Agenda
City Council Regular Meeting
Tuesday, March 7, 2017
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

1. Executive Session Per RCW 42.30.110 (1) (ii): Discuss Current or Potential Litigation With Legal Counsel (10 minutes)
   - Heather Kintzley, City Attorney

2. Horn Rapids Solar Project Update (10 minutes)
   - Bob Hammond, Energy Services Director

3. Discuss Meeting Agenda Items (10 minutes)
   - City Council Members

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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

4. Proclamation of Recognition for the Hanford High School Cheerleading Program (7 minutes)
   - Kim Mayer, Hanford High School Cheerleading Head Coach

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

6. Visit TRI-CITIES 2016 Annual Report; and 2017 Work Plan and Request for Funds from the Tri-City Regional Hotel-Motel Commission Reserve (10 minutes)
   - Kris Watkins, President and CEO

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

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

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

Minutes:

7. Approve the Minutes of the Council Meetings Held February 21 and 28, 2017
   - Heather Kintzley, City Attorney

Ordinances - First Reading:

8. Ordinance No. 04-17, Approving a Change in Zoning on 1.5 Acres Located at 1752 Buckskin Lane (Musser) (Closed Record)
   - Kerwin Jensen, Community Development Director

9. Ordinance 06-17, Amending Richland Municipal Code Title 2.23 Related to Salaries to Establish City-Paid Premium Percentages for Councilmember Health Benefits
   - Cindy Reents, City Manager

Ordinances - Second Reading/Passage:

10. Ordinance No. 01-17, Amending RMC Chapter 23.66, the Nonconforming Use Provisions of the Zoning Code
    - Kerwin Jensen, Community Development Director

11. Ordinance No. 03-17, Amending the 2017 Budget for the Industrial Development Fund to Provide Appropriations for a Fiber Build in the Horn Rapids Industrial Area
    - Kerwin Jensen, Community Development Director

Resolutions – Adoption:

12. Resolution No. 23-17, Authorizing the City Manager to Sign and Execute a Purchase and Sale Agreement with Jarrett Properties, LLC for 1.47 Acres in the Horn Rapids Business Center
    - Kerwin Jensen, Community Development Director

13. Resolution No. 31-17, Approving the Use of $160,000 from the Tourism Promotion Area Reserve Account to be Used for Supplemental Tourism Related Projects in 2017
    - Cindy Reents, City Manager

14. Resolution No. 36-17, Appointments to the Richland Public Library Board
    - Heather Kintzley, City Attorney

15. Resolution Nos. 37-17 and 38-17, Expressing Appreciation to Sally Mohr and Andrea Aebersold for Service on the Richland Public Library Board
    - Heather Kintzley, City Attorney

16. Resolution No. 40-17, Approving the Preliminary Plat of Quail Ridge
    - Kerwin Jensen, Community Development Director

17. Resolution No. 41-17, Setting a Meeting Date to Review a Proposed Annexation
    - Kerwin Jensen, Community Development Director

18. Resolution No. 48-17, Authorizing the 6th Amendment to the Facility Use Agreement regarding Market at the Parkway
    - Kerwin Jensen, Community Development Director

Expenditures - Approval:

19. Expenditures from February 13, 2017 - February 24, 2017 for $9,116,300.71 including Check Nos. 242413-242822, Wire Nos. 6365-6379, Payroll Check Nos. 116295-116804, and Payroll Wire/ACH Nos. 9813-9828
    - Cathleen Koch, Administrative Services Director

Items of Business:

20. Ordinance No. 02-17, Formation of Transportation Benefit District - First Reading
    - Pete Rogalsky, Public Works 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: 03/07/2017

Agenda Category: Agenda Item

Key Element:

Subject:
Executive Session Per RCW 42.30.110 (1) (ii): Discuss Current or Potential Litigation With Legal Counsel (10 minutes)

Department:	Ordinance/Resolution Number:	Document Type:
City Attorney		Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Agenda Item

Key Element:

Subject:
Horn Rapids Solar Project Update (10 minutes)

Department:
Energy Services

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Agenda Item

Key Element:

Subject:
Discuss Meeting Agenda Items (10 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Presentations

Key Element:

Subject:
Proclamation of Recognition for the Hanford High School Cheerleading Program (7 minutes)

Department:	Ordinance/Resolution Number:	Document Type:
City Manager		Presentation

Recommended Motion:

Summary:
The City of Richland will present a resolution to proudly recognize the outstanding accomplishments of the Hanford High School Cheerleading program at the National High School Cheerleading Championship (NHSCC) this February.

The NHSCC is the most prestigious cheerleading championship in the country, held at the Walt Disney World® Resort in Orlando, Florida, and nationally televised on ESPN and ESPN2 to over 100 million homes and 32 countries nationwide each year.

Hanford's Purple team placed 2nd in the Super Large Varsity Non-Tumbling division and Hanford's Gold Team placed 5th in the Junior Varsity Non-Tumbling division.

This is the first time the Hanford Cheer program has been in the top 10 at Nationals.

Fiscal Impact:

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Presentations

Key Element:

Subject:
New Hire/Retirements (5 minutes)

Department:
Administrative Services

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

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

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

Fiscal Impact:

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Presentations

Key Element:

Subject:
Visit TRI-CITIES 2016 Annual Report; and 2017 Work Plan and Request for Funds from the Tri-City Regional Hotel-Motel Commission Reserve (10 minutes)

Department:	Ordinance/Resolution Number:	Document Type:
City Manager		Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Minutes

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Approve the Minutes of the Council Meetings Held February 21 and 28, 2017

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:
Approve the minutes of the Council meetings held on February 21 and 28, 2017

Summary:
None.

Fiscal Impact:
None.

Attachments:
1. Draft 022117 Meeting Minutes
2. Draft 022817Meeting Minutes

MINUTES
RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, February 21, 2017

Draft

Pre-Meeting:
Mayor Pro Tem Christensen 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 Pro Tem Christensen, Councilmembers Lemley, Anderson and Luzzo Gilmour were present.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Public Works Director Rogalsky, Energy Services Director Hammond, Communication and Marketing Manager Logan and City Clerk Hopkins.

Agenda Items:

1. Electrical Substation Projects Update (10 minutes)
   - Bob Hammond, Energy Services Director

Mr. Hammond gave a brief update on the Snyder Street substation expansion project; the new substation on Leslie Road and the new substation on Dallas Road.

2. Discussion of Council Meeting Agenda Items

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

Regular Meeting:
Mayor Pro Tem Christensen called the Council meeting to order at 7:30 p.m. in the Council Chamber at City Hall.

Welcome and Roll Call:
Mayor Pro Tem Christensen welcomed those in the audience and expressed appreciation for their attendance.

Mayor Pro Tem Christensen, Councilmembers Lemley, Anderson 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 and City Clerk Hopkins.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUZZO GILMOUR SECONDED A MOTION TO EXCUSE MAYOR THOMPSON AND COUNCILMEMERS KENT AND ROSE. THE MOTION CARRIED 4-0.

Pledge of Allegiance:
Mayor Pro Tem Christensen introduced Boy Scout Troop No. 201 that were attending the meeting and also led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda:

COUNCILMEMBER ANDERSON MOVED AND COUNCILMEMBER LUZZO GILMOUR SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 4-0.

Presentations:

1. 2016 Fire and Emergency Services Annual Report (10 minutes)
   - Tom Huntington, Fire and Emergency Services Director

Chief Huntington gave the 2016 Fire and Emergency Services Annual Report beginning with complimenting his staff members. He reported on: call volume and 5-year trends; EMS call volume breakdown; trauma call volume; 2016 station call volume; and future benchmarking reports.

Councilmembers had a general question and answer period.

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

1. Formation of Transportation Benefit District - Ordinance No. 02-17
   - Pete Rogalsky, Public Works Director

Mr. Rogalsky gave a presentation on the formation of the transportation benefit district including the definition of a Transportation Benefit District (TBD); the purpose of a TBD; the general powers of the District; what the Richland's TBD will accomplish; 2017 street budget; the Duportail Bridge funding sources; the Duportail Bridge schedule; revenue collected spending for the City's Pavement Preservation Program and the Duportail Bridge bond payment; next steps to form the TBD; and what the public input has been to date.

Councilmembers had a general question and answer period.

Mayor Pro Tem Christensen opened the public hearing at 8:03 p.m.

James Vance, 1400 Marshall Avenue, Richland, WA, thanked the Police and Fire Departments for the great work they do for the community. He asked what happened to the street maintenance funds that are not used during past mild winters. He said license tabs have gone up already to support projects on the westside of the state and believes the eastside of the state does not receive its fair share of the taxes for its projects and he does not want to pay more taxes if the eastside of the state does not benefit.

Carol Fellows, 1584 Cimarron Avenue, Richland, WA, said she is not against the Duportail Bridge, but she has concerns that citizens on fixed or low incomes will have a hardship to pay a $20 car tab. She is concerned the car tab fee will increase over time and believes $20 is too high of a fee. She asked if the City of West Richland is contributing to bridge as they will benefit from it as well and asked if other funding sources have been explored.

Francis Kulman, 1205 Wright Avenue, Richland, WA, is not against the bridge, but believes citizens are not getting enough benefits from the taxes they pay and she does not want to pay more. She believes the cost of living in Richland is high and believes people on fixed incomes as well as the elderly and handicapped, cannot afford to live in Richland.

Lloyd Becker, 2120 Duportail Street, Richland, WA, said he was concerned with the management of the City and believes the money spent on the bridge will negatively impact the budgets of the Police and Fire Departments. He is concerned the car tab fee will increase over time.

Eric Greenwell, 222 Thayer Drive, Richland, WA, said he is in favor of the bridge that will improve the traffic problems and believed the $20 dollar car tab fee that will help fund the projects, is a reasonable cost. He does not want to jeopardize the federal and state funding that is in place now.

Jean Roblyer, 721 Snyder Street, Richland, WA, supports the bridge and wants it to be built as soon as possible. She believes the 20-year, $20 car tab fee is a reasonable amount to help fund the bridge.

Barbara Chen, 2528 Harris Avenue, Richland, WA, supports the bridge and asked if a sliding scale can be used to determine the car tab cost.

Armin Ward, 611 Cascade, Richland, WA, supports the bridge, but does not support the $20 car tab and is concerned that it will increased over time.

Eddie Crippen, 254 Cottonwood Drive, Richland, WA, does not support the bridge and believes other alternative exists to solve the traffic problems.

Art Kelly, 1214 Putman, Richland, WA, believes the cost is not equitable, as people will use the bridge that are not Richland residents. He questioned if the City has investigated alternative methods to reduce traffic along George Washington Way.

Jane Frasier, 2405 Richmond Blvd, Richland, WA, believes the $20 car tab is too high for a person on a fixed income and suggests a lower fee. She is concerned that the fee would be increased over time.

Doug Wartz, 2913 Troon Court, Richland, WA, believes Council should reserve the right to impose a tax for a crisis situation and does not believe the bridge is a crisis. He believes the amount of a tax for the bridge and maintaining infrastructure should be a vote of the people.

Cheryl Scott, 3065 Bluffs Drive, Richland, WA, said her property taxes have continue to rise and believes the businesses that will benefit from the bridge, should pay for it.

Roberta Sanker, 2124 Briarwood Court, Richland, WA, asked if the traffic routes in the Queensgate area have been studied to determine if traffic problems can be fixed in that area.

John Fox, 2614 Harris Avenue, Richland, WA, said he is troubled by the citizen's distrust of the City of Richland taxes. He pointed out that the City has only taken the allowable 1% property tax once in over 10 years and said the fears expressed by the citizens are not justifiable. He pointed out that the state funding for the bridge should not be jeopardized and citizens need to support the car tab fee to get the bridge built.

Kelly Hoover, 401 Birch, Richland, WA, said she can't get out of her driveway between 4:00-6:00 p.m. due to traffic and believes the bridge will cause more traffic in her area. She does not support the bridge and does not believe it is needed or that it will fix the traffic problems. She stated that other local communities should help pay for the bridge.

Cory Franklin, 2200 Dover Street, Richland, WA, believes that once the tax is set, it will not end and that the amount will continue to go up.

Mike Duncan, 1835 Birch, Richland, WA, asked if other vehicles types are subject to the $20 car tab fee or was it for motor vehicles only. He believes the portion of the tax for street maintenance should list what it will be used for and he would like to have access to the traffic studies that outlines the problems and proposed solutions to traffic.

Dean Meyers, 300 Columbia Point Drive, Richland, WA, said he is concerned the $20 car tab fee would be raised over time and he believes the City should guarantee the fee will not be raised or last more than 20 years.

Steve Scritchfield, 2112 Lee Blvd. Richland, WA, asked who has oversight of the Transportation Benefit District (TBD). Mayor Pro Tem Christensen said the citizens have oversight of the TBD.

Martin Newberry, 618 Muriel Street, Richland, WA, believes there is a better location for the bridge other than Duportail that would address traffic problems. He said the City needs to explain the traffic studies better and how they will affect and benefit the citizens.

Carol Larkin, 711 Clement Drive, Richland, WA, said she supports the bridge and it is needed for current and future growth needs. She does not want to jeopardize the federal and state funding and believes the car tab fee is better than a property tax increase.

Mayor Pro Tem Christensen closed the public hearing at 8:51 p.m.

2. Amending the 2017 Budget for the Industrial Development Fund - Ordinance No. 03-17
   - Kerwin Jensen, Community Development Director

Mr. Jensen said Ordinance No. 03-17 proposes to increase appropriations in the Industrial Development fund to provide for fiber optic infrastructure construction in the area of SR 240 and Hagen Road. This is to serve the expansion to the Lamb Weston processing facility primarily, but will also provide enough extra fiber optic to serve additional users and future industrial development in the area. He said Washington State law requires that any increase to appropriations in a fund budget be adopted by ordinance.

Mayor Pro Tem Christensen opened the public hearing at 8:54 p.m. and closed the hearing at 8:54:15 p.m. as there were no comments.

Public Comments:
Robert Winter, 1915 Orchard Way, Richland, WA, asked if the City could negotiate a payment plan for the winter utility payments and suspend associated late fees to help people who have incurred large utility bills, due to the severe winter weather.

Barbara Chinn, 2528 Harris Avenue, Richland, WA, asked if the City was going to write a statement of inclusion and support more events highlighting different cultures and faiths.

Carl Baker, 4501 W. Latin Court, West Richland, WA, asked if the City plans to develop a statement of inclusion and form a diversity council. He noted that the video shown at the last Council meeting showing the quality of life in Richland, did not feature any people of color.

James Vance, 1400 Marshall Avenue, Richland, WA, thanked the Mayor Pro Tem and Councilmembers for running a good meeting and public hearing session.

Nancy Washton, 405 Sierra Street, Richland, WA, said the foreign nationals she works with have expressed growing fears about the current political happenings and have been

verbally assaulted in the community. She said a statement of inclusion is symbolic of what the Councilmembers believe in and stand for and it is important for them to state that publically. She also stated she is helping to organize the Appreciation for Science event that promotes better living through science and invited the Councilmembers and community to attend.

Consent Calendar:
City Clerk Hopkins read the Consent Calendar.

Minutes:

1. Approve the Minutes of the Council Meeting Held on February 7, 2017
   - Heather Kintzley, City Attorney

Ordinances - First Reading:

2. Ordinance No. 03-17, Amending the 2017 Budget for the Industrial Development Fund to provide appropriations for a Fiber Build in the Horn Rapids Industrial Area
   - Kerwin Jensen, Community Development Director

Resolutions – Adoption:

3. Resolution No. 19-17, Awarding Contract to Clayton-Ward Co. for Recycling Services
   - Pete Rogalsky, Public Works Director

4. Resolution No. 20-17, Authorizing Execution of a Purchase and Sale Agreement with HF Pasco, LLC for the Duportail Bridge Project
   - Pete Rogalsky, Public Works Director

5. Resolution No. 29-17, Awarding Distribution of 2017 Business License Reserve Funds (BLRF)
   - Kerwin Jensen, Community Development Director

6. Resolution No. 30-17, Awarding Distribution of Commercial Improvement Fund (CIP)
   - Kerwin Jensen, Community Development Director

7. Resolution No. 33-17, Authorizing Execution of Interlocal Agreement with Port of Benton for 2017 Slurry Seal Project
   - Pete Rogalsky, Public Works Director

8. Resolution No. 35-17, Awarding Bid to Big D's Construction for Duportail Street Water Transmission Main Project
   - Pete Rogalsky, Public Works Director

Items for Approval:

9. Authorize Travel for Mayor Thompson to Attend the Waste Management Symposia in Phoenix, Arizona, March 5-7, 2017
   - Cindy Reents, City Manager

Expenditures - Approval:

10. Expenditures from January 30, 2017 - February 10, 2017 for $4,778,885.07 including Check Nos. 241949-242412, Wire Nos. 6354-6364, Payroll Check Nos. 115284-116294, and Payroll Wire/ACH Nos. 9791-9812
    - Cathleen Koch, Administrative Services Director

COUNCILMEMBER ANDERSON MOVED AND COUNCILMEMBER LUZZO GILMOUR SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 4-0.

Reports and Comments:

1. City Manager Reents said the $20 car tab fee would be set in place by Council's approval of an ordinance, which then becomes City law and cannot be changed, unless a future Council changes it. The car tab fee will end in 20 years, when the bond is paid off. The revenue from the car tab fee can only be used for two projects: the Duportail Bridge; and the City's Pavement Preservation Program.

2. Council:

Councilmember Anderson said he ran for Council to be a good steward of the city government and of the citizen's tax dollars. He said the excellent quality of life that Richland citizens enjoy comes at a cost and Councilmembers continually work to control those costs. He said he supports the Duportail Bridge and has gone to every legislative session regarding funding for the bridge and noted that $34 million dollars of state funds have been allocated for the Duportail Bridge. He spoke on the difficulties of funding street maintenance and concluded with correcting misinformation on a recent flyer he received from the public regarding the car tab fees and the two projects it will help fund.

Councilmember Luzzo Gilmour said she appreciated the people who spoke at the meeting and noted she ran for Council to serve the public. She congratulated the new Library Board members and stated her support of inclusivity.

Councilmember Lemley said there has been a lot of incorrect information about the funding for the Duportail Bridge and street maintenance. He said the State Legislation transportation package, paid through a gas tax, underfunded the Duportail Bridge project and two other projects on the eastside of the state. He encouraged citizens to contact their legislators on this topic. He said the bridge and the street maintenance is a necessity and he fully supports the projects and funding them with a car tab fee. He concluded by saying he fully supports the inclusivity ideas.

Mayor Pro Tem Christensen said City Manager Reents met with the Tri-City Herald to share the Duportail Bridge and street maintenance information and that many mistakes were made in the report published by the Tri City Herald. He said he was disappointed that the public mistrusts their City Council and that communication about the Duportail Bridge has been going on for over 10 years.

Adjournment:
Mayor Pro Tem Christensen adjourned the meeting at 9:23 p.m.

Respectfully Submitted,

_____
Marcia Hopkins, City Clerk

FORM APPROVED: _____
Robert J. Thompson, Mayor

DATE APPROVED: _____

DATE PUBLISHED: _____

Draft

MINUTES
CITY COUNCIL WORKSHOP
Richland City Hall ~ 505 Swift Boulevard
Tuesday, February 28, 2017

City Council Workshop – 6:00 p.m.

Attendance:
Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Kent, Lemley, and Luzzo Gilmour were present.

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

Agenda Items:

1. Benton Franklin Council of Governments Program Update (15 minutes)
   - Pete Rogalsky, Public Works Director

Mr. Rogalsky said the Benton Franklin Council of Governments performs transportation planning functions required by state and federal law on behalf of local agencies with the two-county area. He introduced staff from the Council of Governments who updated Council on their operation and the changing requirements our area is subject to under federal law.

Councilmember had a question and answer period with the Council of Government staff members.

2. Fire and EMS Service Agreement Funding Approach (20 minutes)
   - Tom Huntington, Fire and Emergency Services Director

Mr. Huntington said he is working on an agreement with PNNL for fire and EMS protection for in Area 300. He said a decision point for establishing the rate for those services will be coming in approximately one year. He is looking for a funding model that is fair and equitable for PNNL and the City and gave details of some of the options and considerations of determining a rate.

Councilmember had a question and answer period on the topic. Council requested more information on long-range planning of emergency services in the area.

3. Inland Port Presentation (10 minutes)
   - Kerwin Jensen, Community Development Director

Mr. Jensen introduced Economic Development Manager Ratkai who gave the inland port presentation. Mr. Ratkai said there is an opportunity to expand international trade by exploring the feasibility of becoming an inland satellite port in conjunction with NW Seaport Alliance. This would allow trucks to off-load to trains and the trains to off-load to ocean liners in Seattle and Tacoma, creating more efficient transportation of goods out of the Tri-Cities area. He went on to explain how this would be an economic development opportunity for Richland and what is being done to promote this project.

Councilmember had a question and answer period on the topic.

4. Long Range Transportation Planning (30 minutes)
   - Pete Rogalsky, Public Works Director

Mr. Rogalsky said the Benton Franklin Council of Governments is preparing an update to the Regional Transportation Plan. The Regional Transportation Plan development process uses a computer model to evaluate the future travel needs for our region. The model uses planned land uses to predict growth patterns and the resulting travel patterns. The Washington State Department of Transportation and regional local agencies propose transportation system improvements aimed at resolving present day traffic challenges and meeting the needs of our region as it grows and changes in the coming twenty years. Richland staff have developed a set of proposed projects to be analyzed in the Council of Government's computer model. If the projects are deemed effective through the modelling process they will be adopted as selected projects within the Plan.

Councilmember had a question and answer period on the topic.

Other Business:
Ms. Reents said she would bring an ordinance to the March 7, 2017, Council meeting to establish City-paid premium percentages for Councilmember health benefits. She gave an update on the jail contract and concluded with a discussion on the timing of future updates to the Strategic Plan and the Comprehensive Pan.

Mayor Thompson gave an update on a meeting he attended regarding the Top of the Box organization. He said if property tax was used to fund the Duportail Bridge and the

street maintenance project, a 5.38% property tax increase would be needed. He and Council continued to discuss funding options, how to get the information out to the public and other details of the Duportail Bridge project.

Mayor Thompson gave an update on Kennewick's efforts on an inclusive statement and a diversity commission. He advised that the City wait and see the end product of Kennewick's work on this topic before possibly going forward with an inclusive statement and diversity commission for Richland.

Adjournment:
Mayor Thompson adjourned the workshop at 7:30 p.m.

Respectfully Submitted,

_____
Marcia Hopkins, City Clerk

FORM APPROVED: _____
Robert J. Thompson, Mayor

DATE APPROVED: _____

DATE PUBLISHED: _____

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Ordinances - First Reading

Key Element: Key 3 - Economic Vitality

Subject:
Ordinance No. 04-17, Approving a Change in Zoning on 1.5 Acres Located at 1752 Buckskin Lane (Musser) (Closed Record)

Department:	Ordinance/Resolution Number:	Document Type:
Community & Development Services	04-17	Ordinance

Recommended Motion:
Give first reading, by title only, to Ordinance No. 04-17, approving a change in zoning on 1.5 acres located at 1752 Buckskin Lane.

Summary:
Darin Musser, the owner of a 1.5 acre tract located at the northeast corner of Van Giesen Street and 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 January 26, 2017 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 the applicable staff report.

Staff recommends approval.

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. 04-17
2. Hearing Examiner's Recommendation
3. Staff Report Z2016-106 Musser

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
505 Swift Boulevard, MS-05
Richland, WA 99352

ORDINANCE NO. 04-17

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 1.5 acres from Agricultural (AG) to General Business (C-3); said property is located at 1752 Buckskin Lane (Musser).

WHEREAS, on January 26, 2017, 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, on February 13, 2017, the Richland Hearing Examiner issued a written decision recommending approval of the requested rezone; and

WHEREAS, the Richland City Council has considered the record created at the January 26, 2017 public hearing, and has considered the written recommendation 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:

Rawhide Ranches Tract A; less that portion of Tract A defined as follows: Beginning at the southeast corner of Tract A; thence westerly along the south boundary thereof a distance of 500 feet: thence northerly at right angles to the south line a distance of 250 feet; thence easterly along a line parallel to the south line a distance of 500 feet; thence southerly a distance of 250 feet to the point of beginning. Subject to easements 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 _____, 2017.

_____
ROBERT J. THOMPSON
Mayor

ATTEST:

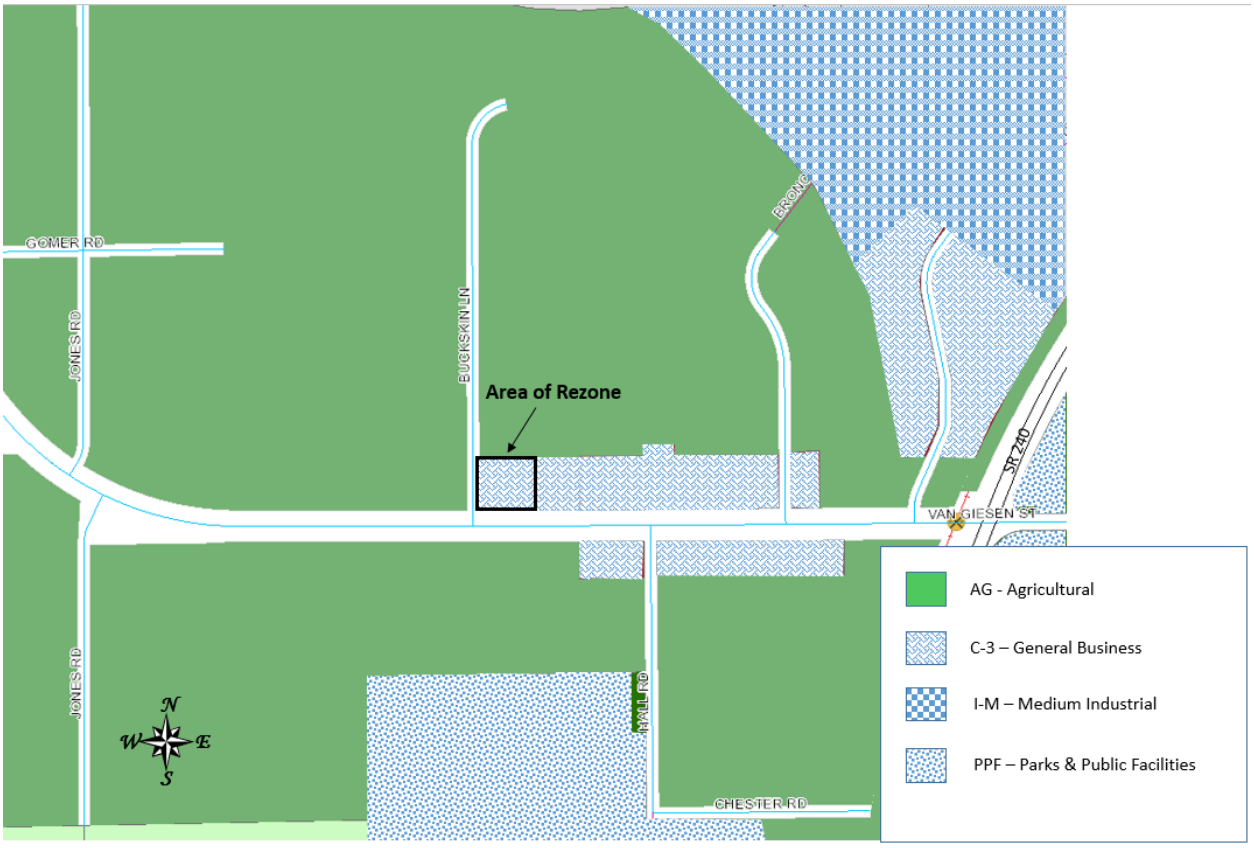
_____
MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

_____
HEATHER KINTZLEY
City Attorney

Date Published: _____

Exhibit A
Map of Rezone Area



Before Hearing Examiner
Gary N. McLean

BEFORE THE HEARING EXAMINER
FOR THE CITY OF RICHLAND

Regarding the Application to ***Rezone*** a vacant 1.5 acre site on the Northeast corner of the Van Giesen Street and Buckskin Lane intersection, from AG (Agricultural) to C-3 (General Business), submitted by the property owner **Darin Musser**, Applicant, _____	**File No. Z2016-106** **FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATION**

I. SUMMARY OF RECOMMENDATION.

The requested rezone merits approval. The applicant's property is in a row of parcels on the north side of Van Giesen Street east of Buckskin Lane that is 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 rezone applicant's parcel was the subject of a Special Use Permit issued in August of last year, to enable construction and operation of a landscaping contractor business. The applicant sought a Comprehensive Plan amendment in last year's cycle, which was approved by the City Council in November of 2016, changing the land use designation for Mr. Musser's property from Agriculture to Commercial. After public notices provided in accord with law for this pending Rezone application, 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.

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 required[1]; 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).

[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).

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 January 26, 2017:

1. Rick Simon, Development Services Manager for the City of Richland; and
2. Darin Musser, the applicant, appeared at the hearing, and expressed his support for the Staff recommendation of approval.

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. Agricultural Zoning District code provisions, RMC Chapter 23.14;

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

4. Commercial Zoning District code provisions, RMC Chapter 23.22;

5A. Notice of Application and Public Hearing;

5B. Affidavit of Posting; and

5C. Affidavit of Mailing of notice for pending application.

No one submitted any written comments regarding the pending rezone application.

The Examiner visited the road network and vicinity of the proposed rezone on the day of the hearing. The same site was the subject of a Special Use Permit issued for Mr. Musser's proposed landscaping-related business on the currently-AG-zoned parcel by the Examiner in August of 2016, 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.

V. FINDINGS OF FACT.

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

Application, Public Notice, and Review

1. The applicant, Mr. Musser, has been part of 3 public reviews regarding his property in the last year. First, as noted above, he requested and received approval in August of 2016 for a Special Use Permit, to operate his landscape supply business on the site of the pending rezone. In November of 2016, the Richland City Council took action to amend the Richland Comprehensive Plan, as requested by Mr. Musser, changing the land use designation for his property from Agricultural to Commercial. Finally, on or about December 5, 2016, Mr. Musser submitted an application seeking to rezone his property located in the northeast corner of Van Giesen Street and Buckskin Lane, addressed as 1752 Buckskin Lane (Parcel No. 1-04981020004001) in the City of Richland, Washington, from AG (Agricultural) to a Commercial zone, the C-3 "General Business" zoning designation. *(Exhibit 1, application form; Staff Report; Testimony of Mr. Simon).*

2. The application includes the following notation as "Justification" for the requested rezone: *"Property has been updated in Comp Plan as viable commercial property and commercial zoning fits in with adjacent properties that are zoned commercial." (Ex. 1).*

3. Following receipt, City staff complied with all applicable public notice requirements

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

for the rezone application and the public hearing held for the matter, including posting of the property, mailing of notices to property owners within 300 feet of the site and publication in the Tri-City Herald newspaper. *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 now designates the rezone site as suitable for Commercial land uses, and 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 a vacant pasture, relatively flat, and properties immediately east of the site along Van Giesen are already zoned C-3. The Examiner takes official notice the Special Use Permit issued by the same Examiner in August of 2016, for a landscaping contractor's business on the site of the pending rezone, and a Rezone Recommendation for the neighboring property to the east, issued by the Examiner in October of 2016. *See Decision, for File No. SUP 2016-101, issued on Aug. 25, 2016; and Recommendation of Approval, for Corey Bender rezone application, File No. Z2016-104, issued on October 25, 2016.* A nursery is located southeast of Mr. Musser's property along Van Giesen. Parcels immediately north, south, and west of the site now include single family residential structures. The owners of the parcel to the west appeared for the public hearing in August of last year, to express general, unsupported concerns about potential traffic on Buckskin Lane. They did not submit any written comments or appear at the public hearing for the current rezone application. *Staff 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. 2, site photos.*

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

Summary of Public Hearing.

8. At the public hearing, Mr. Simon made a brief presentation regarding the application, the site, and his recommendation of approval, as explained in the Staff Report.

9. Mr. Musser appeared at the hearing, and had no questions or concerns regarding the Staff Report. No members of the general public were in attendance at the public hearing, and no one submitted any written comments regarding the pending rezone 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, pages 6, 7; Testimony of Mr. Simon.* As with 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 a parcel east of the site, a future swimming pool contractor's business immediately east, 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. The rezone application 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*

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

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. The applicant already holds a Special Use Permit to build and operate a landscaping-related, i.e. "commercial", 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.

General findings.

15. In operating a business on the subject property, the applicant should be aware that much of the area along the relevant portion of the Van Giesen Street corridor is located within the 100-year flood plain as designated by the Federal Emergency Management Agency. *Staff Report, pages 5 and 6.*

16. Fortunately, the site of the proposed rezone is at a 370-foot elevation, placing it just above the 100-year floodplain elevation, but within the 500-year flood plain. FEMA flood 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 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.

17. The requested rezone bears a substantial relationship to the public health, safety, and general welfare. It allows for development of a relatively low-impact commercial business 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.

18. The requested rezone is appropriate in the context of adjacent properties. This is the third public review process for the same land-owner, essentially subjecting his vision for the site to public scrutiny, seeking approval to operate commercial business uses on the site of the rezone. Despite ample opportunity to do so, no one submitted any opposition to the current application.

19. The Development Services Manager's Staff Report includes a number of specific findings and explanations that establish how the underlying application satisfies provisions

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

of applicable law and is consistent with the city's Comprehensive Plan and zoning 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.

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

VI. CONCLUSIONS.

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

1. The applicant has met its burden to demonstrate that the requested rezone conforms to, and in fact implements objectives of, the City's Comprehensive Plan. *Findings; Staff Report, at pages 2-4.*

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 relatively small 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**.**

5. 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 east 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.

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

6. 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.

7. 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 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.

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

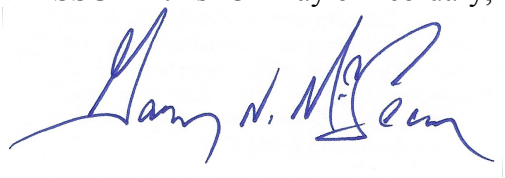
9. Approval of this rezone will not and does not constitute, nor does it imply any expectation of, approval of any permit or subsequent reviews that may be required for development or other regulated activities on the site of the subject rezone.

10. 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 Darin Musser's application to rezone his vacant 1.5-acre site, located in the northeast corner of Van Giesen Street and Buckskin Lane, from AG to C-3, should be **APPROVED.**

ISSUED this 13th Day of February, 2017



Gary N. McLean
Hearing Examiner

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

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

GENERAL INFORMATION:

PROPOSAL NAME:	Darin Musser Rezone
LOCATION:	Northeast Corner of the Intersection of Van Giesen Street and Buckskin Lane
APPLICANT:	Darin Musser
FILE NO.:	Z2016-106
DESCRIPTION:	Request to change zoning on 1.5 acres from AG – Agricultural to C-3 General Business
PROJECT TYPE:	Type 3 Site-specific rezone
HEARING DATE:	January 26, 2017
REPORT BY:	Rick Simon, Development Services Manager
RECOMMENDED ACTION:	Approval

Figure 1 - Vicinity Map (site outlined in red)

DESCRIPTION OF PROPOSAL

The applicant, Darin Musser, owns the subject property, and has filed a rezone request to change the zoning on a 1.5 acre site from AG – Agricultural to C-3 General Commercial. The applicant has indicated an intent to locate his landscaping business 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 1.5 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 is 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 2.

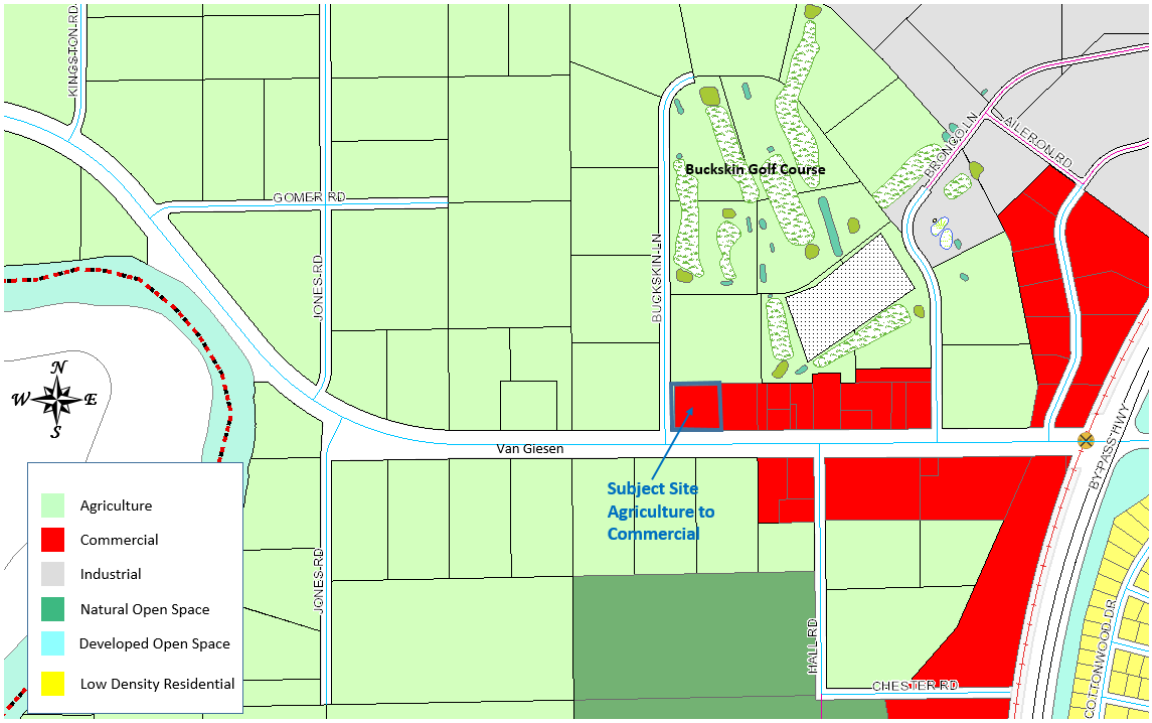


Figure 2 – Comprehensive Plan Map

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 also 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 Side(s) Rear	 25 ft. 10 ft. 25 ft.	 0 ft. 0 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.

PROJECT HISTORY

In 2016, the applicant was granted a special use permit by the Hearing Examiner to operate a landscape business in the Agricultural zone. (File #SUP2016-101). The applicant also filed for a comprehensive plan amendment and in November of 2016 was granted an approval by the City Council to change the land use designation on the subject site from Agriculture to Commercial.

PUBLIC NOTICE

Application Date:	December 5, 2016
Notice of Hearing Mailed:	January 3, 2017
Notice of Hearing Posted:	January 6, 2017
Public Hearing:	January 26, 2017

Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 5. As of the date of this report, 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 (Z2016-106) 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

Richland
Washington

Planning & Development Services Division • Current Planning Section
840 Northgate Drive • Richland, WA 99352
General Information: 509/942-7794 • Fax: 509/942-7764
www.ci.richland.wa.us

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: Darin Musser

Address: 17640 S. Fairview Loop

City: Kennewick, Wa	State: WA	Zip: 99338

Phone: 509.440.1942	Fax:	Other and/or e-mail address:

Please check under what capacity you are filing:

☑ Recorded owner of the property as of 10/26/16	☐ 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:

1752 Buckskin Lane - Parcel # 104981020004001

Relationship to adjacent streets (i.e., west of Main Street between 1st Avenue and 2nd Avenue):

Corner of Buckskin Lane and Van Giesen (N side of Van Giesen)

General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement): Vacant - proposed shop

Size of petition area acres and square feet

SECTION III - CHANGE OF ZONE REQUEST

A change of zone from Agriculture To C-3

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: Property has been updated ~~as~~ on comp. plan as viable commercial property and commercial zoning fits in with adjacent properties that are zoned commercial.

Continued

$ 1110.00

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 5th DAY OF December, 2016.

Applicant's Signature	Applicant's Signature
17640 S. Fairview Loop Address	Address
Kennewick Wa 99338 City, State, Zip	City, State, Zip
509. 440. 1942 Phone	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

Z2016-106 – Darin Musser

Z2016-106 - Darin Musser

Z2016-106 – Darin Musser

Z2016-106 – Darin Musser

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.

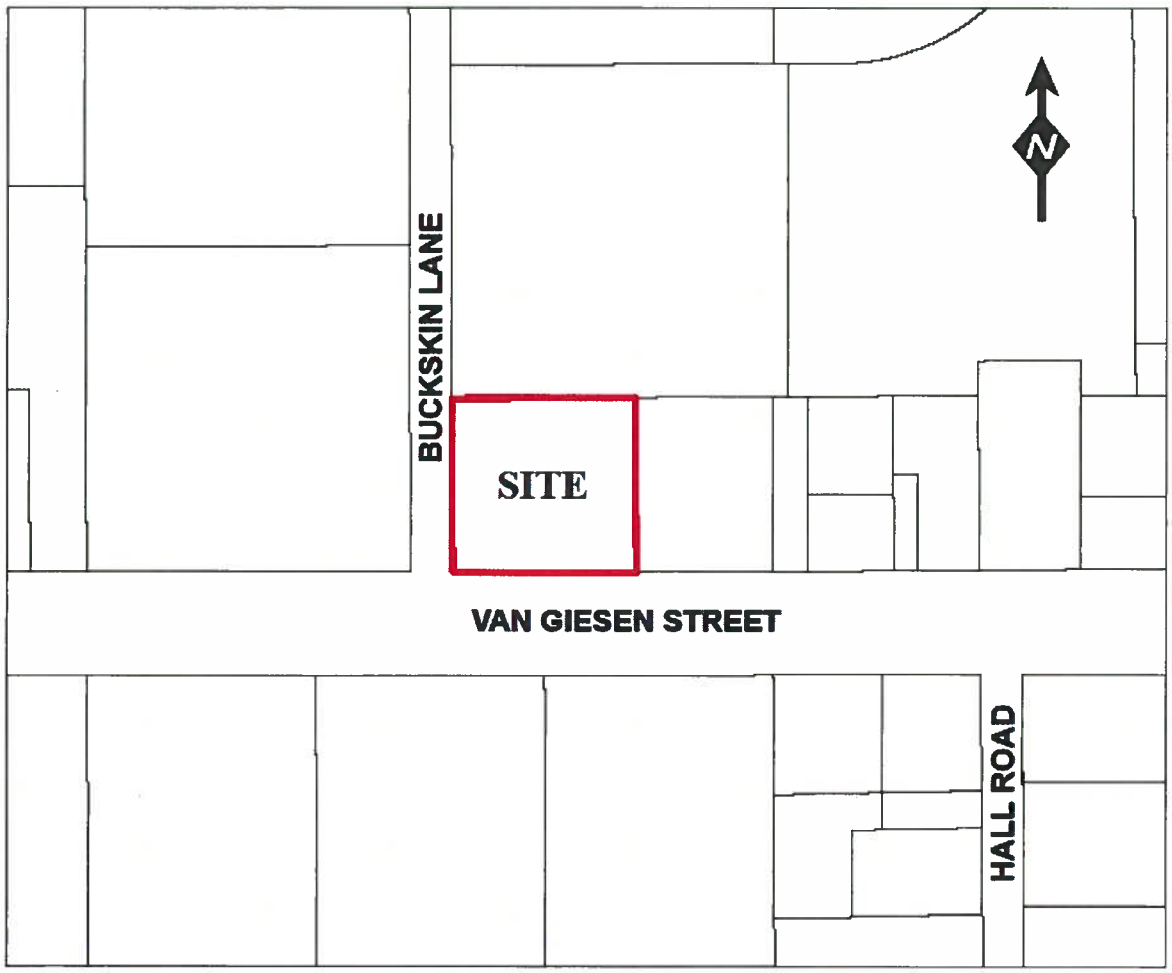
2. Any parking lot that has frontage on a public street or accessway shall be screened with a combination of trees planted at no less than 30 feet on center and shrubs planted to form a uniform hedge within five years. A masonry wall not lower than 18 inches and not higher than 36 inches may be substituted 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 Darin Musser has submitted an application to rezone a 1.5 acre site located north of Van Giesen Street and 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, **January 26, 2017** 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.



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 6th day of January, 2017, I posted the attached NOTICE OF PUBLIC HEARING, File Number Z2016-106 on the property at:

1752 Buckskin Lane
PIN # 1- 04981020004001

Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 6th day of January, 2017 by SHANE O'NEILL.

Signature of Notary

Printed Name

Notary Public in and for the State of Washington,

Residing in Kennewick WA

My appointment expires: 7/10/2020

CYNTHIA LYNN SOMERS
COMMISSION EXPIRES
NOTARY
PUBLIC
07-10-20
STATE OF WASHINGTON

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Kathy Anderson, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.

2. On the 3RD day of January, 2017, I mailed a copy of the attached NOTICE OF APPLICATION AND PUBLIC HEARING to the attached list of individuals via regular USPS or E-mail on the date indicated above. The Notice of application and public hearing is related to a request to rezone a 1.5 acre site located north of Van Giesen Street and east of Buckskin Lane from Agriculture to C-3 (General Business).

Kathy L. Anderson
Print Name: Kathy Anderson

SIGNED AND SWORN to before me this 3rd day of Jan, 2017 by Kathy Anderson.

Cynthia Lynn Somers
Notary Public in and for the State of Washington,
Residing at Kennewick WA
My appointment expires: July 10, 2020

CYNTHIA LYNN SOMERS
COMMISSION EXPIRES
NOTARY
PUBLIC
07-10-20
STATE OF WASHINGTON

CITY OF RICHLAND NOTICE OF APPLICATIONS AND PUBLIC HEARING

Northstone Richland LLC has filed an application for preliminary plat approval to subdivide 39.06 acres site into 99 single family residential lots (Preliminary Plat of Quail Ridge). The proposed plat is located southwest of SR-240, north and west of the Horn Rapids Golf Course west of Horn Rapids and east of Twin Bridges Road

Northstone Richland LLC has also filed a second application for preliminary plat approval to subdivide 33.3 acres into 121 single family residential lots (Preliminary Plat of Wild Canyon). The proposed plat is in the Horn Rapids community, north of the 3rd fairway, south of the 5th fairway and west of the plat of Eaglewatch. The proposal also includes an application to rezone the property from Multi-Family Residential and Commercial Limited Business to Medium Density Residential.

The City of Richland has determined that these two proposals do 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 DNS is issued under WAC 197-11-340(2); the lead agency will not act on these proposals for 14 days.

Darin Musser has filed an application to change the zoning on a 1.5 acre parcel located north of Van Giesen Street and east of Buckskin Lane from an Agricultural district to a General Business (C-3) district.

The Richland Hearings Examiner, on Thursday January 26, 2017, will conduct a public hearing and review of all three applications beginning at 6:00 p.m. in the Richland City Hall Council Chambers, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Ordinances - First Reading

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Ordinance 06-17, Amending Richland Municipal Code Title 2.23 Related to Salaries to Establish City-Paid Premium Percentages for Councilmember Health Benefits

Department:	Ordinance/Resolution Number:	Document Type:
City Manager	06-17	Ordinance

Recommended Motion:
Give first reading, by title only, to Ordinance No. 06-17, amending Chapter 2.23 of the Richland Municipal Code to establish City-paid premium percentages for councilmember health benefits.

Summary:
In November 2016 Councilmembers reviewed the Association of Washington Cities' (AWC) report regarding comparable compensation and benefits for Councilmembers.

During the January 2017 Retreat Council Members discussed providing health care benefits similar to those provided to Unaffiliated Staff. Currently Councilmembers do not receive any premium cost sharing and bear the full cost of health benefits.

Council determined that providing City paid premium percentages for medical, dental and vision similar to those provided for Unaffiliated Staff was in alignment with some other comparable cities noted in the AWC report.

The proposed ordinance establishes City-paid premium percentages for Councilmember health benefits.

If approved, Councilmembers may enroll by April 1, 2017.

Fiscal Impact: The fiscal impact is $102,653.88, assuming all council members elect coverage for themselves only. The impact may change if not all members elect coverage or if any members elect to cover spouses and/or children.

Attachments:
1. Ordinance No. 06-17

ORDINANCE NO. 06-17

AN ORDINANCE of the City of Richland Amending Title 2: Administration and Personnel of the Richland Municipal Code regarding Councilmember Health Benefits.

WHEREAS, the City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to bring the code into alignment with applicable state law or to eliminate or clarify ambiguity; and

WHEREAS, in order to attract and retain qualified candidates to serve on the Richland City Council, the City has determined that it is in the City's best interest to make health benefits available to councilmembers in the same manner as they are made available to unaffiliated city employees.

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

Section 1. Richland Municipal Code Title 2, Chapter 2.32, entitled Salaries, as enacted by Ordinance 37-01, shall be amended to read as follows:

2.32.058 Councilmember health benefits

~~On or after January 1, 2002, f~~For those councilmembers eligible to receive said benefits, councilmembers will be provided access to medical, dental and vision health benefits ~~which~~ as they are made available to unaffiliated city employees. Health benefit insurance premiums for councilmembers shall be paid as follows: vision and dental insurance premiums shall be 100% city-paid; medical insurance premiums shall be 88% city-paid and 12% councilmember-paid. ~~Councilmembers shall pay the cost of such health benefit insurance premium(s).~~ Consistent with RCW 41.04.190, ~~T~~the total council remuneration shall not change as a result of access to health benefits under this section.

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 _____ 2017.

