOTEL/MOTEL TAX			
TRI CITY WATER FOLLIES ASSN INC		4323	239547	C254-15 COLUMBIA CUP BOATS-H/M	\$15,000.00



City Of Richland

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From: 10/24/2016 To: 11/4/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HOTEL/MOTEL TAX TOTAL ****					\$15,000.00
HOTEL/MOTEL FUND Total ***					\$15,000.00
FUND 153	COMMUNITY DEV BLOCK GRANT				
Division:	308	CDBG PROGRAM			
ELIJAH FAMILY HOMES		902	239229	CDBG 2016 AWARD-1ST QUARTER	\$6,531.65
		903		CDBG 2016 AWARD-2ND QUARTER	\$5,279.90
		904	239460	CDBG 2016 AWARD-3RD QUARTER	\$5,080.64
THE ARC OF TRI CITIES		1/2016	239296	C98-16 THERAPUT REC-CDBG AWARD	\$8,827.00
TU DECIDES MEDIA INC		2016-25245	239308	PUBLIC HEARING CDBG/HOME 2017	\$75.00
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$6.75
				PHONE CHARGES 10/23-11/22/16	\$7.04
CDBG PROGRAM TOTAL ****					\$25,807.98
COMMUNITY DEV BLOCK GRANT Total ***					\$25,807.98
FUND 154	HOME FUND				
Division:	309	HOME PROGRAM			
TU DECIDES MEDIA INC		2016-25245	239308	PUBLIC HEARING CDBG/HOME 2017	\$75.00
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$7.04
HOME PROGRAM TOTAL ****					\$82.04
HOME FUND Total ***					\$82.04
FUND 301	STREETS CAPITAL CONSTRUCTION				
Division:	402	ARTERIAL STREETS			
A CORE INC		P056596 354588	239182	2016 RESIDENTIAL OVERLAY- CURB	\$695.04
		P056596 354594		2016 RESIDENTIAL OVERLAY- CURB	\$868.80
ALPINE PRODUCTS INC		S017116 TM-162770	239184	PREFORMED MARKING TAPE, BIKE	\$3,121.60
		S017116		PREFORMED MARKING TAPE, "BIKE"	\$1,859.01
		S017116		PRICE ADJUSTMENT FOR BIKE LANE	(\$0.25)
		S017116		PREFORMED MARKING TAPE, "LANE"	\$1,859.01
		S017129 TM-162862		ADJUST TAX	(\$0.01)
		S017129		FREIGHT	\$124.09
		S017129		STREET MARKING PAINT, YELLOW 5	\$2,429.93
AMERICAN ROCK PRODUCTS INC		P057110 289104	239186	ENVIRONMENTAL FEE, INV:289104	\$4.34
		P057110		5-1/2 SACK CONCRETE MIX, 3/4	\$390.96
		P057110 289283		5-1/2 SACK CONCRETE MIX, 3/4	\$390.96
		P057110		ENVIRONMENTAL FEE, INV:289283	\$4.34
		P057110 289471		5-1/2 SACK CONCRETE MIX, 3/4	\$244.35
		P057110		ENVIRONMENTAL FEE, INV #289471	\$2.72
		P057110 289841		CONTRACTOR STANDBY TIME \$2.00/	\$43.44



City Of Richland

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From: 10/24/2016 To: 11/4/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AMERICAN ROCK PRODUCTS INC	P057110	289841	239186	ENVIRONMENTAL FEE, INV:289841	\$4.34
	P057110			5-1/2 SACK CONCRETE MIX, 3/4	\$390.96
	P057110	290012		5/8" MINUS TOP COURSE 6	\$93.42
	P057110	290013		ENVIRONMENTAL FEE, INV:290013	\$3.80
	P057110			5-1/2 SACK CONCRETE MIX, 3/4	\$342.09
	P057110			ADJUST TAX	\$0.01
	P057110	290191		ADJUST TAX	\$0.01
	P057110			ENVIRONMENTAL FEE, INV:290191	\$4.34
	P057110			CONTRACTOR STANDBY TIME \$2.00/	\$58.64
	P057110			5-1/2 SACK CONCRETE MIX, 3/4	\$390.96
	P057110	290353		5-1/2 SACK CONCRETE MIX, 3/4	\$293.22
	P057110			UNDER 4 YD ORDER CHARGE MIN LO	\$108.60
	P057110			ENVIRONMENTAL FEE, INV:290353	\$3.26
	P057110	290481		ENVIRONMENTAL FEE, INV:290481	\$3.26
	P057110			UNDER 4 YD ORDER CHARGE MIN LO	\$108.60
	P057110			5-1/2 SACK CONCRETE MIX, 3/4	\$293.22
	P057110	290669		5/8" MINUS TOP COURSE 6	\$133.39
	P057110	290671		ADJUST TAX	\$0.01
	P057110	290672		ENVIRONMENTAL FEE, INV:290672	\$5.97
	P057110			5-1/2 SACK CONCRETE MIX, 3/4	\$537.57
	P057110	290852		ENVIRONMENTAL FEE, INV:290852	\$5.43
	P057110			CONTRACTOR STANDBY TIME \$2.00/	\$69.50
	P057110			5-1/2 SACK CONCRETE MIX, 3/4	\$488.70
	P057110	291149		5-1/2 SACK CONCRETE MIX, 3/4	\$342.09
	P057110			ENVIRONMENTAL FEE, INV:291149	\$3.80
CONCRETE SPECIAL TIES INC		23526	239217	STEEL STAKES/EDGER HAND	\$295.28
		23704	239442	CONCRETE BLANKET	\$128.15
CULBERT CONSTRUCTION INC	P056906	164-16-PMT 3	239446	DUPORTAIL RECONSTRUCTION-ROAD	\$626,587.06
FLETCHER & SIPPEL LLC	P057135	36127	239467	CENTER PARKWAY - LEGAL SERVICE	\$3,002.00
	P057135	36141		DUPORTAIL BRIDGE - LEGAL SERVI	\$897.00
FOSTER PEPPER PLLC	P057095	1146776	239235	CENTER PARKWAY LEGAL SERVICE-W	\$287.50
IMT INC		7797	239244	DUPORTAIL EXTENSION M16234	\$2,045.00
		7805		DUPORTAIL RECONSTRCTION M16305	\$3,617.50
INLAND ASPHALT CO	P057109	2293899	239245	SS 1 ASPHALT TACK COAT WILL CA	\$830.46
	P057109	2336315		5/8 ASPHALTIC CONCRETE HOT MIX	\$115.12
MELENDREZ, SABRINA		101916	239372	REIMBURSE EVENT SUPPLIES	\$59.51
MENKE JACKSON BEYER LLP	P057137	09/2016-077	239503	DUPORTAIL BRIDGE - LEGAL SERVI	\$2,125.90
PRO BUILD COMPANY LLC		1213921	239270	SMARTSIDE SIDING	\$550.72
THE LANGDON GROUP	P056990	0102931	239542	RACHEL ROAD ALIGHMENT STUDY -	\$10,628.43
WA STATE DEPT OF TRANSPORTATION	P057130	RE-45JE691L008	239555	VANTAGE HIGHWAY PATHWAY PH 1-	\$944.83
	P057134	RE-45JE691L009		VANTAGE HIGHWAY PATHWAY PH 1 -	\$166.55



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From: 10/24/2016 To: 11/4/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN CONCRETE ACCESSORIES		33589	239323	NYLON STRING/SCREED	\$143.79
		33590		SCREED	\$21.59
		33637	239558	CONCRETE BLANKETS	\$61.64
ARTERIAL STREETS TOTAL ****					\$668,231.55
STREETS CAPITAL CONSTRUCTION Total ***					\$668,231.55
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	337	PARKS & REC PROJECTS			
SPORT SUPPLY GROUP INC	S017113	98297660	239288	HITTING STATION ITEM #BBHITSTA	\$1,098.78
	S017113			PERMANENT 14 BAT RACK ITEM #11	\$278.78
	S017113			PLAYERS BENCH FRAME WITH SHELF	\$462.08
PARKS & REC PROJECTS TOTAL ****					\$1,839.64
PARK PROJECT CONSTRUCTION Total ***					\$1,839.64
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
AMERICAN CASTING & MANUFACTURING CORP	P057039	272178	239185	METER PADLOCK SEAL, METAL WIRE	\$1,450.00
	P057039			METER PADLOCK SEAL, RED	\$540.00
ANIXTER INC	S017046	3303878-07	239188	ELBOW, LOADBREAK, 1/0 STR,	\$957.85
	P056870	3305288-02		FUSE, S&C, SM4 100E AMP 14.4KV	\$4,600.30
	P056870			FUSE, S&C, SM4 125E AMP 14.4KV	\$4,791.98
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P056870			FUSE, S&C, SM4 200E AMP 14.4KV	\$3,833.58
	P056870			FUSE, S&C, SM4 5E AMP 14.4KV	\$1,916.79
	P057043	3627-567238	239219	PVC SOLVENT CEMENT, QUART SIZE	\$192.61
	P057043			CONDUIT,PVC,6",SCH 40,20 FT	\$1,609.45
	P057043			CONDUIT,PVC,1-1/2",SCH40,20FT	\$184.53
	P057043			ADJUST FOR TAX	\$0.01
	P057043	3627-567971		SWEDGE,PVC,REDUCER,6"TO 5"	\$162.90
	P057043			COUPLING,PVC,4",EXPANSION	\$56.86
	P057043			ELBOW,PVC,3",45,18" RADIUS	\$133.36
	P057043			ELBOW,PVC,3",30,18" RADIUS	\$57.99
	P057043			COUPLING,PVC,6",SCH 40,DBELL	\$87.31
	P057043			ELBOW,PVC,5",90,36" RADIUS	\$69.98
	P057043			ADJUST FOR TAX	\$0.02
	P057043			ELBOW,PVC,5",22,24" RADIUS	\$67.16
	P057043			ELBOW,PVC,3",90,18" RADIUS	\$115.98
	P057043			COUPLING,PVC,5",SCH 40,DBELL	\$47.02
	P057043			ELBOW,PVC,1-1/2",90,18"RADIUS	\$55.17
	P057043			COUPLING,PVC,3",SCH 40,DBELL	\$384.44
	P057043			COUPLING,PVC,4"x 12",SPLIT,	\$57.60



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GRAYBAR ELECTRIC CO INC	P056884	987689725	239240	TERMINAL, METER 2 COND 350-4,	\$140.16
	P056884			CONN, CT UTILCO PED 4-350,	\$480.10
	P056884			CONN, INSULATED 6-COND, 12-500	\$549.43
	P056884			CONN, UG WATERTITE, 3 COND.	\$860.11
	P056884			TERMINAL, XFMR 6 COND 500-2,	\$458.99
	P056884			TERMINAL, XFMR 4 COND 500-2,	\$364.90
	P056884			CONN, INSULATED 8-COND, 12-500	\$350.30
	P056884			CONN, CT UTILCO PED 4-500,	\$305.34
	P056884			CONN, CT UTILCO PED 6-500,	\$287.49
	P056884			CONN, CT UTILCO PED 6-350,	\$217.63
	P056884			REDUCER/ADAPTER, UTILCO PTF	\$180.88
	P056884			TERMINAL, XFMR 4 COND FOR POLE	\$142.31
	P056884			TERMINAL,XFMR 6COND 750-1	\$746.47
	P056884	987689726		TERMINAL, COMP 750, 2-HOLE	\$1,310.60
	P056884	987689727		TERMINAL, COMP 4/0 STR, 2-HOLE	\$344.70
	P056884	987741349		TERMINAL, XFMR 6 COND 350-12,	\$1,201.03
NEW PIG CORPORATION	P057083	4736189-00	239262	ABSORBENT, OIL-ONLY MAT	\$187.97
	P057083			PRICE ADJUSTMENT	(\$0.01)
PACIFIC STRAPPING INC	P057085	29820	239515	CABLE PULLING TAPE	\$819.93
WESCO DISTRIBUTION INC	P057059	726948	239321	CABLE, SEC,OH TRIPLEX, #6 AL,	\$727.45
	P057059			CABLE, SEC, UG TRIPLEX, 4/0 AL	\$24,326.40
	P057059	727351		CABLE, SEC, UG TRIPLEX 350 AL	\$37,771.08
TOTAL ****					\$93,146.15
Division:	501	BUSINESS SERVICES			
CITY OF RICHLAND		16-400 HAMMOND	239343	16-400 NWPPA CONFERENCE	\$189.30
FRONTIER	S017153	11/16 2061882614	239468	TELEPHONE CHARGE 10/19/16-11/1	\$90.06
HAMMOND, BOB		16-400 HAMMOND	239358	16-400 NWPPA CONFERENCE	\$19.42
MID COLUMBIA ENGINEERING INC	P056969	ST008898	239256	SANDRA JORGENSEN, SUPPORT	\$540.00
	P056969	ST008916	239504	SANDRA JORGENSEN, SUPPORT	\$540.00
UNITED PARCEL SERVICE	S017156	000986641446	239549	GROUND PKG TO HJ ARNETT FOR PO	\$5.50
	S017156			WEIGHT CORRECTION FOR PKG TO H	\$0.32
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$160.83
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$59.27
				PHONE CHARGES 10/23-11/22/16	\$111.34
				PHONE CHARGES 10/23-11/22/16	\$130.28
				PHONE CHARGES 10/23-11/22/16	\$136.32
				PHONE CHARGES 10/23-11/22/16	\$57.83
BUSINESS SERVICES TOTAL ****					\$2,040.47
Division:	502	ELECTRICAL ENGINEERING			
DELL COMPUTER CORPORATION	P057073	XK1WMKP62	239224	DELL 22 Monitor P2217	\$353.58



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
DELL COMPUTER CORPORATION	P057077	XK1X21KW6	239224	ADJUST FOR TAX	\$0.01
	P057077			Port Replicator with USB 3.0	\$179.18
	P057077			Mobile Precision Laptop 7510	\$1,943.78
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$184.82
ELECTRICAL ENGINEERING TOTAL ****					\$2,661.37
Division:	503	POWER OPERATIONS			
AMERICAN ROCK PRODUCTS INC	P057107	279247	239186	5/8" MINUS TOP COURSE 6, INVOI	\$79.12
	P057107	279432		5/8" MINUS TOP COURSE, MIN LOA	\$38.05
	P057107	289282		5/8" MINUS TOP COURSE 6, INV	\$73.29
	P057107	289470		5/8" MINUS TOP COURSE, MIN LOA	\$38.02
	P057110	290013		ENVIRONMENTAL FEE, INV:290013	\$4.34
	P057110			5-1/2 SACK CONCRETE MIX, 3/4	\$390.96
BENTON PUD	P056119	10/16 4419818251	239197	SAFETY TRAINING: JAN-APR, 2017	\$2,906.68
	P056121	10/16-5743127752		PRE-NOTIFICATION SERVICES FOR	\$680.88
BOYD'S TREE SERVICE LLC	P056239	4857	239198	TREE PRUNING SERVICE FROM	\$7,410.76
	P056239	4865		TREE PRUNING SERVICE FROM	\$7,410.76
	P056239	4879		TREE PRUNING SERVICE FROM	\$1,735.65
CITY OF RICHLAND		09/2016-1901-	239207	#1901 DROP BOX DISP/HAULING	\$571.58
COLUMBIA GRAIN & FEED INC		145473	239212	BAR	\$48.82
		145560		SHOP WORK	\$91.14
CULBERT CONSTRUCTION INC	P056906	164-16-PMT 3	239446	DUPORTAIL RECONSTRUCTION-ENERG	\$1,319.93
	P056906			DUPORTAIL RECONSTRUCTION - CIT	\$3,823.40
D HITTLE & ASSOCIATES INC	P056798	11204	239447	REATA SUB TO DALLAS RD SUB TRA	\$15,450.00
	P056798	11233		REATA SUB TO DALLAS RD SUB TRA	\$12,672.00
GRAINGER	S017160	9264220527	239471	FLAT PANEL HEATER ITEM #34CF04	\$56.35
PARAMOUNT COMMUNICATIONS INC	P056757	31606 RETAINAGE	239517	FEDERAL BUILDING FIBER RELOCAT	\$1,579.00
	P056431	31771		FIBER INSTALLATION FOR PNNL'S	\$7,653.16
TYNDALE ENTERPRISES INC	P056096	1134575	239309	FIRE RETARDANT CLOTHING-2016	\$3,956.99
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$378.19
POWER OPERATIONS TOTAL ****					\$68,369.07
Division:	504	SYSTEMS DIVISION			
ARES CORPORATION	P056486	6730301-06	239190	AMENDMENT #1 REVISED EXHIBT A	\$3,348.20
ELECTRIC POWER SYSTEMS INC	P056820	010947	239228	SNYDER SUB BANK 2 EXPANSION	\$23,573.32
HDR ENGINEERING INC	P055184	1200016282	239475	4-YR WORK PLAN PER CONTRACT 75	\$1,692.43
	P055184			4-YR WORK PLAN PER CONTRACT 75	\$605.32
REXEL INC DBA		K446033	239275	NIPPLE/STRAP/CONDUIT/CLAMPS	\$84.68
		K453631	239526	CONDUIT-CLAMP/HUB	\$273.13
SCHWEITZER ENGINEERING LABORATORIES INC	P056039	INV-000070829	239281	SEL Part No.9163XXXX2031-1 Bre	\$3,468.55
	P056039			SEL Part No.9163XXXX2031-3 Rem	\$146.39
	P056039			SEL Part No.9163XXXX2031-3 Rem	\$109.82



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SCHWEITZER ENGINEERING LABORATORIES INC	P056039	INV-000070829	239281	SEL Part No.9163XXXX2031-3 Rem	\$109.82
	P056039			SEL Part No.9163XXXX2031-1 Bre	\$4,335.69
	P056039			SEL Part No.9163XXXX2031-1 Bre	\$6,937.11
	P056039			SEL Part No.9163XXXX2031-3 Rem	\$73.21
	P056039			SEL Part No.9163XXXX2031-1 Bre	\$7,804.26
	P056039			SEL Part No.9163XXXX2031-3 Rem	\$36.61
	P056039			SEL Part No.9163XXXX2031-3 Rem	\$36.61
	P056039			SEL Part No.9163XXXX2031-3 Rem	\$73.21
	P056039			SEL Part No.9163XXXX2031-3 Rem	\$36.61
	P056039			SEL Part No.9163XXXX2031-1 Bre	\$6,937.12
UTILIWORKS CONSULTING LLC	P056517	4777	239551	SMART GRID PROJECT PHASE 2 PER	\$12,258.00
	P056517	4778		SMART GRID PROJECT PHASE 2 PER	\$3,890.47
VALLEY TRANSFORMER INC	S017155	900-135	239552	RTE 50 KVA SERIAL #871063415	\$381.41
	S017155			PAUWELS 500 KVA SERIAL #89M392	\$3,546.85
	S017155			KUHLMAN 25 KVA SERIAL #3642212	\$374.41
	S017155			RTE 225 KVA SERIAL #766003168	\$2,526.48
	S017155			COOPER 25 KVA SERIAL #91NG5050	\$374.41
	S017155			ABB 100 KVA SERIAL #03A181605	\$523.91
	S017155			ABB 25 KVA SERIAL #01A182844	\$313.75
	S017155			TEST & REPAIR:	\$272.71
	S017155			RTE 10 KVA SERIAL #801082971	\$399.71
	S017155			HOWARD 75 KVA SERIAL #32914221	\$1,871.25
	S017155			ABB 50 KVA SERIAL #06B185564(2	\$500.00
	S017155			HOWARD 75 KVA SERIAL #30179518	\$1,946.25
	S017155			ABB 100 KVA SERIAL #03A181603	\$523.91
	S017155			TAX	\$1,165.74
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$301.54
WEIDMANN DIAGNOSTIC SOLUTIONS INC	S017154	5900148321	239556	TRANSFORMER OIL TESTING	\$525.00
SYSTEMS DIVISION TOTAL ****					\$91,377.89
Division:	505	ENERGY POLICY MGMT			
ALL ASSURED ELECTRIC INC	P056487	15390	239401	EE LOAN: J BALLI, 101 BARTLETT	\$10,997.92
APOLLO SHEET METAL INC		16090537	239189	218 RIVERWOOD-REBATE-HP	\$1,000.00
BENTON COUNTY AUDITOR/WEATHERWISE	P057100	171320 RELEASE	239192	Release Lien - John Miller; AC	\$73.00
	P057148	280120 RELEASE	239410	RELEASE LIEN; DAVID BROWN, 131	\$73.00
	P057100	330160 RELEASE	239192	Release Lien: Tina Glover; AC	\$73.00
	P057100	720080 RELEASE		Record Lien: James Whitehouse;	\$73.00
	P057100	722080 LIEN		Record Lien: Ian Leavy; AC 722	\$73.00
	P057148	770300 LIEN	239410	RECORD LIEN: WILLIAM SPENCER;	\$73.00
	P057148	82112 RELEASE		RELEASE LIEN; CARL THOMPSON; 1	\$73.00
	P057100	856020 RELEASE	239192	Release Lien: Jeffrey McKee; A	\$73.00
BOB RHODES HEATING & A/C INC		087822	239415	409 WINSLOWE-REBATE-HP/PTCS	\$1,000.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BOB RHODES HEATING & A/C INC		088594	239415	513 LITTLER CT-REBATE-HP/PTCS	\$1,000.00
		089455		2519 BLUE HILL-REBAT-HP/PTCS	\$1,000.00
CON AGRA FOODS		09ES-11128-FY2016	239216	2013 SAINT-REBATE-COMM LIGHTS	\$6,680.00
DELTA HEATING & COOLING INC	P057021	24533	239448	WEATHERWISE LOAN,LARRY BUCHANA	\$9,421.05
		24565		1916 GW WAY #A-REBATE-HP	\$800.00
		24566		1916 GW WAY #B-REBATE-HP	\$800.00
		24567		1916 GW WAY #C-REBATE-HP	\$800.00
		24568		1916 GW WAY #D-REBATE-HP	\$800.00
		24586		1608 THAYER-REBATE-HP	\$1,000.00
IWI INC		86677	239246	1944 HETRICK-REBATE-INSULATION	\$1,082.59
		87141		1460 OXFORD-REBATE-INSULATION	\$1,296.08
JACOBS & RHODES INC		36796	239247	1207 SYMONS-REBATE-HP	\$800.00
M CAMPBELL & COMPANY INC		56799	239254	2007 MEADOWS DR N0-REBATE-HP	\$1,000.00
		86282		2212 SHASTA-REBATE-HP/PTCS	\$1,000.00
		86299		106 CASEY-REBATE-HP	\$1,000.00
		86620		2507 OAK HILL-REBATE-HP	\$1,000.00
NOTUS HOLDINGS LLC		09ES-11128-FY2016	239263	INNOVATION BLVD-REBATE-LIGHTS	\$21,190.00
PERFECTION GLASS		9939648958	239268	1347 THAYER-REBATE-WINDOWS	\$472.92
		9939650401	239518	303 GAGE #307-REBATE-WINDOWS	\$335.07
		9939650403		303 GAGE #306-REBATE-WINDOWS	\$335.07
		9939651794	239268	1560 BRANTINGHAM-REBATE-WINDOW	\$210.42
		9939651828	239518	1123 LONG-REBATE-WINDOWS	\$155.25
		9939652216		2412 MARK-REBATE-WINDOWS	\$709.07
SMITH INSULATION INC		13709-COFR	239286	640 CEDAR-REBATE-WINDOWS	\$563.29
TOTAL ENERGY MANAGEMENT INC		55926WWR	239301	2360 HARRIS-REBATE-HP/PTCS	\$1,000.00
WORKSPACE DEVELOPMENT LLC DBA	P057057	571526	239327	10-MOUNTING BRACKET, BACK PANE	\$25.09
ENERGY POLICY MGMT TOTAL ****					\$68,057.82
Division:	506	TECHNICAL SERVICES			
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$209.95
TECHNICAL SERVICES TOTAL ****					\$209.95
ELECTRIC UTILITY FUND Total ***					\$325,862.72
FUND	402	WATER UTILITY FUND			
Division:	000				
A & B ASPHALT INC		15-00297	239397	REFUND HYDRANT METER #303	\$750.00
				REFUND HYDRANT METER #303	(\$0.95)
				REFUND HYDRANT METER #303	(\$30.00)
BMB DEVELOPMENT INC		16-01145	239414	REFUND HYDRANT METER #352	(\$30.00)
				REFUND HYDRANT METER #352	\$750.00
FERGUSON ENTERPRISES INC	P057050	0527131	239233	TUBING, COPPER 1" TYPE K,	\$4,007.77