_____
ROBERT J. THOMPSON
Mayor

ATTEST:

_____
MARCIA HOPKINS
City Clerk

Date Published: _____

APPROVED AS TO FORM:

_____
HEATHER KINTZLEY
City Attorney

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Ordinance No. 01-17, Amending RMC Chapter 23.66, the Nonconforming Use Provisions of the Zoning Code

Department:	Ordinance/Resolution Number:	Document Type:
Community & Development Services	01-17	Ordinance

Recommended Motion:
Give second reading and pass Ordinance No. 01-17, amending RMC Chapter 23.66, the Nonconforming Use Provisions of the Zoning Code.

Summary:
The nonconforming use provisions of the City zoning code provide standards for uses that were legally established but are no longer permitted under existing regulations. The current code language does not provide clear guidance, so staff has been working with the Planning Commission to improve this code chapter. The Commission held a public hearing on November 9, 2016 and has recommended approval of Ordinance No. 01-17.

Fiscal Impact:
The proposed code amendments are not anticipated to have a fiscal impact to the City.

Attachments:
1. Staff Report to Planning Commission
2. Ordinance No. 01-17

STAFF REPORT

TO: PLANNING COMMISSION PREPARED BY: RICK SIMON
FILE NO.: Z2016-105 MEETING DATE: NOVEMBER 9, 2016

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND

REQUEST: TEXT AMENDMENTS TO CHAPTER 23.66 CONCERNING NONCONFORMING USES

LOCATION: CITYWIDE

REASON FOR REQUEST:

Recent review of the City's nonconforming use provisions in the zoning code has revealed that the current language is lacking in that it does not clearly address the topic of nonconforming structures and uses.

FINDINGS AND CONCLUSIONS
Staff has drafted text amendments to the nonconforming use chapter of the Richland Municipal Code and submits that:

1. Current code language does not provide clear guidance regarding nonconforming uses and structures;

2. The nonconforming use provisions of a zoning code are necessary and desirable to both further the public purposes of the City's zoning regulation and to provide property owners with reasonable use of their properties;

3. The proposed code language provides clear standards governing the continued use and termination of nonconforming lots, uses and structures, including provisions for ordinary repair and maintenance of nonconforming uses and ;

4. The proposed code language provides flexibility for nonconforming uses to be extended or changed through a public review process conducted by the Richland Hearing Examiner.

5. The proposed code language addresses nonconforming parking lots and landscaping and establishes requirements for when such facilities need to be brought into conformance with the zoning regulation.

6. Based upon the above findings and conclusions, the adoption of the proposed amendments Chapter 23.66 of the Richland Municipal Code providing regulations for nonconforming lots, uses and structures is in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2016-105) and recommend to the City Council adoption of the proposed code amendments to RMC Chapter 23.66.

ATTACHMENTS

A. Supplemental Information
B. Draft Code Language

ATTACHMENT A
(Z2016-105)

SUPPLEMENTAL INFORMATION

The City's existing code concerning nonconforming uses has been in place for years without amendment and lacks clarity, so amendment to this section is warranted. The Commission previously discussed this issue at workshops held earlier this summer.

The purpose of nonconforming use provisions is to establish regulations for uses and/or structures that were legal at the time of their original construction but due to changing code requirements or annexation, no longer meet current regulations. There are three types of nonconformity, as described below:

Nonconforming structure: Buildings that do not conform to current dimensional standards in one or more areas, such as setbacks to property lines, height, lot coverage or are nonconforming to design standards.

Nonconforming use: Use of property that is not permitted under current zoning regulations.

Nonconforming lot: Lot that does not meet minimum size or width requirements.

Nonconforming uses are one area of law is not regulated by the state. So local communities are free, within constitutional limits, to establish their own standards for nonconforming situations.

EXISTING CODE

The current City code relating to nonconforming uses is set forth in Chapter 23.66 of the municipal code, along with the definition of a nonconforming use found in Section 23.06.0925:

23.06.925 Use – Nonconforming.
"Use – nonconforming" means the use of a building or other structure or of a tract of land which does not conform to the use regulations of this title for the district in which it is located, either at the effective date of the ordinance codified in this title or as a result of subsequent amendments which may be incorporated into this title.

23.66.010 Nonconforming uses of land and buildings – Continuance.
Any nonconforming use of land or buildings lawfully existing at the effective date of the ordinance codified in this title may be continued subject to the provisions of RMC 23.66.020 through 23.66.040.

23.66.020 Nonconforming uses of land and buildings – Yard, area and building design requirements.
Any building or structure conforming as to use but nonconforming as to height, lot area, lot coverage, or yards at the effective date of the ordinance codified in this title may be altered, repaired or extended; provided, that such alteration, repair, or extension shall not increase the existing degree of nonconformance.

23.66.030 Nonconforming uses and buildings – Termination.
Any nonconforming use not involving a structure, or one involving a fence or similar landscape enclosure or one involving a structure having an assessed value of less than $100.00 on the effective date of the ordinance codified in this title may be continued for no longer than one year after said date and any nonconforming use involving a structure having an assessed value of more than $100.00 but less than $300.00 on the effective date of the ordinance codified in this title may be continued for no longer than two years after said date.

23.66.040 Nonconforming uses and buildings – Limitations.
Any nonconforming building or part thereof may be maintained with ordinary repair; provided, however, no such building or part shall be extended, expanded, or structurally altered, except as otherwise required by law, nor shall a nonconforming use be extended, enlarged or expanded.

Any change of a nonconforming use in a conforming building shall be to a conforming use.

A nonconforming building or part thereof which has been unoccupied continuously for a period of one year or more shall not be reoccupied except by a conforming use.

A nonconforming use of a fractional part of a building shall not be extended throughout the building.

CONSIDERATIONS

Nonconforming uses are those which are not desired uses at least within their present location. The intent of the zoning code would be to eliminate those uses. However, eliminating nonconforming uses altogether would likely be unconstitutional or at least unfair. Therefore, some appropriate balance is needed to provide for a reasonable regulation that is both fair to the property owner and which accomplishes the purpose of the zoning regulation.

The proposed code provides much greater specificity in regulating nonconforming uses. This provides property owners and lenders more certainty in knowing how the City will regulate nonconforming properties.

Fortunately, Richland has relatively few nonconforming uses. The greatest concentration of nonconforming uses can be found in the Island View area.

PROPOSED CODE CHANGES

Staff is recommending that the existing code language be replaced entirely with the attached draft language. The proposed code amendment includes the following provisions. The items listed below summarize the differences between the proposed amendment and the existing code language:

- Defines nonconforming lots and explicitly allows for conforming structures to be built on them;
- Provides that nonconforming uses can be maintained but not enlarged or expanded, as does the existing code;
- Establishes that nonconforming use remain valid unless they cease operation for a period of 12 months;
- Provides that the owner of a nonconforming use that has ceased for more than 12 months may apply for an extension to the Hearing Examiner;
- Prohibits changes in structures that contain nonconforming uses, unless the change is made to accommodate a permitted use;
- Provides for one nonconforming use to be exchanged for another one if the Hearing Examiner determines that the proposed use is more appropriate to the zone that the existing nonconforming use;
- Allows nonconforming structures to be altered or enlarged as long as the alteration or enlargement does not increase the structure's nonconformity, as the existing code does;
- Requires that whenever a nonconforming structure is moved that it moved so that it becomes a conforming structure;
- Limits ordinary maintenance and repair of structures housing nonconforming uses to 20% of the assessed value of the building in any year;
- Limits repair of fire or other damage to no more than 50% of the assessed value of the nonconforming structure;
- Requires nonconforming parking lots to be made conforming when such parking lots are doubled in size. If expansion is less than 100%, then only the new portion of the lot needs to be made conforming;
- Requires nonconforming landscape areas to be made conforming when structures on site are modified.
- Clarifies that when a legal use becomes nonconforming and requires a special use permit under a new regulation, the existing use does not require a special use permit unless the use is expanded or enlarged.

SUMMARY

The proposed code amendments would provide specific standards governing nonconforming uses which would be beneficial to both property owners and City staff.

ORDINANCE NO. 01-17

AN ORDINANCE of the City of Richland amending Richland Municipal Code Chapter 23.66, amending regulations for nonconforming lots, uses and structures.

WHEREAS, the City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to bring the code into alignment with applicable state law and to eliminate or clarify ambiguity; and

WHEREAS, several sections of the current municipal code related to nonconforming lots, uses and structures allow for ambiguity, which can make application of said provisions challenging; and

WHEREAS, on November 9, 2016, the Planning Commission held a legally advertised public hearing to formally consider amendments to RMC Chapter 23.66 and has unanimously recommended approval of the proposed code amendments.

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

Section 1. Richland Municipal Code, Chapter 23.66, entitled Nonconforming Uses, as enacted by Ordinance No. 28-05 and last amended by Ordinance No. 04-09, shall be amended to read as follows:

Chapter 23.66
NONCONFORMING USES

Sections:
~~23.66.010 – Nonconforming uses of land and buildings – Continuance.~~
~~23.66.020 – Nonconforming uses of land and buildings – Yard, area and building design requirements~~
~~23.66.030 – Nonconforming uses and buildings – Termination.~~
~~23.66.040 – Nonconforming uses and buildings – Limitations.~~

~~**23.66.010 Nonconforming uses of land and buildings – Continuance.**~~
~~Any nonconforming use of land or buildings lawfully existing at the effective date of the ordinance codified in this title may be continued subject to the provisions of RMC 23.66.020 through 23.66.040.~~

~~**23.66.020 Nonconforming uses of land and buildings – Yard, area and building design requirements.**~~
~~Any building or structure conforming as to use but nonconforming as to height, lot area, lot coverage, or yards at the effective date of the ordinance codified in this title may be altered, repaired or extended; provided, that such alteration, repair, or extension shall not increase the existing degree of nonconformance.~~

~~**23.66.030 Nonconforming uses and buildings – Termination.**~~
~~Any nonconforming use not involving a structure, or one involving a fence or similar landscape enclosure or one involving a structure having an assessed value of less than $100.00 on the effective date of the ordinance codified in this title may be continued for no longer than one year after said date and any nonconforming use involving a structure having an assessed value of more than $100.00 but less than $300.00 on the effective date of the ordinance codified in this title may be continued for no longer than two years after said date.~~

~~**23.66.040 Nonconforming uses and buildings – Limitations.**~~
~~Any nonconforming building or part thereof may be maintained with ordinary repair; provided, however, no such building or part shall be extended, expanded, or structurally altered, except as otherwise required by law, nor shall a nonconforming use be extended, enlarged or expanded.~~

~~Any change of a nonconforming use in a conforming building shall be to a conforming use.~~

~~A nonconforming building or part thereof which has been unoccupied continuously for a period of one year or more shall not be reoccupied except by a conforming use.~~

~~A nonconforming use of a fractional part of a building shall not be extended throughout the building.~~

Sections:
23.66.010 Purpose.
23.66.020 Nonconforming lots.
23.66.030 Nonconforming uses.
23.66.040 Nonconforming structures.
23.66.050 Repairs and maintenance.
23.66.060 Nonconforming parking lots.
23.66.070 Nonconforming landscaped areas.
23.66.080 Special uses.

23.66.010 Purpose.
It is the purpose of this chapter to establish limitations on the expansion and extension of nonconforming uses and structures which adversely affect the development and perpetuation of desirable residential, commercial and industrial areas with appropriate groupings of compatible and related uses.

23.66.020 Nonconforming lots.
A lot legally created that does not conform to the minimum area requirements established under the zone in which the lot is located is considered a nonconforming lot. A structure containing a conforming use may be built on any nonconforming lot provided that the applicable dimensional standards, including setbacks, lot coverage and building height as required in this title are met; however; minimum lot width requirements do not have to be met.

23.66.030 Nonconforming uses.
Any preexisting lawful use of land that exists that is made nonconforming under the terms of this title as enacted may be continued, subject to the following provisions:

A. Unless otherwise authorized in this title, no such nonconforming use shall be enlarged or increased nor extended to occupy a greater area and/or height than was occupied at the effective date of adoption of the ordinance codified in this title.

B. If any such nonconforming use ceases for any reason for a period of more than 12 consecutive months, any subsequent use shall conform to the regulations specified by this title for the district in which such use is located. Upon request by the owner, the hearing examiner may grant an extension of time beyond the 12 consecutive months. Such time extensions may be granted by the hearing examiner upon a demonstration of hardship that the owner or tenant of the building had intention of continuing the nonconforming use but were unable to do so due to extraordinary circumstances beyond their control.

C. Unless otherwise authorized in this title, no existing structure devoted to a use not permitted by this title in the zone in which it is located shall be structurally altered except in changing the use of the structure to a use permitted in the zone in which it is located.

D. If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use; provided that the hearing examiner, by making findings in the specific case, shall find that the proposed use is more appropriate to the zone than the existing nonconforming use. The hearing examiner shall consider the impacts of the existing nonconforming use on the surrounding properties and the anticipated impacts of the proposed new use on the surrounding properties. In permitting such change, the hearing examiner may require appropriate conditions and safeguards in accord with the provisions of this title.

E. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the zone in which such structure is located, and the nonconforming use may not thereafter be resumed.

23.66.040 Nonconforming structures.

Where a lawful structure exists at the effective date of adoption of the ordinance codified in this title that could not be built under the terms of this title by reason of restrictions on area, lot coverage, height, required yards or other characteristics of the structure, it may be continued so long as the structure remains otherwise lawful subject to the following provisions:

A. No such structure may be enlarged or altered in a way which increases its degree of nonconformity. Alterations, additions or enlargements may be allowed as long as the work done does not extend further into any required yard or violate any other portion of this title. Complete plans shall be required of all work contemplated under this section.

B. Should such structure be moved for any reason or any distance whatsoever, it shall thereafter conform to the regulations for the zone in which it is located after it is moved.

23.66.050 Repairs and maintenance.

If any building is devoted in whole or in part to any nonconforming use, normal maintenance and repair or incidental alterations may be made in any period of 12 consecutive months in accordance with the following limitations:

A. Ordinary maintenance includes minor interior and exterior repairs and incidental alterations. Minor maintenance and repair may include but is not limited to painting, roof repairs and replacement, plumbing, wiring, mechanical equipment replacement, and weatherization. Incidental alterations may include construction of nonbearing walls and partitions. Ordinary maintenance and incidental alterations shall not exceed 20 percent of the value of the building at the time of repair or alteration. The calculation for determining 20 percent of the value shall be based on the records of the assessed value of the structure as determined by the records of the Benton County Assessor and the valuation of the proposed maintenance or alteration as determined by the latest edition of the ICC Building Valuation Data.

B. No building damaged by fire or other causes to the extent of more than 50 percent of the assessed value of the structure as determined by the records of the Benton County Assessor shall be repaired or rebuilt. The calculation for determining 50 percent of the value shall be based on the records of the assessed value of the structure as determined by the records of the Benton County Assessor and the valuation of the proposed repair or rebuild as determined by the latest edition of the ICC Building Valuation Data.

C. Nothing in this chapter shall prevent the strengthening or restoring to a safe condition of any nonconforming building ordered by any official charged with protecting public health or safety.

D. Any structure or portion thereof declared unsafe by the Building Official may be restored to a safe condition and continue as a nonconforming use, unless such repairs exceed 50 percent of the assessed valuation of the structure as determined by the records of the Benton County Assessor. The calculation for determining 50 percent of the value shall be based on the records of the assessed value of the structure as determined by the records of the Benton County Assessor and the valuation of the proposed restoration as determined by the latest edition of the ICC Building Valuation Data.

23.66.060 Nonconforming parking lots.

A. Nothing contained in this chapter shall be construed to require a change in any aspect of a structure or facility covered thereunder including, without limitation, parking lot layout, loading space requirements and curb cuts, for any structure or facility which existed on the date of adoption of the ordinance codified in this title.

B. If a change of use takes place or an addition is proposed which requires an increase in the parking area by an increment less than 50 percent, the requirements shall be complied with for the additional parking area.

C. If a change of use takes place, or an addition is proposed, which requires an increase in the parking area by an increment greater than 50 percent, the requirements shall be complied with for the entire parking area.

23.66.070 Nonconforming landscaped areas.

A. Adoption of the landscaping regulations contained in this title shall not be construed to require a change in the landscaped improvements for any legal landscape area which existed on the date of adoption of the ordinance codified in this title, unless and until a change of use or alteration of the structure is proposed.

B. At such time as a change is proposed for a use or structure and associated premises which does not comply with the landscape requirements of this title, a landscape plan which conforms to the requirements of this title shall be submitted to the City for approval. Once approved, the landscape plan shall be completed prior to the time a Certificate of Occupancy is issued for the project.

23.66.080 Special uses.

A legal use does not become nonconforming because the zone in which it is located is changed to a zone which requires a special use permit for the use, or because the use is changed from an allowed use to a special use within the same zone; provided, however, that expansion of the use may not be allowed or

buildings may not be enlarged without first obtaining a special use permit, as long as the use remains the same.

23.66.090 Nonconforming shoreline uses
In addition to the regulations set forth within this chapter, for any property falling under the jurisdiction of the Shoreline Management Act RCW 98.50, the Administrator shall find that alteration, repair, or extension of any nonconforming use or structure is consistent with the master program, including requirements for no net loss of shoreline ecological functions.

Section 2. 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 7th day of March, 2017.

_____
ROBERT J. THOMPSON
Mayor

ATTEST:

_____
MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

_____
HEATHER KINTZLEY
City Attorney

Date Published: March 12, 2017

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 3 - Economic Vitality, Key 4 - Targeted Investments

Subject:
Ordinance No. 03-17, Amending the 2017 Budget for the Industrial Development Fund to Provide Appropriations for a Fiber Build in the Horn Rapids Industrial Area

Department:	Ordinance/Resolution Number:	Document Type:
Community & Development Services	03-17	Ordinance

Recommended Motion:
Give second reading and pass Ordinance No. 03-17, Amending the 2017 Budget for the Industrial Development Fund to provide appropriations for a Fiber Build in the Horn Rapids Industrial Area.

Summary:
Washington state law requires that any increase to appropriations in a fund budget be adopted by ordinance. Ordinance No. 03-17 proposes to increase appropriation to the Industrial Development Fund to provide for fiber optic infrastructure construction in the area of SR 240 and Hagen Road.

The anticipated construction is intended primarily to provide broadband service to the Lamb Weston processing facility, but will also provide enough extra fiber optic to serve additional users and future industrial development in the area.

Staff recommends approval.

Fiscal Impact: The proposed budget amendment will increase appropriations by $19,650 in the Industrial Development Fund. Sufficient unappropriated reserves are available to cover this expense.

Attachments:
1. Engineering Estimate
2. Ordinance No. 03-17

Exhibit A
Scope of Work
Fiber Build - Lamb Westin Campus

Fiber Construction Assembly Units – New Construction

Item	Unit Description	Estimated Quantity	EA/FT	Unit Price Dollars/Cents	Total Price Dollars/Cents		Engineering Estimate	
							Minimum	Maximum
1	Install Underground Conduit; one 2 inch schedule 40 PVC with deep utility grade couplings or HDPE SDR 13.5 minimum; all connections of HDPE to PVC conduit shall be fully glued using **IPSCorp Weld-On 600** contact adhesive; encase w/sand or fine earth	100	FT	$55.00	$5,500.00		$5,225.00	$6,050.00
2	Install Underground Fiber Optic Cable – Fiber Optic Cable, 96 count, single mode, ADSS, ITU G.652.D compliant	2,300	FT	$3.00	$6,900.00		$6,555.00	$7,590.00
4	Fusion Splicing – Fiber Optic Splicing Assembly Unit (Fusion)	4	EA	$55.00	$220.00		$209.00	$242.00
5	Install Tracer Wire	2,100	FT	$0.50	$1,050.00		$997.50	$1,155.00
6	Install Install Vault – 2 foot by 3 foot by 3 foot deep, H2 Pre-cast p/n 233 with steel lid	1	EA	$2,500.00	$2,500.00		$2,375.00	$2,750.00
7	As-built drawings and documentation Digital -- Adobe pdf format	1	Set	$500.00	$500.00		$475.00	$550.00
				Sub-Total	**$16,670.00**		$15,836.50	$18,337.00
				Tax	$1,433.62		$1,361.94	$1,293.84
				Total	**$18,103.62**		**$17,198.44**	**$19,630.84**

ORDINANCE NO. 03-17

AN ORDINANCE of the City of Richland amending the 2017 Budget to provide for additional appropriations and to declare a public emergency in the Industrial Development Fund, to promote development of vital utilities to serve industry.

WHEREAS, on November 15, 2016, the Richland City Council approved Ordinance No. 60-16 approving the 2017 Budget; and

WHEREAS, funds were not appropriated in the Industrial Development Fund to cover a new fiber build to the Lamb Weston campus and surrounding area; and

WHEREAS, the installation of fiber optics lines, as designed, will promote city leadership in this utility and provide more controlled service to properties in this area; and

WHEREAS, an additional $19,650 is needed to cover the cost for the new fiber build; and

WHEREAS, sufficient unappropriated funds are available in the Industrial Development Fund to support the required budget adjustment; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on February 21, 2017, regarding the increase in appropriations from beginning fund balance in the Industrial Development Fund.

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

Section 1. Facts Constituting Emergency. The expenses contained within this ordinance were not anticipated when the 2017 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 Industrial Development Fund.

Section 3. Amendment of the 2017 Budget. The 2017 Budget is hereby amended to provide additional appropriations in the Industrial Development Fund from unappropriated fund balance as follows:

Industrial Development Fund	
Current Appropriation:	$ 2,360,984
Increase in Appropriation:	$ 19,650
Amended Appropriation:	$ 2,380,634

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 7th day of March, 2017.

_____
ROBERT J. THOMPSON
Mayor

ATTEST:

_____
MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

_____
HEATHER KINTZLEY
City Attorney

Date Published: March 12, 2017

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:
Resolution No. 23-17, Authorizing the City Manager to Sign and Execute a Purchase and Sale Agreement with Jarrett Properties, LLC for 1.47 Acres in the Horn Rapids Business Center

Department:	Ordinance/Resolution Number:	Document Type:
Community & Development Services	23-17	Resolution

Recommended Motion:
Adopt Resolution No. 23-17, authorizing the City Manager to sign and execute a Purchase and Sale Agreement with Jarrett Properties, LLC for the purchase of 1.47 acres in the Horn Rapids Business Center along the south side of Henderson Loop.

Summary:
Jarrett Properties is proposing to purchase 1.47 acres in the Horn Rapids Business Center along the south side of Henderson Loop for the construction of a wholesale distribution and sales facility for industrial supplies and equipment.

Jarrett Properties is the owner of Central Industrial Sales, Inc., currently located in Pasco. Central Industrial Sales will relocate its business to the Horn Rapids Business Center, and will provide industrial supplies and equipment for the dairy, food processing and wine industries, specializing in custom fabrication, industrial cleaning equipment, sanitary fittings, valves, pumps, cellar chemicals and winery supplies. Central Industrial Sales currently has six employees.

The purchase price is $1.75 per square foot for the 1.4 acre property, amounting to estimated gross proceeds of $112,058. The proposed price is consistent with the City of Richland's Resolution #35-13, which established pricing in the Horn Rapids Business Center in September, 2013.

The City will retain a repurchase right if Jarrett Properties has not submitted an application for approval of building plans to the City within six months of closing, and if they do not begin construction within 18 months of closing.

The proposed purchase was reviewed by the Economic Development Committee, who recommended approval at its February 27, 2017 meeting.

Staff recommends approval.

Fiscal Impact: The Purchaser will pay $112,058 for the 1.47-acre Horn Rapids Business Center property. Net proceeds after closing will be placed in the City's Industrial Development Fund.

Attachments:
1. Resolution No. 23-17
2. Purchase and Sale Agreement
3. Site Map
4. Letter of Intent to Purchase

RESOLUTION NO. 23-17

A RESOLUTION of the City of Richland approving that certain Purchase and Sale Agreement by and between the City of Richland and Jarrett Properties.

WHEREAS, the City of Richland is the record owner of 64,033 square feet of city-owned surplus property, described as Parcel C of Record Survey No. 4597 in the Horn Rapids Business Center, along the south side of Henderson Loop; and

WHEREAS, pursuant to Richland Municipal Code (RMC) Section 3.06, the City of Richland has full authority to negotiate the sale of surplus property that is in the best interest of the City; and

WHEREAS, the aforesaid city-owned property is managed by the Economic Development Office and is available for sale; and

WHEREAS, pursuant to Resolution No. 35-13, adopted by City Council on September 17, 2013, setting prices for city-owned surplus property, the 64,033 square feet of business center property is available for sale at $1.75 per square foot, for a total price of $112,058; and

WHEREAS, Jarrett Properties has agreed to purchase the property for said amount; and

WHEREAS, at their February 27, 2017 meeting, the Economic Development Committee provided a positive recommendation to the Council for the sale of the 64,033 square feet of city-owned surplus property in the Horn Rapids Business Center to Jarrett Properties, for the total sale price of $112,058; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland finds and declares that the 64,033 square feet of city-owned property along the south side of Henderson Loop in the Horn Rapids Business Center, described as Parcel C of Record Survey No. 4597, be sold to Jarrett Properties at the price established by Resolution No. 35-13 for business center property of $1.75 per square foot, for a total sale price of $112,058.

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 7th day of March, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

Contract No. __-17

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This Agreement for Purchase and Sale of Real Property (the "Agreement") is made and entered into this ____ day of _____, 2017 between the **CITY OF RICHLAND**, a Washington municipal corporation ("Seller"), and **JARRETT PROPERTIES, LLC.,** a Washington Limited Liability Company ("Purchaser").

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

1.1. The Property. The land involved in this transaction is located in the City of Richland, Benton County, Washington, as depicted in Record Survey No. 4597, Parcel C, in **Exhibit A**, and is legally described as follows:

A PORTION OF PARCEL 13 OF BLOCK 1 OF RECORD SURVEY #2056 (BINDING SITE PLAN #95-100) AS RECORDED IN VOL 1 OF SURVEYS, PAGE 2056, RECORDS OF BENTON COUNTY, LOCATED IN SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. CITY OF RICHLAND, BENTON COUNTY WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS; COMMENCING AT THE CENTERLINE INTERSECTION OF ROBERTSON DRIVE AND LOGSTON BLVD. THENCE SOUTH 54° 53' 52" EAST, ALONG THE CENTERLINE OF ROBERTSON DRIVE A DISTANCE OF 1799.90 FEET, TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 35° 06' 08" WEST A DISTANCE OF 800.00 FEET; THENCE SOUTH 35° 08' 08" WEST ALONG SAID RADIAL LINE A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROBERTSON DRIVE, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL 2, AS SHOWN ON RECORD OF SURVEY NUMBER 1862, AS RECORDED IN VOLUME 1 OF SURVEY PAGE 1862, BENTON COUNTY AF#94-24336, THENCE NORTH 54° 53' 52" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID ROBERTSON DRIVE A DISTANCE OF 110.83 FEET TO THE NORTHEAST SOUTHWEST CENTERLINE OF THE 40.00 FOOT WIDE ACCESS EASEMENT CREATED BY DEED RECORDED UNDER AF#2003-041936, THENCE SOUTH 35° 06' 22" WEST, ALONG SAID CENTERLINE A DISTANCE OF 322.68 FEET TO A POINT OF INTERSECTION WITH THE NORTHWEST SOUTHEAST CENTERLINE OF THE 40.00 FOOT WIDE ACCESS EASEMENT CALLED POINT "A" IN DEED RECORDED UNDER AF#2004-023037; THENCE NORTH 54° 54' 16" WEST ALONG SAID CENTERLINE A DISTANCE OF 760.06 FEET, SAID POINT BEING A POINT ON A LINE PARALLEL AND 879.00 FEET EAST OF THE EAST RIGHT OF WAY LINE OF LOGSTON BLVD, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 35° 06' 22" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 380.00 FEET TO A POINT ON THE NORTH LINE OF THE 100 FOOT ELECTRIC EASEMENT AS SHOWN ON SAID RECORD SURVEY #2056; THENCE SOUTH 54° 54' 16" EAST ALONG SAID NORTH LINE, A DISTANCE OF 168.58 FEET TO A POINT ON A LINE PARALLEL AND 1047.58 FEET EAST OF THE EAST RIGHT OF WAY LINE OF SAID LOGSTON BLVD; THENCE NORTH 35° 06' 22" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 380.00 FEET TO THE CENTERLINE OF THE AFORESAID NORTHWEST SOUTHEAST CENTERLINE OF THE 40.00 FOOT WIDE ACCESS EASEMENT; THENCE NORTH 54° 54' 16" WEST ALONG SAID CENTERLINE A DISTANCE OF 168.58 FEET TO SAID TRUE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH SAID 40.00 ACCESS EASEMENT PER AF#2004-023037. SUBJECT TO AND TOGETHER WITH EASEMENTS, RIGHT OF WAYS, RESERVATIONS, RESTRICTIONS, COVENANTS OF RECORD. (BOUNDARY LINE ADJUSTMENT PER AF#2015-012045, 5/01/2015, SEE SURVEY #4597).

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

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

1.4. Timing of Conveyance. The Property described in Section 1.1 shall be conveyed to Purchaser by a Statutory Warranty Deed ("Deed") subject to the permitted exceptions and at the time of payment. The Deed shall be delivered to Purchaser at Closing.

2. Purchase Price. The Purchase Price for the Property shall be **one dollar and seventy-five cents ($1.75)** per square foot, for a total Purchase Price of **one hundred twelve thousand fifty-eight dollars ($112,058)** for the 64,033 square-foot property.

2.1. Earnest Money Deposit. As consideration for Seller's execution and delivery of this Agreement, Purchaser will deposit with Cascade Title Company ("Title Company") a certified or cashier's check in the amount of **five thousand dollars ($5,000)** within five (5) business days after both parties have signed this Agreement. Hereafter, the term "Earnest Money Deposit" shall be used to refer, when appropriate, to the Earnest Money Check and, when paid, to the principal thereof and any interest thereon. Purchaser shall be entitled to direct the Title Company to place the Earnest Money Deposit in an interest bearing account of Purchaser's choice. The Earnest Money Deposit will be returned if Purchaser determines to terminate Agreement during the due diligence period provided in Section 3.3. However, should Purchaser default or terminate this Agreement at any time after the due diligence period has expired, the balance of the earnest money shall be forfeited to Seller pursuant to Section 9 herein, but only after any outstanding obligations for Title Company services as specified in 4.1 have been deducted and paid from the Earnest Money Deposit.

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

3.1. Executed Contract. The "Executed Contract" date is the date that both parties have signed this Purchase and Sale Agreement. If the Purchase and Sale Agreement is signed on different days, the "Executed Contract" date is the date of the last signing party. Both Purchaser and Seller must sign this Purchase and Sale Agreement within fifteen (15) business days of approval from the Richland City Council. If signatures are not received by both parties within fifteen (15) business days, this Agreement shall automatically terminate and be without any further force and effect, and without further obligation of either party to the other.

3.2. Preliminary Title Report. Within five (5) business days after the Execution Date, Purchaser, at its sole cost and expense, shall order from Cascade Title Company a preliminary title report on the Property, and copies of all documents referred to therein, and upon receipt, furnish same to Seller.

3.3. Due Diligence. Purchaser is granted a due diligence period until and including thirty (30) business days after receipt of the title report described in Section 3.2. Said due diligence period may be extended an additional thirty (30) business days upon written mutual agreement by both Purchaser and Seller. Purchaser may conduct, at its own expense, a full review of legal, title, environmental, archaeological and any other related issues. If the results of said review are unsatisfactory in Purchaser's opinion, Purchaser may, at its option, elect to terminate this Agreement by giving Seller written notice of termination prior to the end of the due diligence period. In the event of termination by Purchaser under this section, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either party to the other. If Purchaser has terminated this Agreement and items specified in 6.1.3 have been completed, the costs incurred for these services shall be deducted from the Earnest Money Deposit, and the balance paid to Purchaser within five (5) business days of termination.

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

4. Closing. On or before the date of closing, Purchaser shall deliver to Cascade Title Company the Purchase Price for the Property in the form of a certified or cashier's check. Seller shall deliver the Deed, as approved by Purchaser, to the Title Company for placing in escrow. Title Company shall be instructed that when it is in a position to issue a standard owner's policy of title insurance in the full amount of the Purchase Price, insuring fee simple title to the Property as described in Section 1.1 in Purchaser, Title Company shall record and deliver to Purchaser the Deed; and issue and deliver to Purchaser the standard owner's policy of title insurance.

4.1. Closing Costs. Each party shall pay its own attorney's fees. Seller shall pay one-half of all recording costs, escrow closing costs, and transfer taxes, if applicable, and the full premium for a standard owner's policy of title insurance. Purchaser shall pay one-half of all transfer taxes, recording costs and escrow closing costs.

4.2. Closing Date. The closing of the transaction and delivery of all items shall occur at Cascade Title Company, and shall occur on a date specified by Cascade Title Company with written notice to Seller and Purchaser. Unless extended in writing by the parties, closing shall occur no later than sixty (60) business days after the last day of the Due Diligence period. Failure to close within sixty (60) days, or to extend the closing Date by mutual agreement of the parties, shall cause this Agreement to terminate and be without any further notice and effect, and without any further obligation of either party to the other.

5. Title. Upon closing of escrow as set forth in Section 4, fee title to the Property shall be conveyed by Seller to Purchaser by a duly executed Statutory Warranty Deed.

6. Covenants, Representations and Warranties.

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

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

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

6.1.3. Seller shall use its best efforts to remove all disapproved exceptions within the Preliminary Title Report.

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

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

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

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

6.2.3. Seller has not received any written notice of pending or threatened investigation, litigation or other proceeding before a local governmental body or regulatory

agency which would materially and adversely affect the Property.

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

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

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

6.2.7. Seller is a Washington municipal corporation, duly formed and organized, validly existing and in good standing under the laws of the State of Washington.

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

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

6.3.2. Purchaser represents that it has sufficient funds to close this transaction.

6.3.3. Purchaser further represents that the property will be developed by construction of a warehouse and wholesale distribution facility that is a minimum 6,500 square foot in size. Deviation from this intended use must be authorized by the Seller in writing, or the property shall be subject to the Reversionary Clause in Section 10.13. This Agreement does not alleviate the Purchaser from obtaining the necessary approvals, authorizations or permits required for the development of the Property for said use.

6.3.4. Purchaser acknowledges and agrees that pole buildings are not allowed in the Horn Rapids Industrial Park and Business Center, and will not be constructed on said property.

6.4. Survival of Covenants. The Covenants, Representations, and Warranties contained in Section 6 of this Agreement shall survive the delivery and recording of the Deed from Seller to Purchaser.

7. Casualty and Condemnation.

7.1. Material Casualty or Condemnation. If prior to the closing Date: (i) the Property shall sustain damage caused by casualty which would cost ten thousand dollars ($10,000.00) or more to repair or replace; or (ii) if a taking or condemnation of any portion of the Property has occurred, or is threatened, which would materially affect the value of the Property, either Purchaser or Seller may, at its option, terminate this Agreement by written notice to the other party given within two (2) days after notice of such event. If prior to the closing Date neither party provides said termination notice within such two (2) day period, the closing shall take place as provided herein with a credit against the Purchase Price in an amount equal to any insurance proceeds or condemnation awards actually collected by Seller and an assignment to Purchaser at closing of all Seller's interest in and to any insurance proceeds or condemnation awards which may be due but unpaid to Seller on account of such occurrence.

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

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

9. Liquidated Damages. IN THE EVENT OF MATERIAL DEFAULT BY PURCHASER IN THE PERFORMANCE OF ITS OBLIGATIONS HEREUNDER, SELLER SHALL HAVE THE RIGHT TO TERMINATE THIS AGREEMENT FORTHWITH AND WITHOUT FURTHER OBLIGATION TO PURCHASER AND TO KEEP THE EARNEST MONEY DEPOSIT AS LIQUIDATED DAMAGES. PURCHASER AGREES THAT IT IS DIFFICULT TO ASSESS THE AMOUNT OF DAMAGES INCURRED BY THE SELLER IN THE EVENT OF A DEFAULT BY THE PURCHASER. AS OF THE ENTRY OF THIS CONTRACT, THE AMOUNT OF THE EARNEST MONEY DEPOSIT IS A REASONABLE ESTIMATE OF THE DAMAGES.

10. Miscellaneous.

10.1. Finder's Fee. Purchaser and Seller each agree that if Purchaser closes on the purchase of the Property, Seller shall pay a three percent (3%) Finder's Fee to a licensed real estate agent representing Purchaser as provided in **Exhibit B**. Except as

provided herein, Seller and Purchaser both agree to indemnify, defend, and hold the other harmless from and against any and all loss, damage, liability or expense, including costs and reasonable attorneys' fees, resulting from any claims for a commission or Finder's Fee resulting from the purchase of the Property. The provisions of this Section 10.1 shall survive Closing.

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

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

If to Seller: City of Richland
Attn: Economic Development Office
505 Swift Blvd., MS-18
Richland, Washington 99352
Phone: (509) 942-7583

If to Purchaser: Jarrett Properties
1343 Jubilee Street
Richland, Washington 99352
Phone: (509) 727-1518

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

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

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

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

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

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

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

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

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

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

10.13. Reversionary Clause and Option to Repurchase/Reclaim. This Property is being sold to Purchaser in anticipation of being developed with a minimum 6,500 square-foot warehouse and wholesale distribution facility, subject to the following:

10.13.1. If Purchaser fails to submit an application to Seller for approval of building plans within six (6) months of Closing, Seller reserves the right to reclaim title to the Property.

10.13.2. If Purchaser does not initiate construction of structures, as authorized by the issuance of a building permit, within eighteen (18) months of Closing, Seller reserves the right to reclaim title to the Property.

10.13.3. Seller shall reclaim the Property by refunding, without interest, the original Purchase Price as cited in Section 2 of this Agreement for approximately 64,033 square-feet of property.

10.13.4. Purchaser and Seller shall each pay for one-half of the closing costs related to the repurchase of the Property. Other than closing costs, Seller shall not assume any liability for expenses incurred by Purchaser in conducting this transaction. Purchaser agrees to re-convey fee title to Seller within sixty (60) days of receipt of notification of Seller's decision to seek re-conveyance of the Property.

10.13.5. This Reversionary Right is exclusive to Seller and shall be exercised in Seller's sole discretion. This Reversionary Right survives sixty (60) months after Closing or until such time as building commences, whichever is earlier.

10.13.6. Seller shall be under no obligation to exercise this Reversionary Right. Purchaser agrees that any resale of the Property by Purchaser to any third party within the thirty-six (36) month Reversionary Period requires Seller's approval, which shall be given in Seller's sole discretion. This Reversionary Clause shall survive the delivery of the Deed.

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

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

CITY OF RICHLAND – SELLER	**JARRETT PROPERTIES – PURCHASER**
_____	_____
By: Cynthia D. Reents, ICMA-CA	By: Jimmy Jarrett
Its: City Manager	Its: President

APPROVED AS TO FORM:

_____

By: Heather Kintzley
Its: City Attorney

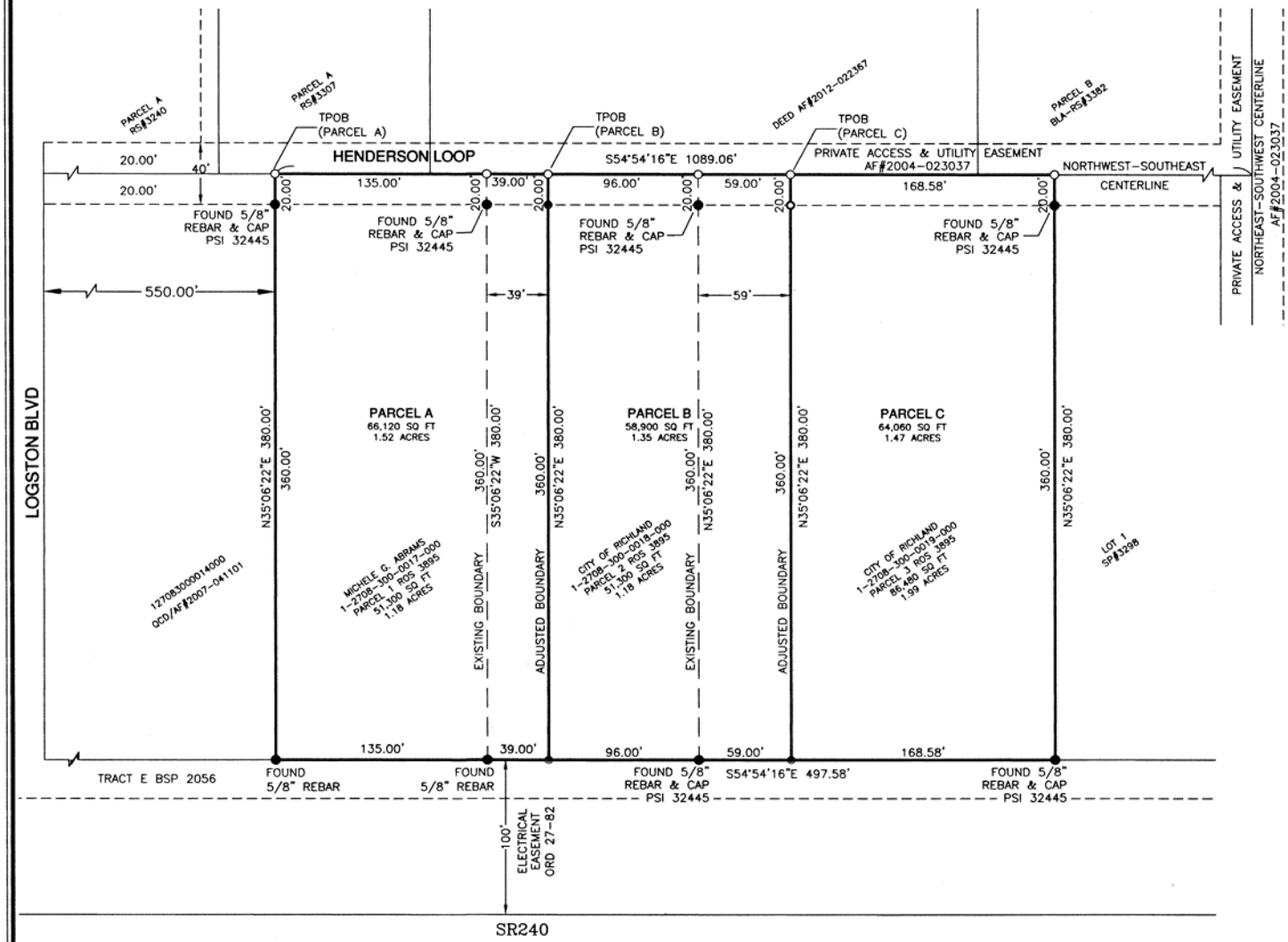
EXHIBIT A

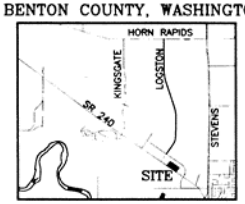
RECORD SURVEY NO. 4597

RECORD OF SURVEY NO. 4597

BOUNDARY LINE ADJUSTMENT

PORTION OF THE SW 1/4,
SECTION 27, TOWNSHIP 10 NORTH,
RANGE 28 EAST,
WILLAMETTE MERIDIAN,
BENTON COUNTY, WASHINGTON





VICINITY MAP
NTS

SURVEYOR'S NOTES

1. DATE OF SURVEY/MONUMENTS VISITED: SEPTEMBER 19, 2014.
2. BASIS OF BEARING: RECORD OF SURVEY 3895, RECORDED IN VOLUME 1 OF SURVEYS, PAGE 3895, RECORDS OF BENTON COUNTY, WASHINGTON.
3. UNITS OF MEASURE: US SURVEY FEET GROUND DISTANCES.
4. EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.

LEGEND

- ● FOUND PROPERTY CORNER AS NOTED
- ● SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774"
- ○ SET MAG NAIL & DISC "45774"
- ○ CALCULATED POINT, NOT FOUND OR SET

N

GRAPHIC SCALE
0 25' 50' 100'
1 INCH = 50' FT.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 3 DAY OF April, 2015 A.D. AT 11:48 a.m.,
AND RECORDED IN VOLUME 1 OF SURVEY'S, PAGE 4597 AT THE REQUEST OF
CHRISTOPHER C. AMMANN.
BENTON COUNTY AUDITOR BRENDA CHILTON by [signature] Deputy Auditor
FEE NO. 2015-009040
SURVEY RECORD NO. _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ROW ENTERPRISES IN MARCH 2015.

CHRISTOPHER CRAIG AMMANN
STATE OF WASHINGTON
45774
REGISTERED PROFESSIONAL LAND SURVEYOR
03 APR 2015

PERMIT SURVEYING INC
2245 Robertson Drive
Richland, Washington 99354
OFFICE 509-375-4123
FAX 509-371-0999

DATE:	03/26/15
SCALE:	1"=50'
DRAWN BY:	CCA
APPROVED BY:	CCA
15030	

BOUNDARY LINE ADJUSTMENT
CITY OF RICHLAND

RICHLAND **WASHINGTON**

SHEET 1 OF 2

2015-009040 B: 01 P: 4597 SUR
Recorded 04/03/2015 10:30 AM
Page 1 of 1 Total Pages 2 Fee $143.00
Benton County, Benton County Auditor's Office

EXHIBIT B

CITY OF RICHLAND
FINDER'S FEE AGREEMENT

Name of Broker/Agent making Introduction: Rob Ellsworth, CCIM, Managing Broker.

Agent for: SVN | Retter & Company

Name of Prospective Purchaser: Jarrett Properties

Description of Land: 64,033 square feet in the Horn Rapids Business Center along the south side of Henderson Loop. See Record Survey 4597, Parcel C, in **Exhibit A** in the Purchase and Sale Agreement.

The City agrees to pay the above named Broker/Agent a Finder's fee upon the execution and successful Closure of a Purchase and Sale Agreement with the above named Purchaser, for the purchase and sale of the above-described tract of land. This Agreement is not an exclusive listing agreement. The Broker/Agent will only be entitled to payment of the Finder's fee upon Closing of the sale. The Title Company shall pay said fee out of escrow at time of Closing.

Term of Agreement: 30 days, plus the time period until Closing provided for in the Purchase and Sale Agreement that references this Finder's Fee Agreement.

Agent/Broker's Fee: Three Percent (3%) of Total Purchase Price. Purchase Price is estimated at $112,058 ($1.75/SF).

The Economic Development Manager for the City of Richland may at his/her sole discretion, grant an extension of the term of this Agreement if he/she determines that the transaction is making satisfactory progress towards Closing. This Agreement expires 60 days after the Execution Date of the Purchase and Sale Agreement. Execution of any purchase and sale agreement is subject to approval by City Council. During the term of this Agreement the City may pursue other purchasers for the subject property until the time of execution of a purchase and sale agreement with the above Prospective Purchaser.

PSA Execution Date: _____, 2017

_____
Economic Development Manager

_____
Signature of Broker/Agent

Rob Ellsworth_____
Name of Broker/Agent - Printed

N
Logston Blvd
Henderson Loop
Robertson Dr
Henderson Loop
Robertson Ave
240
JARRETT PROP.
1.47 ACRES

DocuSign Envelope ID: C92096EE-EF78-4C22-92A1-F02345F89227

Letter of Intent to Purchase

If terms of this Letter of Intent (LOI) are acceptable, both parties agree to move forward to prepare and execute a fully binding Purchase and Sale Agreement (PSA).

Seller	City of Richland
Buyer	Jarrett Properties, &/or Assigns
Property	2235 Henderson Loop, Richland, WA Parcel No. 1.2708.300.0019.000 shown as Parcel C on attached Plat Map.
Purchase Price	$112,058 ($1.75 sf)
Method of Payment	Cash
Due Diligence	30 days from mutual acceptance
Closing Date	60-90 days from mutual acceptance
Business Name	Central Industrial Sales, Inc (CIS)
Improvements by Buyer	Buyer will build a minimum 6,500 sf warehouse. Construction to start no later than May 2017.
Operations and Use	CIS is a locally owned company that was started in 1997. The company will relocate from its existing operations in Pasco to this site upon completion of construction. The site will be used for wholesale distribution and sales of industrial supplies and equipment for Dairy, Food Processing and Wine Industry needs. CIS currently has 6 employees.
Agency	Rob Ellsworth, Senior Advisor, SVN | Retter & Company Represents Buyer
Brokerage Fee	Selling Broker to be paid 3% of sale price, paid by Seller

This LOI is non-biding and to be used to negotiate terms of a proposed PSA between Buyer and Seller described herein. Any conflicts between this LOI and the PSA, shall be controlled by the PSA.

DocuSigned by:
Jimmy L. Jarrett
ECD39E75222945B...

Buyer — Date: 1/17/2017

Seller — Date:

Rob Ellsworth | CCIM
Senior Advisor
509.430.2378

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017 | Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Resolution No. 31-17, Approving the Use of $160,000 from the Tourism Promotion Area Reserve Account to be Used for Supplemental Tourism Related Projects in 2017

Department:	Ordinance/Resolution Number:	Document Type:
City Manager	31-17	Resolution

Recommended Motion:
Approve the use of $160,000 from the Tourism Promotion Area Reserve Account for Supplemental Tourism Related Projects in 2017

Summary:
On June 1, 2004, the cities of Kennewick, Pasco and Richland entered into an Interlocal Cooperation Agreement to establish a Tri-City Regional Tourism Promotion Area (TPA), and created the Tri-City Regional Hotel-Motel Commission to advise on the expenditure of the Special Lodging Assessment revenue generated in the TPA. The interlocal agreement also appointed Visit Tri-Cities to manage the TPA. Each year, Visit Tri-Cities submits an annual TPA Business & Marketing Plan and Budget for approval by the City of Richland and the other participating agencies. Council approved the 2017 TPA Business and Marketing Plan and Budget at their October 18, 2016 Council meeting.