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GOODMAN & MEHLENBACHER ENTERPRISES INC		16-01752	239470	REFUND HYDRANT METER #318	\$750.00
UNASSIGNED TOTAL ****					\$6,196.82
Division: 410 WATER CAPITAL PROJECTS					
HD FOWLER COMPANY INC		14351151	239242	BURY HYDRANT-MAINT	\$2,160.85
WATER CAPITAL PROJECTS TOTAL ****					\$2,160.85
Division: 412 WATER OPERATIONS					
BENTON FRANKLIN HEALTH DISTRICT		8388	239412	WATER SAMPLES	\$2,670.00
CASCADE NATURAL GAS CORP		10/16-28638100009	239566	NAT GAS 110 SAINT 09/21-10/18	\$10.85
ENERGY NORTHWEST		ENV02898	239349	WATER SAMPLES	\$210.00
		ENV02916	239230	WATER SAMPLES	\$345.00
		ENV02919		WATER SAMPLES	\$1,932.00
		ENV02921		WATER SAMPLES	\$60.00
		ENV02923		WATER SAMPLES	\$1,596.00
EVERGREEN RURAL WATER OF WASHINGTON		33278	239463	REGISTRATION FEE FOR ANDREWS	\$325.00
FINCH, JOHN		16-413 FINCH	239351	16-413 WWUC MEETING	\$8.00
LAB/COR INC		160814-3133	239495	WATER SAMPLES	\$450.00
UNITED PARCEL SERVICE	S017146	000986641436	239310	NDA PKG TO LAB/COR FOR WATER	\$12.52
	S017146			WEIGHT CORRECTION FOR NDA PKG	(\$1.23)
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$405.40
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$68.20
WATER OPERATIONS TOTAL ****					\$8,091.74
Division: 413 WATER MAINTENANCE					
A & B ASPHALT INC		15-00297	239397	REFUND HYDRANT METER #303	(\$50.00)
AMBRO INC DBA		250-320081	239402	LITE BATTERY-MH RESERVOIR	\$260.44
		250-320189		LITE BATTERY-HR RESERVOIR	\$71.55
AMERICAN ROCK PRODUCTS INC	P057110	290671	239186	1-1/2" DRAIN ROCK, INV:290671	\$289.67
	P057110	290851		5/8" MINUS TOP COURSE 6	\$174.38
	P057110	291016		1-1/2" DRAIN ROCK, INV:291016	\$157.85
	P057110	291148		5/8" MINUS TOP COURSE 6	\$142.62
COLUMBIA ELECTRIC SUPPLY		5858-773738	239438	BATTERY-HR RESERVOIR	\$63.75
FASTENAL COMPANY		WARIC60517	239232	METER BOLTS	\$23.00
GRAINGER	S017145	9242065580	239471	RETUNRED REPLACEMENT SENSOR IT	(\$1,228.59)
	S017145	9242843879		PLEATED FILTER ITEM #5W979	\$90.58
	S017145	9244947918		PLEATED FILTER ITEM #5W513	\$50.44
	S017160	9263637796		TUBING 5/16" ITEM #2VDT7	\$80.86
	S017160	9265138892		SS BAL VALVE ITEM #1WMY1	\$83.63
HD FOWLER COMPANY INC		14346699	239242	12" SAW BLADE-TRUCK 3286	\$192.14
		14352641		WWTP-CLEAN OUT/PLUG	\$16.84
		14357176		ELL NO LEAD	\$728.23
INLAND ASPHALT CO	P057109	2336315	239245	5/8 ASPHALTIC CONCRETE HOT MIX	\$129.51



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
IRRIGATION SPECIALISTS INC		1196567-01	239482	WWTP-LANDSCAPE FABRIC	\$157.40
RICHLAND ACE HARDWARE		53166	239277	WWTP-POTTING SOIL	\$24.40
		53170		WWTP-POTTING SOIL	\$56.43
		53555		FLATFREE TIRE	\$59.72
STONEWAY ELECTRIC SUPPLY		S101788343.001	239290	HIGH PRESSURE SODIUM LAMP	\$23.38
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$1,567.46
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$21.38
WATER MAINTENANCE TOTAL ****					\$3,187.07
WATER UTILITY FUND Total ***					\$19,636.48
FUND 403	WASTEWATER UTILITY FUND				
Division:	420	SEWER ADMINISTRATION			
JUB ENGINEERS INC	P056899	104084	239248	2016 SANITARY SEWER SYSTEM	\$116.44
SEWER ADMINISTRATION TOTAL ****					\$116.44
Division:	421	SEWER CAPITAL PROJECTS			
CH2M HILL ENGINEERS INC	S054283	381078215	239205	MOD. #2 CONSTRUCTION MANAGEMEN	\$28,399.95
	S054283	381082164		MOD. #2 CONSTRUCTION MANAGEMEN	\$3,879.44
IRON HORSE VAC LLC	P056822	3244 FINAL	239481	C/O #1- ADDITIONAL WORK TO	\$425.36
	P056822			WWTF COATING-DIGESTER TANK 1	\$11,177.20
PUMPTECH INC	P056994	0110117-IN	239272	GRUNDFOS PUMP, CMBE 3-30 I-X-C	\$4,660.03
QUALITY COATINGS INSPECTION & CONSULTING INC	P056945	11015	239523	WWTF PRIMARY CLARIFIER #2 &	\$11,067.15
SEWER CAPITAL PROJECTS TOTAL ****					\$59,609.13
Division:	422	SEWER OPERATIONS			
BENTON FRANKLIN HEALTH DISTRICT		8363	239196	TKN/NITRATE/PHOSPHATES	\$106.00
CITY OF RICHLAND		09/2016-25	239207	#25 LANDFILL FEES	\$2,684.05
		16-323 HATKE	239432	16-323 PNCWA CONFERENCE	\$488.00
COLEMAN OIL COMPANY		0424336-IN	239211	WWTF-OIL/2 55GAL DRUMS	\$1,727.78
COMPLETE PEST PREVENTION INC		32215	239441	PEST CONTROL SRVCS-OCTOBER	\$190.05
		32282		WWTP-RODENT/INSECT TREATMENT	\$130.32
GRAINGER	S017145	9250745099	239471	TUBING 45 PSI ITEM #4HL98	\$225.39
	S017160	9254203541		SAFETY RELIEF VALVE ITEM #6KJ7	\$254.32
HATKE, STEVEN L		16-323 HATKE	239474	16-323 PNCWA CONFERENCE	\$52.71
JUB ENGINEERS INC	P057097	104054	239248	WASTEWATER O & M MANUAL UPDATE	\$3,000.00
MIDWEST LABORATORIES INC	P056946	817335	239257	COMPOST FACILITY 7-27-16 SAMPL	\$335.00
	P056946			CITY OF RICHLAND LANDFILL COMP	\$335.00
	P056946			SHIPPING FOR 7-27-16 EVENT	\$41.48
	P056946			SHIPPING FOR 8-16-16 EVENT	\$38.09
	P056946			SHIPPING FOR 7-14-16 EVENT FRO	\$32.39
MOON SECURITY SERVICES INC		844438	239260	WWTP-BASIC MONITORING	\$54.87



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SERV-A-PURE COMPANY		104760	239284	CARBON TANK FOR LAB PURIFIER	\$170.00
STONEMAN ELECTRIC SUPPLY		S101786572.001	239290	FUSE FOR DIGESTER MIX PUMP #3	\$4.55
TACOMA SCREW PRODUCTS INC		22158508	239540	WWTP-ADAPTER/WIREWHEEL/GLOVES	\$124.60
		22158705		WWTP-TOOLBOX	\$124.60
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$156.36
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$110.23
SEWER OPERATIONS TOTAL ****					\$10,385.79
Division:	423	SEWER MAINTENANCE			
BYKONEN, JOHN		16-326 BYKONEN	239338	16-326 PNCWA CONFERENCE	\$270.36
CENTRAL HOSE & FITTINGS INC		444586	239202	FLEX HOSE/CLAMPS	\$180.51
CH2O INC		248910	239206	BOILER TESTING-SEP 16 BW LABOR	\$64.49
COAST CRANE COMPANY		DI/080213	239436	BOOMTRUCK REMOVE BLWR FROM AB	\$793.72
GRAINGER	S017145	9247147359	239471	SAND BAG ITEM #6FGY1	\$58.84
HARRINGTON'S TROPHIES		76071	239473	ELECTRIC WARNING SIGN-COLUM LS	\$16.83
HERC RENTALS INC		28902491-001	239243	LIQUID PROPANE	\$30.33
		28910747-001		PROPANE FOR WW MAN LIFT	\$17.33
MOON SECURITY SERVICES INC		844438	239260	WWTP-BASIC MONITORING	\$54.87
REXEL INC DBA		K054002-	239275	CREDIT-METER BOX/HUB PLATE CAP	(\$20.00)
RICHLAND ACE HARDWARE		53470	239277	PVC-COUPLER/ADAPTR/UNION	\$5.72
		53479		WWTP-HOSE/SPRAY NOZZLE-CAR WSH	\$62.97
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$154.32
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$1.39
SEWER MAINTENANCE TOTAL ****					\$1,691.68
WASTEWATER UTILITY FUND Total ***					\$71,803.04
FUND	404	SOLID WASTE UTILITY FUND			
Division:	430	CAPITAL PROJECTS			
PARAMETRIX INC		P056302	01-77761	LANDFILL CONTAMINATION ASSESSM	\$3,336.50
SCS ENGINEERS		P056479	0288119	SOLID WASTE DISPOSAL ALTERNATI	\$48,165.75
CAPITAL PROJECTS TOTAL ****					\$51,502.25
Division:	431	SOLID WASTE ADMINISTRATION			
SCS ENGINEERS		P056479	0288119	SOLID WASTE RATE STUDY: 72-16	\$9,017.50
SOLID WASTE ADMINISTRATION TOTAL ****					\$9,017.50
Division:	432	SOLID WASTE COLLECTION			
CLAYTON WARD COMPANY		963302	239209	2016 DROP BOX RECYCLING SERVIC	\$7,000.00
		9654002		CURBSIDE RECYCLING-SEPTEMBER	\$6,151.64
RICHLAND ACE HARDWARE		212183	239527	EXTENSION CORDS	\$58.62
STALEY, KURTIS		102516	239536	REIMBURSE CDL ENDORSEMENT	\$102.00
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$721.93
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$22.97