The Tri-City Regional Hotel-Motel Commission has identified $275,000 in funds available for reinvestment in tourism-related projects over the next two years. The Commission requests the transfer of excess funds in the amount of $160,000 from the Reserve Account for the following supplemental tourism-related projects this year. (See Attachment 2).

Traditional Print Advertising	$15,000
Digital Advertising	$90,000
Television Advertising	$20,000
Promotions	$35,000
	$160,000

Fiscal Impact: No impact to the City of Richland budget. Recommended projects will be funded by the Special Lodging Reserves managed by the Tri-Cities Visitor and Convention Bureau.

Attachments:
1. Resolution No. 31-17
2. Visit Tri-Cities Letter
3. Visit Tri-Cities Reserve Request Details

RESOLUTION NO. 31-17

A RESOLUTION of the City of Richland approving the use of 2017 Reserve Account funds for supplemental projects in 2017.

WHEREAS, in 2004 the Tri-Cities Area Hotel and Lodging Association (TCAH&LA) proposed that Tourism Promotion Areas (TPA) be formed in each of the three principal cities in the Tri-Cities area; and

WHEREAS, by interlocal agreement, assessments are pooled for use by the Tri-Cities Visitor and Convention Bureau (TCVCB) to conduct specified promotional activities on behalf of the entire region; and

WHEREAS, the TPA Reserve Account has a balance of $160,000 available for reinvestment in tourism related projects; and

WHEREAS, the Tri-City Regional Hotel-Motel Commission requests the transfer of excess funds in the amount of $160,000 from the Reserve Account for these projects.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland approves the transfer of excess funds, in the amount of $160,000 from the TPA Reserve Account.

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 7th day of March, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

P.O. Box 2241
Tri-Cities, WA 99302-2241
509-735-8486
1-800-254-5824
www.VisitTRI-CITIES.com
info@VisitTRI-CITIES.com

February 28, 2017

Ms. Cindy Reents
City of Richland
500 Swift Blvd., MS-18
Richland, WA 99352

Dear Ms. Reents:

Thank you for the opportunity to present the Visit TRI-CITIES 2016 Annual Report, 2017 Work Plan and to make a request to utilize Tourism Promotion Area reserve funds to the Richland City Council on Tuesday, March 7, 2017.

On behalf of the Tri City Regional Hotel-Motel Commission, Visit TRI-CITIES would like to request the transfer of $160,000 from Tourism Promotion Area Reserve Account to be used for supplemental tourism related projects this year.

We prepare the Tourism Promotion Area (TPA) budget in July of each year for the following calendar year. As is the case with most every budget process, there are always more worthy projects to be considered than funds to support them. We manage our resources carefully to ensure our expenses never exceed our projected income and we budget conservatively. As a result, the TPA Commissioners have identified $275,000 in funds available for reinvestment in tourism related projects over the next two years.

The funds available for project investment are in addition to the minimum reserve requirement of $300,000, the amount set based on the recommendation of the City Managers who participate in at Commission meetings as Ex-Officios. It is the Commission's position that once the reserve account reaches this level, that any additional funds should actively be used to promote the Tri Cities as a destination; creating increased visitor spending in the community. The projects under consideration accomplishes that goal.

Given that the balance of the Tourism Promotion Area Reserve Account exceeds the acceptable level of $300,000; the Commissioners of the Tri City Regional Hotel-Motel Commission have voted in favor of re-investing the surplus revenues, in the amount of $160,000 that will help tourism related projects including digital, print and television advertising and promotions to increase leisure travel stays and secure new conventions and sports tournaments. A summary of the projects and the associated expenditures is attached for your review.

Again, thank you for your consideration and support of the tourism industry. I am available for any questions or comments you may have.

Sincerely,

Kris Watkins

Kris Watkins
President and CEO

Enclosure

P.O. Box 2241
Tri-Cities, WA 99302-2241
509-735-8486
1-800-254-5824
www.VisitTRI-CITIES.com
info@VisitTRI-CITIES.com

Tri-City Hotel-Motel Commission
Tourism Reserve Balance Request

The TPA Commissioners have unanimously voted to request $160,000 from the reserve account for the following future projects.

Advertising

1. Traditional Print Advertising

Pedal Washington

Pedal Washington targets bike enthusiasts and has a distribution of 17,000. Full pages advertisements are $2,000 and can be placed in the summer and fall issues. **$4,000**

Meetings Today

Meetings Today targets meeting planners both regionally and nationwide. We will place ads in the Meetings in Wine Country issue and the fall DMO issue. **$5,500**

Seattle Magazine

Seattle Magazine is a lifestyle magazine targeted to Puget Sound area residents, we will add to our regular budgeted insertions in issues that cover wine country and outdoor recreation. **$5,500**

2. Digital Advertising

Trip Advisor

We currently have a campaign running from February 1 through March 31 with placement on Walla Walla, Yakima, Woodinville, Chelan, Spokane, Coeur d'Alene, etc. We will supplement the campaigns currently running February- March adding six months (April, May, June, August, September October). **$21,000**

Facebook/Instagram Banner Ads

These can either be run targeting a specific market or just as a "Quality of life" in the Tri-Cities message. To run April through October split between wine, leisure packages and cycling. **$21,000**

C-Vent

C-Vent offers video advertising targeted to its membership. Pricing is based on views and you pay each time a viewer watches a minimum of 30 seconds of the promo. **$10,000**

Connect Sports

Increased sponsorship for the August 2017 convention which allows for e-blasts and push notifications to attendees during the conference. **$10,000**

WA Bikes and Cascade Bicycle Club

WA Bikes and Cascade Bicycle Club have merged and have an electronic distribution of 100,000 bike enthusiasts. Social media and e-blast advertisements would be placed in the Spring and Fall. **$5,000**

Digital Advertising (General) - **$23,000**

- Video Impressions
- Site Re-Targeting
- Search Re-Targeting
- Keyword Targeting

3. Television Advertising

Television Advertising

We currently run six-week long television ad campaigns in the spring and fall in Seattle, Portland, Boise, Spokane. We will extend the current campaigns and have a lesser but constant presence in the summer months. **$20,000**

Promotions

1. Value Added Packages: Free Wine in the Tri-Cities

Stay two nights and receive a voucher for $40 at a local wine bar. The fees would be split similar to what is outlined above for golf. **$12,500**

3. Value Added Packages: Free Food in the Tri-Cities

Targeted to bike enthusiasts who travel, stay two nights and get a $40 gift certificate to a locally owned restaurant. Similar to golf above. **$12,500**

4. Meeting Planner Familiarization (Fam) Tour Bonus

Visit TRI-CITIES currently hosts meeting planners for Fam tours which include overnight accommodations and meals. This promotion would encourage qualified meeting planners to bring a guest, enjoy a hosted weekend getaway in addition to a customized tour of hotels, venues and attractions based on event needs. The increase cost for 2 nights stay, activity (golf, spa <u>or</u> cruise) plus dinners could cost as much as $500 per Fam. Our goal is to host 20 of these Fam tours. **$10,000**

TOTAL TPA Reserve Request = $160,000

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Resolution No. 36-17, Appointments to the Richland Public Library Board

Department:	Ordinance/Resolution Number:	Document Type:
City Attorney	36-17	Resolution

Recommended Motion:
Adopt Resolution No. 36, 17, appointing Kathryn Dion to Position No. 1 for a term from March 7, 2017 to September 30, 2020, and Kurt Maier to Position No. 3 for a term from April 12, 2017, to September 30, 2017.

Summary:
The Richland Public Library Board received two resignations from its board members. Position No. 1, was held by Sally Mohr who turned in her resignation in December 2016, and Position No. 3, currently held by Andrea Aebersold. Ms. Aebersold recently gave her resignation effective April 11, 2017.

Library Board Chair Mitchell and Council Liaison Luzzo Gilmour interviewed eight candidates for the two vacancies on February 16, 2017, and they are recommending the appointments of Kathryn Dion to Position No. 1 with a term from March 7, 2017, to September 30, 2020; and Kurt Maier to Position No. 3 with a term from April 12, 2017, to September 30, 2017.

Other candidates considered for the positions included: Justin Day, Shyanne Faulconer, Virginia Rogalsky, Carl Sjostrand, Kimberly Washburn, and Aaron White.

Fiscal Impact: None.

Attachments:
1. Resolution No. 36-17
2. Recommendations and Application Packets

RESOLUTION NO. 36-17

A RESOLUTION of the City of Richland confirming the position appointments of Kathryn Dion and Kurt Maier to the Library Board.

BE IT RESOLVED by the City Council of the City of Richland that the following position appointments to the Library Board are hereby confirmed:

NAME	POSITION NO.	TERM
Kathryn Dion	1	3/7/2017 to 9/30/2020
Kurt Maier	3	4/12/2017 to 9/30/2017

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 7th day of March, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

Barham, Debby

From: Campbell-Hime, Leslie
Sent: Friday, February 17, 2017 2:32 PM
To: Barham, Debby
Subject: Recommendation: Library Board

The Chair, City Council Liaison, and Library Manager recommend the appointment of Kathryn Dion and Kurt Maier to the Richland Public Library Board.

Leslie Campbell Hime, PhD
Interim Library Manager
Richland Public Library
Richland, WA 99352
(509) 942-7446

"Be kind, for everyone you meet is fighting a great battle." Commonly attributed to Philo of Alexandria.

Select the Board, Commission or Committee applying for:

Library Board

PERSONAL INFORMATION:

First Name	Kathryn
Last Name	Dion
Street Address	145 Riverwood St
City	Richland
State	WA
Zip	99352
Email:	kmints132@yahoo.com
Contact Phone:	(856) 364-0222
Alternate Phone	Not answered
Length of Residency in the City of Richland	4 yrs
Occupation:	Stay at home Mom

RECEIVED
JAN 17 2017
RICHLAND CITY CLERK

Arts Commission or Parks & Recreation Commission Applicants Only:

Youth-Grade: Not answered

OCCUPATIONAL AND EDUCATIONAL BACKGROUND:

I received a BA in Elementary Education from Rowan University in Glassboro, NJ.
After college I taught at a public middle school in NJ for 6 years before moving to Maryland. While in Maryland, I worked for Sylvan Learning Center, both at their corporate office and at a center location, creating an editing content for their center-based tutoring program. My most recent employment was classroom teacher at a private Quaker school in College Park, MD. Since 2011, I have dedicated my time to raising my two children.

EXPERIENCE:

Experience Applicable to the City Board, Commission or Committee to which you are applying.
While I have never served on a city board, I have been part of various committees at both schools in which I was employed. On these committees, I cooperated with colleagues to plan and coordinate events within the school community.

Are you currently serving on a City of Richland Board, Commission or Committee?
(An individual is limited to serve on two boards, commissions or committees at the same time)

No

If Yes, which one/s? Otherwise, enter "Not Applicable" in the field provided Not Applicable

Have you served on a City of Richland Board, Commission or Committee before?

No

If Yes, which one/s? Otherwise, enter "Not Applicable" in the field provided Not Applicable

RECEIVED
RICHLAND CITY CLERK

Are you a City of Richland Employee?

Per Richland Municipal Code Section 2.28.520, no employee, during his or her term of service in City employment, shall be eligible, or be appointed, to serve on any City board, committee or commission performing an advisory function to the City Council.

No

By submitting this application, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the media. In addition, I certify that I am in compliance with the qualification requirements.

I accept

A resume is required to complete the application.

KDionLibBoard.pdf

Kathryn Dion

145 Riverwood St. Richland, WA 99352 • (856)364-0222 • kmints132@yahoo.com

Objective

To apply my personal and professional strengths to aid in the budgetary planning and operation of the Richland Public Library in order to provide exemplary library services to the community

Professional Experience

Friends Community School Sept. 2010-July 2011
College Park, MD
Classroom Teacher 5th Grade Math &Science, 7th Grade Social Studies
- Facilitate instruction in a student led learning environment
- Utilize teaching methods of Whole Child Education

Extended Day Program Manager
- Supervise staff and students during K-8 after school program

Summer Camp Content Developer
- Create meaningful learning activities to be utilized by teaching staff
- Coordinate the acquisition and distribution educational materials

Sylvan Learning Sept. 2009-Feb. 2010
Home-based
Content Editing, Revision & Approval
- Utilization of web-based authoring tool to convert existing paper-based instructional material to an e-learning format
- Edit, revise and approve instructional content using company guidelines to ensure project continuity and quality

Veterans Memorial Intermediate School Sept. 2003-June 2009
Vineland, New Jersey
Classroom Teacher of 6th/7th Grade Math & Science
- Creation and implementation of individualized intervention plans
- Collaborating with colleagues in plan cross-curricular units
- Assisting in the coordination of school events and activities

Education

B.A. Elementary Education: Math/Science coordinate major 1999-2003
Rowan University, Glassboro, New Jersey
GPA: 3.6/4.0

Select the Board, Commission or Committee applying for:

Library Board

PERSONAL INFORMATION:

First Name	Kurt
Last Name	Maier
Street Address	2146 Hudson Ave
City	Richland
State	WA
Zip	99354
Email:	khm@sdf.org
Contact Phone:	(443) 208-8385
Alternate Phone	Not answered
Length of Residency in the City of Richland	1 year
Occupation:	IT Engineer

RECEIVED
JAN 20 2017
RICHLAND CITY CLERK

Arts Commission or Parks & Recreation Commission Applicants Only:

Adult

Youth-Grade: Not answered

OCCUPATIONAL AND EDUCATIONAL BACKGROUND:

B. Sc., Middle Tennessee State University, 2009

Supercomputing engineer, PNNL, 2016-present
Supercomputing engineer, IBM, 2012-2016
Supercomputing engineer, Institute of Genome Sciences, 2011-2012
Systems Administrator, Six Feet Up, 2010-2011
Systems Administrator, MTSU Computer Science Department, 2008-2010
United States Army, 2000-2008

EXPERIENCE:

Experience Applicable to the City Board, Commission or Committee to which you are applying.
In addition to experience supporting the campus library at MTSU, a large part of any systems administrator's work involves archiving and making available the copious amounts of data created and used by the scientists and researchers who make use of the computing resources we maintain.

In addition, I regard the public library system as vital to the success of any community, and its role in ensuring high-quality access to information is critical to our success as a civilization.

Are you currently serving on a City of Richland Board, Commission or Committee?
(An individual is limited to serve on two boards, commissions or committees at the same time)

No

If Yes, which one/s? Otherwise, enter "Not Applicable" in the field provided Not Applicable

Have you served on a City of Richland Board, Commission or Committee before?

No

If Yes, which one/s? Otherwise, enter "Not Applicable" in the field provided Not Applicable

Are you a City of Richland Employee?

Per Richland Municipal Code Section 2.28.520, no employee, during his or her term of service in City employment, shall be eligible, or be appointed, to serve on any City board, committee or commission performing an advisory function to the City Council.

No

By submitting this application, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the media. In addition, I certify that I am in compliance with the qualification requirements.

I accept

A resume is required to complete the application.

khm.pdf

Kurt H. Maier
Systems

2146 Hudson Ave, Richland WA 99354
khm@sdf.org - 443-208-8385

RESEARCH INTERESTS Distributed operating systems, scientific computing, fault tolerance

EDUCATION

Bachelor of Science, General Science — December 2009
Middle Tennessee State University — Murfreesboro, TN

Concentrations in Microbiology and Physics.
Minors in Computer Science and English.

EXPERIENCE

IT Engineer — May 2016 to present
Battelle Memorial Institute at Pacific Northwest National Labs — Richland, WA

Manage Top500 supercomputer and software.
Help integrate cluster deployment into institutional configuration management.
Generate usage metrics and performance analysis.
Assist in planning and deploying major-revision OS upgrades.
Integrate heterogenous architecture upgrades with production cluster.
Key technologies: xCAT, infiniband, lustre, DDN EXAScaler, Intel Xeon PHI

Systems Administrator — September 2012 to April 2016
IBM via NewGen Technologies — Baltimore area, MD

Managed Top500 supercomputers and software.
Tuned Linux kernel, system configuration, and software suites.
Provided expertise and advice to IBM's supercomputing customers.
Assisted with installation of two multi-thousand-core clusters.
Assisted customizing HPC environments to customer requirements.
Failure and performance analysis of scientific software packages.
Key technologies: IBM System X, infiniband, xCAT, GPFS, PBS Pro.

Database Engineer — March 2011 to August 2012
Systems Administrator (working title) — Baltimore, MD
Institute for Genome Sciences

Oversaw management of infrastructure applications and JIRA systems.
Deployment to RHEL5 and RHEL6 grid (SGE) and cluster environments.
Managed and/or deployed storage appliances and filesystem backup software.
Debugged/managed HPC analysis applications and their dependency trees.
Extended config management and monitoring software (puppet, nagios).
Process automation and systems scripting in bash and perl.
Key technologies: perl, python, Alfresco, JIRA, Java, nagios, vSphere.
Storage technologies: Isilon, Panasas, EMC, NetBackup, GPFS.

Systems Administrator — February 2010 to March 2011
Six Feet Up, Inc. — Fortville, IN

Managed business-critical 24x7 UNIX hosting and development environment.
Managed FreeBSD, CentOS, Xen, VMWare, Apache, nginx, Zope/Plone, Python.
Designed OpenSolaris-based self-replicating ZFS/iSCSI storage platform.
Led automation and configuration management with Perl and Bourne shell.

Systems Administrator — May 2008 to January 2010
MTSU Computer Science Dept — Murfreesboro, TN

Managed Bind9, Xen, KVM, NFS, Postfix, Apache, NX, Ubuntu, Debian, FAI.
Designed and implemented network and services architecture department-wide.
Managed and operated EMC SAN storage using OCFS2 and iSCSI.

Summer of Code Participant — May 2008 to August 2008
Google — Various

Created a software dependency mapping program in pure Perl.
Adhered to programming guides for Fossology software.
Collaborated with Fossology research team at Hewlett-Packard.

Security Consultant — March 2006
High Ground Technology — Kabul, Afghanistan

Installed infrared/visible light video camera security systems.
Performed computer hardware/software troubleshooting and assessment.
Power/video wiring and generator installation.

Publications Technician — January 2004 to August 2004
International Development and Resources — Fort Campbell, KY

Developed web-based document management system using MySQL and Perl.
Copy editing/publication development in Word, FrameMaker, PowerPoint.
Classified document processing and OCR operations using ABBYY software.

Cavalry Scout — August 2005 to May 2008
Wire Systems Device Repairer — May 2000 to August 2005
United States Army Reserve — Various

Maintained classified communications equipment to combat-ready standard.
Extensive training in AC and DC circuitry and power supplies.
Operated and maintained M3A3 Bradley Fighting Vehicle.
Developed and implemented cavalry and infantry training programs.
Certified as Modern Army Combatives instructor.

RESEARCH EXPERIENCE

Gene Expression in B-Cell Maturation — 2008 to 2009
Middle Tennessee State University

Performed agarose gel electrophoresis, RT-PCR, and other labwork.
Operated, optimized software workflow over course of experiment.

VOLUNTEER ACTIVITIES

Technical Support Volunteer — 2007 to present
One Laptop per Child
Unleash Kids

Member of the official support service for the XO-1 laptop.
Advise project managers regarding community involvement.
Software support, hardware repair, Linux OS release QA and testing.

INDUSTRY AFFILIATIONS

Current membership

Professional Member, Association of Computing Machinery.
Member of ACM Special Interest Groups: SIGHPC, SIGOPS.

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Resolution Nos. 37-17 and 38-17, Expressing Appreciation to Sally Mohr and Andrea Aebersold for Service on the Richland Public Library Board

Department:	Ordinance/Resolution Number:	Document Type:
City Attorney	37-17, 38-17	Resolution

Recommended Motion:
Adopt Resolution Nos. 37-17 and 38-17, expressing appreciation to Sally Mohr and Andrea Aebresold for their contributions while serving on the Library Board.

Summary:
Sally Mohr was appointed to the Library Board in October 2015 and served until her resignation in December 2016.

Andrea Aebersold was appointed to the Library Board December 2012 and will serve until April 11, 2017, when her resignation takes effect.

Fiscal Impact: None.

Attachments:
1. Resolution No. 37-17
2. Resolution No. 38-17

RESOLUTION NO. 37-17

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Sally Mohr for the service she rendered to the City as a member of the Richland Public Library Board.

BE IT RESOLVED by the City Council of the City of Richland that the City and its citizens express publicly and formally to Sally Mohr, their appreciation for the service she rendered to the City during her tenure as a member of the Richland Public Library Board.

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 7th day of March, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

RESOLUTION NO. 38-17

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Andrea Aebersold for the service she rendered to the City as a member of the Richland Public Library Board.

BE IT RESOLVED by the City Council of the City of Richland, Washington, that the City and its citizens express publicly and formally to Andrea Aebersold, their appreciation for the service she rendered to the City during her tenure as a member of the Richland Public Library Board.

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 7th day of March, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:
Resolution No. 40-17, Approving the Preliminary Plat of Quail Ridge

Department:	Ordinance/Resolution Number:	Document Type:
Community & Development Services	40-17	Resolution

Recommended Motion:
Adopt Resolution No. 40-17, approving the preliminary plat of Quail Ridge subject to the recommended conditions of approval listed in the Hearing Examiner's Report; adopting the findings of the Hearing Examiner as the findings of the City Council, and directing staff to provide notice of the decision.

Summary:
Northstone Richland, LLC has filed an application for a preliminary plat to divide 39 acres into 99 single family residential lots on property that is north and west of the Horn Rapids Golf Course. The Hearing Examiner conducted a public hearing on January 26, 2017. No opposition to the application was voiced at the hearing. The Examiner has recommended approval of the application. Attached is a draft resolution which includes both a copy of the preliminary plat map, the Hearing Examiner's recommendation and a copy of the staff report to the Examiner.

Fiscal Impact: Development of the subject property will increase the value of the property and will also result in an increased demand for City services.

Attachments:
1. Resolution No. 40-17
2. Staff Report S2016-103 Quail Ridge

RESOLUTION NO. 40-17

A RESOLUTION of the City of Richland approving the preliminary plat of Quail Ridge, subject to the recommended conditions of approval listed in the Hearing Examiner's Report; adopting the findings of the Hearing Examiner as the findings of the City Council and directing staff to provide notice of this decision.

WHEREAS, on January 26, 2017, the Richland Hearing Examiner held an open record public hearing to consider the preliminary plat application of Quail Ridge submitted by Northstone Richland LLC; and

WHEREAS, the Hearing Examiner recommended to the City Council that it approve the preliminary plat of Quail Ridge subject to the conditions listed in the Hearing Examiner's report; and

WHEREAS, the City Council has reviewed the record created by the Hearing Examiner.

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

Section 1. The preliminary plat of Quail Ridge, attached hereto as Exhibit A, is hereby approved subject to the conditions of approval contained in the Hearing Examiner's recommended conditions of approval, hereto attached as Exhibit B.

Section 2. The written findings and conclusions of the Hearing Examiner, as identified in his report dated February 14, 2017, are incorporated herein by reference are adopted as the written findings of the City Council.

Section 3. City staff is hereby directed to provide notice of this decision to parties of record in accordance with Title 19 of the Richland Municipal Code.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 7th day of March, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

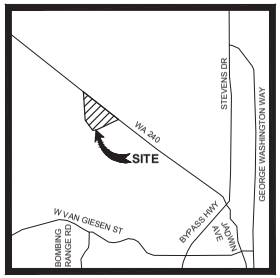
HEATHER KINTZLEY
City Attorney

Exhibit A

QUAIL RIDGE

PRELIMINARY PLAT

Located In The Southeast 1/4 Of Section 20, Township 10 North, Range 28 East, W.M.



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER:
NORTH STONE RICHLAND, LLC
PO BOX 516
STAYTON, OR 97383

ENGINEER:
HDJ - A DIVISION OF PBS
KEVIN BARNEY, PE
6115 BURDEN BLVD., SUITE E
PASCO, WA 99301
(509) 547-5119

SURVEYOR:
J.U.B. ENGINEERS, INC.
JOHN SHEA, PLS
2810 CLEARWATER AVE, SUITE 201
KENNEWICK, WA 99336
(509) 783-2144

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTH-HALF OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS;
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 00°33'06" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 FOR 174.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 240, SAID POINT BEING 75.00 FEET SOUTHERLY OF THE CENTER LINE THEREOF, WHEN MEASURED AT RIGHT ANGLES;
THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 240, NORTH 52°35'15" WEST, 1873.74 FEET TO THE BOUNDARY OF THE COLUMBIA GOLF COURSE ASSOCIATES PARCEL AS DESCRIBED UNDER AUDITORS FILE NO 2005-043675, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 240 AND FOLLOWING THE BOUNDARY OF SAID COLUMBIA GOLF ASSOCIATES PARCEL S 00°15'00" WEST 273.38 FEET; THENCE SOUTH 83°26'21" WEST, 10.46 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 83° 26' 21" W, 552.34 FEET; THENCE N 69° 57' 21" W, 250.97 FEET; THENCE N 68° 42' 46" W, 791.82 FEET; THENCE S 48° 39' 34" W, 764.07 FEET; THENCE S 14° 02' 54" E, 699.54 FEET; THENCE S 17° 47' 28" E, 448.14 FEET; THENCE S 72° 11' 54" W, 67.00 FEET; THENCE N 17° 47' 28" W, 341.44 FEET TO THE BEGINNING OF A CURVE, SAID CURVE CONCAVE TO THE LEFT WITH A CENTRAL ANGLE OF 33° 48' 36", HAVING A RADIUS OF 225.00 FEET, AND WHOSE LONG CHORD BEARS N 34° 41' 46" W 130.85 FEET. THENCE N 51° 36' 04" W 20.94; THENCE N 49° 52' 11" W 50.29; THENCE N 52° 36' 54" W 40.12;
THENCE N 53° 38' 54" W 136.41 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE CONCAVE THE RIGHT WITH A CENTRAL ANGLE OF 11° 49' 16", HAVING A RADIUS OF 296.51 FEET, AND WHOSE LONG CHORD BEARS N 45° 06' 27" W, 61.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE CONCAVE THE RIGHT WITH A CENTRAL ANGLE OF 07° 25' 57.6", HAVING A RADIUS OF 502.35 FEET, AND WHOSE LONG CHORD BEARS N 32° 36' 58" W 65.12 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 28° 56' 28" W 74.01 FEET; THENCE, N 38° 39' 52" W 130.26 FEET; THENCE, N 28° 56' 28" W 152.60 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE CONCAVE TO THE RIGHT WITH A CENTRAL ANGLE OF 66° 56' 37", HAVING A RADIUS OF 789.68 FEET, AND WHOSE LONG CHORD BEARS N 03° 46' 18" E 893.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE N 39° 59' 17" E, 274.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE CONCAVE THE RIGHT THROUGH 24° 06' 45", HAVING A RADIUS OF 290.43 FEET, AND WHOSE LONG CHORD BEARS N 54° 40' 04" E 121.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE CONCAVE THE RIGHT THROUGH 27° 49' 50", HAVING A RADIUS OF 292.00 FEET, AND WHOSE LONG CHORD BEARS N 88° 41' 46" E 218.81 FEET; THENCE, S 69° 17' 57" E, 106.85 FEET; THENCE, S 69° 28' 25" E, 393.51 FEET; THENCE, S 69° 27' 42" E, 337.92 FEET TO THE BEGINNING OF A CURVE, SAID CURVE CONCAVE THE LEFT WITH A CENTRAL ANGLE OF 05° 01' 49", HAVING A RADIUS OF 458.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 58' 36" E 40.20 FEET. THENCE, S 74° 29' 30" E, 244.21 FEET TO THE BEGINNING OF A CURVE; SAID CURVE CONCAVE THE RIGHT WITH A CENTRAL ANGLE OF 10° 08' 11", HAVING A RADIUS OF 542.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 25' 25" E, 95.76 FEET. THENCE, S 64° 21' 20" E, 366.32 FEET TO THE BEGINNING OF A CURVE, SAID CURVE CONCAVE THE LEFT WITH A CENTRAL ANGLE OF 11° 09' 54", HAVING A RADIUS OF 458.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 56' 16" E 89.11 FEET. THENCE N 37° 24' 45" E, 281.08 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 240; THENCE S 52° 35' 15" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 240, 440.46 FEET; THENCE S 37° 24' 45" W LEAVING SAID RIGHT OF WAY LINE A DISTANCE OF 242.00 FEET; THENCE S 52° 36' 52 E, 11.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.06 ACRES.

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

LAND USE TABLE	
GROSS SITE AREA:	39.06 ACRES
RIGHT OF WAY DEDICATION:	14.66 ACRES
OPEN SPACE TRACTS (A-F):	4.53 ACRES
SEVA	0.04 ACRES
NET PLANNING AREA:	19.83 ACRES
TOTAL LOT COUNT:	99 LOTS
AVG. LOT AREA:	8,725 SF
SMALLEST LOT AREA:	6,185 SF
LARGEST LOT AREA:	16,441 SF

HDJ A DIVISION OF PBS
6115 Burden Blvd. Suite E
Pasco, WA 99301-6920
509/547-5119
306/735-3488
509/547-5125 fax
Internet: www.hdjdesigngroup.com

PRELIMINARY PLAT FOR:
QUAIL RIDGE
A SUBDIVISION LOCATED IN THE CITY OF RICHLAND, WASHINGTON

DESIGNED:	KWB
DRAWN:	BMW
CHECKED:	KWB
SCALE:	H: 1" = 120' V: N/A
NOV 2016	4508-00
SHEET	1 / 1

Exhibit B

BEFORE THE HEARING EXAMINER
FOR THE
CITY OF RICHLAND

FINDINGS, CONCLUSIONS AND RECOMMENDATION OF APPROVAL "QUAIL RIDGE" PRELIMINARY PLAT

FILE NUMBER: S2016-103

APPLICANT/OWNER: NORTH STONE RICHLAND LLC

APPLICATION: TO SUBDIVIDE 39.06 ACRES INTO 99 SINGLE FAMILY RESIDENTIAL LOTS AND 6 TRACTS

LOCATION: PART OF THE "HORN RAPIDS" COMMUNITY, ABUTTING A SEGMENT OF SR-240 IN THE NORTHEAST PORTION OF THE PROPOSED PLAT, FORMING A "C" SHAPE SURROUNDING PORTIONS OF THE HORN RAPIDS GOLF COURSE WHICH LIES TO THE SOUTH AND EAST OF MUCH OF THE PROPOSED PLAT. (THE PROPOSED PLAT IS LOCATED NORTH OF THE 5TH FAIRWAY AND WEST OF THE 4TH FAIRWAY).

PARCEL NUMBERS: THE PROPOSED PLAT APPEARS TO LIE ON PORTIONS OF MORE THAN ONE PARCEL, INCLUDING BENTON COUNTY ASSESSOR PARCEL NO. 120083000009009, OWNED BY THE APPLICANT, NORTH STONE RICHLAND LLC.

REVIEW PROCESS: TYPE III, PRELIMINARY PLAT,
HEARING EXAMINER RECOMMENDATION TO CITY COUNCIL

SUMMARY OF RECOMMENDATION: *APPROVE*, SUBJECT TO CONDITIONS

DATE OF RECOMMENDATION: FEBRUARY 14, 2017

PROJECT DESCRIPTION AND SUMMARY of PROCEEDINGS

North Stone Richland LLC, as the project applicant and owner of the property at issue in this matter, submitted the underlying application to subdivide the property on or about November 9, 2016. *(Exhibit 2, Preliminary Plat Application).*

The proposed subdivision would divide just over 39 acres into a development site with 99 single family residential lots known as the Quail Ridge Preliminary Plat, which will be served by City utilities, include internal streets, and six (6) tracts. *(Staff Report, pages 2, 3, 7; Exhibit 1, Preliminary Plat Site Plan; Ex. 2, application).*

The site is part of the greater Horn Ridge community, which began as a "master-planned" development, including a golf course, open spaces, internal streets and the like. The subject property is currently undeveloped, with gentle rolling slopes, but mostly flat, with elevation differences of not more than 20 feet throughout the site. *(Staff Report, page 6; Ex. 4, site photos; Site Visit).*

SEPA Compliance.

Exhibit 6 is the Environmental Checklist submitted by the applicant, and *Exhibit 7* is the City's Determination of Non-Significance (DNS) issued on December 28, 2016 for the proposed plat. The SEPA comment period expired on January 18, 2017. The Washington State Department of Transportation provided a timely written response to the City's SEPA notice for the project, numbered as EA2016-39, included in the Record as *Exhibit 9*. WSDOT's comment letter merely noted that the project's location near and proposed access link onto State Route 240 will entail the agency's review and approval of construction plans where the new Village Parkway connect with such highway; that private access is prohibited onto SR 240[1]; and that traffic noise is expected to grow into the future from the existing SR 240, and that "it is the developer's responsibility to dampen or deflect any traffic noise for" the proposed development. No one appealed the City's SEPA determination for the proposed plat. With such documentation and process, the pending application satisfied applicable SEPA review requirements.

Public Hearing.

The open-record public hearing for the application occurred on January 26, 2017, wherein the undersigned Examiner presided, and all persons wishing to provide comments were heard, providing testimony under oath. No one appeared at the hearing or submitted written comments to oppose the proposed plat. The Examiner visited the site of the proposed project, and public roads leading to and from the vicinity of the proposed plat, on the day of the hearing.

[1] NOTE: No driveways fronting SR 240 or other private access connections onto the highway were proposed by the applicant, so the WSDOT comment appears to be more of a boilerplate item included in the letter.

Based on all the evidence, testimony, codes, policies, regulations, and other information contained in the Record, the Examiner issues the following findings, conclusions and Recommendation to approve the preliminary plat as set forth below.

CONTENTS OF RECORD

Exhibits: Staff Report. City of Richland Development Services Division Staff Report and recommendation of approval to the Hearing Examiner regarding the "Quail Ridge" Preliminary Plat, File No. S2016-103, dated January 26, 2017;

1. Preliminary Plat site plan;
2. Application;
3. Development standards for the R2-S zone;
4. Site photos;
5. Public Notices and affidavits confirming same;
6. Environmental Checklist;
7. SEPA Determination of Non-Significance;
8. WSDOT comment letter; and
9. Technical Advisory Committee Report.

Testimony/Comments: The following persons were sworn and provided testimony under oath at the open-record hearing:

1. Shane O'Neill, Senior Planner, for the City of Richland; and
2. Stewart Stone, for the applicant, North Stone Richland LLC.

APPLICABLE LAW

Under applicable provisions of the Richland Municipal Code (RMC), a preliminary plat[2] application is first subject to review and approval by city staff with respect to the engineering elements of said plat, then the Hearing Examiner is responsible for conducting an open record public hearing followed by a recommendation to the City Council. A preliminary plat application is a Type III procedure. RMC 19.20.010(C)(1).

As explained in RMC 24.12.050(A), the hearing examiner shall consider any preliminary plat application and shall conduct an open record public hearing in accordance with Chapter 19.60

[2] In this Recommendation and exhibits included in the Record, preliminary plat and preliminary subdivision mean the same thing, and use of one term should be read to apply to the other to the extent anyone views the terms to have distinct meanings, which for the purposes of this Recommendation, they do not.

RMC. After the public hearing and review of materials in the record, the hearing examiner shall determine whether the preliminary plat is in accordance with the comprehensive plan and other applicable code requirements and shall either make a recommendation for approval or disapproval to the city council.

The same provision of the city's code (RMC 24.12.050) provides that any recommendation for approval of the preliminary plat shall not be given by the hearing examiner without the prior review and approval of the city manager or her designee with respect to the engineering elements of said plat including the following:

> 1. Adequacy of proposed street, alley, right-of-way, easement, lighting, fire protection, drainage, and utility provisions;
>
> 2. Adequacy and accuracy of land survey data;
>
> 3. The submittal by the applicant of a plan for the construction of a system of street lights within the area proposed for platting, including a timetable for installation; provided, that in no event shall such a plan be approved that provides for the dedication of such a system of lighting to the city later than the occupancy of any of the dwellings within the subdivision.

The City's decision criteria for preliminary plat approval are substantially similar to state subdivision mandates found in RCW 58.17.110(2)[3] and reads as follows:

> ***Richland Municipal Code 24.12.053 Preliminary plat – Required findings.***
>
> *The hearing examiner shall not recommend approval of any preliminary plat application, unless the approval is accompanied by written findings that:*
>
> *A. The preliminary plat conforms to the requirements of this title;*
>
> *B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;*
>
> *C. The public use and interest will be served by the platting of such subdivision and dedication; and*
>
> *D. The application is consistent with the requirements of RMC 19.60.095 (addresses transportation concurrency considerations).*

And RMC 19.60.095 mandates the following additional findings:

---

[3] "A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. []" RCW 58.17.110(2).

19.60.095 Required findings.

No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:

A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.

B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.

C. The development application is beneficial to the public health, safety and welfare and is in the public interest.

D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

The burden of proof rests with the applicant, and any decision to approve or deny a preliminary plat must be supported by evidence that is substantial when viewed in light of the whole record. RCW 36.70C.130(1)(c); and RMC 19.60.060. The application must be supported by proof that it conforms to the applicable elements of the city's development regulations, comprehensive plan and that any significant adverse environmental impacts have been adequately addressed. RMC 19.60.060.

ISSUE PRESENTED

Whether substantial evidence demonstrates that the applicant has satisfied their burden of proof to satisfy the criteria for preliminary plat approval?

Short Answer: Yes.

FINDINGS of FACT

1. Any statements in previous or following sections of this document that are deemed findings are hereby adopted as such, including without limitation the project description and summary of proceedings.

2. The Staff Report and recommendation of approval includes a number of specific findings and conditions that establish how the underlying plat application, as conditioned, satisfies provisions of applicable law, is consistent with the city's Comprehensive Plan, and is designed or conditioned to comply with applicable development standards and guidelines.

Public Hearing Testimony

3. At the hearing, Mr. O'Neill summarized his Staff Report and recommendation of approval for the proposed plat.

4. Mr. O'Neill noted that the proposed plat covers an area with several residential zoning designations, and that given the size of the site (39+ acres), the applicant could have pursued a design with about 11 dwelling units per acre [meaning over 400 units]. Instead, the applicant only intends to allow construction of single-family homes within the proposed plat, and seeks approval of a plat with just 99 lots, with six large tracts, one for stormwater and the others for open space.

5. Mr. O'Neill explained that all City services are readily accessible and available to serve the proposed new plat.

6. The applicant's owner/representative, Stew Stone, appeared at the public hearing and stated that he concurs with the Staff Report and that he has no concerns with the recommended conditions of approval. Mr. Stone testified that he notified about 900 homeowners in the Horn Rapids development of the proposed plat and attended a homeowners association meeting on the topic on or about January 19th. According to Mr. Stone, about 25 people attended that meeting, where he answered questions from attendees. No one from the Horn Rapids community submitted any written comments to the City, or appeared at the public hearing, to offer opposition or concerns regarding the proposed plat.

7. The Examiner conducted a site visit on the day of the hearing, visiting the street network surrounding the project site.

Compliance with city development regulations achieves consistency with the Comprehensive Plan

8. RMC 24.04.020 explains that the purpose of the City's platting and subdivision codes is *"in furtherance of the comprehensive plan of the city"* and that such regulations contained in the city's platting and subdivision codes *"are necessary for the protection and preservation of the public health, safety, morals and the general welfare, and are designed,*

among other things, to encourage the most appropriate use of land throughout the municipality; to lessen traffic congestion and accidents; to secure safety from fire; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to promote the coordinated development of unbuilt areas; to secure an appropriate allotment of land area in new developments for all the requirements of community life; to conserve and restore natural beauty and other natural resources; and to facilitate the adequate provision of transportation, water, sewerage and other public uses and requirements." The effect of this provision boils down to this: compliance with the City's Comprehensive Plan can be established, or at least partially established, through compliance with the city's platting and subdivision regulations found in Title 24 of the Richland Municipal Code. In this matter, substantial evidence in the record establishes compliance by the proposed plat (as conditioned herein) with the city's land platting regulations that are applicable to this project, thus implementing and complying with the City's Comprehensive Plan. (*See Staff Report, all Findings).*

Proposed plat will provide public benefits

9. The applicant's submittals and the Staff Report establish that some aspects of the new subdivision will provide a public benefit, including without limitation, new housing inventory and options fulfilling the city's goals and policies set forth in the Comprehensive Plan, open space, construction of new roads, sidewalks, an attractive street system to serve the new plat, and other features that will serve to promote health benefits of a walkable, appropriately connected, pedestrian-friendly community.

10. Except as modified in this Recommendation, all Findings, and statements of fact contained in the Staff Report, are incorporated herein by reference as Findings of the undersigned-hearing examiner.[4]

Substantial evidence demonstrates the proposed project, as conditioned, satisfies approval criteria.

11. The record contains substantial evidence to demonstrate that, as conditioned, the proposed plat makes appropriate provisions for:

    A. The public health, safety, and general welfare: *See Staff Report, including without limitation the Analysis provided on pages 8 and 9, and proposed findings on page 12.*

    B. Open Spaces: *The project provides five small open space tracts, and another larger tract for stormwater detention and open space purposes, all to be maintained by the Horn Rapids Homeowners Association. The large Hanford Legacy Park is located just northeast of the proposed plat. See Staff Report, and discussion in item H.*

[4] For purposes of brevity, only certain Findings from the Department's Recommendation are highlighted for discussion in this Recommendation, and others are summarized, but any mention or omission of particular findings should not be viewed to diminish their full meaning and effect, except as modified herein.

C. Drainage Ways: the project will be consistent with all applicable standards for stormwater system design, including without limitation the Department of Ecology Stormwater Management Manuel for Eastern Washington. Consistent with City development standards, the plat will provide on-site stormwater detention. The design includes a tract of about 2 acres in size for such purpose. *Staff Report, page 9; Ex. 8, pages 7-8, recommended Storm Water conditions.*

D. Streets or roads, alleys, other public ways: the proposed plat has been reviewed by the City for compliance with applicable street system design requirements, and has been deemed consistent with all applicable city standards for city roads, streets, driveways, access, circulation, transportation concurrency and the like. *Staff Report; Exhibit 1, site plan; Exhibit 8, Technical Advisory Committee report and proposed conditions.*

E. Transit stops: To the extent transit stops are or may be located nearby to serve residents of the proposed plat, or Richland residents generally, the subdivision design, access and internal circulation patterns, as conditioned, are appropriate to allow for pedestrians and vehicles to access arterials and other routes that could direct users to existing or future transit stops and facilities. The proposed plat is within the Ben Franklin Transit service area, though no bus service is currently provided for the neighborhood. The transit agency was given lawful notice of the proposed plat and did not provide any comments or feedback for consideration as part of the record in this matter. *Staff Report, page 9.*

F. Potable water supplies: The new subdivision will receive its domestic water supply from the City of Richland. Staff confirms that adequate capacity is available within the city's water supply system to provide both domestic water and fire flow service to the new plat. Irrigation water will also be provided by the City's irrigation water system, which already serves the Horn Rapids community. *Staff Report, page 9; Ex. 8, recommended Domestic Water conditions on pages 6-7, and recommended Irrigation conditions on page 8.*

G. Sanitary systems: The City's sewer system has capacity to serve the proposed plat, and will do so. *Staff Report, at page 9; Ex. 8, recommended Sanitary Sewer conditions on page 7.*

H. Parks and recreation, playgrounds, schools: The proposed plat provides five open space tracts, and another for stormwater detention that will also serve as open space. The Hanford Legacy Park is located northeast of the site. The Horn Rapids community already features a golf course, trails, and open space, to serve local residents. The plat is located about 3 miles from an existing elementary school in the Richland School District, and the City has reserved a large property immediately east of the proposed plat for a future school site. In fact, the site is already zoned for a school (PPF). The School District did not provide any comments after receiving city notice regarding the project. *Staff Report, page 9.*

I. Planning features to assure safe walking conditions for students: See street network, road design proposed for plat. *Staff Report; Ex. 1.*

12. Based on all evidence, exhibits and testimony in the record, the undersigned Examiner specifically finds that the proposed plat, as conditioned below, makes appropriate provisions for the considerations detailed in applicable law, including without limitation RMC 24.12.050, .053, and 19.60.095, and that the public use and interest will be served by the proposed plat and associated dedications and improvements.

CONCLUSIONS of LAW

1. Based on the Findings as summarized above, the undersigned examiner concludes that the proposed plat, as conditioned below, conforms to all applicable zoning and land use requirements and appropriately mitigates adverse environmental impacts. Upon reaching such findings and conclusions as noted above, the preliminary plat meets the standards necessary to obtain approval by the City.

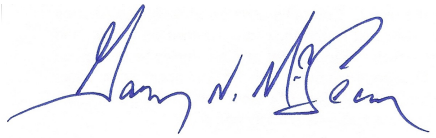
2. The proposed conditions of approval as set forth in the Technical Advisory Committee Report included in the Record as *Exhibit 8*, are reasonable, supported by the evidence, and capable of accomplishment.

3. Any Finding or other statements in previous or following sections of this document that are deemed Conclusions are hereby adopted as such.

RECOMMENDATION

Based upon the preceding Findings of Fact and Conclusions of Law, evidence presented through the course of the open record hearing, all materials contained in the contents of the record, and the Examiner's site visit, **the undersigned Examiner recommends that the City Council APPROVE** the **"Quail Ridge" Preliminary Plat** application, subject to the proposed Conditions of Approval included in the City's Technical Advisory Committee Report, included in the Record as *Exhibit 8*, and adopted herein by reference.

Recommendation issued: February 15, 2017.



Gary N. McLean
Hearing Examiner for the City of Richland

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

GENERAL INFORMATION:

PROPOSAL NAME:	Quail Ridge Preliminary Plat
LOCATION:	Southwest of SR-240, north and west of the Horn Rapids Golf Course west of Horn Rapids and east of Twin Bridges Road
APPLICANT:	Northstone Richland LLC
FILE NO.:	S2016-103
DESCRIPTION:	Request to divide 39.06 acres into 99 single family residential lots and six (6) Tracts.
PROJECT TYPE:	Type III Preliminary Plat
HEARING DATE:	January 26, 2017
REPORT BY:	Shane O'Neill, Senior Planner
RECOMMENDED ACTION:	Approval subject to completion of proposed conditions.

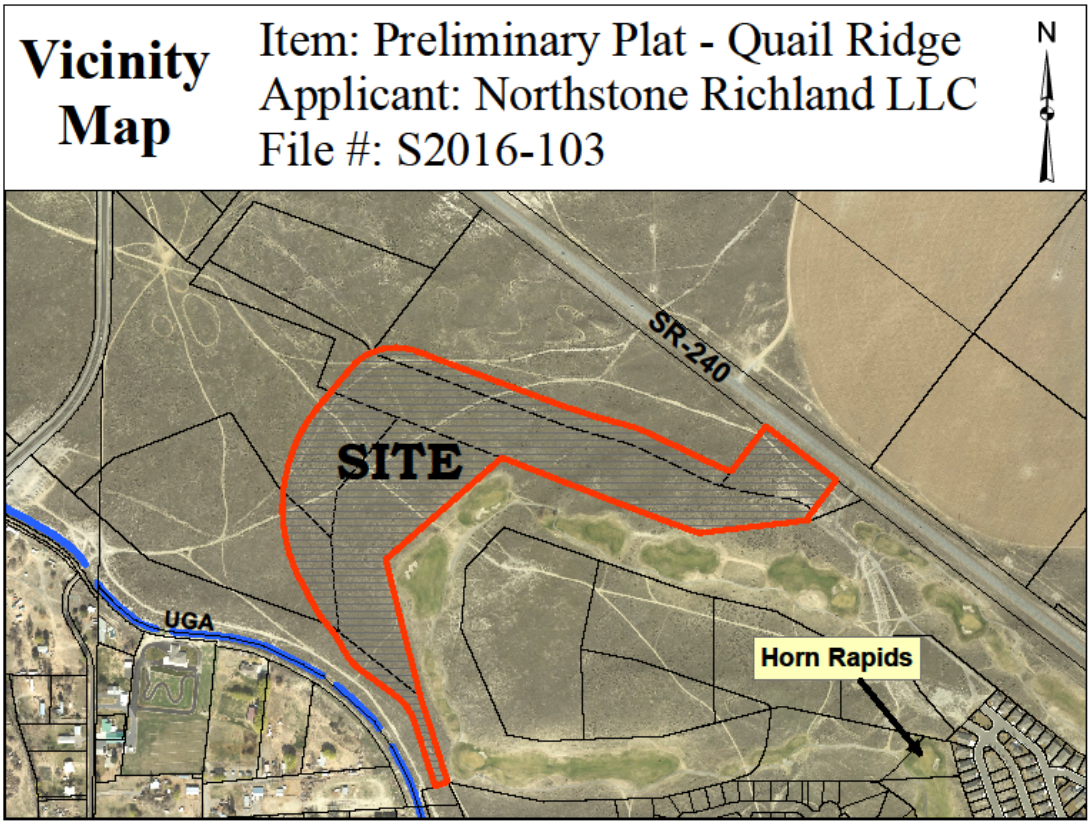


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

Northstone Richland LLC has filed an application for a preliminary plat to divide approximately 39-acres into 99 single family residential lots, known as the plat of Quail Ridge. The plat would be accessed from Village Parkway, which extends north into the proposed subdivision from in between the Sandpiper and Eaglewatch residential plats. Individual lots however, would be accessed from other roadways proposed as part of Quail Ridge. Village Parkway is proposed along the perimeter of the plat; eventually connecting into a future phase of the Greyhawk subdivision to the south. A copy of the proposed Quail Ridge plat is included herein as Exhibit 1.

The site abuts SR-240 along its eastern boundary. A secondary access point into the Horn Rapids community via SR-240 is underway immediately east of the Quail Ridge plat boundary. From this point vehicles will be able to turn left onto Village Parkway toward Wild Canyon or right on Village Parkway to Quail Ridge.

The interior road system would consist of a series of two-way streets, providing access to lots on both sides of the street. Lots would be served with city water, sewer and power and would average 8,725 square feet in area. The plat also

proposes a total of five smaller open space tracts and one larger stormwater/open space tract. (Refer to the attached application and preliminary plat map – Exhibits 1 & 2.)

COMPREHENSIVE PLAN

Five (5) distinct land use designations from the comprehensive plan are applied to the site; they are: High-Density Residential, Medium-Density Residential, Low-Density Residential, Developed Open Space and Public Facilities (see map below). The following table provides a breakdown for each land use designation within the site boundaries.

Land Use Designation	Area of Land Use	% Area of Site
High-Density Residential	11.15 acres	29.40%
Medium-Density Residential	19.76 acres	50.50%
Low-Density Residential	1.5 acres	3.80%
Public Facilities	3.6 acres	9.20%
Developed Open Space	2.7 acres	6.90%

The gross density of the proposed plat is approximately 2.5 lots/acre. Since approximately 80% the site is designated for both high-density and medium-density residential uses we can average the target residential densities stated in the Comprehensive Plan of both land use designations and approximate that on average the site may achieve a residential density of 11 dwelling units per acre. The proposed density of 2.5 dwelling units per acre (gross) is well within the allowable density of 11 units/acre.

GOALS & POLICIES

Land Use Goal #4 in the plan addresses 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 in increase densities on adjacent lands. Such projects should occur as Planned Unit Developments.

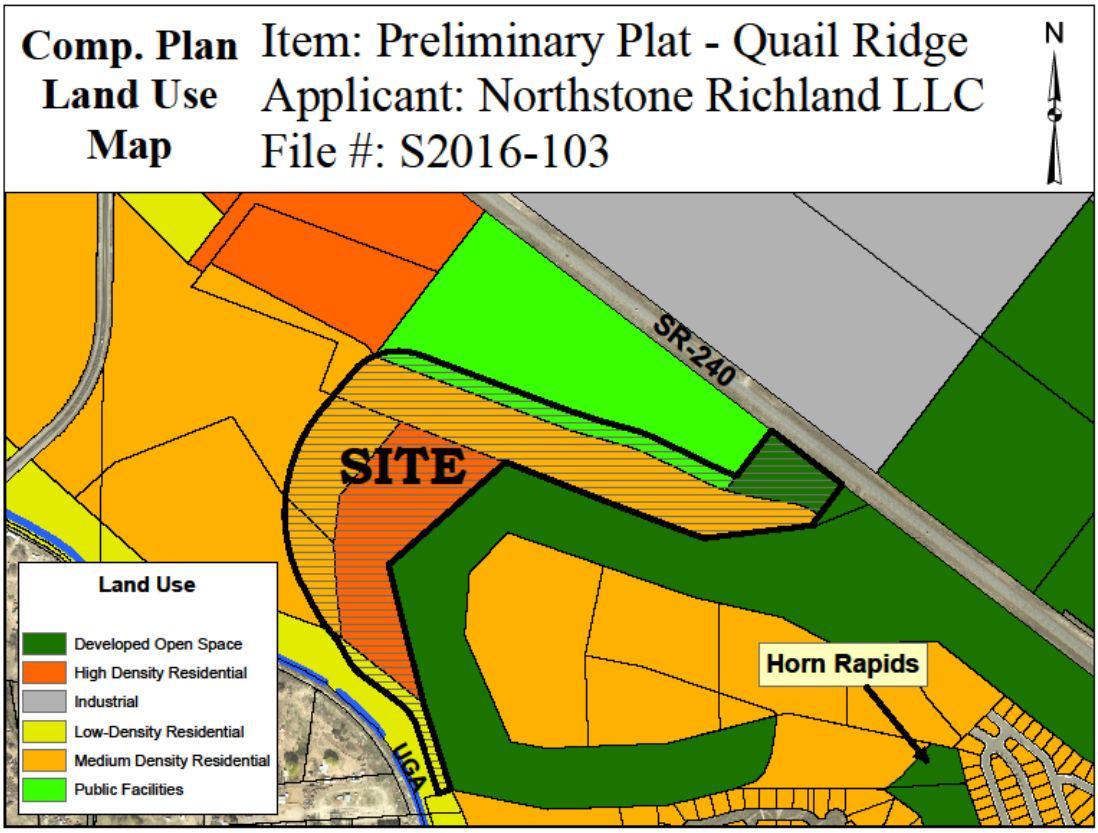


Figure 2 – Comprehensive Plan

The City's Transportation element of its comprehensive plan includes the following policy statements:

Policy 1: The City will reserve property for needed rights-of-way as quickly as possible by requiring dedication of right-of-way as a condition for development.

Policy 2: The City will only consider land use changes (such as planned unit development, master planned projects, rezones and plats) when existing and proposed transportation needs are adequately met.

Policy 3: The City will route major and secondary arterials around, rather than through, neighborhoods and communities so as to minimize traffic impacts on residential neighborhoods.

a. New residential collector street corridors should be designed and constructed through areas that are not already developed with single family housing.
b. Existing local residential streets should not be converted into collector street routes. In instances where existing streets must be converted to

collector roads, these streets shall be brought up to the minimum design standards for collector roads.

c. In those cases where collector street corridors must be built in close proximity to existing residential neighborhoods, the collector street must be designed in such a way as to minimize the impact to adjoining residents through the use of landscape buffers, sound barriers or similar measures.

d. In order for arterial collector streets to function effectively, access restrictions shall be imposed on new arterial collector streets. Such access restrictions shall not prevent commercial businesses from accessing directly onto an arterial collector street. Further, residential access may be allowed in specific instances where such access can be demonstrated to have no negative impacts on traffic safety, road function and/or circulation.

ZONING

The general vicinity if this site contains a diverse patchwork of zoning districts. The Quail Ridge site is overlain by four zoning districts; in order of magnitude they are: R-3, R-2, R-1-10 and PPF. Property to the south/southeast containing the Horn Rapids Golf Course fairway is zoned Agriculture. The site to the east is zoned Parks & Public Facilities (PPF) and is reserved for a future school. Vacant land lying to the north and to the west is zoned R-1-10, R-2 and R-3. This residentially zoned land is slated for further residential subdivision continuing the Horn Rapids community.

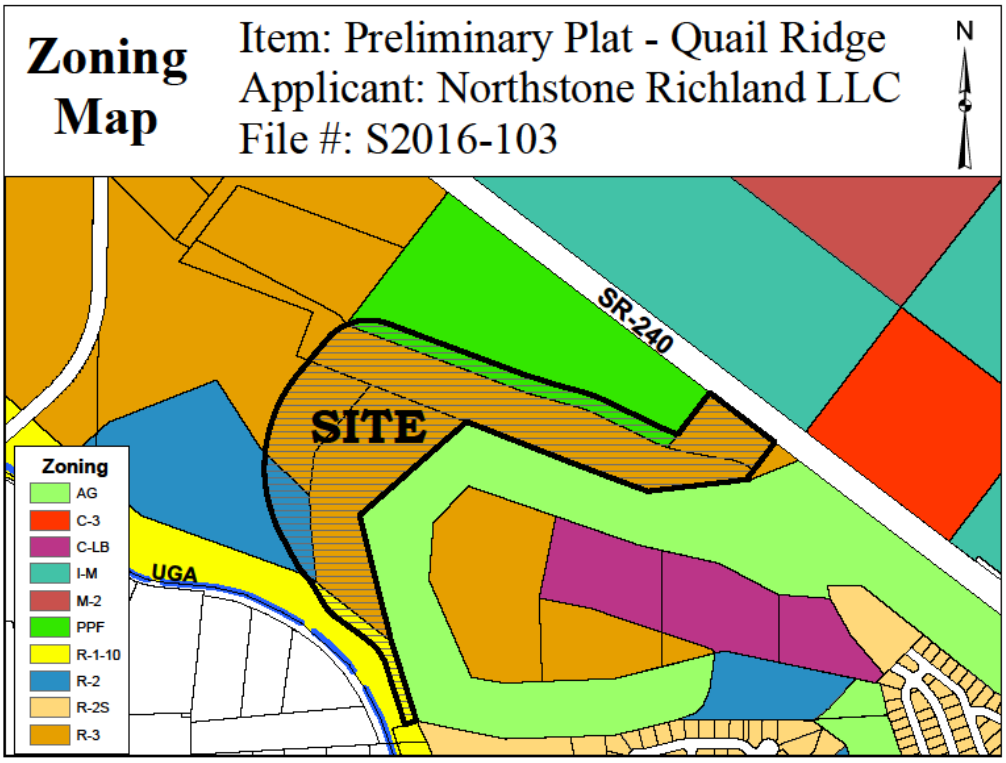


Figure 3 – Zoning *(above)*

Land Uses and Dimensional Standards
A bulk of the site is assigned R-3 zoning. In the Zoning Code, there is a provision which allows the R-2S zoning standards to be applied to detached single-family developments in the R-3 zone. For that reason the following R-2S standards apply to the proposed Quail Ridge Plat:

Uses Permitted:	Single Family House (detached)
Front yard setback(s):	15 feet minimum in front of living areas; 18 feet in front of garages
Side yard setback:	6 feet minimum
Rear yard setback:	25 feet minimum
Maximum building height:	20 feet

Additionally, the applicant has requested the development standards of the R2-S zone (above) be noted on the face of the plat and subsequent final plat phases, which will dually be contained in the CC&R's associated with deeds for individual lot sales (Exhibit 3).

SITE DESCRIPTION & ADJACENT LAND USES

The site consists of vacant arid sagebrush steppe/grassland with gentle rolling slopes but is predominately flat. The highest point of the property located nearest to SR-240 is at approximately 442 feet in elevation and the lowest point, nearest to the UGA boundary (southwest), is at approximately 424 feet in elevation. (Site photos are included in Exhibit 4.)

Existing uses in the vicinity include vacant land slated for residential development to the north and to the west; to the south lies a strip of the Horn Rapids Golf Course fairway followed by the proposed Wild Canyon residential plat (currently vacant as well) and a vacant site lies to the east/northeast which is planned to contain a future school.

CRITERIA FOR PRELIMINARY PLAT APPROVAL

Section 24.12.053 of the RMC sets forth the criteria that must be met before a preliminary plat application can be approved. It states:

The hearing examiner shall not recommend approval of any preliminary plat application, unless the approval is accompanied by written findings that:

A. The preliminary plat conforms to the requirements of this title;
B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads,

alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;

C. The public use and interest will be served by the platting of such subdivision and dedication; and
D. The application is consistent with the requirements of RMC 19.60.095

RMC Section 24.12.050 designates the Hearing Examiner as the hearing body responsible for conducting the review of preliminary plat applications.

PUBLIC NOTICE

Application Date:	November 9, 2016
Notice of Hearing Mailed:	January 3, 2017
Notice of Hearing Posted:	December 27, 2016
Notice of Hearing Published:	January 9, 2017
Public Hearing:	January 26, 2017

A combined notice of application, SEPA determination and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 5.

UTILITY AVAILABILITY

Both domestic City water and sewer mains are located in the Village Parkway alignment that runs along the eastern boundary of the site. These lines were installed in 2016 to provide services to the Grayhawk plat lying to the south of the site. These lines were sized to accommodate development of the project site and the adjacent Quail Ridge plat. Electrical power lines are also located east of the site in the adjacent Sandpiper and Eaglewatch plats. The City also provides irrigation water to the Horn Rapids community and has lines adjacent to and east of the proposed plat.

TRANSPORTATION

The extension of Village Parkway northwesterly will provide a second entrance into the Horn Rapids community by way of a 140’ roadway stub connecting to SR-240. The SR-240 access point has been planned since the Horn Rapids master plan was first adopted by the City in the early 1990s. Access to the site is dependent upon this extension of Village Parkway. Preliminary plat approval is conditioned upon extending Village Parkway.

SEPA

The applicant filed an environmental checklist with the City (see Exhibit 6). Staff reviewed the checklist and issued a Determination of Non-Significance on December 28, 2016 (see Exhibit 7).

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments received were from the City Engineering Department and the Washington State Department of Transportation (WSDOT) (see Exhibits 8 & 9).

PUBLIC COMMENTS

At the time this report was prepared, the City had not received any public comments.

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

City staff has prepared a list of recommended conditions for the application. (See Exhibit 8.)

ANALYSIS

The criteria approval of a preliminary plat application are reprinted here, with a summary of how the application complies with the standard:

A. The preliminary plat conforms to the requirements of this title;
The City's subdivision regulations set forth specific requirements for the filing of an application, how notice of the application is to be provided and requires that the Hearing Examiner conduct a public hearing and make recommendation to the City Council. These steps have been followed to date.

B. *Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school*;

- The proposed plat provides five small open space tracts and one larger tract for stormwater retention and open space use. These tracts would be maintained by the Horn Rapids Homeowners Association. The original

Horn Rapids Master Plan called for the development of a series of smaller neighborhood parks, playgrounds, trails and open space areas that would serve the residents of the community. Additionally, the golf course provides generous amounts of open space throughout the community. In terms of City park facilities, the Hanford Legacy Park is located northeast of the site, on the north side of SR 240.

- The planned extension of Village Parkway would provide access to the proposed subdivision. This is a critical part of the planned street network that is part of the Horn Rapids Master Plan and provides a needed second entrance into the Horn Rapids community. This street as well as all the streets located within the proposed plat would include curbs, gutters and sidewalks.
- The site is not located along an existing bus route. The Ben Franklin Transit Authority, which provides bus service to the community does not presently provide service into Horn Rapids. The nearest existing transit stop is at Stevens Center, approximately 4 miles from site. The transit service was given an opportunity to comment on the preliminary plat proposal but did not provide any comments to the City. The Richland School District does provide school bus service to Horn Rapids.
- The plat would be served by City domestic water and sewer lines that are located in Village Parkway close to the project site. Said lines have capacity to provide for the proposed project.
- The plat would be served by existing Richland Energy Services electrical power.
- The plat would be served by the City irrigation water system that serves the Horn Rapids community.
- In accordance with City development standards, storm water drainage would have to be retained on-site. The proposed plat design includes an approximately 2-acre tract as a storm water drainage facility.
- The site is located approximately 3 miles from the nearest elementary school, which is Sacajawea Elementary. The City has reserved property immediately east of the site for a future school site. The Richland School District was given an opportunity to comment on the preliminary plat proposal, but did not provide any comments to the City.

C. The public use and interest will be served by the platting of such subdivision and dedication;

The proposed project is consistent with the comprehensive plan, both in terms of the proposed density of the plat and with the proposed access, which provides for a second entrance into the Horn Rapids community and so avoids directing traffic from the project onto existing local streets. Further, the project is consistent with the City's zoning regulations, and would be consistent with development pattern in the surrounding neighborhood.

The northerly boundary of Quail Ridge encroaches onto the site zoned PPF reserved for a future school by roughly 84-feet. Said encroachment is identified in the plat layout to be used for Village Parkway right-of-way construction. Initially it would appear as a reduction in area available for the future school when in fact the same strip of land along the south boundary of the school site would potentially be subject to dedication for Village Parkway right-of-way in a scenario where the school was proposed before Quail Ridge. Staff has considered this reduction in land area for the school. In the opinion of staff, sufficient land area will remain to accommodate the future school. The fully developed extension of Village Parkway by the Quail Ridge developer will reduce or eliminate the burden of doing so at the School District's expense; thereby reducing the cost to the public.

D. The application is consistent with the requirements of RMC 19.60.095, which states:

No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:

A. The development application is consistent with the adopted Comprehensive Plan and meets the requirements and intent of the Richland Municipal Code.

The proposal is consistent with the Comprehensive Plan and does meet the requirements of the Municipal Code as outlined above.

B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.

Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The applicants filed an environmental checklist and the City issued and distributed Determination of Non-Significance, which completed the SEPA review process.

C. The development application is beneficial to the public health, safety and welfare and is in the public interest.

The project is consistent with the City's Comprehensive Plan and development regulations and it therefore would be considered beneficial to public health, safety and welfare and would be in the public interest.

D. *The development does not lower the level of service of transportation facilities below the level of service D, as identified in the Comprehensive Plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that*

required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

The project would add 99 new residential lots that would be accessed from newly constructed roadways proposed as part of the Quail Ridge subdivision. Whereas the subdivision as a whole would gain connection to other roadways by way of extending Village Parkway which functions as a collector street but is not identified as such in the Comprehensive Plan. Village Parkway is identified as a collector street in the Horn Rapids Master Plan. Along with the adjacent proposed Wild Canyon plat of 121 lots, the combined traffic volumes on this new street would be estimated at approximately 2,080 daily trips. This volume traffic would not be expected to result in any decrease in the level of service of these transportation facilities.

E. *Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal*.

The conditions of approval recommended for this project are as a direct result of imposing City development standards as contained in City code and are directly related to the development proposal. Language relating to implementation of the R2-S zone development regulations are entered into the set of approval conditions pursuant to a request by the applicant filed with the preliminary plat application.

FINDINGS AND CONCLUSIONS

Staff has completed its review the preliminary plat application of Quail Ridge (S2016-103) and recommends approval of the request subject to conformance with the conditions of approval included in the attached Technical Advisory Committee Report (Exhibit 8) based on the following findings:

Findings of Fact:

1. The Richland Comprehensive Plan designates the project site as suitable for high, medium and low density residential development styles with an approximate average allowable density of 11 units per acre.
2. The proposed preliminary plat consists of 99 lots averaging 8,725 square feet in area, representing a net density of 4.99 units per acre.
3. Village Parkway would act as a collector street bordering the subdivision but without providing direct access to individual lots.
4. The proposed project would direct all traffic from within the proposed subdivision onto the Village Parkway; exiting onto SR-240 or heading back into the Horn Rapids road network.

Conclusion of Law:
The proposed preliminary plat is consistent with and would provide for development of the subject property in conformance with the density and type of land use envisioned in the land use and transportation elements of the adopted comprehensive plan.

Findings of Fact:

5. Three residential zoning districts are applied to the site; they are R-1-10, R-2 & R-3. R-3 zoning is applied to 81.1% of the site which permits residential densities of up to 14.5 units per acre. Quail Ridge proposes a net residential density of 4.9 units per acre.
6. The 99 lots proposed have an average lot size of 8,725 square feet and the smallest lot is 6,185 square feet.

Conclusion of Law:
The lots within the proposed subdivision are consistent with the provisions of the City's residential zoning regulations.

Findings of Fact:

7. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Hearing Examiner to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
8. The proposed preliminary plat provides for the extension of streets that are consistent with the surrounding street network, includes provisions for the extension of public domestic water, sewer, irrigation water and electrical power lines.
9. The proposed improvements to serve the preliminary plat are consistent with the City's development standards.
10. The project is located 3.6 miles from an existing elementary school in the Richland School District (Sacajawea Elementary School). The District was given an opportunity to comment on the proposal but did not provide any comments. Additionally, the City has reserved a future school site adjacent to the project site.
11. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in the Technical Advisory Committee report.

Conclusion of Law:
As conditioned, the proposed preliminary plat makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

Findings of Fact:

12. The applicant filed an environmental checklist along with their preliminary plat application as required under the State Environmental Policy Act.
13. After review of the checklist and application materials, staff issued a Determination of Non-Significance on December 28, 2016.

Conclusion of Law:
Pursuant to Chapter 22.09 of the RMC, the procedures required under the State Environmental Policy Act have been completed.

Findings of Fact:

14. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
15. The proposed project would add 99 single family lots that would have direct access onto Village Parkway.
16. The Horn Rapids area is not subject to municipal traffic impact fees

Conclusion of Law:
The proposed project would not result in a decline of transportation service levels within the area surrounding the project and so is consistent with the provisions of RMC 19.60.095.

Overall Conclusion:
Based on the above findings and conclusions, approval of the proposed preliminary plat of Jolianna Heights subject to the recommended conditions lists in the Technical Advisory Committee Report is warranted because the project conforms to the City's adopted comprehensive plan and zoning regulations; has followed the required State Environmental Policy Act procedures; and is consistent with the requirements of the City's subdivision regulations.

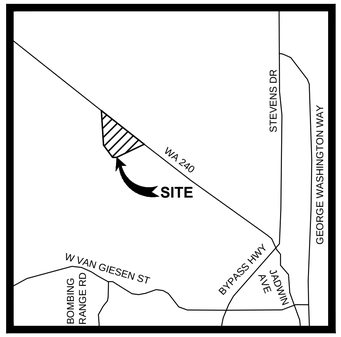
EXHIBIT LIST

1. Preliminary Plat Map
2. Application
3. Development standards of the R2-S zone
4. Site Photos
5. Public Notice & Affidavits
6. Environmental Checklist
7. Determination of Non-Significance
8. WSDOT Comments
9. Technical Advisory Committee Report

QUAIL RIDGE

PRELIMINARY PLAT

Located In The Southeast 1/4 Of Section 20, Township 10 North, Range 28 East, W.M.



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER:
NORTH STONE RICHLAND, LLC
PO BOX 516
STAYTON, OR 97383

ENGINEER:
HDJ - A DIVISION OF PBS
KEVIN BARNEY, PE
6115 BURDEN BLVD., SUITE E
PASCO, WA 99301
(509) 547-5119

SURVEYOR:
J.U.B. ENGINEERS, INC.
JOHN SHEA, PLS
2810 CLEARWATER AVE, SUITE 201
KENNEWICK, WA 99336
(509) 783-2144

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTH-HALF OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS;
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 00°30'06" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 FOR 174.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 240, SAID POINT BEING 75.00 FEET SOUTHERLY OF THE CENTER LINE THEREOF, WHEN MEASURED AT RIGHT ANGLES;
THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 240, NORTH 52°35'15" WEST, 1873.74 FEET TO THE BOUNDARY OF THE COLUMBIA GOLF COURSE ASSOCIATES PARCEL AS DESCRIBED UNDER AUDITORS FILE NO 2005-043675, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 240 AND FOLLOWING THE BOUNDARY OF SAID COLUMBIA GOLF ASSOCIATES PARCEL SOUTH 68°15'00" WEST 273.38 FEET; THENCE SOUTH 83°26'21" WEST, 10.46 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 83° 26' 21" W, 552.34 FEET; THENCE N 69° 57' 21" W, 250.97 FEET; THENCE N 68° 42' 46" W, 791.82 FEET; THENCE S 48° 39' 34" W, 764.07 FEET; THENCE S 14° 02' 54" E, 699.54 FEET; THENCE S 17° 47' 28" E, 448.14 FEET; THENCE S 72° 11' 54" W, 67.00 FEET; THENCE N 17° 47' 28" W, 341.44 FEET TO THE BEGINNING OF A CURVE; SAID CURVE CONCAVE TO THE LEFT WITH A CENTRAL ANGLE OF 33° 48' 36", HAVING A RADIUS OF 225.00 FEET, AND WHOSE LONG CHORD BEARS N 34° 41' 46" W 130.85 FEET. THENCE N 51° 36' 04" W 20.94; THENCE N 49° 52' 11" W 50.29; THENCE N 52° 36' 54" W 40.12;
THENCE N 53° 38' 54" W 136.41 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE CONCAVE THE RIGHT WITH A CENTRAL ANGLE OF 11° 49' 16", HAVING A RADIUS OF 296.51 FEET, AND WHOSE LONG CHORD BEARS N 45° 06' 27" W, 61.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE CONCAVE THE RIGHT WITH A CENTRAL ANGLE OF 07° 25' 57.6", HAVING A RADIUS OF 502.35 FEET, AND WHOSE LONG CHORD BEARS N 32° 36' 58" W 65.12 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 28° 56' 28" W 74.01 FEET; THENCE, N 38° 39' 52" W 130.26 FEET; THENCE, N 28° 56' 28" W 152.60 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE CONCAVE TO THE RIGHT WITH A CENTRAL ANGLE OF 66° 56' 37", HAVING A RADIUS OF 789.68 FEET, AND WHOSE LONG CHORD BEARS N 03° 46' 18" E 893.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE N 39° 59' 17" E, 274.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE CONCAVE THE RIGHT THROUGH 24° 06' 45", HAVING A RADIUS OF 290.43 FEET, AND WHOSE LONG CHORD BEARS N 54° 40' 04" E 121.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE CONCAVE THE RIGHT THROUGH 27° 49' 50", HAVING A RADIUS OF 292.00 FEET, AND WHOSE LONG CHORD BEARS N 88° 41' 46" E 218.81 FEET; THENCE, S 69° 17' 57" E, 106.85 FEET; THENCE, S 69° 28' 25" E, 393.51 FEET; THENCE, S 69° 27' 42" E, 337.92 FEET TO THE BEGINNING OF A CURVE, SAID CURVE CONCAVE THE LEFT WITH A CENTRAL ANGLE OF 05° 01' 49", HAVING A RADIUS OF 458.00 FEET, AND WHOSE LONG CHORD BEARS S 71° 58' 36" E 40.20 FEET. THENCE, S 74° 29' 30" E, 244.21 FEET TO THE BEGINNING OF A CURVE; SAID CURVE CONCAVE THE RIGHT WITH A CENTRAL ANGLE OF 10° 08' 11", HAVING A RADIUS OF 542.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 25' 25" E, 95.76 FEET. THENCE, S 64° 21' 20" E, 366.32 FEET TO THE BEGINNING OF A CURVE, SAID CURVE CONCAVE THE LEFT WITH A CENTRAL ANGLE OF 11° 09' 54", HAVING A RADIUS OF 458.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 56' 16" E 89.11 FEET. THENCE N 37° 24' 45" E, 281.08 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 240; THENCE S 52° 35' 15" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 240, 440.46 FEET; THENCE S 37° 24' 45" W LEAVING SAID RIGHT OF WAY LINE A DISTANCE OF 242.00 FEET; THENCE S 52° 36' 52 E, 11.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.06 ACRES.

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

LAND USE TABLE	
GROSS SITE AREA:	39.06 ACRES
RIGHT OF WAY DEDICATION:	14.66 ACRES
OPEN SPACE TRACTS (A-F):	4.53 ACRES
SEVA	0.04 ACRES
NET PLANNING AREA:	19.83 ACRES
TOTAL LOT COUNT:	99 LOTS
AVG. LOT AREA:	8,725 SF
SMALLEST LOT AREA:	6,185 SF
LARGEST LOT AREA:	16,441 SF

KEVIN W. BARNEY
STATE OF WASHINGTON
31919
REGISTERED
PROFESSIONAL ENGINEER

6115 Burden Blvd. Suite E
Pasco, WA 99301-8930
509/547-5119
306/695-3488
509/547-5129 fax
Internet: www.hdjdesigngroup.com
HDJ A DIVISION OF PBS

PRELIMINARY PLAT FOR:
QUAIL RIDGE
A SUBDIVISION LOCATED IN THE CITY OF RICHLAND, WASHINGTON

DESIGNED: KWB
DRAWN: BMW
CHECKED: KWB
SCALE: H: 1" = 120' V: N/A
NOV 2016 4508-00
SHEET 1 / 1

Exhibit 2

Development & Permit Services Division • Current Planning Section
840 Northgate Dr. • Richland, WA 99352
General Information: 509/942-7794 • Fax: 509/942-7764

PRELIMINARY PLAT APPLICATION

Applicant's Section			
Applicant or Sponsor: North Stone Richland, LLC			
Address: PO Box 516	City: Stayton	State: OR	Zip: 97383
Phone Number: 503-769-3436	Fax Number:	Other:	
Proposed Subdivision Name: Quail Ridge	Legal Description: Attached		
Average Size Lots: 8,746 sq ft.	Proposed Number of Tracts: 6		
Average Lot Size (Residential Lots):	Area in Acres: 36.02 ac (gross area)		
Proposed Number of Lots: 99	Proposed Number of Blocks:		
Name of Surveyor Platting Subdivision: John Shea, JUB Engineers Inc.			
Address: 2810 W. Clearwater Ave Ste 201	City: Kennewick	State: WA	Zip: 99336
Phone Number: 509-783-2144	Fax Number:	Other: jshea@jub.com	

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

Applicant's Signature _____ Date 11/9/2016

OFFICE USE ONLY

Filed on _____ Signature _____

Case File No. _____ Date of Planning Commission Hearing _____

Action by Planning Commission - Minutes _____

Attach:
1. ~~30 Copies~~ Electronic copy + 5 Full size
2. 11" x 17" reduction
3. Ownership Report from Title Company listing all Owners within 300-feet.

Exhibit 3

Rick, I would like to request that the chart below with footnotes be added to the subdivision submittal
and I will request for the following Conditions to be added to the Conditions of approval;

1) (similar to Grayhawk conditions) CC&R's will state that-- All Living Units on this subdivision property
shall be designed and intended for use and occupancy as a residence by a single family.
Residential development shall conform to the standards contained in the R2-S Single Family
Residential Small Lot zoning district as they now exist; except that; Only detached single family dwellings
shall be permitted. No one-family attached dwellings or two-family detached dwellings shall be
permitted within the subdivision development. No duplexes, no threeplexes, no fourplexes, no townhomes,
or any multi-family Living Units are permitted within the subdivision development.
"Zero lot Line"
construction is also prohibited.
2) Approval shall include the setback chart and footnote #10 that specifically describes the Setbacks, building heights,
and lot coverage for one-family detached dwellings shall be the same as those set forth in the R2-S zoning district as
of the date of this approval.

(Please ad the Chart below)

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

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 (B) when multifamily development is located adjacent to a single-family residential zoning district or development.

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.

Looking West

Looking South

Looking North

Looking East

Exhibit 5

CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (S2016-103)

Notice is hereby given that Northstone Richland LLC on November 9, 2016, filed an application for preliminary plat approval to subdivide an approximately 39.06 acre site into 99 single family residential lots (Preliminary Plat of Quail Ridge). The proposed plat is located southwest of SR-240, north and west of the Horn Rapids Golf Course west of Horn Rapids and east of Twin Bridges Road. The proposed plat would have an average lot size of 8,725 square feet.

Notice is also given that the City of Richland has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days.

The Richland Hearings Examiner, on Thursday January 26, 2017, will conduct a public hearing and review of the application at 6:00 p.m. in the Richland City Hall Council Chambers, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Rick Simon, Development Services Manager, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to rsimon@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Wednesday, January 18, 2017 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Tile 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

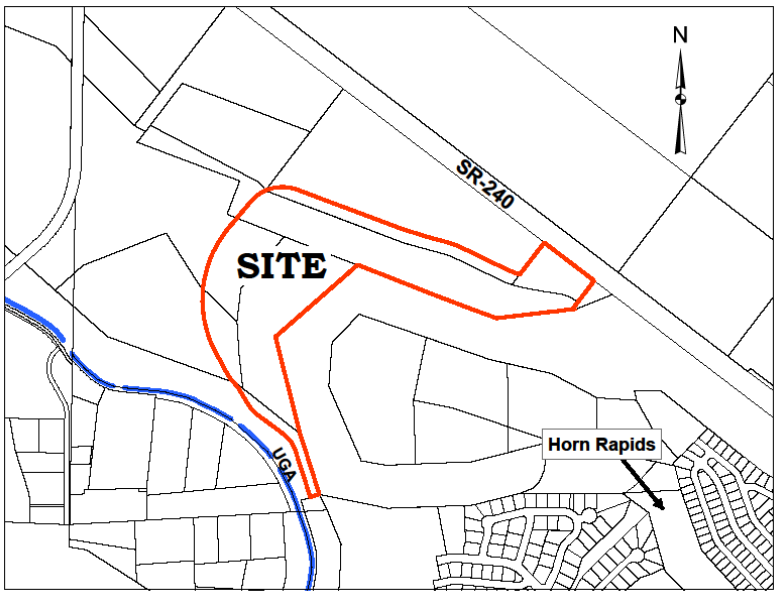


Exhibit 5

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 27th day of December, 2016, I posted the attached NOTICE OF PUBLIC HEARING, File Numbers S2016-103 & S2016-104 on the property at:

PIN # 1- 20084000002008

Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 18th day of January, 2017 by SHANE O'NEILL.

Signature of Notary

Printed Name

Notary Public in and for the State of Washington,

Residing in Kennewick

My appointment expires: July 10, 2020

CYNTHIA LYNN SOMERS
COMMISSION EXPIRES
NOTARY
PUBLIC
07-10-20
STATE OF WASHINGTON

Exhibit 5

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Kathy Anderson, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.

2. On the 3RD day of January, 2017, I mailed a copy of the attached NOTICE OF APPLICATION AND PUBLIC HEARING to the attached list of individuals via regular USPS on the date indicated above. The Notice of application and public hearing is related to preliminary plat approval to subdivide an approximately 39.06 acre site into 99 single family residential lots (Preliminary Plat of Quail Ridge). The proposed plat is located southwest of SR-240, north and west of the Horn Rapids Golf Course west of Horn Rapids and east of Twin Bridges Road.

Kathy L. Anderson
Print Name: Kathy Anderson

SIGNED AND SWORN to before me this 3rd day of Jan, 2017 by Kathy Anderson.

CYNTHIA LYNN SOMERS
COMMISSION EXPIRES
NOTARY
PUBLIC
07 10 20
STATE OF WASHINGTON

Cynthia Lynn Somers
Notary Public in and for the State of Washington,
Residing at Kenn WA
My appointment expires: July 10, 2020

Exhibit 6

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

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

***Instructions for applicants*:** [help]

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

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

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

Use of checklist for nonproject proposals: [help]

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

A. background [help]

1. Name of proposed project, if applicable: [help]

Quail Ridge Subdivision

2. Name of applicant: [help]

North Stone Richland, LLC

3. Address and phone number of applicant and contact person: [help]

4. Date checklist prepared: [help] 11/30/16

5. Agency requesting checklist: [help] City of Richland

6. Proposed timing or schedule (including phasing, if applicable): [help] Construction of the first phase is expected in Spring 2017.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help] No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help] Horn Rapids Master Planning - 1993

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
No

10. List any government approvals or permits that will be needed for your proposal, if known. [help] None

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help] Develop approximately 39 acres into 99 single-family residential lots and 6 tracts.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help] Horn Rapids Community, APN 1-2008-300-0009-009 and 1-2008-300-0009-010.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

a. General description of the site [help]
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)? [help] 15 Percent

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

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help] No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help] Much of the acreage will be graded to accommodate the improvements, to balance the site and eliminate the need fror any imported or exported materials.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help] Minor erosion from wind could occur during construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help] About 35 Percent

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help] Erosion will be controlled in conformance with an approved erosion and sediment control plan and dust control plan..

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help] There will be dust associated with the operation of construction equipment during construction. Local vehicle traffic after construction.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help] No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help] Dust Control during construction.

3. **Water**

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type
and provide names. If appropriate, state what stream or river it flows into. [help] No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help] No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help] None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help] No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help] 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. [help] 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. [help] No

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

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help] Once the roads are completed the storm water runoff will be collected and discharged into drywells and infiltration basins.

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

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

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

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
__X_shrubs
__X_grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help] Brush will be cleared

c. List threatened and endangered species known to be on or near the site. [help] None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help] Landscaping will conform to City specifications.

e. List all noxious weeds and invasive species known to be on or near the site. None

5. **Animals**

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

birds: hawk, heron, eagle, songbirds, other: burrowing owls
mammals: deer, bear, elk, beaver, other: Rabbits & Mice
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [help] None

c. Is the site part of a migration route? If so, explain. [help] Yes, the entire Columbia Basin is part of a migration route.

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

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

6. **Energy and natural resources**

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

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

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

Current energy codes for residential structures will be enforced

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help] None

1) Describe any known or possible contamination at the site from present or past uses. None

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None

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. None

4) Describe special emergency services that might be required. None

5) Proposed measures to reduce or control environmental health hazards, if any: None required

b. **Noise**

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

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help] During construction of infrastructure construction noise would occur between the hours of 7 a.m. – 5 p.m. There should be no permanent noise increase.

3) Proposed measures to reduce or control noise impacts, if any: [help] Construction activites will be limited to daytime hours.

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help] The land is currently undeveloped, vacant land, surrounbded by a golf course and residential housing.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help] No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No

c. Describe any structures on the site. [help] None

d. Will any structures be demolished? If so, what? [help] No

e. What is the current zoning classification of the site? [help] R-2 and R-3

f. What is the current comprehensive plan designation of the site? [help] Medium Density Residential

g. If applicable, what is the current shoreline master program designation of the site? [help] N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help] No

i. Approximately how many people would reside or work in the completed project? [help] 99 x 3.5 = 347 people

j. Approximately how many people would the completed project displace? [help] None

k. Proposed measures to avoid or reduce displacement impacts, if any: [help] None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help] Adhere to City's platting and development standards.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Adhere to City's platting and development standards.

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help] The project involves developing 99 single-family residences. Typical construction will be representative of middle-high income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help] None

c. Proposed measures to reduce or control housing impacts, if any: [help] The project will be developed in phases, as the residential housing market dictates.

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help] Normal residential housing. Some units may be 2-story structures due to the sloping topography. Exterior building materials will vary, but will be consistent with middle to high income housing construction.

b. What views in the immediate vicinity would be altered or obstructed? [help] The property would change from vacant land to single-family residences.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help] Normal residential housing standards.

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help] None

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help] No

c. What existing off-site sources of light or glare may affect your proposal? [help] None

d. Proposed measures to reduce or control light and glare impacts, if any: [help] None

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
Horn Rapids Golf Course

b. Would the proposed project displace any existing recreational uses? If so, describe. [help] No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help] 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. [help] None

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help] None

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help] None

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. If artifacts are discovered, work will be stopped and the appropriate agencies will be notified.

14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help] State Route 240 will provide primary access to the proposed project

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help] None, 4 miles to Steven's Center.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help] None

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help] Construction of Public streets will be required, including the Village Parkway connection to SR 240.

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

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help] It is estimated that approximately 925 trips would be generated by the project. Peak volumes are anticipated to occur during workday p.m. periods. Please refer to Trip Generation and Distribution Letter prepared for the proposed development

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

h. Proposed measures to reduce or control transportation impacts, if any: [help] None

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]
The development will require expansion of the service area of existing public services. New homes in the development are anticipated to be occupied by existing homeowners relocating and new growth in Richland. The new growth is the component that will likely necessitate expanding public services.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
The new lots will increase the tax base and participate in normal funding for public services.

16. **Utilities**

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help] Electricity, Water, Sewer and Refuse service is by the City.
Phone – Frontier Communications,
Cable TV – Charter Communications
Gas – Cascade Natural Gas

C. Signature [HELP]

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

Signature: Kevin W. Barney

Name of signee Kevin W. Barney

Position and Agency/Organization Associate Principal, HDJ Design Group, a Division of PBS Engineering.

Date Submitted: 11/30/16

Exhibit 7

File No. EA2016-39

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Subdivision of approximately 39 acres into 99 single family residential lots and 6 tracts.

Proponent: North Stone Richland, LLC

Location of Proposal: Horn Rapids Community, located north of the 5th fairway and west of the 4th fairway and south of SR 240

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 **January 18, 2017.**

( ) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Rick Simon

Position/Title: Development Services Manager

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

Date: Issued December 28, 2016

Signature_____

EXHIBIT # 8
Quail Ridge TAC Report
Conditions of Approval

RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2016-103)
JANUARY 20, 2017

APPLICANT: NORTHSTONE RICHLAND LLC

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 39.06 ACRES INTO 99 RESIDENTIAL LOTS (QUAIL RIDGE)

LOCATION: HORN RAPIDS – WEST OF THE PLAT OF WILD CANYON AND THE SECOND ENTRANCE OFF OF SR240

ENGINEER: HDJ DESIGN GROUP

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

The Technical Advisory Committee conducted a review of the request and recommends that if the preliminary plat is approved, such approval be subject to the following conditions:

General Conditions:

1. The existing off-site easements and the pre-plat of Wild Canyon needs to be labeled on this pre-plat drawing.

2. Label the right-of-way widths of Village Parkway south of phase 6.

3. All final plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide paper, mylar and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The mylar record drawings (including street lights) shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

4. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.

5. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.

6. Pursuant to Richland Municipal Code Section 12.08 any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way

construction permit prior to construction. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the final plan submittal. The right of way construction permit requires indemnification of the City and provision of insurance meeting the requirements of the municipal code.

7. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations from the approved permit design drawings. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

8. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for plat acceptance.

9. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Administration and Engineering Division at 942-7500 to schedule a pre-construction conference.

10. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.

11. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

12. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: http://www.call811.com/

13. This property will be serviced by the City of Richland's non-potable water system for all outdoor landscape irrigation needs. The designing Engineer shall submit plans for the proposed irrigation system to the City as part of his right-of-way permit application submittal. Easements shall be provided on the final plat for this system where needed.

14. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

15. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, natural gas, and irrigation system shall be approved by the Richland Civil and Utility Engineering Division and shall be consistent with the requirements of the responsible departments or companies.

16. The street addresses shall be finalized at time of final plat submittal and review. Street addressing shall be in conformance to RMC Chapter 12.01. The following note shall be placed on

the final plat(s): **"Address numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance."**

17. The following note shall be placed on the final plat(s): **"Lots within this plat are reserved for detached single family residences only. No duplexes or attached single family residences shall be permitted**."

18. A Centralized Delivery Unit (CBU) mailbox shall be installed that meets the standards of the United States Postal Service.

19. A Secondary Emergency Vehicle Access (SEVA) road shall be constructed as depicted on the preliminary plat map of Quail Ridge. This SEVA road shall be blocked with bollards or gated in a manner that is acceptable to the Richland Fire Department and that would prevent non-emergency access.

20. A dust control plan shall be prepared by the applicant and approved by the Benton Clean Air Authority prior to the commencement of earth moving or construction activities on-site. Said dust control plan shall be implemented throughout the duration of project construction.

21. No grading and excavation work shall be permitted on-site without the issuance of a valid grading permit by the City of Richland. No final plat shall be recorded prior to the time that the City has completed its final inspection approval of all grading activities and the geotechnical engineer has submitted the final field observation report to the City.

22. The applicant shall comply with City and state noise standards throughout the construction of the project.

23. If during grading and construction activities archeological or paleontological resources are uncovered, the developer shall suspend work in that particular area and contract the Washington State Office of Archeology and Historic Preservation to determine a plan for mitigation of the disturbance to the resource.

24. The final draft of the preliminary plat and all subsequent final plats thereof shall contain the following notes:

    a) All living units on this property shall be designed and intended for use and occupancy as a residence by a single-family.
    b) Residential development shall conform to the standards contained in the R2-S single-family residential small lot zoning district as they exist at the time of preliminary plat approval; except that only detached single-family dwellings may be permitted within Quail Ridge. Duplexes, tri-plexes, four-plexes, townhomes nor any other style of multi-family living units are not permitted within Quail Ridge. Zero lot-line construction is prohibited.
    c) Setbacks, building heights and lot coverage limits for single-family detached dwellings shall be as set forth in in the site requirements for residential use districts table (RMC 23.18.040) including footnote # 10:

(Footnote # 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.

Design Standards:

25. Public improvement design shall follow the following general format:
    - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
    - B. Storm sewer shall be aligned on the south and east side of street centerlines.
    - C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
    - D. 10-feet horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
    - E. Water lines shall be aligned on the south and east side of street centerlines.
    - F. Watermains larger than 8-inches in diameter shall be ductile iron.
    - G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
    - H. All watermains outside areas zoned R1 shall be ductile iron.
    - I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
    - J. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC, C900 PVC or ductile iron. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.
    - K. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
    - L. All utilities shall be extended to the adjacent property (properties) at the time of construction.
    - M. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
    - N. The minimum centerline radius for local streets shall be 100-feet.
    - O. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
    - P. A overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
    - Q. A detailed grading plan shall be included in the submitted plan set.
    - R. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
    - S. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
    - T. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
    - U. All cul-de-sacs shall have a minimum radius of 45-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
    - V. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
    - W. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
    - X. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.

Y. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).

Z. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.

26. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.

27. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
    A. 2-inches compacted gravel, minimum (temp. SEVA only).
    B. 2% cross-slope, maximum.
    C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
    D. Be 20-feet in width.
    E. Have radii that are accommodating with those needed for City Fire apparatus.

    Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.

28. <u>SURVEY MONUMENT DESTRUCTION</u>:
    All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

    A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (RCW 58.09.130).
    B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
    C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

    When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and the file a permit with the DNR.

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

29. Village Parkway currently does not exist from the second entrance off of SR240 to this property boundary. If Village Parkway is constructed by another project prior to phase 1 of Quail Ridge, its frontage shall be completed to City standards at the time that the phase which constructs the lots adjacent to it is developed. If Village Parkway has not yet been constructed then phase 1 shall construct it from the second entrance location off of highway SR240. This work shall include construction of the second entrance itself within the SR240 Right-of-Way.

30. The phase breaks on Village Parkway shall match the phase lines of the adjacent phases (the limits of Village Parkway shall match the limits of the adjoining phase frontage). Village Parkway shall be graded to subgrade concurrently with the lot grading.

31. A ten-foot public utility easement along the Village Parkway frontage shall be provided on the face of the final plat.

32. A note will be shown on the face of the final plat stating that Village Parkway is classified as an "Arterial Collector street". Subsequently, no driveways accessing single family lots will be allowed onto it.

33. Street lights shall conform to the City's Material Specifications document (MSTSTRTLT5) and fixtures shall have the appropriate wattage and spacing for the roadway classification based on a "low" pedestrian conflict area. Copies of these documents area available upon request. Street light fixture wattages shall be shown on the plans.

34. Sidewalks shall be installed along all public Right of Way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, etc.).

35. All private roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.

36. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. The radius of these turn-arounds shall be 45-feet minimum, and shall be constructed of 2-inches of compacted top course gravel for slopes less than 5%, or of 2-inches of asphalt atop 2-inches of gravel for slopes greater than 5%. If the temporary turn around is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

37. The Horn Rapids domestic water master plan shows a water connection between this preliminary plat and the plat of Wild Canyon to the east. This connection shall be made during phase 3 (or with the phase that constructs the 51st lot) to eliminate a long dead end water line and also provide redundancy and eliminate stagnant water (or as needed to provide necessary fire flows). Easements shall be provided for the off-site water main and it shall be installed at standard depths below future road grades.

38. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.

39. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

40. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.

41. Sanitary sewer shall be extended to the plat boundary in line with the appropriate existing easements across the golf course.

42. The sewer main shall be installed at a depth appropriate to allow for the balance of the Horn Rapids residential property to drain without a lift station.

Storm Water:

43. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

44. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.

45. 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 Barbra method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.

46. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern

Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal.

47. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 24 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not perk within 24 hours.

48. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity.

49. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.

50. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.

51. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.

Irrigation:

52. The non-potable irrigation system supplying the Horn Rapids development and golf course is currently serviced by a single delivery point across SR240 near the Kingsgate Way intersection. Past analysis of the system indicated that a second connection to the irrigation water source north of SR240 was needed to support further development. This project shall design and construct this second connection. The available connection point lies north of SR240 on City-owned property that is currently leased for agricultural purposes. Construction of the required pipeline will be subject to the terms of the City's lease. The pipeline construction will also be subject to WSDOT permit requirements for crossing SR240.

Final Platting / Project Acceptance Requirements:

53. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

54. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of occupancy. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.

55. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.

56. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.

57. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.

58. A note shall be placed on the face of the plat that states: "*The City of Richland's standard for storm pond maintenance consists of semi-annual vegetation abatement and specifically does not include irrigation, landscaping or other aesthetic improvements.*"

59. A note shall be placed on the face of the plat that states: "*All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain*."

60. A one-foot wide "No access / screening easement" will be required along the Village Parkway Right of Way.

61. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

62. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

63. Any restricted parking areas shall be indicated on the final plats.

Exhibit 9

Washington State Department of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

January 18, 2017

City of Richland Development Services
P.O. Box 190
Richland, WA 99352

Attention: Rick Simon, Development Services Manager

Subject: EA2016-39 & EA2016-40 - Quail Ridge & Wild Canyon
SR 240 milepost 26 vicinity, right
North Stone Richland, LLC.

We have reviewed the proposed subdivisions and have the following comments.

- The subject property is adjacent to State Route 240 (SR 240), a partially-controlled limited access facility with a posted speed limit of 55 miles per hour. WSDOT has acquired all access rights to the highway. Private direct access is prohibited. Access shall be via the future Village Parkway/SR 240 intersection and the existing Kingsgate/SR 240 intersection.

- SR 240 is an existing facility. The proponent and future residents should be aware they are proposing residential development in an area with existing traffic noise. They should also expect the traffic noise to continue to grow into the future. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

- WSDOT is currently coordinating with the proponent and the City on the construction of the approved Village Parkway intersection this spring. WSDOT review and approval of the plans is required and a developer agreement to construct the intersection at the developer's expense is being prepared.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comment, please contact me at (509) 577-1633.