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SOLID WASTE COLLECTION TOTAL ****					\$14,057.16
Division:	433	SOLID WASTE DISPOSAL			
CAROLINA SOFTWARE		62870	239421	WASTEWORCS LASER STATEMENTS	\$222.76
COMPLETE PEST PREVENTION INC		31928	239215	PEST CONTROL SRVCS-SEPTEMBER	\$97.74
		32256	239441	PEST CONTROL SRVCS-OCTOBER	\$97.74
COYOTE RIDGE CORRECTIONS CENTER		CRCC1609.357	239222	WORK CREW SEPT 2016-RETRO	\$211.62
DSD CAPITAL LLC		2042127	239226	POL SERVICE-LANDFILL-SEPT 2016	\$163.00
FRONTIER	S017153	11/16 2061882614	239468	TELEPHONE CHARGE 10/19/16-11/1	\$121.49
GRAINGER	S017160	9260359113	239471	COLOR CODED HANDLE ITEM #36FN6	\$64.76
	S017160	9261284633		BROOM HANDLE ITEM #3A326	\$18.87
	S017160	9263501380		MT & DEMOUNT SPOON ITEM #6ZCE2	\$82.43
OIL RE-REFINING CO		390710	239265	USED OIL TESTING/PICK-UP/HAUL	\$150.00
PARADISE BOTTLED WATER CO		09/16-LANDFILL	239266	BOTTLED WATER-SEPTEMBER	\$125.47
PARAMETRIX INC	P056299	01-77762	239267	2016 LANDFILL MONITORING,SAMPL	\$9,137.99
US DEPARTMENT OF AGRICULTURE		3002161555	239550	USDA APHIS DEBT MGMT TEAM	\$7,287.29
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$67.49
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$47.70
SOLID WASTE DISPOSAL TOTAL ****					\$17,896.35
SOLID WASTE UTILITY FUND Total ***					\$92,473.26
FUND	405	STORMWATER UTILITY FUND			
Division:	441	STORMWATER			
AMERICAN ROCK PRODUCTS INC	P057108	289840	239186	5/8" MINUS TOP COURSE 6, INVOI	\$137.17
BEAVER BARK & ROCK		778108	239408	DRIVEWAY GRAVEL	\$78.15
		778162		DRIVEWAY GRAVEL	\$78.15
BYKONEN, JOHN		16-326 BYKONEN	239338	16-326 PNCWA CONFERENCE	\$270.35
RICHLAND ACE HARDWARE		212142	239277	TAPE/DRIVER/SCREW	\$32.89
		53503		GARDEN SPRAYER	\$16.28
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$17.90
STORMWATER TOTAL ****					\$630.89
STORMWATER UTILITY FUND Total ***					\$630.89
FUND	407	MEDICAL SERVICES FUND			
Division:	121	AMBULANCE			
BOUND TREE MEDICAL LLC		82260965	239416	IV SETS/GLOVES/SALINE/BVM	\$375.66
		82262304		IV CATHETERS/GLUCOSE STRIPS	\$958.65
		82262305		SAFETY GLASSES/SAUZE SPONGE	\$218.46
		82271252		UNDER PAD/ECG ELECTRODES	\$250.00
		82274045		SALINE	\$133.00
		82275576		DEFIB PADS/IV CATHETER/GLASSES	\$1,048.38



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BOUND TREE MEDICAL LLC		82277053	239416	ELECTRODES/02 MASK/DEFIB PADS	\$1,140.73
		82278352		TYVEK COVERALL	\$208.79
		82278353		TYVEK COVERALLS	\$16.70
		82278354		ECG ELECTRODES	\$71.66
		82279457		TRACHEAL TUBES	\$20.67
		82279458		TRECHEAL TUBES	\$41.34
		82282258		IV/SYRINGE/LIFEPACK PAPR/IV SET	\$923.68
		82282260		SALINE/GLUCOSE TEST STRIPS	\$259.61
COLUMBIA INDUSTRIES SUPPORT LLC		0040494	239439	ON SITE SHREDDING WO #60346	\$31.11
DAWSON, JENNIFER		092216	239345	REIMBURSE BCKRND CHK EXPENS	\$109.75
PUBLIC SAFETY TESTING INC		2016-7081	239522	3RD QTR 2016 SUBSCRIPTION FEES	\$128.90
SMITH, JOSHUA		091616	239533	REIMBURSE BCKGRND CHK FEE	\$109.75
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$224.06
	P057141			Verizon September Invoice	\$35.10
AMBULANCE TOTAL ****					\$6,306.00
MEDICAL SERVICES FUND Total ***					\$6,306.00
FUND 501	CENTRAL STORES FUND				
Division:	000				
CDW GOVERNMENT INC	P057048	FMX7330	239201	SURGE PROTECTOR, 8+RJ11 OUTLET	\$623.80
CONNELL OIL INC	P057080	0161082-IN	239443	GREASE CARTRIDGE, RED TAC 2	\$213.24
WEST COAST PAPER COMPANY	S017130	9787839	239322	PAPER, 67# COVER, WHITE,	\$304.08
	S017130			PAPER, 100#, WHITE 12 X 18,	\$154.99
UNASSIGNED TOTAL ****					\$1,296.11
CENTRAL STORES FUND Total ***					\$1,296.11
FUND 502	EQUIPMENT MAINTENANCE FUND				
Division:	214	EQUIPMENT MAINTENANCE			
A & E TOWING LLC		33105	239398	TOW/MILEAGE VEH 3281 WO 44494	\$457.75
AMERICAN RADIATOR INC		AA098451	239403	RADIATOR VEH 2408 WO 44465	\$248.69
ATOMIC AUTO BODY INC		30801	239191	REPAIRS VEH 3323 WO 44389	\$3,439.09
CASCADE FIRE EQUIPMENT CORP DBA		119114	239424	HYD PUMP VEH 5029 WO 44201	\$841.40
		119133		SNUB VALVE VEH 5038 WO 44232	\$599.94
		CR119007		CREDIT RET PRIME PUMP VEH 5033	(\$1,126.97)
CENTRAL HOSE & FITTINGS INC		436804-	239202	HYD ASSY VEH 0030 WO 43151	\$110.05
		445240	239427	STRAIGHT VEH 6581 WO 44488	\$27.40
		445310		HOSE ASSY VEH 6578 WO 44486	\$73.91
COLEMAN OIL COMPANY		0423728-IN	239211	VOLT PUMP VEH 0800 WO 44125	\$917.29
		0424249-IN	239437	OIL VEH 4000 WO 44507	\$228.06
		0424837-IN	239211	LANDFILL DIESEL DYED	\$2,074.58



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COLEMAN OIL COMPANY		0425373-IN	239437	LANDFILL DIESEL DYED	\$2,079.73
		0425863-IN		LANDFILL DIESEL DYED	\$1,976.40
		CL33888	239211	CARD LOCK FUEL 10/10-10/16/16	\$13,402.03
		CL35385	239437	CARD LOCK FUEL 10/17-10/23/16	\$12,697.13
		CL36634		CARD LOCK FUEL 10/24-10/30/16	\$13,803.19
COMMERCIAL TIRE INC		229668	239214	FLAT REPAIR VEH 3244 WO 44427	\$45.07
		229669		TIRE REPAIR VEH 3584 WO 44425	\$1,960.78
		229752		TIRE DESPOSE VEH 3335 WO 44426	\$22.50
		229753		TIRE DISPOSE VEH 3284 WO 44425	\$7.50
		229949	239440	TIRES VEH 3284 WO 44491	\$37.50
		230061		FLAT REPAIR VEH 3315 WO 44488	\$45.07
		230062		WHEEL SWITCH VEH 3333 WO 44374	\$65.16
		230063		TIRE REPAIR VEH 3320 WO 44489	\$59.27
		230064		MT/DSMT BUDD VEH 3311 WO 44490	\$19.01
CONNELL OIL INC		0160127-IN	239218	HYD OIL VEH 3329 WO 44386	\$152.04
		0160979-IN		LUBE PRODUCTS	\$1,142.42
		C158090-IN		LUBE PRODUCTS	\$877.58
CORWIN OF PASCO LLC		355052	239221	TENSIONER VEH 3329 WO 44386	\$108.48
		387673		TRANSMISSION VEH 2420 WO 44234	\$5,978.43
		388244		NAMEPLATE VEH 2451 WO 44454	\$40.73
E H WACHS COMPANY		INV127324	239457	BLOWER VEH 3306 WO 44318	\$2,927.00
FAST SIGNS		139-53628	239464	VEH NUMBERS VEH 2442 WO 44620	\$645.08
FORCE AMERICA DISTRIBUTING LLC		IN001-1086796	239234	SOLENOID VEH 3248 WO 44434	\$268.66
GENUINE AUTO GLASS OF TRI CITIES LLC		616874	239239	WS REPAIR VEH 2440 WO 44441	\$32.58
JIM'S PACIFIC GARAGES INC		X100048848	239483	BRAKE ADJ BEH 3247 WO 44498	\$444.45
JT AUTOMOTIVE PARTS INC DBA		371320	239486	STROBE VEH 7146 WO 44485	\$188.76
		371408		TERM VEH SHOP WO SHOP	\$37.36
		371423		STARTER VEH 3151 WO 44500	\$90.52
		371436		FILTER WO WARRANTY	\$0.00
		371463		MISC SUPP VEH 3316 WO 44008	\$69.20
		371464		WIPER VEH 2404 WO 44496	\$41.25
		371467		HEX DIE VEH 3230 WO 43864	\$4.12
		371468		KIT VEH 3230 WO 43869	\$76.01
		371509		MISC PTS VEH 3151 WO 44500	\$205.67
		371593		FILTER VEH 3230 WO 43869	\$8.33
		371613		WIPER VEH 2355 WO 44510	\$20.61
		371672		LIGHT VEH 3301 WO 44516	\$16.16
		371677		BULB VEH 3301 WO 44516	\$14.54
		371707		FILTER VEH 800 WO 44519	\$55.89
		371719		BELT VEH 3281 WO 44494	\$61.84
		371735		FILTER VEH 2302 WO 44533	\$12.16



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		371736	239486	FILTER VEH 2320 WO 44528	\$12.16
		371737		FILTER VEH 2347 WO 44527	\$12.16
		371738		FILTER VEH 2373 WO 44529	\$18.44
		371739		FILTER VEH 2374 WO 44531	\$18.44
		371741		FILTER VEH 2375 WO 44532	\$18.44
		371745		FREIGHT VEH 3306 WO 44318	\$12.13
		371747		FILTER VEH 2388 WO 44539	\$13.55
		371748		FILTER VEH 2393 WO 44541	\$18.44
		371749		FILTER VEH 2404 WO 44540	\$16.93
		371750		FILTER VEH 2405 WO 44542	\$16.93
		371751		FILTER VEH 2427 WO 44543	\$16.71
		371766		BREAKER VEH 800 WO 44519	\$7.58
		371782		FILTER VEH 2387 WO 44544	\$18.44
		371801		FILTER VEH 6408 WO 44548	\$84.37
		371849		FILTER VEH 2345 WO 44553	\$16.87
		371851		FILTER VEH 2395 WO 44554	\$34.98
		371852		FILTER VEH 2402 WO 44555	\$40.57
		371853		FILTER VEH 2403 WO 44556	\$26.05
		371854		FILTER VEH 2407 WO 44557	\$16.39
		371874		FILTER VEH SHOP WO SUPPLIES	\$2.93
		371877		FILTER VEH 2272 WO 44559	\$8.71
		371878		FILTER VEH 2386 WO 44560	\$18.44
		371879		FILTER VEH 2435 WO 44561	\$16.56
		371880		FILTER VEH 3204 WO 44562	\$129.21
		371881		FILTER VEH 3205 WO 44563	\$129.21
		371882		FILTER VEH 3298 WO 44564	\$16.57
		371889		FILTER VEH 2350 WO 44565	\$32.78
		371890		FILTER VEH 3211 WO 44566	\$131.45
		371891		FILTER VEH 3288 WO 44567	\$57.69
		371892		FILTER VEH 3328 WO 44568	\$31.14
		371903		FILTER VEH 7109 WO 44570	\$96.47
		371917		BATTERY WO WARRANTY	\$0.00
		371955		COIL VEH 2359 WO 44573	\$45.79
		371961		ADAPTER CREDIT	\$0.00
		372099		MISC PTS VEH 2272 WO 44578	\$299.68
		372100		FILTER VEH 7136 WO 44198	\$39.96
		372113		MISC PTS VEH 1210 WO 44582	\$292.41
		372133		MISC PTS VEH 3285 WO 44515	\$203.72
		372156		GASKET VEH 2452 WO 44478	\$8.13
		372208		MISC VEH 3315 WO 44586	\$56.78
		372224		GASKET VEH 2272 WO 44578	\$7.33