Sincerely,

Rick Holmstrom
Development Services Engineer

RH: jjp

cc: SR 240, File #4
Kara Shute, Area 3 Maintenance Superintendent

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:
Resolution No. 41-17, Setting a Meeting Date to Review a Proposed Annexation

Department:	Ordinance/Resolution Number:	Document Type:
Community & Development Services	41-17	Resolution

Recommended Motion:
Adopt Resolution No. 41-17, setting a meeting date to review a proposed annexation of approximately 17.2 acres.

Summary:
Ed Shaw, the owner of an approximately 17 acre tract that is part of an unincorporated island located on the south side of Keene Road, has requested annexation of his property. Staff is in the process of contacting other property owners within the island to see if they are also interested in joining this proposed annexation.

The initial step in the annexation process under Washington State law is for City Council to establish a meeting date to meet with the interested parties responsible for initiating the annexation request. The attached Resolution No. 41-17 sets the regular Richland City Council meeting of March 21, 2017 as the date to meet with annexation proponents.

Fiscal Impact: None.

Attachments:
1. Resolution No. 41-17
2. Vicinity Map

RESOLUTION NO. 41-17

A RESOLUTION of the City of Richland setting a meeting date to review a proposed annexation of approximately 17.2 acres located south of Keene Road and west of Brantingham Road in Section 26, 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 Edward Shaw; and

WHEREAS, the City Council was presented with the request at their regular meeting of March 7, 2017; 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 March 21, 2017 is hereby established as the date 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 7th day of March, 2017.

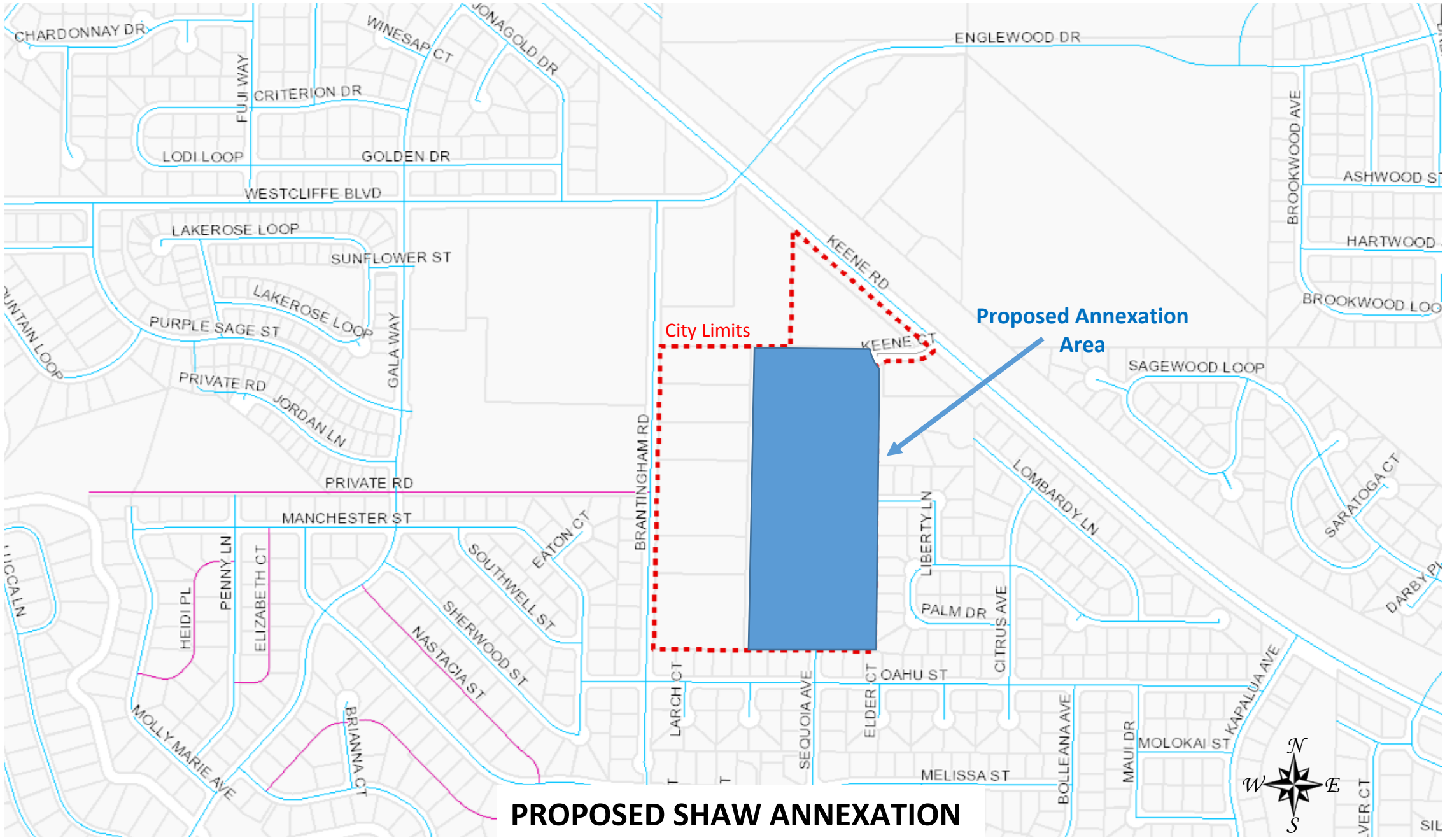
ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney



PROPOSED SHAW ANNEXATION

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality
Key 6 - Community Amenities

Subject:
Resolution No. 48-17, Authorizing the 6th Amendment to the Facility Use Agreement regarding Market at the Parkway

Department:	Ordinance/Resolution Number:	Document Type:
Community & Development Services	48-17	Resolution

Recommended Motion:
Adopt Resolution No. 48-17, authorizing the City Manager to sign and execute the 6th amendment to the facility use agreement with the Richland Parkway Business Improvement association.

Summary:
On April 18, 2006, Council approved a contract with the Market at the Parkway organization to utilize a portion of the City-owned parking lot at the southwest corner of Lee Boulevard and Jadwin Avenue to hold a weekly farmers' market. A year later, the contract was changed to allow the market to be held within The Parkway in accordance with the boundaries of the "original market area" as shown in Exhibit A to Amendment No. 6.

Since this time, the Market has grown steadily and has become a much anticipated annual event. For the past several years, the City has consistently approved amendments to the original facility use agreement to allow expansion of the vendor area when the original market area was filled. The proposed 6th Amendment continues this practice by authorizing the City to approve the same expansion opportunities on an annual basis and upon proof that the original market area is at capacity.

Staff, in processing this requested amendment, contacted both the personnel in charge of the Market and the Richland Downtown Business Improvement District (DBID) as a courtesy to assess the merchants' and owners' opinions of the Market and its impacts on business. Both parties conducted informal surveys during the off season, each resulting in a majority of respondents having a favorable view of the Farmers' Market. Additionally, this amendment has been discussed with DBID members at their monthly meeting with Economic Development Staff.

Fiscal Impact: The Market at the Parkway organization covers the cost of traffic control, clean up, and market staff. City expenses are limited to minor staff time needed to administer the agreement.

Attachments:
1. Resolution No. 48-17
2. 6th Amendment - Market at the Parkway
3. Contract No. 68-06, (Enabling, Original)

RESOLUTION NO. 48-17

A RESOLUTION of the City of Richland authorizing execution of the Sixth Amendment to Facilities Lease Agreement, Contract No. 68-06, with the Richland Parkway Business Improvement Association.

WHEREAS, on April 18, 2006, the City Council approved a Facilities Lease Agreement with the Richland Parkway Business Improvement Association, Contract No. 68-06, to establish a farmer's market known as Market at the Parkway; and

WHEREAS, the Fifth Amendment to Facilities Lease Agreement, executed February 13, 2014, increased the size of the market area and established specific dates of operation, for a period of three (3) years; and

WHEREAS, Market at the Parkway is proposing no modifications to the Facilities Lease Agreement in the Sixth Amendment and wishes to renew the tenets of the Fifth Amendment to Contract No. 68-06; and

WHEREAS, the Sixth Amendment will remain valid in accordance with Section 2 of Contract No. 68-06; and

WHEREAS, City staff have reviewed and support the proposed Sixth Amendment to Facilities Lease Agreement Contract No. 68-06.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute the Sixth Amendment to Facilities Lease Agreement, Contract No. 68-06, with the Richland Parkway Business Improvement Association.

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 7th day of March, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

HEATHER KINTZLEY
City Attorney

SIXTH AMENDMENT
TO
2006 FACILITY USE AGREEMENT
RE: Market on the Parkway

This **Sixth Amendment** to the 2006 Facility Use Agreement re: Market on the Parkway (Contract No. 68-06, herein referred to as the "Original Agreement") is made and entered into on this _____ day of March, 2017, by and between the City of Richland, a Washington municipal corporation (hereinafter the "City"), and Richland Parkway Business Improvement, a Washington nonprofit corporation (hereinafter referred to as "User"). City and User are referred to collectively as the "Parties."

For valuable consideration, the receipt of which is hereby acknowledged, the Parties hereby agree to modify Section 1. of the Original Agreement, and all subsequent amendments addressing Section 1. of the Original Agreement, to read as follows:

1. <u>FACILITY USE LOCATION</u>

For the durations of time specified herein or as amended, City grants to User exclusive use of The Parkway between the north intersection of Lee Boulevard and approximately 409 feet south of Knight Street; Lee Boulevard between George Washington Way and Jadwin Avenue; and the south Parkway between Lee Boulevard and 45 feet south of the southern crosswalk, to also include the small pedestrian plaza east and adjacent to the trash enclosure, as depicted in **Amendment 6 - Exhibit A**. This area is known as the "**Original Market Area**."

a. City may, on an annual basis and upon User's request, grant User exclusive use of additional Parkway space described as the 80' x 60' area of the northeast corner of the central parking lot, referred to in **Amendment 6 - Exhibit A** as "**Market Expansion Area A**." Use of Market Expansion Area A shall only be granted by City upon demonstration by User that the Original Market Area is fully occupied by vendors.

b. City may, on an annual basis and upon User's request, grant User exclusive use of additional Parkway space described as the south half of the area between the center and south crosswalks of the north Parkway, referred to in **Amendment 6 - Exhibit A** as "**Market Expansion Area B**." Use of Market Expansion Area B shall only be granted by City upon demonstration by User that the Original Market Area and Market Expansion Area A are fully occupied by vendors. Market Expansion Area B shall be used for a maximum of twelve (12) events during a market year.

c. City's determination to grant or deny User's request to utilize Market Expansion Areas A or B shall be made administratively by the City Manager or designee.

d. User is responsible for all necessary traffic control, including barricades and signage, as well as a weekly road closure plan which shall be submitted to the Public Works Director or designee no fewer than seven (7) days prior to a market event.

Additional Provisions

1. Except as expressly amended and modified by this Amendment or previously executed Amendments, the Original Agreement and subsequent amendments thereof are and shall continue to be in full force and effect in accordance with the terms thereof.

2. This Amendment shall be construed in accordance with, and governed by, the laws of the state of Washington.

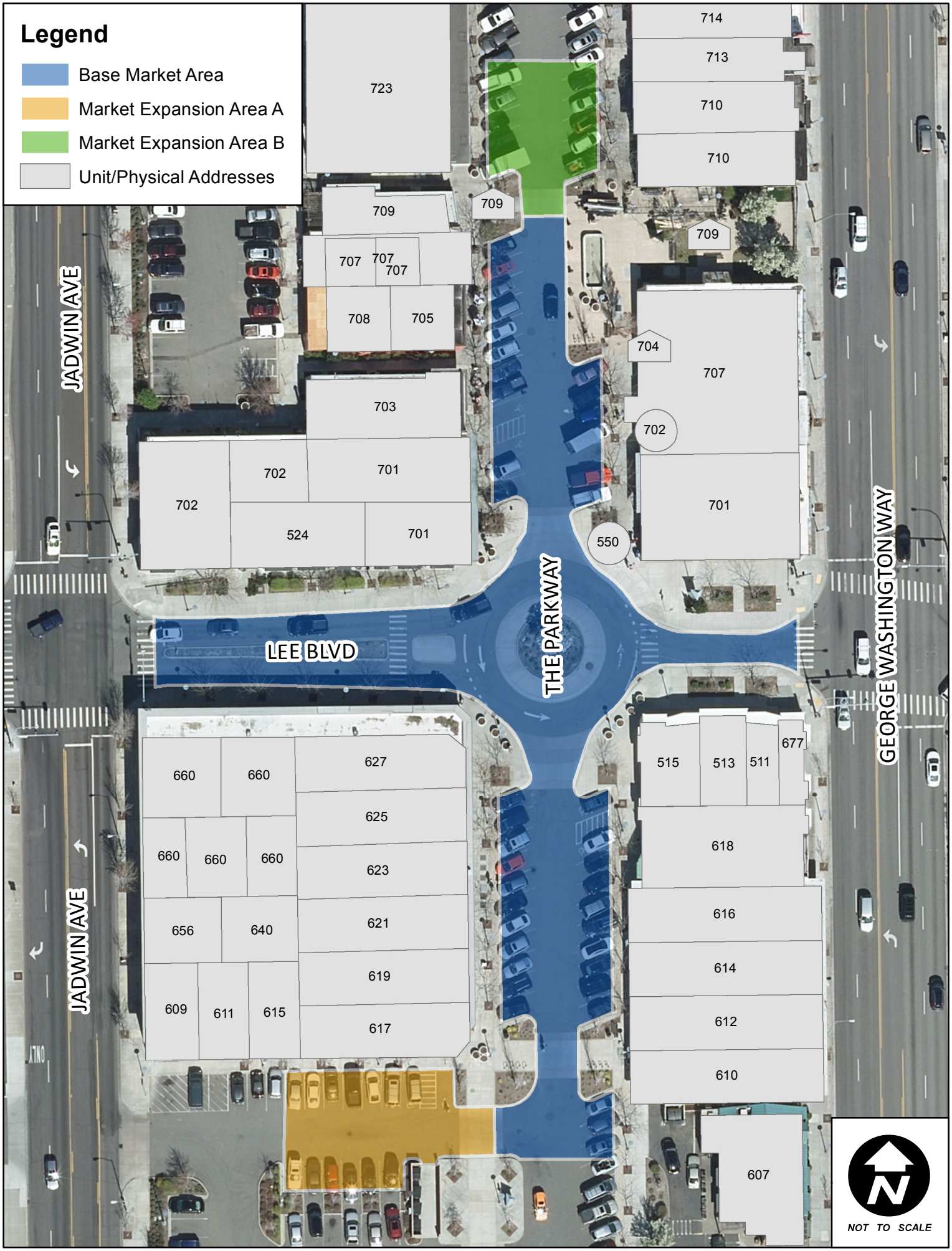
3. The headings contained in this Amendment are for ease of reference only and shall not be considered in construing this Amendment.

IN WITNESS WHEREOF, the Parties have executed this Sixth Amendment as of the date first written above.

CITY OF RICHLAND	**RICHLAND PARKWAY BUSINESS IMPROVEMENT**
_____	_____
Cynthia D. Reents, ICMA-CM Richland City Manager	By: Tracy Horner Its: _____

Approved as to Form:

_____
Heather Kintzley, City Attorney


Legend
Base Market Area
Market Expansion Area A
Market Expansion Area B
Unit/Physical Addresses
JADWIN AVE
LEE BLVD
THE PARKWAY
GEORGE WASHINGTON WAY
723
714
713
710
710
709
709
709
707
707
707
708
705
704
707
702
703
702
702
701
524
701
701
550
660
660
627
625
660
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660
623
656
640
621
619
609
611
615
617
515
513
511
677
618
616
614
612
610
607
NOT TO SCALE

Contract No._____

FACILITY USE AGREEMENT
BETWEEN CITY AND USER

This Facility Use Agreement (hereinafter called the "Agreement"), entered into this 18th day of April, 2006 by and between the City of Richland, 505 Swift Ave., Richland, Washington, (hereinafter called the "City"), and Richland Parkway Business Improvement (hereinafter called the "User"), representing the Market on the Parkway.

WITNESSETH:

1. **FACILITY USE LOCATION**

The City hereby grants the User permission to exclusive use of the eastern portion, not to exceed 50% usage, of the City owned parking lot located on the corner of Jadwin Avenue and Lee Boulevard (hereinafter called the "Premises"). The User shall keep two lanes of parking lot open for traffic flow. The percent of usage may increase and/or the flow of traffic may change with City's approval of a revised Parking Lot Plan.

Prior to use of the Premises the User shall submit a Parking Lot Plan (Attachment A) and a Sanitation Plan (Attachment B). The plans must be approved prior to the use of the Premises.

2. **TERM**

The User shall organize and host a Farmer's Market (Market). The Market will operate between the months of June through September of 2006. The Market will be open each Friday, with one exception. The User agrees to not open the Market on July 28, 2006, as to not conflict with the influx of parking needs associated with Allied Arts Annual Sidewalk Show. This Agreement shall be automatically extended annually unless either party notifies the other to the contrary as herein provided under Termination, Section ~~22~~ 21.

3. **HOURS OF OPERATION**

User shall use the Premises from 8:00 p.m. the day before the Market until 2:00 p.m. each day of operation as described under Term, Section 2.

4. **CLEANING PREMISES**

The User shall furnish all labor, services, material, supplies and equipment necessary to maintain in a clean, orderly and inviting condition satisfactory to the City all premises used and occupied by the User's operations, together with the area immediately surrounding same as affected by said operations. This shall include all paved areas adjacent to such premises to a reasonable distance as determined by the City. All refuse shall be taken off site for disposal per the Sanitation Plan.

5. ALTERATION TO PREMISES

User shall make no repair, alteration, or physical change to any part of the Premises upon which he/she/it has been granted permission from which to operate; provided, that User may seek prior permission from the City to make temporary alterations or installations to the Premises for the benefit of User's operation. Such alteration or installation shall not be made without the City's prior written consent. All alterations shall be made in a good and workmanlike manner, and in compliance with applicable laws and building codes. Upon expiration or prior termination of this Agreement, User shall remove said alteration(s) or installation(s) and restore the Premises to its prior condition. User's failure to adhere to this provision shall be a material breach of this Agreement.

6. PAYMENT

The City shall not charge the User for use of this Premises as this is to support a community event.

7. LICENSES

User shall submit copies of valid licenses and permits required by law, ordinance, and regulation upon execution of this facility use lease agreement and during the term of this facility use agreement.

8. FEES AND TAXES

User shall, before delinquency, pay all fees, charges, and costs, if any, arising out of its use of City property, including but not limited to charges imposed for governmental inspections or examination; license and excise fees and occupation taxes covering any business conducted on City property; and taxes on personal property of the User or on City property, and on any leasehold interest created by the Agreement.

9. NON-DISCRIMINATION

Lessee shall conduct its activity in a manner which assures fair, equal, and nondiscriminatory treatment at all times in all respects to all persons without regard to race, color, religion, sex, disability, or national origin. No person shall be refused service, be given discriminatory treatment, or be denied any privilege, use of Premises, or participation in activities on account of race, color, religion, sex, disability, or national origin. Failure to comply with any of the terms of this provision shall be a material breach of this Agreement.

10. SERVICE TO PUBLIC

User recognizes that, although it is operating for its independent purposes, the City exists for the purpose of maintaining facilities and programs for the use and enjoyment of the general public. User, its agents and employees, will devote efforts toward rendering courteous service to the public with a view of adding to the enjoyment of the patrons of the Premises.

11. STANDARD OF CARE

The professional services will be furnished in accordance with the care and skill ordinarily used by members of the same profession practicing under similar conditions at the same time and in the same locality. The User makes no warranties express or implied, under this Agreement or otherwise, in connection with the User's services.

12. INTOXICATING BEVERAGES AND GAMBLING

Lessee agrees to abide by the laws and regulation of the State of Washington with regards to the provision of intoxicating beverages and permitted gambling to occur while within the limits of the City of Richland.

13. EMPLOYMENT

Any and all employees of the User or other persons while engaged in the performance of any work or services required of the User under this Agreement, shall be considered employees of the User only and not of the City, and any and all claims that may or might arise under any Workmen's Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of the User's employees or other persons while so engaged on any of the work or services provided to be rendered herein, shall be the sole obligation and responsibility of the User.

14. OTHER PARTIES

It is mutually agreed that this Agreement is not transferable by either signatory to a third party without the consent of the other principal party.

15. DISPUTE RESOLUTION

The City and the User agree to negotiate in good faith for a period of thirty (30) days from the date of notice of all disputes between them prior to exercising their rights under this Agreement, or under law.

All disputes between the City and the User not resolved by negotiation between the parties may be arbitrated only by mutual agreement of the City and the User. If not mutually agreed to resolve the claim by arbitration, the claim will be resolved by legal action. Arbitration of all claims will be in accordance with the Arbitration Rules of the American Arbitration Association.

16. VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

In the event that either party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this Agreement, the parties hereto agree that any such action shall be initiated in the Superior Court of the State of Washington, situated in Benton County. The parties hereto agree that all questions shall be resolved by application of Washington law and that the parties to such action shall have the right of appeal from such decision of the Superior Court

in accordance with the laws of the State of Washington. The User hereby consents to the personal jurisdiction of the Superior Court of the State of Washington, situated in Benton County.

17. ATTORNEY'S FEES

Attorney's fees which are reasonable and costs, including those on appeal, if appeal is taken, shall be allowed to the prevailing party by any court hearing a dispute under this Agreement.

18. INSURANCE

The User shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the use of the Premises.

User shall provide a certificate of insurance evidencing:

General Liability insurance covering premises, products-completed operations and contractual liability. The City shall be named as an additional insured by endorsement on Users General Liability insurance policy. The General Liability insurance shall be written with limits no less than $1,000,000 each occurrence, $1,000,000 general aggregate.

The insurance policy shall contain, or be endorsed to contain that the User's insurance coverage shall be primary insurance as respect the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the User's insurance and shall not contribute with it.

The User shall provide a certificate of insurance evidencing the required insurance before using the Premises.

Insurance is to be placed with insurers with a current A.M. best rating of not less than A:VII.

19. INDEMNIFICATION / HOLD HARMLESS

User shall defend, indemnify, and hold the City, its officers, officials, employees and volunteers harmless from and against any and all claims, suits, actions or liabilities for injury or death of any person, or for loss or damage to property which arises out of the use of Premises or from any activity, work or thing done, permitted, or suffered by User in or about the Premises, except only such injury or damage as shall have been occasioned by the sole negligence of the City.

20. RESERVED RIGHTS

The City reserves the right to enter the Premises or any part thereof at reasonable hours to make inspections and to perform, consistent with the Agreement, any acts relating to the safety, protection, preservation or improvement of the premises.

21. TERMINATION

This Agreement may be terminated by either party upon thirty (30) days written notice, by registered mail, or mailed to the other party at his usual place of business.

In addition, this Agreement may be terminated by the City for default according to law, including default in the performance of the User in respect to any of the terms, conditions, or covenants of this Agreement, or an abandonment of the premises by the User.

Upon termination of this Agreement and within thirty (30) days, the User shall, at the request of the City, surrender possession and vacate the premises.

It is mutually covenanted and agreed that if, during the term of this lease the said premises shall be destroyed, injured or damaged by fire, the elements, act of God, war, invasion, riot, sabotage, unavoidable casualty, or from any cause beyond the control of the parties hereto, so as to be unfit for occupancy by the User, this Agreement shall cease and terminate and the User shall not be responsible for the management and maintenance of Premises from and after the date the User shall have surrendered possession thereof to the City.

In every instance where it shall be necessary or desirable for the City to serve any notice or demand upon User, it shall be sufficient either (a) to deliver or cause to be delivered to User a written or printed copy thereof, or (b) to send a written or printed copy thereof by United States certified mail, postage prepaid, addressed to user at the demised premises, in which event the notice or demand shall be deemed for all purposes to have been served at the time the copy is mailed or (c) to leave a written or printed copy thereof with any person in possession of the demised premises, in which event the notice of demand shall be deemed to have been served at the time the copy is so left. Tara Erben is the designated representative for User. The official address of said representative is 708 Jadwin Avenue, Richland, WA 99352.

Failure of the City to take any action with respect to any default by the User hereunder shall not constitute a waiver of any of the City's rights under this Agreement; and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated.

IN WITNESS WHEREOF, the parties have caused this lease agreement to be executed on the day and year first hereinabove written.

CITY OF RICHLAND

JOHN C. DARRINGTON
City Manager

PARKWAY BUSINESS IMPROVEMENT

TARA ERBEN
Richland Parkway Business Improvement

ATTEST:

CYNTHIA JOHNSON
Assistant City Manager

APPROVED AS TO FORM:

THOMAS O. LAMPSON
City Attorney

Attachment A

Market at the Parkway
Richland's Farmers Market
Parking Lot Plan

Planning flexibility is a key to market success by providing an adaptable market layout. The number of vendors at the market will vary somewhat throughout the season. This variance will primarily be from two factors: seasonal variances in crops; and, expected market growth. These variances have been considered in market layout planning. At this time, over 20 vendors have committed to the market. Paperwork is complete on 13 vendors and additional applications are expected based on verbal commitments.

We have provided a Phase I plan layout (attached) consistent with space for up to about 24 vendors, plus about 4 food vendors and an information booth. A Phase II plan will be provided subsequently to accommodate a greater number of vendors as the market develops. This Phase II plan will factor in experience learned from initial operations.

The Phase I plan is based on using a solid block of spaces in the eastern l/2 of the Jadwin/Lee parking lot. This was chosen to provide maximum visibility and interest to passing automobiles on the two streets and to place the market close to the Parkway businesses and parking lots. It also provides for use of 36 existing parking slots on the site. Only one of the internal circulation isles will need to be blocked, that closest to Jadwin Ave. This will maintain both an entrance and an exit lane for the parking lot. We have suggested 4 spaces for handicap and Dr. Carey's patients.

PHASE I PARKING & MARKET LAYOUT

Attachment B

Market at the Parkway
Richland's Farmers Market
Sanitation Plan – April 10, 2006

1. Vendors are required to maintain their assigned spaces in a clean, safe and sanitary manner. This requirement applies during the market and for cleanup of their space after market closes. Vendors are to supply their own brooms and dustpans for site cleanup. Refuse and unsold product must be removed from the premises by the vendor. Vendor cleanup requirements will be addressed in detail in the Market Rules and Regulations. Vendors will not be allowed to smoke at the market.
2. Vendors who sell sample products must follow all health department rules and regulations. This will include food handling permits, licenses as applicable.
3. Vendor restroom and cleanup facilities have been arranged with SS Trucks Plus (across Cullum St.).
4. Onsite garbage facilities and disposal have been arranged with Waste Management. This includes the provision for about 4 garbage cans with lids that will be appropriately placed throughout the midway area of the market.
5. The market will provide brooms and pans to complete any final cleanup of the lot after each market session.

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Expenditures - Approval

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Expenditures from February 13, 2017 - February 24, 2017 for $9,116,300.71 including Check Nos. 242413-242822, Wire Nos. 6365-6379, Payroll Check Nos. 116295-116804, and Payroll Wire/ACH Nos. 9813-9828

Department:
Administrative Services

Ordinance/Resolution Number:

Document Type:
Expenditures

Recommended Motion:
Approve the expenditures from February 13, 2017, to February 24, 2017 in the amount of $9,116,300.71.

Summary:
Breakdown of Expenditures:

Check Nos.	242413-242822	1,614,757.97
Wire Nos.	6365-6379	5,386,191.14
Payroll Check Nos.	116295-116804	22,202.44
Payroll Wires/ACH	9813-9828	2,093,149.16
TOTAL		$9,116,300.71

Fiscal Impact:
Yes

Total Disbursements: $9,116,300.71. Disbursements (wire transfers) include $4,593,936.00 for purchase power.

Attachments:
1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
FEBRUARY 13 - FEBRUARY 24, 2017

Payee	Wire Description	Amount
Claim Wires - Wire No. 6365 to 6379		
AW Rehn Insurance	Fire Health Reimbursement Account	315.00
Benton PUD	Purchase BMID Infrastructure (Res. No. 17-17)	179,680.80
Bonneville Power Administration	Purchase Power	4,593,936.00
CIGNA Health/Matrix/ QBE	Insurance Claims	399,543.45
Conover	Section 125	8,364.54
Department of Licensing	Firearms Online Pmt for Concealed Licenses	918.00
LEOFF Trust	Fire Health Premiums	76,260.71
Zenith Administrators	Insurance Claims	127,172.64
	Total Claim Wire Transfers	$ 5,386,191.14
Payroll Wires & Direct Deposits (ACH) - Wire No. 9813 to 9828		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	$ 2,093,149.16
	Total Claim & Payroll Wires/ACH	**$ 7,479,340.30**

*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related payroll benefits.

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001 GENERAL FUND					
Division: 000 UNASSIGNED					
CITY OF RICHLAND		022117	242732	CASHIER SHORTAGE-DORAN	$20.00
DEROUSIE, JOE		17-020 DEROUSIE	242621	17-020 NATIONAL FIRE ACADEM	$335.50
FLORENCE, ANDREW C		17-017 FLORENCE	242632	17-017 USE OF FORCE CONFERE	$766.07
HARDGROVE, ADAM		17-021 HARDGROVE	242634	17-021 NATIONAL FIRE ACADEM	$335.50
LIBRARY REFUND		BOOK REFUND 2/17	242638	SNO-ISLE LIB-MATERIAL RETURNED	$17.89
MUDD, RANDALL		133835	242777	CPL REFUND-PASCO RESIDENT	$18.00
				CPL REFUND-PASCO RESIDENT	$14.00
RECWARE REFUND		020717	242786	INCLEMENT WEATHER	$23.87
		021017	242712	DEPOSIT REFUND	$568.00
US MARSHAL SERVICE		15-FBI-006233	242816	EQ SHARE OVERAGE REFUND	$39.06
WASHINGTON STATE PATROL		I17005243	242509	BACKGROUND CHECKS-JAN 2017	$480.00
				UNASSIGNED TOTAL****	**$2,617.89**
Division: 001 CITY COUNCIL					
BANK OF AMERICA		TXN00030926	242679	STONE SOUP-CNCL RTRT-1-13	$101.74
		TXN00030976		FRED-MEYER-CC RTRT-MTG SPLY	$164.26
		TXN00030998		STONE SOUP-ADDTL ML-CNCL RTRT	$8.42
		TXN00031100		EVENTBRITE-ECA-FEB-BT	$350.00
		TXN00031109		PAYPAL-TRIDEC-ECON OUTLK-PL	$75.00
		TXN00031147		ALASKA AIR-CLAC-PLEMLEY	$218.40
		TXN00031168		AWC-CLAC-REG-PLEMLEY	$200.00
PARADISE BOTTLED WATER CO		01/17-CITYATTORNE	242472	BOTTLED WATER-JAN	$12.27
VERIZON WIRELESS	P057533	9779471868	242504	Verizon Wireless Charges for	$180.14
				CITY COUNCIL TOTAL****	**$1,310.23**
Division: 100 CITY MANAGER					
BANK OF AMERICA		TXN00030939	242679	PAYPAL-TRIDEC-ECON OUTLK-CR	$75.00
		TXN00030970		DUPUS BOOMERS-KJ-CR	$37.17
		TXN00031110		EXXON-FILL RSK MGR CAR-PNNL	$35.23
		TXN00031139		SQ THREE RIVERS-CR-PL	$10.36
		TXN00031276		ACT WCMA MBRSHP-CR	$315.00
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$38.66
				CITY MANAGER TOTAL****	**$511.42**
Division: 101 CITY CLERK					
BENTON COUNTY AUDITOR		2016-VOTER REG	242521	2016 VOTER REGISTRATION COSTS	$88,852.75
CODE PUBLISHING INC		55502	242531	2017 WEB HOSTING FEE	$485.75
PARADISE BOTTLED WATER CO		01/17-CITYATTORNE	242472	BOTTLED WATER-JAN	$3.68
TRI CITY HERALD	S017291	2865356	242496	ORD 70-16 010317 - AS	$24.72
	S017291	2868718		MTG NOTICE 011317-COUNCIL	$32.13

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRI CITY HERALD	S017291	2887117	242496	MTG NOTICE 012417 COUNCIL	$44.49
				CITY CLERK TOTAL****	**$89,443.52**
Division: 102 CITY ATTORNEY					
BANK OF AMERICA		TXN00030880	242679	ACT Washington State A - WSAMA	$15.00
		TXN00030959		OSHA COMPLIANCE - ERIC SENNER	$179.00
BANKRUPTCY BAR ASSOCIATION		SEMINAR 3/17	242601	BANKRUPTCY SEMINAR/KINTZLEY	$160.00
KENYON DISEND PLLC		185057	242550	SALES TAX REVIEW	$1,597.97
MENKE JACKSON BEYER LLP		01/2017-065	242557	GENERAL (CITY ATTY)	$58.50
OGDEN MURPHY WALLACE, PLLC		732047	242780	MOBILITIE CONSORTIUM-JAN	$808.11
PARADISE BOTTLED WATER CO		01/17-CITYATTORNE	242472	BOTTLED WATER-JAN	$2.46
THOMSON REUTERS-WEST		835526654	242493	INFORMATION CHARGES-JAN 2017	$2,171.87
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$38.66
	P057536			Verizon Wireless Charges for	$38.66
XEROX CORPORATION		087975257	242596	MX4-344681 BASE-JAN	$55.98
				CITY ATTORNEY TOTAL****	**$5,126.21**
Division: 110 ASSISTANT CITY MANAGER					
BANK OF AMERICA		TXN00030799	242679	GREAT WOLF HOTEL-JMA	$168.36
		TXN00030871		ICMA-PEACH NEW MEDIA-JMA	$149.00
		TXN00030939		PAYPAL-TRIDEC-ECON OUTLK-JMA	$75.00
		TXN00031179		UBER-17-022-JMA	$13.69
		TXN00031199		GREAT WOLF-HOTEL-17-022-JMA	$145.76
		TXN00031224		UBER-17-022-JMA	$13.40
		TXN00031254		RPS-PASCO AIRPT-17-022-JMA	$30.00
PARADISE BOTTLED WATER CO		01/17-CITYATTORNE	242472	BOTTLED WATER-JAN	$3.68
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$51.65
XEROX CORPORATION		087975257	242596	MX4-344681 BASE-JAN	$55.15
				MX4-344681 BASE-JAN	$236.69
				ASSISTANT CITY MANAGER TOTAL****	**$942.38**
Division: 111 COMMUNICATIONS & MARKETING					
BANK OF AMERICA		TXN00030812	242679	SMARTSHEET-JANUARY	$123.80
		TXN00030925		PAYPAL FLASHALERT-JAN	$150.00
		TXN00030929		PAYPAL FLASHALERT-CREDIT-JAN	($50.00)
		TXN00030933		PAYPAL-TRIDEC-ECON OUTLK-GE	$75.00
		TXN00030956		STK SHUTTERSTOCK, INC.-JAN	$29.00
		TXN00030999		LINKEDIN.COM-JAN	$23.36
		TXN00031184		STK SHUTTERSTOCK, INC.	$29.00
		TXN00031269		ADOBE-ISTOCK_JANUARY	$32.57
		TXN00031280		SMARTSHEET	$123.80
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$76.13
WEST COAST PAPER COMPANY		9977060	242594	PAPER 12X18 60# WHITE	$19.55

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		087975276	242596	BG2-946472 BASE-JAN	$384.40
				BG2-946472 BASE-JAN	$544.86
		087975277		B35-458536 BASE-JAN	$140.31
		087975278		XU6-476287 BASE-JAN	$425.01
				XU6-476287 BASE-JAN	$1,538.90
				COMMUNICATIONS & MARKETING TOTAL****	**$3,665.69**
Division: 112	CABLE COMMUNICATIONS				
BANK OF AMERICA		TXN00031194	242679	360 SYSTEMS/REPAIR OF VIDEO SE	$1,075.00
				CABLE COMMUNICATIONS TOTAL****	**$1,075.00**
Division: 113	HANFORD COMMUNITIES				
BANK OF AMERICA		TXN00030864	242679	PAYPAL-TRIDEC-ECON OUTLK FRUM	$75.00
		TXN00031159		WSU CONF MGMT-LEG-MANH-PROJ	$200.00
		TXN00031165		EVENTBRITE-ECA-FEB-PBL	$350.00
PARADISE BOTTLED WATER CO		01/17-CITYATTORNE	242472	BOTTLED WATER-JAN	$2.46
XEROX CORPORATION		087975257	242596	MX4-344681 BASE-JAN	$55.98
				HANFORD COMMUNITIES TOTAL****	**$683.44**
Division: 120	FIRE				
ABADAN INC		ARIN070502	242671	MAP LAMINATION	$39.91
BANK OF AMERICA		TXN00030816	242679	AMAZON - FOIL, FLOOR CLEANER	$49.68
		TXN00030817		HOME DEPOT - DRILL, HAND TOOLS	$360.16
		TXN00030848		STAPLES - FILES, PENS, PAPER	$156.05
		TXN00030881		CNSTRCTN EXAM CNTR - BRINES	$795.00
		TXN00030883		INT'L CODE CNCL - BRINES EXAM	$205.00
		TXN00030964		NAT'L BRRICD - ROLL UP SIGNS	$664.63
		TXN00030966		CHARTER - STA INTERNET FEES	$339.95
		TXN00031020		PROVANTAGE - TONER CART'S	$522.96
		TXN00031034		ICOM AMERICA - RADIO REPAIR	$115.44
		TXN00031055		STAPLES - PAPER, STAPLER	$145.17
		TXN00031140		DELL-Mobile Precision	$2,657.83
		TXN00031155		AMAZON - CAR WASH	$105.03
				AMAZON - DISH & LAUNDRY SOAPS	$30.25
		TXN00031158		AMAZON - SOAP, LYSOL, DTRGNT	$122.88
				AMAZON - CAR WASH, BATTERIES	$37.80
		TXN00031163		AMAZON - BODY WASH	$35.26
		TXN00031178		AMAZON - AA BATTERIES	$10.48
		TXN00031180		AMAZON - DISH SOAP	$12.53
		TXN00031181		AMAZON - DISH SOAP	$25.06
		TXN00031211		AMAZON - MICROWAVE CART	$103.15
		TXN00031215		RANCH & HOME - DANNER BOOTS	$271.45
		TXN00031258		BASECAMP - JAN SUB FEES	$54.30

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031273	242679	STAPLES - STAPLER	$27.23
BENTON COUNTY FIRE DIST 1		HZM2017-3	242715	2017 HAZMAT TEAM ASSESSMENT	$6,064.00
BENTON PUD		10/16-0249075457	242716	QTRLY RACK LEASE JUL-SEP 2016	$609.01
BENTON RURAL ELECTRIC ASSOCIATION		01/17-74170526	242423	COLLINS RD RADIO TOWER-ELECTRI	$131.29
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$5,753.96
		17-020 DEROUSIE	242612	17-020 NFA TRAINING CONCEPT	$335.50
		17-021 HARDGROVE		17-021 NFA TRAINING CONCEPT	$335.50
DEROUSIE, JOE		17-020 DEROUSIE	242621	17-020 NFA TRAINING CONCEPT	$50.00
FRONTIER		02/17 2530045365	242746	SILVER CLOUD PHONE LINE	$66.64
HARDGROVE, ADAM		17-021 HARDGROVE	242634	17-021 NFA TRAINING CONCEPT	$50.00
RICHLAND ACE HARDWARE		212421	242789	TRAP PVC BAG	$6.51
		212710		FASTENERS M1722	$1.63
		212718		ICE MELT	$11.94
		54987	242479	45PC SCREWDRIVER SET	$21.71
SEA WESTERN INC	P057392	196299	242579	#MSA 488799, SEAT	$81.45
	P057392			#MSA 634669, O RING, FLUOROSIL	$35.84
	P057392			SHIPPING	$9.76
	P057392			#MSA 635311, BACKUP RING	$9.77
	P057392			ADJUST FOR TAX	$0.01
	P057392	196300		#MSA 804382, HIGH PRESSURE HOS	$102.08
	P057392	196345		SHIPPING	$9.75
	P057392			ADJUST FOR TAX	$0.01
	P057392			#MSA 10047331, SLIDE BUTTON, C	$28.24
	P057434	196476		HAIX FIRE HUNTER XTREME, 14"	$363.81
	P057434			SHIPPING	$12.22
	P057392	196805		ADJUST FOR TAX	$0.01
	P057392			#MSA 10052364, O-RING	$13.03
	P057392			SHIPPING	$9.76
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$336.10
	P057536			Verizon Wireless Charges for	$775.67
				FIRE TOTAL****	**$22,112.40**
Division: 130 POLICE					
101 CLEANERS		01/17-9427360	242513	UNIFORM LAUNDRY SRVCS-JAN	$377.18
911 SUPPLY LLC	P057492	47200	242670	CS411-DARKNAVY-L CORNERSTONE C	$32.57
	P057492			SHIPPING	$11.95
	P057492			EMBROIDERY "RECORDS LOGO"	$29.32
	P057492			LOE700-BLACK-M OGIO ENDURANCE	$65.14
	P057426	47207		59340019M 5.11 GLOVE TAC A2 BL	$59.98
	P057426			TAX	$23.43
	P057426			HERO'S STARS ON FELT CONTINUOU	$62.50
	P057426			5934019L 5.11 GLOVE TAC A2 BLA	$89.97

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
911 SUPPLY LLC	P057426	47207	242670	59340019XL 5.11 GLOVE TAC A2 B	$59.98
AMERICAN MESSAGING SERVICES LLC		W4100724RB	242417	PAGER RENTAL FEBRUARY 2017	$46.16
BANK OF AMERICA		TXN00030801	242679	STAPLES -TONER CARTRIDGES	$317.85
		TXN00030802		STAPLES - COPY STAMP	$11.73
		TXN00030813		MONTE CARLO HOTEL ADV DEP - TR	$95.20
		TXN00030815		SUNWEST SPORTSWEAR - CODE JKT	$252.50
		TXN00030818		EAGLE PRINTING INC - TRAINING	$1,076.25
		TXN00030826		STAPLES - PAPER/PENS/TONER/LAB	$1,827.94
		TXN00030833		UPS 0000002654EE536	$31.23
		TXN00030843		EXPEDIA - HOTEL 17-025 BAKER	$544.55
		TXN00030847		STAPLES - STAMP ACCU2	$11.39
		TXN00030866		STAPLES - FLASH DRIVES/MECH PE	$61.57
		TXN00030869		HOTWIRE - HOTEL 17-040 DOSS	$470.15
		TXN00030877		HOTWIRE - HOTEL 17-040 DOSS	$470.15
		TXN00030884		HOTWIRE - HOTEL 17-040 DOSS	$470.15
		TXN00030892		NIKE.COM - Credit RETURNED BOO	($217.20)
		TXN00030897		WAL-MART -SANITIZING WIPES/SHO	$50.27
		TXN00030908		SQ SOCIETY FOR INTEGRITY - RE	$530.00
		TXN00030927		MAGNETFOREN USA - AXIOM LICENS	$2,199.00
		TXN00030930		AMAZON -RFID SHIELDING FABRIC	$44.99
		TXN00030936		AMAZON -HAZARD WASTE CONTAINER	$34.25
		TXN00030940		UPS 0000002654EE017	$31.32
		TXN00030943		THE HOME DEPOT -4-DRAWER TOOL	$129.23
		TXN00030963		ELEVEN 10 LLC - TOURNIQUETS/TQ	$288.64
		TXN00030969		FIGHTER DESIGN USA - MRK MULTI	$62.38
		TXN00030971		BEYOND CLOTHING - GLACIER JACK	$323.03
		TXN00030972		TYR TACTICAL - POUCHES/BELTS	$732.51
		TXN00030973		HIGH SPEED GEAR - MOLLE POUCHE	$137.07
		TXN00030974		BEYOND CLOTHING - SOFT SHELL J	$185.06
		TXN00030980		HOMEDEPOT.COM - METAL WORKBENC	$265.31
		TXN00030990		EVIDENT INC - TEST KITS/SECURE	$460.50
		TXN00030993		BLADE TECH - RENTENTION HARDWA	$12.48
		TXN00030994		SIRCHIE FINGER PRINT LABO - EV	$188.78
		TXN00030995		OFFICE DEPOT #2766 - DYNO LABE	$27.14
		TXN00031006		EPOLICESUPPLY COM - MERITORIOU	$174.56
		TXN00031013		AMER SPORTS - SALOMON BOOTS	$499.56
		TXN00031021		RADIOSHACK - AAAA BATTERIES	$6.51
		TXN00031031		UPS 0000002654EE027	$30.50
		TXN00031048		Amazon.com - HDA ADAPTER KIT/M	$224.01
		TXN00031054		WWW.WSNIA.ORG - CONF REG HENRY	$275.00
		TXN00031074		FBI LEEDA INC - MPR TRAINING P	$695.00

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031075	242679	INST. OF POLICE TECH -MOTORCYC	$795.00
		TXN00031081		VERSA PRODUCTS INC - VERSADESK	$409.99
		TXN00031085		EVIDENT INC - DRUG TEST KITS	$239.40
		TXN00031096		SPORTSMANS WAREHOUSE- GUN SAFE	$399.99
		TXN00031107		SUNWEST SPORTSWEAR - RPD T SHI	$564.94
		TXN00031134		TRI-CITY REGIONAL CHAMBER - AT	$154.00
		TXN00031153		UPS 0000002654EE037	$29.21
		TXN00031157		FRED-MEYER - BATTERIES	$8.68
		TXN00031166		JOHN E. REID & ASSOC - REGISTR	$1,150.00
		TXN00031171		STAPLES - DVD/CDS/CD ENVELOPES	$228.61
		TXN00031176		5.11 TACTICAL.COM - BAGS FOR C	$492.73
		TXN00031195		WSNIA- REGISTRATION GRANT 17-0	$275.00
		TXN00031196		WSNIA -REGISTRATION NELSON 17-	$275.00
		TXN00031201		WSNIA -REGISTRATION MUAI 17-05	$275.00
		TXN00031216		BUILDASIGN.COM - OUT OF SERVIC	$127.76
		TXN00031223		NEWEGG-Flash Drive	$65.20
		TXN00031238		BROWNELLS INC - 30 ROUND RIFLE	$233.70
		TXN00031247		DELL-Monitors	$374.65
		TXN00031255		KEEN INC - BOOTS BERGER	$190.05
		TXN00031281		URM CASH N CARRY #3 - STYROFOA	$27.48
		TXN00031283		UPS 0000002654EE047	$82.20
BENTON COUNTY SHERIFF'S OFFICE		01/17-CUSTODY	242604	CUSTODY COSTS-JANUARY 2017	$52,074.63
BUSH CAR WASH		3848	242426	VEHICLE WASHES-JANUARY (27)	$168.75
CARDIAC SCIENCE, INC	P057408	7278936	242526	Powerheart G5 w/ iCPR Feedback	$11,364.99
	P057489	7279702	242723	POWERHEART G5 AED TRAININER	$428.97
CITY OF PASCO		2017-00000002	242529	COP-ANNUAL ANIMAL CONTROL SERV	$20,806.38
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$2,780.87
		17-016 SMITH	242733	17-016 CNTR TERRORSM OP PLA	$904.45
		17-017 FLORENCE	242612	17-017 USE OF FORCE CONFERE	$766.07
DOMESTIC VIOLENCE SERVICES		23800	242538	DOMESTIC VIOLENCE SRVCS-JAN 17	$888.50
FLORENCE, ANDREW C		17-017 FLORENCE	242632	17-017 USE OF FORCE CONFERE	$69.00
GALLS, LLC	P057400	006745118	242749	CREDIT FOR RETURNED ITEMS FROM	($97.63)
	P057400	006945114		CREDIT FOR RETURNED BOOTS	($206.33)
	P057292	BC0373919	242542	SH085 DKNV LG REG ELBECO LADIE	$43.39
	P057292			ADJUST FOR TAX	$0.06
	P057292			NAME STRIP LAST NAME ONLY: GOE	$2.17
	P057292			HASHMARK EMBLEM UA632 SERVICE	$2.44
	P057292			BUTTON REMOVAL/MOVE	$4.77
	P057292			CUSTOMER SPECIFIC EMBLEM RIGHT	$8.69
	P057292			TR153 NAV 12 OB FECHHEIMER WOM	$97.69
	P057292			SHIPPING	$34.74