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		372229	239486	FILTER VEH 6562 WO 44551	\$49.32
		372230		LAMP VEH 3213 WO 44579	\$17.72
		372246		SENSOR VEH 2272 WO 44578	\$17.32
		372252		FILTER VEH 3330 WO 44603	\$98.15
		372274		LATCH VEH 2272 WO 44578	\$20.62
		372276		FLASHER VEH 3312 WO 44605	\$13.02
		372280		LAMP VEH 3223 WO 44587	\$38.41
		372281		FILTER VEH 2272 WO 44578	\$3.91
		372285		FILTER VEH 2272 WO 44578	\$38.43
		372337		MISC PTS VEH 2386 WO 44612	\$75.63
		372345		BATT VEH 2399 WO 44545	\$183.88
		372375		ATF VEH 2341 WO 44584	\$46.39
		372405		WIPER VEH 2360 WO 44616	\$22.78
		372406		WIPER VEH 2376 WO 44615	\$41.25
		372413		BULB VEH 3223 WO 44587	\$48.08
KAMAN INDUSTRIAL TECHNOLOGIES	Q451567		239491	BALL BEARING VEH 7122 WO 44380	\$147.73
KENWORTH SALES COMPANY	PASIN2016026		239249	KIT-ADJUSTER VEH 3309 WO 44310	\$1,262.73
	PASIN2022968			GASKET VEH 5036 WO 44471	\$6.56
	PASIN2027173			HEADLAMPS VEH 3283 WO 44405	\$17.69
	PASIN2028326			ADJUSTER VEH 3320 WO 44446	\$462.03
	PASIN2034537		239492	HEADLAMP VEH 5036 WO 44471	\$7.46
KOOL SHADES WINDOW TINTING MCCURLEY CHEVROLET	780673		239494	FULL TINT VEH 2376 WO 44492	\$238.92
	419717		239255	INSPECT VEH 3234 WO 42888	\$237.83
	419718			INSPECT VEH 2283 WO 4169	\$233.49
	419814			INSPECT VEH 2387 WO 44341	\$237.83
	419838			INSPECT VEH 1347 WO 44019	\$237.83
	420230			INSPECT VEH 2352 WO 44028	\$237.83
	911088			SEALANT VEH 2380 WO 44185	\$40.63
	911092			GASKET/SEAL VEH 2380 WO 44185	\$22.75
	911123			WASHER VEH 2381 WO 43705	\$4.64
	911134			CABLE KIT VEH 2413 WO 44399	\$43.39
	911195			BLOCK VEH 3301 WO 44354	\$228.56
	911573		239502	LED LIGHT VEH 2460 WO 44506	\$58.31
	911633			CONNECTOR VEH 3257 WO 44467	\$138.61
	911634			PIPE/HOSE VEH 2408 WO 44465	\$590.13
	911900			COLUMN VEH 2408 WO 44465	\$774.30
MOBILE FLEET SERVICE INC	1262810024		239506	STRG BRACKET VEH 3230 WO 43869	\$2,326.78
MONARCH MACHINE & TOOL CO INC	A186590		239259	ADD HITCH VEH 3306 WO 44452	\$683.51
OXARC INC	25460PP		239514	BRACKET VEH 2462 WO 44428	\$193.87
	25467PP			CLEAR LENS VEH 2462 WO 44428	\$39.83
RDO EQUIPMENT CO	P27543		239273	ARM/WHEEL VEH 6594 WO 44396	\$95.29



City Of Richland

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From: 10/24/2016 To: 11/4/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RDO EQUIPMENT CO		P27544	239273	TAIL LIGHT VEH 7122 WO 44380	\$148.09
		P27762	239524	V-BELT VEH 6601 WO 44451	\$88.76
SAS AUTO ELECTRIC		25052	239280	SOLENOID VEH 5039 WO 44385	\$41.65
SOLID WASTE SYSTEMS INC		0089925-IN	239534	EXHST CLAMP VEH 7146 WO 44329	\$826.89
TACOMA SCREW PRODUCTS INC		22158052	239294	SHOPE SUPPLY-DRAWER	\$0.00
		22158053		SHOP SUPPLY-DRAWERS	\$0.00
		22158363		SPRAYER VEH 7090 WO 44431	\$75.81
		22158481		PAPER TOWELS VEH 7122 WO 44380	\$287.53
		22158493		PIN CLIPS VEH 3320 WO 44446	\$9.51
		22158724		BLADES VEH 2462 WO 44428	\$189.56
		22159155	239540	SHOP SUPPLY-PREM PAPER TOWELS	\$95.84
TIRE FACTORY INC DBA		03-117438	239299	MNT/DSMNT VEH 3329 WO 44402	\$2,536.36
		03-117454		VALVE STEMS VEH 6588 WO 44401	\$392.31
		03-117470		MNT/DSMNT VEH 3290 WO 44400	\$273.67
		03-117673	239545	L TR REPAIR VEH 3304 WO 44504	\$110.72
		03-117674		FLAT REPAIR VEH 3312 WO 44505	\$34.75
		03-117728		TR BALANCE VEH 2376 WO 44492	\$898.30
		03-117738		WHEL MT/DSNT VEH 2444 WO 44503	\$165.89
TITAN TRUCK EQUIPMENT		1154226	239546	CON CARRIER VEH 2462 WO 44428	\$433.46
TRUCKPRO HOLDING CORPORATION		06 239876	239306	BEACON VEH 3329 WO 44386	\$159.19
UNITED PARCEL SERVICE	S017146	000986641436	239310	GROUND PKG TO MPH INDUSTRIES F	\$5.73
	S017156	000986641446	239549	GROUND PKG TO EH WACHS FOR FLE	\$76.76
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$204.71
	P057141			Verizon September Invoice	\$38.68
WESTERN PETERBILT INC		H265807	239324	RESISTOR VEH 3312 WO 44228	\$77.53
		H265835		KIT-BRAKE VEH 3309 WO 44310	\$435.20
		H265836		CORE CHARGE VEH 3309 44310	\$254.12
		H265993		CORE CREDIT VEH 3309 WO 44310	(\$254.12)
		PA22955		CHECK ENGINE VEH 3333 WO 44480	\$73.87
WESTERN STATES EQUIPMENT COMPANY		IN000157364	239325	NUTS/BOLTS VEH 4090 WO 44429	\$108.83
		IN000157377		FILTER ASSY VEH 7090 WO 44431	\$336.64
		IN000158523		CUTTING EDGE VEH 7090 WO 44429	\$455.25
		IN000161474	239559	ROLLER VEH 7313 WO 44481	\$1,655.13
		IN000165861		REPAIR VEH 7104 WO 44501	\$1,179.40
WESTERN SYSTEMS & FABRICATION INC		16069	239574	PACKER PIN VEH 3296 WO 44657	\$104.84
		16223		BUSHING VEH 3296 WO 44657	\$31.22
		16623	239326	BELT ASSY VEH 3309 WO 44432	\$254.86
		16743	239560	BELT ASSY GP VEH 3335 WO 44497	\$155.57
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$76.46
EQUIPMENT MAINTENANCE TOTAL ****					\$90,998.35



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
EQUIPMENT MAINTENANCE FUND Total ***					\$90,998.35
FUND 503	EQUIPMENT REPLACEMENT FUND				
Division:	215	EQUIPMENT REPLACEMENT			
TITAN TRUCK EQUIPMENT	P056341	1136528	239300	ONE (1) NEW 2016 SERVICE BODY,	\$37,834.50
	P056341			SPOKANE SALES TAX @ 8.7%	\$3,291.60
	P056342	1142982		SALES TAX @ 8.7%	\$2,403.29
	P056342			ONE (1) NEW 2016 SERVICE BODY	\$27,624.00
EQUIPMENT REPLACEMENT TOTAL ****					\$71,153.39
EQUIPMENT REPLACEMENT FUND Total ***					\$71,153.39
FUND 505	PUBLIC WORKS ADMIN & ENGINEER				
Division:	450	PW ADMIN & ENGINEERING			
IMT INC		7795	239244	GREYHAWK PH1 TESTING M16178	\$927.50
		7839	239480	CLEARWATER CREEK TEST M16310	\$735.00
VERIZON WIRELESS	P057141	9772790071	239554	Verizon September Invoice	\$615.47
XO HOLDINGS LLC DBA		0286226488	239563	PHONE CHARGES 10/23-11/22/16	\$205.45
PW ADMIN & ENGINEERING TOTAL ****					\$2,483.42
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$2,483.42
FUND 520	HEALTH CARE/BENEFITS PLAN				
Division:	222	EMPLOYEE BENEFIT PROGRAM			
REHN & ASSOCIATES INC		SEPT-2016	239274	HRA PREMIUMS-SEPTEMBER	\$283.50
SUMMIT LAW GROUP PLLC		81275	239291	AFFORDABLE CARE ACT GUIDANCE	\$220.50
VERDE SERVICES INC		1129447	239312	2016-3ED QRT COMBRA/RETIREE	\$190.00
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$694.00
HEALTH CARE/BENEFITS PLAN Total ***					\$694.00
FUND 522	POST EMP HEALTHCARE PLAN				
Division:	224	POST EMPLOYMENT BENEFITS PRGM			
VERDE SERVICES INC		1129447	239312	2016-3ED QRT COMBRA/RETIREE	\$1,840.00
POST EMPLOYMENT BENEFITS PRGM TOTAL ****					\$1,840.00
POST EMP HEALTHCARE PLAN Total ***					\$1,840.00
FUND 611	FIREMAN'S PENSION				
Division:	216	FIRE PENSION			
BAKER, MARSHALL R		NOVEMBER 2016	239406	MEDICARE PREMIUM/BAKER	\$104.90
BOWLS, DAVID			239417	MEDICARE PREMIUM/BOWLS	\$104.90
CANFIELD, HARRY R			239420	MEDICARE PREMIUM/CANFIELD	\$104.90



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CARRICK, HENRY		NOVEMBER 2016	239423	MEDICARE PREMIUM/CARRICK	\$104.90
CLARK, FRANK M			239433	MEDICARE PREMIUM/CLARK	\$104.90
DOWNS, DANNY			239454	MEDICARE PREMIUM/DOWNS	\$121.80
ELIASON, CURTIS	101216		239387	UW TRAVEL REIMBURSEMENT	\$536.83
	NOVEMBER 2016		239459	MEDICARE PREMIUM/ELIASON	\$104.90
ESTY, RAYMOND J			239462	MEDICARE PREMIUM/ESTY	\$104.90
FERRIANS, ALLEN LARRY			239466	MEDICARE PREMIUM/FERRIANS	\$105.80
HEASTON & THOMPSON VISION CLINIC	081816CW		239388	NON COVERED VISION	\$75.00
HOUCHIN, EARL	NOVEMBER 2016		239479	MEDICARE PREMIUM/HOUCHIN	\$104.90
JAMES M CAREY DMD	090616RL		239389	NON COVERED DENTAL	\$37.00
	091416MB			NON COVERED DENTAL	\$157.00
JOHNSON, NEILS E	NOVEMBER 2016		239484	MEDICARE PREMIUM/JOHNSON	\$104.90
JONES, HAROLD			239485	MEDICARE PREMIUM/JONES	\$104.90
KEYS, JACK D			239493	MEDICARE PREMIUM/KEYS	\$129.30
LAHTI, ROGER P			239496	MEDICARE PREMIUM/LAHTI	\$104.90
MITCHELL, RAYMOND L	092316		239392	NON COVERED VISION	\$300.78
	NOVEMBER 2016		239505	MEDICARE PREMIUM/MITCHELL	\$105.80
MULROY, JAMES P			239509	MEDICARE PREMIUM/MULROY	\$121.80
MURRAY, DAVID			239510	MEDICARE PREMIUM/MURRAY	\$104.90
MYERS, EDWARD A			239511	MEDICARE PREMIUM/MYERS	\$104.90
OWEN, MICHAEL			239513	MEDICARE PREMIUM/OWEN	\$104.90
POLLARD, JAMES			239519	MEDICARE PREMIUM/POLLARD	\$104.90
RKSO LLC DBA	100516HC		239393	NON COVERED RX	\$1,089.00
RODGERS, GARY H	NOVEMBER 2016		239528	MEDICARE PREMIUM/RODGERS	\$121.80
RONEY, LARRY			239529	MEDICARE PREMIUM/RONEY	\$104.90
SIEMENS, DONALD			239531	MEDICARE PREMIUM/SIEMENS	\$104.90
UPTOWN VISION CENTER	092916MO		239395	NON COVERED VISION	\$518.80
VISION SOURCE	092716HJ		239396	NON COVERED VISION	\$459.00
WEST, ROYAL	NOVEMBER 2016		239557	MEDICARE PREMIUM/WEST	\$104.90
WILLIAMSON, CRAIG E			239561	MEDICARE PREMIUM/WILLIAMSON	\$104.90

FIRE PENSION TOTAL ****

\$5,872.81

FIREMAN'S PENSION Total ***

\$5,872.81

FUND 612

POLICEMEN'S PENSION

Division:

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POLICE PENSION

ANDERS, PETER	NOVEMBER 2016	239404	MEDICARE PREMIUM/ANDERS	\$104.90
BATES, LAURIE VERN JR		239407	MEDICARE PREMIUM/BATES	\$104.90
BEDEN, LARRY		239409	MEDICARE PREMIUM/BEDEN	\$104.90
BRUNSON, DALE A		239418	MEDICARE PREMIUM/BRUNSON	\$104.90
BUSH, LEE		239419	MEDICARE PREMIUM/BUSH	\$104.90
CASE, MIKE		239426	MEDICARE PREMIUM/CASE	\$121.80



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CLEAVENGER, WILL J		NOVEMBER 2016	239434	MEDICARE PREMIUM/CLEAVENGER	\$105.80
CLEMENTS, JOHN M			239435	MEDICARE PREMIUM/CLEMENTS	\$104.90
COUCH, LARRY			239445	MEDICARE PREMIUM/COUCH	\$104.90
DEMYER, JAMES J			239449	MEDICARE PREMIUM/DEMYER	\$104.90
DRIVER, DOUGLAS D			239455	MEDICARE PREMIUM/DRIVER	\$121.80
DUCHEMIN, ROGER			239456	MEDICARE PREMIUM/DUCHEMIN	\$104.90
GANLEY, JOHN M			239469	MEDICARE PREMIUM/GANLEY	\$104.90
HEASTON & THOMPSON VISION CLINIC	081816RC		239388	NON COVERED VISION	\$60.00
HIGGINS, FRED C	NOVEMBER 2016		239477	MEDICARE PREMIUM/HIGGINS	\$104.90
LARSON, SCOTT K	101716		239390	NON COVERED RX	\$776.17
	NOVEMBER 2016		239497	MEDICARE PREMIUM/LEWIS	\$121.80
LEWIS, DAVID L			239499	MEDICARE PREMIUM/LEWIS	\$105.80
LOHDEFINCK, RICHARD N			239501	MEDICARE PREMIUM/LOHDEFINCK	\$104.90
MALLEY'S PHARMACY	090216MC		239391	NON COVERED RX	\$218.00
MOORE, ROBERT	NOVEMBER 2016		239508	MEDICARE PREMIUM/MOORE	\$104.90
SNYDER, RONALD K DDS	090916JD		239394	NON COVERED DENTAL	\$9.00
	091616JD			NON COVERED DENTAL	\$609.00
SPARKS, DAVID W	NOVEMBER 2016		239535	MEDICARE PREMIUM/SPARKS	\$104.90
THOMAS, GERALD D			239543	MEDICARE PREMIUM/THOMAS	\$104.90
TURNER, ROY			239548	MEDICARE PREMIUM/TURNER	\$104.90
WILMOTH, ROD			239562	MEDICARE PREMIUM/WILMOTH	\$104.90
ZIMMERMAN, GERALD			239565	MEDICARE PREMIUM/ZIMMERMAN	\$104.90
POLICE PENSION TOTAL ****					\$4,137.37
POLICEMEN'S PENSION Total ***					\$4,137.37

FUND 641 SOUTHEAST COMMUNICATIONS CTR**Division:** 600 SECOMM OPERATIONS GENERAL

CENTURYLINK	1016/509-786-2112	239203	GENERAL 10/6-11/5/16	\$93.84
	1016-509-624-3863	239428	GENERAL 10/16-11/16/16	\$7.31
CERIUM NETWORKS INC	057008	239204	ENGINEER REMOTE SYS PROGRAMMNG	\$868.80
CHARTER COMMUNICATIONS	1016-180070706114	239429	CABLE SERVICE 10/30-11/29/16	\$28.08
CITY OF KENNEWICK	012553	239431	4TH QTR 2016 BI-PIN S/W MAINT	\$481.00
CORPORATE TRANSLATION SERVICES INC	95510	239220	TRANSLATION SRVCS-SEPT 2016	\$193.36
FERRIS, LORI	092216	239350	REIMBURSE TOUR FUEL EXPENSE	\$10.00
FRONTIER	10/16 2061881060	239468	GENERAL 10/19-11/18/16	\$413.17
	10/16 2061882381	239236	GENERAL 10/10-11/09/16	\$241.15
	10/16 5096282600		TELEPHONE CHARG 10/10-11/09/16	\$996.83
STATE AUDITOR'S OFFICE	L116852	239538	BCES AUDIT SERVICES - SEPT	\$4,658.85
VANGUARD CLEANING SYSTEM OF INLAND NW	64491	239553	BCES JANITORIAL SRVCS-NOVEMBER	\$375.00
VERIZON WIRELESS	9773179886	239313	CELL PHONES 09/7-10/6/16	\$319.47
WATER SOLUTIONS INC	14414	239320	WATER FILTRATION 10/7-11/6/16	\$33.67



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SECOMM OPERATIONS GENERAL TOTAL ****					\$8,720.53
Division: 601 E911 OPERATIONS					
CITY OF RICHLAND		16-418 OLLERMAN	239343	16-418 ST E911 FALL FORUM	\$132.00
		16-419 DE GRAAF	239432	16-419 ST E911 FALL FORUM	\$159.65
CORPORATE TRANSLATION SERVICES INC		95445	239220	TRANSLATION SRVCS-SEPT 2016	\$250.49
FRONTIER		10/16 2061882381	239236	GENERAL 10/10-11/09/16	\$241.15
OLLERMAN, TRACEY		16-418 OLLERMAN	239373	16-418 ST E911 FALL FORUM	\$6.00
E911 OPERATIONS TOTAL ****					\$789.29
Division: 602 SECOMM AGENCY					
MOON SECURITY SERVICES INC		846190	239507	SECOMM-TESTING FEE	\$50.00
SECOMM AGENCY TOTAL ****					\$50.00
SOUTHEAST COMMUNICATIONS CTR Total ***					\$9,559.82
FUND 642 800 MHZ PROJECT					
Division: 610 800 MHZ					
KLICKITAT COUNTY PUD		09/16-69552623	239250	GOLGATHA UTILITIES 08/31-10/05	\$294.61
STATE AUDITOR'S OFFICE		L116852	239538	BCES AUDIT SERVICES - SEPT	\$420.00
800 MHZ TOTAL ****					\$714.61
800 MHZ PROJECT Total ***					\$714.61
FUND 643 EMERGENCY MANAGEMENT					
Division: 620 STATE / LOCAL ASSISTANCE					
CHARTER COMMUNICATIONS		1016-180070706114	239429	CABLE SERVICE 10/30-11/29/16	\$28.09
CITY OF RICHLAND		16-428 DAVIS	239343	16-428 MITIGATION PLANNING	\$406.91
DAVIS, DEANNA			239344	16-428 MITIGATION PLANNING	\$27.71
FRONTIER		10/16 5096282600	239236	TELEPHONE CHARG 10/10-11/09/16	\$332.27
MOON SECURITY SERVICES INC		846190	239507	SECOMM-TESTING FEE	\$12.50
STATE AUDITOR'S OFFICE		L116852	239538	BCES AUDIT SERVICES - SEPT	\$1,164.71
VANGUARD CLEANING SYSTEM OF INLAND NW		64491	239553	BCES JANITORIAL SRVCS-NOVEMBER	\$62.50
VERIZON WIRELESS		9773179886	239313	CELL PHONES 09/7-10/6/16	\$98.85
STATE / LOCAL ASSISTANCE TOTAL ****					\$2,133.54
Division: 621 RADIOLOGICAL EMGCT PREPAREDNESS					
CHARTER COMMUNICATIONS		1016-180070706114	239429	CABLE SERVICE 10/30-11/29/16	\$28.09
FRONTIER		10/16 5096282600	239236	TELEPHONE CHARG 10/10-11/09/16	\$332.27
MOON SECURITY SERVICES INC		846190	239507	SECOMM-TESTING FEE	\$12.50
STATE AUDITOR'S OFFICE		L116852	239538	BCES AUDIT SERVICES - SEPT	\$1,164.71
VANGUARD CLEANING SYSTEM OF INLAND NW		64491	239553	BCES JANITORIAL SRVCS-NOVEMBER	\$62.50
VERIZON WIRELESS		9773179886	239313	CELL PHONES 09/7-10/6/16	\$98.85
WATER SOLUTIONS INC		14414	239320	WATER FILTRATION 10/7-11/6/16	\$16.83



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$1,715.75
Division:	622	DOE EMERGENCY PREPAREDNESS			
CHARTER COMMUNICATIONS		1016-180070706114	239429	CABLE SERVICE 10/30-11/29/16	\$28.09
MOON SECURITY SERVICES INC		846190	239507	SECOMM-TESTING FEE	\$12.50
STATE AUDITOR'S OFFICE		L116852	239538	BCES AUDIT SERVICES - SEPT	\$1,164.71
VANGUARD CLEANING SYSTEM OF INLAND NW		64491	239553	BCES JANITORIAL SRVCS-NOVEMBER	\$62.50
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$1,267.80
Division:	623	JURISIDICITION			
CHARTER COMMUNICATIONS		1016-180070706114	239429	CABLE SERVICE 10/30-11/29/16	\$28.09
FRONTIER		10/16 5096282600	239236	TELEPHONE CHARG 10/10-11/09/16	\$332.27
MOON SECURITY SERVICES INC		846190	239507	SECOMM-TESTING FEE	\$12.50
STATE AUDITOR'S OFFICE		L116852	239538	BCES AUDIT SERVICES - SEPT	\$1,164.71
VANGUARD CLEANING SYSTEM OF INLAND NW		64491	239553	BCES JANITORIAL SRVCS-NOVEMBER	\$62.50
WATER SOLUTIONS INC		14414	239320	WATER FILTRATION 10/7-11/6/16	\$16.83
JURISIDICITION TOTAL ****					\$1,616.90
Division:	630	HOMELAND SECURITY PREPARDNESS			
BENTON COUNTY FIRE DIST 4		BCFD4 10/05/16	239193	BCFD4 SHSP REIMB FOR SURF PRO	\$9,661.08
DELL COMPUTER CORPORATION	P056837	XK17WC1J1	239224	LAT, 7202, LIVINGSTONE	\$2,322.17
	P056837			ADJUST FOR TAX	(\$0.01)
	P056837	XK1FJK4R7		HAVIS 8.5 TELESCOPING DEVICE	\$103.07
	P056837			HAVIS C-HDM 176 - MOUNTING	\$86.87
	P056837			HAVIS MOUNTING BASE: 2015 DODG	\$57.00
	P056837			HAVIS QUICK RELEASE SLIDE:	\$44.56
	P056837			HAVIS HEAVY DUTY STABILITY SID	\$41.50
	P056837			HAVIS C-MKM-102 - MOUNTING	\$128.62
	P056837			ADJUST PRICE	(\$0.12)
	P056837			iKEY RUGGED IN-VEHICLE - KEYBO	\$318.46
	P056837			FOR RUGGED 12 TABLET. LTE, Wi	\$109.84
	P056837			HAVIS DS-DELL-604-2 - DOCKING	\$479.73
HOMELAND SECURITY PREPARDNESS TOTAL ****					\$13,352.77
EMERGENCY MANAGEMENT Total ***					\$20,086.76
FUND	644	MICRO-WAVE			
Division:	611	MICROWAVE			
DAY MANAGEMENT CORPORATION DBA	P056980	420337	239223	HIGH-LEVEL MUX CARD REPAIR/EXC	\$1,221.75
	P056980			ADJUST FOR TAX	\$0.01
MICROWAVE TOTAL ****					\$1,221.76
MICRO-WAVE Total ***					\$1,221.76