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GALLS, LLC	P057292	BC0373919	242542	SH087 DKNV LG REG ELBECO LADIE	$48.82
	P057292			SR614 MDNV MD REG 5.11 TACTICA	$54.29
	P057292			TR667 MDNV 10 OB 5.11 TACTICAL	$54.29
	P057292			TR667 MDNV 12 OB 5.11 TACTICAL	$54.29
	P057292			SR563 NAV 38 REG FLYING CROSS	$67.28
	P057292			GL402 BLK MD 5.11 TACTICAL TAC	$30.40
	P057400	BC0376959	242749	HS271 RED BOX AMERIGLO 6" LIGH	$16.28
	P057400			FT918 BLK 93.5M SALOMON QUEST	$212.26
	P057400			FT619 BLK 12 M UNDER ARMOUR IN	$206.33
	P057400			TP430 BLK US PEACEKEEPER RAPID	$99.89
	P057400			SHIPPING	$39.09
	P057400			GL402 BLK MD 5.11 TACTICAL TAC	$30.40
	P057400			BC004 GALLS UNIVERSAL LEATHER	$13.02
	P057400			ADJUST FOR TAX	($0.01)
	P057400			GL402 BLK XL 5.11 TACTICAL TAC	$30.40
KADLEC REGIONAL MEDICAL CENTER		001163070	242548	PEARSON MED CLRNC 16-27262	$105.20
		001306182		METZ MED CLRNC 16-27012	$105.20
		001535953		KELLY MED CLRNC 16-26718	$182.69
		001542659		MCEACHERN MED CLRNC 16-27021	$105.20
		100017272		JONES MED CLRNC 16-25378	$70.75
		100094402		RANDO MED CLRNC 16-25882	$105.20
		100256285		MANN MED CLRNC 16-26463	$215.32
		100341315		SHOS MED CLRNC 16-25950	$105.20
		100346199		MATHEWS MED CLRNC 16-25951	$70.75
LARSEN GUNSMITHING & FIREARMS	P057463	9063	242459	SUREFIRE SF400-BULK 3V BATTERI	$819.93
	P057463			PEERLESS PR-4708 LIGHTWEIGHT	$85.79
	P057547	9077	242764	21210 9.5D ACACIA BOOT -ANDERS	$291.05
	P057547			55316 8D TARICUS BOOT -DORKO	$107.51
LEADSONLINE LLC		239766	242460	FASTFIND SRVC RENEWAL	$3,188.00
LN CURTIS & SONS	P056975	INV73935	242552	SHIPPING	$17.73
	P056975			SCA-FIA-SAFARI RED FIREARM	$233.49
MOON SECURITY SERVICES INC		861931	242561	RPD RANGE MONITORING	$59.90
OXARC INC		F345473	242566	FIRE EXT SERVICE ANNL MNT	$213.78
		R466439		CYLINDER RENTAL-JANUARY	$8.00
PARAMOUNT COMMUNICATIONS INC	P057424	31959	242473	Communications Cabling for	$679.84
PITNEY BOWES PURCHASE POWER		0117/14823173	242478	POSTAGE 01/01/17 TO 01/31/17	$262.64
RIVER CITY TOWING INC		15292	242481	TOW CHARGE	$48.87
		15301	242576	TOW CHARGE	$48.87
VER STEEG, CARMEN K		011917	242665	REIMBURSE EVDNCE RM SUPPLIE	$200.71
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$4,011.96
WA STATE CRIMINAL JUSTICE TRAINING		201127699	242506	PTO ACADEMY-MAY-BAKER	$75.00

Vendor			P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WASHINGTON STATE PATROL				I17005243	242509	BACKGROUND CHECKS-JAN 2017	$32.00
XEROX CORPORATION				087975265	242512	LX5-691308 BASE-JAN	$163.07
				087975266		LX5-691344 BASE-JAN	$238.07
				087975267		LX5-694258 BASE-JAN	$204.06
				087975268		MX4-345491 BASE-JAN	$457.93
				087975269		MX4-345537 BASE-JAN	$207.63
						POLICE TOTAL****	**$124,108.30**
Division:	210	ADMINISTRATIVE SERVICES					
BANK OF AMERICA				TXN00030844	242679	ICMA-CKOCH 2017 MEMBERSHIP	$1,144.00
				TXN00030957		ISLA BONITA-BA/CK-FINANCE MTG	$35.45
				TXN00031012		ANTHONY'-CK/BA/BS-BONDS-CITY P	$75.07
VERIZON WIRELESS			P057536	9779471867	242505	Verizon Wireless Charges for	$49.91
						ADMINISTRATIVE SERVICES TOTAL****	**$1,304.43**
Division:	211	FINANCE					
ALLIED ENVELOPE			P057535	175147	242415	INSIDE DELIVERY & STACKING OF	$59.74
			P057535			WINDOW ENVELOPE, REVERSE FLAP,	$620.92
			P057535			ADJUST FOR TAX	($0.01)
			P057535	175148		RETURN ENVELOPE WITH SECURITY	$759.66
			P057535			INSIDE DELIVERY & STACKING OF	$59.72
			P057535			ADJUST FOR TAX	$0.01
			P057535	175149		UTILITY BILLING STATEMENT, 20#	$406.98
			P057535			ADJUST FOR TAX	$0.01
			P057535			INSIDE DELIVERY & STACKING OF	$59.72
			P057535	175884	242599	INSIDE DELIVERY & STACKING OF	$59.72
			P057535			ADJUST FOR TAX	$0.01
			P057535			UTILITY BILLING STATEMENT, 20#	$406.98
			P057535	175885		WINDOW ENVELOPE, REVERSE FLAP,	$620.92
			P057535			ADJUST FOR TAX	($0.01)
			P057535			INSIDE DELIVERY & STACKING OF	$59.74
BANK OF AMERICA				TXN00030808	242679	STAPLES-AA BATTERIES	$14.87
				TXN00030931		Amazon-Wireless Keyboard Combo	$53.77
				TXN00031024		WFOA-ALLEN 2017 MEMBERSHIP	$50.00
				TXN00031042		MYPLACELEARN-WEBINAR-GASB-PORT	$60.00
				TXN00031044		MYPLACELEARN-WEBGASB-BRIMACOMB	$60.00
				TXN00031072		STAPLES-PAPER/PENS/DESKPAD	$96.21
				TXN00031115		STAPLES-PADDED MOUSE PAD	$18.78
				TXN00031126		STAPLES-PAPER/PENS/DESK PAD	$77.43
				TXN00031274		WFOA-SUCHY 2017 MEMBERSHIP	$50.00
COLLECTORSOLUTIONS INC				2017015	242736	MERCHANT SRVC CHRGS JAN 17	$33,303.83
GARDA CL NORTHWEST INC				20211390	242750	EXCESS LIABILITY JAN 2017	$358.92

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GRAINGER	S017301	9352212147	242753	FLAT PANEL HEATER ITEM #4NHG9	$101.99
	S017301	9352212154		FLAT PANEL HEATER ITEM #4NHG9	$101.99
N HARRIS COMPUTER CORPORATION		XT00124892	242470	ACA SOFTWARE	$155.86
PITNEY BOWES PURCHASE POWER		0117/14823173	242478	POSTAGE 01/01/17 TO 01/31/17	$8,284.06
RETAIL LOCKBOX INC		17014812	242570	UB PYMT PROCESSING JAN 2017	$2,276.15
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$47.79
	P057536			Verizon Wireless Charges for	$40.69
				FINANCE TOTAL****	**$48,266.45**
Division: 212 PURCHASING					
BANK OF AMERICA		TXN00030849	242679	NATIONAL PROCUREMENT INST - 20	$90.00
		TXN00031029		PAYPAL ISM-CB - 2017 Membersh	$160.00
		TXN00031112		LINKEDIN-243 3143076	$70.81
		TXN00031246		AMAZON/FILE WALLETS	$64.23
		TXN00031262		LINKEDIN.COM	$55.83
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$827.15
COSTCO WHOLESALE #486		2017 MEMBERSHIP	242618	COSTCO MEMBERSHIP DUES-2017	$25.82
GRAINGER	S017301	9353661201	242753	GUSSETED POLY BAG ITEM #5ZW14	$99.24
ORKIN EXTERMINATING INC	S017270	153141287	242565	PEST CONTROL SERVICES FOR BLDG	$27.15
	S017270			PEST CONTROL SERVICES FOR BLDG	$27.15
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$19.32
	P057536			Verizon Wireless Charges for	$32.98
XEROX CORPORATION	S017272	087975273	242512	XEROX 7855 LEASE AND COPY CHAR	$47.37
	S017272			XEROX 7855 LEASE AND COPY CHAR	$189.46
				PURCHASING TOTAL****	**$1,736.51**
Division: 213 INFORMATION TECHNOLOGY					
BANK OF AMERICA		TXN00031007	242679	2CO.COM SITEUPTIM -REFUND REQU	$48.00
		TXN00031045		MICROSOFT ANSWER DESK -SUPP	$499.00
		TXN00031122		ASPE TRAINING -Emily Pipkins	$995.00
		TXN00031173		PMI-Membership Rnwl Kevin	$154.00
		TXN00031234		Amazon-Console Rollover Cables	$41.37
CASELLE INC	P057390	78580	242609	ANIMAL LICENSE SOFTWARE MONTHL	$169.33
CERIUM NETWORKS INC	P057581	059756	242728	Engineer Remote Sys Programmin	$217.20
	P057364	059933	242528	SHIPPING	$20.09
	P057364			Catalyst Switch CERQ71798	$4,709.87
CHRYSALIS BTS LLLP	S017208	1555	242611	K2 PAF ENHANCEMENTS	$14,742.50
MSDS ONLINE INC	P057551	155091	242562	MSDS ONLINE HQ ACCOUNT RENEWAL	$1,791.36
SHARESQUARED INC	P057520	2093	242485	SHARESQUARED MAINTENANCE FOR	$19,231.32
TECH POWER SOLUTIONS INC	P057395	53355	242806	Memory CISSQLPROD	$821.32
UNITED PARCEL SERVICE	S017290	000986641067	242499	GROUND PKG TO HAVIS FOR IT 2/	$6.03
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$312.24

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$15.02
				INFORMATION TECHNOLOGY TOTAL****	**$43,773.65**
Division: 220 HUMAN RESOURCES					
BANK OF AMERICA		TXN00030794	242679	HR CERTINST-HRCI-JUBB RENEWAL	$150.00
		TXN00030810		STAPLES-COR ADD STAMP	$23.20
		TXN00030821		DATIA-DER TRAINING-JR/LP/KN/AJ	$299.00
		TXN00030919		STONE SOUP-BENEFITS MTG-CIGNA/	$107.63
		TXN00030923		ALBERTSONS-MTG-BENEFITS STRAT	$53.84
		TXN00030981		EMPLOYMNT SCREEING-BACKGROUND	$263.50
		TXN00031043		STAPLES-TAPE/RECYCLE BINS/PAPE	$130.19
		TXN00031204		SHRM/ANNUAL CONFERENCE AJ	$1,395.00
		TXN00031220		UNITED/AIRLINE TICKETS FOR AJ	$809.60
		TXN00031227		SHRM HOUSING/HOTEL FOR AJ	$240.98
		TXN00031260		NEWEGG-HEADSET SYSTEM	$164.87
		TXN00031264		AGENT FEE/UNITED TICKET FEE FO	$35.00
CEPTEC POLYGRAPH SERVICES LLC		1701	242429	PRE-EMPLOY POLYGRAPH-ANDERSON	$250.00
GRAINGER	S017301	9358899681	242753	FLAT PANEL HEATER ITEM #4NHG9	$51.00
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$57.61
				HUMAN RESOURCES TOTAL****	**$4,031.42**
Division: 300 COMMUNITY &DEVELOPMENT SERVICE					
BANK OF AMERICA		TXN00030840	242679	AM. PLAN. ASSOC - MEMBERSHIP,	$88.00
		TXN00030939		PAYPAL-TRIDEC-ECON OUTLK-KJ	$75.00
		TXN00031144		AM.PLANNING ASSOC - REG. TRIP	$840.00
		TXN00031225		STAPLES - PENS, TAPE, KEYBD/MS	$100.85
		TXN00031232		JIMMY JOHNS - COMP PLAN CONSUL	$26.00
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$109.51
				COMMUNITY &DEVELOPMENT SERVICE TOTAL****	**$1,239.36**
Division: 301 DEVELOPMENT SERVICES					
BANK OF AMERICA		TXN00030809	242679	STAPLES - DOCUMENT HOLDER	$12.59
		TXN00030949		NCS ITL CDE COUNCIL-INSP. EXAM	$199.00
		TXN00031030		INT'L CODE COUNCIL INC-SFT COV	$243.26
		TXN00031041		USPS PO 5471400352 - POSTAGE	$16.34
		TXN00031059		INT'L CODE COUNCIL-2015 CODE B	$200.37
		TXN00031089		PAYPAL NCW ICC - BUILD OFF. C	$325.00
		TXN00031103		PAYPAL NCW ICC - BUILD OFF. C	$325.00
		TXN00031104		PAYPAL NCW ICC - BUILD OFF. C	$325.00
BENTON FRANKLIN COUNCIL OF GOVERNMENTS		2017-8	242522	2017 BFCG MEMBER ASSESSMENT	$13,025.60
PITNEY BOWES PURCHASE POWER		0117/14823173	242478	POSTAGE 01/01/17 TO 01/31/17	$72.97
TRI CITY HERALD	S017291	2856630	242496	PH ACRES SOUTH OF COL PARK TRA	$42.02

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRI CITY HERALD	S017291	2868216	242496	NOTICE OF APPLICATIONS & PH RA	$108.67
	S017291	2868254		PHN 011117 PC RAN ON 1/9/17	$48.30
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$463.56
WATER SOLUTIONS INC		15227	242510	3 WTR MACHINES - FEB 2017	$39.63
				3 WTR MACHINES - FEB 2017	$16.29
XEROX CORPORATION		087975260	242512	LX5-692207 BASE-JAN	$76.88
				DEVELOPMENT SERVICES TOTAL****	**$15,540.48**
Division: 302 REDEVELOPMENT					
BANK OF AMERICA		TXN00030911	242679	VARIDESK - MONITOR ARMS	$195.00
		TXN00031118		STAPLES - BINDERS	$82.91
		TXN00031266		ICSC - MEMBERSHIP DUES, M. THO	$135.00
		TXN00031275		ALASKA AIR- TRIP # 17-064, M.	$233.60
SHANNON & WILSON INC		8217	242484	GROUNDWATER MONITORING-SHOPS	$686.40
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$79.34
				REDEVELOPMENT TOTAL****	**$1,412.25**
Division: 303 LIBRARY					
BANK OF AMERICA		TXN00030797	242679	INGRAM BOOKS	$18.51
		TXN00030798		INGRAM BOOKS	$24.48
		TXN00030811		INGRAM BOOKS	$538.94
		TXN00030820		INGRAM BOOKS	$114.04
		TXN00030822		BLADE REPLACEMENT	$20.30
		TXN00030823		INGRAM BOOKS	$45.22
		TXN00030824		INGRAM BOOKS	$255.61
		TXN00030830		BLADE REPLACEMENT	$28.01
		TXN00030836		EVERGREEN REGISTRATION - LA TB	$880.00
		TXN00030855		INGRAM BOOKS	$13.01
		TXN00030860		OVERDRIVE DIGITAL	$187.95
		TXN00030861		RECORDED BOOKS	$403.84
		TXN00030890		AIRFARE - EVERGREEN DPA TRP# 1	$793.60
		TXN00030894		AGENT FEE - EVERGREEN DPA TRP	$35.00
		TXN00030898		INGRAM BOOKS	$239.33
		TXN00030900		AIRFARE - EVERGREEN DS TRP# 17	$793.60
		TXN00030902		AGENT FEE - EVERGREEN DS TRP#	$35.00
		TXN00030904		AGENT FEE - EVERGREEN TB TRP#	$35.00
		TXN00030907		AGENT FEE - EVERGREEN LA TRP#	$35.00
		TXN00030910		AIRFARE - EVERGREEN TB TRP# 17	$793.60
		TXN00030918		INGRAM BOOKS	$56.74
		TXN00030922		AIRFARE - EVERGREEN LA TRP# 17	$793.60
		TXN00030937		INGRAM BOOKS	$256.00
		TXN00030967		INGRAM BOOKS	$1,581.12

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031003	242679	INGRAM BOOKS	$2,241.90
		TXN00031004		INGRAM BOOKS	$364.91
		TXN00031008		INGRAM BOOKS	$108.11
		TXN00031023		OVERDRIVE DIGITAL	$276.42
		TXN00031027		BUSINESS MODEL MTG LUNCH	$51.42
		TXN00031037		OFFICE SUPPLIES	$293.09
		TXN00031039		VALUE LINE DIGITAL	$4,950.00
		TXN00031053		INGRAM BOOKS	$1,666.44
		TXN00031065		INGRAM BOOKS	$122.44
		TXN00031067		FIRST AID KIT	$124.88
		TXN00031069		OFFICE SUPPLIES, FIRST AID KIT	$238.45
		TXN00031073		INGRAM BOOKS	$132.28
		TXN00031079		INGRAM BOOKS	$269.82
		TXN00031087		STAFF ROOM SUPPLIES	$129.38
		TXN00031098		LABELS, CASES, TAPE	$763.81
		TXN00031117		CENTER POINT LARGE PRINT	$3,232.56
		TXN00031119		INGRAM BOOKS	$132.08
		TXN00031123		OVERDRIVE DIGITAL	$504.92
		TXN00031124		BLACKSTONE AUDIO	$316.54
		TXN00031128		INGRAM BOOKS	$132.72
		TXN00031135		MIDWEST DVD	$295.29
		TXN00031145		SUPPLIES - EM RETIREMENT PARTY	$50.35
		TXN00031146		PROQUEST DATABASE	$2,360.00
		TXN00031161		INGRAM BOOKS	$181.86
		TXN00031167		SUPPLIES - EM RETIREMENT PARTY	$11.82
		TXN00031170		STEP STOOLS	$68.98
		TXN00031183		BUBBLE MAILER	$26.16
		TXN00031185		OVERDRIVE DIGITAL	$9.00
		TXN00031190		INGRAM BOOKS	$184.28
		TXN00031193		BLACKSTONE AUDIO	$46.30
		TXN00031203		INGRAM BOOKS	$1,434.84
		TXN00031207		TAPE	$128.68
		TXN00031209		BOOKMARKS	$678.17
		TXN00031210		INGRAM BOOKS	$144.91
		TXN00031219		EM RETIREMENT CAKE	$37.98
		TXN00031221		MIDWEST DVD	$102.87
		TXN00031229		OVERDRIVE DIGITAL	$366.96
		TXN00031236		MIDWEST TAPE DVD	$115.44
		TXN00031243		COFFEE EM RETIREMENT PARTY	$32.58
		TXN00031256		INGRAM BOOKS	$382.70
		TXN00031257		INGRAM BOOKS	$54.71

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031263	242679	PASSPORT PROTECTION PLAN	$19.98
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$3,256.16
OCLC INC		0000513857	242564	CATALOGING SRVCS - JAN	$1,004.55
THE GALE GROUP INC		59596655	242587	BOOKS-6 TITLES	$154.28
		59596756		BOOKS-5 TITLES	$136.04
		59617159		BOOKS-6 TITLES	$148.20
		59618253		BOOKS-6 TITLES	$147.44
		59746840		BOOKS-6 TITLES	$150.48
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$102.58
XEROX CORPORATION		087975280	242596	LX5-692917 BASE-JAN	$308.03
		087975281		LX5-692943 BASE-JAN	$143.37
		088022084		LX5-692939 BASE-JAN	$169.85
		088022085		LX5-692946 BASE-JAN	$288.20
				LIBRARY TOTAL****	**$36,772.71**
Division: 330 PARKS & RECREATION ADMIN					
BANK OF AMERICA		TXN00030944	242679	NATIONAL RECREATION & - MEMBER	$425.00
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$1,316.87
				PARKS & RECREATION ADMIN TOTAL****	**$1,741.87**
Division: 331 PARKS & REC - RECREATION					
ATOMIC SCREENPRINT & EMBROIDERY		784	242677	YOUTH BASKETBALL SHIRTS	$5,256.15
BANK OF AMERICA		TXN00030814	242679	BENTON FRANKLIN DISTRIC H - RC	$85.00
		TXN00030885		Amazon.com -	$17.36
		TXN00030928		Amazon.com - BOOK FOR JOE	$105.44
		TXN00030946		STAPLES - PAPER	$48.04
		TXN00030988		STAPLES - Credit - Return	($39.09)
		TXN00030997		DOLLAR TREE - BINGO PRIZES	$27.63
		TXN00031022		ACCENT SIGNS INC - WINTER WOND	$30.41
		TXN00031028		AMAZON MKTPLACE PMTS - SHOWER	$31.73
		TXN00031038		DELL-Projector Carry case	$101.62
		TXN00031083		WSP BACKGROUND CHECKS - BACKGR	$24.00
		TXN00031127		LOWES #02344 - TOOLS FOR RCC	$92.26
		TXN00031131		AMAZON MKTPLACE PMTS - towells	$53.98
		TXN00031133		STAPLES - WIRELESS MOUSE	$30.13
		TXN00031136		STAPLES - OFFICE SUPPLIES	$73.88
		TXN00031137		STAPLES - WHITEBOARD MARKERS	$9.65
		TXN00031142		C&C SMART FOOD52305752 - CLEAN	$35.15
		TXN00031150		WM SUPERCENTER #3261 - RCC SUP	$32.42
		TXN00031160		WM SUPERCENTER #3261 - BINS/SU	$50.86
		TXN00031175		WALMART.COM 8009666546 - BINS	$116.18
		TXN00031241		TARGET 00008300 - CLEAN	$4.33

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031248	242679	JOINHOMEBASE.COM - SCHEDULING	$9.95
		TXN00031272		CRAFT WAREHOUSE -05 - CHALK MA	$25.47
BROADCAST MUSIC INC		29388779	242719	BMI LICENSE-1/1-12/31/17	$342.00
CAMARENA LATIN RHYTHMS		JANUARY 2017	242721	SALSA INSTRUCTOR-JANUARY	$818.66
MASON, PATTI L			242464	FITNESS CLASSES - JANUARY	$484.87
MILLER, JO ANN			242467	DANCE INSTRUCTOR-JANUARY	$114.30
PITNEY BOWES PURCHASE POWER		0117/14823173	242478	POSTAGE 01/01/17 TO 01/31/17	$7.20
SZENDRE, JOLENE		DECEMBER 2016	242804	YOGA CLASS #5621-DEC 2016	$107.63
		JANUARY 2017		YOGA CLASS #5877-JAN 2017	$105.03
		NOVEMBER 2016		YOGA CLASS #5619-NOV 2016	$87.50
XEROX CORPORATION		087975256	242822	MX4-322135 BASE-JAN	$82.92
				MX4-322135 BASE-JAN	$231.35
				PARKS & REC - RECREATION TOTAL****	**$8,604.01**
Division: 335 PARKS & REC - PARKS&FACILITIES					
ABM JANITORIAL NORTHWEST		10407724	242597	JANITORIAL SRVCS-FLOORS RCC	$4,136.70
		10407742		JANITOR SRVCS-WINDOWS-PD	$488.40
		10543239		JANITORIAL SRVCS-FEBRUARY	$978.44
				JANITORIAL SRVCS-FEBRUARY	$2,342.86
				JANITORIAL SRVCS-FEBRUARY	$2,667.25
				JANITORIAL SRVCS-FEBRUARY	$3,128.45
				JANITORIAL SRVCS-FEBRUARY	$903.54
				JANITORIAL SRVCS-FEBRUARY	$527.01
AIREFCO INC		3736121	242598	HEAT RETARDANT STRIP	$52.68
AMERICA WEST ENVIRONMENTAL SUPPLIES INC	S017288	12342	242416	29.45 TONS OF DEICER / 5240	$5,804.25
AMERICAN WHEEL SPECIALIST, INC		38604	242600	DOUBLE DOOR BEAM	$97.74
BANK OF AMERICA		TXN00030796	242679	COLUMBIA FITNESS - EQUIPMENT F	$3,186.32
		TXN00030804		COLUMBIA FITNESS - CORFIT EQUI	$4,930.44
		TXN00030806		MILLER PAINT KENNEWICK - FIELD	$2,475.00
		TXN00030819		THE HOME DEPOT #4746 - STOCK F	$865.54
		TXN00030825		GRIGGS ACE RICHLAND - ANNS END	$31.82
		TXN00030827		NW CONSTRUCTION SUPPLY - SAND	$75.21
		TXN00030873		LOWES #02344 - LIBRARY REPAIRS	$10.45
		TXN00030882		THE HOME DEPOT #4746 -PICNIC T	$104.45
		TXN00030906		AmazonPrime Membership - MONTH	$11.94
		TXN00030914		THE HOME DEPOT #4746 - RCC FRO	$6.45
		TXN00030916		ACE HDWE - RCC FRONT DESK REMO	$4.78
		TXN00030945		WAL-MART #3261 - CELL PHONE SU	$35.06
		TXN00030948		GOTOCITRIX.COM - GO TO MEETING	$20.64
		TXN00030950		THE HOME DEPOT #4746 - ICE MEL	$758.57
		TXN00030961		ATLAS 46 - SUPPLIES FOR TRAILE	$307.90
		TXN00030968		THE HOME DEPOT #4746 - RCC MEE	$52.03

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00030977	242679	STAPLES - OFFICE SUPPLIES	$49.61
		TXN00031009		BOBS BURGERS BREW - INTERVIEW	$52.67
		TXN00031032		SERVERSUPPL -IP Phone Replacem	$194.00
		TXN00031033		GRIGGS ACE RICHLAND - RCC REST	$16.49
		TXN00031040		STAPLES - OFFICE SUPPLIES	$75.56
		TXN00031047		LOWES #02344 - ICE MELT	$16.22
		TXN00031049		GRIGGS ACE RICHLAND - LYNNWOOD	$8.32
		TXN00031066		THE HOME DEPOT #4746 - SHOP SU	$282.49
		TXN00031172		LOWES #02344 - RCC ROOF AND AN	$68.18
		TXN00031177		WSU CAHE WEB - STUDY MATERIAL	$64.62
		TXN00031191		THE HOME DEPOT #4746 - PICNIC	$158.61
		TXN00031226		GRIGGS ACE RICHLAND - SHELVING	$38.35
		TXN00031231		THE HOME DEPOT #4746 -PICNIC T	$40.43
		TXN00031259		GRIGGS ACE RICHLAND - 703 OFFI	$19.94
		TXN00031282		LOWES #02344 - ADMIN BUILDING	$62.72
BEAVER BARK & ROCK		796987	242603	GRAVEL/PEA GRAVEL	$97.70
BENTON COUNTY SHERIFF'S OFFICE		12/16-WORKCREW II	242604	WORKCREW II-DECEMBER 2016	$11,426.54
BUILDERS HARDWARE & SUPPLY CO INC	S017252	S3534829.001	242425	TAX	$322.15
	S017252			VANDERBILT SMS - SOFTWARE UPGR	$3,745.92
	P057578	S3542515.001	242720	ADJUST FOR DISCOUNT	($2.20)
	P057578			BHS ACCESS CONTROL SERVICE,	$238.88
CASCADE NATURAL GAS CORP		01/17-51897100007	242608	NAT GAS 1005 SWIFT 12/16-01/19	$10.86
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$76.36
				CITY UTILITY BILLS/JAN 2017	$173.02
				CITY UTILITY BILLS/JAN 2017	$168.96
				CITY UTILITY BILLS/JAN 2017	$168.38
				CITY UTILITY BILLS/JAN 2017	$197.62
				CITY UTILITY BILLS/JAN 2017	$159.46
				CITY UTILITY BILLS/JAN 2017	$206.85
				CITY UTILITY BILLS/JAN 2017	$221.75
				CITY UTILITY BILLS/JAN 2017	$85.10
				CITY UTILITY BILLS/JAN 2017	$39.30
				CITY UTILITY BILLS/JAN 2017	$39.34
				CITY UTILITY BILLS/JAN 2017	$41.18
				CITY UTILITY BILLS/JAN 2017	$42.05
				CITY UTILITY BILLS/JAN 2017	$43.91
				CITY UTILITY BILLS/JAN 2017	$48.03
				CITY UTILITY BILLS/JAN 2017	$49.74
				CITY UTILITY BILLS/JAN 2017	$49.93
				CITY UTILITY BILLS/JAN 2017	$55.31
				CITY UTILITY BILLS/JAN 2017	$58.04

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$59.93
				CITY UTILITY BILLS/JAN 2017	$60.30
				CITY UTILITY BILLS/JAN 2017	$62.35
				CITY UTILITY BILLS/JAN 2017	$82.38
				CITY UTILITY BILLS/JAN 2017	$104.70
				CITY UTILITY BILLS/JAN 2017	$135.46
				CITY UTILITY BILLS/JAN 2017	$132.97
				CITY UTILITY BILLS/JAN 2017	$125.33
				CITY UTILITY BILLS/JAN 2017	$116.62
				CITY UTILITY BILLS/JAN 2017	$115.73
				CITY UTILITY BILLS/JAN 2017	$311.84
				CITY UTILITY BILLS/JAN 2017	$108.19
				CITY UTILITY BILLS/JAN 2017	$80.83
				CITY UTILITY BILLS/JAN 2017	$100.15
				CITY UTILITY BILLS/JAN 2017	$34.58
				CITY UTILITY BILLS/JAN 2017	$95.00
				CITY UTILITY BILLS/JAN 2017	$91.01
				CITY UTILITY BILLS/JAN 2017	$35.81
				CITY UTILITY BILLS/JAN 2017	$149.39
				CITY UTILITY BILLS/JAN 2017	$109.52
				CITY UTILITY BILLS/JAN 2017	$23.77
				CITY UTILITY BILLS/JAN 2017	$1,118.65
				CITY UTILITY BILLS/JAN 2017	$1,040.59
				CITY UTILITY BILLS/JAN 2017	$3,542.20
				CITY UTILITY BILLS/JAN 2017	$27.87
				CITY UTILITY BILLS/JAN 2017	$974.24
				CITY UTILITY BILLS/JAN 2017	$27.50
				CITY UTILITY BILLS/JAN 2017	$514.75
				CITY UTILITY BILLS/JAN 2017	$969.59
				CITY UTILITY BILLS/JAN 2017	$1,368.47
				CITY UTILITY BILLS/JAN 2017	$866.06
				CITY UTILITY BILLS/JAN 2017	$20.54
				CITY UTILITY BILLS/JAN 2017	$5,448.30
				CITY UTILITY BILLS/JAN 2017	$752.33
				CITY UTILITY BILLS/JAN 2017	$706.56
				CITY UTILITY BILLS/JAN 2017	$666.66
				CITY UTILITY BILLS/JAN 2017	$602.59
				CITY UTILITY BILLS/JAN 2017	$27.05
				CITY UTILITY BILLS/JAN 2017	$222.97
				CITY UTILITY BILLS/JAN 2017	$1,682.88
				CITY UTILITY BILLS/JAN 2017	$1,701.81

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$1,800.69
				CITY UTILITY BILLS/JAN 2017	$33.42
				CITY UTILITY BILLS/JAN 2017	$1,618.36
				CITY UTILITY BILLS/JAN 2017	$30.78
				CITY UTILITY BILLS/JAN 2017	$30.33
				CITY UTILITY BILLS/JAN 2017	$1,144.39
				CITY UTILITY BILLS/JAN 2017	$29.82
				CITY UTILITY BILLS/JAN 2017	$1,169.33
				CITY UTILITY BILLS/JAN 2017	$29.51
				CITY UTILITY BILLS/JAN 2017	$1,428.25
				CITY UTILITY BILLS/JAN 2017	$29.14
				CITY UTILITY BILLS/JAN 2017	$1,427.57
				CITY UTILITY BILLS/JAN 2017	$37.11
				CITY UTILITY BILLS/JAN 2017	$1,391.58
				CITY UTILITY BILLS/JAN 2017	$950.19
				CITY UTILITY BILLS/JAN 2017	$2,870.93
				CITY UTILITY BILLS/JAN 2017	($2,596.47)
				CITY UTILITY BILLS/JAN 2017	$14.15
				CITY UTILITY BILLS/JAN 2017	$10.29
				CITY UTILITY BILLS/JAN 2017	$347.35
				CITY UTILITY BILLS/JAN 2017	$344.60
				CITY UTILITY BILLS/JAN 2017	$333.48
				CITY UTILITY BILLS/JAN 2017	$9.70
				CITY UTILITY BILLS/JAN 2017	$19.02
				CITY UTILITY BILLS/JAN 2017	$279.45
				CITY UTILITY BILLS/JAN 2017	($92.32)
				CITY UTILITY BILLS/JAN 2017	$272.10
				CITY UTILITY BILLS/JAN 2017	$271.44
				CITY UTILITY BILLS/JAN 2017	$270.16
				CITY UTILITY BILLS/JAN 2017	$259.04
				CITY UTILITY BILLS/JAN 2017	$244.02
				CITY UTILITY BILLS/JAN 2017	$242.81
				CITY UTILITY BILLS/JAN 2017	$484.89
				CITY UTILITY BILLS/JAN 2017	$436.51
				CITY UTILITY BILLS/JAN 2017	$371.43
				CITY UTILITY BILLS/JAN 2017	$19.60
				CITY UTILITY BILLS/JAN 2017	$367.23
				CITY UTILITY BILLS/JAN 2017	$369.72
				CITY UTILITY BILLS/JAN 2017	$347.96
COMPLETE CLEANING SYSTEMS		74015	242616	MACHINE SCRUB WAREHOUSE	$175.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-571410	242434	ILLUMATECH MARK	$92.31

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-572372	242617	LED STRIP FIX	$260.28
EWING IRRIGATION PRODUCTS INC		2738943	242628	ICE CRUSHER	$996.27
FARMERS EXCHANGE		51611	242442	CHAIN SAW	$260.63
FASTENAL COMPANY		WARIC62981	242629	SS OVPH	$3.26
FERGUSON ENTERPRISES INC		4925109	242445	WAX RING W/EXTRA WAX	$5.35
		4965284	242630	COMP ADPT	$13.84
		4971176		BLUE MONSTER TEF TAPE	$168.85
GRAINGER	S017301	9348475485	242753	TOILET PAPER HOLDER ITEM #3P91	$89.30
	S017301	9350913324		TOILET PAPER HOLDER ITEM #3P91	$119.07
HD FOWLER COMPANY INC		I4426810	242635	PURPLE ICE MELT	$472.54
HERC RENTALS INC		29110806-001	242637	BOOM ARTICULATED RENTAL	$424.37
		29110806-002		BOOM LIFT RENTAL	$269.63
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		205497	242640	BUSHING/UNION COMPRESSION	$8.05
MASCOTT EQUIPMENT CO INC		388878	242641	FILTERS REG COMBO	$57.02
		389807		AIR FILTERS	$135.87
MILLER PAINT COMPANY INC		29878644	242643	EPOXY FLAKES	$239.08
		29934717		FACEPIECE RESPIRATOR	$51.36
		29936256		TIMBER OIL	$111.21
		29936859		EPOXY/GLAZE/FABROLLER COVER	$245.16
		29946659		EPOXY FLAKES	$28.67
		29952112		GLAZE EPOXY WHITE WALLS	$241.09
MOON SECURITY SERVICES INC		861615	242644	BASIC FIRE MONITOR LIBRARY	$36.00
		862516		ST#74 CELL GSM FIRE B/U	$50.00
		862827		BASIC FIRE MONITOR CREST	$59.00
OXARC INC		F345287	242646	FIRE EXT SERVICE ANNUAL MAINT	$551.26
		F345288		FIRE EXT SERVICE ANNUAL MAINT	$57.94
		F345289		FIRE EXT SERVICE ANNUAL MAINT	$45.89
		F345290		FIRE EXT SERVICE ANNUAL MAINT	$210.57
		F345291		FIRE EXT SERVICE ANNUAL MAINT	$84.27
		F345294		FIRE EXT SERVICE ANNUAL MAINT	$55.61
		F345295		FIRE EXT SERVICE ANNUAL MAINT	$31.60
		F345296		FIRE EXT SERVICE ANNUAL MAINT	$31.60
		F345297		FIRE EXT SERVICE ANNUAL MAINT	$21.07
		F345313		FIRE EXT SERVICE ANNUAL MAINT	$185.71
		R466406		CYLINDER RENTAL-JANUARY	$73.41
		R466407		CYLINDER RENTAL-JANUARY	$138.08
		R466408		CYLINDER RENTAL-JANUARY	$152.07
		R466409		CYLINDER RENTAL-JANUARY	$63.69
		R466410		CYLINDER RENTAL-JANUARY	$87.48
PLATT ELECTRIC SUPPLY		L332601	242649	ELE BALLAST	$106.60
		L415271		RACEWAY/ARMORED CABLE CONN	$42.41

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PLATT ELECTRIC SUPPLY		L416162	242649	140W LED LGD LIGHTS	$268.65
		L416188		PH 12PK LIGHTS	$12.92
RICHLAND ACE HARDWARE		212750	242650	SNOW SHOVEL	$35.37
		212784		DUST BRUSH	$30.39
		212786		DUCT TAPE	$6.51
		54936	242479	MASKING TAPE/SANDSPONGE	$39.69
		54937		GRAFFITI SPRAY/PUSH BROOM	$53.15
		54980	242650	FLOW MIX/FASTENERS	$23.64
		54996	242479	FOLDING PRUNING SAW	$24.97
		54997		FASTENERS	$6.45
		55001		TRAY LINER	$4.97
		55004		LAV FAUCET	$59.72
		55024	242650	EXTRACTOR BIT SET	$15.19
		55055		MASKING TAPE	$26.03
		55115		HAND WARMERS	$10.85
		55144		PEAK WASH/DEICER	$5.42
		55145		RETURN PEAK WASH/DEICER	($5.42)
		55186		SCREW DK DUAL	$43.40
		55193		SCREW DK DUEL	$59.13
RICHLAND NAPA		378463	242480	6V-12V CHARGER	$46.69
ROTO ROOTER		2804120	242651	DRAIN CLEANING	$445.94
SPRAGUE PEST SOLUTIONS		3066806	242656	SPRAY INTERIOR-FS #72	$162.90
STEEBER'S LOCK SERVICE		015284	242487	DUPS/RINGS/TAGS	$10.32
		681724	242657	DUPS/RINGS/TAGS	$10.51
STONEWAY ELECTRIC SUPPLY		S101902541.001	242489	ADVANCE IOPA	$31.40
		S101906836.001		P&S TM8	$3.57
		S101906926.001		CULLY 70000	$9.77
		S101916023.001	242658	GLOSS WH LIGHT RCC	$16.97
		S101918267.001		FLAT BLANK COVER/RELAY	$87.72
		S101925062.001		RAB ENTRA LED 120V TO 277V	$225.78
THE PERSONAL TOUCH CLEANING INC		68806	242660	JANITOR SERVICES-BLDG 100-JAN	$2,634.32
		68807		JANITOR SERVICES-BLDG 200-JAN	$708.28
		68808		JANITOR SERVICES-BLDG 300-JAN	$558.76
		68865		JANITOR SERVICES-RCC-JAN	$3,733.73
		68866		JANITOR SERVICES-LIBRARY-JAN	$12,024.06
UNITED PARCEL SERVICE	S017282	673390653	242500	RETURN FREIGHT FOR PALLET OF M	$187.98
	S017282	835056482		FREIGHT CHARGE FOR PALLET OF M	$258.49
				PARKS & REC - PARKS&FACILITIES TOTAL****	**$122,412.03**
Division: 338 PARKS & REC - PROJECT ADMIN					
ECOGRAFX INC		12982	242624	IRRIGATION F/X LICENSE RENEWAL	$450.00
				PARKS & REC - PROJECT ADMIN TOTAL****	**$450.00**

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 900 NON-DEPARTMENTAL					
ARBAUGH & ASSOCIATES INC		1584	242518	ARBAUGH CONTRACT FEES-JAN 17	$1,492.73
BANK OF AMERICA		17010064379	242678	BANK ANALYSIS FEES	$2,391.11
STATE AUDITOR'S OFFICE		L118702	242801	AUDIT SERVICES-JAN 2017	$6,313.51
				NON-DEPARTMENTAL TOTAL****	**$10,197.35**
				GENERAL FUND Total ***	**$549,079.00**
FUND 101 CITY STREETS					
Division: 401 STREETS MAINTENANCE					
ADVANCED SIGNAL & CONTRACTING LLC	P057465	2533	242514	2017 RAILROAD XING INSPECTIONS	$450.00
	P057465	2542		2017 RAILROAD XING INSPECTIONS	$320.00
AMERICA WEST ENVIRONMENTAL SUPPLIES INC	S017288	12287	242416	5.51 TONS OF DEICER / 980 GALL	$1,084.69
	S017288	12302		22.73 TONS OF DEICER / 4034	$4,477.04
	S017288	12331		22.12 TONS OF DEICER / 3936	$4,357.69
BANK OF AMERICA		TXN00030841	242679	IMSA - DUES - MA, JB, CB, DL,	$480.00
		TXN00030891		WM - ANTENNA, HDMI CORD	$75.67
		TXN00030934		MCDONALD'S - GIFT CARDS FOR SN	$240.00
		TXN00031200		HOME DEPOT - DRILL BIT, MECHAN	$62.16
		TXN00031212		OFFICE DEPOT - NOTEBOOK, TABS	$9.32
		TXN00031235		EVERGREEN SAFETY COUNCIL - TRA	$198.00
		TXN00031245		EVERGREEN SAFETY COUNCIL - TRA	$22.00
BC SALES CO INC		B421783	242602	BOOTS-RENZ	$162.85
		B421889		BOOTS-MORRIS	$162.85
BENTON FRANKLIN COUNCIL OF GOVERNMENTS		2017-8	242522	2017 BFCG MEMBER ASSESSMENT	$19,538.40
BENTON PUD		01/17 72866300000	242422	WYE LIGHTS-BADGER REPEATER	$62.25
BIRD, JIM		012717	242607	REINBYRSE WORK BOOT EXPENSE	$131.94
CENTRAL HOSE & FITTINGS INC		443415	242610	STRIPER HOSE PARTS	$384.99
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$95.35
				CITY UTILITY BILLS/JAN 2017	$1,050.26
G & R AG PRODUCTS INC		2167890-0001-02	242748	METERS FOR DE-ICER TANKS	$1,440.55
		2167928-0001-02		METER PARTS FOR DE-ICER TANKS	$53.58
HERC RENTALS INC		29122414-001	242756	LIQUID PROPANE	$62.40
		29131254-001		WATER TANK KIT	$134.99
RICHLAND ACE HARDWARE		55066	242479	CLEVIS	$39.07
		55070		CLEVIS RETURN CREDIT	($19.54)
RICHLAND NAPA		380518	242790	ROD	$14.91
ROWAND MACHINERY CO		218766	242652	BACKHOE PICK UP FEE	$130.32
		221008		BACKHOE RENTAL	$2,144.86
STEEBER'S LOCK SERVICE		681721	242487	MASTER LOCKS	$246.96
TACOMA SCREW PRODUCTS INC		22168431	242805	U-BOLTS	$15.18

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TOTEM PACIFIC CORP	S017287	70921	242495	35.38 TONS ROAD SALT	$3,069.59
	S017287	70926		35.46 TONS ROAD SALT	$3,076.53
	S017287	70933		35.62 TONS ROAD SALT	$3,090.41
	S017306	70939	242662	35.48 TONS ROAD SALT	$3,078.27
	S017306	70946		35.99 TONS ROAD SALT	$3,122.51
	S017306	70947		36.57 TONS ROAD SALT	$3,172.84
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$271.31
				STREETS MAINTENANCE TOTAL****	**$56,510.20**
				CITY STREETS Total ***	**$56,510.20**
FUND 112		**INDUSTRIAL DEVELOPMENT FUND**			
Division: 305		ECONOMIC DEVELOPMENT			
ARBAUGH & ASSOCIATES INC		1584	242518	ARBAUGH CONTRACT FEES-JAN 17	$152.31
BANK OF AMERICA		TXN00030856	242679	ALASKA AIR -TRIP 17-004, Z.RAT	$206.40
		TXN00030875		STAPLES - KEYBOARD/MOUSE, CASE	$72.61
		TXN00030911		VARIDESK - STAND DESK TOP	$395.00
		TXN00030912		STAPLES - LAPTOP CASE	$24.42
		TXN00030935		ALASKA AIR - TRIP 17-030, Z.	$287.80
		TXN00030939		PAYPAL-TRIDEC-ECON OUTLK-DA	$75.00
				PAYPAL-TRIDEC-ECON OUTLK-ZR	$75.00
				PAYPAL-TRIDEC-ECON OUTLK-MT	$75.00
		TXN00030975		ICSC - MEMBERSHIP, Z. RATKAI	$135.00
		TXN00031129		NW Business Stamp - ADDRESS ST	$36.27
		TXN00031169		GOTPRINT.COM-PSTCDS-ED	$74.97
		TXN00031189		PARKING PANDA - TRIP #17-004,	$15.00
		TXN00031192		PAYLESS-- CAR RENTAL, TRIP #17	$86.31
		TXN00031233		HAMPTON INN&SUITES- TRIP #17-0	$460.02
		TXN00031237		IEDC ONLINE - REG. TRIP #17-04	$490.00
		TXN00031265		RPS PASCO- PARKING TRIP # 17-0	$30.00
		TXN00031267		ARCO AM/PM - RENTAL CAR FUEL,	$9.80
		TXN00031278		ALASKA AIR - TRIP #17-046, NZ.	$397.80
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$245.06
				ECONOMIC DEVELOPMENT TOTAL****	**$3,343.77**
Division: 306		ECONOMIC DEVELOPMENT PROJECTS			
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$99.96
TRI CITY HERALD	S017291	2886202	242496	CALL FOR BID 17-0007 SCHAEFFER	$244.91
				ECONOMIC DEVELOPMENT PROJECTS TOTAL****	**$344.87**
				INDUSTRIAL DEVELOPMENT FUND Total ***	**$3,688.64**
FUND 117		**CRIMINAL JUSTICE SALES TAX**			

Vendor		P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division:	131 CJST POLICE ACTIVITY					
BANK OF AMERICA			TXN00030888	242679	AMAZON.COM - WIRELESS ROUTER	$293.21
			TXN00030905		AMAZON.COM - AUDIO & USB HUB	$241.55
			TXN00031018		DELTA AIR - JUDGE 17-036	$393.40
			TXN00031152		AMAZON - CISCO 10-PORT L3 MANA	$228.99
			TXN00031250		DELL-11 Montiors	$2,060.57
CITY OF RICHLAND			17-036 JUDGE	242733	17-036 ICAC TASK FORCE TECH	$1,001.25
LN CURTIS & SONS		P057072	INV78060	242552	TP17AMYB PROTECH NAVY DOUBLE	$27.15
		P057072			TP10AMYB NAVY SIDE ARM DOUBLE	$27.15
		P057072			TP12AN PROTECH NAVY DOUBLE	$27.15
		P057072			TP21BN PROTECH NAVY OPEN TOP U	$27.15
		P057072			TP5MYB PROTECH NAVY SINGLE M4	$27.15
		P057072			SHIPPING	$31.21
		P057072			DN6313NV NAVY OR CITY CARRIER:	$190.05
		P057072			SM02LVLIIIA SAFARI W/NAVY APEX	$841.65
		P057072			TP19A-M-YB6248 4X6 VERTICAL	$27.15
					CJST POLICE ACTIVITY TOTAL****	**$5,444.78**
					CRIMINAL JUSTICE SALES TAX Total ***	**$5,444.78**
FUND	**150**	**HOTEL/MOTEL FUND**				
Division:	307 HOTEL/MOTEL TAX					
FRONTIER FENCE INC		P057524	0053995	242747	6X10 TEMP CHAIN LINK FENCE PAN	$15,964.20
		P057524			SQUARE TUBE STANDS AND 300 CLA	$1,629.00
TRI CITIES VISITOR & CONVENTION BUREAU			155461	242812	TCVCB MONTHLY DUES-JAN'17	$17,604.03
					HOTEL/MOTEL TAX TOTAL****	**$35,197.23**
					HOTEL/MOTEL FUND Total ***	**$35,197.23**
FUND	**151**	**SPECIAL LODGING ASSESSMENT**				
Division:	339 TOURISM PROMOTION AREA					
TRI CITIES VISITOR & CONVENTION BUREAU			JAN 2017	242812	SPECIAL LODGING ACCESS JAN'17	$39,932.91
					TOURISM PROMOTION AREA TOTAL****	**$39,932.91**
					SPECIAL LODGING ASSESSMENT Total ***	**$39,932.91**
FUND	**153**	**COMMUNITY DEV BLOCK GRANT**				
Division:	308 CDBG PROGRAM					
BANK OF AMERICA			TXN00031118	242679	STAPLES - COPY PAPER	$43.91
			TXN00031217		NW Business Stamp - ADDRESS ST	$36.27
ELIJAH FAMILY HOMES			905	242440	CDBG 2016 AWARD-4TH QUARTER	$2,899.81
					CDBG PROGRAM TOTAL****	**$2,979.99**

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
				COMMUNITY DEV BLOCK GRANT Total ***	**$2,979.99**
FUND 301	**STREETS CAPITAL CONSTRUCTION**				
Division: 000					
SHARPE & PRESZLER CONSTRUCTION	P056743	159-16/RETAINAGE	242798	VAN GIESEN WMR & UTILITY FIXES	$1,683.85
				UNASSIGNED TOTAL****	**$1,683.85**
Division: 402	ARTERIAL STREETS				
COLUMBIA IRRIGATION DISTRICT	P057561	C33-17	242615	DUPORTAIL BRIDGE - ROW CROSSIN	$950.00
DAVID EVANS & ASSOCIATES INC	P057508	392249	242619	CENTER PARKWAY - SIDING RELOCA	$2,656.08
TRI CITY HERALD	S017291	2864623	242496	CALL FOR BID 17-0001 VANTAGE	$259.04
TU DECIDES MEDIA INC		2017-26348	242497	AD-VANTAGE HWY PATHWAY PH 1	$600.00
				ARTERIAL STREETS TOTAL****	**$4,465.12**
				STREETS CAPITAL CONSTRUCTION Total ***	**$6,148.97**
FUND 317	**FIRE STATION 74 CONSTRUCTION**				
Division: 900	NON-DEPARTMENTAL				
DORSE AND COMPANY INC		95229	242623	DET PARTS-BAY HEATERS	$733.06
NW AIR & SAFETY		2037	242645	600 PSI BREATHING HOSE	$2,019.96
				NON-DEPARTMENTAL TOTAL****	**$2,753.02**
				FIRE STATION 74 CONSTRUCTION Total ***	**$2,753.02**
FUND 380	**PARK PROJECT CONSTRUCTION**				
Division: 337	PARKS & REC PROJECTS				
BANK OF AMERICA		TXN00031148	242679	EAGLE PRINTING INC -PARKING PE	$97.74
FAMILY FARMS DBA	P054501	C14-38/RETAINAGE	242441	C/O #2 QUICK COUPLER VALVE BOX	$1,031.70
	P054501			CENTRAL HOWARD AMON PARK IRR	$10.82
	P054501			CENTRAL HOWARD AMON PARK IRR	$950.80
	P054501			C/O #1 ADDITIONAL SOD AND CONT	$879.66
SIERRA ELECTRIC INC	P055827	C206-15/RETAINAGE	242654	COLUMBIA POINT MARINA POWER	$3,826.80
				PARKS & REC PROJECTS TOTAL****	**$6,797.52**
				PARK PROJECT CONSTRUCTION Total ***	**$6,797.52**
FUND 385	**GENERAL GOVT CONSTRUCTION**				
Division: 900	NON-DEPARTMENTAL				
BANK OF AMERICA		TXN00030828	242679	CABLEORGANIZER.COM - EQUIPMENT	$78.01
		TXN00030837		GRIGGS ACE RICHLAND - FITNESS	$20.17
		TXN00030985		GRIGGS ACE RICHLAND - CHALK PO	$12.36
HILL INTERNATIONAL INC	P056666	C81-16/0000008	242452	DESIGN-BUILD OVERSIGHT SERVICE	$727.76
MP CONSTRUCTION INC	P057045	1608-225-01 PMT 2	242469	COMMUNITY CENTER REMODEL PER	$15,325.65
				NON-DEPARTMENTAL TOTAL****	**$16,163.95**

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
				GENERAL GOVT CONSTRUCTION Total ***	**$16,163.95**
FUND 401		**ELECTRIC UTILITY FUND**			
Division: 000					
ANIXTER INC	P057236	3413070-02	242675	CLAMP AL HOT LINE 4/0-336 ACSR	$1,145.19
	P057236			CUTOUT/ARRESTER BRACKET 15"L	$624.88
CARLSON SALES METERING SOLUTIONS LLC	S017136	CSM-3292	242427	METER, FRM 9S, 120-480V, CL20,	$10,208.40
GENERAL PACIFIC INC	S017219	1274602	242543	T-BODY CABLE ADAPTER, 750MCM	$2,044.20
	S017219	1274797	242449	T-BODY CONDUCTOR CONTACT, 750	$5,134.61
	S017219	1274916		T-BODY CABLE ADAPTER, 750MCM	$2,399.71
	S017232	1275479	242751	SWITCH, 600A INLINE DISCONNECT	$1,399.18
	S017223	1276144		XFMR,PAD,3-PH 750 KVA 480Y/277	$13,428.39
	S017223			XFMR,PAD,3-PH 1000KVA 480Y/277	$15,435.32
	S017223	1276440		XFMR,PAD,3-PH 2500KVA 480Y/277	$91,064.36
	S017223	1276441		XFMR,PAD,3-PH 1500KVA 480Y/277	$56,747.84
	S017223			XFMR,PAD,3-PH 500 KVA 208Y/120	$10,892.58
PLATT ELECTRIC SUPPLY	P057534	L399431	242569	CONDUCTOR, CU SD, #6 SOL BARE,	$546.18
	P057534			CONDUCTOR, CU,SD, #8 SOL BARE,	$95.30
	P057534			ADJUST FOR TAX	$0.02
	P057534			CONDUCTOR, CU, 4/0 19 STR BARE	$3,725.45
UTILITY VAULT COMPANY	S017216	015002144	242502	VAULT COVER V19, 2-STL LID 12"	$5,977.34
	S017216			VAULT V19, 84X56X48, BASE,	$4,708.90
	S017216			FREIGHT	$950.25
WESCO DISTRIBUTION INC	P057305	746879	242819	CONN,BRONZE,VISE RICHARDS VC10	$923.10
				TOTAL****	**$227,451.20**
Division: 501	BUSINESS SERVICES				
ARBAUGH & ASSOCIATES INC		1584	242518	ARBAUGH CONTRACT FEES-JAN 17	$852.99
BANK OF AMERICA		TXN00031011	242679	GOTOCITRIX-GOTOMTG MONTH FEE	$20.64
		TXN00031076		STONE SOUP-INTERVIEWS-ES-CW/JH	$29.97
		TXN00031252		DELL-VGA ADAPTER	$60.25
BETTENDORF'S PRINTING & DESIGN LLC		37362	242717	SAFETY MANUAL INSERT PAGES	$212.86
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$882.94
		17-010 MANZO	242612	17-010 RMC MEETING	$280.19
DAILY JOURNAL OF COMMERCE	S017292	3321550	242436	RFQ 2017 UTILITY ENGINEERING &	$151.80
FEDERAL EXPRESS CORP		5-689-15873	242444	SHIPPING-JAN 2017	$12.04
		5-696-09289		SHIPPING CHARGES-BONDS	$7.60
MID COLUMBIA ENGINEERING INC	P057328	ST009153	242558	SANDRA JORGENSEN FOR SUPPORT	$621.00
NORTHWEST PUBLIC POWER ASSOCIATION		30540	242563	NWPPA ANNUAL CONFERENCE	$750.00
PITNEY BOWES PURCHASE POWER		0117/14823173	242478	POSTAGE 01/01/17 TO 01/31/17	$0.93
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$130.99

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WATER SOLUTIONS INC		15227	242510	3 WTR MACHINES - FEB 2017	$30.97
XEROX CORPORATION	P057357	087975263	242512	XEROX LEASES FOR 2017: WORK CE	$234.01
	P057357	087975264		XEROX LEASES FOR 2017: WORK CE	$379.00
				BUSINESS SERVICES TOTAL****	**$4,658.18**
Division: 502 ELECTRICAL ENGINEERING					
BANK OF AMERICA		TXN00030989	242679	DELL-6 22"Monitors	$1,123.94
		TXN00030992		STAPLES - PENS/LABELS/WIPES	$267.54
		TXN00031010		DELL -MONITOR SPEAKERS	$85.49
		TXN00031016		Amazon.com - Logitech Wrls Key	$161.31
		TXN00031105		DELL-Latitude E7470	$2,156.18
		TXN00031114		SERVERSUPPL - 3 IP Phones	$576.18
		TXN00031138		STAPLES - XEROX PAPER	$43.91
		TXN00031206		NETA - TESTING SPECS - SCHENNU	$307.40
		TXN00031242		BENTON CO AUDITOR - Electric r	$76.65
DLT SOLUTIONS LLC	S017268	SI349183	242437	AUTODESK AUTOCAD MAP 3D 2017	$5,547.56
ISS-WONDERWARE	P057483	SIN001247	242454	SOFTWARE RENEWAL, WONDERWARE	$7,904.70
TRI CITY HERALD	S017291	2883772	242496	INVIATION TO BID 17-0012 HAGEN	$121.12
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$206.63
				ELECTRICAL ENGINEERING TOTAL****	**$18,578.61**
Division: 503 POWER OPERATIONS					
BANK OF AMERICA		TXN00030832	242679	STRLNG-CO F161090	$72.17
		TXN00030834		MCDONALD'S-F161090	$6.47
		TXN00030846		HOME DEPOT/18V BATTERY 2PK	$311.68
		TXN00030852		HOP JA-HO B170001	$113.07
		TXN00030858		BOBS-F161090	$35.84
		TXN00030878		HOME DEPOT/DEWALT 18V IMPACT D	$107.51
		TXN00030899		STRLNG-CO F161090	$166.15
		TXN00030924		HOME DEPOT/10' VINYL TUBE	$22.78
		TXN00030953		HOME DEPOT/CLEAN OUT SHOVEL	$30.92
		TXN00030965		AMAZON-IPHONE CAR CHARGRS	$39.96
		TXN00030982		HI-LINE/ INSIDE READ FLODING R	$128.10
		TXN00030996		DICKEYS-F161090	$21.18
		TXN00031000		HOMEDEPOT.COM /SOCKETS & HEX T	$40.94
		TXN00031002		HOME DEPOT/1/2" DRIVE	$6.47
		TXN00031005		SHARIS-CO F161090	$75.79
		TXN00031017		HOMEDEPOT.COM /ADAPTERS & HEX	$45.99
		TXN00031019		APLBS-CO F161090	$35.18
		TXN00031026		STRLNG-CO F161090	$47.11
		TXN00031036		AMAZON-COPY PAPER	$34.74
		TXN00031056		AMAZON-POST IT, DISP PRINT RIB	$19.10

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031088	242679	STRNLG-HO F161012	$107.48
		TXN00031106		BOBS-HO F161012	$104.36
		TXN00031202		HOME DEPOT/SAWSALL	$216.11
		TXN00031249		HOME DEPOT/DEWALT RECIP SAW	$129.23
		TXN00031251		HOME DEPOT/RETURNED SAWSALL	($216.11)
BEAVER BARK & ROCK		797230	242713	TREE COUP-1009 FITCH	$159.03
BENTON PUD		01/17 72866300000	242422	WYE LIGHTS-BADGER REPEATER	$13.94
	P057495	02/17 419818251		SAFETY TRAINING PER CONTRACT	$2,906.68
BLUEROOM		2168225	242718	POL SERVICE-1032 UNIVERSITY DR	$81.00
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$2,974.21
				CITY UTILITY BILLS/JAN 2017	$86.59
		01/2017-1901	242731	#1901 DROP BOX DISP/HAULING	$272.87
COLUMBIA GRAIN & FEED INC		147904	242737	REPAIR SAW #0364	$156.36
CONNELL OIL INC		0169706-IN	242738	KEROSENE 55GAL	$288.09
FASTENAL COMPANY		WARIC62598	242745	SAFETY GLASS	$40.64
		WARIC62653		SAFETY GLASS	$40.64
		WARIC62661		SAFETY GLASS	$49.60
		WARIC62894		SAFETY GLASS	$40.64
		WARIC62967		SAFETY GLASS	$81.28
		WARIC62968		SAFETY GLASS	$40.64
		WARIC63022		SAFETY GLASS	$40.64
		WARIC63063		375W DC/AC INVERTER/FILE	$90.30
GRAINGER	S017301	9360274592	242753	MEASURING WHEEL ITEM #34RP66	$138.66
HDR ENGINEERING INC	P056950	1200035464	242636	REATA SUB TRANS LINE EASEMENT.	$13,743.70
HJ ARNETT INDUSTRIES LLC	S017166	INV47512	242453	BURNDY PATRIOT CRIMPER REPAIR	$516.35
	S017256	INV47525		AB CHANCE SINGLE POINT TESTER	$115.10
	S017256			S&C LOADBUSTER TOOL REPAIR AND	$998.50
	S017256			FREIGHT	$29.44
KELLEY'S TELE-COMMUNICATIONS INC	P057372	022402012017	242761	AFTER HOURS EMERGENCY CALL SVC	$378.45
PARADISE BOTTLED WATER CO		01/17-POWER OPS	242783	BOTTLED WATER-JANUARY	$46.56
RICHLAND ACE HARDWARE		55039	242789	CHAIN KIT	$37.96
TYNDALE ENTERPRISES INC	P057360	1203938	242815	FIRE RETARDANT CLOTHING-2017	$3,917.78
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$382.20
				POWER OPERATIONS TOTAL****	**$29,370.07**
Division: 504 SYSTEMS DIVISION					
ARES CORPORATION	P056486	6730301-10	242519	SNYDER SUB EXPANSION PROJECT	$1,115.64
BANK OF AMERICA		TXN00030868	242679	WALMART-MPP SHOP WATER	$8.80
		TXN00030962		AMAZON-COPY PAPER	$32.57
		TXN00031120		FULL SRCE-HI VIS VEST FOR JAIM	$48.48
		TXN00031244		WALMART-BLUETOOTH HDSET FAIRCL	$32.44
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$1,696.49

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ELECTRIC POWER SYSTEMS INC	P056820	011787	242439	SNYDER SUB BANK 2 EXPANSION	$28,620.05
ELR CONSULTING INC	P057428	2983	242625	SCADA System integration suppo	$2,018.66
ENERGY NORTHWEST	P057480	O&M00592	242744	STAFFING SERVICE ELAINE JONES	$1,858.89
	P057480			STAFFING SERVICES ELAINE JONES	$1,858.89
	P057480			STAFFING SERVICES, CLINT	$8,651.50
	P057480			STAFFING SERVICES, CLINT	$2,662.00
	P057480			STAFFING SERVICES ELAINE JONES	$1,858.89
	P057480			STAFFING SERIVCE ELAINE JONES	$1,098.44
FASTENAL COMPANY		WARIC63021	242745	SAFETY GLASS	$29.88
		WARIC63193		WATER HOOK PARTS	$20.50
GRAINGER	S017301	9354055460	242753	REPLACEMENT STUDS ITEM #13Y738	$46.48
ITRON INC	P057527	434517	242455	ITRON Software Mntnc Annual Rn	$9,357.93
MEGGER	S017261	5590418440	242556	FREIGHT	$18.70
	S017261			12 MONTH WARRANTY - ONE YEAR	$168.06
	S017261			HAND-HELD TTR25 WITH 35938 LEA	$3,361.17
	S017261			CERTIFICATE OF CALIBRATION	$352.95
OXARC INC		35296PP	242781	NITROGEN	$41.65
SD MYERS LLC		763172	242797	CRITICAL PAC 4000	$408.00
STONEWAY ELECTRIC SUPPLY		S101918253.001	242802	GALV CHANNEL/STEEL CONDUIT	$354.46
		S101923583.001		CONDUIT/MTRING SUPPLY	$175.13
STORAGE BATTERY SYSTEMS INC	S017245	581600	242490	BATTERY, TUBULAR PLATE 2VOLT 2	$3,840.00
	S017245			BATTERY, TUBULAR PLATE 2VOLT 2	$3,840.00
	S017245			BATTERY, TUBULAR PLATE 2VOLT 2	$3,840.00
	S017245			TAX	$538.25
	S017245			FREIGHT	$498.50
	S017245			FREIGHT	$498.50
	S017245			ADJUST FOR TAX	($0.04)
	S017245			TAX	$538.25
TACOMA SCREW PRODUCTS INC		22167310	242805	ROUND RODS-WATER HOOKS	$12.12
		22167435		ROUND RODS-WATER HOOKS	$4.04
		22167436		ROUND RODS-WATER HOOKS	$4.04
		22167487		ROUND RODS-WATER HOOKS	$8.08
UTILITIES UNDERGROUND LOCATION CENTER		7010200	242501	UTILITIES LOCATE SERVICE	$89.00
UTILIWORKS CONSULTING LLC	P056517	4884	242503	SMART GRID PROJECT PHASE 2 PER	$11,258.00
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$239.68
				SYSTEMS DIVISION TOTAL****	**$91,105.07**
Division: 505 ENERGY POLICY MGMT					
BENTON COUNTY AUDITOR/WEATHERWISE	P057525	112880 RELEASE	242419	RELEASE LIEN; KEN SWALLOW, 171	$73.00
	P057570	183500 RELEASE	242714	RELEASE LIEN; G ROUNDS, 1217	$73.00
	P057525	191600 LIEN	242419	RECORD LIEN: FRYE, 1104 SANFO	$73.00
	P057525	286172 LIEN		RECORD LIEN: SARMIENTO, 317 G	$73.00

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BENTON COUNTY AUDITOR/WEATHERWISE	P057525	332020 RELEASE	242419	RELEASE LIEN; PEDRO ROMERO-GOM	$73.00
	P057570	350460-RELEASE	242714	RELEASE LIEN; T. BLADOW, 90 VA	$73.00
	P057525	360700 RELEASE	242419	RELEASE LIEN: ROKKAN, 76 NEWCO	$73.00
	P057570	393380 RELEASE	242714	RELEASE LIEN; W. PATRICK, 1934	$73.00
	P057525	421940 LIEN	242419	RECORD LIEN: HARRIS, MICHAEL 2	$73.00
	P057525	631040 RELEASE		RELEASE LIEN; ZECIR GUSIC, 329	$73.00
	P057525	773921 RELEASE		RELEASE LIEN; JOHN BONGERS, 23	$73.00
BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	P057368	4TH QTR 2016	242605	LOW-INCOME ENERGY EFFICIENCY	$20.00
CHINOOK HEATING & AIR INC		30751	242729	517 CATSKILL-REBATE-HP	$1,000.00
DAYCO HEATING & AIR		54867	242536	2543 HARRIS-REBATE-HP	$1,000.00
DELTA HEATING & COOLING INC	P057333	24710	242620	WEATHERWISE LOAN: B. CHRISTENS	$3,762.99
		24725	242537	565 FRANKLIN-REBATE-HP	$1,000.00
		24726		1414 POTTER-REBATE-HP	$1,000.00
		24729		1448 DESERT SPRINGS-REBATE-HP	$1,000.00
		24730		1492 OXFORD-REBATE-HP	$1,000.00
	P057476	24731	242741	WEATHERWISE LOAN: J. OLSEN, 18	$8,758.59
		24743	242537	2717 EASTWOOD-REBATE-HP	$1,000.00
EFFICIENCY SOLUTIONS LLC	P057389	1-17	242438	COMMERCIAL ENERGY EFFICIENCY	$4,494.00
M CAMPBELL & COMPANY INC		100811	242768	112 FAIRWOOD-REBATE-HP	$1,000.00
		93069	242553	1621 SUNTERRA-REBATE-HP	$1,000.00
		96708		508 BIRCH-REBATE-HP	$1,000.00
		98381	242463	290 ADAIR-REBATE-HP	$1,000.00
MARK VINCENT CONSTRUCTION LLC		1522	242554	1931 BIRCH-REBATE-WINDOWS	$540.00
PERFECTION GLASS		9939654138	242568	76 WILLIS-REBATE-WINDOWS	$404.40
		9939654140	242475	1530 WRIGHT-REBATE-WINDOWS	$429.21
		9939654142	242784	453 MATEO-REBATE-WINDOWS	$36.00
		9939654146	242475	1220 GOWEN-REBATE-WINDOWS	$67.56
		9939654291	242784	170 GREENVIEW-REBATE-WINDOWS	$257.85
ROBERTS CONSTRUCTION INC	P057185	4013	242482	WEATHERWISE LOAN: B. GOMEZ; 14	$5,424.57
		4042	242795	303 ROSSELL-REBATE-WINDOWS	$414.00
TOTAL ENERGY MANAGEMENT INC		56158WWR	242810	1751 DULUTH-REBATE-HP	$1,000.00
		56370WWR		1605 MCPHERSON-REBATE-HP	$1,000.00
TRANS UNION LLC		01749364	242589	CREDIT REPORTS-JANUARY	$65.16
				ENERGY POLICY MGMT TOTAL****	**$38,477.33**
Division: 506 TECHNICAL SERVICES					
ADVANCED PAGING & COMMUNICATIONS INC	P057311	18365	242414	RADIO, F70 VHF 5 WATT FULL P25	$1,292.34
	P057311			BATTERY, 3800 mAh SMART IP67 F	$206.34
BANK OF AMERICA		TXN00030841	242679	IMSA - DUES - BLAIN, CARMONA,	$240.00
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$1,406.49
PLATT ELECTRIC SUPPLY		L311939	242785	PLUG	$24.79

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		212769	242789	LITHIUM BATTERY	$13.01
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$147.17
				TECHNICAL SERVICES TOTAL****	**$3,330.14**
				ELECTRIC UTILITY FUND Total ***	**$412,970.60**
FUND 402	**WATER UTILITY FUND**				
Division: 000					
HD FOWLER COMPANY INC	P057320	I4425357	242635	ANGLE METER COUPLING, 1" METER	$5,820.96
SHARPE & PRESZLER CONSTRUCTION	P056743	159-16/RETAINAGE	242798	VAN GIESEN WMR & UTILITY FIXES	$8,313.14
SIEFKEN, SCOTT		020317	242581	JURY DUTY MILEAGE REFUND	$32.12
				UNASSIGNED TOTAL****	**$14,166.22**
Division: 410	WATER CAPITAL PROJECTS				
IRZ CONSULTING LLC	P052094	7078	242639	AMENDMENT #3 TO COMPLETE THE	$4,148.00
TRI CITY HERALD	S017291	2865345	242496	CALL FOR BID 17-0003 HORN RAPI	$306.14
				WATER CAPITAL PROJECTS TOTAL****	**$4,454.14**
Division: 411	WATER ADMINISTRATION				
ARBAUGH & ASSOCIATES INC		1584	242518	ARBAUGH CONTRACT FEES-JAN 17	$548.35
WA STATE DEPARTMENT OF HEALTH	P057560	E001734	242667	WATER SYSTEM PLAN REVIEW-APPRO	$5,484.00
				WATER ADMINISTRATION TOTAL****	**$6,032.35**
Division: 412	WATER OPERATIONS				
BANK OF AMERICA		TXN00030839	242679	WAL-MART - CELL PHONE CASES -	$104.82
		TXN00030853		WAL-MART - CELL PHONE CASES	$86.79
		TXN00030876		WAL-MART - CREDIT - WRONG CASE	($104.82)
		TXN00030889		OFFICE DEPOT - TONER CARTRIDGE	$86.63
		TXN00030893		SAFETYDEPOT- SAFETY JACKETS	$215.94
		TXN00030903		GRCC - BAT RENEWAL - TALLENT	$42.00
		TXN00030909		GRCC - BAT RENEWAL - ANDREWS	$42.00
		TXN00030932		CONOCO - KENNEDY MART - PROPAN	$3.80
		TXN00030941		GRCC - WTPO IV REVIEW - FINCH	$300.00
		TXN00031025		AMAZON - FLOOR DISINFECTANT CL	$67.00
		TXN00031218		WARMING/COOLING - BOOT ICE GRI	$160.65
BENTON FRANKLIN HEALTH DISTRICT		8613	242421	WATER SAMPLES	$2,135.00
BENTON RURAL ELECTRIC ASSOCIATION		01/17-385100	242423	KENNEDY BOOSTER STATION	$2,146.13
BUILDERS HARDWARE & SUPPLY CO INC	S017196	S3529040.001	242425	REPLACE BADGER MOUNTAIN PUMP	$2,148.52
	P057579	S3542502.001	242720	ADJUST FOR DISCOUNT	($8.97)
	P057579			BHS Access Control Service,	$974.49
	P057554	S3542509.001	242525	BHS ACCESS Control Center	$238.88
	P057580	S3542512.001	242720	ADJUST FOR DISCOUNT	($2.20)
	P057580			BHS ACCESS CONTROL SERVICE,	$238.88
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$40,242.05

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CORRECT EQUIPMENT INC	S017231	34523	242435	CHLORINATION TABLETS, 55LB PAI	$5,755.20
	S017231			FREIGHT- ESTIMATED, WILL BE	$292.00
ENERGY NORTHWEST		ENV02988	242626	WATER SAMPLES	$84.00
FILTRATION TECHNOLOGY INC	S017265	S7259	242446	CARUS AQUAMAG BLENDED PHOSPHAT	$2,575.00
ISS-WONDERWARE	P057483	SIN001247	242454	SOFTWARE RENEWAL, WONDERWARE	$2,643.76
PITNEY BOWES PURCHASE POWER		0117/14823173	242478	POSTAGE 01/01/17 TO 01/31/17	$14.99
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$171.20
WA STATE DEPARTMENT OF HEALTH		116/2017	242508	2017 WATER SYSTEM OP PERMIT	$25,851.75
XEROX CORPORATION		087727581	242512	LX5-693082 BASE-DEC	$127.82
		087975282		LX5-693082 BASE-JAN	$145.65
				WATER OPERATIONS TOTAL****	**$86,778.96**
Division: 413 WATER MAINTENANCE					
AMERICAN ROCK PRODUCTS INC	P057557	298440	242517	5/8" MINUS TOP COURSE	$195.40
	P057557			ADJUST FOR TAX	$0.01
	P057557	298943		ADJUST FOR TAX	($0.01)
	P057557			5/8" MINUS TOP COURSE	$1,115.90
BANK OF AMERICA		TXN00030805	242679	OFFICE DEPOT - PAD FOLDER	$39.39
		TXN00030807		THE HOME DEPOT - AIR VAC INSUL	$104.52
		TXN00030835		USA BLUE BOOK - PRESSURE GAUGE	$214.78
		TXN00030845		OFFICE DEPOT - LAMINATING POUC	$28.32
		TXN00030850		ZORO TOOLS/LED LIGHTS	$698.30
		TXN00030857		AWWA. - LETS TALK SAFETY BOOK	$74.50
		TXN00030862		ABC-NV - CRATER WDM IV TEST FE	$98.00
		TXN00030865		ZORO TOOLS/LED LIGHT	$232.77
		TXN00030867		BOBS BURGERS - SAFETY OFFICER	$35.00
		TXN00030872		FAIRCHILD CINEMAS - SAFETY OFF	$30.00
		TXN00030874		HOME DEPOT - BONDING, CONCRETE	$41.55
		TXN00030913		GRCC - BAT RENEWAL - CRATER	$42.00
		TXN00030917		STERLING'S RESTAURANT - 15% TI	$43.60
				STERLING'S RESTAURANT - SAFETY	$290.67
		TXN00030920		OFFICE DEPOT - LAMINATING POUC	$23.77
		TXN00030954		OFFICE DEPOT - CREW ROOM CHAIR	$1,846.02
		TXN00031060		WAL-MART - CAR CHARGER - DUNCA	$16.16
		TXN00031068		WAL-MART - CAR CHARGER - DUNCA	$10.86
		TXN00031094		BC SALES - ICE CLEATS	$34.64
		TXN00031095		ZORO TOOLS/LED LIGHTS	$931.07
		TXN00031111		HOME DEPOT - PLYWOOD - WTP	$44.75
		TXN00031116		USA BLUE BOOK - PRESSURE GAUGE	$643.22
		TXN00031130		ZORO TOOLS/LED LIGHT	$232.77
		TXN00031182		OFFICE DEPOT - INK CARTRIDGES,	$197.61
		TXN00031188		ZORO TOOLS/LED LIGHT	$232.77

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031218	242679	WARMING/COOLING - BOOT ICE GR	$280.40
		TXN00031270		POLLARDWATER - METER WRENCHES	$227.63
		TXN00031277		ABC-NV - WDM IV EXAM - ENNIS	$98.00
		TXN00031279		USA BLUE BOOK - Purchase	$600.43
BEAVER BARK & ROCK		797502	242603	CONCRETE	$117.27
		797772		CONCRETE	$106.41
CENTRAL HOSE & FITTINGS INC		451179	242428	DISCHARGE HOSE	$134.46
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$9.44
				CITY UTILITY BILLS/JAN 2017	$988.34
				CITY UTILITY BILLS/JAN 2017	$39.34
				CITY UTILITY BILLS/JAN 2017	$75.29
				CITY UTILITY BILLS/JAN 2017	$42.66
				CITY UTILITY BILLS/JAN 2017	$114.69
				CITY UTILITY BILLS/JAN 2017	$76.03
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-572216	242434	RESERVOIR LIGHTS	$25.87
		3627-572456	242617	WTP LIGHTS	$565.40
		3627-572460	242739	LIGHTS-1182 SCRUBBER	$43.57
ENNIS, MIKE		010317	242627	REIMBURSE WDM4 APP FEE	$87.00
GRAINGER	S017301	9347848799	242753	DOOR BOTTOM SWEEP ITEM #3EGR8	$32.09
	S017301	9350913332		PLEATED CARTRIDGE ITEM #4PAY2	$117.23
HERC RENTALS INC		29083083-001	242451	LIQUID PROPANE	$7.80
KELLEY'S TELE-COMMUNICATIONS INC		276302012017	242457	ANSWERING SRVC CHARGES FEB	$75.28
RANCH AND HOME INC		50059549	242477	FLASHLIGHT	$27.14
RICHLAND ACE HARDWARE		212778	242479	HOOKS	$32.54
		212799	242650	FASTENERS	$3.04
		55113	242479	MOTOR OIL	$4.98
		55142	242650	FASTENERS	$10.39
		55152		TROWEL	$10.85
		55211		CONCRETE PATCH	$9.76
		55247	242789	TRAY LINER/ROLLER COVER	$19.53
STONEWAY ELECTRIC SUPPLY		S101914511.001	242489	RESERVOIR LIGHTS	$21.29
TACOMA SCREW PRODUCTS INC		22166667	242491	U-BOLTS	$10.12
		22168757	242805	DEEP SOCKETS	$88.06
THE SHERWIN WILLIAMS CO		1547-3	242492	PAINT	$22.39
		5981-9		PAINT SUPPLIES	$28.27
TWIN CITY METALS INC		97783	242664	BRASS	$11.08
UTILITIES UNDERGROUND LOCATION CENTER		7010200	242501	UTILITIES LOCATE SERVICE	$14.84
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$435.85
				WATER MAINTENANCE TOTAL****	**$12,113.10**
				WATER UTILITY FUND Total ***	**$123,544.77**

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 403 WASTEWATER UTILITY FUND					
Division: 000					
SHARPE & PRESZLER CONSTRUCTION	P056743	159-16/RETAINAGE	242798	VAN GIESEN WMR & UTILITY FIXES	$1,929.11
				UNASSIGNED TOTAL****	**$1,929.11**
Division: 422 SEWER OPERATIONS					
ALS ENVIRONMENTAL	P057582	51-356278-0	242672	WATER - 1631E TOTAL MERCURY	$120.00
	P057582			WATER - TSS EPA 160.2	$36.00
	P057582			WATER - AMMONIA-N EPA 350.1/35	$50.00
	P057582			WATER - BOD (5 DAY) EPA 405.1	$96.00
	P057582			WWTP 8-8-16 LOCAL LIMITS SAMPL	$260.00
	P057582			WATER- 624 VOLATILE ORGANIC	$640.00
BANK OF AMERICA		TXN00030800	242679	SPANKYS AUTO WASH - RICHL - JB	$11.00
		TXN00030803		THE HOME DEPOT #4746 - SLDS,SA	$121.64
		TXN00030829		TFS FISHERSCI ECOM HUS - LAB G	$130.80
		TXN00030831		Amazon.com - AIRFRSH AERSLS FO	$64.89
		TXN00030859		IN GLASS NOOK INC - HT LMP LN	$15.20
		TXN00030896		TFS FISHERSCI ECOM HUS - REUSB	$98.12
		TXN00030901		SPRAYING SYSTEMS COM - SPRYNZL	$96.92
		TXN00030952		COLUMBIA BASIN HOTSY - STMCLNR	$289.11
		TXN00030978		SHERWIN WILLIAMS 708461 - LEAD	$7.60
		TXN00030979		USA BLUE BOOK - SMPLR HRNSS AN	$484.56
		TXN00030983		OWPSACSTATE - OWTP2 TRNG VDOMI	$110.00
		TXN00031014		HACH COMPANY - SMPLR PUMP TUBI	$787.10
		TXN00031050		SERVAPURE COMPANY - LAB H2O PU	$132.09
		TXN00031058		USA BLUE BOOK - LAB GF FLTR AN	$289.76
		TXN00031062		TFS FISHERSCI ECOM HUS - LAB D	$71.87
		TXN00031063		HARBOR FREIGHT TOOLS 49 - TARP	$58.62
		TXN00031064		AMAZON MKTPLACE PMTS - LAB FOI	$12.51
		TXN00031082		THE HOME DEPOT #4746 - INSLTN	$80.75
		TXN00031091		STAPLES - BLK TONER CART VMGRA	$79.46
		TXN00031099		WOODS END LABORATORIES IN - LA	$328.45
		TXN00031101		WALMART.COM 8009666546 - YAKTR	$47.47
		TXN00031108		AMAZON MKTPLACE PMTS - RTN FLP	($12.51)
		TXN00031121		STAPLES - SNDWICH BAGS PRETREA	$20.79
		TXN00031143		AMAZON MKTPLACE PMTS - LMNATNG	$20.80
		TXN00031151		AMAZON MKTPLACE PMTS - LAB ALP	$12.51
		TXN00031156		TFS FISHERSCI ECOM HUS - LAB P	$65.20
		TXN00031162		TFS FISHERSCI ECOM HUS - LAB B	$169.92
		TXN00031186		THE HOME DEPOT #4746 - LUMBER	$82.21
		TXN00031208		STAPLES - WALL PCKTS AND WT-OU	$39.53

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031213	242679	Amazon.com - PALLET ICE MELT (	$1,593.62
		TXN00031222		GIH GLOBALINDUSTRIALEQ - GLVS	$75.96
		TXN00031240		STAPLES - LETTER-SIZE CLIPBOAR	$3.82
		TXN00031253		STAPLES - CORRGTD BXES PRETREA	$50.38
		TXN00031268		COLUMBIA BASIN HOTSY - DEFOAME	$145.64
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$21,729.45
DOMINGUEZ, VICTOR		012717	242622	REIMBURSE WW OPRTR CERT RNW	$30.00
GRAINGER	S017301	9349624685	242753	GAS ANLYZER KIT ITEM #6T151	$463.04
ISS-WONDERWARE	P057483	SIN001247	242454	SOFTWARE RENEWAL, WONDERWARE	$8,482.86
MIDWEST LABORATORIES INC	P057346	836648	242773	COR LANDFILL COMPOST FACILITY	$375.00
	P057346			CITY OF RICHLAND LANDFILL COMP	$40.00
PITNEY BOWES PURCHASE POWER		0117/14823173	242478	POSTAGE 01/01/17 TO 01/31/17	$1.91
USA BLUEBOOK	P057365	151147	242591	ITEM #53379 SAMPLER FOR WWTF	$7,040.54
	P057365			ADJUST FOR TAX	($0.01)
	P057365			ITEM #28164 - 5.5 GAL LDPE WID	$122.18
	P057365	164366		ITEM #28976 - HACH ALL-WEATHER	$634.22
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$167.48
WA STATE DEPARTMENT OF ECOLOGY		2017- BA0020419	242818	BIOSOLIDS PERMIT-2ND HALF	$5,505.10
		2017-WA0020419 2	242507	WASTE WTR PERMIT-2ND FY 2017	$31,750.92
				SEWER OPERATIONS TOTAL****	**$83,130.48**
Division: 423 SEWER MAINTENANCE					
BANK OF AMERICA		TXN00030870	242679	KENNEWICK RANCH & HOME - JCKSW	$65.15
		TXN00030942		THE HOME DEPOT #4746 - MH RPR	$83.08
		TXN00031092		BC SALES CO INC - BOGS BOOT PR	$108.55
		TXN00031164		BC SALES CO INC - MUCK BOOTS F	$108.55
CESSCO INC	P057455	379907	242430	ADJUST FOR TAX	$0.01
	P057455			CONCRETE CHAIN SAW, CON695F4 P	$1,262.96
	P057455			POWERGRIT-29, 15-16-INCH ICS	$767.80
KELLEY'S TELE-COMMUNICATIONS INC		276302012017	242457	ANSWERING SRVC CHARGES FEB	$75.27
UTILITIES UNDERGROUND LOCATION CENTER		7010200	242501	UTILITIES LOCATE SERVICE	$14.84
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$147.98
				SEWER MAINTENANCE TOTAL****	**$2,634.19**
				WASTEWATER UTILITY FUND Total ***	**$87,693.78**
FUND 404 SOLID WASTE UTILITY FUND					
Division: 430 CAPITAL PROJECTS					
SCS ENGINEERS	P056479	0294468	242653	SOLID WASTE DISPOSAL ALTERNATI	$11,250.00
				CAPITAL PROJECTS TOTAL****	**$11,250.00**
Division: 432 SOLID WASTE COLLECTION					
BANK OF AMERICA		TXN00031113	242679	DMI DELL -USB Speaker	$28.50

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031149	242679	DMI DELL -Monitors	$651.58
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$228.08
PITNEY BOWES PURCHASE POWER		0117/14823173	242478	POSTAGE 01/01/17 TO 01/31/17	$5.55
RICHLAND ACE HARDWARE		55092	242571	FUSES FOR GATORS	$9.86
TOTER INC	S017298	65445706	242811	LID GRAPHIC (IML) - 2.25" X 6.	$4,018.20
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$706.24
				SOLID WASTE COLLECTION TOTAL****	**$5,648.01**
Division: 433 SOLID WASTE DISPOSAL					
BANK OF AMERICA		TXN00030915	242679	THE HOME DEPOT #4746 - SALT FO	$84.71
		TXN00030987		STAPLES - OFFICE SUPPLIES, PEN	$67.79
		TXN00031061		STAPLES - 1" BINDERS FOR REPOR	$31.98
		TXN00031187		STAPLES - STAMPS,CLIPBOARDS,FI	$43.34
		TXN00031230		SPORTS IMPORTS LTD - SNOW GRIP	$146.50
BENTON COUNTY SHERIFF'S OFFICE		12/16-WORKCREW II	242604	WORKCREW II-DECEMBER 2016	$672.62
BLUEROOM		2135723	242523	POL SERVICE-LANDFILL-DEC 2016	$81.00
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$4,130.92
DANVILLE CONTAINER SERVICE INC	S017294	21925	242535	REPAIR TO THE BOTTOMS OF FRONT	$9,024.66
PARADISE BOTTLED WATER CO		01/17-LANDFILL	242567	BOTTLED WATER-JANUARY	$137.67
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$52.32
WA STATE DEPARTMENT OF ECOLOGY		2017-536057	242507	GREENHOUSE GAS REPORTING	$1,147.00
XEROX CORPORATION		087975235	242596	LX5-694777 BASE-JAN	$228.65
				SOLID WASTE DISPOSAL TOTAL****	**$15,849.16**
				SOLID WASTE UTILITY FUND Total ***	**$32,747.17**
FUND 405 STORMWATER UTILITY FUND					
Division: 000					
SHARPE & PRESZLER CONSTRUCTION	P056743	159-16/RETAINAGE	242798	VAN GIESEN WMR & UTILITY FIXES	$1,489.85
WA STATE DEPARTMENT OF ECOLOGY	P057558	L9700040-PYMT 25	242666	STORMWATER LOAN #L9700040 - PM	$4,106.03
	P057558			STORMWATER LOAN #L9700040 - PM	$1,543.31
				UNASSIGNED TOTAL****	**$7,139.19**
Division: 441 STORMWATER					
BANK OF AMERICA		TXN00030901	242679	SPRAYING SYSTEMS COM - SPRYNZL	$344.25
		TXN00031057		BC SALES CO INC - BOG BOOTS TW	$217.09
		TXN00031084		SPRAYING SYSTEMS COM - SPRYNZL	$409.67
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$293.50
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$22.84
WA STATE DEPARTMENT OF ECOLOGY		2017-WAR046006 2	242507	STRM WTR JULY 2016-JUNE 2017	$17,719.66
				STORMWATER TOTAL****	**$19,007.01**
				STORMWATER UTILITY FUND Total ***	**$26,146.20**

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 407 MEDICAL SERVICES FUND					
Division: 000					
AMBULANCE REFUND		2016-02886	242770	REFUND PT OVERPAYMENT	$175.00
		2016-04843	242754	REFUND-INS PAID CLAIM	$72.58
PEHP HEALTH & BENEFITS		DRAFT7840232	242474	MISAPPLIED PMT CK# 8011858	$13.03
				UNASSIGNED TOTAL****	**$260.61**
Division: 121 AMBULANCE					
BANK OF AMERICA		TXN00031046	242679	CHANNING BETE - ACLS/PALS BOOK	$759.61
CARDINAL HEALTH 411 INC		1697884	242724	AMIODARONE/NALOXONE	$325.99
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$1,015.41
COLUMBIA INDUSTRIES SUPPORT LLC		0045347	242614	ON SITE SHREDDING WO #0068893	$31.42
EAGLE PRINTING & GRAPHIC DESIGN INC		44619	242743	PRE HOSPITAL GUIDE BOOKLETS	$313.15
		44674		#9 ENVELOPE AMB BILLING	$209.29
FEDERAL EXPRESS CORP		5-696-75084	242444	MED SUPPLY-SHIPPING	$21.82
LIFE ASSIST INC		785095	242766	EPINEPHRINE	$202.50
OXARC INC		33170PP	242646	MEDICAL OXYGEN	$51.56
		33696PP		MEDICAL OXYGEN	$53.25
		34277PP		MEDICAL OXYGEN	$59.32
		34906PP		MEDICAL OXYGEN	$67.09
RICHLAND ACE HARDWARE		55234	242789	WATCH BATTERY	$5.42
STERICYCLE INC		3003729783	242488	BIO WASTE DISPOSAL FEE	$47.03
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$224.06
	P057536			Verizon Wireless Charges for	$35.10
				AMBULANCE TOTAL****	**$3,422.02**
				MEDICAL SERVICES FUND Total ***	**$3,682.63**
FUND 408 BROADBAND FUND					
Division: 460 BROADBAND ADMINISTRATION					
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$287.29
PARAMOUNT COMMUNICATIONS INC	P057384	31878 RETAINAGE	242648	Respond to emergency callout t	$3,694.75
TRI CITY HERALD	S017291	2884745	242496	INVIATION TO BID 17-0010 FIBER	$123.59
				BROADBAND ADMINISTRATION TOTAL****	**$4,105.63**
				BROADBAND FUND Total ***	**$4,105.63**
FUND 501 CENTRAL STORES FUND					
Division: 000					
BANK OF AMERICA		TXN00031015	242679	EWING IRRIGATION/PVC CAPS FOR	$116.77
		TXN00031228		HOME DEPOT/CONCRETE FOR STOCK	$348.95
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P057316	3627-571420	242534	LAMP, FLR 75W, 96" 1PIN T12,	$61.09

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P057316	3627-571420	242534	FLASHLIGHT POCKET AAA BATTERY	$351.86
	P057316			DISCOUNT	($1.13)
PLATT ELECTRIC SUPPLY	S017286	L392489	242569	LAMP, FLR 86W, 96" DC T8	$611.98
WALTER E NELSON CO	P057473	326289	242593	TISSUE, TOILET, 2PLY, EMBOSSED	$1,097.67
	P057473			TOWEL, MULTIFOLD, WHITE, 2-PLY	$943.52
				UNASSIGNED TOTAL****	**$3,530.71**
				CENTRAL STORES FUND Total ***	**$3,530.71**

FUND 502 EQUIPMENT MAINTENANCE FUND

Division: 214 EQUIPMENT MAINTENANCE

A & E TOWING LLC	3118	242413	TOW CHARGE VEH 3303 WO 45707	$121.63
AMERICAN RADIATOR INC	AA099077	242516	DPF FILTER VEH 5041 WO 45741	$271.50
	AA099110	242673	FILTER VEH 3292 WO 45818	$271.50
ATOMIC AUTO BODY INC	31410	242520	REPAIR VEH 2447 WO 45158	$1,391.61
	31444	242418	REPAIR VEH 3298 WO 45704	$1,562.35
BANK OF AMERICA	TXN00030795	242679	HOMEDEPOT.COM - VEH#6000 GREAS	$584.27
	TXN00030887		NESCO/RANGER RG-40 ROPE	$364.15
	TXN00030895		SPOKANE HOUSE OF HOSE - #6603	$586.98
	TXN00030951		AMAZON.COM - VEH3312 FLASHLIGH	$141.01
	TXN00030958		CENTURY TOOL - AC MACH PARTS	$560.21
	TXN00030991		GIH GLOBALINDUSTRIALEQ/FLOOR S	$3,358.46
	TXN00031035		BATTERY MART - VEH#5038 BATT C	$448.70
	TXN00031051		WA DOL - VEH4164 SVC FEE	$2.00
	TXN00031052		WA DOL - VEH4164 LICENSE	$40.75
	TXN00031132		VISALIA FORD - VEH2401 T-CONNE	$103.72
	TXN00031141		Amazon - VEH3301 WINCH PARTS	$525.79
	TXN00031239		OREILLY AUTO - VEH3301 HID BUL	$60.86
	TXN00031271		SPOKANE HOUSE OF HOSE - VEH660	$130.17
BRAUN NORTHWEST INC	20534	242424	FENDERETTE VEH 5041 WO 45703	$86.99
BUSH CAR WASH	3850	242426	VEHICLE WASHES-JANUARY	$56.00
CENTRAL HOSE & FITTINGS INC	451300	242428	FITTINGS VEH 3312 WO 45702	$9.51
CITY OF RICHLAND	01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$3,127.22
COAST CRANE COMPANY	DI/083715	242734	VALVES VEH 3329 WO 45845	$2,226.58
COLEMAN OIL COMPANY	0434208-IN	242735	LANDFILL DIESEL DYED	$1,894.38
	CL62505	242532	CARD LOCK FUEL 02/06-02/12/17	$12,829.42
	CL63663	242613	CARD LOCK FUEL 02/13-02/19/17	$11,846.41
COLUMBIA RIGGING CORP	29882	242533	WINCH ROPE VEH 3313 WO 45802	$912.24
CONNELL OIL INC	0171136-IN	242432	TURBINE OIL VEH 6545 WO 45635	$259.56
	0171137-IN		TURBINE OIL VEH 6585 WO 45587	$259.56
FAST SIGNS	139-54711	242443	VEH NUMBERS VEH 2447 WO 45158	$27.15
FINAL TOUCH UPHOLSTERY	29702	242540	SEAT REPAIR VEH 2382 WO 45683	$374.67

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FINAL TOUCH UPHOLSTERY		29721	242631	SEAT REPAIR VEH 2341 WO 45722	$325.80
G & R AG PRODUCTS INC		2168118-0001-02	242448	PUMP VEH 3267 WO 45624	$162.38
GENUINE AUTO GLASS OF TRI CITIES LLC		619423	242752	WINDSHIELD VEH 7138 WO 45852	$347.52
GRAINGER	S017301	9352442223	242753	STEM CASTER ITEM #30TM28	$35.04
HD INDUSTRIES INC		24979	242450	POWERLIGHT VEH 3247 WO 45004	$251.94
HOTSY OF SPOKANE		22621	242757	475 GAL CARBON-ATE PLUS SOAP	$2,114.99
JIM'S PACIFIC GARAGES INC		R100008284	242545	FRONT HUB VEH 5038 WO 45775	$1,821.09
		X100061846	242456	SW-RCKR VEH 3321 WO 45677	$67.67
		X100062130		U-JOINT VEH 3255 WO 45713	$275.84
		X100062170	242545	O-RING VEH 3255 WO 45713	$18.82
		X100062383		SPEED SENSOR VEH 3296 WO 45721	$89.27
		X100062513		PWR ST PUMP VEH 3255 WO 45713	$615.75
		X100062516		HOSES VEH 3255 WO 45713	$52.15
		X100062806	242759	MUDFLAP VEH 3333 WO 45794	$28.71
		X100062808		MUDFLAP VEH 3336 WO 45797	$28.71
		X100062809		MUDFLAP VEH 3336 WO 45796	$28.71
		X100062833		PWR STEER PUMP RETURN VEH 3255	($97.74)
		X100062846	242545	SENSOR VEH 3255 WO 45713	$21.79
		X100062910	242759	MUDFLAP VEH 3336 WO 45796	$6.58
		X100062911		MUDFLAP VEH 3336 WO 45797	$6.58
		X100062912		MUDFLAP VEH 3333 WO 45794	$6.58
		X100063407		SNOW PLOW VEH 3321 WO 45677	$60.46
KOOL SHADES WINDOW TINTING		795672	242551	WINDOW TINT VEH 2382 WO 45683	$108.60
LES SCHWAB TIRE CENTER		42800199050	242462	AIR COMP VEH 6585 WO 45587	$533.30
MCCURLEY CHEVROLET		413955	242771	DETAIL VEH 2394 WO 45829	$285.62
		430987	242642	DETAIL VEH 3323 WO 45811	$285.62
		431173		DETAIL VEH 2380 WO 45812	$285.62
		917978	242465	GASKET VEH 2382 WO 45683	$42.38
		918066	242555	GASKET VEH 1104 WO 45467	$42.16
		918179		SENSOR VEH 3293 WO 45711	$27.56
		918182		HOSE VEH 3303 WO 45691	$149.84
		918203		VEH 2461 WO 45728	$118.11
		918244	242642	ARMS VEH 1108 WO 45729	$863.15
		918259	242555	BOOSTER VEH 3293 WO 45733	$275.01
		918261		BELT KIT VEH 3293 WO 45733	$107.24
		918262	242771	BELT KIT VEH 3256 WO 45706	$120.82
		918278	242555	PANEL VEH 2404 WO 45737	$350.21
		918360	242642	FILTERS VEH 9500 WO 45832	$1,026.49
		918399	242555	PIPE VEH 3218 WO 45720	$151.34
		918438	242642	INDICATOR VEH 3256 WO 45706	$18.46
		918549		GASKETS VEH 2382 WO 45825	$529.11