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 803	UTILITY BILL CLEARING FUND				
Division: 000					
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY12893	239377	Customer Refund	\$500.00
				CUSTOMER REFUND	\$1,037.84
		CISPAY12894	239346	Customer Refund	\$218.22
		CISPAY12895	239380	Customer Refund	\$138.68
		CISPAY12896	239362	Customer Refund	\$280.24
		CISPAY12897	239378	Customer Refund	\$194.52
		CISPAY12898	239347	Customer Refund	\$3.17
		CISPAY12899	239331	Customer Refund	\$104.69
		CISPAY12900	239336	Customer Refund	\$108.24
		CISPAY12901	239374	Customer Refund	\$198.71
		CISPAY12902	239370	Customer Refund	\$2.68
		CISPAY12903	239337	Customer Refund	\$138.01
		CISPAY12904	239365	Customer Refund	\$152.22
		CISPAY12905	239340	Customer Refund	\$18.35
		CISPAY12906	239381	Customer Refund	\$118.06
		CISPAY12907	239357	Customer Refund	\$44.38
		CISPAY12908	239348	Customer Refund	\$26.23
		CISPAY12909	239342	Customer Refund	\$93.80
		CISPAY12910	239339	Customer Refund	\$75.94
		CISPAY12911	239354	Customer Refund	\$6.61
		CISPAY12912	239384	Customer Refund	\$18.60
		CISPAY12913	239366	Customer Refund	\$10.00
		CISPAY12914	239367	Customer Refund	\$20.89
		CISPAY12915	239330	Customer Refund	\$46.87
		CISPAY12916	239368	Customer Refund	\$80.63
		CISPAY12917	239328	Customer Refund	\$40.68
		CISPAY12918	239360	Customer Refund	\$79.08
		CISPAY12919	239361	Customer Refund	\$63.95
		CISPAY12920	239385	Customer Refund	\$20.62
		CISPAY12921	239341	Customer Refund	\$174.56
		CISPAY12922	239364	Customer Refund	\$88.27
		CISPAY12923	239333	Customer Refund	\$51.28
		CISPAY12924	239353	Customer Refund	\$24.47
		CISPAY12925	239379	Customer Refund	\$121.82
		CISPAY12926	239369	Customer Refund	\$66.68
		CISPAY12927	239371	Customer Refund	\$102.06
		CISPAY12928	239386	Customer Refund	\$150.00



City Of Richland

VL-1 Voucher Listing

From: 10/24/2016 To: 11/4/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY12929	239329	Customer Refund	\$150.00
		CISPAY12930	239498	Customer Refund	\$359.39
		CISPAY12931	239452	Customer Refund	\$257.07
		CISPAY12932	239572	Customer Refund	\$223.84
UNASSIGNED TOTAL ****					\$5,611.35
UTILITY BILL CLEARING FUND Total ***					\$5,611.35



City Of Richland

VL-1 Voucher Listing

From: 10/24/2016 To: 11/4/2016

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: ****

\$1,690,783.03

Number of Invoices

Amount

Vouchers In Richland	194	\$122,976.99
Vouchers In Tri Cities	160	\$773,481.13
Vouchers In WA	217	\$368,270.38
Vouchers Outside WA	443	\$426,054.53
Vouchers Final Total.....	1014	\$1,690,783.03

Ob ject Category	Title	Total	Percentage
2	BENEFITS	\$26,167.31	1.55%
3	SUPPLIES	\$130,028.49	7.69%
4	OTHER SERVICES & CHARGES	\$495,935.21	29.33%
5	INTERGOVERNMENTAL SERVICES	\$14,172.78	0.84%
6	CAPITAL PROJECTS	\$756,852.14	44.76%
	MACHINERY & EQUIPMENT	\$71,153.39	4.21%
	REFUNDS	\$5,611.35	0.33%
9	INTERFUND SERVICES	\$845.18	0.05%
	INVENTORY PURCHASES	\$190,017.18	11.24%
	Total	\$1,690,783.03	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

Agenda Category: Items of Business

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 221-16, Authorizing a Fourth Amendment to the Purchase and Sale Agreement with The Crown Group, Inc. for 650 George Washington Way

Department:

Community & Development Services

Ordinance/Resolution Number:

221-16

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 221-16, authorizing the City Manager to sign and execute a Fourth Amendment to the Purchase and Sale Agreement with the Crown Group, Inc. providing for an alternative development concept of residential/retail at 650 George Washington Way ("GWW").

Summary:

See attached memorandum.

Fiscal Impact:

Approval of this Amendment has no financial impact to the City under the existing Purchase and Sale Agreement with The Crown Group, Inc. The total sale price after development credits are applied is \$501,940. Net proceeds after closing will be deposited into the Industrial Development Fund. Development of the property will also result in increase property tax and sales taxes.

Attachments:

1. RES 221-16
2. Staff Memorandum - 650 GWW
3. Proposed Fourth Amendment to The Crown Group, Inc. PSA
4. Proposed Exhibit D, Version 2

RESOLUTION NO. 221-16

A RESOLUTION of the City of Richland authorizing execution of a Fourth Amendment to the Purchase and Sale Agreement by and between the City of Richland and The Crown Group, Inc.

WHEREAS, on March 17, 2015, Richland City Council adopted Resolution No. 33-15, authorizing execution of a Purchase and Sale Agreement (Contract No. 54-15, hereinafter "Original Agreement") by and between the City of Richland and The Crown Group, Inc.; and

WHEREAS, on August 5, 2015, the City of Richland and The Crown Group, Inc. executed a First Amendment to Purchase and Sale Agreement extending the Initial 90-day Contingency Period under Section 4.4 of the Original Agreement to February 26, 2016; and

WHEREAS, on February 16, 2016, the City of Richland and The Crown Group, Inc. executed a Second Amendment to Purchase and Sale Agreement extending the Initial 90-day Contingency Period under Section 4.4 of the Original Agreement to June 25, 2016; and

WHEREAS, during the time granted under each previous extension, The Crown Group, Inc. actively pursued creation of a public-private partnership with the City of Richland as a component of ascertaining the feasibility of developing a public market at 650 George Washington Way; and

WHEREAS, in an email dated May 20, 2016, The Crown Group, Inc. notified the City that it was prepared to advance with a development for 650 George Washington Way that aligns with The Crown Group, Inc.'s original concept, which is mixed-use development with a combination of office space and retail. Based on this shift in focus, The Crown Group, Inc. asked the City of Richland to extend the Initial 90-day Contingency Period to and through August 18, 2016. The City agreed, and a Third Amendment to Purchase and Sale Agreement was executed on June 7, 2016; and

WHEREAS, on August 10, 2016, The Crown Group, Inc. submitted a written Extension Notice to the City to exercise their First Extension Period and extend the Contingency Period an additional 90 days to November 16, 2016; and

WHEREAS, in exercising its First Extension Period pursuant to Section 4.4 of the Purchase and Sale Agreement, The Crown Group, Inc. forfeited \$15,000 of the \$45,000 Earnest Money Deposit, and has certified to the City that it has incurred expenditures totaling a minimum of \$15,000; and

WHEREAS, in determining the suitability of the Property for its intended use as required in the Purchase and Sale Agreement, The Crown Group, Inc. is seeking an

Fourth Amendment to the Purchase and Sale Agreement that would allow Crown to elect between constructing the original concept, which is a mixed-use commercial development consisting of 10,000 square feet of retail space and 18,000 square feet of office space (Alternative 1, the original concept), or to construct a residential/retail development consisting of a minimum of 5,000 square feet of retail space and no fewer than 60 residential units (Alternative 2, the new concept); and

WHEREAS, the determination of which development to pursue would be left to Purchaser's discretion, subject to all other terms and conditions of the existing Purchase and Sale Agreement between the parties; and

WHEREAS, consistent with the comments contained in the City's staff report, the City of Richland is supportive of including a second alternative development proposal under the existing Purchase and Sale Agreement as reflected in the Fourth Amendment thereto, and desires to see successful development at 650 George Washington Way.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a Fourth Amendment to the Purchase and Sale Agreement by and between the City of Richland and The Crown Group, Inc. to provide for an alternative development concept that includes 5,000 square feet of retail space and no fewer than 60 residential units.

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 15th day November, 2016.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



MEMORANDUM

TO: Richland City Council

FROM: Kerwin Jensen, Community & Development Services Director

DATE: November 15, 2016

SUBJECT: Proposed Fourth Amendment to Purchase and Sale Agreement with The Crown Group, Inc. for 650 George Washington Way

Basis for Request to Amend

On March 17, 2015, Council authorized the City Manager to enter into a Purchase and Sale Agreement (Contract No. 54-15) with The Crown Group, Inc. (hereinafter "Crown" or "Purchaser") for the sale and development of 650 George Washington Way. Per the contract, Purchaser initially agreed to develop the site as a mixed-use project with 10,000 square feet of retail space and 18,000 square feet of office space.

Two previous extensions to the existing Agreement have already been approved to re-set the 90-day initial contingency period. The Agreement is presently within its First 90-day Extension Period which is set to expire on November 16, 2016. Purchaser has forfeited \$15,000 of the \$45,000 Earnest Money Deposit as a condition to enter into the First Extension Period, and has certified to the City that it has incurred expenses totaling the minimum \$15,000 required by the Purchase and Sale Agreement.

In its analysis of the marketability and feasibility of the site, Crown is reporting to the City that the originally planned 10,000 square feet of retail at the 650 GWW location would be excessive, and not supported by the market. Crown has also determined that development of the originally planned 18,000 square feet of office space would be difficult to fill due to current market conditions. Please note that at the time the Purchase and Sale Agreement was executed, Purchaser had a tenant tentatively secured to occupy the planned 18,000 square feet of office space, but that anticipated tenant has since located elsewhere and there are no current prospects for office space tenants.

Due to this shift in focus, The Crown Group, Inc. is now seeking to amend the existing Purchase and Sale Agreement to add an alternative development concept of residential/retail at 650 GWW. If approved, the Fourth Amendment to the Purchase and Sale Agreement would allow Crown to elect between constructing the original concept, which is a mixed-use commercial development consisting of 10,000 square feet of retail space and 18,000 square feet of office space (Alternative 1, the original concept), or to construct a residential/retail

development consisting of a minimum of 5,000 square feet of retail space and no fewer than 60 residential units (Alternative 2, the new concept). The determination of which development to pursue would be left to Purchaser's discretion, subject to all other terms and conditions of the existing Purchase and Sale Agreement between the parties.

New Concessions Requested by Crown

During a recent meeting with City staff, Crown outlined a number of concessions for the City's consideration. Although Council is not being asked to vote on these concessions tonight, Staff believes that, in the interest of transparency, Crown's requests should be identified and made a part of the record for future consideration. Crown's additional requests are as follows:

1. Crown asks that, due to a claimed loss of usable parking area that is anticipated to occur at grade related to the existing onsite city sewer (Crown states that a planned retaining wall will impact anticipated parking areas), the City include, in addition to the property being conveyed at 650 George Washington Way, a portion of Howard Amon Park representing the top of the bank above and east of the Richland Community Center including a strip of land that abuts the drive that is behind the gas station to the south within an existing public alley easement. Crown asks for this property at no cost, either through conveyance or a perpetual license agreement.
2. Crown asks that the City waive Crown's permit fees in an amount equal to the cost of the retaining wall (which cost shall be verified by staff). Crown's position is that, without this concession, it is at an unfair disadvantage with competitors in the market who do not have to build a retaining wall to make their sites usable.
3. Crown asks that the City waive the park district impact fee given that Crown is already required to spend \$75,000 on the segment of the Urban Greenbelt Trail located on the 650 GWW property.
4. Crown asks that, to the extent there is clean structural fill from the new City Hall project, that said fill be brought to the 650 GWW site and stockpiled, at no cost to Crown, so that it can be used to fill the existing pit.

At the time of writing this staff report, City staff has not had an adequate opportunity to fully vet the additional requests made by The Crown Group, Inc. Therefore, Staff reserves on the advisability of approving these requests, and will continue to work to determine whether approving one or more of the items above is in the City's best interest. **Again, at this time, Council is not being asked to vote on items 1-4 above. The additional requests are being brought forward for informational purposes only. In the event Council approves the proposed Fourth Amendment, such approval is independent of Council's consideration of Crown's recently submitted additional requests, and Staff will continue to review the additional requests so as to form a recommendation for future Council consideration.**

Conclusion

Staff is supportive of a market-based approach to determining an appropriate volume of retail square footage, and The Crown Group, Inc. has provided information supporting its position that a reduction from 10,000 square feet to 5,000 square feet of retail is appropriate for current market conditions. Further, Staff believes that high-density residential is an appropriate use for the site. For these reasons, Staff is supportive of the alternative development concept proposed by The Crown Group, Inc., and desires to see successful development at 650 George Washington Way.