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MCCURLEY CHEVROLET		918758	242771	VEH 2440 WO 45853	$258.71
		918787		SHAFT VEH 3277 WO 45815	$314.16
		918887		HOSE VEH 3305 WO 45847	$75.24
		918924		LAMP VEH 3305 WO 45847	$121.26
MOBILE FLEET SERVICE INC		1270390026	242559	ROD END VEH 3320 WO 45566	$410.06
		1270470054	242775	ACC PEDAL VEH 3244 WO 45718	$405.76
		1270530023		PEDAL VEH 3213 WO 45830	$467.41
		1270530026		PEDAL VEH 3244 WO 45718	$503.13
MONARCH MACHINE & TOOL CO INC		F188224	242560	BURNER TUBES VEH 3247 WO 45004	$489.51
		F188311	242776	HR ANGLE VEH 3336 WO 45796	$173.98
PAPE' MATERIAL HANDLING		99292400	242471	LIFT VEH 7127 WO 45579	$796.59
RICHLAND NAPA		379145	242572	MISC FITTS VEH SHOP WO SHOP	$25.77
		379165		FILTER VEH 3336 WO 45631	$163.67
		379166		FILTER/DEF VEH 3337 WO 4563	$163.67
		379206		FUNNEL VEH 6585 WO 45587	$4.33
		379207		FILTER VEH 6545 WO 45586	$25.71
		379209		FILTER VEH 6585 WO 45587	$25.71
		379225		BATT VEH 4137 WO 45607	$107.25
		379239		D-EARTH VEH 9000 WO 45650	$91.55
		379243		MISC VEH 4137 WO 45607	$23.38
		379251		FILTER VEH 2389 WO 45645	$31.30
		379252		FILTER VEH 2420 WO 45643	$16.55
		379254		FILTER VEH 3299 WO 45645	$17.07
		379255		LAMP VEH 3264 WO 45647	$3.59
		379256		WIPERS VEH 3316 WO 45648	$22.78
		379259		TRANS LINE VEH 3264 WO 4564	$297.55
		379268		FILTER VEH 3322 WO 45652	$16.44
		379281		TOOLS VEH 3275 WO 45670	$244.81
		379353		FILTER VEH 3257 WO 45662	$62.80
		379355		FREIGHT VEH 3275 WO 45670	$13.03
		379415		ARM ASSY VEH 3275 WO 45493	$114.29
		379439		BATTERY VEH 2373 WO 45668	$108.43
		379443		PLIER SET VEH 3187 WO 45684	$60.81
		379444		OIL SEAL VEH 2354 WO 45665	$16.78
		379449		BRK CLN VEH 3264 WO 45647	$12.67
		379456		TERM KIT VEH 3267 WO 45624	$184.78
		379462		BATTERY VEH 2379 WO 45660	$110.11
		379466		TRL ADAP VEH 3288 WO 45651	$34.20
		379479		MISC PTS VEH CREDIT WO CRED	($63.36)
		379492		EXH PARTS VEH 2354 WO 45665	$262.41
		379494		BATTERY VEH 3187 WO 45684	$101.88

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		379508	242572	FILTER VEH 2382 WO 45676	$61.05
		379532		ELE PARTS VEH 3288 WO 45524	$106.80
		379534		FILTER VEH 2377 WO 45680	$17.20
		379539		W/PUMP VEH 3187 WO 45684	$29.81
		379560		ENG PTS VEH 2382 WO 45683	$347.61
		379565		LOOM VEH 3312 WO 45672	$110.23
		379575		LIGHT VEH 3321 WO 45677	$12.36
		379576		GASKET VEH 2382 WO 45683	$30.79
		379583		CONN VEH 4164 WO 45473	$11.39
		379584		CONN VEH 4163 WO 45481	$11.39
		379592		WIPERS VEH 2398 WO 45687	$45.57
		379618		OIL LINES VEH 3303 WO 45691	$97.25
		379631		TOOLS VEH 3243 WO 45742	$392.81
		379702		BRAKE PTS VEH 3256 WO 45706	$798.63
		379711		WIPERS VEH 2260 WO 45322	$11.39
		379775		BATTERY VEH 2420 WO 45669	$114.88
		379786		ENG PTS VEH 3293 WO 45711	$254.41
		379864		FILTERS VEH 7113 WO 45717	$131.06
		379869		WIPERS VEH 3329 WO 45712	$22.78
		379874		FILTERS VEH 2341 WO 45723	$17.38
		379905		BATTERY VEH SHOP WO SHOP	$29.24
		379906		BATTERY VEH SHOP WO SHOP	$23.09
		379908		FILTERS VEH 2447 WO 45735	$20.37
		379929		CARB CLN VEH 3293 WO 45711	$33.17
		379948		EXH GASKET VEH 2354 WO 4566	$12.40
		379949		WIPERS VEH 2388 WO 45736	$50.86
		379955		MISC PTS VEH CREDIT WO CRED	($227.43)
		379964		HAL/BULB VEH 1104 WO 45467	$53.71
		379991		COPPER VEH 5041 WO 45741	$10.84
		379999		CLAMP VEH 3247 WO 45004	$6.26
		380038	242790	FILTER VEH 1108 WO 45730	$19.61
		380040		FILTER VEH 2360 WO 45755	$17.38
		380041		FILTER VEH 2258 WO 45763	$10.60
		380042		FILTER VEH 2394 WO 45770	$17.07
		380043		FILTER VEH 3294 WO 45771	$115.16
		380044		FILTER VEH 2343 WO 45772	$17.38
		380045		FILTER VEH 2359 WO 45773	$19.36
		380046		FILTER VEH 2362 WO 45774	$19.36
		380047		FILTER VEH 2380 WO 45776	$17.07
		380048		FILTER VEH 2416 WO 45777	$16.55
		380049		FILTER VEH 2418 WO 45778	$16.55

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		380050	242790	LAMP VEH 2447 WO 45734	$67.77
		380051		FILTER VEH 2421 WO 45779	$16.55
		380052		FILTER VEH 3277 WO 45780	$17.51
		380053		FILTER VEH 3305 WO 45781	$17.20
		380054		FILTER VEH 3326 WO 45782	$16.44
		380055		FILTER VEH 3331 WO 45783	$117.08
		380056		FILTER VEH 3332 WO 45784	$87.27
		380057		BRK CLN VEH 3320 WO 45506	$16.90
		380058		ANTIFREEZE VEH 3286 WO 4575	$43.35
		380067		FILTER VEH 1102 WO 45747	$19.61
		380069		FILTER VEH 1202 WO 45749	$19.61
		380070		FILTER VEH 1203 WO 45750	$19.61
		380071		FILTER VEH 1204 WO 45751	$19.61
		380072		FILTER VEH 1205 WO 45752	$19.61
		380073		FILTER VEH 1206 WO 45753	$19.61
		380074		FILTER VEH 1208 WO 45754	$19.61
		380075		FILTER VEH 1207 WO 45761	$19.61
		380076		FILTER VEH 1210 WO 45756	$17.20
		380077		FILTER VEH 1383 WO 45757	$20.37
		380079		FILTER VEH 2413 WO 45765	$17.20
		380080		FILTER VEH 2327 WO 45764	$17.51
		380082		FILTER VEH 2314 WO 45762	$12.25
		380083		FILTER VEH 2431 WO 45746	$20.37
		380084		FILTER VEH 2444 WO 45769	$20.37
		380085		FILTER VEH 2429 WO 45766	$20.37
		380086		FILTER VEH 2428 WO 45760	$20.37
		380087		FILTER VEH 2424 WO 45759	$20.37
		380088		FILTER VEH 1384 WO 45758	$20.37
		380089		FILTER VEH 2434 WO 45767	$16.55
		380090		FILTER VEH 2440 WO 45768	$35.75
		380095		FILTER VEH 2351 WO 45786	$20.16
		380096		FILTER VEH 2355 WO 45785	$20.16
		380098		FILTER VEH 3218 WO 45789	$12.93
		380099		FILTER VEH 2422 WO 45788	$29.64
		380100		FILTER VEH 2379 WO 45787	$17.95
		380107		FILTER VEH 3218 WO 45720	$72.66
		380123		WIPER VEH 2417 WO 45806	$24.74
		380128		SOLVENT VEH 3218 WO 45720	$87.96
		380129		SOLVENT VEH 3244 WO 45718	$87.96
		380130		SOLVENT VEH 3255 WO 45713	$87.96
		380138		FILTER VEH 2442 WO 45792	$20.37

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		380139	242790	FILTER VEH 2446 WO 45793	$20.37
		380166		SHOP VEH SHOP WO	$13.97
		380170		COOLANT VEH 3255 WO 45713	$119.34
		380171		PLIERS VEH 3256 WO 45706	$29.32
		380172		PINCH-OFF VEH 3256 WO 45706	$54.84
		380178		CORE VEH CREDIT WO CREDIT	($289.09)
		380195		BATTERY VEH 2351 WO 45804	$105.17
		380203		BATTERY VEH 3218 WO 45720	$124.89
		380207		FILTER VEH 3269 WO 45801	$42.54
		380221		MISC VEH 1107 WO 45821	$65.43
		380225		PULLEY VEH 2354 WO 45822	$102.36
		380243		WIPER VEH 2380 WO 45824	$82.49
		380250		SHOP VEH SHOP WO	$36.03
		380299		COVER SET VEH 2382 WO 45825	$19.55
		380336		BATTERY VEH 6238 WO 45817	$89.05
ROWAND MACHINERY CO		221195	242483	FLOAT VEH 7142 WO 45701	$247.34
		221442	242577	DURA-MAX VEH 7142 WO 45554	$2,356.69
		221443		GR ROLLER VEH 7122 WO 45146	$967.68
SNAP ON INDUSTRIAL		ARV/31626332	242799	SHOP TOOLS	$104.90
SOLID WASTE SYSTEMS INC		0093338-IN	242800	BELTS VEH 3336 WO 45552	$118.42
SPECIAL ASPHALT PRODUCTS INC		INVC073429	242582	ROPER PUMP VEH 6585 WO 45592	$1,603.18
		INVC073430		VMAC KIT VEH 6585 WO 45587	$822.41
STEEBER'S LOCK SERVICE		681734	242584	TRANSPONDER VEH 2388 WO 45736	$108.60
TACOMA SCREW PRODUCTS INC		22167816	242491	SHOP SUPPLY	$298.96
		22167955	242585	HEX SCREW VEH 7113 WO 45716	$3.19
		22168146	242659	KEY VEH 3247 WO 45004	$9.00
		22168394	242805	THRED INSRTS VEH 3293 WO 45711	$6.18
		22168403		SOCKET VEH 4118 WO 45800	$7.83
		22168606		CAP SCREW VEH 4118 WO 45800	$0.35
		22168745		CAP SCREW VEH 4118 WO 45800	$5.33
		22168875		SOCKET VEH 3315 WO 45484	$0.90
		22168911		EYE BOLTS VEH 3204 WO 45491	$3.19
TEREX SERVICES		90817605	242586	SEAL KIT VEH 3329 WO 45515	$133.46
THE SUPPLY CO LLC		00424959	242661	SHOP SUPPLIES	$245.10
TIRE FACTORY INC		03-120264	242588	FLAT REPAIR VEH 3222 WO 45740	$51.97
		03-120284		SVC CALL VEH 6000 WO 45745	$1,091.32
		03-120312		WHEEL SWITCH VEH 3283 WO 45725	$86.88
		03-120313		WHEEL SWITCH VEH 3292 WO 45739	$86.88
		03-120382	242809	TIRES VEH 2388 WO 45833	$954.41
		03-120395	242588	FLAT REPAIR VEH 3320 WO 45738	$53.45
		03-120402	242809	SERV CALL VEH 3175 WO 45834	$324.29

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TIRE FACTORY INC		03-120418	242809	WHEEL SWITCH VEH 3312 WO 45835	$145.52
		03-120461		TIRES VEH 3218 WO 45836	$720.01
		03-120559		TIRES VEH 2413 WO 45842	$758.94
TITAN TRUCK EQUIPMENT		1157605	242494	REPAIR VEH 2461 WO 45700	$13,626.98
		1165729		SIDE BARS VEH 2461 WO 45728	$224.13
TRUCKPRO HOLDING CORPORATION		06 243745	242813	BRAKE SHOES VEH 4118 WO 45800	$1,594.40
		06 243758		TRAILER DRUM VEH 4118 WO 45800	$1,936.15
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$210.94
	P057536			Verizon Wireless Charges for	$38.66
WESTERN SYSTEMS & FABRICATION INC		17915	242511	COUPLER VEH 3291 WO 45602	$476.47
		17922		COUPLER VEH 3291 WO 45602	$195.76
		17935	242595	BELT ASSY VEH 3335 WO 45714	$84.43
		17943	242511	VALVE CNTRL VEH 3291 WO 45602	$1,279.18
		17944		COUPLER VEH 3291 WO 45602	$67.64
		17975	242595	KANAFLEX VEH 3291 WO 45602	$214.76
		17984	242820	BOOM ELBOW VEH 3291 WO 45602	$3,877.44
		18009	242668	GASKET VEH 3291 WO 45602	$100.42
		18027	242820	HOSE VEH 3291 WO 45602	$279.20
XEROX CORPORATION		087975274	242669	LX5-691298 BASE-JAN	$182.33
				EQUIPMENT MAINTENANCE TOTAL****	**$102,883.81**
				EQUIPMENT MAINTENANCE FUND Total ***	**$102,883.81**

FUND 505 PUBLIC WORKS ADMIN & ENGINEER

Division: 450 PW ADMIN & ENGINEERING

BANK OF AMERICA		TXN00030838	242679	INSTITUTE OF TRANSPORTATI - NO	$299.28
		TXN00030841		IMSA - DUES - NOGA	$80.00
		TXN00030842		LSAW - LOPEZ DUES	$200.00
		TXN00030851		WAL-MART #3261 - DISH SOAP, GL	$37.60
		TXN00030863		LSAW - PENWELL DUES	$200.00
		TXN00030879		ACT APWA - WEST - PW ESSENTIAL	$500.00
		TXN00031090		PAYPAL INWAGC -CESCL GILES	$250.00
		TXN00031102		PAYPAL INWAGC - CESCL THOMAS	$250.00
		TXN00031113		DMI DELL -USB Speaker	$56.99
		TXN00031149		DMI DELL -Monitors	$977.37
		TXN00031174		PAYPAL SWE EWS -West - Streng	$15.00
		TXN00031242		BENTON CO AUDITOR - PW recordi	$398.95
		TXN00031261		BOBS BURGERS BREW - Steptoe D	$96.91
BENTON COUNTY TREASURER		3470	242420	BC IMAGES-JAN 2017	$4.00
CITY OF RICHLAND		01/2017 JAN	242431	CITY UTILITY BILLS/JAN 2017	$1,229.80
PITNEY BOWES PURCHASE POWER		0117/14823173	242478	POSTAGE 01/01/17 TO 01/31/17	$31.66
UNITED PARCEL SERVICE	S017290	000986641067	242499	UNDELIVERABLE RETURN FOR PKG T	$5.23

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS	P057536	9779471867	242505	Verizon Wireless Charges for	$609.46
WATER SOLUTIONS INC		15227	242510	3 WTR MACHINES - FEB 2017	$76.01
XEROX CORPORATION		087975259	242512	LX5-690835 BASE-JAN	$155.76
		087975260		LX5-692207 BASE-JAN	$76.89
		087975261		MX4-343197 BASE-JAN	$381.62
				PW ADMIN & ENGINEERING TOTAL****	**$5,932.53**
				PUBLIC WORKS ADMIN & ENGINEER Total ***	**$5,932.53**
FUND 506		**WORKERS COMPENSATION FUND**			
Division: 221		WORKERS COMP INSURANCE RESERVE			
CONOVER INSURANCE INC		1156105	242433	POLICY EWC008827 10/15-16 ADJ	$1,832.00
				WORKERS COMP INSURANCE RESERVE TOTAL****	**$1,832.00**
				WORKERS COMPENSATION FUND Total ***	**$1,832.00**
FUND 520		**HEALTH CARE/BENEFITS PLAN**			
Division: 222		EMPLOYEE BENEFIT PROGRAM			
MERCER (US) INC	P057474	102210003102	242772	PROVIDE BENEFITS CONSULTING AN	$7,083.33
				EMPLOYEE BENEFIT PROGRAM TOTAL****	**$7,083.33**
				HEALTH CARE/BENEFITS PLAN Total ***	**$7,083.33**
FUND 611		**FIREMAN'S PENSION**			
Division: 216		FIRE PENSION			
PITNEY BOWES PURCHASE POWER		0117/14823173	242478	POSTAGE 01/01/17 TO 01/31/17	$10.30
				FIRE PENSION TOTAL****	**$10.30**
				FIREMAN'S PENSION Total ***	**$10.30**
FUND 612		**POLICEMEN'S PENSION**			
Division: 217		POLICE PENSION			
PITNEY BOWES PURCHASE POWER		0117/14823173	242478	POSTAGE 01/01/17 TO 01/31/17	$10.30
				POLICE PENSION TOTAL****	**$10.30**
				POLICEMEN'S PENSION Total ***	**$10.30**
FUND 641		**SOUTHEAST COMMUNICATIONS CTR**			
Division: 600		SECOMM OPERATIONS GENERAL			
BANK OF AMERICA		TXN00030921	242679	DNH GODADDY.COM/SSL CERTIFICAT	$159.99
		TXN00030960		WA FINANCE OFFCRS ASSOC/WFOA M	$25.00
		TXN00030984		BATTERIES PLUS #25/BATTERIES	$14.58
		TXN00031001		STAPLES/SANITARY NAPKIN RECEPT	$14.71
		TXN00031077		STAPLES/CLOCK FOR HUSA OFFICE	$11.12

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031078	242679	WM SUPERCENTER #3261/ICE MELT/	$24.39
		TXN00031086		WAPRO/WAPRO MEMBERSHIP RENEWAL	$25.00
		TXN00031097		STAPLES/PAPER,PADS,PENS,TAPE,B	$491.54
		TXN00031125		IDENTISYS INC./PROXY CARDS-CHA	$319.09
		TXN00031154		STAPLES/COFFEE DECANTER REPLAC	$14.65
BIDDLE CONSULTING GROUP INC	P057348	53126	242606	RECRUITMENT TESTING - 2017 REN	$699.50
CDW GOVERNMENT INC	P057436	GTX1584	242725	2FA (2 FACTOR IDENTIFICATION)	$3,779.93
	P057436			TAX	$325.07
CENTURYLINK		0217/509-786-2112	242527	GENERAL 02/6-03/5/17	$126.46
CERIUM NETWORKS INC	P057276	059521	242528	CERIUM NETWORKS PROFESSIONAL	$1,661.58
CITY OF RICHLAND		4213788	242530	BCES UTILITY SRVC 01/03-2/02	$2,747.62
FRONTIER		02/17 2061882381	242633	GENERAL 02/10-03/09/17	$241.35
		02/17 5096281472	242541	GENERAL 02/4 - 03/3/17	$68.92
		02/17 5096282600		LONG DISTANCE 02/10-03/9/16	$979.89
		02/17 5096282608		GENERAL 02/7-03/6/17	$81.36
SOFTCHOICE CORPORATION	P057422	4447535	242486	SOPHOS MAINTENANCE RENEWAL	$6,164.33
	P057349	4450212		2017 SHAVLIK PROTECT/LANDESK	$589.81
SPRAGUE PEST SOLUTIONS		3074130	242583	PEST CONTROL SRVCS-FEBRUARY	$44.21
TRI CITY HERALD	S017291	2887163	242496	MTG NOTICE 012617 BCES	$39.55
VERIZON WIRELESS		9779864697	242592	CELL PHONES 01/7-02/6/17	$459.76
				SECOMM OPERATIONS GENERAL TOTAL****	**$19,109.41**
Division: 601 E911 OPERATIONS					
BANK OF AMERICA		TXN00030886	242679	ALASKA AIR/OLLERMAN #17-024 ST	$280.40
		TXN00030955		THE HOME DEPOT #4746/DISHWASHE	$520.16
		TXN00031070		VENETIAN/HAMILTON HEXAGON CONF	$223.88
		TXN00031071		VENETIAN/HUSA HEXAGON CONF IN	$223.88
		TXN00031097		STAPLES/PAPER,PADS,PENS,TAPE,B	$457.23
BIDDLE CONSULTING GROUP INC	P057348	53126	242606	RECRUITMENT TESTING - 2017 REN	$699.50
CENTURYLINK	P057340	100734859	242727	INTRADO/WEST SUPPORT RENEWAL 2	$25,086.60
FRONTIER		02/17 2061882381	242633	GENERAL 02/10-03/09/17	$241.35
		02/17 5097352383	242541	GENERAL 2/7-3/6/17	$160.70
MOETIVATIONS, INC	P057517	170021	242468	TWO DAY TRAINING PROGRAM:	$4,000.00
PLANTRONICS INC		101134623	242476	HEADSETS	$172.67
VERIZON WIRELESS		9779864697	242592	CELL PHONES 01/7-02/6/17	$11.38
				E911 OPERATIONS TOTAL****	**$32,077.75**
Division: 602 SECOMM AGENCY					
BANK OF AMERICA		TXN00031080	242679	ACE HDWE/ROCK SALT ICE MELT	$21.70
LEGACY POWER SYSTEMS	P057538	30951	242461	GENERATOR SERVICE/REPAIR	$234.18
MID COLUMBIA CONSTRUCTION INC DBA		1060684	242466	SNOW REM/DE-ICER 1/31/17	$52.95
				SECOMM AGENCY TOTAL****	**$308.83**

Vendor			P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
						SOUTHEAST COMMUNICATIONS CTR Total ***	**$51,495.99**
FUND	**642**	**800 MHZ PROJECT**					
Division:	610	800 MHZ					
BANK OF AMERICA				TXN00030854	242679	US ALARM DETECTION/FIRE DETE	$177.70
				TXN00030921		DNH GODADDY.COM/SSL CERTIFICAT	$159.99
				TXN00031214		MOUNTS LOCK AND KEY/10 SETS OF	$74.39
CITY OF RICHLAND				17-058 DE GRAAF	242733	17-058 800MHZ SYSTEM MEETIN	$153.90
DE GRAAF, DOUGLAS					242740	17-058 800MHZ SYSTEM MEETIN	$40.56
KLICKITAT COUNTY PUD				01/17-69552623	242458	GOLGATHA UTILITIES 12/30-01/31	$277.02
SOFTCHOICE CORPORATION			P057422	4447535	242486	SOPHOS MAINTENANCE RENEWAL	$6,164.33
			P057349	4450212		2017 SHAVLIK PROTECT/LANDESK	$589.81
						800 MHZ TOTAL****	**$7,637.70**
						800 MHZ PROJECT Total ***	**$7,637.70**
FUND	**643**	**EMERGENCY MANAGEMENT**					
Division:	620	STATE / LOCAL ASSISTANCE					
BANK OF AMERICA				TXN00030921	242679	DNH GODADDY.COM/SSL CERTIFICAT	$40.00
				TXN00030955		THE HOME DEPOT #4746/DISHWASHE	$173.39
				TXN00030960		WA FINANCE OFFCRS ASSOC/WFOA M	$8.34
				TXN00030984		BATTERIES PLUS #25/BATTERIES	$3.65
				TXN00030986		STAPLES/HOLE PUNCH, NOTEBOOK R	$27.89
				TXN00031001		STAPLES/SANITARY NAPKIN RECEPT	$3.68
				TXN00031078		WM SUPERCENTER #3261/ICE MELT/	$6.10
				TXN00031097		STAPLES/PAPER,PADS,PENS,TAPE,B	$12.51
				TXN00031197		MAVERIK #448/EM PLANNER INTERV	$5.80
				TXN00031198		HOP JACKS RICHLAND/EM PLANNER	$56.61
				TXN00031205		GREEK ISLAND CUISINE INC/EM PL	$47.97
CITY OF RICHLAND				4213788	242530	BCES UTILITY SRVC 01/03-2/02	$457.93
FRONTIER				02/17 5096282600	242541	LONG DISTANCE 02/10-03/9/16	$244.97
SOFTCHOICE CORPORATION			P057422	4447535	242486	SOPHOS MAINTENANCE RENEWAL	$1,650.45
			P057349	4450212		2017 SHAVLIK PROTECT/LANDESK	$147.45
VERIZON WIRELESS				9779864697	242592	CELL PHONES 01/7-02/6/17	$98.84
						STATE / LOCAL ASSISTANCE TOTAL****	**$2,985.58**
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES					
BANK OF AMERICA				TXN00030921	242679	DNH GODADDY.COM/SSL CERTIFICAT	$40.00
				TXN00030955		THE HOME DEPOT #4746/DISHWASHE	$173.39
				TXN00030960		WA FINANCE OFFCRS ASSOC/WFOA M	$8.33
				TXN00030984		BATTERIES PLUS #25/BATTERIES	$3.65

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00031001	242679	STAPLES/SANITARY NAPKIN RECEPT	$3.68
		TXN00031078		WM SUPERCENTER #3261/ICE MELT/	$6.10
		TXN00031097		STAPLES/PAPER,PADS,PENS,TAPE,B	$12.51
CITY OF RICHLAND		4213788	242530	BCES UTILITY SRVC 01/03-2/02	$457.94
FRANKLIN COUNTY EMERGENCY		FC-01-17	242447	SPANISH TRANSLATION-CGS	$735.00
FRONTIER		02/17 5096282600	242541	LONG DISTANCE 02/10-03/9/16	$244.97
SMARSH, INC.	P057565	INV00190499	242655	ARCHIVING PLATFORM: SOCIAL BUN	$2,196.67
SOFTCHOICE CORPORATION	P057422	4447535	242486	SOPHOS MAINTENANCE RENEWAL	$1,650.45
	P057349	4450212		2017 SHAVLIK PROTECT/LANDESK	$147.45
VERIZON WIRELESS		9779864697	242592	CELL PHONES 01/7-02/6/17	$98.80
				RADIOLOGICAL EMGCY PREPAREDNES TOTAL****	**$5,778.94**
Division: 622 DOE EMERGENCY PREPAREDNESS					
BANK OF AMERICA		TXN00030921	242679	DNH GODADDY.COM/SSL CERTIFICAT	$40.00
		TXN00030955		THE HOME DEPOT #4746/DISHWASHE	$173.38
		TXN00030960		WA FINANCE OFFCRS ASSOC/WFOA M	$8.33
		TXN00030984		BATTERIES PLUS #25/BATTERIES	$3.64
		TXN00031001		STAPLES/SANITARY NAPKIN RECEPT	$3.67
		TXN00031078		WM SUPERCENTER #3261/ICE MELT/	$6.09
		TXN00031097		STAPLES/PAPER,PADS,PENS,TAPE,B	$12.51
CITY OF RICHLAND		4213788	242530	BCES UTILITY SRVC 01/03-2/02	$457.93
FRONTIER		02/17 5096282600	242541	LONG DISTANCE 02/10-03/9/16	$244.97
SOFTCHOICE CORPORATION	P057422	4447535	242486	SOPHOS MAINTENANCE RENEWAL	$1,650.44
	P057349	4450212		2017 SHAVLIK PROTECT/LANDESK	$147.45
				DOE EMERGENCY PREPAREDNESS TOTAL****	**$2,748.41**
Division: 623 JURISIDICTION					
BANK OF AMERICA		TXN00030921	242679	DNH GODADDY.COM/SSL CERTIFICAT	$40.00
		TXN00030984		BATTERIES PLUS #25/BATTERIES	$3.64
		TXN00031001		STAPLES/SANITARY NAPKIN RECEPT	$3.68
		TXN00031077		STAPLES/CLOCK FOR HUSA OFFICE	$11.12
		TXN00031078		WM SUPERCENTER #3261/ICE MELT/	$6.09
		TXN00031080		ACE HDWE/ROCK SALT ICE MELT	$21.69
		TXN00031097		STAPLES/PAPER,PADS,PENS,TAPE,B	$20.83
		TXN00031154		STAPLES/COFFEE DECANTER REPLAC	$14.65
CITY OF RICHLAND		4213788	242530	BCES UTILITY SRVC 01/03-2/02	$457.94
FRONTIER		02/17 5096282600	242541	LONG DISTANCE 02/10-03/9/16	$244.97
LEGACY POWER SYSTEMS	P057538	30951	242461	GENERATOR SERVICE/REPAIR	$234.18
MID COLUMBIA CONSTRUCTION INC DBA		1060684	242466	SNOW REM/DE-ICER 1/31/17	$52.94
SOFTCHOICE CORPORATION	P057422	4447535	242486	SOPHOS MAINTENANCE RENEWAL	$1,213.00
	P057349	4450212		2017 SHAVLIK PROTECT/LANDESK	$147.45
SPRAGUE PEST SOLUTIONS		3074130	242583	PEST CONTROL SRVCS-FEBRUARY	$44.20

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
				JURISIDICTION TOTAL****	**$2,516.38**
				EMERGENCY MANAGEMENT Total ***	**$14,029.31**
FUND 803		**UTILITY BILL CLEARING FUND**			
Division: 000					
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY13301	242544	Customer Refund	$9.50
				APPLY TO WW# 6021	$138.00
		CISPAY13302	242549	Customer Refund	$462.98
		CISPAY13303	242515	Customer Refund	$62.95
		CISPAY13304	242547	Customer Refund	$158.11
		CISPAY13305	242546	Customer Refund	$17.64
		CISPAY13306	242524	Customer Refund	$1.07
		CISPAY13307	242580	Customer Refund	$100.84
		CISPAY13308	242539	Customer Refund	$73.16
		CISPAY13309	242590	Customer Refund	$29.52
		CISPAY13310	242578	Customer Refund	$64.65
		CISPAY13311	242742	Customer Refund	$198.07
		CISPAY13312	242758	Customer Refund	$42.52
		CISPAY13313	242796	Customer Refund	$288.27
		CISPAY13314	242722	Customer Refund	$251.88
		CISPAY13315	242821	Customer Refund	$116.93
		CISPAY13316	242788	Customer Refund	$92.40
		CISPAY13317	242760	Customer Refund	$136.54
		CISPAY13318	242676	Customer Refund	$30.34
		CISPAY13319	242767	Customer Refund	$247.72
		CISPAY13320	242774	Customer Refund	$239.47
		CISPAY13321	242782	Customer Refund	$120.69
		CISPAY13322	242762	Customer Refund	$288.23
		CISPAY13323	242807	Customer Refund	$29.80
		CISPAY13324	242730	Customer Refund	$69.39
		CISPAY13325	242808	Customer Refund	$408.45
		CISPAY13326	242674	Customer Refund	$189.82
		CISPAY13327	242726	Customer Refund	$43.77
		CISPAY13328	242778	Customer Refund	$118.59
		CISPAY13329	242779	Customer Refund	$138.45
		CISPAY13330	242814	Customer Refund	$29.15
		CISPAY13331	242817	Customer Refund	$50.68
		CISPAY13332	242769	Customer Refund	$53.92
		CISPAY13333	242755	Customer Refund	$174.42
		CISPAY13334	242763	Customer Refund	$64.56

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY13335	242787	Customer Refund	$106.31
		CISPAY13336	242803	Customer Refund	$76.21
				UNASSIGNED TOTAL****	**$4,725.00**
				UTILITY BILL CLEARING FUND Total ***	**$4,725.00**

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
				Invoice Total: ****	$1,614,757.97

	Number of Invoices	Amount
Vouchers In Richland	232	$108,780.17
Vouchers In Tri Cities	133	$258,957.61
Vouchers In WA	209	$359,921.35
Vouchers Outside WA	1088	$887,098.84
Vouchers Final Total.....	1662	$1,614,757.97

Ob ject Category	Title	Total	Percentage
1	SALARIES	$784.80	0.05%
2	BENEFITS	$13,730.54	0.85%
3	SUPPLIES	$337,474.65	20.9%
4	OTHER SERVICES & CHARGES	$746,825.31	46.25%
5	INTERGOVERNMENTAL SERVICES	$191,870.42	11.88%
6	CAPITAL PROJECTS	$51,523.92	3.19%
	MACHINERY & EQUIPMENT	$8,982.30	0.56%
	REFUNDS	$4,725.00	0.29%
9	INTERFUND SERVICES	$62.25	0%
	INVENTORY PURCHASES	$258,778.78	16.03%
	Total	$1,614,757.97	

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

Agenda Category: Items of Business

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Subject:
Ordinance No. 02-17, Formation of Transportation Benefit District - First Reading

Department:	Ordinance/Resolution Number:	Document Type:
Public Works	02-17	Ordinance

Recommended Motion:
Give first reading, by title only, to Ordinance No. 02-17, forming the Richland Transportation Benefit District.

Summary:
The City's street system includes 260 miles of street, or 589 lane miles of pavement. For the past decade, the City has invested approximately $1.2 million per year in its Pavement Preservation Program. The City's pavement management system estimates that approximately $3 million is needed each year to maintain the system in acceptable condition. At the current investment level, the City's streets will continue to deteriorate.

Since 2007, the City has committed to complete the Duportail/Stevens Corridor improvements. The corridor was planned to improve mobility and travel safety between downtown Richland and southwest Richland. The last remaining segment to be completed is the Duportail Bridge. A significant majority of the $37.46 million budget for the Bridge is available from Washington State funding programs, however the 2017-2030 Capital Improvement Plan identifies the need for a City-financed $4.45 million bond issue to complete the funding package.

A Transportation Benefit District (TBD), as authorized by RCW Chapter 36.73, is a tool to address both of the funding needs discussed above. A TBD is an independent, quasi-governmental agency empowered to raise and expend funds to address transportation challenges. The proposed Richland TBD would include the entire City boundary, be governed by City Council acting *ex officio* and independently, and would be empowered to raise and expend funds only for the Pavement Preservation Program and the Duportail Bridge. The TBD would end (dissolve) when both needs are satisfied, but no later than December 31, 2039.

Proposed Ordinance No. 02-17 would create the Richland TBD. On February 21, 2017, Council conducted a public hearing as required by state law before considering formation of a TBD. A summary of the testimony received is attached. Although positions for and against the action were expressed during the meeting, a majority of the speakers in attendance opposed raising funds via a vehicle registration fee.

Fiscal Impact: There is no fiscal impact associated with Ordinance No. 02-17. The funding proposal staff intends to bring before the District in April will raise new revenue as described in the February 21, 2017 Public Hearing introduction and on the City's web site.

Attachments:
1. Draft Ord. No 02-17, Formation of Transportation Benefit District
2. Public Hearing Testimony Summary

ORDINANCE NO. 02-17

AN ORDINANCE of the City of Richland establishing a Transportation Benefit District; specifying the boundaries of the Transportation Benefit District; establishing the Transportation Benefit District Governing Board; specifying the transportation improvements to be funded by the Transportation Benefit District; approving other provisions related to the establishment of a Transportation Benefit District as provided for by state law; and adopting a new Chapter 5.51 to Title 5 of the Richland Municipal Code.

WHEREAS, RCW 35.21.225 and Chapter 36.73 RCW authorize cities to establish a transportation benefit district for the purpose of acquiring, constructing, improving, providing, and funding transportation improvements within the city that are consistent with any existing state, regional, or local transportation plans and necessitated by existing or reasonably foreseeable congestion levels; and

WHEREAS, Chapter 36.73 RCW enhances the capability of cities, towns and counties to make and fund transportation improvements necessitated by economic development, and to improve the performance of the transportation system; and

WHEREAS, RCW 35.21.225 and Chapter 36.73 RCW authorize the City of Richland to establish, as a separate legal entity with taxing authority, a transportation benefit district within the City's jurisdiction for the levying of additional revenue sources for the purpose of acquiring, constructing, improving, providing, and funding transportation improvements within the district that are consistent with existing state, regional or local transportation plans and necessitated by existing and reasonably foreseeable congestion levels; and

WHEREAS, RCW 36.73.015 defines “transportation improvement” as a project contained in the transportation plan of the state, a regional transportation planning organization, city, county, or eligible jurisdiction as identified in RCW 36.73.020(2). A project may include investment in new or existing highways of statewide significance, principal arterials of regional significance, high capacity transportation, public transportation, and other transportation projects and programs of regional or statewide significance, including transportation demand management. Projects may also include the operation, preservation, and maintenance of these facilities or programs; and

WHEREAS, the geographical boundaries of the transportation benefit district shall be comprised of the corporate limits of the City of Richland as those boundaries presently exist or as they may exist following future annexations; and

WHEREAS, pursuant to RCW 36.73.020(3), the members of the City Council of the municipality proposing to establish the district as a separate legal entity, acting *ex officio* and independently, shall constitute the governing body of the transportation

benefit district; and

WHEREAS, the "Washington Transportation Plan for 2007-2026," adopted by the Washington State Transportation Commission, identifies in Section II that there is no more fundamental transportation investment than existing system preservation -- keeping the physical infrastructure in safe and efficient operating condition; and

WHEREAS, on June 21, 2016, the Richland City Council approved Resolution No. 130-16, adopting the City of Richland 2017-2022 Six-Year Transportation Improvement Program (TIP), which provides for local transportation improvements, as defined in RCW 36.73.015, and establishes a transportation plan for the City, as provided for in RCW 36.73.020; and

WHEREAS, the 2017-2022 Transportation Improvement Program includes completion of the Duportail Bridge between SR-240 and Queensgate Drive; and

WHEREAS, the City's 2017-2030 Capital Improvement Plan (CIP) includes an ongoing program known as the Pavement Preservation Program, the objective of which is to preserve and maintain the City's public streets pavement surfaces consistent with sound management of the City's vital public assets and the priorities established in the Washington Transportation Plan; and

WHEREAS, the Richland City Council has studied the funding requirements for the Duportail Bridge project and the Pavement Preservation Program, determining that both require dedicated local funding to provide their intended service; and

WHEREAS, the Richland City Council determines it to be in the best interest of the City of Richland to establish a city-wide transportation benefit district consistent with Chapter 36.73 RCW for the purposes of completing the Duportail Bridge project, protecting the City's long-term investments in infrastructure, reducing the risk of transportation facility failures and improving safety, continuing optimal performance of the infrastructure over time, and avoiding more expensive infrastructure replacement in the future; and

WHEREAS, the Richland City Council finds that the Duportail Bridge project and the Pavement Preservation Program are transportation improvements within the meaning of RCW 36.73.015; and

WHEREAS, on February 21, 2017, the Richland City Council conducted a public hearing in accordance with RCW 36.73.050 after giving proper notice describing the projects and activities to be funded by the transportation benefit district.

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

Section 1. The Richland City Council finds it to be in the public interest to provide adequate levels of funding for completion of the Duportail Bridge and the Pavement

Preservation Program through establishment of a city-wide transportation benefit district (TBD).

Section 2. A new section, entitled Transportation Benefit District, is hereby created and codified as RMC Chapter 5.51, and shall read as follows:

Title 5
LICENSING AND TAXATION

Chapters:
5.04 Business, Professions, and Occupations
5.12 Soliciting and Canvassing
5.13 Itinerant Merchants
5.14 Sidewalk Use License
5.15 Teenage Dance Halls and Rollerskating Rinks
5.16 Admission Taxes
5.20 Utility Occupation Tax
5.21 Adult Use Establishment License and Regulation
5.22 Taxicab and Transportation Network Companies
5.25 Sales or Use Tax
5.30 Public Massage Parlors and Public Bathhouses
5.35 Lodging Tax
5.36 Special Lodging Assessment
5.40 Leasehold Excise Tax
5.45 Excise Tax on Real Estate Sales
5.50 Street Utility Charges
5.51 Transportation Benefit District
5.55 Appeal Procedure

Chapter 5.51
Transportation Benefit District

Sections:
5.51.010 Purpose
5.51.020 Formation of Transportation Benefit District
5.51.030 Transportation Benefit District Boundaries
5.51.040 Transportation Benefit District Governing Board
5.51.050 Powers of the Transportation Benefit District
5.51.060 Transportation Improvements Funded
5.51.070 Dissolution of District
5.51.080 Liberal Construction
5.51.090 Severability

5.51.010 Purpose.

The purpose of this chapter is to establish a Transportation Benefit District pursuant to

and consistent with RCW 35.21.225 and Chapter 36.73 RCW, as the City Council finds it is in the public interest to provide adequate levels of funding for the purposes of implementing and funding the Duportail Bridge and the City's established Pavement Preservation Program.

5.51.020 Formation of a Transportation Benefit District.

The City of Richland, pursuant to RCW 35.21.225 and Chapter 36.73 RCW, hereby establishes and creates the City of Richland Transportation Benefit District, hereinafter referred to as the "Richland TBD."

5.51.030 Transportation Benefit District Boundaries.

The geographical boundaries of the Richland TBD shall be comprised of the corporate limits of the City of Richland as those boundaries presently exist or as they may exist following future annexations.

5.51.040 Transportation Benefit District Governing Board.

A. Consistent with RCW 35.21.225 and RCW 36.73.020(3), the governing board of the Richland TBD shall be the City of Richland City Council, acting in an *ex officio* and independent capacity. The Richland City Council shall have the authority to exercise the statutory powers set forth in Chapter 36.73 RCW.

B. Meetings of the governing board shall be governed by the procedural rules applicable to the meetings of the City Council. Governing board actions shall be taken in the same manner and follow the same procedure as for the adoption of motions or resolutions by the City Council. Meetings of the governing board shall occur at regularly scheduled City Council meetings.

C. Pursuant to the requirements set forth in RCW 36.73.160(1), the governing board shall develop a material change policy to address major plan changes that affect project delivery or the ability to finance the plan.

D. The governing board shall issue an annual report pursuant to the requirements of RCW 36.73.160(2).

E. The City's Finance Director shall be the *ex officio* treasurer of the Richland TBD.

F. The City Attorney shall serve as legal advisor to the Richland TBD, except where separate legal counsel is engaged at the direction of the Richland TBD governing board.

5.51.050 Powers of the Transportation Benefit District.

The Richland TBD shall possess all of the powers of a transportation benefit district authorized pursuant to Chapter 36.73 RCW, including, without limitation, the power under

RCW 36.73.040 to impose and collect a vehicle fee in accordance with RCW 82.80.140.

5.51.060 Transportation Improvements Funded.

A. The funds generated by the Richland TBD may be used for any purpose allowed by law, including to operate the Richland TBD and to make annual transportation improvements that are consistent with existing state, regional, or local transportation plans and necessitated by existing or reasonably foreseeable congestion levels pursuant to Chapter 36.73 RCW. The funds shall be used specifically for financing the Duportail Bridge, and for annual improvements included in the City's Pavement Preservation Program.

B. The transportation improvements funded by the Richland TBD shall be made in an effort to reduce risk of transportation facility failure and to improve safety, decrease travel time, increase daily and peak period trip capacity, improve modal connectivity, and preserve and maintain optimal performance of the infrastructure over time to avoid expensive infrastructure replacement in the future.

C. The Richland TBD's projects may be amended in accordance with the material change policy described in Section 5.51.040 in accordance with the notice, hearing, and other procedures described in Chapter 36.73 RCW, including RCW 36.73.050(2)(b) as the same may be amended from time to time.

5.51.070 Dissolution of District.

A. The Richland TBD shall automatically dissolve when, as determined by resolution of the City council, all indebtedness of the district created to accomplish the improvements has been retired, and when all of the Richland TBD's anticipated responsibilities have been satisfied. Automatic dissolution shall occur on or before December 31, 2039.

B. In addition to automatic dissolution as set forth above, the governing board reserves the right, as set forth in Chapter 36.73 RCW, to cause the dissolution of the Richland TBD for any legal reason.

5.51.080 Liberal Construction.

This chapter shall be liberally construed to accomplish the purpose of establishing a transportation benefit district.

5.51.090 Severability.

A. If a section, subsection, paragraph, sentence, clause, or phrase of this chapter is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this chapter.

B. If the provisions of this chapter are found to be inconsistent with other provisions of

the Richland Municipal Code, this chapter is deemed to control.

Section 3. 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 March, 2017.

_____
ROBERT J. THOMPSON
Mayor

ATTEST:

_____
MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:

_____
HEATHER KINTZLEY
City Attorney

Date Published: _____

EXCERPT FROM THE FEBRUARY 21, 2017 COUNCIL MEETING MINUTES:

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

1. Formation of Transportation Benefit District - Ordinance No. 02-17
   - Pete Rogalsky, Public Works Director

Mr. Rogalsky gave a presentation on the formation of the transportation benefit district including the definition of a Transportation Benefit District (TBD); the purpose of a TBD; the general powers of the District; what the Richland's TBD will accomplish; 2017 street budget; the Duportail Bridge funding sources; the Duportail Bridge schedule; revenue collected spending for the City's Pavement Preservation Program and the Duportail Bridge bond payment; next steps to form the TBD; and what the public input has been to date.

Councilmembers had a general question and answer period.

Mayor Pro Tem Christensen opened the public hearing at 8:03 p.m.

James Vance, 1400 Marshall Avenue, Richland, WA, thanked the Police and Fire Departments for the great work they do for the community. He asked what happened to the street maintenance funds that are not used during past mild winters. He said license tabs have gone up already to support projects on the westside of the state and believes the eastside of the state does not receive its fair share of the taxes for its projects and he does not want to pay more taxes if the eastside of the state does not benefit.

Carol Fellows, 1584 Cimarron Avenue, Richland, WA, said she is not against the Duportail Bridge, but she has concerns that citizens on fixed or low incomes will have a hardship to pay a $20 car tab. She is concerned the car tab fee will increase over time and believes $20 is too high of a fee. She asked if the City of West Richland is contributing to bridge as they will benefit from it as well and asked if other funding sources have been explored.

Francis Kulman, 1205 Wright Avenue, Richland, WA, is not against the bridge, but believes citizens are not getting enough benefits from the taxes they pay and she does not want to pay more. She believes the cost of living in Richland is high and believes people on fixed incomes as well as the elderly and handicapped, cannot afford to live in Richland.

Lloyd Becker, 2120 Duportail Street, Richland, WA, said he was concerned with the management of the City and believes the money spent on the bridge will negatively impact the budgets of the Police and Fire Departments. He is concerned the car tab fee will increase over time.

Eric Greenwell, 222 Thayer Drive, Richland, WA, said he is in favor of the bridge that will improve the traffic problems and believed the $20 dollar car tab fee that will help fund the projects, is a reasonable cost. He does not want to jeopardize the federal and state funding that is in place now.

Jean Roblyer, 721 Snyder Street, Richland, WA, supports the bridge and wants it to be built as soon as possible. She believes the 20-year, $20 car tab fee is a reasonable amount to help fund the bridge.

Barbara Chen, 2528 Harris Avenue, Richland, WA, supports the bridge and asked if a sliding scale can be used to determine the car tab cost.

Armin Ward, 611 Cascade, Richland, WA, supports the bridge, but does not support the $20 car tab and is concerned that it will increased over time.

Eddie Crippen, 254 Cottonwood Drive, Richland, WA, does not support the bridge and believes other alternative exists to solve the traffic problems.

Art Kelly, 1214 Putman, Richland, WA, believes the cost is not equitable, as people will use the bridge that are not Richland residents. He questioned if the City has investigated alternative methods to reduce traffic along George Washington Way.

Jane Frasier, 2405 Richmond Blvd, Richland, WA, believes the $20 car tab is too high for a person on a fixed income and suggests a lower fee. She is concerned that the fee would be increased over time.

Doug Wartz, 2913 Troon Court, Richland, WA, believes Council should reserve the right to impose a tax for a crisis situation and does not believe the bridge is a crisis. He believes the amount of a tax for the bridge and maintaining infrastructure should be a vote of the people.

Cheryl Scott, 3065 Bluffs Drive, Richland, WA, said her property taxes have continue to rise and believes the businesses that will benefit from the bridge, should pay for it.

Roberta Sanker, 2124 Briarwood Court, Richland, WA, asked if the traffic routes in the Queensgate area have been studied to determine if traffic problems can be fixed in that area.

John Fox, 2614 Harris Avenue, Richland, WA, said he is troubled by the citizen's distrust of the City of Richland taxes. He pointed out that the City has only taken the allowable 1% property tax once in over 10 years and said the fears expressed by the citizens are

not justifiable. He pointed out that the state funding for the bridge should not be jeopardized and citizens need to support the car tab fee to get the bridge built.

Kelly Hoover, 401 Birch, Richland, WA, said she can't get out of her driveway between 4:00-6:00 p.m. due to traffic and believes the bridge will cause more traffic in her area. She does not support the bridge and does not believe it is needed or that it will fix the traffic problems. She stated that other local communities should help pay for the bridge.

Cory Franklin, 2200 Dover Street, Richland, WA, believes that once the tax is set, it will not end and that the amount will continue to go up.

Mike Duncan, 1835 Birch, Richland, WA, asked if other vehicles types are subject to the $20 car tab fee or was it for motor vehicles only. He believes the portion of the tax for street maintenance should list what it will be used for and he would like to have access to the traffic studies that outlines the problems and proposed solutions to traffic.

Dean Meyers, 300 Columbia Point Drive, Richland, WA, said he is concerned the $20 car tab fee would be raised over time and he believes the City should guarantee the fee will not be raised or last more than 20 years.

Steve Scritchfield, 2112 Lee Blvd. Richland, WA, asked who has oversight of the Transportation Benefit District (TBD). Mayor Pro Tem Christensen said the citizens have oversight of the TBD.

Martin Newberry, 618 Muriel Street, Richland, WA, believes there is a better location for the bridge other than Duportail that would address traffic problems. He said the City needs to explain the traffic studies better and how they will affect and benefit the citizens.

Carol Larkin, 711 Clement Drive, Richland, WA, said she supports the bridge and it is needed for current and future growth needs. She does not want to jeopardize the federal and state funding and believes the car tab fee is better than a property tax increase.

Mayor Pro Tem Christensen closed the public hearing at 8:51 p.m.

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/07/2017

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

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