That being said, Staff has not vetted the alternative conceptual site plan (Proposed Exhibit D, Version 2) with an internal technical advisory committee as is standard for commercial development. Although Staff is supportive of the concept of an alternative retail/residential design consisting of 5,000 square feet of retail space and no fewer than 60 residential units, Staff takes no position on the desirability of the specific alternative conceptual site plan advanced by Crown. Staff suggested to Crown that Council would likely prefer to see a number of conceptual site plans reflecting the retail/residential development, but Crown declined in favor of advancing proposed Exhibit D, Version 2 for Council consideration.

Approving the proposed Fourth Amendment to the Purchase and Sale Agreement will create an alternate development concept of retail/residential that may be pursued at Purchaser's discretion. In the event the retail/residential development concept is not viable, as determined in Purchaser's discretion, Purchaser may choose to construct the original development concept of commercial building(s) consisting of 10,000 square feet of retail and 18,000 square feet of office space. Or, as a third alternative, Purchaser may terminate the Purchase and Sale Agreement during the due diligence period pursuant to the terms of that Agreement.

Staff recommends approval of the content of the Fourth Amendment that creates a residential/retail development alternative consisting of no less than 5,000 square feet of retail and no fewer than 60 residential units. Staff takes no position on the conceptual site plan advanced by Crown in connection with the proposed Fourth Amendment. The additional requests made by Crown on November 4, 2016 will be reviewed and addressed at a future date.

Note: Due to time constraints, Crown's proposal was not vetted through the Economic Development Committee (EDC). No recommendation from the EDC is available for Council's consideration.

Fourth Amendment to Purchase and Sale Agreement

This **Fourth Amendment** to the March 27, 2015 Purchase and Sale Agreement ("Amendment") is made and entered it on this _____ day of November, 2016 by and between the **City of Richland**, a Washington municipal corporation ("Seller") and **The Crown Group, Inc.**, an Illinois corporation ("Purchaser").

Seller and Purchaser acknowledge that Purchaser has timely exercised the first of its three Extension Periods under the second of the grammatical paragraphs in Section 4.4 of the Purchase and Sale Agreement, as amended (collectively, the "Agreement") and, therefore, the Contingency Period expires on November 16, 2016 (subject to the right of Purchaser to exercise one or both of its remaining two extension rights).

For valuable consideration, the receipt of which is hereby acknowledged, the City and The Crown Group, Inc., agree to modify the existing Purchase and Sale Agreement as described below:

Section 4.4 consists of three paragraphs. The third paragraph in Section 4.4, entitled Purchaser's Right to Determine, shall be modified as follows:

4.4. Purchaser's Right To Determine. During the initial Contingency Period (including any Extension Periods), Purchaser will provide to Seller site plans and building elevations provided by a licensed architect for Seller's review. If, upon review, the Seller determines, in Seller's reasonable opinion, that the site plans and building elevations do not meet the Central Business District Zone Development Standards and Design Standards as provided in Exhibit B, with such changes and variances thereto proposed by Purchaser as Seller may reasonably approve (by approval of the City of Richland Plan Commission and/or Richland City Council), Seller shall give written notice to Purchaser within ten (10) days of receiving the site plans and building elevations of comments and proposed changes which, if made, will in Seller's reasonable opinion satisfy such Standards, as changed or varied or proposed to be changed or varied. Seller acknowledges that it has approved Purchaser's two (2) conceptual site plans, identified as Exhibit D, Version 1 and Exhibit D, Version 2, and that it will be reasonable in its approval of Purchaser's site plans and elevations that are consistent with either conceptual site plan. The two (2) versions constitute alternative development concepts that may be pursued by Purchaser at Purchaser's discretion, subject to all other terms and

conditions of the adopted Agreement, including all relevant amendments thereto. Within ten (10) days after Seller's notice, Purchaser shall resubmit to Seller and Seller shall respond to resubmittal(s) until the changes are satisfactory such that Seller approves the site plan and building elevations. Notwithstanding anything herein to the contrary, the initial Contingency Period (including any Extension Periods) shall be extended date-for-day until Seller approves Purchaser's site plan and elevations, but such extension shall not exceed thirty (30) days. If Seller fails to give such written notice to Purchaser within ten (10) days of receiving the site plans and building elevations or any resubmittal thereof, such plans and elevations shall be deemed to have been approved by Seller without qualification or exception. If Seller does not approve Purchaser's site plan and elevations by the end of such period, either party may terminate this Agreement upon written notice to the other, in which event this Agreement shall immediately terminate and be without any further force and effect, the Earnest Money shall be returned to Purchaser, and without further obligation of either party to the other. During the initial Contingency Period, Purchaser shall also submit a design study for a public market for the Property that may substitute for retail uses as Purchaser shall determine. Should a public market not be economically feasible or practical for the site as Purchaser shall determine, Purchaser shall also submit a retail/office design analysis for the Property.

Section 4.7 shall be modified as follows:

4.7. Design Approval. During the Contingency Period (including any Extension Periods), and provided that Purchaser has satisfied each condition and exercised the applicable Extension Period, as provided in Section 4 above, Purchaser shall prepare and submit preliminary plans and preliminary engineering for the Property for development of a retail project which meets the Central Business Design Standards, with such changes or variances thereto as Seller may reasonably approve, and with not less than 10,000 square feet of gross floor area and an office building with not less than 18,000 square feet of gross floor area, and with parking satisfying legal requirements, within the time frames for the expenditures for such activities as set forth on Exhibit C. Purchaser may plan to construct its development in phases so that final approvals are obtained as each phase is proceeding. The

preliminary plans, preliminary engineering and design plans shall be subject to the reasonable approval of Seller during the initial Contingency Period and any subsequent Extension Periods.

As an alternative to such proposed project (Exhibit D, Version 1), Purchaser may prepare and submit preliminary plans and preliminary engineering for the Property for development of not less than sixty (60) residential apartments and retail space of not less than 5,000 square feet of floor area, as shown on the conceptual site plan attached as Exhibit D, Version 2. Expenditures incurred by Purchaser with respect to such alternative may be applied towards the amounts to be spent by Purchaser shown on Exhibit C to satisfy the conditions for Purchaser exercising its extension rights under Section 4.6 of the Agreement.

Section 10.3.2 of the Agreement, a subsection under Section 10.3 entitled Purchaser's Representations, shall be modified as follows:

10.3.2. Purchaser further represents that, as of the executed Agreement date, subject to the terms of this Agreement and obtaining all desired approvals, authorization and permits, it intends to develop the Property as a mixed use development with a combination of either office space and retail (Exhibit D, Version 1), or residential and retail (Exhibit D, Version 2) with required site design throughout per the Central Business District Zone and Design Standards, with such changes and variances as Seller shall reasonably approve.

Section 13.17 of the Agreement, entitled Option to Repurchase, shall be modified as follows:

13.17 Option to Repurchase. This Property is being sold to Purchaser in anticipation of a development as described in Section 4.7 ~~commercial building(s) with approximately 28,000 square feet of gross building area.~~ If Purchaser fails to submit an application to Seller for approval of building plans for at least one building within three (3) months of Closing, the Seller reserves the right to repurchase title to this Property. If Purchaser does not initiate construction within six (6) months of Closing on at least one building on the Property, Seller reserves the right to repurchase title to this Property. As used herein, "initiate construction" shall mean commencement of installation of underground utilities. The Seller shall repurchase this Property by giving Purchaser not less than 30 days' notice after such three (3) month or six (6) month

periods, as may be applicable, and refunding the original Purchase Price of eight hundred one thousand nine hundred thirty-nine and 60/100 dollars (\$801,939.60) for approximately two and sixty-three hundredths (2.63) acres, to be readjusted based on \$7 .00 per square foot of the property legally described on Exhibit A as determined by survey, less three hundred thousand and 00/100 dollars (\$300,000.00), (of which \$75,000 represents Seller's share of improvements to the Urban Greenbelt Trail adjacent to the Property), (the net amount thereof being the "Purchase Price"), without interest. The Seller will pay for all closing costs related to the repurchase of the property. Other than closing costs, the Seller will not assume any liability for expenses incurred by Purchaser in conducting this transaction. Purchaser agrees to re-convey title to the Seller within sixty (60) days of receipt of notification of Seller's decision to seek re-conveyance of Property. This repurchase right is exclusive to the Seller and shall be exercised at the sole discretion of the Seller. This repurchase right survives twelve (12) months after Closing or until such time as building commences, whichever is earlier. The Seller shall be under no obligation to exercise this reversionary right.

The remaining terms and conditions of the Purchase and Sale Agreement executed March 27, 2015, as amended, shall remain unchanged and in full force and effect. All rights, obligations and liabilities arising out of the contract are the direct rights and obligations of The Crown Group, Inc.

IN WITNESS WHEREOF, the parties hereto have executed this Fourth Amendment as of the day set forth above.

CITY OF RICHLAND – SELLER

THE CROWN GROUP, INC. – PURCHASER

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

By: Mark Lambert
Its: President

APPROVED AS TO FORM

Heather Kintzley
Richland City Attorney

EXHIBIT D *Version 2*

CONCEPTUAL SITE PLAN

Exhibit D Version 2
p1 of 2

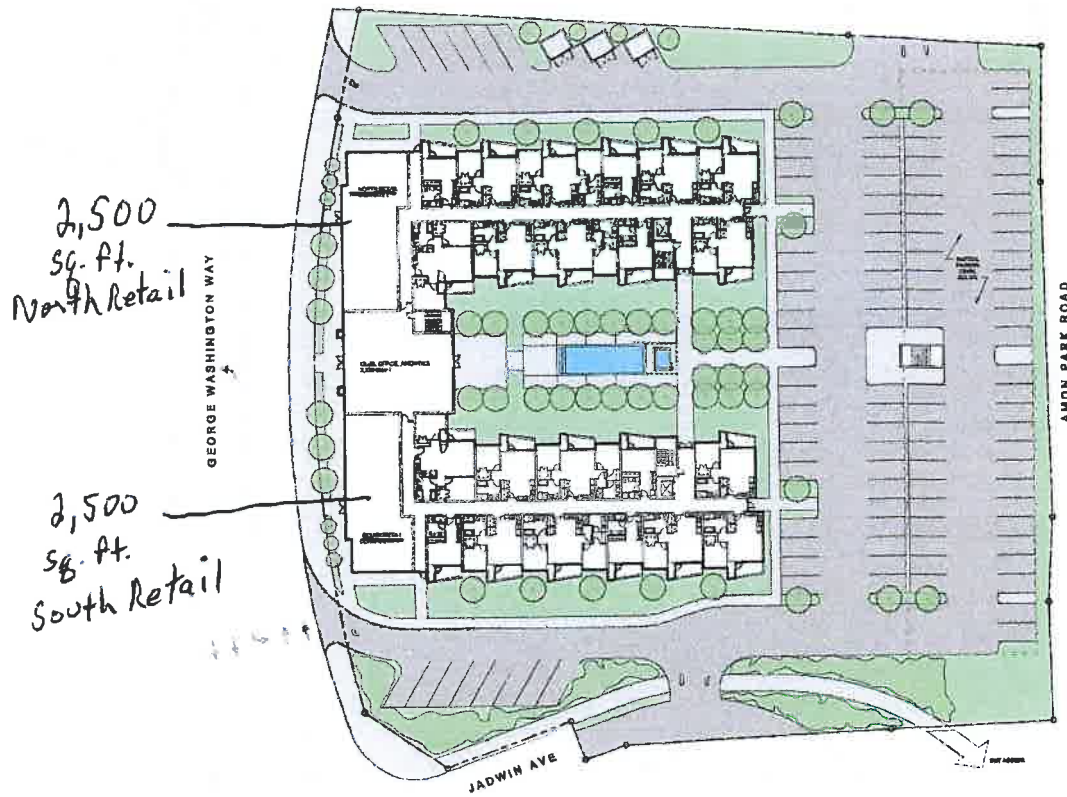


Exhibit D Version 2
p 2 of 2



May Need to modify for Three (3) Stories



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 11/15/2016

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: 11/15/2016

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: 11/15/2016

Agenda Category: Reports and Comments

Key Element:

Subject:
Mayor

Department:
City Council

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments: