



Agenda
City Council Regular Meeting
Tuesday, March 6, 2018
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

1. Board Vacancies (5 minutes)
 - Cindy Reents, City Manager
2. Funding Follow-Up (10 minutes)
 - Cindy Reents, City Manager
3. Discuss Meeting Agenda Items (15 minutes)
 - City Councilmembers

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. TRIDEC Annual Report (10 Minutes)
 - Kerwin Jensen, Community Development Director
5. Annual Parks and Recreation Commission Report (10 minutes)
 - Joe Schiessl, Parks and Public Facilities Director
6. New Hire/Retirements (5 minutes)
 - Allison Jubb, Human Resources Director

Public Hearing: (Please Limit Public Hearing Comments to 3 Minutes) Note: Records intended for Council consideration must be given to the City Clerk.

7. Proposed Vacation of a Portion of Davenport Street
 - Pete Rogalsky, Public Works Director
8. Proposed Increase in the 2018 Budget Appropriations in Streets Capital Construction Fund, Water Fund and Sewer Fund - Ordinance No. 16-18
 - Pete Rogalsky, Public Works Director

Public Comments: (Please Limit Public Comments to 2 Minutes) Note: Records intended for Council consideration must be given to the City Clerk.

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

Minutes:

9. Approve the Minutes of the Meetings Held February 20 and 27, 2018
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

10. Ordinance No. 15-18, Amending the Official Zoning Map of the City of Richland
 - Kerwin Jensen, Community Development Director
11. Ordinance No. 16-18, Increasing 2018 Budget Appropriations in the Streets Capital Construction Fund, Water Fund and Sewer Fund
 - Pete Rogalsky, Public Works Director

Ordinances - Second Reading/Passage:

12. Ordinance No. 07-17, Approving a Change of Zoning on 33.3 Acres located in the Horn Rapids Golf Course Community (North Stone Richland, LLC)
 - Kerwin Jensen, Community Development Director
13. Ordinance No. 11-18, Amending Section 11.40.040 of the Richland Municipal Code Related to Parking Restrictions
 - Heather Kintzley, City Attorney
14. Ordinance No. 14-18, Increasing the 2018 Budget Appropriations in the General Fund and Parks Construction Fund
 - Joe Schiessl, Parks and Public Facilities Director

Resolutions – Adoption:

15. Resolution No. 22-18, Approving a Purchase and Sale Agreement with Raul and Sonia Mendoza
 - Kerwin Jensen, Community Development Director
16. Resolution No. 29-18, Approving a Purchase and Sale Agreement with INW Investments, LLC
 - Kerwin Jensen, Community Development Director
18. Resolution No. 31-18, Approving the Preliminary Plat of Wild Canyon
 - Kerwin Jensen, Community Development Director
19. Resolution No. 32-18, Authorizing a Limited Waiver of RMC 12.10.020 Relating to Sidewalk Improvements
 - Pete Rogalsky, Public Works Director
20. Resolution No. 33-18, Authorizing a Water Main Oversizing Agreement with Michael Gibbon
 - Pete Rogalsky, Public Works Director

Items for Approval:

21. Authorize Travel for Mayor Thompson and Councilmember Lemley
 - Cindy Reents, City Manager

Expenditures - Approval:

22. Expenditures from February 12, 2018 - February 23, 2018 for \$5,696,949.43 including Check Nos. 254589-254985, Wire Nos. 6726-6747, Payroll Check Nos. 130502-131027, and Payroll Wire/ACH Nos. 10318-10356
- Cathleen Koch, Administrative Services Director

Items of Business:

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment

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

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



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

Agenda Category: Agenda Item

Key Element:

Subject:

Board Vacancies (5 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

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Key Element:

Subject:

Funding Follow-Up (10 minutes)

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City Manager

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Presentation

Recommended Motion:

Summary:

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Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

Agenda Category: Presentations

Key Element:

Subject:

TRIDEC Annual Report (10 Minutes)

Department:

Community & Development Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:

I. 2018 TRIDEC Work Plan

The background of the entire page is a photograph of a construction site. Two large tower cranes are visible against a sky with soft, orange and pink clouds, suggesting a sunset or sunrise. Below the cranes, the skeletal framework of a building is visible, covered in scaffolding and green safety netting. The scene is captured from a low angle, looking up at the cranes.

2018 PLAN OF WORK

BUILDING A BOLDER, BRIGHTER TRI-CITIES!

TRI-CITY DEVELOPMENT COUNCIL

2018 PLAN OF WORK

Executive Summary

WHY TRI-CITIES?

The area wide approach to economic development continues to be sound not only because it's more efficient and cost effective, but because as a "single entity" the Tri-Cities holds more attraction than as individual jurisdictions.

MISSION

TRIDEC's overall mission is to improve the economic health of the Tri-Cities Region by facilitating job creation and capital investment in primary employment industries in Benton and Franklin Counties.

BUSINESS RECRUITMENT

The overall objective of TRIDEC's business recruitment program is to identify and attract companies into Benton and Franklin Counties that will result in capital investment and the creation of long-term, family wage jobs for area residents.

- Clearing house for business leads generated by the Washington Department of Commerce
- Target Industries: Energy, Logistics, Food Processing, Machinery Manufacturing, Carbon Fiber Manufacturing, and Training
- Collateral Materials: Tri-Cities Community Fact Sheet, Retail Fact Sheet, Target Industry Business Cases
- Print Advertisements: 1-2 industry targeted print ads
- Industry Mailings: Targeted industry mailings
- SmartLeads Program: Receive 25 targeted leads per month
- Logistics Industry Marketing: Utilizing WSU TC research project to market to targeted companies
- Trade Shows: Natural Products Expo West, International Council of Shopping Centers-ICSC ReCon, and PowerGen
- Target Industry Events: Sponsor 1-2 Industrial Asset Management Council (IAMC) Professional Forum events
- Promotional Missions: 1 promotional mission

BUSINESS RETENTION & EXPANSION

TRIDEC's business retention and expansion program will continue to implement new and dynamic programs to grow our existing manufacturers. Additionally, TRIDEC will continue to develop the Food and Beverage Retention and Expansion Opportunities (FABREO) Program.

- Trade Event: FABREO Expo (June 2018)
- Support CBC efforts to develop Culinary Arts Center
- Support PNW Pavilion at 2018 Hong Kong Food Expo
- Support Impact Washington consulting and training activities
- Judge Seattle Business Magazine Manufacturing Awards and Rotary Entrepreneurial Awards
- Outreach to a minimum of 5 manufacturers per month
- Provide educational opportunities to help local manufacturers succeed
- Small Business Assistance: TRIDEC provides office space to the Small Business Development Council and SCORE

FEDERAL PROGRAMS

- Annual Congressional Letter of Request(s): Budgets for PNNL Programs and Hanford Cleanup
- Continue to support Corps of Engineers land re-conveyance

- Monitor DOE acquisition process for prime contracts and share community priorities with prospective bidders
- Closely monitor dialogue on waste reclassification, DOE's PILT program and efforts to restart licensing of Yucca Mountain
- Support status quo on number of local DOE offices
- Advocate completion of the EIS for a natural gas pipeline to serve the Waste Treatment Plant
- Continue to support the Manhattan Project National Historical Park (MAPR) including boundary changes and park funding
- Transfer of "donut holes" and railroad in DOE land conveyance

MCEI

Strategic Objectives:

- Support Neoen efforts to develop a 20 MW solar facility
- Advocate for retention of Snake River Dams and Columbia Generating Station
- Monitor Columbia River Treaty
- Support renewable energy generation, storage and integration projects as well as technology transfer at PNNL
- Explore opportunities associated with assembly and training for Small Modular Reactors
- Grow the region's presence in grid and cyber security training and development

COMMUNICATIONS

Online Presence:

- Maintain www.TryTri-Cities.org for site selectors, member investors and support of City and Port retail recruitment efforts
- Continue to license ZoomProspector GIS system (www.TryTriCitiesSites.org) for available commercial and industrial properties including interactive demographics

Social Media:

- Increase Tri-Cities brand and loyalty by highlighting Tri-Cities assets through Facebook, Twitter, LinkedIn, Instagram and a Tri-Cities Business Blog

2018 Plan of Work

This document sets out activities planned by TRIDEC during 2018 in the areas of new business recruitment, business retention and expansion, workforce development, communications as well as federal programs.

While TRIDEC intends to accomplish the tasks described in this Plan of Work it should be recognized that it is a “plan,” and as local or national conditions, change activities may be adjusted to reflect these shifts. Also, TRIDEC, like any successful economic development organization, needs to be able to adjust quickly to take advantage of development opportunities which cannot be anticipated six months to a year in advance.

Mission

TRIDEC’s overall mission is to improve the economic health of the Tri-Cities Region. To achieve this mission TRIDEC will:

- Promote diversification of the local economic base.
- Facilitate job creation and retention by focusing on primary employment industries.
- Leverage technical, scientific and natural resources to encourage new investment.
- Pursue new federal missions and support employment and fiscal stability in local federally funded operations.
- Identify actions to improve the overall business climate.
- Advocate and lead the community on issues of economic importance.

Indicators of success include:

- Growth in total number of jobs.
- Reduction in unemployment rates.
- Increases in personal income.
- Total investment in the counties from both private and public sources.

The Tri-City economy ended the year with 3,500 more jobs than 2016 – an increase of 3.2%. Of interest to TRIDEC, the goods producing sector of the economy recorded the largest increase-8.7%. All this growth cannot be credited to TRIDEC’s activities, but TRIDEC is the only local organization that focuses on the economic growth of the entire community. TRIDEC is focused on “growing the pie and not just making the slices smaller.”

Communication Plan

ONLINE WEB PRESENCE

An increasing number of businesses, TRIDEC Member Investors and individuals rely on TRIDEC’s website for information on the Tri-Cities and TRIDEC. Today, the majority of site selection projects, directed either by companies or by site location consultants, begin on the Internet. Consequently, web based research demands that information be current and accurate.

TRIDEC launched a new web site, www.TryTri-Cities.org, in May 2015. The site has been continually updated to incorporate new features and to make it more user friendly. A retail link was added to the site and has been maintained so that retail site selectors can access information specific to the Tri-Cities retail market.

TRIDEC will continue to license Zoom Prospector (www.TryTriCitiesSites.org), a geographic information system (GIS) based product designed to showcase area sites and available buildings. In addition to real estate information, the system allows users to access a variety of economic and demographic data at distance intervals surrounding targeted locations. During 2018, a “micro-site” will be developed and incorporated into www.TryTri-Cities.org in order to make the GIS product easier to use.

In conjunction with the Food and Beverage Retention and Expansion Opportunities (FABREO) Program, TRIDEC will continue to maintain www.fabreo.org, which markets the Columbia Basin assets and strategic location as the world's premier food and beverage processing region.

TRIDEC will continue striving to advance our search engine optimization (SEO), ensuring that TRIDEC's site(s) are at or near the top of searches.

SOCIAL MEDIA PLAN

Social media is a valuable tool that:

- Increases brand recognition and loyalty.
- Connects with industry leaders and decision makers.
- Builds relationships with your audience.
- Allows for audience targeting.

This plan includes the objectives that will be used to accomplish the following social media goals:

- Increase brand (Tri-Cities, WA) recognition.
- Identify and engage potential site selectors/companies/decision makers.
- Create community engagement on hot topics and issues.
- Communicate why consultants and businesses should Try Tri-Cities.
- Highlight what makes Tri-Cities the brighter, bolder, smarter choice for business.
- Encourage staff, board members, members to be active participants in social media.
- Create a Tri-Cities hashtag used throughout social media #BolderTriCities #TryTriCities #WhyTriCities

Facebook: www.facebook.com/tcdevcouncil/

Objectives:

- Connect and engage with Tri-Cities Community
- Share engaging content that highlights Tri-Cities assets
- Promote upcoming events
- Daily posts

Key Metrics:

- Increasing the number of likes and followers from 451 to 900 by the end of 2018.

Twitter: www.twitter.com/TCDevCouncil

Objectives:

- Connect business and industry influencers
- Promote Tri-Cities content that impacts business and industry
- Build Tri-Cities reputation
- Daily posts

Key Metrics:

- Increasing the number of followers from 200 to 400 by end of 2018.

LinkedIn: www.linkedin.com/company/tridec---tri-city-development-council?trk=biz-companies-cym

Objectives:

- Build relationships with site selectors and industry leaders
- Share articles that highlight the assets of Tri-Cities
- Weekly posts

Key Metrics:

- Grow followers to 200 by the end of 2018.
- Connect with site selectors, IAMC members, IEDC members, TRIDEC Investors and Board by end of 2018.

Instagram: www.instagram.com/tcdevcouncil/

Objectives:

- Build relationship with Tri-Cities community
- Feature businesses and assets that highlight why Tri-Cities is the place for business
- Weekly posts

Key Metrics:

- Increase the number of followers from 163 to 200 by the end of 2018.

Tri-Cities Business Blog: www.tridec.org

Objectives:

- Engage with Tri-Cities community
- Educate community about key issues facing businesses in the Tri-Cities
- Provide insight and thought leadership
- Monthly posts

Key Metrics:

- Increase in blog interactions and RSS feeds subscriptions.
- Increase in referring website traffic and improve SEO.

PUBLICATIONS/COLLATERAL MATERIALS

TRIDEC will use the following publications to market the Tri-Cities community:

- Factsheet
 - Print edition updated twice annually
 - Updated monthly online
- Target Industry Business Cases updated to reflect industry changes

Commerce & Industry: Business Recruitment

Getting the attention of business prospects is a challenging task, particularly while competing with an estimated 13,000 other economic development organizations in the U.S. Despite the competition, TRIDEC has been successful in building community awareness with nationally recognized site location consultants, corporate real estate executives and some of the national real estate brokerage community.

The overall objective of TRIDEC's business recruitment program is to identify and attract companies into Benton and Franklin Counties that will result in capital investment and the creation of long-term family wage jobs for area residents.

TRIDEC's recruitment as well as business retention and expansion activities have focused primarily on companies with markets for goods or services that are outside the community. By creating primary jobs - jobs associated with exporting a product or service outside the community - capital is returned in the form of profits and wages. This creates disposable income to support the service and hospitality sectors. It is estimated that in most communities every manufacturing job is responsible for another 2 ½ non-manufacturing jobs.

During 2014, the consulting team led by TadZo, proposed new industrial sectors and their corresponding NAICS Codes for specific subsectors. The following list highlights the major sectors of interest, but does not include subsector detail:

- | | | |
|-------------|---------------------------|------------------------------|
| • Energy | • Food Processing | • Carbon Fiber Manufacturing |
| • Logistics | • Machinery Manufacturing | • Training |

It is very important to recognize that targeting specific industries is not done at the exclusion of other business recruitment opportunities. If leads come to the region outside of identified targets, TRIDEC and partner economic development professionals will work those projects aggressively.

TadZo's research identified industries that align to regional capabilities and provide opportunity to diversify the regional economy. Target industries enable a focus for proactive marketing strategies and smart resource allocation. Effective use of available resources avoids duplicate activities among partners while concentrating on marketing tactics that produce positive results.

ADVERTISING, EXTERNAL COMMUNICATION, AND RECRUITMENT MAILINGS

TRIDEC has traditionally placed a small amount of print advertising in recognized site selection publications such as Area Development, Site Selection, and Expansion Solutions. TRIDEC also pays for directory listings in these and similar publications.

Advertising in Site Selection Magazine as well as TRIDEC's participation in the Industrial Asset Managers Council as a member and sponsor has resulted in substantial earned media in the Washington Spotlight section of the magazine.

During 2018 TRIDEC will:

- Place one or two quarter page ads outlining the advantages of doing business in the Tri-Cities in one or more of the above publications.
 - Staff will also evaluate other advertising opportunities such as web-based banner ads or advertisements in special publications on a one by one basis.
- In addition to the communication protocol used with the SmartLeads subscription discussed below, TRIDEC will conduct a series of mailings to senior management in target industry sectors, as well as site selection consultants and other third-party advisors, discussing the advantages of a Tri-City location.

IN DEPTH RESEARCH ON LOGISTICS TARGETS

Capitalizing on the success of the AutoZone distribution center project, during 2016 TRIDEC engaged WSU-TC to conduct research and identify specific companies that would be likely targets for recruitment. This research was completed late in 2017 and provided a substantial amount of information on the distribution center locations for a large number of publicly traded companies. The research also identified specific companies that might likely consider a new distribution center in the Pacific Northwest. TRIDEC staff has conducted preliminary research on the list of likely targets and has initiated the first in a series of direct contacts with multiple executives in the target companies. TRIDEC will continue with this process throughout 2018.

LEAD GENERATION – SMARTLEADS

In September 2017, TRIDEC established a relationship with Whittaker Associates, a respected economic development consultant specializing in target industry research for communities. Whittaker has developed a product available by subscription named SmartLeads. SmartLeads uses a proprietary predictive model which ranks companies within target industry sectors using an algorithm to determine each company's probability of relocating or expanding based on dozens of variables. The companies showing the highest potential are further researched to generate a Company Intelligence Report. SmartLeads is limited to 10 clients nationally.

The subscription service provides a monthly database of 25 Company Intelligence Reports in the target sectors identified by TadZo, along with lead tracking software. TRIDEC has established a communications protocol for ongoing contact with these companies explaining the benefits of a Tri-Cities location.

In preparation for attending PowerGen in 2017, TRIDEC directed Whittaker to focus the lead generation on companies in the energy sector likely to attend the trade show. Of the 50 leads TRIDEC received, we were able to secure nine appointments with companies in attendance at PowerGen. A similar process will be used at the 2018 Natural Products Expo West and 2018 PowerGen.

TRADE SHOWS/TARGET INDUSTRY EVENTS/SITE SELECTOR MEETINGS

- Natural Products Expo West (March, Anaheim). There is a Natural Products Expo held in the West and East. These shows are the premier industry events for companies producing and distributing natural food products. TRIDEC staff will attend the West

show during March 2017 to continue building relationships and contacts and to determine whether additional investment is warranted.

- TRIDEC will co-sponsor with the Washington Department of Commerce at least one Industrial Asset Management Council (IAMC) Professional Forum events, a very cost-effective venue for promoting the Tri-Cities. IAMC is the leading association of corporate real estate executives, site location consultants and national real estate brokerage firms. The Forums provide visibility for the Tri-Cities through signage, printed programs and schedules, and recognition during breakout sessions. Upcoming meetings of IAMC include Savannah, Georgia in May and Philadelphia in September.
- International Council of Shopping Centers (ICSC). TRIDEC's municipal partners have asked for more involvement and assistance in their retail recruitment efforts. This has been the primary reason for including the retail site selector's link on the TRIDEC website and continued licensing of Zoom Prospector. TRIDEC staff accompanied city economic development professionals to the show in Las Vegas for the last three years and will participate again in May 2018.
- PowerGen (December, Las Vegas). PowerGen is the largest power/energy event in the industry - offering access to 18,000 power professionals over three days. TRIDEC first attended PowerGen in 2010. TRIDEC exhibited at the event for three years. In 2016 the consulting firm of ROI was retained to set appointments rather than work from a stationary booth. Six company meetings were scheduled at the show and telephone meetings were held with two additional companies. TRIDEC made nine appointments on its own in 2017 and will be evaluating the type of investment to be made in 2018.
- TRIDEC will undertake at least one promotional mission during 2018, as well as attendance at several trade shows and gatherings of corporate real estate executives. Depending on the number of meetings scheduled, representatives from partner organizations may be encouraged to participate in these missions.

Business Retention & Expansion (BRE)

Retention and Expansion of existing businesses, especially manufacturing, is usually considered the economic development engine of a community. Most economic development professionals believe that a good Business Retention & Expansion Program is one of the essential building blocks of a community's growth and prosperity. TRIDEC's Business Retention & Expansion Program will continue to implement new and dynamic programs to grow our existing manufacturers in 2018.

FABREO PROGRAM

TRIDEC will continue to develop the food and beverage processing industry through its FABREO Columbia Basin Program. Goals for 2018 include the following:

- Support the work of the Columbia Basin College Foundation in their efforts to develop the Columbia Basin College Culinary Arts Center.
- Continue to promote the Columbia Basin as a world-class food and beverage region through an aggressive trade media public relations program.
- Continue supporting the Strategic Gateway concept, positioning the Columbia Basin as the strategic gateway between the United States and Asia (initiated by Memorandums of Understanding between TRIDEC and the Hong Kong Trade Development Council and the People's Government of Wulanchabu, Inner Mongolia, China)

TRADE SHOWS AND EVENTS

As noted earlier, TRIDEC will attend the Natural Products Expo West from March 9 – 11 in Anaheim, California to promote the Tri-Cities as a world-class food and beverage region. TRIDEC will focus on recruiting companies that are considering a West Coast location and companies in Washington, Oregon and Idaho to exhibit in the FABREO Expo 2018.

TRIDEC is partnering with the Hong Kong Trade Development Council, the Washington State Department of Agriculture, the U.S. Commercial Service, the Washington Export Group, Business Oregon and the Oregon Department of Agriculture to produce the Pacific Northwest USA (previously the Washington State) Pavilion at the Hong Kong Food Expo August 16 – 18.

FABREO EXPO 2018

The FABREO Expo will be celebrating its fourth year at the TRAC Center, Pasco on Wednesday, June 13th and Thursday, June 14th. With each passing year the Expo has refined its position in the market. In 2018 the theme will be “The NEXT STEP for START-UPS in the Pacific Northwest Food & Beverage Industry!”

The FABREO Expo is proving itself to be the next step after the home kitchen, the commercial kitchen and the farmers market. It provides the education, suppliers, service providers, trade show experience and, most important, the brokers, distributors, retailers and exporters that start-up food and beverage entrepreneurs need to expand regionally, nationally and internationally.

Featured events will include:

- **Food and Beverage Boot Camp:** Instructional seminars, taught by industry experts, to help start-up food and beverage entrepreneurs learn the fundamentals of the industry.
- **Columbia Basin College Networking Reception:** Providing an opportunity to build business relationships between processors, buyers and service providers.
- **Opportunity Luncheon presented by the Tri-Cities Port Districts:** Featuring up to 20 food and beverage companies located in the Lamb Weston Start-up Pavilion, presenting their stories of vision, struggle and success.
- **Trade Show:** Start-up and established food and beverage companies from Washington, Oregon and Idaho will be displaying their food and beverage products, many new to market.

MANUFACTURING GROWTH ACTIVITIES

To best serve manufacturing in the Tri-Cities, TRIDEC will continue to participate in a number of manufacturing growth activities such as:

- Partner with Impact Washington to provide manufacturing consulting services to individual companies, as requested by the companies.
- Participate as a judge and sponsor in the Annual Richland Rotary Entrepreneurial Awards.
- Promote accomplishments by area manufacturers in the TRIDEC e-newsletters and social media.
- Contact a minimum of five manufacturing companies per month.
- Encourage local manufacturers to become members of TRIDEC.

EDUCATION

Successful manufacturing is a constantly moving target. TRIDEC will continue to provide educational opportunities to help local manufacturers succeed through the following:

- Partner with Impact Washington to provide manufacturing training events based on needs identified by the manufacturing community.
- Continue to work with Columbia Basin College to develop and promote their Certified Production Certificate and Certified Logistics Certificate programs, both aimed at the region's food and beverage processing industry.
- Continue to provide export training in collaboration with such organizations as the Export-Import Bank of the United States, the Export Finance Assistance Center of Washington, the U.S. Commercial Service, the Washington State Department of Commerce, the Washington State Department of Agriculture and the Hong Kong Trade Development Council.

SMALL BUSINESS RESOURCES

Small Business Development Center (SBDC)

The SBDC has been the TRIDEC supported resource for providing management assistance to small businesses - companies with fewer than 500 employees. The Center has been located within the TRIDEC office and has offered a host of services designed to help grow businesses, achieve higher profits and improve operations.

After the longtime Director of the Tri-Cities SBDC retired in August 2016, TRIDEC convened a group of interested parties to determine whether an SBDC office should be re-established. Columbia Basin College (CBC) along with the Statewide SBDC network had been the major sources of funding for the Tri-Cities Center. It has been determined that CBC is no longer interested in participating. However, WSU Tri-Cities has expressed interest and it is anticipated that they will present a proposal to interested parties during the first quarter of 2018.

TRIDEC will continue to support the location of the SBDC and will provide office space for the Director at no cost assuming the Center is re-established.

SCORE (Senior Corp of Retired Executives)

The SCORE program provides business counseling to the small businesses in the area and is headquartered within the TRIDEC offices. During 2017 SCORE volunteers conducted first time counseling sessions with over 130 local individuals who had or were thinking about starting a business. Follow-on sessions were held with several hundred businesses or potential business startups.

Workforce Development

Growing and expanding businesses require skilled workers for all levels within their organizations. With increasing frequency, workforce development is viewed as an important contributor to successful economic development and a healthy economy. Educational institutions, training facilities, labor unions, WorkSource Columbia Basin, and the Benton-Franklin Workforce Development Council all play important roles in local workforce development efforts and all partner with TRIDEC from time to time on various issues or projects.

EMERGING TRI-CITIES (PREVIOUSLY YPTC)

In December 2017 the Board of Directors of Emerging Tri-Cities (ETC) voted to disband the organization. It was the consensus of the Board that the time and financial resources dedicated to ETC would be better spent elsewhere.

CAREER CONNECT

During 2017, Mission Support Alliance (MSA) partnered with over thirty local organizations, including TRIDEC, to host an event focused on workforce development in the Tri-Cities. The multi-day event included a job fair as well as other activities related to STEM education, apprenticeship training and general career information. MSA plans to host this event again in 2018 and has approached TRIDEC to take a larger role in broadening the focus and participation in the event to non-Hanford employers. TRIDEC's specific role and responsibilities will be determined during the first quarter of 2018.

Federal Programs

HANFORD & PACIFIC NORTHWEST NATIONAL LABORATORY BUDGETS

The total FY2018 Hanford budget is not yet determined and will depend on funding levels included either in a future Omnibus Appropriations bill or Continuing Resolution(s), but is anticipated to total approximately \$2.4 billion. The President is expected to release the administration's proposed FY2019 budget request in February 2018. The request will likely include a moderate funding increase for startup and commissioning of the Low Activity Waste Facility but may also propose cuts in other areas.

The Pacific Northwest National Laboratory (PNNL) is expected to receive approximately \$1 billion in FY2018 through a wide variety of federal agencies and programs. As with Hanford, PNNL funding levels ultimately depend on passage of legislation to fund the federal government through the remainder of the fiscal year.

Federal Programs Actions:

- Continue advocating for FY2018 funding priorities.

- After the Administration's FY2019 budget request is released, TRIDEC will prepare our annual Letter of Request to Congressional offices. Until TRIDEC has access to the budget request details, we cannot determine where additional funding might be required.
- Follow up with Congressional offices throughout the budget process.

ADDITIONAL HANFORD/PNNL PRIORITIES

- Contracts
 - Up to three Draft Request for Proposals (RFPs) for Hanford prime contracts are expected to be released in 2018. TRIDEC will provide comments advocating for priority items such as a strong 'Community Commitment Clause' and local business subcontracting.
 - Share community commitment priorities with companies who are interested in Hanford contracts.
- Closely monitor, provide input, and encourage dialogue regarding proposals to reclassify some high-level waste and/or to develop alternative waste treatment and disposition pathways. Both proposals have the potential to reduce costs and expedite treatment of Hanford's tank waste.
- Advocate for completion of DOE's Natural Gas Pipeline Environmental Impact Statement (EIS), followed by sustained progress on pipeline design and construction.
- Support maintaining two separate cleanup offices at Hanford (Richland Operations Office and Office of River Protection).
- Encourage continuation of DOE's Payment In Lieu of Taxes (PILT) program in its current form, at least until a broader agreement is reached regarding how DOE calculates PILT payments nationwide.
- Continue efforts to enhance information sharing and coordinated messaging between DOE, prime contractors, local governments and community organizations.
- Support efforts to restart the licensing process for Yucca Mountain.
- Continue to advocate for DOE to transfer the remaining two parcels along Horn Rapids Road that were excluded from the 2015 transfer.
- Continue to work with DOE on the transfer of railroad assets extending north from Horn Rapids Road to the Energy Northwest Site.
- Assist in presenting the Tri-Cities' vision for more public access to the Hanford site and Hanford Reach National Monument.

MANHATTAN PROJECT NATIONAL HISTORICAL PARK

The FY2015 National Defense Authorization Act (NDAA) contained a provision to establish the Manhattan Project National Historical Park (MAPR) at Hanford, Oak Ridge and Los Alamos. In early 2015, TRIDEC and Visit Tri-Cities formed the Tri-Cities National Park Committee, comprised of the four local mayors, three area counties that contain DOE land, the Port of Benton, the B Reactor Museum Association (BRMA), TRIDEC and Visit Tri-Cities.

This committee has been working closely with both DOE and the National Park Service to enhance the park's development and increase public access.

Federal Programs Actions:

- Assist in Congressional funding requests for the three Park sites, all of which have infrastructure needs including roads, fences, restrooms and building repairs. The total requested for all three sites was \$30 million for 2018 (to be funded through DOE's Office of Legacy Management).
- Advocate for expansion of MAPR boundaries and transfer of responsibilities from DOE's Office of Environmental Management (EM) to DOE's Office of Legacy Management (LM), as requested by the Tri-Cities National Park Committee in October 2017.
- Continue to support the increasing number and variety of programming and tours associated with the National Park.
- Support establishment of a "Friends of the Park" group to address increasing funding needs at the park.

ADDITIONAL FEDERAL PROGRAMS ACTIONS:

- Support legislation to transfer ownership of the Columbia River Shoreline in the Tri-Cities area from the U.S. Army Corps of Engineers back to local jurisdictions.
- Monitor the Columbia River Treaty, advocate and provide input as necessary.

Mid-Columbia Energy Initiative (MCEI)

MCEI was originally formed to explore the development of an “energy park” on federal land as the active cleanup footprint at the Hanford site decreases. MCEI quickly became a much broader effort to expand the local economy, particularly in the energy sector, by capitalizing on the region’s highly-skilled workforce, available land and inexpensive electricity.

On Sept. 30, 2015 TRIDEC was successful in receiving 1,641 acres of Hanford land following nearly six years of community effort (a request that started with the formation of MCEI). This property has subsequently been transferred to the City of Richland, the Port of Benton and Energy Northwest for future economic development.

From an initial invitation list of twenty, MCEI now has approximately 120 members including representatives from area utilities, manufacturers, DOE, PNNL, WSU Tri-Cities and professional services firms. In September 2017, MCEI formed a Water Policy Subcommittee to specifically focus on the nexus between water, power generation and the Tri-Cities community.

Federal Programs Actions:

- Support Neoen’s efforts to develop a 20-megawatt solar facility on Energy Northwest land that was part of the 2015 transfer.
- Advocate for retention of the four lower Snake River dams and the Columbia Generating Station, all of which provide affordable, carbon-free power to the Pacific Northwest.
- Continue to support renewable energy generation, storage, and integration projects, along with associated research and development.
- Support continued development of programs to transfer technologies from PNNL to industry, with a focus on keeping those companies local.
- Continue to explore opportunities for local manufacturing, assembly and training associated with new commercial nuclear technologies, including Small Modular Reactors (SMRs).
- Grow region’s presence in grid and cyber security (training/technology development and operations).



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

Agenda Category: Presentations

Key Element:

Subject:

Annual Parks and Recreation Commission Report (10 minutes)

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

None.

Summary:

Parks and Recreation Commission Chair Guierrez will present the Commission's annual report.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

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: 03/06/2018

Agenda Category: Public Hearing

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Proposed Vacation of a Portion of Davenport Street

Department:

Public Works

Ordinance/Resolution Number:

Document Type:

Public Hearing Item

Recommended Motion:

Summary:

Staff has received a request from a property owner to vacate a segment of the Davenport Street right-of-way between Goethals Drive and Wellsian Way. State law requires a public hearing to solicit testimony related to this request. Staff may prepare an ordinance for Council consideration based on the public hearing testimony.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

Agenda Category: Public Hearing

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Proposed Increase in the 2018 Budget Appropriations in Streets Capital Construction Fund, Water Fund and Sewer Fund - Ordinance No. 16-18

Department:
Public Works

Ordinance/Resolution Number:
16-18

Document Type:
Public Hearing Item

Recommended Motion:

None.

Summary:

Washington State law requires that a public hearing be held prior to consideration of an ordinance to increase the appropriation of existing fund balance. Ordinance No. 16-18 is on this evening's consent calendar and proposes to appropriate existing fund balance in the Capital Improvement fund restricted reserve fund and to make changes to the 2018 Streets Capital Construction Fund, Water Fund and Sewer Fund.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

Agenda Category: Minutes

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Approve the Minutes of the Meetings Held February 20 and 27, 2018

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the minutes of the Council meeting held on February 20 and 27, 2018

Summary:

None.

Fiscal Impact:

None.

Attachments:

1. 022018 Draft Minutes
2. 022718 Draft Minutes



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Richland City Hall ~ 505 Swift Boulevard

Tuesday, February 20, 2018

City Council Pre-Meeting - 7:00 p.m.

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

Attendance

Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Lemley, Lukson and Alvarez were present.

Also present were Acting City Manager Hammond, City Attorney Kintzley, Engineering and Operations Manager Whitney, Administrative Services Director Koch and City Clerk Hopkins.

Agenda Item

1. Leslie Rd Substation Interconnection Status (10 minutes)

Mr. Hammond gave a detailed report on the status of the Leslie Road Substation Interconnection.

2. Discuss Meeting Agenda Items (15 minutes)

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

City Council Regular Meeting - 7:30 p.m.

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

Welcome and Roll Call

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

Attendance: Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Lemley, Lukson and Alvarez were present.

Also present were Acting City Manager Hammond, City Attorney Kintzley, Administrative Services Director Koch, Public Works Director Rogalsky, Fire and Emergency Services Director Huntington, Community Development Director Jensen, Parks and Public Facilities Director Schiessl, Police Services Director Skinner and City Clerk Hopkins.

MAYOR THOMPSON MOVED AND MAYOR PRO TEM CHRISTENSEN SECONDED A MOTION TO EXCUSE COUNCILMEMBERS KENT AND ANDERSON. THE MOTION CARRIED 5-0.

Pledge of Allegiance

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

Approval of Agenda

MAYOR THOMPSON MOVED AND MAYOR PRO TEM CHRISTENSEN SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 5-0.

Presentations

Mayor Thompson introduced Mr. House, who grew up in Richland and currently lives in Spokane, WA. Mayor Thompson said Mr. House has donated \$50,000 to renovate the basketball courts at the Columbia Playfields. Mr. Ray Stein, a friend of Mr. House, read a statement prepared by Mr. House describing how important playing basketball meant to him as a youth in Richland and wanted to give back to the community.

3. 2017 Fire and Emergency Services Annual Report (7 minutes)

Mr. Huntington gave a detail review of the 2017 Fire and Emergency Services Annual Report including call volume, types of calls, the 2017 highlights and the 2018-2019 goals.

Council had a question and answer period with Mr. Huntington.

4. CityView Video: Fired Up Reading Program

Mr. Huntington introduced the Fired Up Reading Program video.

Public Hearing

City Attorney Kintzley read the Public Hearing and Public Comments procedures.

5. Proposed Increase in 2018 Budget Appropriations in the General Fund and Parks Construction Fund - Ordinance No. 14-18

Mr. Schiessl provided details for the proposed increase in the 2018 budget appropriations in the General Fund and Parks Construction Fund.

Mayor Thompson opened the public hearing at 8:05 p.m. and closed the hearing at 8:05:15 p.m. as there were no comments.

Public Comments

Lloyd Becker, 2120 Duportail Street, Apt. #1, Richland, WA, said he did not get the information he requested at the February 6, 2018, Council meeting from Mr. Rogalsky.

He also said he wanted to inspect City Vehicle No 3295 that was declared as surplus.

Brian Keele, 1040 Queensgate, Richland, WA, said he owns the Queensgate Garden Nursery and is concerned that the left turn lanes designed into a road project will not service his business well.

Consent Calendar

City Attorney Kintzley read the Consent Calendar.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUKSON SECONDED THE MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 5-0.

Minutes

6. Approve the Minutes of the Meeting Held February 6, 2018

Ordinances - First Reading

7. Ordinance No. 11-18, Amending Section 11.40.040 of the Richland Municipal Code related to Parking Restrictions
8. Ordinance No. 14-18, Increasing the 2018 Budget Appropriations in the General Fund and Parks Construction Fund

Ordinances - Second Reading/Passage

9. Ordinance No. 02-18, Amending Richland Municipal Code Section 19.20.010 related to Procedures for Processing Development Permits
10. Ordinance No. 07-18, Amending Chapter 3.30 of the Richland Municipal Code related to Utility Billing and Collection
11. Ordinance No. 08-18, Providing for the Sale of 2018 Electric Revenue and Refunding Bonds
12. Ordinance No. 09-18, Amending Richland Municipal Code Section 14.08.230 related to the Definition of Traffic Management Systems
13. Ordinance No. 10-18, Repealing Ordinance No. 238 of the City of Richland related to Relinquishment of Public Utility Easements
14. Ordinance No. 12-18, Adopting the Richland Shoreline Management Program as approved by the Washington State Department of Ecology
15. Ordinance No. 13-18, Accepting the Department of Justice Bulletproof Vest

Partnership Program Grant and Amending the 2018 Budget

Resolutions – Adoption

17. Resolution No. 23-18, Approving Distribution of 2018 Commercial Improvement Program (CIP) Funds
18. Resolution No. 24-18, Approving Distribution of 2018 Business License Reserve Funds (BLRF)
19. Resolution No. 27-18, Awarding Service Contracts to Intermountain Materials Testing and Geotechnical as well as Materials Testing and Inspection for Materials Testing Services

Expenditures - Approval

20. Expenditures from January 29, 2018 - February 9, 2018 for \$8,039,946.94 including Check Nos. 254288-254588, Wire Nos. 6706-6725, Payroll Check Nos. 129988-130501, and Payroll Wire/ACH Nos. 10295-10317

Items of Business

21. Resolution 28-18, Accepting a Donation from Mr. James C. House to Renovate Basketball Courts at the Columbia Playfields

MAYOR PRO TEM CHRISTENSEN MOVED AND MAYOR THOMPSON SECONDED THE MOTION TO ADOPT RESOLUTION NO. 28-18. THE MOTION CARRIED 5-0.

Reports and Comments

City Manager
Acting City Manager Hammond had no comments.

City Council
Councilmembers Alvarez and Lukson and Mayor Pro Tem Christensen expressed their appreciation to Mr. House for his donation to renovate the basketball courts at the Columbia Playfields and they each related their personal stories about playing basketball as a youth.

Mayor
Mayor Thompson also expressed his appreciation to Mr. House for his donation.

Adjournment

Mayor Thompson adjourned the meeting at 8:17 p.m.

Respectfully Submitted,



MINUTES

RICHLAND CITY COUNCIL WORKSHOP MEETING

Richland City Hall ~ 505 Swift Boulevard

Tuesday, February 27, 2018

City Council Workshop - 6:00 p.m.

Mayor Thompson called the Council workshop to order at 6:06 p.m. in the Council Chamber at City Hall.

Attendance: Mayor Thompson, Mayor Pro Tem Christensen, Councilmember Kent, Lukson, Lemley and Alvarez were present.

Also present were City Manager Reents, Assistant City Manager Amundson, Public Works Director Rogalsky, Police and Emergency Services Director Skinner and City Clerk Hopkins.

Agenda Items

1. 2018 Regional North-South Travel Capacity Study

Mr. Rogalsky said the purpose of this workshop item is to provide Council with an overview of a proposed multi-agency study aimed at evaluating mid-to-long range strategies for addressing north-south travel congestion in Richland.

He explained that in 2017, the Benton Franklin Council of Governments (BFCOG) published Transition2040. BFCOG is our region's cooperative agency tasked with satisfying state and federally mandated transportation planning responsibilities. Transition2040 uses, as its primary analytical tool, a computer model that represents regional travel patterns on our street network. Key inputs to the model are current and projected land use, population, employment, and street network. The plan projects significant population, employment and congestion growth over the coming two decades. The plan suggests that congestion will worsen even if all of the planned road improvements identified by agency staff are completed and even if transit use increases as projected.

Since Richland is the agency most impacted by travel congestion in our region, staff proposed, as part of the 2018 budget, a planning study to build on the work included in Transition2040 and to develop a long range strategy for congestion mitigation. Transition2040 predicts worsening congestion, but does not select or prioritize efforts or projects to address the issue. Staff has solicited interest from potential study partners and developed a draft study plan.

Mr. Rogalsky said staff will review the draft study plan with Council and solicit input on

the draft study plan prior to reaching out to study partners to formalize a partnership agreement. He anticipates formal Council action later in the spring to establish partnering agreements for the study.

Councilmembers had a question and answer period with Mr. Rogalsky on the topic.

2. Council Chamber Security

Police Chief Skinner reviewed emergency procedures for Councilmembers in the event an active shooter should enter the Council Chamber during a meeting. He detailed an exit procedure and described what an active shooter event would be like. He also reviewed what precautions are taken at this time, during Council meetings. He said the new City Hall Council Chamber is designed to handle emergency situations.

Councilmembers had a question and answer period with Police Chief Skinner on the topic.

Other

Mayor Thompson gave an update on the current debate regarding the collected criminal justice sales tax and Benton County Commissioners.

Adjournment

Mayor Thompson adjourned the workshop at 7:06 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 15-18, Amending the Official Zoning Map of the City of Richland

Department:

Community & Development Services

Ordinance/Resolution Number:

15-18

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 15-18, amending the Official Zoning Map of the City of Richland related to the rezone of properties located at the Richland Airport, Vintner's Square, Kennedy Road and Keene Road areas.

Summary:

Staff has identified four inconsistencies in the City's official zoning map and initiated this action to correct the identified discrepancies.

The four properties are located at the Richland Airport, Vintner's Square, Kennedy Road and Keene Road areas. The property at the Richland Airport consists of a two-acre site along the eastern edge of Butler Loop that is currently zoned R1-12 Single Family. The Vintner Square property is 3.4 acres in size that is partially developed by Les Schwab and is currently zoned as AG Agricultural. The .6-acre site north of Kennedy Road and west of Truman Avenue is currently zoned R1-10 Single Family, and the .55-acre site located north of Keene Road and east of the intersection of Keene and Kennedy Roads is currently zoned AG Agriculture.

The Planning Commission conducted a public hearing on October 25, 2017, and has recommended approval of the following zoning corrections:

Rezone the 2-acre site adjacent to the Richland Airport to I-M Medium Industrial; rezone the 3.4-acre site in Vintner Square to C-3 General Business; rezone the .6-acre site north of Kennedy Road to AG Agricultural; and rezone the .55-acre site north of Keene Road to BC Business Commerce.

Staff has prepared Ordinance No. 15-18 to effectuate the housekeeping zone changes recommended by the Richland Planning Commission. Staff recommends approval for first reading, by title only.

Fiscal Impact:

None

Attachments:

1. Ordinance No. 15-18
2. Z2017-104 - Staff Report

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 15-18

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 so as to change the zoning on the following properties: on 2 acres from R1-12 Single Family Residential (R1-12) to Medium Industrial (I-M), said property being located within the Richland Airport; on 3.4 acres from Agricultural (AG) to General Business (C-3), said property being located at the northeast corner of Duportail and Kennedy; on .6 acres from R1-10 Single Family Residential (R1-10) to Agricultural (AG), said property being located at the northwest corner of Kennedy and Truman; on .55 acres from Agricultural (AG) to Business Commerce (B-C), said property being located north of Keene Road and east of the Richland city limits.

WHEREAS, City staff, having become aware of certain irregularities within the official City zoning map, have brought forward proposed zoning map changes; and

WHEREAS, on October 25, 2017, the Richland Planning Commission held a properly advertised public hearing to consider the proposed zoning map changes hereafter described; and

WHEREAS, the Richland Planning Commission, following the public hearing, forwarded a recommendation to the Richland City Council to approve the proposed zoning map changes; and

WHEREAS, the recommended zoning map changes are in the best interest of the community of Richland.

NOW, THEREFORE, BE IT ORDAINED by 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 in Section 2 is Medium Industrial (I-M) when consideration is given to the interest of the general public.

Section 2. Said property is more particularly described as follows:

A portion of the Southwest ¼ of Section 34, Township 10 North, Range 28 East and a portion of the Northwest ¼ of Section 03, Township 9 North, Range 28 East, W.M. City of Richland, Benton County, Washington, described as follows:

*Beginning at Plat Boundary monument PB-11, as shown on the Plat of Richland recorded in Volumes 6 and 7 of Plats, records of said County and State. Said monument is at the beginning of a 5694.65 foot radius curve, and having a radial bearing of North 50°00'42" West; Thence Northeasterly a distance of 363.87 feet along the arc of said curve and the Westerly boundary of said Plat of Richland, through a central angle of 03°39'40" to the **TRUE POINT of BEGINNING**; Thence North 53°40'22" West a distance of 110.00 feet leaving said curve and boundary on a radial bearing to the beginning of a 5584.65 foot radius non-tangent having a common radius point of the aforementioned curve; Thence Northeasterly a distance of 522.03 feet along the arc of said curve through a central angle of 05°21'21" to its point of tangency; Thence North 30°58'17" East a distance of 373.47 feet leaving said curve; Thence South 59°01'43" East a distance of 110.00 feet to a point on said Westerly boundary; Thence South 30°58'17" West a distance of 373.47 feet along said boundary to the beginning of a 5694.65 foot radius curve and having a common radius point of the aforementioned curve; Thence Southwesterly a distance of 532.31 feet along the arc of said curve and said boundary through a central angle of 05°21'21" back to the true point of beginning.*

Section 3. Such land is rezoned from R1-12 Single Family Residential (R1-12) to Medium Industrial (I-M).

Section 4. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below in Section 5 is General Business (C-3) when consideration is given to the interest of the general public.

Section 5. Said property is more particularly described as follows:

In Section 21, Township 9 North, Range 28 East, Quarter NE: Short Plat #3538, Lot 1. Recorded In Volume 1 of Short Plats At Page 3538, Records Of Benton County, Washington; In Section 16 & 21, Township 9 North, Range 28 East, Quarter NE: Short

Plat #3352, Lot 1, That Portion That Lies In Section 21. Recorded In Volume 1 of Short Plats, Page 3352, Records Of Benton County, Washington; That Portion of Short Plat #3538, Lot 4 In Section 21, Township 9 North, Range 28 East, Quarter NE: Recorded In Volume 1 Of Short Plats At Page 3538, Records Of Benton County, Washington; That Portion Of Short Plat #3538, Lot 2 In Section 21, Township 9 North, Range 28 East, Quarter NE: Recorded In Volume 1 of Short Plats At Page 3538, Records Of Benton County, Washington; That Portion Of Short Plat #3538, Lot 3 In Section 21, Township 9 North, Range 28 East, Quarter NE: Recorded In Volume 1 of Short Plats At Page 3538, Records Of Benton County, Washington.

Section 6. Such land is rezoned from Agricultural (AG) to General Business (C-3).

Section 7. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below in Section 8 is Agricultural (AG) when consideration is given to the interest of the general public.

Section 8. Said property is more particularly described as follows:

That Portion Of The North Half Of The Northeast Quarter Of Section 21, Township 9 North, Range 28 East, W.M. Benton County, Washington, Lying North Of The Northerly Right Of Way Of Kennedy Road Being More Particularly Described As Follows; Beginning At The North Quarter Corner Of Said Section 21, Being The True Point Of Beginning; Thence North 89° 57' 01" East Along The North Line Of Said Section 21 A Distance Of 1387.95 Feet To A Point On The Southerly Margin Of Future Realignment Of Duportail Street; Thence South 55° 02' 36" West Along Said Southerly Margin A Distance Of 216.36 Feet To A Point Of Curve; Thence Continuing Along Said Southerly Margin Along A Curve To The Right Having A Central Angle Of 01° 00' 35", A Radius Of 1050.00 Feet, An Arc Distance Of 18.50 Feet, Thence South 40° 23' 46" East A Distance Of 171.05 Feet To The Northerly Right Of Way Of Kennedy Road And A Point On Curve; Thence Along Said Northerly Right Of Way Along A Non-Radial Curve To The Right Having A Central Angle Of 34° 20' 03" A Radius Of 1150.00 Feet, A Chord Bearing Of South 88° 10' 54" West, An Arc Distance Of 689.13 Feet; Thence North 74° 39' 13" West Along Said Northerly Right Of Way A Distance Of 650.53 Feet To A Point On The North South Center Of Section Line; Thence North 00° 10' 55" West Along Said North South Center Of Section Line A Distance Of 112.87 Feet To The True Point Of Beginning, (Bla Per Af#2000-030489, 11/29/00) Together With That Portion Of Vacated Kennedy Road, Ordinance #29-00, Af#2000-025406, 9/29/2000) Less That Portion Of The Northwest Quarter Of The Northeast Quarter Of Section 21, Township 9 North, Range 28 East, W.M., Benton County, Washington, Described As Follows; Commencing At The Northwest Corner Of Said Northeast Quarter; Thence North 89° 57' 02" East, 1195.22 Feet Along The North Line Thereof; Thence South 00° 02' 58" East, 134.30 Feet To The Southerly Right Of Way Of Duportail Street And The True Point Of Beginning; Said Point Also Being The Most Westerly Corner Of Parcel 3, Record Survey #2824, Thence South 40° 23' 46" East, 224.69 Feet Along The Westerly Line Of Said Parcel 3 To A Point On Curve On The Centerline Of Vacated Kennedy Road (The Radius Center Of Said Curve Bears North 19° 56' 26" West, 1200.00 Feet); Thence Westerly 661.12 Feet Along The Arc

Of Said Curve Through A Central Angle Of 31° 33' 59" To The Southerly Right Of Way Of Duportail Street; Thence North 69° 43' 33" East 301.46 Feet To A Point Of Curve Concave To The Northwest Having A Radius Of 1050.00 Feet; Thence Northeasterly 250.72 Feet Along The Arc Of Said Curve Through A Central Angle Of 13° 40' 51" To The Most Westerly Corner Of Parcel 3 Aforementioned And The True Point Of Beginning. Af#2006-014061, 5/05/2006; Except That Portion Of The Following Described Legal That Lies In Section 21; Township 9 North, Range 28 East, Described As Follows; A Parcel Of Land Situated In The Southeast Quarter Of Section 16, And The Northeast Quarter Of Section 21, All In Township 9 North, Range 28 East, W.M. Benton County, Washington, Being More Particularly Described As Follows; Beginning At The South Quarter Corner Of Said Section 16; Thence North 89° 57' 01" East Along The South Line Of Said Southeast Quarter Of Section 16 A Distance Of 60.00 Feet To The True Point Of Beginning; Thence North 0° 14' 44" West, Along The East Margin Of Truman Ave, A Distance Of 1310.02 Feet To A Point Of Curve; Thence Along A Curve To The Right Having A Central Angle Of 96° 39' 40", A Radius Of 30.00 Feet, An Arc Distance Of 50.61 Feet To A Point Of A Compound Curve On The Southerly Margin Of Queensgate Drive; Thence Along A Curve To The Right Having A Central Angle Of 17° 25' 48" A Radius Of 547.25 Feet, An Arc Distance Of 166.48 Feet; Thence South 66° 09' 16" East A Distance Of 1777.00 Feet To A Point Of Curve; Thence Along A Curve To The Right Having A Central Angle Of 103° 25' 05" A Radius Of 50.00 Feet A Chord Bearing Of South 14° 26' 43" East, An Arc Distance Of 90.25 Feet To A Point Of A Compound Curve On The Northerly Margin Of Duportail Street; Thence Along A Curve To The Right Having A Central Angle Of 17° 46' 47" A Radius Of 450.00 Feet, A Chord Bearing Of South 46° 09' 13" West, An Arc Distance Of 139.64 Feet; Thence South 55° 02' 36" West A Distance Of 779.76 Feet To A Point Of Curve; Thence Along A Curve To The Right Having A Central Angle Of 14° 41' 05" A Radius Of 950.00 Feet, An Arc Distance Of 243.48 Feet; Thence South 69° 43' 41" West A Distance Of 584.05 Feet To A Point Of Curve; Thence Along A Curve To The Right Having A Central Angle Of 85° 08' 26", A Radius Of 50.00 Feet, An Arc Length Of 74.30 Feet To A Point Of Reverse Curve; Thence Along A Curve To The Left Having A Central Angle Of 49° 31' 20" A Radius Of 350.00 Feet An Arc Distance Of 302.51 Feet; Thence North 74° 39' 13" West A Distance Of 44.65 Feet; Thence North 00° 10' 55" West A Distance Of 129.41 Feet To The True Point Of Beginning; Subject To All Reservations, Restrictions, Rights Of Way, And Easements, Swd Af#2006-034512, 10/17/2006, Re-Record Af#2006-033530 & 2006-020899).

Section 9. Such land is rezoned from R1-10 Single Family Residential (R1-10) to Agricultural (AG).

Section 10. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below in Section 11 is Business Commerce (BC) when consideration is given to the interest of the general public.

Section 11. Said property is more particularly described as follows:

Portion Of The Northeast Quarter Of The Northeast Quarter Of The Northeast Quarter Of Section 20, Township 9, Range 28 East, W.M., Benton County, Washington Lying

Northeasterly Of Abandoned Railroad Right Of Way, Together With That Portion Described As Follows: A Portion Of Quit Claim Deed Recorded Under Auditors File #95-14475 Of Said County And State, More Particularly Described As Follows: Beginning At The Northeast Corner Of Said Section 20; Thence South 00°22'31" East A Distance Of 166.24 Feet Along The East Line Of Said Northeast ¼, To The True Point Of Beginning; Thence North 61°11'35" West A Distance Of 332.44 Feet Leaving Said East Line To A Point On The North Line Of Said Northeast ¼ Of Said Section 20; Thence North 88°48'25" East A Distance Of 100.00 Feet Along Said North Line To The Westerly Corner Of Statutory Warranty Deed Recorded Under Auditor's File Number 2016-023102: Thence South 61°11'35" East A Distance Of 217.91 Feet Leaving Said North Line Along The Southerly Line Of Said Deed To Its Southeasterly Corner And A Point On The East Line Of Said Northeast ¼ Of Said Section 20: Thence South 00°22'31" East A Distance Of 57.27 Feet Leaving Said Corner Along Said East Line To The True Point Of Beginning. (Boundary Line Adjustment Per Af#2017-005570, 03/02/2017)

Section 12. Such land is rezoned from Agricultural (AG) to Business Commerce (B-C).

Section 13. 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 said Official Zoning Map, and by this reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 14. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance, duly certified by the Clerk as a true copy.

Section 15. 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, Washington, at a regular meeting on the _____ day of _____, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____





**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE PLANNING COMMISSION**

GENERAL INFORMATION:

PROPOSAL NAME: Zoning Map Clean-up

LOCATION: Various locations:
a. Richland Airport, adjacent to Butler Loop;
b. Vintner Square, adjacent to Duportail and Kennedy Roads;
c. Kennedy Road, west of Truman Avenue;
d. Keene Road, east of Kennedy Road.

APPLICANT: City of Richland

FILE NO.: Z2017-104

DESCRIPTION: Request to change zoning on 4 sites:
a. Two acre site at Richland Airport changing from R1-12 Single Family Residential to I-M Medium Industrial;
b. Three acre site in Vintner Square, changing from AG – Agricultural zone to C-3 General Business;
c. A .6 acre site on Kennedy Road changing from R1-10 Single Family Residential to AG – Agricultural;
d. A .5 acre site on Keene Road changing from AG – Agricultural to BC – Business Commerce.

PROJECT TYPE: Type 4 Zoning district amendments

HEARING DATE: October 25, 2017

REPORT BY: Rick Simon, Development Services Manager

RECOMMENDED ACTION: Approval.

DESCRIPTION OF PROPOSAL

City staff have initiated this action to correct discrepancies in the City zoning map, having identified four properties that require correction. The four properties are located within the Richland Airport, Vintner's Square, Kennedy Road and Keene Road. Descriptions for each of the four sites follows:

1. Richland Airport Property

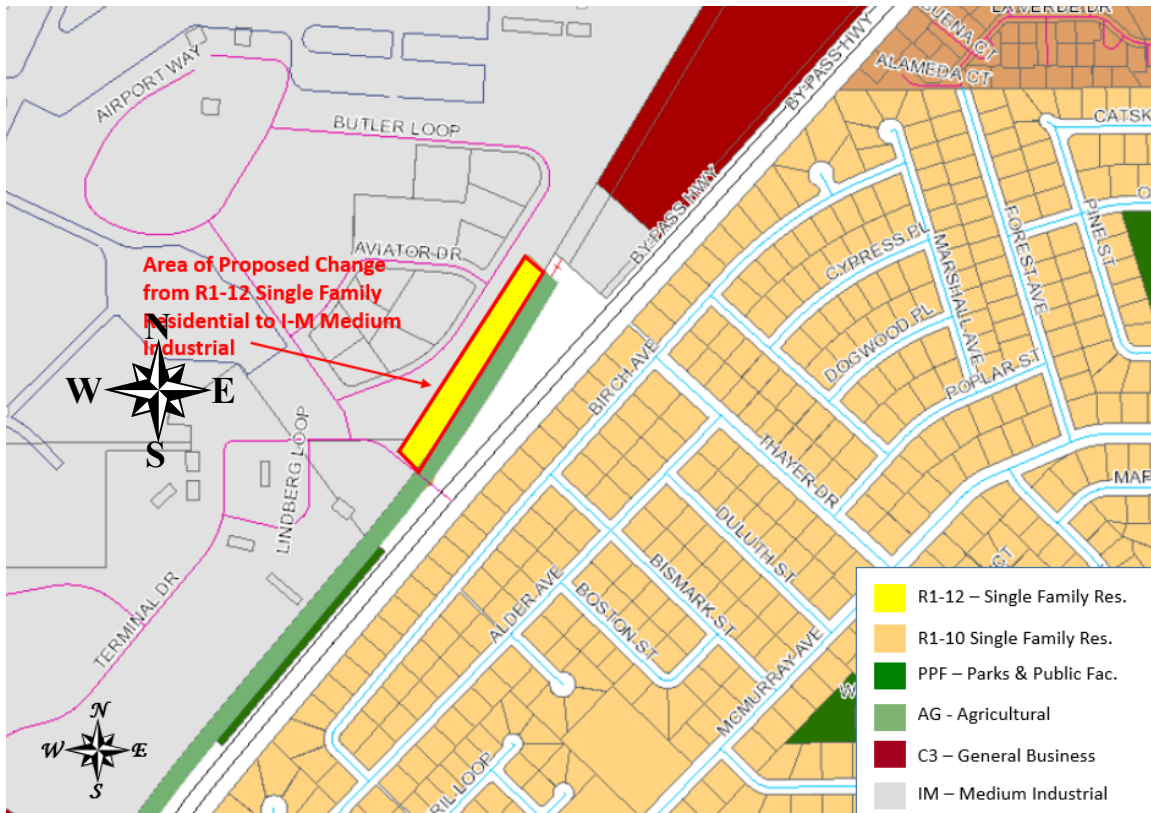


Figure 1A – Existing Zoning

SITE DESCRIPTION & ADJACENT LAND USES

This 2 acre site fronts along the eastern edge of Butler Loop, within the Richland Airport for approximately 900 linear feet and measures about 100 feet in depth. This strip of property has been developed with a total of six buildings that house a variety of uses including storage, office, assembly and manufacturing uses and a mini-storage facility. The Existing zoning of the site is R1-12 Single Family Residential. Zoning on the adjacent properties within the Richland Airport site is I-M Medium Industrial. On the adjacent property to the east, the railroad property is zoned AG – Agricultural.

Existing land uses are summarized as follows:

- North – Storage buildings
- East – The Tri-City Railroad lies immediately east and parallels State Route 240. East of the state highway there is an existing single family residential neighborhood.
- South
- & West – A variety of industrial buildings.

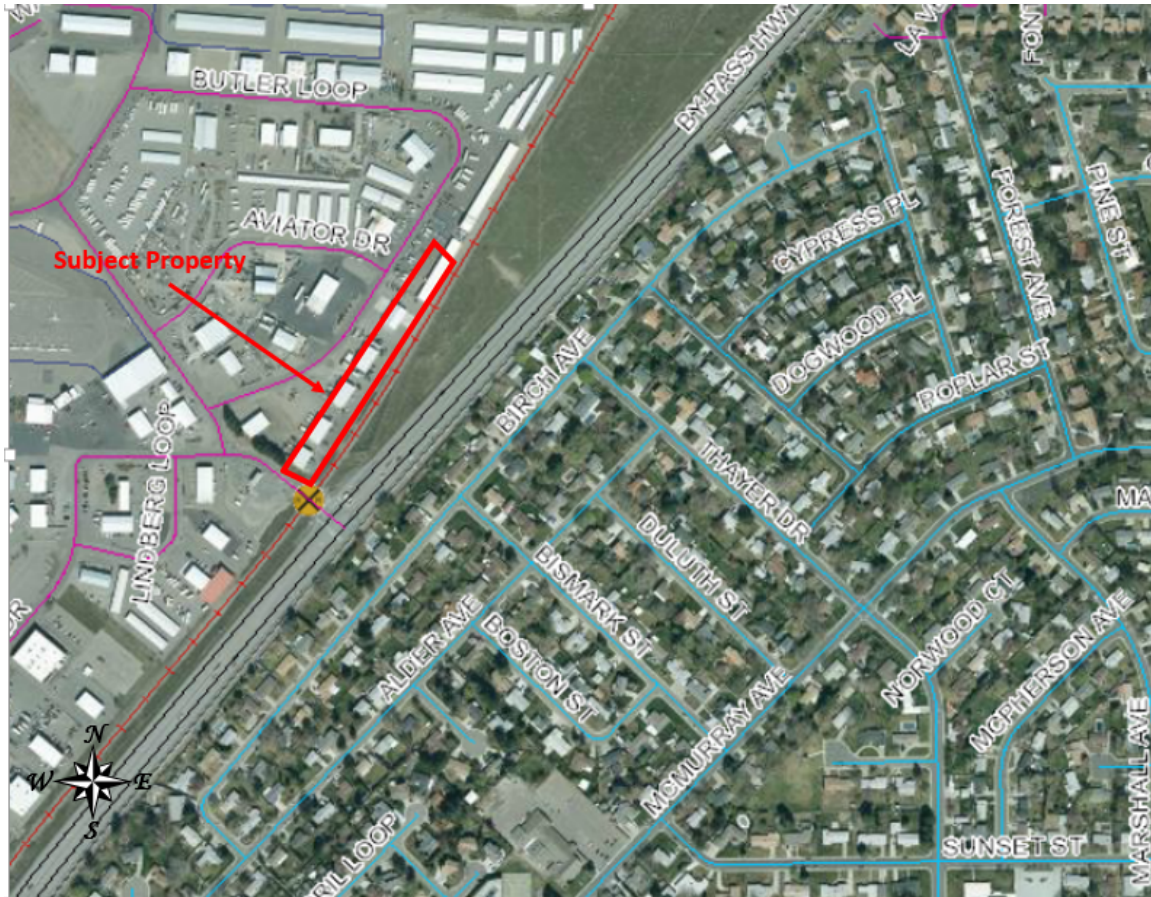


Figure 2A – Existing Land Uses

2. Vintner's Square Property

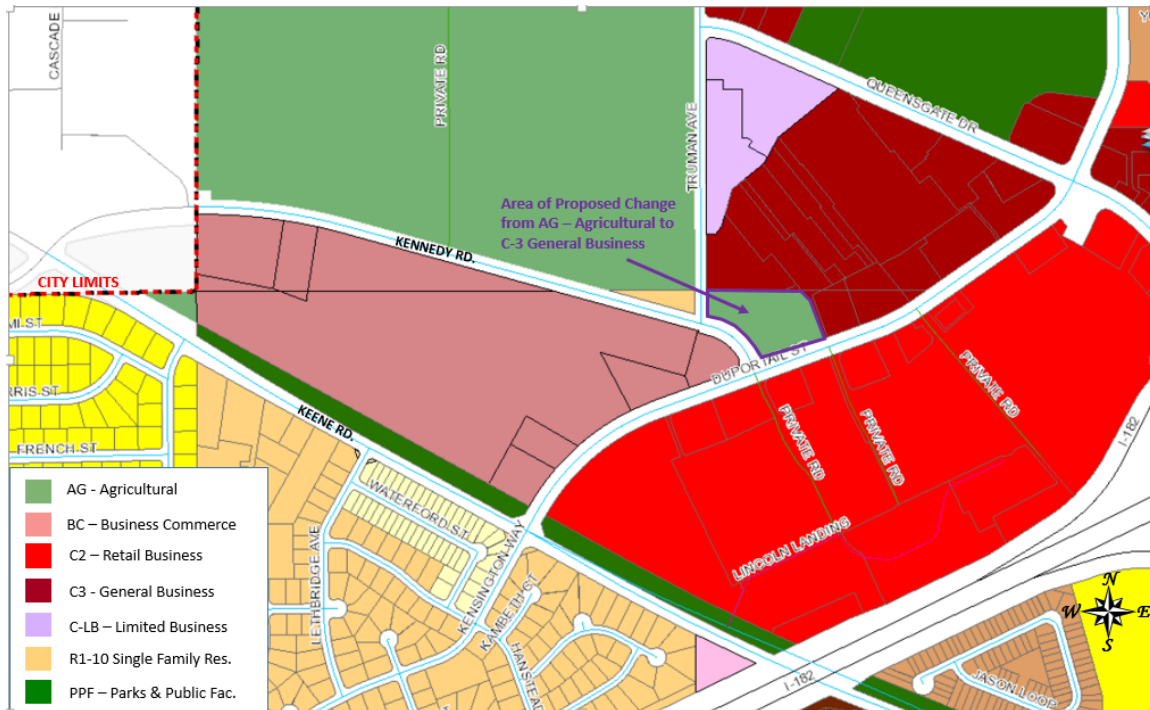


Figure 2A – Existing Zoning

SITE DESCRIPTION & ADJACENT LAND USES

This 3.4 acre site is located north of the intersection of Duportail Street and Kennedy Road, lying east of Truman Avenue. This property is partially developed with the Les Schwab Tire Store, also containing a portion of the common parking area that serves the Vintner's Square development and is partially undeveloped. The Existing zoning of the site is Ag – Agriculture. Zoning on the adjacent properties located within the Vintner's Square development is C-3 General Business. Zoning on property to the south across Duportail Street is C-2 Retail Business, property to the southwest across Kennedy Road is zoned BC – Business Commerce and property to the west of Truman is generally zoned AG – Agricultural.

Existing land uses are summarized as follows:

- North – Vintner's Square commercial uses, including Target and 32 other commercial enterprises.
- South – Across Duportail Street, commercial uses including Gold's Gym, GESA Credit Union, Costa Vida, and Stick and Stone Pizza.
- Southwest – Across Kennedy Road, the HAPO Credit Union and undeveloped properties

West – Across Truman Avenue, commercial orchard.



Figure 2B – Existing Land Uses

3. Kennedy Road Property

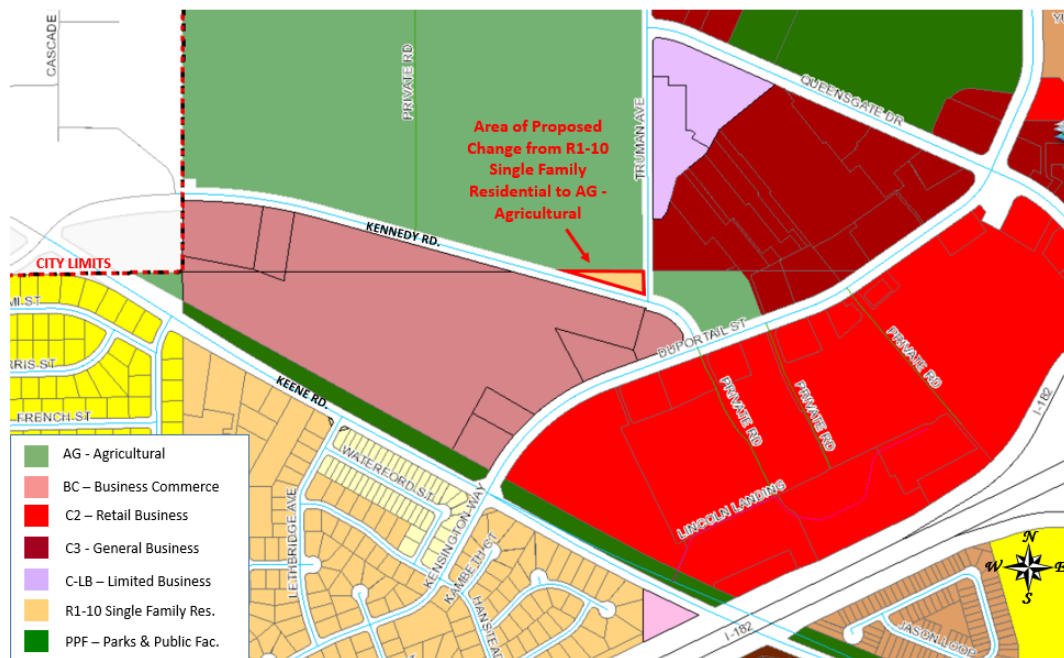


Figure 3A – Existing Zoning

SITE DESCRIPTION & ADJACENT LAND USES

This .6 acre site is located north of Kennedy Road and west of Truman Avenue. This property is developed as a commercial apple orchard. The existing zoning of the site is R1-10 Single Family Residential. Zoning on the adjacent properties located within the Vintner's Square development to the east is primarily C-3 General Business. Zoning on property to the south across Kennedy Road is BC – Business Commerce and property to the north is generally zoned AG – Agricultural.

Existing land uses are summarized as follows:

North &	
West –	Commercial apple orchard.
South –	Across Kennedy Road, the HAPO Credit Union and undeveloped properties.
East -	Across Truman Avenue, the Vintner's Square commercial development.



Figure 3B – Existing Land Uses

4. Keene Road Property

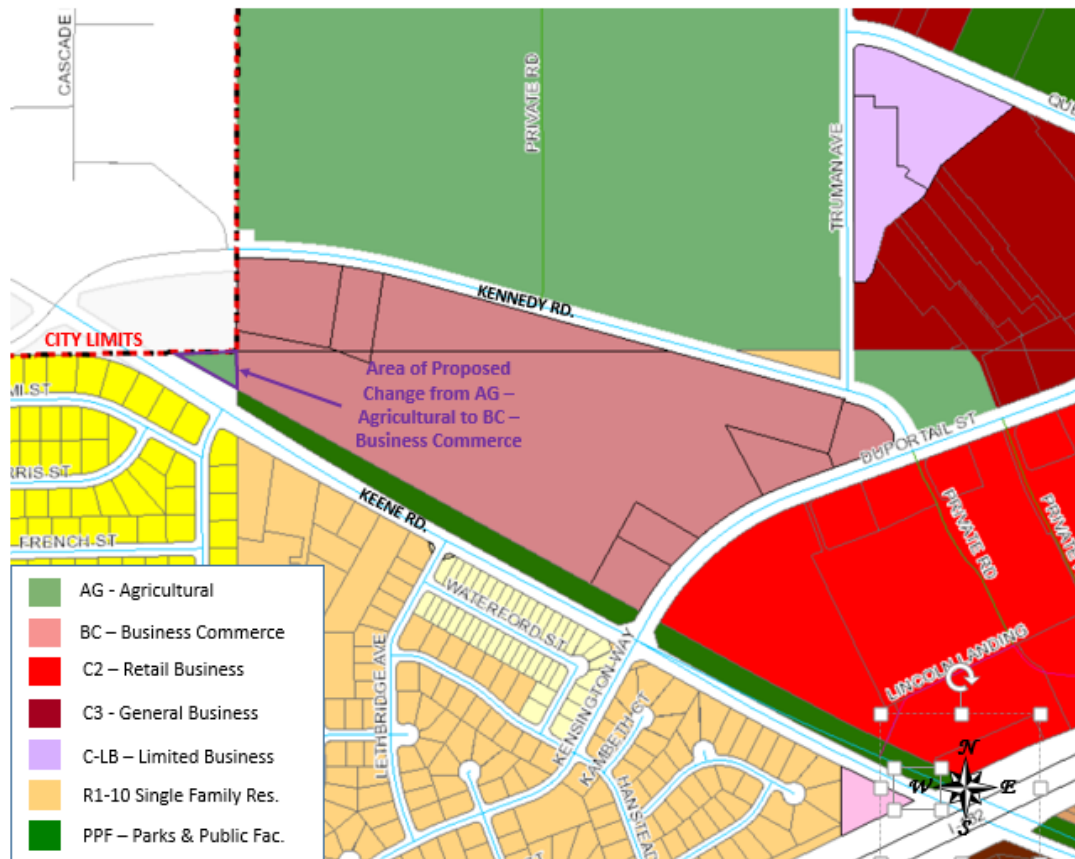


Figure 4A – Existing Zoning

SITE DESCRIPTION & ADJACENT LAND USES

This .55 acre site is located north of Keene Road and east of the intersection of Keene and Kennedy Roads. This property is undeveloped. The existing zoning of the site is AG - Agricultural. Zoning on the adjacent properties located to the east is BC – Business Commerce. Zoning on property to the south across Keene Road is R1-10 and R1-12 Single Family Residential and property to the north is located within the City of West Richland and is zoned General Commercial. The adjacent Keene Road trail is zoned PPF – Parks and Public Facilities.

Existing land uses are summarized as follows:

North -	Storage Building and mini storage facility
East -	Vacant properties
West &	
South –	Across Keene Road, single family residential neighborhoods.



SEPA

Pursuant to WAC 197-11-800(6) (c) the zoning map amendments qualify as a categorically exempt action by meeting 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, all of the proposed project sites are located within 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 EIS in 2017.

ANALYSIS

It is not evident why these four sites contain the zoning designations that are currently in place. Historically, the City has used the agricultural zoning district as a holding zone for properties that are annexed into the City. When property owners brought forward a plan for development, the site would then be rezoned. So that may explain why two of these site are currently zoned agriculture.

In fact, in the Richland Airport, the industrial buildings that have been constructed are not permitted in the residential zoning that is currently applied to the site. The same is true for the Vintner Square property development where the Les Schwab store would not normally be permitted within an Agricultural zoning district. Clearly in these two cases, the City has administered the zoning regulations based on the larger setting of the properties inclusion in the Richland Airport and the Vintner's Square commercial complex. Now, that the City is aware of the situation, it is both desirable and necessary to correct these apparent zoning map errors.

The underlying comprehensive plan supports the proposed zoning for the Richland Airport property, which is designated as Industrial. The Vintner's Square property is designated as Commercial which does support the proposed C-3 General Business zoning.

In the case of the DNR owned property on Kennedy Road, the newly adopted comprehensive plan identified a future development plan that included a mixture of commercial, residential, public facility and natural open space land uses. The particular location of this .6 acre site is designated as commercial; however; the entire DNR ownership is currently zoned Agricultural. This zone designation is used as a holding zone until such time as the current agricultural lease runs out and DNR determines to market the property for development. At that time, DNR would need to initiate a zone change proposal that would be reviewed by the City for consistency with the comprehensive plan. For this interim period, it is logical for the entire DNR property to be under the same Agricultural zoning designation.

For the property on Keene Road, the underlying comprehensive plan designation is Low Density Residential. However, as this site is an isolated .5 acre parcel located adjacent to Business Commerce zoning to the east, commercial zoning to the north (in West Richland) and is separated from any residential properties on the south from both Keene Road and the Keene Road trail, it is evident that the site is not well suited for residential development. Under the provisions of the Growth Management Act (RCW 36.70A.040) the City is obligated to adopt development regulations that are consistent with and implement the comprehensive plan; however; the act does not clearly define what the exact relationship between the plan and the development regulations should be. While an exact correlation between the plan and the zoning regulations on a parcel by

parcel basis is ideal, state law does not specify that this level of consistency is required. In this case, the plan clearly calls for the establishment of a 50 acre business center, known as Stoneridge, located between Keene and Kennedy Roads. The plan also matches that of our neighboring jurisdiction, West Richland, which identifies the adjacent land situated between Keene and Kennedy Roads as suitable for commercial development. The plan fails to identify an isolated, ½ acre parcel as Business Commerce. Logically, this parcel should be included in commercial development pattern that both cities have identified for the lands lying between Keene and Kennedy Roads. Zoning of this parcel should follow the commercial land use patterns that are established both in the plan and in the City's zoning regulations. To be sure, the City should take future action to amend the plan in a future update. Because this issue did not become apparent until very recently, this change could not be included in the 2017 plan update. As state law only allows for one opportunity for plan amendments annually, this potential plan amendment will have to wait until next year. Moving the zoning forward at this point provides general compliance with the comprehensive plan and allows the property owner the opportunity to develop the site without a one year delay.

The portion of Keene Road that abuts the site was West Richland right-of-way. The cities recently completed an action that transferred this small section of right-of-way to Richland. This action enables the City to grant access to the site from Keene Road. Up to this point, the site has been unusable because no access was available. Now that the access issue has been resolved, the zoning issue should be resolved.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2017-104) and recommends approval of the request based on the following:

Findings – Richland Airport Property:

1. The subject site is a strip of 2 acres located east of Butler Loop and west of State Route 240 and the railroad;
2. The subject site is currently zoned R1-12 Single Family Residential;
3. The site has been developed with a number of commercial and industrial buildings;
4. The comprehensive plan designates the site as suitable for industrial development;
5. All adjacent lands within the Richland Airport are zoned I-M Medium Industrial;

Conclusion – Richland Airport Property:

6. I-M Medium Industrial zoning would be the best zoning for the site given that the zoning would be consistent with the comprehensive plan; is compatible with adjacent zoning patterns and existing land uses.

Findings – Vintner’s Square Property:

7. The subject site consists of 3.4 acres within the Vintner’s Square Commercial Center, located west of Duportail Street, north of Kennedy Road and east of Truman Avenue;
8. The subject site is currently zoned AG – Agricultural;
9. The site has been developed with a Les Schwab Tire Center and a common parking lot that serves the Vintner Square tenants and is partially undeveloped;
10. The comprehensive plan designates the site as suitable for commercial development;
11. The adjacent lands within the Vintner’s Square Commercial Center are zoned C-3 General Business;

Conclusion: Vintner’s Square Property:

12. C-3 General Business zoning would be the best zoning for the site given that the zoning would be consistent with the comprehensive plan; is compatible with adjacent zoning patterns and existing land uses.

Findings: Kennedy Road Property:

13. The subject site is a parcel of .6 acres located north of Kennedy Road, West of Truman Avenue and is contiguous to and part of a large acreage owned by of the Washington State Department of Natural Resources;
14. The subject site is currently zoned R1-10 Single Family Residential;
15. The site has been developed as and is a part of a large commercial orchard;
16. The comprehensive plan designates the site as suitable for commercial development;
17. All adjacent lands under the ownership of the Department of Natural Resources are zoned AG – Agricultural;
18. The agricultural zoning is in place on the Department of Natural Resources property has been used as a holding zone until such time as the current agricultural lease of the property expires and the owner determines to develop the property with urban uses in the future;

Conclusion – Kennedy Road Property:

19. AG - agricultural zoning would be the best zoning for the site given that it is consistent with the existing use of the property; is the zoning in place on the remainder of the Department of Natural Resource land and serves as an effective holding zone for the land until it is to be redeveloped with more urban uses as called for the in comprehensive plan.

Findings: Keene Road Property:

20. The subject site is a parcel of .55 acres located north of Keene Road, and south of Kennedy Road;
21. The subject site is currently zoned AG - Agricultural;
22. The site is undeveloped and adjacent properties are either developed with commercial uses or are undeveloped;
23. The comprehensive plan designates the area lying between Kennedy and Keene Roads as suitable for business commerce land uses;
24. The City of West Richland, which abuts the subject property along its western boundary also designates the adjacent property as suitable for commercial uses;
25. Single family residential zoning or agricultural zoning are not well suited for the subject property given the existing land use patterns in the vicinity;

Conclusion – Keene Road Property:

26. B-C Business Commerce zoning would be the best zoning for the site given that it is consistent with the adjoining uses in the immediate vicinity and is generally consistent with the comprehensive plan.

General Findings:

27. The proposal to implement these corrections to the City zoning map is exempt from the provisions of the State Environmental Policy Act, as identified in WAC 197-11-800(6)(c);
28. The action needed to complete these corrections to the City zoning map qualified as a Type IV legislative action as identified in Chapter 19.20 of the RMC;
29. Public notice of the zoning map corrections has been provided as required by the Richland Municipal Code;

General Conclusion:

30. Based on the above findings and conclusions, approval of the recommended zoning map corrections would be in the best interest of the community of Richland.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 16-18, Increasing 2018 Budget Appropriations in the Streets Capital Construction Fund, Water Fund and Sewer Fund

Department:
Public Works

Ordinance/Resolution Number:
16-18

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 16-18, increasing the 2018 budget appropriation in the Streets Capital Construction Fund, Water Fund and Sewer Fund.

Summary:

This proposed ordinance addresses budget shortfalls related to three projects: the I-182/Queensgate Eastbound Ramp Terminal Improvements; the Queensgate Drive/Columbia Park Trail Improvements; and an irrigation pipeline relocation project near the intersection of Kingsgate Way and SR-240. For all three projects, budgeted capacity is not sufficient to complete the projects.

For the I-182/Queensgate Eastbound Ramp Terminal Improvements, the budget shortfall, estimated at \$280,000, will be resolved administratively by reassigning previously appropriated capacity. This project budget issue is being explained as part of this item because of its relation to the Queensgate Drive/Columbia Park Trail project. Both construction contracts are scheduled for award in March, 2018.

The Queensgate Drive/Columbia Park Trail Improvements' budget gap is estimated at \$820,000 for street improvements and approximately \$300,000 for utility relocations. This budget gap is caused in part by less-than-planned funding availability from the Benton County Rural Capital Fund, in part by unanticipated project costs, and in part by higher-than-estimated construction bid prices. Staff proposes to resolve this funding shortfall through a combination of reassigning current and planned budget capacity, and through new appropriations of fund reserves in the Capital Improvement Fund, Water Fund, and Sewer Fund.

The Horn Rapids area irrigation pipeline relocation project was not a planned City project, but was imposed on the City through the land development process. For this reason, the \$50,600 cost was not included in the 2018 budget. This project was accomplished through a cost-effective partnership with the private land developer. Staff intends to bring a cost-reimbursement agreement for Council consideration at the March 20, 2018 Council meeting.

Staff recommends approval of Ordinance No. 16-18 for first reading, by title only.

Fiscal Impact:

Ordinance 16-18 will increase appropriations in the Streets Capital Construction Fund by \$596,288. The funds will come from the Capital Improvement Fund, specifically the Real Estate Excise Tax (REET) 2nd 1/4% funds. The Water Fund will increase appropriation by \$170,000, with funding coming from water undesignated reserve. The Sewer Fund will increase appropriation by \$186,700, with funding coming from sewer undesignated reserve. There are currently sufficient, unappropriated funds in the listed funds to support the listed budget adjustments.

Attachments:

1. Ordinance No. 16-18
2. CIP - Queensgate - Columbia Park Trail Improvements - 3-6-18 Revision

3. CIP - I-182 - Queensgate Roundabout - 3-6-18 Revision
4. CIP - GWW Resurfacing & Streetscape - 3-6-18 Revision

ORDINANCE NO. 16-18

AN ORDINANCE of the City of Richland amending the 2018 Budget to provide for additional appropriations and declaring that a public emergency exists in the Streets Capital Projects Fund, the Water Fund, and the Sewer Fund.

WHEREAS, on November 21, 2017, the Richland City Council passed Ordinance No. 49-17 approving the 2018 Budget; and

WHEREAS, the I-182/Queensgate Eastbound Ramp Terminal Improvements project was approved in the 2017 Capital Improvement Plan (CIP) with a budget of \$2,850,000; and

WHEREAS, in 2017, the City and Washington State Department of Transportation (WSDOT) entered into agreements whereby WSDOT was tasked with implementing this project on the City's behalf; and

WHEREAS, WSDOT recently received contractor bids for the project that exceeded the estimates included in the 2017 agreements; and

WHEREAS, City and WSDOT staff have evaluated the project costs, including the contractor bids, and determined that the contractor bids represent the current market price for the planned work; and

WHEREAS, WSDOT staff have agreed to mitigate the cost impact to the City by absorbing WSDOT staff time dedicated to the project construction management; and

WHEREAS, with WSDOT's cost-saving efforts, the cost overrun of the project budget is reduced, but remains at approximately \$280,000; and

WHEREAS, City staff proposes to resolve this shortfall by administratively reassigning existing budget capacity, some of which comes from savings from completed projects; and

WHEREAS, the 2018 – 2023 Capital Improvement Plan includes the Queensgate Drive/Columbia Park Trail Improvements project with anticipated revenue from the Benton County Rural Development Fund of \$2,150,000 and total expenses of \$2,485,000; and

WHEREAS, in October 2017, the City and Benton County entered into an agreement to provide funding from the Benton County Rural Development Fund in the amount of \$1,800,000, which exhausted the available capacity of the County Fund; and

WHEREAS, on February 22, 2018, the City opened contractor bids on the project; and

WHEREAS, with contractor bids in, City staff have determined that the project requires \$820,300 in additional street construction funding to complete construction; and

WHEREAS, City staff proposes that budgeted South Richland Collector Street Impact Fee funds be allocated to this project, that Real Estate Excise Tax funds appropriated to the George Washington Way streetscape improvements be administratively reassigned to this project, and that Real Estate Excise Tax reserves be appropriated by this ordinance to complete the project's street improvement funding; and

WHEREAS, the Queensgate Drive/Columbia Park Trail project budget includes funding from the Water Fund and the Sewer Fund to support relocation of water utility pipelines and improvements to sewer pipeline capacity; and

WHEREAS, the contractor bids received on February 22, 2018 indicated that additional Water Funds funding in the amount of \$115,000, and additional Sewer Funds in the amount of \$186,700 are needed to complete this project; and

WHEREAS, staff proposes to appropriate Water Fund and Sewer Fund reserves to complete the utility construction funding for this project; and

WHEREAS, in the early 1990's, the City installed an irrigation pipeline on City-owned property near the intersection of SR-240 and Kingsgate Drive; and

WHEREAS, the City transferred the property to a private owner without securing an easement protecting the irrigation pipeline; and

WHEREAS, the property owner proposed development that required relocation of the irrigation pipeline to avoid conflicts with structures planned for the property; and

WHEREAS, the property owner agreed to relocate the pipeline as part of his development project if the City would reimburse his expenses for pipeline materials; and

WHEREAS, staff believes reimbursing these expenses is in the City's best interest because it preserves the necessary pipeline at a reasonable cost; and

WHEREAS, expenses to accomplish this relocation, estimated at approximately \$50,600 were not budgeted in the 2018 budget; and

WHEREAS, the above-described circumstances have created budget constraints that, if not corrected, will prevent completion of certain activities identified as necessary or desirable in the current year; and

WHEREAS, sufficient unappropriated funds are available in the Capital Improvement Fund, Streets Construction Fund, Water Fund and Sewer Fund ending fund balance to support the required budget adjustments; and

WHEREAS, on March 6, 2018, a public hearing was held pursuant to RCW 35.33.091 regarding the increase in appropriations from beginning fund balance in the Streets Capital Projects Fund, Water Fund, and Sewer Fund.

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

Section 1. Facts Constituting Emergency. The expenses contained within this ordinance were not anticipated when the 2018 budget was approved.

Section 2. Declaration of Public Emergency. Due to the circumstances described above, the City Council declares that a public emergency exists in the Streets Capital Projects Fund, the Water Fund and the Sewer Fund.

Section 3. Amendment of the 2018 Budget. The 2018 Budget is hereby amended to provide additional appropriations in the following funds and from the following sources, as indicated:

Streets Capital Projects Fund	Source
Current Appropriation: \$ 26,406,843	
Increase in Appropriation: \$ <u>596,288</u>	(transfer from Capital Imprv Fund)
Amended Appropriation: \$ 27,003,131	

Water Fund	
Current Appropriation: \$ 20,174,236	
Increase in Appropriation: \$ <u>165,600</u>	(transfer from Water Fund EFB)
Amended Appropriation: \$ 20,339,836	

Sewer Fund	
Current Appropriation: \$ 11,387,191	
Increase in Appropriation: \$ <u>186,700</u>	(transfer from Sewer Fund EFB)
Amended Appropriation: \$ 11,573,891	

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, Washington, at a regular meeting on the 20th day of March, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____

Queensgate Drive / Columbia Park Trail Improvements

Type of Project		Partnership Project?		Waterfront Project?		Project #	
Transportation		NO		No		TR150022	
Key #	Goal #	Strategic Leadership Plan Project?		No		REVISED 3-06-2018	
2	1						
PROJECT NAME: Queensgate Drive / Columbia Park Trail Improvements							
PROJECT ADMINISTRATION: Public Works Administration and Engineering							
PROJECT LOCATION: Queensgate Drive from Keene Road to I-182 Eastbound Ramp Terminal							
PROJECT TIMELINE: 2017-2018							
RESPONSE TO *GMA LEVEL OF SERVICE? YES							

PROJECT DESCRIPTION

Reconfigure the Queensgate Drive / Columbia Park Trail intersection by constructing a roundabout and extending Columbia Park Trail west to Jericho Court. Bicycle and pedestrian connections will be made to the Queensgate Pathway. Queensgate Drive will be widened to accommodate 4 travel lanes between Keene Road and the I-182 eastbound ramp terminals. Access control will be implemented between Keene Road and Columbia Park Trail. All streets will include curb, gutter, sidewalks, street lights, storm drainage and other utilities. Also construction of a right-turn lane on Keene Road.

PROJECT ASSUMPTIONS

The project will require right of way acquisition and wetland impact mitigation. The design is very preliminary at this point and the scope and cost could change as the design matures. The project schedule will depend on the availability of grant funding.

BENEFITS

The project will reduce congestion and improve connectivity in this busy area.

PROJECT COST ESTIMATE	Total Estimated Project Cost	Project Costs To-Date 12/31/16	Authorized Budget Remaining in 2017	2018	2019	2020	2021	2022	2023
DESIGN	167,585		160,167	7,418					
CONSTRUCTION MANAGEMENT	113,755			113,755					
CONSTRUCTION	2,275,100			2,275,100					
10% CONTINGENCY	227,510			227,510					
OTHER ENG. SRCES (ROW ACQUISITION)	335,158		335,158	-					
OTHER EXPENSES (ART & CITY CREWS)	127,880			127,880					
TOTAL	\$ 3,246,988	\$ -	\$ 495,325	\$ 2,751,663	\$ -	\$ -	\$ -	\$ -	\$ -
RECOMMENDED FUNDING SOURCES	Total Estimated Project Revenues	Project Revenue To-Date 12/31/16	Authorized Budget Remaining in 2017	2018	2019	2020	2021	2022	2023
RE EXCISE TAX 2ND 1/4	971,288		175,000	796,288					
BENTON COUNTY RURAL DEVELOPMENT FUNDS	1,800,000		320,325	1,479,675					
TRAFFIC IMPACT FEES	24,000			24,000					
WATER DISTRIB RENEWAL & REPLCMT	75,000			75,000					
WATER UNDESIGNATED RESERVE	115,000			115,000					
SEWER COLLECTION RENEWAL & REPLC	75,000			75,000					
SEWER UNDESIGNATED RESERVE	186,700			186,700					
	-								
TOTAL	\$ 3,246,988	\$ -	\$ 495,325	\$ 2,751,663	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING & MAINTENANCE COSTS (IMPACTS)	Total Estimated Project Operating & Maint. Costs			2018	2019	2020	2021	2022	2023
	-								
	-								
	-								
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

****FOR FINANCE STAFF USE ONLY**** ALL 2018 PROJECTS MUST HAVE CODING AND IDENTIFIED AS CAPITAL/MAINTENANCE

DESCRIPTION	2018	CODING
CAPITAL ITEM	PENDING	PENDING
TOTAL	\$ -	TOTAL MUST EQUAL PROJECT COSTS FOR 2018 ABOVE

I-182 / Queensgate Eastbound Ramp Terminal Improvements

Type of Project		Partnership Project?		Waterfront Project?		Project #	
Transportation		YES		No		TR150021	
Key #	Goal #	Strategic Leadership Plan Project?		No		REVISED 3-06-2018	
2	1						
PROJECT NAME: I-182 / Queensgate Eastbound Ramp Terminal Improvements							
PROJECT ADMINISTRATION: Public Works Administration and Engineering							
PROJECT LOCATION: Queensgate Drive from Columbia Park Trail to the I-182 Bridge							
PROJECT TIMELINE: 2017-2018							
RESPONSE TO *GMA LEVEL OF SERVICE? YES							

PROJECT DESCRIPTION

Reconstruct the signalized I-182 eastbound ramp terminals by constructing a roundabout and adding a lane to the eastbound on-ramp.

PROJECT ASSUMPTIONS

The project will be implemented by WSDOT through a funding agreement with the City. Completion schedule and final design will be by WSDOT. The design concept is preliminary and both design elements and final costs are subject to change as design develops. The project will incorporate the final segment of the Queensgate Pathway connecting Keene Road to the I-182 Pathway.

BENEFITS

The project will be implemented to reduce congestion near the interchange and improve bicycle and pedestrian connectivity.

PROJECT COST ESTIMATE	Total Estimated Project Cost	Project Costs To-Date 12/31/15	Authorized Budget Remaining in 2016	2017	2018	2019	2020	2021	2022
DESIGN	150,000		150,000						
CONSTRUCTION MANAGEMENT	150,000			150,000					
CONSTRUCTION	2,530,000			2,250,000	280,000				
10% CONTINGENCY	250,000			250,000					
OTHER ENG. SRCES (ROW ACQUISITION)	50,000			50,000					
	-								
TOTAL	\$ 3,130,000	\$ -	\$ 150,000	\$ 2,700,000	\$ 280,000	\$ -	\$ -	\$ -	\$ -
RECOMMENDED FUNDING SOURCES	Total Estimated Project Revenues	Project Revenue To-Date 12/31/15	Authorized Budget Remaining in 2016	2017	2018	2019	2020	2021	2022
TRAFFIC IMPACT FEE	586,000		150,000	350,000	86,000				
FEDERAL EARMARK FUNDING	2,350,000			2,350,000					
STREETS CAPITAL RESERVE	194,000				194,000				
	-								
	-								
TOTAL	\$ 3,130,000	\$ -	\$ 150,000	\$ 2,700,000	\$ 280,000	\$ -	\$ -	\$ -	\$ -
OPERATING & MAINTENANCE COSTS (IMPACTS)	Total Estimated Project Operating & Maint. Costs			2017	2018	2019	2020	2021	2022
	-								
	-								
	-								
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FOR FINANCE STAFF USE ONLY ALL 2017 PROJECTS MUST HAVE CODING AND IDENTIFIED AS CAPITAL/MAINTENANCE		
DESCRIPTION	2017	CODING
TOTAL	\$ -	TOTAL MUST EQUAL PROJECT COSTS FOR 2017 ABOVE

Pavement Preservation Program (GWW Resurfacing & Streetscape)

Type of Project Transportation		Partnership Project? NO		Project # TRI30003	
Key # 2	Goal # 2	Strategic Leadership Plan Project?		No	
REVISÉ 3-06-2018					
PROJECT NAME: Pavement Preservation Program (GWW Resurfacing & Streetscape)					
PROJECT ADMINISTRATION: Public Works Administration and Engineering					
PROJECT LOCATION: George Washington Way (Guyer to Horn Rapids Road)					
PROJECT TIMELINE: 2018-2019					
RESPONSE TO *GMA LEVEL OF SERVICE? NO					

PROJECT DESCRIPTION

Pavement preservation is among the most pressing infrastructure maintenance responsibilities for the City. George Washington Way, as the City's most heavily travelled street, is the most demanding street in the City in terms of maintenance. The State and Federal governments have prioritized asset management principles to guide pavement preservation of our nation's roadways. A Washington State grant program was created in 2017 to incentivize local agency asset management programs for resurfacing of National Highway System routes. The grant program is not anticipated to be an ongoing program, but was created to launch and incentivize local programs. George Washington Way qualifies as a National Highway System route, whereas the vast majority of City streets do not. The City was successful in a grant application to resurface George Washington Way. George Washington Way's condition has deteriorated in recent years to the point that it was likely to require resurfacing through the City's Pavement Preservation Program in the near future. This grant will allow this to occur while extending the effect of the City's Pavement Preservation Program to other streets. This project will also utilize Real Estate Excise Tax funds to complete long identified street scape improvements to sections of George Washington Way with poor appearance and maintenance. The project will also provide widened sidewalks in some areas where current sidewalk widths do not meet current standards or desired widths for pedestrian comfort.

PROJECT ASSUMPTIONS

The project assumes the availability of Real Estate Excise Tax funds for the streetscape elements and Council support for that work. The project also assumes an adequate landscape maintenance program to retain the value of the streetscape elements. The March, 2018 revision to this project removes the commitment of Real Estate Excise Tax funds for the streetscape and sidewalk widening because these funds are needed more urgently to complete the Queensgate Drive improvement projects. Funding for the landscape and sidewalk improvements elements of this project will be reevaluated in preparation of the 2019 Capital Improvement Plan.

BENEFITS

The project will improve the pavement condition of the most heavily travelled street in Richland, the surface of which is in need of improvement. The project may also improve the pedestrian comfort of pedestrians currently using narrow sidewalks along this very busy street. The project may also improve the roadside appearance for many travelers using this very busy street. The grant funds will extend the effectiveness of the City's Pavement preservation Program, allowing it to narrow the gap between existing conditions and the City's desired pavement condition standard.

PROJECT COST ESTIMATE	Total Estimated Project Cost	Project Costs To-Date 12/31/16	Authorized Budget Remaining In 2017	2018	2019	2020	2021	2022	2023
DESIGN	100,000			100,000					
CONSTRUCTION MANAGEMENT	130,000			30,000	100,000				
CONSTRUCTION	3,612,000			620,000	2,992,000				
10% CONTINGENCY	-								
OTHER ENG. SERVICES (PLANNING STUDY)	-								
	-								
TOTAL	\$ 3,842,000	\$ -	\$ -	\$ 750,000	\$3,092,000	\$ -	\$ -	\$ -	\$ -
RECOMMENDED FUNDING SOURCES	Total Estimated Project Revenues	Project Revenue To-Date 12/31/16	Authorized Budget Remaining In 2017	2018	2019	2020	2021	2022	2023
RE EXCISE TAX 2ND 1/4%	-								
WA DOT NHS GRANT	3,073,600			500,000	2,573,600				
TRANSPORTATION BENEFIT DISTRICT	768,400			250,000	518,400				
	-								
	-								
	-								
	-								
TOTAL	\$ 3,842,000	\$ -	\$ -	\$ 750,000	\$3,092,000	\$ -	\$ -	\$ -	\$ -
OPERATING & MAINTENANCE COSTS (IMPACTS)	Total Estimated Project Operating & Maint. Costs			2018	2019	2020	2021	2022	2023
	-								
	-								
	-								
TOTAL	\$ -	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FOR FINANCE STAFF USE ONLY ALL 2018 PROJECTS MUST HAVE CODING AND IDENTIFIED AS CAPITAL/MAINTENANCE		
DESCRIPTION	2018	CODING
CAPITAL ITEM	PENDING	PENDING
TOTAL	\$ -	TOTAL MUST EQUAL PROJECT COSTS FOR 2018 ABOVE



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 3 - Economic Vitality

Subject:

Ordinance No. 07-17, Approving a Change of Zoning on 33.3 Acres located in the Horn Rapids Golf Course Community (North Stone Richland, LLC)

Department:

Community & Development Services

Ordinance/Resolution Number:

07-17

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 07-17, approving the change of zoning requested by North Stone Richland, LLC on 33.3 acres in the Horn Rapids Golf Course community from Multi-Family Residential (R-3) and Commercial Limited Business (C-LB) to Medium Density Residential Small Lot (R2-S), subject to a Property Use and Development Agreement.

Summary:

North Stone Richland, LLC has applied for a change of zoning and a preliminary plat on property that it owns in the Horn Rapids Golf Course community located north of the third fairway, east of the fourth fairway, south of the fifth fairway and west of the plat of Eaglewatch. The applicant plans to divide the 33.3-acre site into 121 single family residential lots, known as the plat of Wild Canyon. As the existing zoning is a combination of Commercial Limited Business and Multiple Family Residential, the applicant has requested R2-S zoning along with the preliminary plat. This project represents a departure from the applicant's previous development plans, which included two hotels and an apartment complex on this site.

The Hearing Examiner held a public hearing on January 26, 2017, and recommended approval of the project.

First reading of Ordinance No. 07-17 was given on March 21, 2017, but the applicant requested a delay on second reading to consider whether to move ahead with the previous hotel project or this residential plat. Having determined to move ahead with the plat, the applicant is now asking for adoption of Ordinance No. 07-17. A resolution approving the Wild Canyon preliminary plat is also on this agenda.

Staff recommends approval of Ordinance No. 07-17 for second reading and passage.

Fiscal Impact:

No fiscal impact would result from the proposed change of zoning.

Attachments:

1. Ordinance No. 07-17
2. Hearing Examiner's Report
3. Staff Report to the Hearing Examiner

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 07-17

AN ORDINANCE of the City of Richland relating to land use, zoning classifications and districts by amending Title 23: Zoning Regulations, of the Richland Municipal Code and the Official Zoning Map of the City by amending Sectional Map No. 55A so as to change the zoning on 33.3 acres from Multi-Family Residential (R-3) and Commercial Limited Business (C-LB) to Medium Density Residential Small Lot (R2-S), contingent upon the recording of a properly executed, delivered and accepted Property Use and Development Agreement. Said property is located in the Horn Rapids Community, west of the third fairway, east of the fourth fairway, south of the fifth fairway and west of the plat of Eaglewatch (North Stone Richland, LLC).

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 21, 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 recommendations of the Richland Hearing Examiner.

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

Section 1. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is Medium Density Residential Small Lot (R2-S) when consideration is given to the interest of the general public.

Section 2. Contingent upon the recording, as in Section 4 hereof, and within 90 days of the passage of this ordinance, of a properly executed, delivered and accepted Property Use and Development Agreement substantially in the form attached hereto as Exhibit A by the petitioner for rezone of the property, restricting the use and development of such property that is more particularly described as follows:

The land in the County of Benton, State of Washington, described as follows:

A parcel of land lying in a portion of the Southwest quarter of the Southeast quarter and a portion of the Southeast quarter of the Southwest quarter of Section 20, Township 10 North, Range 28 East, W.M., Benton County, Washington, described as follows:

Beginning at the Southwest corner of the Southeast quarter of said Section 20 as shown in Horn Rapids Division No. 1, according to the Plat thereof, recorded in Volume 14 of Plats, page 171, Records of Benton County, Washington; Thence North 00°36'46" East along the West line of the Southeast quarter of said Section 20 for a distance of 283.29 feet to the True Point of Beginning of the parcel to be described; Thence leaving the West line of the Southeast quarter of said Section 20, North 87°48'16" East, 169.13 feet; Thence North 75°42'59" East, 608.25 feet; Thence South 78°01'13" East, 833.29 feet to the most Westerly Southwest corner of Lot 20, Eaglewatch, according to the Plat thereof, recorded in Volume 15 of Plats, page 306, Records of Benton County, Washington; Thence North 44°42'08" East along the Westerly boundary of said Lot 20 (15-306) for a distance of 83.24 feet; Thence leaving the Westerly boundary of said Lot 20 (15-306), Northwesterly along the arc of a 535.47-foot radius, non-tangent curve to the left (the radius of which bears South 24°10'29" West) through a central angle of 08°28'33" for an arc distance of 79.21 feet; Thence Northwesterly along the arc of a 442.00-foot radius, tangent curve to the right (the radius of which bears North 15°41'56" East) through a central angle of 67°39'38" for an arc distance of 521.96 feet to the Southwest corner of the Village Parkway Extension Easement as described under Benton County Auditors File No. 2002-028630, Records of Benton County, Washington; Thence leaving the Westerly line of said Village Parkway Extension Easement, North 85°53'49" West, 190.59 feet; Thence North 61°58'50" West, 358.65 feet; Thence North 77°12'20" West, 445.05 feet; Thence North 70°47'09" West, 969.22 feet; Thence South 43°46'00" West, 274.33 feet; Thence South 04°19'35" West, 308.96 feet; Thence

*South 23°28'27" East, 571.21 feet; Thence South 80°22'52" East, 179.53 feet;
Thence North 87°48'16" East, 426.47 feet to True Point of Beginning.*

Such land is rezoned from Multi-Family Residential (R-3) and Commercial Limited Business (C-LB) to Medium Density Residential Small Lot (R2-S).

Section 3. Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said title, are amended by amending Sectional Map No. 55A which is one of a series of maps constituting said Official Zoning Map, as shown on Sectional Map No. 55A, attached hereto as Exhibit B, and bearing the number and date of passage of this ordinance and by this reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 4. Upon receipt of a properly executed Property Use and Development Agreement, as contemplated in Section 2 hereof, the City Manager is authorized to accept the same for and on behalf of the City, and upon such acceptance is authorized and directed to indicate such acceptance thereon, and, to cause said agreement to be recorded in the records of the Benton County Auditor, and to file said recorded agreement with the City Clerk.

Section 5. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and the attached amended Sectional Map No. 55A, duly certified by the Clerk as a true copy.

Section 6. This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the 6th day March, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: March 11, 2018

EXHIBIT A

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2017,
by and between the CITY OF RICHLAND and North Stone Richland, LLC (Petitioner).

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

WHEREAS, the City of Richland is currently entertaining an application by the North Stone Richland, LLC, (hereinafter "Petitioner") for a change of zone covering a 33.31 acre site located in Benton County, Washington (hereinafter "Property") and more particularly described in Ordinance No. 07-17.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from C-LB – Commercial Limited Business and R3 – Multifamily Residential to R2-S - Single Family Residential Small Lot. Petitioner for himself and for and on behalf of his heirs, successors and assigns, covenants and agrees as follows:

1. Development of the subject property shall be consistent with the proposed preliminary plat of Wild Canyon.
2. Residential development shall conform to the standards contained in the R2-S – Single Family Residential Small Lot zoning district as they exist now or are hereinafter amended; except that; only detached single family dwellings shall be permitted. No one-family attached dwellings or two-family detached dwellings shall be permitted within the Wild Canyon subdivision.

This agreement shall be placed of record and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Petitioners with respect to the subject Property or any part thereof. The City of Richland shall be deemed a beneficiary of this covenant without regard to

whether it owns any land or interest therein in the locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

CITY OF RICHLAND

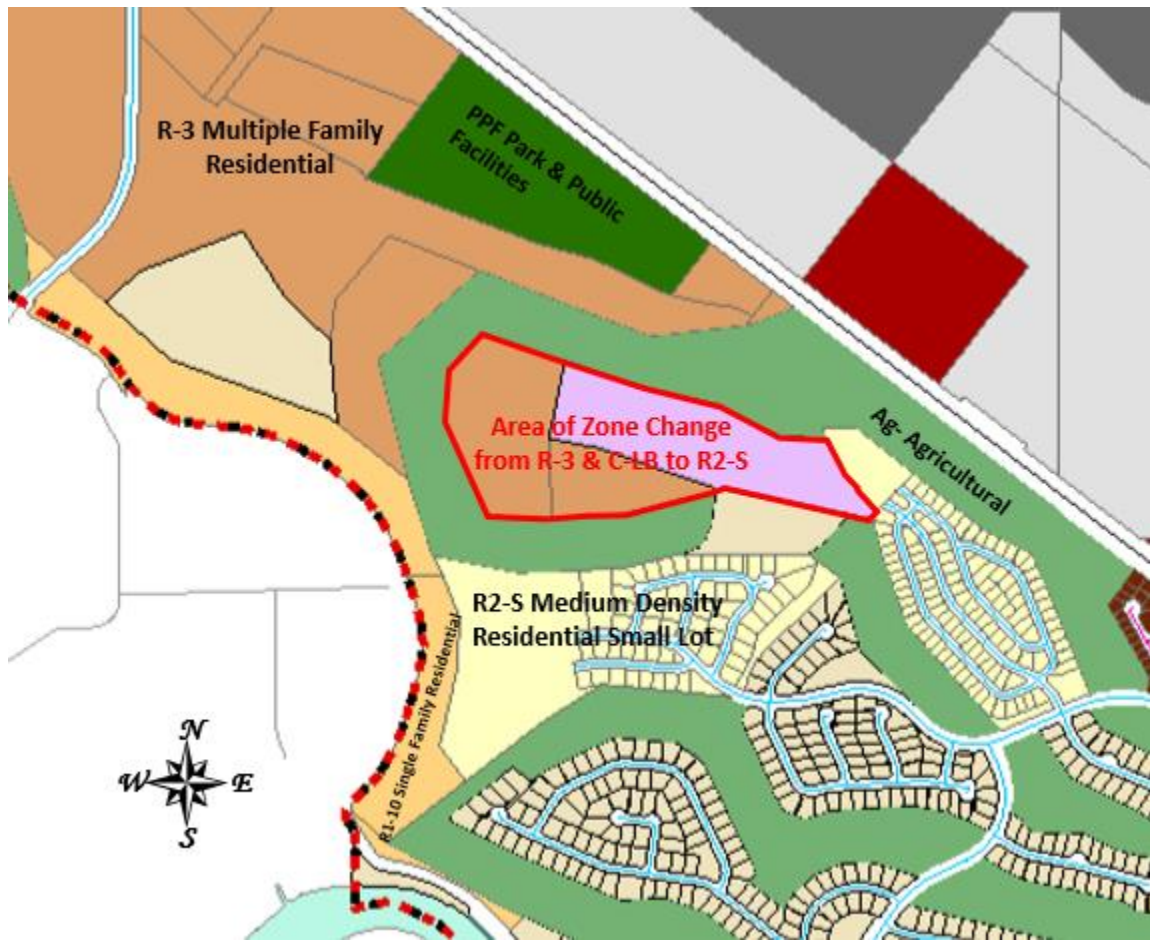
Cynthia D. Reents, ICMA-CM
City Manager

North Stone Richland, LLC
Petitioner

APPROVED AS TO FORM:

Heather Kintzley
City Attorney

EXHIBIT B



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

Regarding two Type III matters:

1. An application to Rezone a 33.31
acre site located in the Horn Rapids
Golf Course Community from C-LB
(Commercial Limited Business) and
R-3 (Multi-Family Residential) to
R-2S (Medium Density Residential
Small Lot); and

2. *“Wild Canyon Preliminary Plat”*
application to subdivide the same
property into 121 single-family
residential lots,

both submitted by the property owner

North Stone Richland LLC,
Applicant

File No. Z2016-107 (Rezone)
File No. S2016-104 (Prelim. Plat)

**FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

I. SUMMARY OF RECOMMENDATIONS.

In this consolidated hearing process, there are two Type III matters up for final action by the City Council. With formal approval of a Property Use and Development Agreement that would limit all development within the rezoned area to detached single family dwellings and require development to be consistent with the proposed Wild Canyon Preliminary Plat, the applicant can meet its burden of proof to demonstrate that the pending rezone application merits approval. Following approval of the rezone application, the City council should approve the proposed Wild Canyon Preliminary Plat, subject to conditions

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: NORTH STONE
RICHLAND, LLC REZONE AND PRELIMINARY
PLAT APPLICATIONS FOR THE “WILD
CANYON” PROJECT LOCATED IN THE HORN
RAPIDS COMMUNITY, FILE NOS. Z2016-107 AND
S2016-104**

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

recommended by Staff, because the Record includes substantial evidence confirming that the applicant has satisfied its burden of proof to meet the applicable criteria for preliminary plat approval.

II. BACKGROUND and APPLICABLE LAW.

A. Rezone.

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). The site of this rezone has already been analyzed for traffic impacts and transportation system needs, as part of a previous hotel and apartment complex proposal for the same property.

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

¹ *Save Our Rural Env’t v. Snohomish County*, 99 Wn.2d 363, 370-71 (1983); *Henderson v. Kittitas County*, 124 Wn. App. 747, 754 (Div. III, 2004); *Bjarnson v. Kitsap County*, 78 Wn. App. 840, 846 (Div. III, 1995).

**FINDINGS OF FACT, CONCLUSIONS AND
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3 ***B. Preliminary Plat Review.***

4 Under applicable provisions of the Richland Municipal Code (RMC), a preliminary
5 plat² application is first subject to review and approval by city staff with respect to the
6 engineering elements of said plat, then the Hearing Examiner is responsible for conducting
7 an open record public hearing followed by a recommendation to the City Council. A
8 preliminary plat application is a Type III procedure. RMC 19.20.010(C)(1).

9 As explained in RMC 24.12.050(A), the hearing examiner shall consider any
10 preliminary plat application and shall conduct an open record public hearing in accordance
11 with Chapter 19.60 RMC. After the public hearing and review of materials in the record,
12 the hearing examiner shall determine whether the preliminary plat is in accordance with the
13 comprehensive plan and other applicable code requirements and shall either make a
14 recommendation for approval or disapproval to the city council.

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

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

26 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:

21 ² In this Recommendation and exhibits included in the Record, preliminary plat and preliminary subdivision mean the same thing, and use
22 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.

23 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,

24 **FINDINGS OF FACT, CONCLUSIONS AND**
25 **RECOMMENDATION RE: NORTH STONE**
26 **RICHLAND, LLC REZONE AND PRELIMINARY**
PLAT APPLICATIONS FOR THE "WILD
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1 ***Richland Municipal Code 24.12.053 Preliminary plat – Required findings.***

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

4 *A. The preliminary plat conforms to the requirements of this title;*

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

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

12 *D. The application is consistent with the requirements of RMC 19.60.095 (addresses*
13 *transportation concurrency considerations).*

14 And RMC 19.60.095 mandates the following additional findings:

15 ***19.60.095 Required findings.***

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

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

21 *B. Impacts of the development have been appropriately identified and mitigated under*
22 *Chapter [22.09](#) RMC.*

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

25 *D. The development does not lower the level of service of transportation facilities below the*
26 *level of service D, as identified in the comprehensive plan; provided, that if a development*

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).

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: NORTH STONE
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1 application is projected to decrease the level of service lower than level of service D, the
2 development may still be approved if improvements or strategies to raise the level of service
3 above the minimum level of service are made concurrent with development. For the
4 purposes of this section, "concurrent with development" means that required improvements
5 or strategies are in place at the time of occupancy of the project, or a financial commitment
6 is in place to complete the required improvements within six years of approval of the
7 development.

8
9 E. Any conditions attached to a project approval are as a direct result of the impacts of the
10 development proposal and are reasonably needed to mitigate the impacts of the
11 development proposal.

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

18 **C. Authority for Consolidated Permit Processing.**

19 Under RMC 19.20.020(B), an application that involves two or more procedures may
20 be processed collectively, using the highest numbered procedure required for the any part of
21 the application(s). As noted above, the review procedures in this matter are the same for
22 the Rezone and for the Preliminary Plat – Type III. Accordingly, the public notices, staff
23 review process, public hearing, and Recommendation for the two pending applications were
24 consolidated.

25 **III. QUESTIONS PRESENTED.**

26 **1. For the Rezone:**

- 27 A. Whether the requested rezone implements policies of the City's
28 Comprehensive Plan, and/or whether there has been a change of
29 circumstances since the original zoning was adopted for the site?

30 Short Answer: Yes.

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

3 Short Answer: Yes, if limited by an appropriate Property Use and
4 Development Agreement.

5 **2. For the Preliminary Plat:**

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

8 **Short Answer:** Yes.

9 **IV. RECORD AND EXHIBITS.**

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

13 **Hearing Testimony:** The following individuals presented testimony under oath at
14 the duly noticed public hearing for the underlying application, held on January 26, 2017:

- 15 1. Rick Simon, Development Service Manager for the City of Richland, made a
16 brief presentation regarding the application, the site, and his
17 recommendation, as explained in the Staff Report; and
- 18 2. Stew Stone, member of North Stone Richland LLC, the property
19 owner/applicant, spoke on his own behalf, and briefly explained that he
20 supports the findings and recommendations made in the Staff Report, and
21 that he accepts all proposed conditions of approval for the Rezone and the
22 Wild Canyon Preliminary Plat.

23 No one appeared at the public hearing or submitted any written comments as part of
24 the Record to express any opposition or substantive concerns with either the proposed
25 rezone or preliminary plat.

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Exhibits: The Development Services Division Staff Report, including a recommendation of approval, was provided to the Examiner in the week before the hearing. The Staff Report, and the following Exhibits, were all accepted into the Record in their entirety without modification:

1. Preliminary Plat Application materials;
2. Rezone Application, including 2 page “Justification” statement by Mr. Stone;
3. Preliminary Plat Map;
4. Preliminary Plat Map with contours;
5. Site Photos;
6. Site Plan for hotel project on portion of site, which Applicant indicated intent to abandon with approval of Rezone;
7. Site Plan for apartment complex on site, which Applicant indicated intent to abandon with approval of Rezone;
8. Public Notice materials;
9. Horn Rapids Master Plan;
10. Environmental Checklist for the project;
11. SEPA DNS issued for the project;
12. Public Works comments;
13. WSDOT Comments, same as those made for Quail Ridge project;
14. Technical Advisory Committee Report; and
15. Proposed Property Use and Development Agreement.

The Examiner has visited the road network and vicinity of the proposed rezone on several occasions, and 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. Late last year, the owners of most of the remaining undeveloped land located in the “master-planned” Horn Rapids Community, North Stone Richland, LLC, submitted two applications: a) to Rezone all portions of a vacant 33.31-acre site from R-3 (Multi-Family

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1 Residential) and C-LB (Commercial Limited Business) to R-2S (Medium Density
2 Residential Small Lot); and b) to subdivide all of the proposed rezone area into 122 single-
3 family residential lots with 4 tracts known as the Preliminary Plat of Wild Canyon.⁴ *Exhibit*
4 *2 and 3, application forms, with signature pages; Staff Report, page 7.* The SEPA
5 Environmental Checklist, at page 2, and the Staff Report, throughout, and the Preliminary
6 Plat Map for the proposed project all confirm that the development is *not* for 122 lots, but
7 121. *Staff Report; SEPA Checklist, Ex. 10, at page 2; Preliminary Plat Map, Ex. 3, "Land*
8 *Use Table" summary.*

9 2. Following receipt, City staff complied with all applicable public notice requirements
10 for the rezone application and the public hearing held for the matter. *Staff Report, Page 7;*
11 *and Exhibit 8, copies of various public notices.*

12 3. The applicant submitted an Environmental Checklist for the applications,
13 particularly the proposed single-family subdivision of the site. *Exhibit 10.* It is worth
14 noting here that the same applicant obtained city land use approvals in 2011 for the
15 development of 2 hotels (with a total of 285 rooms) and a 135 unit apartment complex on
16 the site. *Staff Report, page 6; Testimony of Mr. Simon and Mr. Stone; Exhibit 6, hotel*
17 *project site plan; and Exhibit 7, apartment complex site plan.* Comparing the
18 environmental review for both concepts, the Staff Report establishes that the traffic
19 generation figures for the Wild Canyon Preliminary Plat design, with just over 120 single-
20 family homes, would be significantly less than the volume of traffic expected from the hotel
21 and apartment project on the site. Staff issued a SEPA Determination of Non-Significance
22 for the pending applications on December 28, 2016. No one submitted any written
23 comments opposing the DNS, and no one appears to have standing to appeal the
24 environmental determination for the pending matter.

25 4. The site is located in the Horn Rapids Golf Course Community, a large master
26 planned area south of SR 240 and north of the Yakima River, all within the City of
Richland. *Exhibit 9, Horn Rapids Master Planned Community Site Plan; Exhibit 5, site*
photos; Site Visit.

19 ***Surrounding uses and zones.***

20 5. The Wild Canyon site is currently vacant and undeveloped. Most of the Wild
21 Canyon site is surrounded by a "C" shape portion of the Horn Rapids Golf Course, with the

22 ⁴ The application pages included as Exhibits 2 and 3 to the Staff Report are both signed by applicant
23 representatives on December 2, 2016, but the summary provided in the Staff Report lists November 9, 2016 as
24 the application date.

5th fairway to the North, the 4th fairway to the West, and the 3rd fairway to the South. *Staff Report, page 3, and Figure 2, Land Use Map; Site Visit.* The project site is in close proximity to the existing Sandpiper, Eaglewatch and Grayhawk Phase 1 subdivisions, all connected to portions of the Horn Rapids Golf Course. The “golf-course” segments are mostly zoned AG, and the adjacent subdivisions mentioned above are all zoned R2-S. *Staff Report, page 4, Figure 3, Zoning map of the area.*

Sufficient transportation and utility systems to support rezone.

6. Consistent with the transportation concurrency requirements found in RMC 19.50.010(C), City staff confirmed that the conditions of Preliminary Plat approval for the Wild Canyon subdivision include road improvements, most notably the extension of Village Parkway from its present, temporary terminus in a north/north west direction, leading to a new second entrance into the Horn Rapids community from SR 240 – something that has been “on the books” and identified for future development since the Horn Rapids Master Plan was first adopted by the City in the early 1990s. *Staff Report, page 8; Ex. 9, Horn Rapids Master Plan.* Internal streets are also proposed as part of the preliminary plat, and none of the new lots will need, nor will they be permitted to have, driveways attaching directly onto the new Village Parkway extension, so the Village Parkway can provide optimal service as a “collector street” serving the new plat and the rest of the Horn Rapids community. *Ex. 3, Preliminary Plat Map.*

7. As part of the review process, City staff confirms that adequate utilities are available to serve the site. In fact, virtually all of the City’s available utility services will be able to serve the new plat: drinking water, sewer, power, and irrigation water. *Staff Report, page 9*

8. Storm water will be retained on-site, and the preliminary plat design includes designated tracts that will be used to accomplish this objective, all in accord with City development standards. *Staff Report, page 9.*

9. Based on these staff assurances, the Examiner finds that transportation and utility systems are already in place, or are readily available for construction, extension or connection to the future Wild Canyon Preliminary Plat uses that might occur on the site.

Comprehensive Plan Designation for the site.

10. The City’s Comprehensive Plan designates the entire site as “Medium Density Residential.” *Staff Report, page 3, Figure 2, Comp. Plan Map of the proposed rezone site.* Medium Density Residential Districts are established and described in Chapter 23.18 RMC. For purposes of the pending application, the focus is upon the requested rezone to R-2S

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(Medium Density Residential Small Lot), addressed in RMC 23.18.010(D).

11. RMC 23.18.010(D) explains that the R-2S zoning classification is “intended to be applied to some portions of the City that are designated medium-density residential under the City of Richland Comprehensive Plan.”

Consistency with Comprehensive Plan and city codes.

12. The requested rezone conforms to the Comprehensive Plan, because the plan already identifies the property as “medium density residential.”

13. Because the requested rezone fully implements the land use designation assigned to the site in the City’s comprehensive plan and zoning regulations, the requested rezone bears a substantial relationship to the public health, safety, and general welfare – provided that the rezone should only be approved along with an appropriate Property Use and Development Agreement as discussed below.

14. As limited by the recommended Property Use and Development Agreement, the requested rezone is appropriate in the context of adjacent properties, some of which already allow similar or even more-intense or impactful uses.

15. In this matter, the record demonstrates that both applications are in general conformance with the City’s comprehensive plan.

16. The Development Services Manager’s Staff Report includes specific findings and explanations that establish how the underlying applications satisfy provisions 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.

Discussion and Analysis.

17. The pending rezone application is requested to make it possible to fully-develop the site with just single-family homes with supporting tracts and infrastructure, using setback and lot coverage standards for the R2-S Zone. See *Ex. 2, Rezone Application, “Justification” statement signed by Mr. Stone.*

18. Single Family homes are not permitted in portions of the property that are currently zoned C-LB. Building heights and building setbacks are higher in the R3 zone than in the proposed R2-S zone, while lot coverage limits are more generous in the R2-S zone (50%

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for R2-S vs. 45% for R3). *Staff Report, page 6.*

19. The applicant's materials indicate that the current market in the Horn Rapids Community is for single-story homes, featuring 3 garage spaces and covered patio spaces, all of which can be accommodated on less land if the R2-S zoning standards applied. *Ex. 2, Justification statement by Mr. Stone.*

20. Given the applicant's justification for the requested rezone – essentially to permit development of the Wild Canyon Preliminary Plat as shown on the proposed preliminary plat map at *Ex. 3* – the Examiner recommends that the proposed Property Use and Development Agreement should be approved as part of the Rezone, to limit development on the rezoned site to a project or phased development that is consistent with the Wild Canyon plat proposal also addressed in this Recommendation. The Property Use and Development Agreement should restrict all development to that which is proposed in the Wild Canyon Preliminary Plat, i.e. just one single-family home on each single-family lot; with no more than 121 single-family lots.

21. The state subdivision statute expressly provides that any application for a division of land “shall be considered under the subdivision or short subdivision ordinance, and zoning or other land use control ordinances in effect on the land at the time a fully completed application for preliminary plat approval of the subdivision, or short plat approval of the short subdivision, has been submitted to the appropriate county, city, or town official.” RCW 58.17.033. Accordingly, the City Council should first take action on the proposed Rezone. If it is denied, then the proposed plat cannot be approved. If it is approved, then the following finding/findings should be included in the City Council's Preliminary Plat approval: a) The City Council should ratify and confirm that the Wild Canyon Preliminary Plat application was accepted and reviewed as part of a consolidated process authorized under city development codes, particularly RMC 19.20.020(B); b) that the zoning standards used for the Wild Canyon preliminary plat approval are/were those for the R2-S zone; and c) that such consolidated process was undertaken on request of, with full knowledge of, and with the express consent of the project applicant, or something substantially similar.

22. The site is already designated as “Medium Density Residential” under the City's Comprehensive Plan, which is intended to provide between 5 and 10 dwelling units per acre. *Staff Report, page 3.* The proposed R-2S zone is Medium Density Residential. In fact, the three existing plats that are closest to the Wild Canyon site are all zoned R2-S: Eaglewatch, Sandpiper and Grayhawk.

23. The applicant provided materials explaining that they intend to impose covenants on the development that would only allow single-family homes. North Stone is willing to

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1 enter into a Property Use and Development Agreement that would limit the effect of the
2 rezone, and prohibit duplexes or similar structures that could be permitted in the new zone
classification. *Testimony of Mr. Stone; Staff Report.*

3 24. The proposed Wild Canyon Preliminary Plat would have a net density of 5.04 units
4 per acre, fewer than the density already in the existing, adjacent Sandpiper and Eaglewatch
residential developments. *Staff Report, page 11.*

5 25. Development of the proposed plat is dependent upon the developer's extension of
6 Village Parkway to connect with SR 240, where the intersection is now unopened, and
7 blocked with bollards or similar objects that can be moved to provide secondary emergency
8 access into the Horn Rapids community. Once constructed and opened for travel as part of
9 the plat development, Village Parkway will finally provide a second point of ingress/egress
10 for the Horn Rapids collection of residential subdivisions, something for which the
11 Examiner has heard strong support in public comments and materials reviewed for previous
land use hearings. With the connection to SR 240, which will be coordinated with
WSDOT, the proposed plat, and the Quail Ridge plat, will have a means to enter and exit
the new lots without need to drive through existing neighborhoods that are part of the Horn
Rapids community.

12 26. The recommended conditions of approval for the proposed Wild Canyon
13 Preliminary Plat, as set forth in the Technical Advisory Committee's report for the
14 proposal, included in the Record as *Exhibit 14*, were all accepted and supported by the
15 applicant's representative, Mr. Stone, at the public hearing, without modification or
16 requests for any exceptions. Each and every of the TAC's recommended conditions of
approval are supported by evidence in the Record, and they are reasonable and capable of
accomplishment.

17 ***Compliance with city development regulations achieves consistency with the***
18 ***Comprehensive Plan***

19 27. RMC 24.04.020 explains that the purpose of the City's platting and subdivision codes
20 is "*in furtherance of the comprehensive plan of the city*" and that such regulations
21 contained in the city's platting and subdivision codes "*are necessary for the protection and*
22 *preservation of the public health, safety, morals and the general welfare, and are designed,*
23 *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

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1 *of community life; to conserve and restore natural beauty and other natural resources; and*
2 *to facilitate the adequate provision of transportation, water, sewerage and other public*
3 *uses and requirements.” The effect of this provision boils down to this: compliance with*
4 *the City’s Comprehensive Plan can be established, or at least partially established, through*
5 *compliance with the city’s platting and subdivision regulations found in Title 24 of the*
6 *Richland Municipal Code. In this matter, substantial evidence in the record establishes*
7 *compliance by the proposed plat (as conditioned herein) with the city’s land platting*
8 *regulations that are applicable to this project, thus implementing and complying with the*
9 *City’s Comprehensive Plan. (See Staff Report, all Findings).*

10 ***Proposed plat will provide public benefits.***

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

17 29. Except as modified in this Recommendation, all Findings, and statements of fact
18 contained in the Staff Report, are incorporated herein by reference as Findings of the
19 undersigned-hearing examiner.⁵

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

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

- 24 A. The public health, safety, and general welfare: *See Staff Report, including without*
25 *limitation the Analysis provided on pages 8 - 11, and proposed findings on pages*
26 *11 – 14.*
- 27 B. Open Spaces: The project provides four tracts for open space and storm water
28 detention purposes, all to be maintained by the Horn Rapids Homeowners
29 Association. The large Hanford Legacy Park is located just northeast of the
30 proposed plat. *See Staff Report at page 9, and discussion in item H.*

31 ⁵ For purposes of brevity, only certain Findings from the Department’s Recommendation are highlighted for discussion in this
32 Recommendation, and others are summarized, but any mention or omission of particular findings should not be viewed to diminish their
33 full meaning and effect, except as modified herein.

- 1 C. Drainage Ways: the project will be consistent with all applicable standards for
2 stormwater system design, including without limitation the Department of Ecology
3 Stormwater Management Manual for Eastern Washington. Consistent with City
4 development standards, the plat will provide on-site stormwater detention. The
5 design includes tracts that will provide onsite stormwater retention. *Staff Report,*
6 *page 9; Ex. 14, Technical Advisory Committee Report, pages 8 - 10, recommended*
7 *Storm Water conditions.*
- 8 D. Streets or roads, alleys, other public ways: the proposed plat has been reviewed by
9 the City for compliance with applicable street system design requirements, and has
10 been deemed consistent with all applicable city standards for city roads, streets,
11 driveways, access, circulation, transportation concurrency and the like. *Staff*
12 *Report; Exhibit 3, Preliminary Plat Map/site plan; Exhibit 14, Technical Advisory*
13 *Committee report and proposed conditions, particularly Traffic & Street*
14 *Conditions set forth on page 7.*
- 15 E. Transit stops: To the extent transit stops are or may be located nearby to serve
16 residents of the proposed plat, or Richland residents generally, the subdivision
17 design, access and internal circulation patterns, as conditioned, are appropriate to
18 allow for pedestrians and vehicles to access arterials and other routes that could
19 direct users to existing or future transit stops and facilities. The proposed plat is
20 within the Ben Franklin Transit service area, though no bus service is currently
21 provided for the neighborhood. The transit agency was given lawful notice of the
22 proposed plat and did not provide any comments or feedback for consideration as
23 part of the record in this matter. *Staff Report, page 9.*
- 24 F. Potable water supplies: The new subdivision will receive its domestic water supply
25 from the City of Richland. Staff confirms that adequate capacity is available
26 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. 14, recommended Domestic Water conditions on pages 7 - 8,
and recommended Irrigation conditions on page 10.
- 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. 14, recommended Sanitary Sewer*
conditions on page 8.
- H. Parks and recreation, playgrounds, schools: The proposed plat provides four open
space tracts. 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 3.4 miles from an existing elementary

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1 school in the Richland School District, and the City has reserved a large property
2 within a quarter mile 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
3 comments after receiving city notice regarding the project. *Staff Report, page 9.*

4 I. Planning features to assure safe walking conditions for students: See street
network, road design proposed for plat. *Staff Report; Ex. 3, Preliminary Plat Map.*

5 31. Based on all evidence, exhibits and testimony in the record, the undersigned
6 Examiner specifically finds that the proposed Wild Canyon plat, as conditioned below,
7 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
8 will be served by the proposed plat and associated dedications and improvements.

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

11 VII. CONCLUSIONS.

12 Based upon the Record, and the Findings set forth above, the Examiner issues the
13 following Conclusions:

14 1. The applicant has met its burden to demonstrate that the requested rezone and
15 proposed Wild Canyon Preliminary Plat conforms to, and in fact implements objectives of,
the City's Comprehensive Plan.

16 2. As conditioned and limited in an appropriate Property Use and Development
17 Agreement, the applicant can meet its burden to demonstrate that the requested rezone bears
18 a substantial relationship to the public health, safety, or welfare.

19 3. The Staff Report and testimony on the record demonstrate that, given the mitigation
20 measures and conditions of approval recommended herein, the proposed rezone and
21 preliminary plat will not require additional public facilities and that there will be capacity
22 within the transportation network, the utility system, and other public services to
23 accommodate future development such as that envisioned for the rezone site. The rezoned
property can provide for an appropriate level of residential development in a manner that is
compatible with the character of the existing uses and zoning districts surrounding the
property.

24 FINDINGS OF FACT, CONCLUSIONS AND
25 RECOMMENDATION RE: NORTH STONE
26 RICHLAND, LLC REZONE AND PRELIMINARY
PLAT APPLICATIONS FOR THE "WILD
CANYON" PROJECT LOCATED IN THE HORN
RAPIDS COMMUNITY, FILE NOS. Z2016-107 AND
S2016-104

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

1 4. The rezoned site will not be materially detrimental to uses or property in the
2 immediate vicinity of the subject property

3 5. The rezone supports Richland's commitment to establish a broad range of residential
4 land use designations to accommodate a variety of lifestyles and housing opportunities. See
Comprehensive Plan, Land Use Goal No. 4.

5 6. The rezone request and the accompanying Property Use and Development
6 Agreement will allow the proposed Wild Canyon Preliminary Plat to accommodate the
needs of today's home buyer.

7 7. As required by RMC 19.50.010(C), the record includes staff assurances that the
8 transportation system is sufficient to accommodate the type of development envisioned
9 with the proposed rezone.

10 8. Based on the record, and as conditioned in an appropriate Property Use and
11 Development Agreement, the applicant can demonstrate that its rezone application merits
12 approval, meeting its burden of proof imposed by RMC 19.60.060. There was no
opposition, and no environmental or other special development limitations appear
warranted.

13 9. Based on the Findings as summarized above, and if the requested rezone is
14 approved, the undersigned Examiner concludes that the proposed plat, as conditioned
15 below, conforms to all applicable zoning and land use requirements and appropriately
16 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.

17 10. The proposed conditions of approval as set forth in the Technical Advisory
18 Committee Report included in the Record as *Exhibit 14*, are reasonable, supported by the
evidence, and capable of accomplishment.

19 11. Consistent with RCW 36.70B.170 (the state's development agreement statute), and
20 in light of the shifting sands possible in relevant case law or legislation, the City Council is
21 fully empowered to incorporate conditions, limitations, and clarifications as agreed by the
parties, to provide for more certainty moving forward.

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

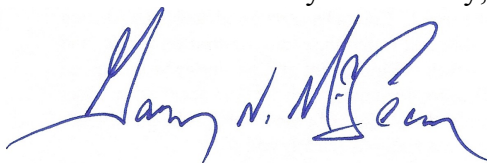
24 **FINDINGS OF FACT, CONCLUSIONS AND**
25 **RECOMMENDATION RE: NORTH STONE**
RICHLAND, LLC REZONE AND PRELIMINARY
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RICHLAND, WASHINGTON 99352

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4 **VII. RECOMMENDATION.**

5 Based upon the preceding Findings and Conclusions, the undersigned Hearing
6 Examiner recommends **APPROVAL** of North Stone Richland, LLC's requested Rezone
7 and Preliminary Plat of Wild Canyon, a portion of the Horn Rapids Community, subject to
8 contemporaneous approval of an appropriate Property Use and Development Agreement for
9 the rezoned area that would limit development to a project consistent with the Wild Canyon
Plat, and Conditions of Approval for the plat as set forth in the Technical Advisory
Committee Report, included in the Record as Exhibit 14.

10 ISSUED this 21st Day of February, 2017

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14 _____
15 Gary N. McLean
16 Hearing Examiner
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24 **FINDINGS OF FACT, CONCLUSIONS AND**
25 **RECOMMENDATION RE: NORTH STONE**
26 **RICHLAND, LLC REZONE AND PRELIMINARY**
PLAT APPLICATIONS FOR THE "WILD
CANYON" PROJECT LOCATED IN THE HORN
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S2016-104

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HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL - 505 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

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

GENERAL INFORMATION:

PROPOSAL NAME: Wild Canyon Preliminary Plat & Rezone Request

LOCATION: Horn Rapids Community, north of the third fairway, east of the fourth fairway, south of the fifth fairway and west of the plat of Eaglewatch.

APPLICANT: Northstone Richland, LLC

FILE NO.: S2016-104 & Z2016-107

DESCRIPTION: Request to divide 33.31 acres into 121 single family residential lots and to rezone the property from R-3 Multiple Family Residential and C-LB – Commercial Limited Business to R-2S Medium Density Residential Small Lot.

PROJECT TYPE: Type III Preliminary Plat & Zone Change

HEARING DATE: January 26, 2017

REPORT BY: Rick Simon, Development Services Manager

RECOMMENDED ACTION: Approval subject to completion of proposed conditions included in a technical advisory committee report and a proposed property use and development agreement.

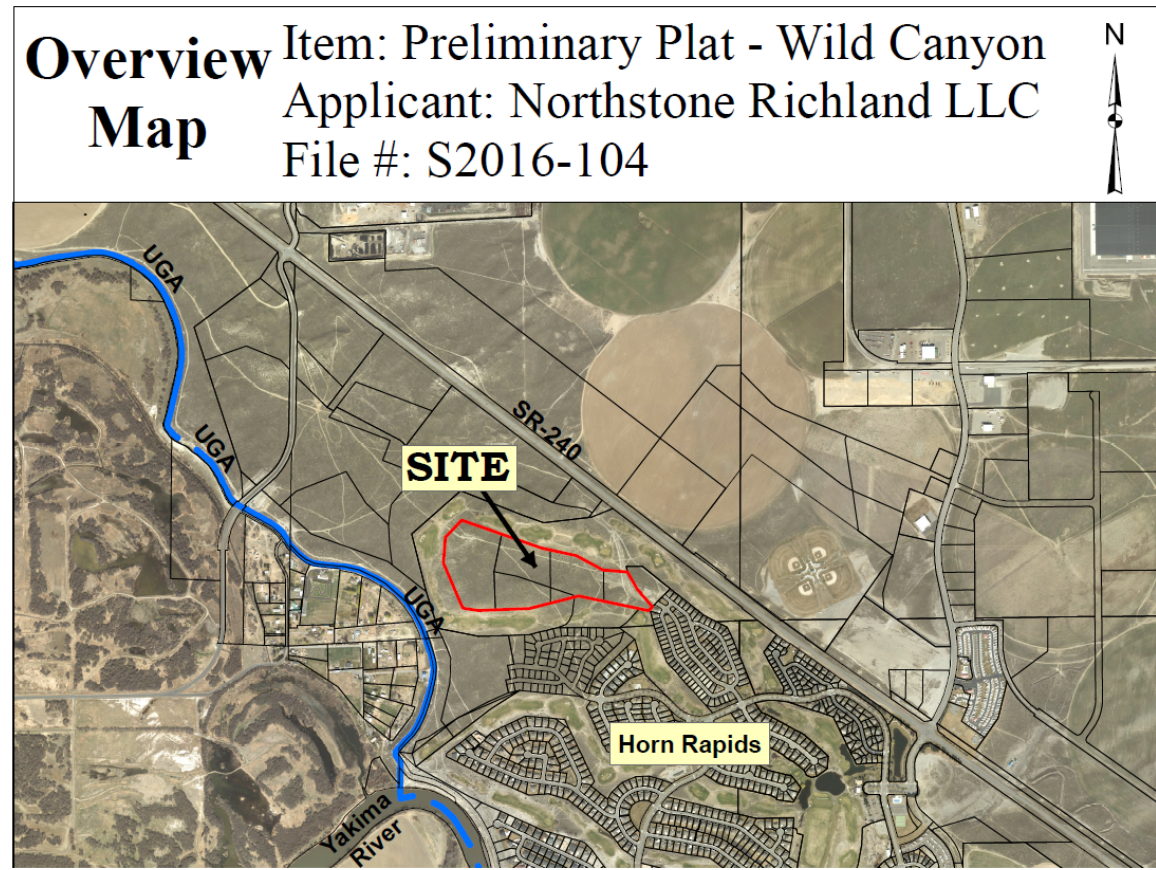


Figure 1 - Vicinity Map

(site highlighted in red)

DESCRIPTION OF PROPOSAL

Northstone Richland LLC has filed an application for a preliminary plat to divide 33.31 acres into 121 single family residential lots, known as the plat of Wild Canyon. The application also includes a request to change the zoning on the project site from C-LB Commercial Limited Business and R-3 Multi-Family Residential to R-2S Medium Density Residential Small Lot. The applicant has indicated his intent is to construct detached single family homes on the property.

The project is dependent upon the extension of Village Parkway from its current terminus westward, where it would provide access to the site and continue in a northwesterly alignment to its intersection with SR 240. The roads serving the plat would extend westerly from the Village Parkway extension in a looped system, with no other access points planned. The proposal includes 121 lots ranging in size from 6,217 square feet to 18,015 square feet with an average lot size of 8,653 square feet. In addition, there would be four tracts for open space and storm water facilities. The project is proposed to be built in six phases, as identified in the attached application materials (Refer to Exhibits 1 – 4.)

SITE DESCRIPTION & ADJACENT LAND USES

The site is undeveloped and consists of gently rolling topography covered with native vegetation. The highest point of the property is near the western boundary, at elevation 481. The low point is at the center of the property at elevation 430. Adjacent properties are developed with the golf course to the north (5th fairway), west (4th fairway) and south (3rd fairway). Land immediately to the east is also undeveloped and land further east, has been developed with single family homes in the Eaglewatch and Sandpiper plats. (Refer to the site photos – Exhibit 5.)

Nearby plats have been developed at similar densities. The Grayhawk plat, located to the south of the project site includes 55 lots with an average lot size of 9,682 square feet. The Sandpiper subdivision with 53 lots located east of the project site has an average lot size of 6,193 square feet. The Eaglewatch subdivision also located east of the subject site includes 48 lots with an average lot size of 5,632 square feet.

COMPREHENSIVE PLAN

The subject property is designated as Medium Density Residential in the comprehensive plan. This designation is intended to provide housing at a density between 5 and 10 units/per acre. The net density of the proposed plat (exclusive of streets and open space tracts) is 5.04 lots/acre. Adjacent properties are designated Developed Open Space and are a part of the Horn Rapids Golf Course.

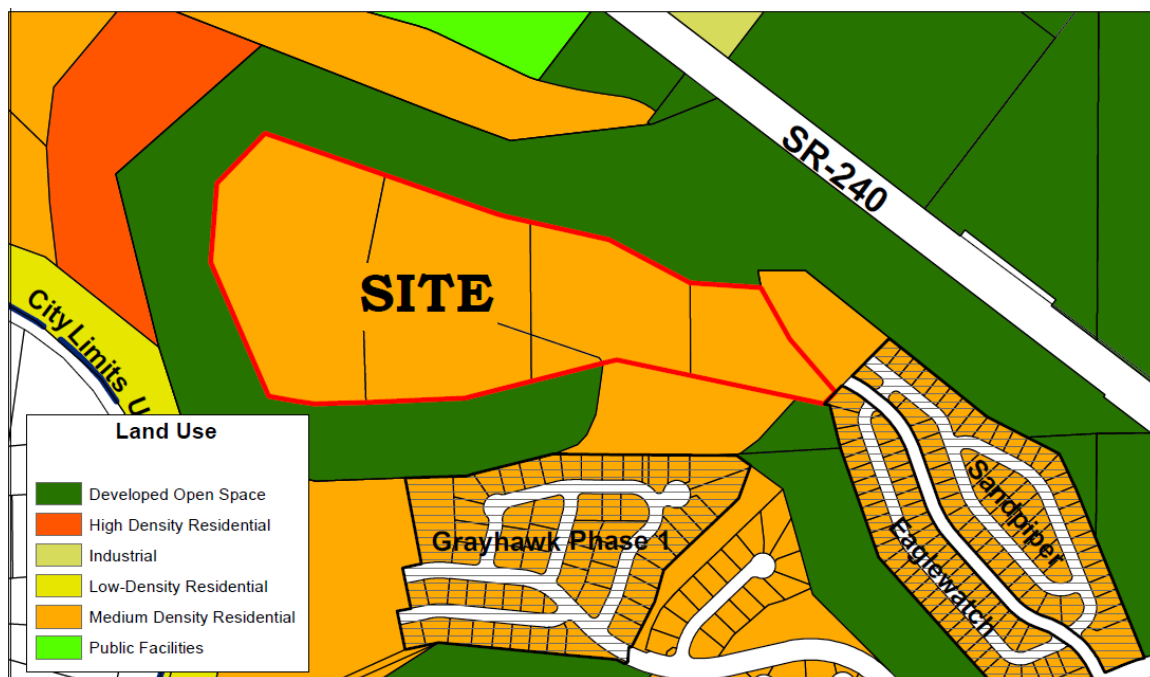


Figure 2 – Land Use Map

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.

ZONING

The site is partially zoned R-3 Multiple Family Residential and partially C-LB Commercial Limited Business. Adjacent properties to the south, west and north are zoned Parks and Public Facilities and are part of the Horn Rapids Golf Course. The residential plats of Sandpiper and Eaglewatch are located east of the site and are zoned R2-S., as is the Grayhawk plat, which is located several hundred feet south of the site. R-2 zoning exists along a portion of the site's southerly boundary but is part of the golf course.

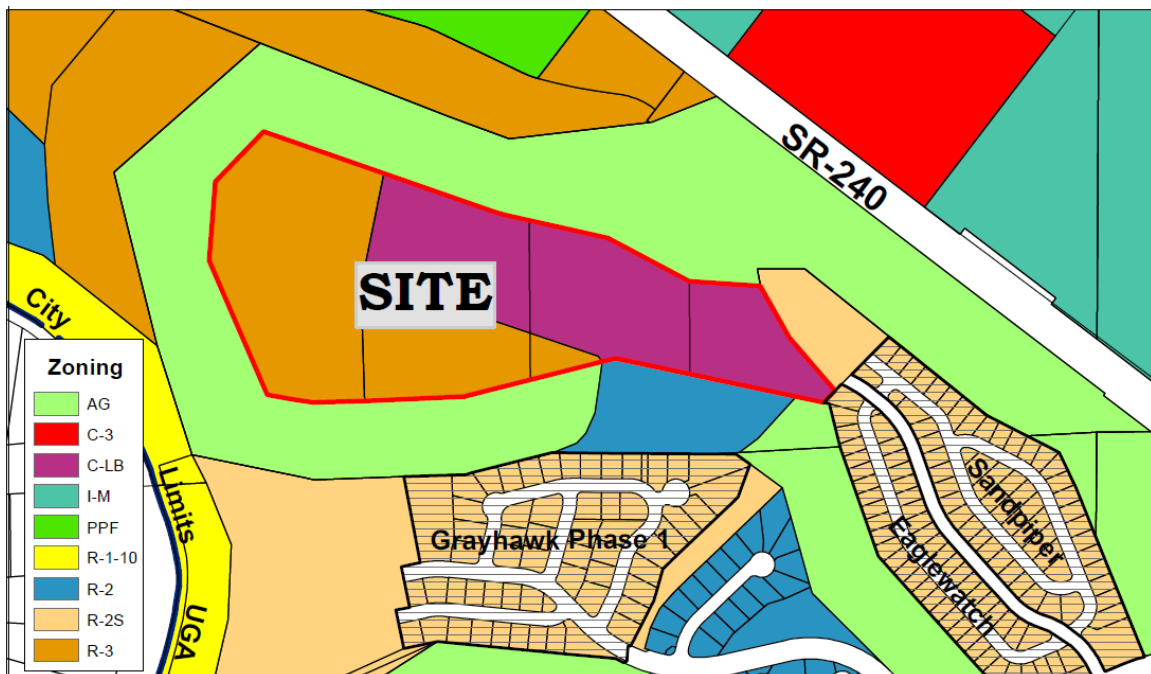


Figure 3 - Zoning

The stated purposes of the existing R-3 and C-LB zones (as set forth in RMC 23.18.010 & 23.22.010) are as follows:

The multiple-family residential use district (R-3) is a residential zone classification allowing for the location of multiple-family dwellings, duplexes and attached and detached one-family dwellings and providing a high degree of protection for such uses and adjacent low-density residential development. This classification shall be designed to give protection from hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and installations are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated high-density residential (10.1 or more dwellings per acre) under the city of Richland comprehensive plan.

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.

The stated purposes of the proposed R2-S zone (as set forth in RMC 23.18.010) is as follows:

The medium-density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

The proposed R2-S zone is more restrictive than either the R-3 or C-LB districts, limiting development to single family homes and duplexes; whereas the R-3 zone would also allow apartments. The C-LB zone, in addition to apartments allows commercial uses like offices, restaurants and hotels. The differences in the dimensional requirements associated with the existing and proposed zones, are shown in the following table:

Zoning	Proposed R2-S	Existing R3	Existing C-LB
STANDARD	REQUIRED	REQUIRED	REQUIRED
Min. Lot Area – Single Family	4,000 square feet	4,000 square feet	Not Allowed
Min. Lot Area – Duplex	7,000 square feet	7,000 square feet	Not Allowed
Multi Family	Not allowed	1 unit/3,000 square feet	1 unit/1,500 square feet
Max. Lot Coverage	50%	45%	No maximum
Building Setbacks			
Front	15/18 ft.*	20 ft.	20 ft.
Side(s)	6 ft.	6 ft.	0 ft.
Rear	20 ft.	25 ft.	0 ft.
Building Height	30 ft.	40 ft.	55 ft.

*Not less than 15 feet in front of living areas and not less than 18 feet in front of all other areas

PROJECT HISTORY

In 2011, the applicants applied for and received site plan approvals for the development of 2 hotels (285 rooms total) and the construction of a 135 unit apartment complex on the project site. Refer to Exhibit 6 and 7 for copies of the approved site plans. The approvals granted by the City are still valid; however; the applicants have not yet been successful in securing financing for the projects. Rezoning of the site to R2-S would eliminate the potential for construction of the hotel and apartment projects.

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. RMC Section 23.70.210 designates the Hearing Examiner as the hearing body responsible for conducting the review of rezone applications. RMC Section 19.20.020 identifies that both preliminary plat and rezone applications are classified as Type III permit applications. Type III applications require that City Council make final permit decisions following receipt of the written recommendation of the Hearing Examiner.

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 8.

UTILITY AVAILABILITY

Both City domestic 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 that has been planned since the Horn Rapids master plan was first adopted by the City in the early 1990s. See Exhibit 9 for a copy of the master plan. Access to the site is dependent upon this extension of Village Parkway.

SEPA

The applicant filed an environmental checklist with the City (see Exhibit 10). Staff reviewed the checklist and issued a Determination of Non-Significance on December 28, 2016 (see Exhibit 11).

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 Public Works Department and the Washington State Department of Transportation (see Exhibits 12 and 13).

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 14.)

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 four small open space tracts. 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. Construction of this second entrance is a requirement of Northstone Richland, LLC and is needed to fulfill their obligations associated with the construction of the nearby Grayhawk plat. Construction of this street segment is anticipated to be completed in 2017. 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 close proximity 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 tracts for storm water drainage facilities.
- The site is located approximately 3.4 miles from the nearest elementary school, which is Sacajawea Elementary. The City has reserved property within a quarter mile 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.

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

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

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

The proposal is consistent with the comprehensive and does meet the requirements of the municipal code as outlined above.

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

Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The applicants filed an environmental checklist and the City issued and a 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 in therefore would be considered beneficial to public health, safety and welfare and would be in the public interest.

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

The project would add 121 new residential lots that would use the extension of Village Parkway for access. Along with the adjacent proposed Quail Ridge plat of

99 lots, the combined traffic volumes on this new street would be estimated at approximately 2,080 Average Daily Trips (ADT). This represents a decrease in the traffic volumes that would have resulted from development of the previously approved hotel and apartment projects on this site, which was anticipated to be 3,213 ADT. This volume traffic would not 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.

In regard to the rezone application, the proposed R2-S zoning is consistent with the comprehensive plan designation of medium density residential. It is also the same zoning designation that is in place on the three plats that are closest to the project site – Eaglewatch, Sandpiper and Grayhawk. The applicants have indicated that they intend to restrict development on their project to single family homes only. No duplex development would be allowed. Staff has prepared a property use and development agreement that would ensure that the future uses within the plat are limited to single family units. Refer to Exhibit 15.

FINDINGS AND CONCLUSIONS

Staff has completed its review the preliminary plat and zone change applications of Wild Canyon (S2016-104 & Z2016-107)) and recommends approval of the request subject to conformance with the conditions of approval included in the attached Technical Advisory Committee Report (Exhibit 14) based on the following findings:

Findings of Fact:

1. The Richland Comprehensive Plan designates the project site as suitable for medium density residential development, with projected densities of between five and ten units per acre.
2. The proposed preliminary plat consists of 121 lots averaging 8,653 square feet in area, resulting in a net density of 5.04 units/acre, a lower density than the existing, adjacent Sandpiper and Eaglewatch residential developments.
3. The adjacent road that would provide access to the proposed plat is Village Parkway, a street that functions as a collector street within the Horn Rapids Golf Course Community. Village Parkway shall be extended to connect directly to State Route 240 and would carry all the traffic generated by the proposed project.

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:

4. The proposed R2-S Medium Density Residential Small Lot zone, requires a minimum 4,000 square foot lot size.
5. The 121 lots proposed have an average lot size of 8,653 square feet and the smallest lot is 6,217 square feet.

Conclusion of Law:

The lots within the proposed subdivision are consistent with the provisions of the City's R2-S Medium Density Residential Small Lot zoning regulations. R2-S zoning has been requested by the applicant for the project site.

Findings of Fact:

6. 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.
7. The proposed preliminary plat provides for the extension of Village Parkway in a manner that is consistent with the Horn Rapids Master Plan and would provide a second point of access for the Horn Rapids Golf Course Community to reach State Route 240. Further, the project includes provisions for the extension of public domestic water, sewer, irrigation water and electrical power lines.
8. The proposed preliminary plat provides for emergency vehicle access through the construction of a secondary emergency vehicle access road across the adjacent golf course fairway and would meet City code requirements.
9. The proposed improvements to serve the preliminary plat are consistent with the City's development standards.
10. The project would provide additional open space tracts that would be owned and maintained by the Horn Rapids Homeowners Association, which maintains a system of open space and trails throughout the Horn Rapids community. The site is also within .7 miles of the existing Hanford Legacy Park.

11. The open space tracts proposed within the project would also serve as stormwater facilities for the development.
12. The project is located 3.4 miles from an existing elementary school in the Richland School District. The District was given an opportunity to comment on the proposal but did not provide any comments. Additionally, the site is within a .25 mile of a City owned tract of land that has been reserved as a future school site.
13. Bus service is currently provided approximately 4 miles from the project site. The Benton Franklin Transit Authority was given an opportunity to comment on the project but did not provide any comments. The Richland School District does provide bus service for school children throughout the Horn Rapids Golf Course Community.
14. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in the Technical Advisory Committee report.

Conclusion of Law:

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

Findings of Fact:

15. The applicant filed an environmental checklist along with their preliminary plat application as required under the State Environmental Policy Act.
16. 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:

17. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
18. The proposed project would add 121 single family lots that would have direct access onto a collector street: Village Parkway.
19. Village Parkway is planned for extension to provide a second point of access from the Horn Rapids Golf Course community to State Route 240. As the most convenient point of access for the future residents of the Wild Canyon plat, traffic impacts from the project are anticipated to have very

minimal impacts on the existing street system within the Horn Rapids Golf Course Community.

20. Previous land use approvals provided for the development of two hotels and a 135 unit apartment complex. The projected level of traffic that would be generated by the project would be significantly less than the volume of traffic that would be generated by the hotel and apartment development.

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.

21. The proposed zoning of the site as R2-S Medium Density Residential Small Lot is:
- a. Consistent with the City's comprehensive plan designation of Medium Density Residential;
 - b. Consistent with the zoning of the closest adjoining plats of Grayhawk, Sandpiper and Eaglewatch;
 - c. Consistent with the average lots sizes of the closest adjoining plats of Grayhawk, Sandpiper and Eaglewatch;
 - d. Consistent with adjacent single family residential land uses, as only single family residential units would be permitted under the provisions of the recommended property use and development agreement.

Overall Conclusion:

Based on the above findings and conclusions, approval of the proposed preliminary plat of Wild Canyon subject to the recommended conditions listed in the Technical Advisory Committee Report and approval of the proposed rezoned subject to the proposed property use and development agreement is warranted because the project conforms to the City's adopted comprehensive plan and zoning regulations; has followed the State Environmental Policy Act procedures; and is consistent with the requirements of the City's subdivision regulations.

EXHIBIT LIST

- | | |
|---------------------------------------|--|
| 1. Preliminary Plat Application | 9. Horn Rapids Master Plan |
| 2. Rezone Application | 10. Environmental Checklist |
| 3. Preliminary Plat Map | 11. DNS |
| 4. Preliminary Plat Map with Contours | 12. Public Works Comments |
| 5. Site Photos | 13. WSDOT Comments |
| 6. Hotel Site Plan | 14. Technical Advisory Committee Report |
| 7. Apartment Complex Site Plan | 15. Property Use & Development Agreement |
| 8. Public Notice | |

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 <i>North Stone Richland, LLC</i>			
Address <i>PO Box 516</i>		City <i>Stayton</i>	State <i>OR</i> Zip <i>97383</i>
Phone Number <i>503-769-3436</i>	Fax Number	Other	
Proposed Subdivision Name <i>Wild Canyon</i>		Legal Description <i>Attached</i>	
Average Size Lots		Proposed Number of Tracts <i>4</i>	
Average Lot Size (Residential Lots) <i>8,653 SF</i>		Area in Acres <i>33.31 ac</i>	
Proposed Number of Lots <i>122</i>		Proposed Number of Blocks <i>0</i>	
Name of Surveyor Platting Subdivision <i>John Shea, JUB Engineers Inc.</i>			
Address <i>2810 W. Clearwater Ave Ste 201</i>		City <i>Kennewick</i>	State <i>WA</i> Zip <i>99336</i>
Phone Number <i>509-783-2144</i>	Fax Number	Other <i>jshea@jub.com</i>	

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

 *Ross Bochsler*
Applicant's Signature

12/2/2016
Date

OFFICE USE ONLY

Filed on _____ Signature _____
Case File No. _____ Date of Planning Commission Hearing _____
Action by Planning Commission - Minutes _____

Attach:

1. 30 Copies - *Electronic* 5 - full size & 1 - 11"x17"
2. 11" x 17" reduction
3. Ownership Report from Title Company listing all Owners within 300-feet.

NORTH STONE RICHLAND, LLC

PO Box 516 - Stayton, OR 97383

Office: 503-769-3436 Fax: 503-769-7358

City of Richland
840 Northgate Drive
Richland, WA 99352

September 20, 2016

Subject: Narrative for Preliminary Plat application for 'Wild Canyon' subdivision

The attached "Exhibit A" parcel map for Wild Canyon shows proposed parcel boundary lines that differ from that of the recorded boundary lines per the Benton County Tax Map (Exhibit C attached). The proposed boundary lines are shown in this application in order to give an accurate legal description showing the location of the proposed future ROW along the boundary of parcel 1 and parcel 2 (Exhibit A) which will serve as the future boundary line when platted.

The proposed Wild Canyon subdivision is made up of parcels 2, 3 and 4 per Exhibit A, with parcel 1 being dedicated at a later date.

Per Exhibit C, Wild Canyon is made up of tax parcels -2007, -2005, -2006 and a portion of -2005.

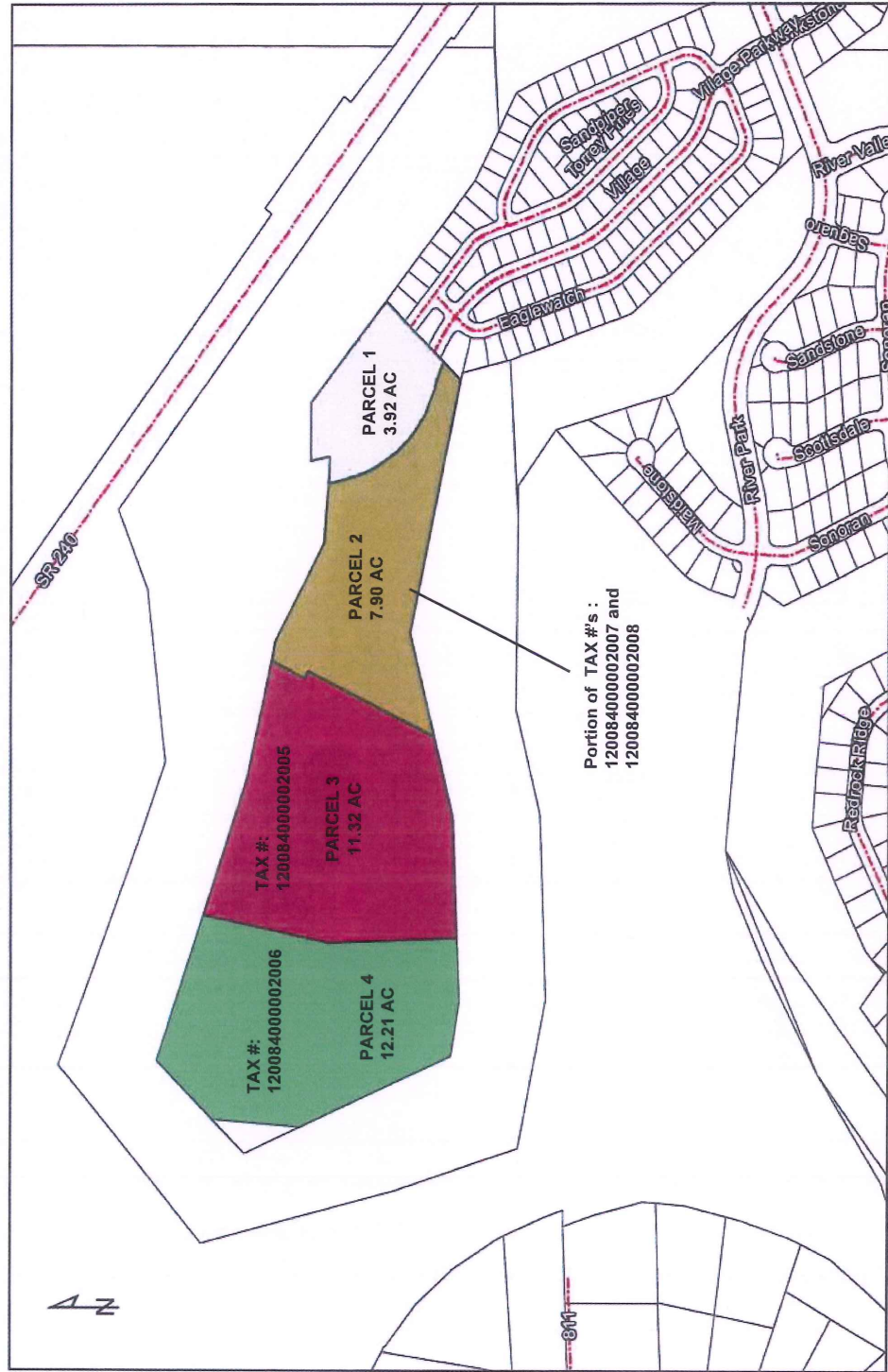
Sincerely,

North Stone Richland, LLC

EXHIBIT A

WILD CANYON PRELIMINARY PLAT PARCEL MAP

Proposed plat includes parcels 2, 3 and 4, shown below
(Boundary lines between the 4 parcels shown are different from Benton County Tax Map)





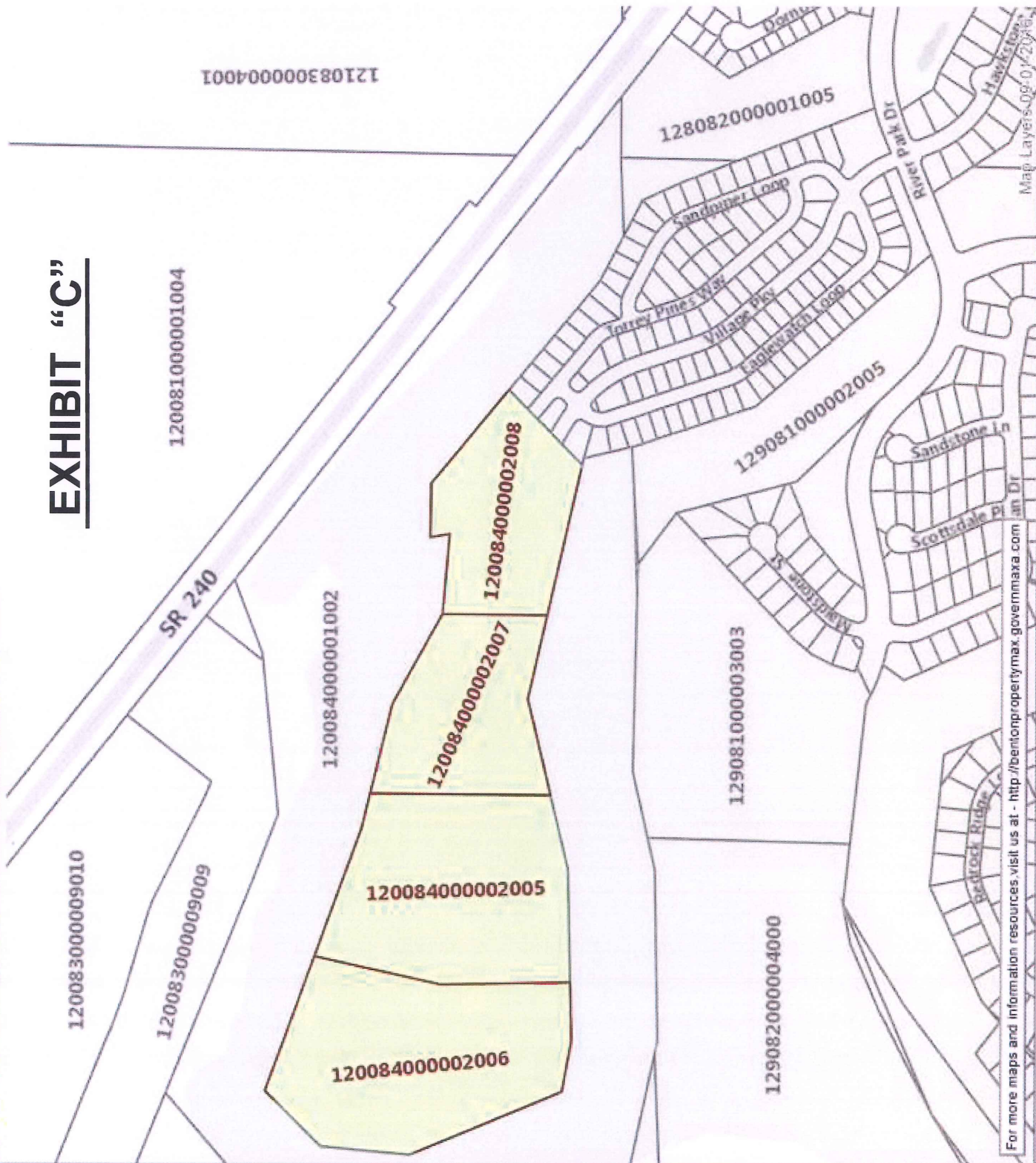
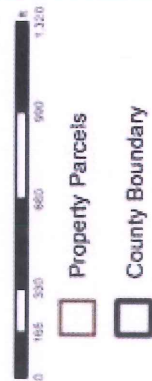
ASSESSOR

Benton County

WASHINGTON

WILD CANYON PARCELS TAX MAP

EXHIBIT "C"



9/23/2016



Benton County makes every effort to produce and publish the most current and accurate information possible. This information is furnished as a public service. The information must be accessed and used by the recipient with the understanding that the data was developed and collected for the purpose of developing property valuations using the criteria of fair market value as required by the State of Washington. The Appraised Value and Tax Information are updated at different times during the year and therefore may not always reflect same year values. Benton County assumes no liability whatsoever associated with the use or misuse of such data and disclaims any representation or warranty regarding the completeness or accuracy of the data.

Note: Aerials and Square Footage data shown are approximate and may not be consistent with records maintained for appraisal purposes.

©2015 Benton County, Washington Government

For more maps and information resources visit us at - <http://bentonpropertytax.governmentmax.com>

Map Layer: 09/01/2016

Data sources: Benton County, Washington Government

20

A portion of TAX PARCEL # 120084000002007

EXHIBIT "B" PARCEL 2

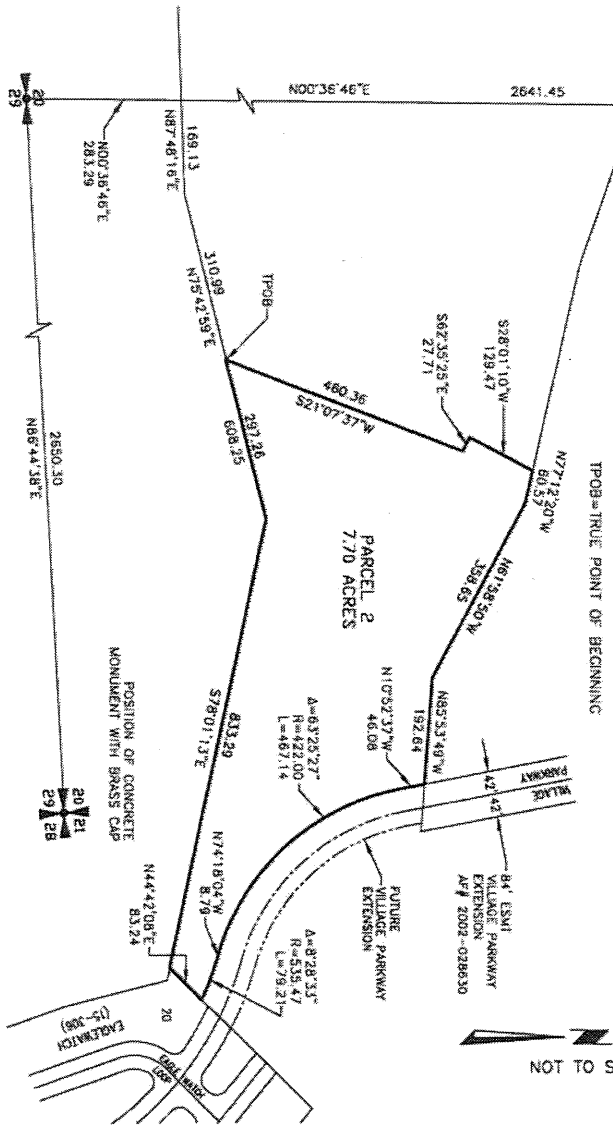


EXHIBIT A

PARCEL 2 (After Boundary Line Adjustment)

A parcel of land lying in a portion of the South-half of the Southeast quarter of Section 20, Township 10 North, Range 28 East, W.M., Benton County, Washington, described as follows:

Beginning at the Southwest corner of the Southeast quarter of said Section 20 as shown in Horn Rapids Division No. 1, according to the Plat thereof, recorded in Volume 14 of Plats, page 171, Records of Benton County, Washington;

Thence North $00^{\circ}36'46''$ East along the West line of the Southeast quarter of said Section 20 for a distance of 283.29 feet;

Thence leaving the West line of the Southeast quarter of said Section 20, North $87^{\circ}48'16''$ East, 169.13 feet;

Thence North $75^{\circ}42'59''$ East, 310.99 feet to the **TRUE POINT OF BEGINNING** of the parcel to be described;

Thence continuing North $75^{\circ}42'59''$ East, 297.26 feet;

Thence South $78^{\circ}01'13''$ East, 833.29 feet to the most Westerly Southwest corner of Lot 20, Eaglewatch, according to the Plat thereof, recorded in Volume 15 of Plats, page 306, Records of Benton County, Washington;

Thence North $44^{\circ}42'08''$ East along the Westerly boundary of said Lot 20 (15-306) for a distance of 83.24 feet;

Thence leaving the Westerly boundary of said Lot 20 (15-306), Northwesterly along the arc of a 535.47-foot radius, non-tangent curve to the left (the radius of which bears South $24^{\circ}10'29''$ West) through a central angle of $08^{\circ}28'33''$ for an arc distance of 79.21 feet;

Thence North $74^{\circ}18'04''$ West, 8.79 feet;

Thence Northwesterly along the arc of a 422.00-foot radius, tangent curve to the right (the radius of which bears North $15^{\circ}41'56''$ East) through a central angle of $63^{\circ}25'27''$ for an arc distance of 467.14 feet;

Thence North 10°52'37" West, 46.08 feet to the Southwest corner of the Village Parkway Extension Easement as described under Benton County Auditors File No. 2002-028630, Records of Benton County, Washington;

Thence leaving the Westerly line of said Village Parkway Extension Easement, North 85°53'49" West, 192.64 feet;

Thence North 61°58'50" West, 358.65 feet;

Thence North 77°12'20" West, 60.57 feet;

Thence South 28°01'10" West, 129.47 feet;

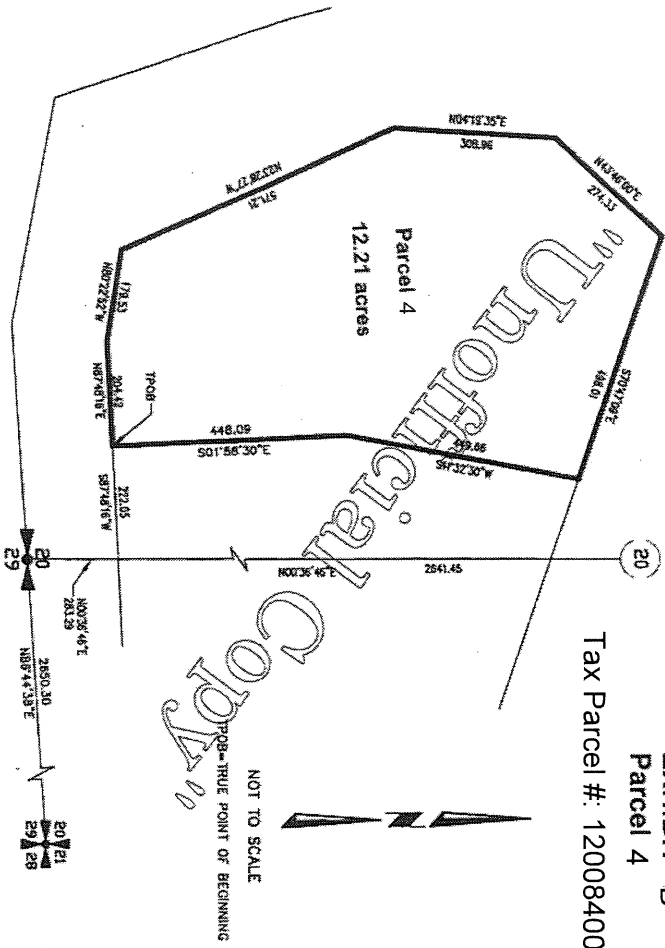
Thence South 62°35'25" East, 27.71 feet;

Thence South 21°07'37" West, 460.36 feet to **TRUE POINT OF BEGINNING.**

Containing: 7.70 acres, more or less.

ALSO TOGETHER WITH AND SUBJECT TO easements, reservations, covenants and restrictions apparent or of record.

EXHIBIT "B"
Parcel 4
Tax Parcel #: 120084000002006



Parcel 4
Tax Parcel #: 120084000002006

ALSO TOGETHER WITH AND SUBJECT TO easements, reservations, covenants and restrictions apparent or of record.

PARCEL 4

A parcel of land lying in a portion of the East-half of the Southwest quarter of Section 20, Township 10 North, Range 28 East, W.M., Benton County, Washington, described as follows:

Beginning at the Southeast corner of the Southwest quarter of said Section 20 as shown in Horn Rapids Division No. 1, according to the Plat thereof, recorded in Volume 14 of Plats, page 171, Records of Benton County, Washington;

Thence North 00°36'46" East along the East line of the Southwest quarter of said Section 20 for a distance of 283.29 feet;

Thence South 87°48'16" West, 222.05 feet to **TRUE POINT OF BEGINNING** of the parcel to be described;;

Thence continuing, North 87°48'16" East, 294.42 feet;

Thence North 80°22'52" West, 179.53 feet;

Thence North 23°28'27" West, 571.21 feet;

Thence North 04°19'35" East, 308.96 feet;

Thence North 43°46'00" East, 274.33 feet;

Thence South 70°47'09" East, 498.61 feet;

Thence South 11°32'30" West, 449.66 feet;

Thence South 01°56'30" East, 448.09 feet to the **TRUE POINT OF BEGINNING**.

Containing: 12.21 acres, more or less.

ALSO TOGETHER WITH AND SUBJECT TO easements, reservations, covenants and restrictions apparent or of record.

SEE ATTACHED EXHIBIT 'B'

EXHIBIT "B"
Parcel 3
Tax Parcel #: 120084000002005

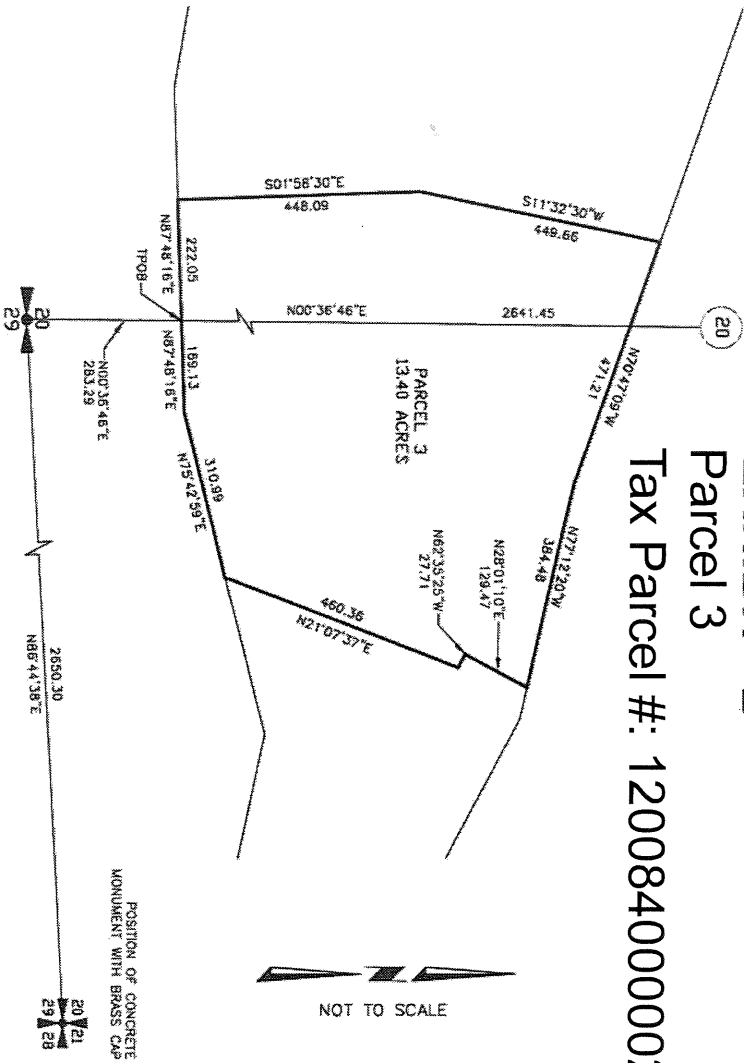


EXHIBIT A

PARCEL 3 Tax Parcel #: 120084000002005

A parcel of land lying in a portion of the Southwest quarter of the Southeast quarter and a portion of the Southeast quarter of the Southwest quarter of Section 20, Township 10 North, Range 28 East, W.M., Benton County, Washington, described as follows:

Beginning at the Southwest corner of the Southeast quarter of said Section 20 as shown in Horn Rapids Division No. 1, according to the Plat thereof, recorded in Volume 14 of Plats, page 171, Records of Benton County, Washington;

Thence North 00°36'46" East along the West line of the Southeast quarter of said Section 20 for a distance of 283.29 feet to the **TRUE POINT OF BEGINNING** of the parcel to be described;

Thence leaving the West line of the Southeast quarter of said Section 20, North 87°48'16" East, 169.13 feet;

Thence North 75°42'59" East, 310.99 feet;

Thence North 21°07'37" East, 460.36 feet;

Thence North 62°35'25" West, 27.71 feet;

Thence North 28°01'10" East, 129.47 feet;

Thence North 77°12'20" West, 384.48 feet;

Thence North 70°47'09" West, 471.21 feet;

Thence South 11°32'30" West, 449.66 feet;

Thence South 01°58'30" East, 448.09 feet;

Thence North 87°48'16" East, 222.05 feet to **TRUE POINT OF BEGINNING**.

Containing: 13.40 acres, more or less.

ALSO TOGETHER WITH AND SUBJECT TO easements, reservations, covenants
and restrictions apparent or of record.

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

Petition for Change of Zoning District Classification

Application is hereby made to the City of Richland for a change of zone, pursuant to Section 23.82.190 of the City of Richland Municipal Code.

The following required information must be typed or printed legibly in the appropriate spaces.

SECTION I – APPLICANT INFORMATION		
Applicant's Name: <u>North Stone Richland LLC</u>		
Address: <u>PO Box 516</u>		
City: <u>Stayton</u>	State: <u>OREGON</u>	Zip: <u>97383</u>
Phone: <u>(503) 769-3436</u>	Fax:	Other and/or e-mail address: <u>StewStone@phhsreg.com</u>
Please check under what capacity you are filing:		
☒ Recorded owner of the property as of <u>9/27/11</u>	☐ Purchasing under contract as of	
☐ The lessee as of	☐ The authorized agent of any of the foregoing, duly authorized in writing (written authorization must be attached to application).	
SECTION II – PROPERTY LOCATION AND GENERAL DESCRIPTION		
Street address(es) of property for which the zone change is requested, if applicable: <u>No known address</u>		
<u>APN'S 1-200-8400-000-2005, 2006, 2006 AND 2008</u>		
Relationship to adjacent streets (i.e., west of Main Street between 1 st Avenue and 2 nd Avenue):		
<u>Southwest of future Village Parkway extension</u>		
General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement): <u>Vacant</u>		
Size of petition area <u>33.3 Ac</u>	acres and	square feet
SECTION III - CHANGE OF ZONE REQUEST		
A change of zone from <u>R-3 and C-LB</u> To <u>R-2S</u>		
is requested for the property described in Section II of this application.		
SECTION IV – JUSTIFICATION		
State the reason(s) for the requested change of zone: <u>See attached justification</u>		

Continued

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

DATED THIS 2nd DAY OF December, 2016.

Stew Stone
Applicant's Signature
North Stone Richmond LLC
P.O. Box 516

Address
Stayton Ore 97383

City, State, Zip

office 503 269-3436

Phone

#cell-Stew (503) 559-3013

Applicant's Signature

Address

City, State, Zip

Phone

FOR OFFICE USE ONLY

Date accepted for filing _____

Items enclosed: Filing fee and Title Insurance
Company Ownership Report showing all property
Owners of Record within 300-feet.

City Official's Signature _____

Wild Canyon Zone Change to R-2S

SECTION IV - Justification

Reason for Zone change is to provide more flexibility for Residential Single Family Detached House Plans to conform within City of Richland setback and lot coverage standards.

Horn Rapids is a unique development in Richland in the characteristic that much of the Golf Course is considered open space that would typically be incorporated into lots. In many developments where open space is non-existent, lots are created larger, allowing for larger homes. The requested Re-zone area is surrounded by three Golf Course Fairways.

We have designed the majority of the lots to be approx 7,200 SF in size and the market conditions (buyers desires) dictate the preferred one story homes of 2,000-2,400 SF and larger with 3 car garages of 500-700 SF and covered patios for outdoor enjoyment of 150-300 SF. These lot "coverage sizes" of 3,000 SF to 3,500 SF equal approx 42% to 48% would require us to enlarge the lots which is contradicting the intention of medium density developments. Making lots larger in other zoned areas such as R-3 and R-2 to accommodate the same size of house plan that will fit on an R-2S zoned lot uses more land area for the same number of homes to be constructed. Plus, less lots to absorb the same amount of street and utility improvement costs has an impact by increasing prices. We believe it is in the best interest of the Horn Rapids Community to offer a variety of housing choices at reasonable pricing and satisfy the market demands, and the R-2S Zoning provides that.

The R-2S zoning will allow the builders / home buyers to have a slightly higher "lot coverage percentage" from 40% to 50% as we have seen in our other Phases such as Horn Creek, Eaglewatch, Copperleaf phases 1,2 & 3 and Grayhawk without compromising values and utilizing the property for higher density as the comprehensive zoning classification currently indicates. The current zoning of R-3 allows for 45% lot coverage with 20 foot front yard and 25 foot rear yard setbacks. The R-2S Zoning setbacks are 2 feet less to the front of garages and 5 ft less in the rear yards. The area zoned C-LB does not allow single family homes.

The Wild Canyon property (Subdivision) will be residential Single Family Homes ONLY which we will prepare a Covenant to be recorded with the Residential Plat upon completion of the Subdivision, which shall restrict duplexes, apartments and attached houses from being built. The single family detached homes to be built will be the similar to the homes in Copperleaf, Sedona 1 & 2, The Bluffs, Desert Summit and Grayhawk Phases. We are not making the lots smaller than previous development phases, yet requesting the ability to provide a larger lot coverage percentage from 45% to 50%. The zone change requested provides added flexibility in the size of the homes in relation to the lot size as you will read below. We will continue to have the same strict Architectural Controls that we have had for the past 10 years. Several of the new lots will be on the Golf Course measuring from 72 feet to 92 feet wide and the majority of the interior lots will be 72 feet wide to provide builders the necessary width for constructing 3 car garages. The completed homes prices and values will be consistent with values in Copperleaf, Sedona, Desert Summit, Grayhawk and The Bluffs.



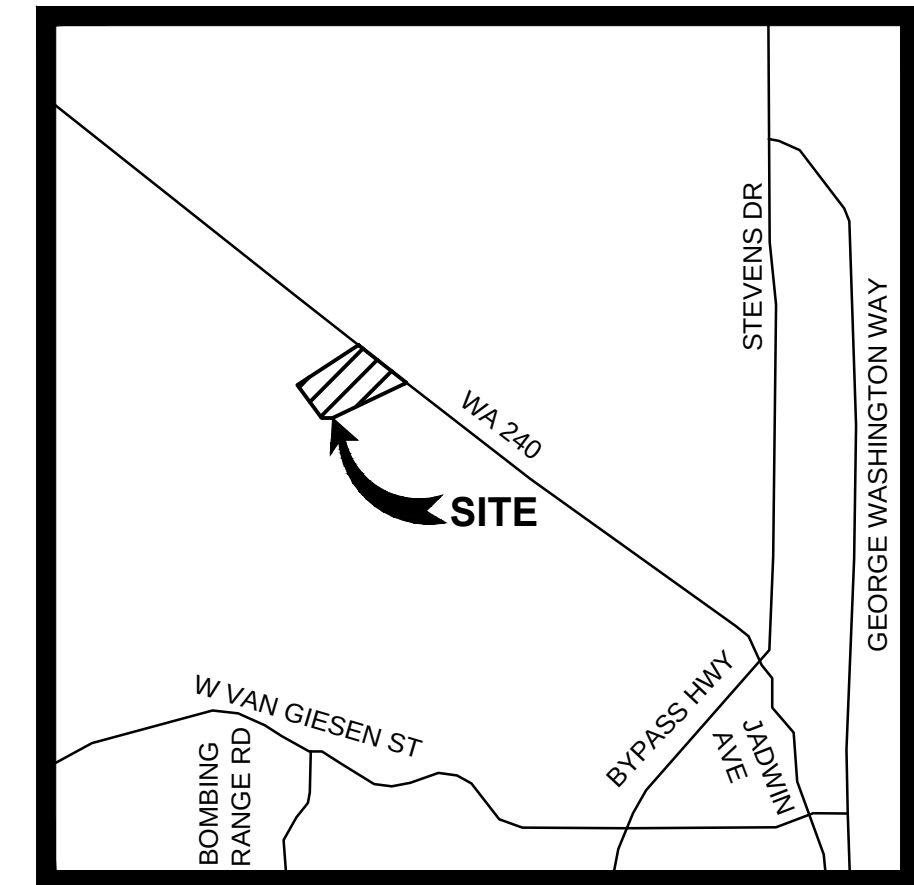
Stew Stone, Developer

North Stone Richland LLC

WILD CANYON

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:

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 AS SHOWN IN HORN RAPIDS DIVISION NO.1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGE 171, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 00°36'46" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 FOR A DISTANCE OF 283.29 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;

THENCE LEAVING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, NORTH 87°48'16" EAST, 169.13 FEET; THENCE NORTH 75°42'59" EAST, 608.25 FEET; THENCE SOUTH 78°01'13" EAST, 833.29 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF LOT 20, EAGLEWATCH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 306, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 44°42'08" EAST ALONG THE WESTERLY BOUNDARY OF SAID LOT 20 (15-306) FOR A DISTANCE OF 83.24 FEET; THENCE LEAVING THE WESTERLY BOUNDARY OF SAID LOT 20 (15-306), NORTHWESTERLY ALONG THE ARC OF A 535.47-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS SOUTH 24°10'29" WEST) THROUGH A CENTRAL ANGLE OF 08°28'33" FOR AN ARC DISTANCE OF 79.21 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 442.00-FOOT RADIUS, TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 15°41'56" EAST) THROUGH A CENTRAL ANGLE OF 67°39'38" FOR AN ARC DISTANCE OF 521.95 FEET TO THE SOUTHWEST CORNER OF THE VILLAGE PARKWAY EXTENSION EASEMENT AS DESCRIBED UNDER BENTON COUNTY AUDITORS FILE NO. 2002-028630, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE LEAVING THE WESTERLY LINE OF SAID VILLAGE PARKWAY EXTENSION EASEMENT, NORTH 85°53'49" WEST, 190.59 FEET; THENCE NORTH 61°58'50" WEST, 358.65 FEET; THENCE NORTH 77°12'20" WEST, 445.05 FEET; THENCE NORTH 70°47'09" WEST, 969.22 FEET; THENCE SOUTH 43°46'00" WEST, 274.33 FEET; THENCE SOUTH 04°19'35" WEST, 308.96 FEET; THENCE SOUTH 23°28'27" EAST, 571.21 FEET; THENCE SOUTH 80°22'52" EAST, 179.53 FEET; THENCE NORTH 87°48'16" EAST, 426.47 FEET TO THE TRUE POINT OF BEGINNING.

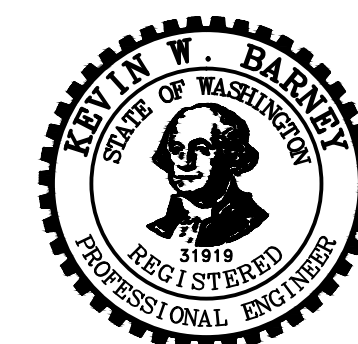
CONTAINING 33.31 ACRES.

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

LAND USE TABLE	
GROSS SITE AREA:	33.31 ACRES
RIGHT OF WAY DEDICATION:	7.42 ACRES
OPEN SPACE TRACTS (A-D):	1.78 ACRES
SEVA	0.07 ACRES
NET PLANNING AREA:	24.04 ACRES
TOTAL LOT COUNT:	121 LOTS
AVG. LOT AREA:	8,653 SF
SMALLEST LOT AREA:	6,217 SF
LARGEST LOT AREA:	18,015 SF

TRACT USE SUMMARY:

TRACTS A - STORMWATER FACILITY/ OPEN SPACE
TRACT B - OPEN SPACE
TRACT C - OPEN SPACE - SIGNAGE
TRACT D - STORMWATER FACILITY/ OPEN SPACE



PRELIMINARY PLAT FOR:
WILD CANYON
A SUBDIVISION LOCATED IN THE CITY OF RICHLAND, WASHINGTON

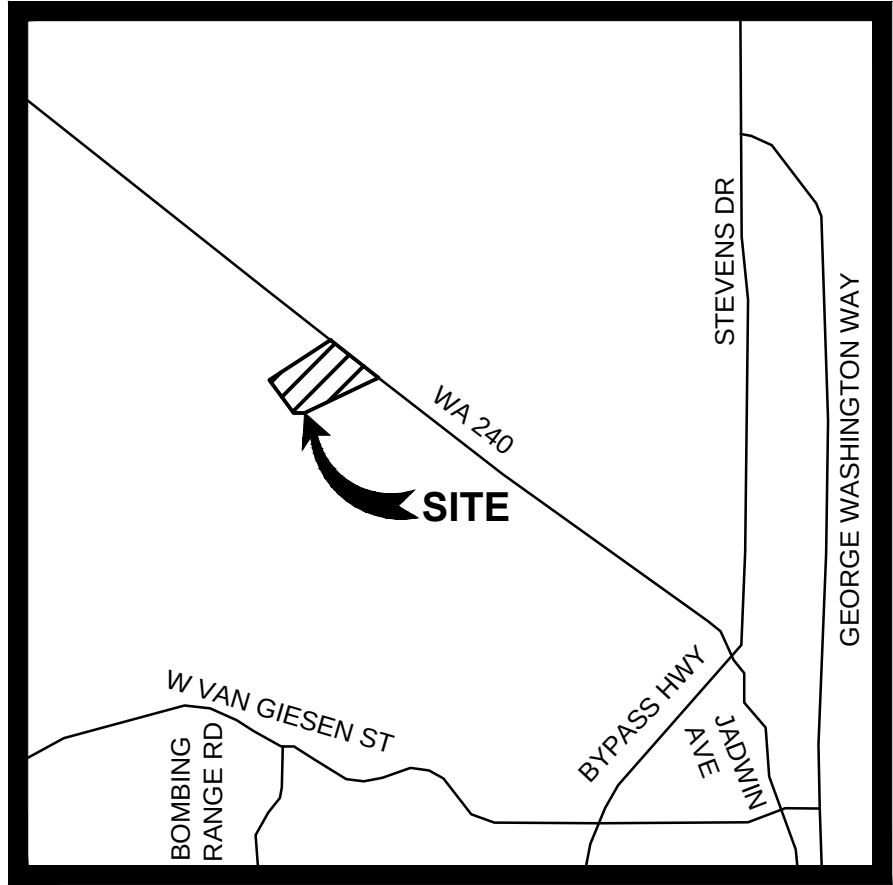
DESIGNED:
KWB
DRAWN:
BMW
CHECKED:
KWB
SCALE:
H: 1" = 120'
V: N/A
DEC 2016
4508-00
SHEET

1
1

WILD CANYON

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
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J.U.B. ENGINEERS, INC.
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LEGAL DESCRIPTION:

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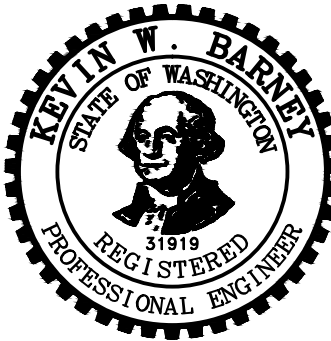
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SEVA	0.07 ACRES
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TRACTS A - STORMWATER FACILITY/ OPEN SPACE
TRACT B - OPEN SPACE
TRACT C - OPEN SPACE - SIGNAGE
TRACT D - STORMWATER FACILITY/ OPEN SPACE



PRELIMINARY PLAT FOR:
WILD CANYON
A SUBDIVISION LOCATED IN THE CITY OF RICHLAND, WASHINGTON

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

1
1

Looking East



Looking North



Looking South



Looking West



THIS PLAN IS THE SOLE PROPERTY OF HERITAGE PROFESSIONAL LANDSCAPE, INC. (HPLC). ANY UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED. HPLC SHALL NOT BE RESPONSIBLE FOR ANY INSTALLATION AND/OR MAINTENANCE OF ANY PART OR WHOLE OF THESE PLANS BY ANY INDIVIDUAL OR COMPANY OTHER THAN HPLC.

SITE NOTES:	
QUANTITY	DESCRIPTION
283,742 sf	TOTAL PAVEMENT AREA
122,609 sf	TOTAL VINEYARD AREA
533,925 sf	TOTAL BUILDING/HANDSCAPE A.I.C. AREA
528 sq	TOTAL PARKING STALLS
554 sq	TOTAL DECIDUOUS & EVERGREEN TREES
3,199 sq	TOTAL DECIDUOUS & EVERGREEN SHRUBS

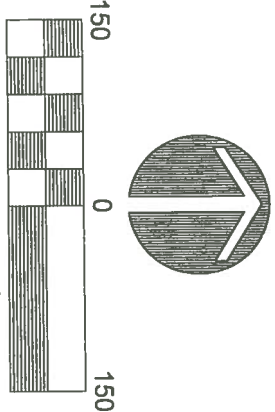
LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
	3,210 lf	EDGING (4" BLACK, POWDER COATED STEEL/BLACK PLASTIC)
	259 sq	1-4' MAN SIZE BASALT ACCENT ROCK
	1,829 sf	WATER FEATURE AREA (1'-1/2" WASHED ROCK/2'-8" COBBLE ROCK MAX)
	2 sq	SMALL FLAT ROCK SIGN MOUNTMENT AND COLUMNAR BASALT ROCKS
	2 sq	LARGE FLAT ROCK SIGN MOUNTMENT AND COLUMNAR BASALT ROCKS
	82,000 sf	BED AREA (FRACTURED BASALT ROCK)
		LAWN AREA (SOD/HYDROSEED)

SYMBOL	QUANTITY	PLANTING SIZE	COMMON NAME	SCIENTIFIC NAME
	8	15-Gal	Bloodgood Japanese Maple	Acer palmatum 'Bloodgood'
	4	1"-Gal	Thracifol Japanese Maple	Acer palmatum 'Dissectum'
	9	1 1/4"-Gal	Freezing Droygood	Cornus florida
	36	1 1/2"-Gal	Autumn Blaze Maple	Acer rubrum 'Autumn Blaze'
	45	1 1/2"-Gal	Cleveland Select Freezing Pear	Pyrus calleryana 'Cleveland Select'
	36	1 1/2"-Gal	Counseil Hornbeam	Carpinus betulus 'Fastigiatd'
	12	1 1/2"-Gal	European Mountain Ash	Sorbus aucuparia
	23	1 1/2"-Gal	Green Spire Linden	Tilia cordata 'Green Spire'
	104	1 1/2"-Gal	Newport Plum	Prunus cerasifera 'Newport'
	56	1 1/2"-Gal	Quaking Aspen	Populus tremuloides
	28	1 1/2"-Gal	Red Sunset Maple	Acer rubrum 'Red Sunset'
	65	1 1/2"-Gal	Redspire Pear	Pyrus calleryana 'Redspire'
	80	5-6'	Austrian Pine	Pinus nigra
	8	5-6'	Emerald Isle Leyland Cypress	Cupressocypripis leylandii 'Merced'
	8	5-6'	Vonderwolf Pine	Pinus flexilis 'Vonderwolf'
	34	8-9'	Arctic Weeping Cedar	Chamaecypripis nootkaticensis 'Pendula'
	337	1-Gal	Blue Oak Grass	Hedera helix americana
	97	1-Gal	Desert Sunrise Hummingbird Mint	Ageratum x 'Desert Sunrise'
	334	1-Gal	Karl Foerster Hawthorn 'Red Oasis'	Crataegus x 'Karl Foerster'
	192	1-Gal	Little Bunny Dwarf Fountain Grass	Pennisetum setosius 'Little Bunny'
	137	1-Gal	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'
	43	1-Gal	May Night Spirea	Spiraea x superba
	366	1-Gal	Munstead Lavender	Lavandula angustifolia 'Munstead'
	88	1-Gal	Russian Sage	Perovskia
	585	1-Gal	State D'Oru Dogfly	Hemerocallis speciosa
	67	2-Gal	Crimson Pygmy Berberry	Berberis thunbergii 'Crimson Pygmy'
	50	2-Gal	Dark Horse Weigela	Weigela florida 'Dark Horse'
	120	2-Gal	Dwarf Burning Bush	Euonymus alatus
	83	2-Gal	Dwarf Mugo Pine	Pinus mugo mugo
	50	2-Gal	Potentialis 'Invicta' Goldfinger	Sorbus aucuparia 'Invicta'
	118	2-Gal	Cedroned Spirea	Spiraea japonica 'Goldmound'
	161	2-Gal	Otto Luyken Laurel	Prunus laurocerasus 'Otto Luyken'
	97	2-Gal	Red-Twig Dogwood	Cornus alternifolia
	16	2-Gal	Winter Gem Borneoed	Buxus microphylla 'Winter Gem'
	66	5-Gal	Freezing Quince	Chaenomeles speciosa
	157	5-Gal	Madon Her Grass	Miscanthus sinensis 'Madon Grass'
	15	B & B	Schubia Laurel	Prunus laurocerasus 'Schubia'

GENERAL LANDSCAPE NOTES:

- 1). DEMOLITION AND OFF-SITE DISPOSAL OF ANY EXISTING LAWN/PLANTS/BED TREATMENTS NOT TO REMAIN. (BY GENERAL CONTRACTOR). SUB-GRADES, INCLUDING BEAMS, TO WITHIN 1/4" FOOT PROVIDED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
- 2). INSTALL 2-3" FRACTURED BASALT ROCK OVER REMAINDER OF DRAINAGE POND. INSTALL OUTCROP ROCKS TO NATURALIZE.
- 3). INSTALL THE AUTOMATIC IRRIGATION SYSTEM. SYSTEM TO USE DIGITAL CONTROLLER, AUTOMATIC CONTROL VALVES, AND SPRAY/ROTOR HEADS WITH HEAD TO HEAD COVERAGE.
- 4). DELIVER AND PLACE 1-4" LAMN SIZE BASALT ACCENT ROCKS.
- 5). DELIVER, PLACE, AND GRADE ON-SITE TOPSOIL, IN A 2" LIFT IN LAWN AREAS.
- 6). INSTALL 4" 12 GAUGE BLACK STEEL EDGE AT ALL BED/LAWN INTERFACES.
- 7). LAYOUT AND INSTALL PLANT MATERIALS.
- 8). INSTALL PRE-EMERGENT IN ALL FORMAL BED AREAS.
- 9). INSTALL A 2-3" LIFT OF 1-1/2" SIZED FRACTURED BASALT ROCK IN ALL FORMAL BED AREAS.
- 10). FINE GRADE TO 1" BELOW TOP OF SURROUNDING HARDSURFACES, INSTALL SOD ROLLS, AND LIGHTLY ROLL FOR ALL FORMAL LAWN AREAS.
- 11). CLEAN UP TO A BROAD CLEAN CONDITION.



HERITAGE
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LANDSCAPE, INC.
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www.heritageproscaping.com
Sellers by Appointment

EMBASSY SUITES & EXTENDED STAY HOTEL WILD CANYON - RICHLAND, WA.

[illegible]

THIS DOCUMENT IS THE PROPERTY OF HERITAGE PROFESSIONAL LANDSCAPE, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HERITAGE PROFESSIONAL LANDSCAPE, INC.



SITE NOTES:

QUANTITY	DESCRIPTION
241,799 sf	TOTAL LANDSCAPE AREA
260,839 sf	TOTAL BUILDING/HARDSCAPE AREA
112 sq	TOTAL PARKING STALLS
182 sq	TOTAL GARAGE STALLS
380 sq	TOTAL DECIDUOUS & EVERGREEN TREES
2,100 sq	TOTAL DECIDUOUS & EVERGREEN SHRUBS

LANDSCAPE LEGEND:

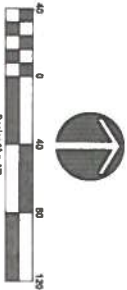
SYMBOL	QUANTITY	DESCRIPTION
	384 lf	NORTHEAST PERIMETER 6' PRIVACY FENCING
	285 lf	POOL 6' FENCING (BLACK TUBULAR RAIL)
	360 lf	SPORT COURT 10' FENCING (BLACK CYCLONE)
	7,170 lf	EDCING (4\"/>
	12 lf	1-4 1/2\"/>
	27,385 sf	BED AREA (FRACTURED BASALT ROCK)
	189,519 sf	LAWN AREA (SOD)
	24,885 sf	NATIVE AREA (LOW GROW GRASSES/WILDFLOWER MIX)

PLANT LEGEND

SYMBOL	QUANTITY	PLANTING SIZE	COMMON NAME
	87	1 1/4\"/>	DECIDUOUS TREE
	18	1 1/2\"/>	DECIDUOUS TREE
	48	1 1/2\"/>	DECIDUOUS TREE
	79	1 1/2\"/>	DECIDUOUS TREE
	43	1 1/2\"/>	DECIDUOUS TREE
	77	5-6'	EVERGREEN TREE
	28	6-7'	EVERGREEN TREE
	475	1-Gal	ASSORTED ACCENT SHRUB/PERENNIAL
	683	1-Gal	ASSORTED ACCENT SHRUB/PERENNIAL
	116	2-Gal	ASSORTED BACKGROUND SHRUB
	516	2-Gal	ASSORTED BACKGROUND SHRUB
	85	5-Gal	ASSORTED BACKGROUND SHRUB
	221	5-Gal	ASSORTED BACKGROUND SHRUB

GENERAL LANDSCAPE NOTES:

- 1). DEMOLITION AND OFF-SITE DISPOSAL OF ANY EXISTING LAWN/PLANTS/BED TREATMENTS NOT TO REMAIN. SUB-GRADES, INCLUDING BERMS, TO WITHIN 18\"/>
- 2). PRIVACY, POOL AREA, AND SPORT COURT AREA FENCING TO BE INSTALLED PRIOR TO INSTALLING THE AUTOMATIC IRRIGATION SYSTEM AND ANY FORMAL LANDSCAPING. ALL FENCING TO BE INSTALLED BY OTHERS.
- 3). DELIVER AND PLACE FLAT SIGN ROCK(S) AND BASALT COLUMN ANCHORS. BERM AROUND SIGNS AS NECESSARY.
- 4). INSTALL POND(S) USING A FLEXIBLE 45 EPDM LINER, BID-FALLS, AND SKIMMER SYSTEM.
- 5). INSTALL THE AUTOMATIC IRRIGATION SYSTEM. ALL FORMAL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE PROVIDED BY AN AUTOMATIC IRRIGATION SYSTEM.
- 6). DELIVER AND PLACE 1-3\"/>
- 7). DELIVER, PLACE, AND GRADE ON-SITE/IMPORT TOPSOIL, IN A 2\"/>
- 8). INSTALL 4\"/>
- 9). LAYOUT AND INSTALL PLANT MATERIALS.
- 10). INSTALL PRE-ELEMENT IN ALL FORMAL BED AREAS.
- 11). INSTALL A 2-3\"/>
- 12). FINE GRADE TO 1\"/>
- 13). ROUGH GRADE AND HYDROSEED FOR ALL NATIVE AREAS USING A LOW GROW, BUNCH GRASS MIX.
- 14). CLEAN UP TO A BROOD CLEAN CONDITION.



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Email: info@heritagelandscape.com
Back by Design

CORRIGENDUM:

PARAGON CAMPUS
EXECUTIVE SUITES
RICHLAND, WA.

LANDSCAPE
PLAN

L1



CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (S2016-104 & Z2016-107)

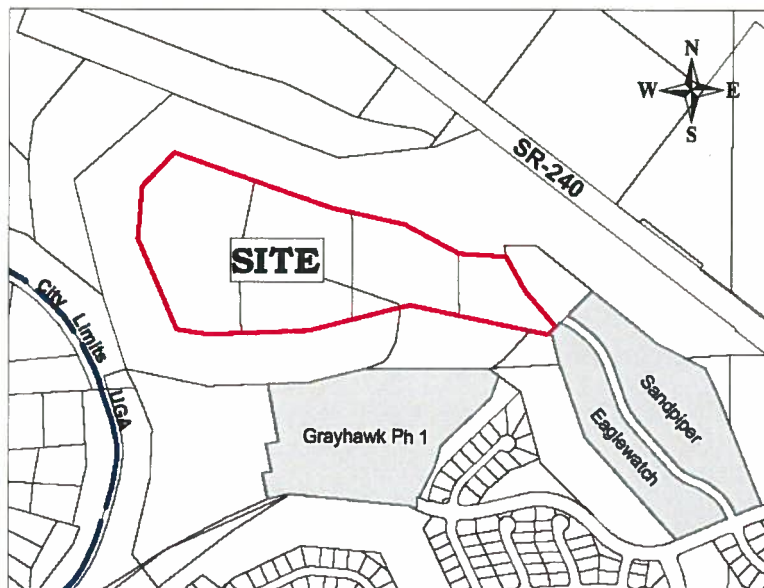
Notice is hereby given that Northstone Richland LLC on November 9, 2016, filed an application for preliminary plat approval to subdivide an approximately 33.31 acre site into 121 single family residential lots (Preliminary Plat of Wild Canyon) and to rezone the same site from Commercial-Limited Business (C-LB) and Multi-Family Residential (R-3) to Medium-Density Residential (R-2). The proposed plat is in the Horn Rapids Community, located north of the 3rd fairway, east of the 4th fairway, south of the 5th fairway and west of the plat of Eaglewatch. The proposed plat would have an average lot size of 8,653 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.



AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

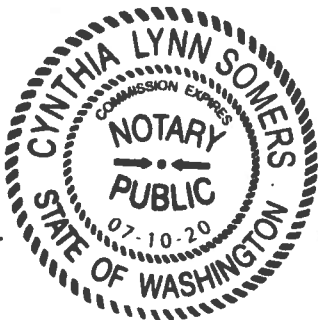
COMES NOW, Kathy Anderson, who, being first duly sworn upon oath deposes and says:

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 an approximately 33.31 acre site into 121 single family residential lots (Preliminary Plat of Wild Canyon) and to rezone the same site from Commercial-Limited Business (C-LB) and Multi-Family Residential (R-3) to Medium-Density Residential (R-2). The proposed plat is in the Horn Rapids Community, located north of the 3rd fairway, east of the 4th fairway, south of the 5th fairway and west of the plat of Eaglewatch.

Kathy 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: 7-10-2020

Cynthia Lynn Somers

AFFIDAVIT OF POSTING

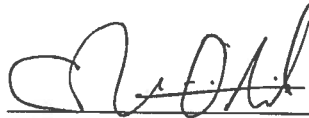
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

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.

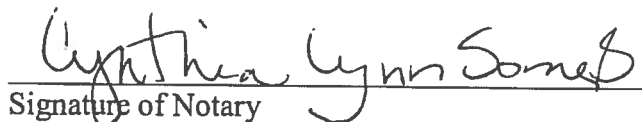
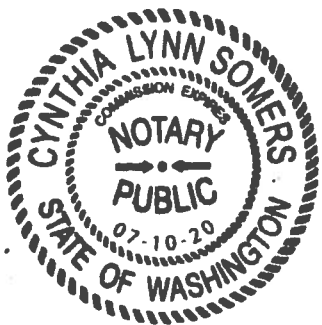
2. On the 27th day of December, 2016, I posted the attached NOTICE OF PUBLIC HEARING, File Numbers S2016-103 & S2016-104 on the property at:

PIN # 1- 20084000002008

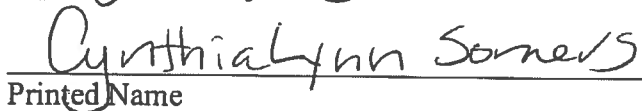


Print Name: Shane O'Neill

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

**City of Richland
Notice of Public Hearing**

File No: S2016-104 & Z2016-107

Proponent: Northstone Richland LLC

Proposal: Preliminary Plat of Wild Canyon to divide 33.31 acres into 121 single family residential lots together with rezoning the site from C-LB and R-3 to R-2.

Location: Horn Rapids Community, located north of the 3rd fairway, east of the 4th fairway, south of the 5th fairway and west of the plat of Eaglewatch.

Hearing: Before the Richland Hearing Examiner on Thursday, January 26, 2017 at 6:00 p.m. in the Council Chambers, Richland City Hall, 505 Swift Boulevard.

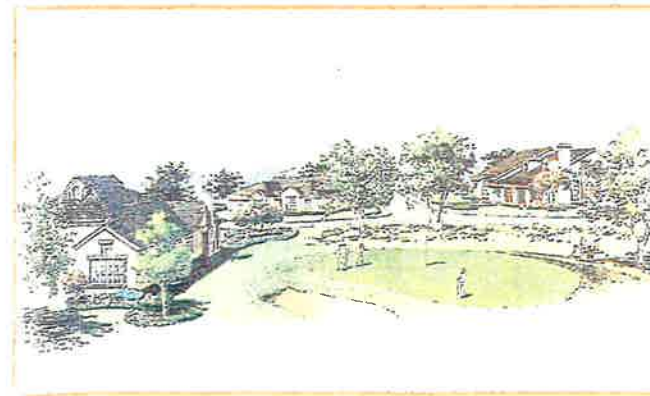
Contact: Rick Simon, Development Services Manager
PO Box 190, MS-35
Richland, WA 99352
rsimon@ci.richland.wa.us

Horn Rapids Master Planned Community



- Located in North Richland, Washington
- Approximately 1/3 of Horn Rapids is dedicated to recreation, parks and greenbelts.
- Elementary school, day care facility and a 100,000 - 15,000 square foot "Village Center" are planned.
- Up to 3,050 new homes of many types, sizes and price ranges.
- 835 Acres
- Many homes will be located along the golf course, greenbelts, parks or near Horn Rapids lakes.
- 18-hole Championship target golf course.

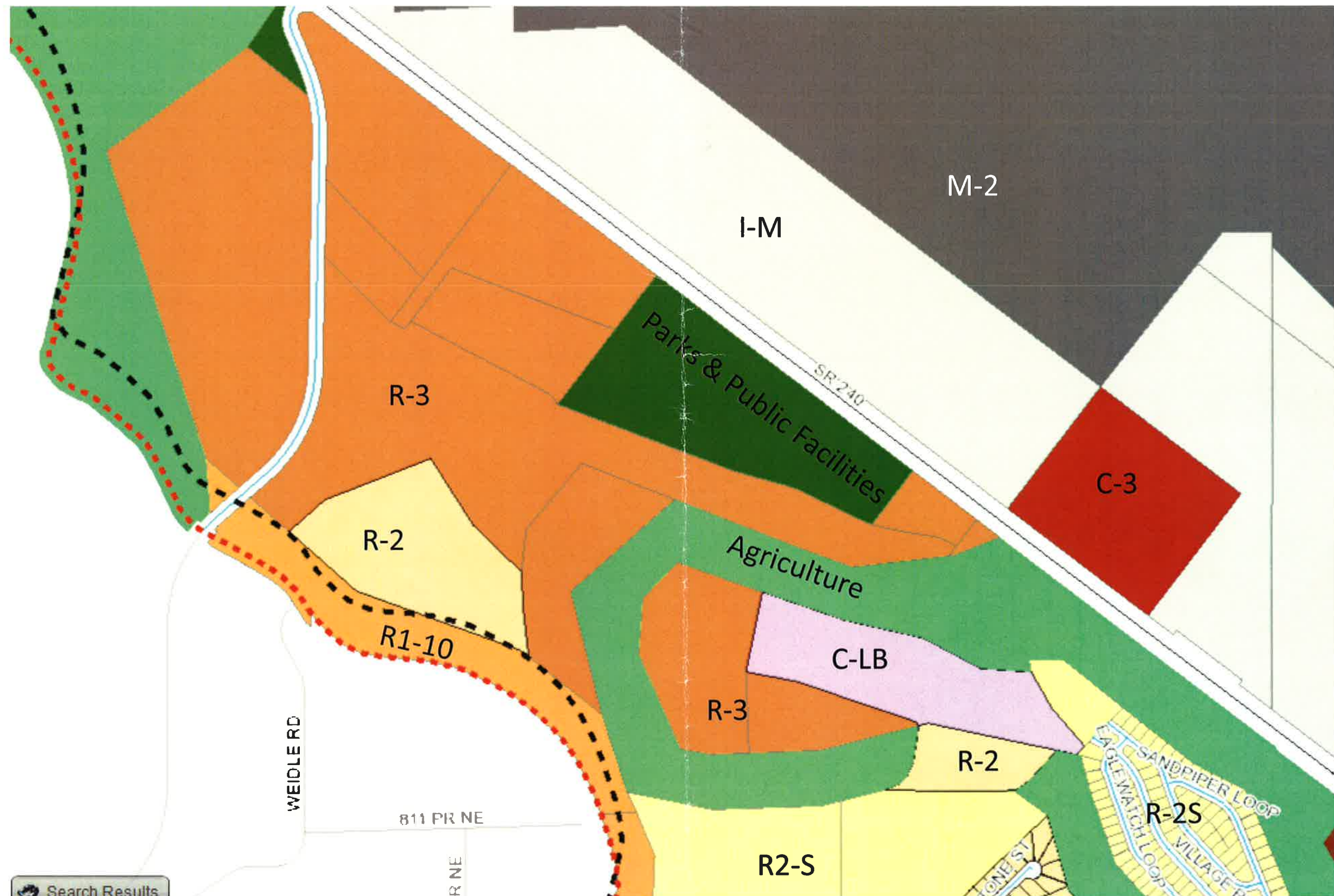
This map is an artist's rendering of the Horn Rapids community and is not to scale. Modifications will likely occur in the entire development plan as Horn Rapids grows, matures, and serves its customers.



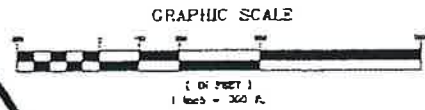
HORN RAPIDS

For new home information, call

Developer: North Stone Richland, LL,C



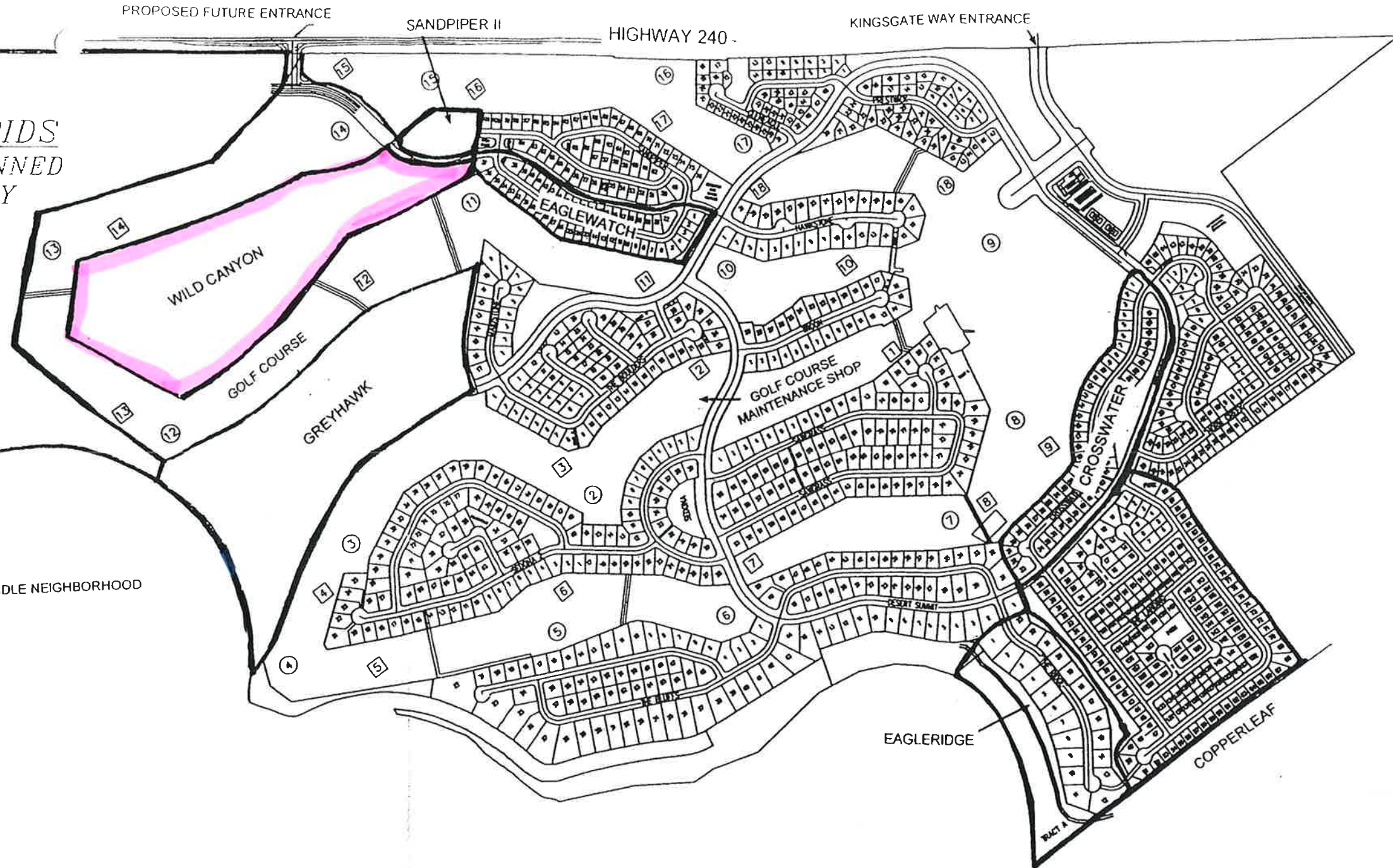
*HORN RAPIDS
MASTER PLANNED
COMMUNITY*



150-ACRE FUTURE
DEVELOPMENT AREA

NORTH AREA

WEIDLE NEIGHBORHOOD



SOUTH AREA

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: [\[help\]](#)

[Wild Canyon 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: [\[help\]](#) 12/02/16
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 33 acres into 121 single-family residential lots and 4 tracts, including zone change request.
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 1-200-8400-000-2005, 1-200-8400-000-2006, 1-200-8400-000-2007 and 1-200-8400-000-2008

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 for 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 40 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
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#) 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 activities 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, surrounded 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 oversized 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 121 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 1,156 trips would be generated by the project. Peak volumes are anticipated to occur during workday p.m. periods.
- 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

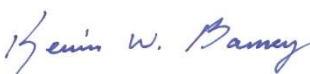
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
The development will require expansion of the service area of existing public services. New homes 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:  _____

Name of signee Kevin W. Barney

Position and Agency/Organization Associate Principal, HDJ Design Group, a Division of PBS Engineering.

Date Submitted: 12/02/16

D. supplemental sheet for nonproject actions [\[help\]](#)

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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



File No. EA2016-40

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Subdivision of approximately 33 acres into 121 single family residential lots and 4 tracts and includes a change in zoning from Commercial Limited Business and Multi-Family Residential to R-2 Medium Density Residential.

Proponent: North Stone Richland, LLC

Location of Proposal: Horn Rapids Community, located north of the 3rd fairway, east of the 4th fairway, south of the 5th fairway and west of the plat of Eaglewatch.

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 _____

**CITY OF RICHLAND
PUBLIC WORKS DEPARTMENT
DEVELOPMENT COMMENTS**

DATE: January 17, 2017

TO: RICK SIMON, DEVELOPMENT SERVICES MANAGER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
PETE ROGALSKY, PUBLIC WORKS DIRECTOR
JEFF PETERS, TRANSPORTATION ENGINEER

PROJECT NAME: WILD CANYON AT HORN RAPIDS

PROJECT LOCATION: HORN RAPIDS – SW OF THE PLAT OF SANDPIPER

The Public Works Department has reviewed the preliminary plat received in this office on December 29, 2016 for the above referenced property and has the following conditions.

General Conditions:

1. The existing off-site easements and the plat of Greyhawk to the south of this property needs to be labeled on the pre-plat drawing.
2. 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.
3. 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.
4. 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.
5. 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.

6. 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.
7. 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.
8. 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.
9. 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'.
10. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
11. 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/>
12. 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.
13. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

14. Public improvement design shall follow the following general format:
 - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - B. Storm sewer shall be aligned on the south and east side of street centerlines.
 - C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - D. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - E. Water lines shall be aligned on the south and east side of street centerlines.
 - F. Watermains larger than 8-inches in diameter shall be ductile iron.
 - G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - H. All watermains outside areas zoned R1 shall be ductile iron.
 - I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.

- J. 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.
15. 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.
16. 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.

17. SURVEY MONUMENT DESTRUCTION:

All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

- A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (RCW 58.09.130).
- B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
- C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and 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:

- 18. Village Parkway currently does not exist from the plat of Sandpiper to the second entrance off of SR240. If this section of Village Parkway is constructed by another project prior to phase 1 of Wild Canyon, 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 its terminus at Sandpiper to the second entrance location off of highway SR240. This work shall include construction of the second entrance itself within the SR240 Right-of-Way.
- 19. A ten-foot public utility easement along the Village Parkway frontage shall be provided on the face of the final plat.
- 20. 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.
- 21. 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 are available upon request. Street light fixture wattages shall be shown on the plans.

22. All proposed Right of Ways that are narrower than 54-feet shall have parking restricted, as per City standards. Street signs indicating restricted parking shall be installed prior to final platting at the developer's expense. The restricted parking areas shall be indicated on the construction plans and the final plat.
23. 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.).
24. All private roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
25. 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:

26. The Horn Rapids domestic water master plan shows a water connection between this preliminary plat and the plat of Quail Ridge to the north and west, and also to the plat of Grayhawk to the south (previously called the "Highlands"). It was determined that the water connection to Grayhawk was not needed as another connection elsewhere will be made, however the connection across the golf course to Quail Ridge will be needed. This connection shall be made during phase 4 (or with the phase that constructs the 48th 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.
27. 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.
28. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

29. 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.
30. Sanitary sewer shall be extended to the plat boundary in line with the appropriate existing easements across the golf course. The west half of this project may need to drain west across the golf course to the plat of Quail Ridge, per the Horn Rapids sanitary sewer master plan.

Storm Water:

31. 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.

32. 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.
33. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.
34. 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.
35. 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.
36. 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.
37. 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.
38. 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.

39. 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:

40. 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:

41. 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.
42. 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.
43. 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.
44. 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.
45. 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.
46. 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.*"

47. 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."*
48. A one-foot wide "No access / screening easement" will be required along the Village Parkway Right of Way.
49. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
50. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
51. Any restricted parking areas shall be indicated on the final plats.



**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

(S2016-104 Wild Canyon)

**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2016-104)
JANUARY 19, 2017**

APPLICANT: NORTHSTONE RICHLAND, LLC

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE
33.31 ACRES INTO 121 RESIDENTIAL LOTS, (WILD
CANYON).

LOCATION: HORN RAPIDS COMMUNITY, NORTH OF THE 3RD
FAIRWAY, EAST OF THE 4TH FAIRWAY, SOUTH OF THE
5TH FAIRWAY AND WEST OF THE PLAT OF
EAGLEWATCH.

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:

1. Approval of the Wild Canyon plat application is contingent upon and shall not take effect unless and until the project site has been rezoned to R2-S Medium Density Residential.
2. 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.
3. The street addresses shall be finalized at time of final plat submittal and review. Street addressing shall be in conformance to RMC Chapter 12.01. The following note shall be placed on the final plat(s): **“Address numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance.”**
4. 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.”**
5. A Centralized Delivery Unit (CBU) mailbox shall be installed that meets the standards of the United States Postal Service.

6. A Secondary Emergency Vehicle Access (SEVA) road shall be constructed as depicted on the preliminary plat map of Wild Canyon. 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 from the project site across the golf course.
7. 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.
8. 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.
9. The applicant shall comply with City and state noise standards throughout the construction of the project.
10. 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.

Format, plans, permits drawings:

11. The existing off-site easements and the plat of Grayhawk to the south of this property needs to be labeled on the pre-plat drawing.
12. 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.
13. 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.

14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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’.

20. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
21. 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/>
22. 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.
23. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

24. Public improvement design shall follow the following general format:
 - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - B. Storm sewer shall be aligned on the south and east side of street centerlines.
 - C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - D. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - E. Water lines shall be aligned on the south and east side of street centerlines.
 - F. Watermains larger than 8-inches in diameter shall be ductile iron.
 - G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - H. All watermains outside areas zoned R1 shall be ductile iron.
 - I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - J. 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.
25. 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.

26. 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.

Survey Monument Protections:

27. 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 & Street Conditions:

28. Village Parkway currently does not exist from the plat of Sandpiper to the second entrance off of SR240. If this section of Village Parkway is constructed by another project prior to phase 1 of Wild Canyon, 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 its terminus at Sandpiper to the second entrance location off of highway SR240. This work shall include construction of the second entrance itself within the SR240 Right-of-Way.
29. A ten-foot public utility easement along the Village Parkway frontage shall be provided on the face of the final plat.
30. 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.
31. 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 are available upon request. Street light fixture wattages shall be shown on the plans.
32. All proposed Right of Ways that are narrower than 54-feet shall have parking restricted, as per City standards. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the construction plans and the final plat.
33. 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.).
34. All private roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
35. 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:

36. The Horn Rapids domestic water master plan shows a water connection between this preliminary plat and the plat of Quail Ridge to the north and west, and also to the plat of Grayhawk to the south (previously called the “Highlands”). It was determined that the water connection to Grayhawk was not needed as another connection elsewhere will be made, however the connection across the golf course to Quail Ridge will be needed. This connection shall be made during phase 4 (or with the phase that constructs the 48th 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.
37. 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.
38. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

39. 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.
40. Sanitary sewer shall be extended to the plat boundary in line with the appropriate existing easements across the golf course. The west half of this project may need to drain west across the golf course to the plat of Quail Ridge, per the Horn Rapids sanitary sewer master plan.

Storm Water:

41. 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.
42. 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.

43. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.
44. 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.
45. 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.
46. 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.
47. 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.

48. 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.
49. 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:

50. 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.

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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.

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58. A one-foot wide “No access / screening easement” will be required along the Village Parkway Right of Way.
59. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
60. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
61. Any restricted parking areas shall be indicated on the final plats.

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2017,
by and between the CITY OF RICHLAND and North Stone Richland, LLC (Petitioner).

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

WHEREAS, the City of Richland is currently entertaining an application by the North Stone Richland, LLC, (hereinafter "Petitioner") for a change of zone covering a 33.31 acre site located in Benton County, Washington (hereinafter "Property") and more particularly described in Ordinance No. _____.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from C-LB – Commercial Limited Business and R3 – Multifamily Residential to R2-S - Single Family Residential Small Lot. Petitioner for himself and for and on behalf of his heirs, successors and assigns, covenants and agrees as follows:

1. Development of the subject property shall be consistent with the proposed preliminary plat of Wild Canyon.
2. Residential development shall conform to the standards contained in the R2-S – Single Family Residential Small Lot zoning district as they exist now or are hereinafter amended; except that; only detached single family dwellings shall be permitted. No one-family attached dwellings or two-family detached dwellings shall be permitted within the Wild Canyon subdivision.

This agreement shall be placed of record and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Petitioners with respect to the subject Property or any part thereof. The City of Richland shall be deemed a beneficiary of this covenant without regard to

whether it owns any land or interest therein in the locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

CITY OF RICHLAND

Cindy Reents
City Manager

North Stone Richland, LLC
Petitioner

APPROVED AS TO FORM:

Heather Kintzley
City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 11-18, Amending Section 11.40.040 of the Richland Municipal Code Related to Parking Restrictions

Department:
City Attorney

Ordinance/Resolution Number:
11-18

Document Type:
Ordinance

Recommended Motion:

Give second reading and approve Ordinance No. 11-18, amending Section 11.04.040 of the Richland Municipal Code related to parking restrictions at The Parkway.

Summary:

The City manages parking using two authorities. RMC 11.40.040 regulates parking on right-of-way, and is enforced by the the Richland Police Department. This approach to parking enforcement requires dedication of RPD, prosecution and district court resources to process traffic infractions, and requires compliance with the vehicle posting obligations of Chapter 46.55 RCW prior to towing. Parking in The Parkway, a municipally-owned parking lot, is currently regulated under RMC 11.40.040.

RMC 11.30.015 grants authority to manage parking in municipally-owned parking lots, and allows for more flexibility to determine maximum length of stay. Enforcement action under RMC 11.30.015 does not require compliance with the vehicle posting obligations found in Chapter 46.55 RCW, which allows a more timely response from the City when violations occur. This aspect of parking enforcement is particularly important in certain municipal parking lots, such as The Parkway and The Uptown, where commercial business interests are negatively impacted by individuals who violate parking restrictions or utilize the lot for non-business reasons (i.e., cars for sale).

RMC 11.30.015 is enforced by the City's Park Ranger Program, and has been in place for years in municipally owned parking lots, including the Richland Public Library, Columbia Playfields, John Dam Plaza, the Richland Community Center, and most marina parking lots.

Tonight's action will bring The Parkway under the authority of RMC 11.30.015 for parking enforcement, which will allow for a more timely and effective City response to parking violations as requested by business owners in The Parkway. This shift in approach will also free up costly police, prosecution and court resources.

The existing time restrictions in The Parkway will not change as a result of Ordinance 11-18, and will remain between 2 and 24 hours depending on location. Staff recommends approval of Ordinance No. 11-18.

Fiscal Impact:

None.

Attachments:

I. Ordinance No. 11-18

ORDINANCE NO. 11-18

AN ORDINANCE of the City of Richland amending Section 11.40.040 of the Richland Municipal Code regarding parking restrictions.

WHEREAS, the City has need, from time to time, to update the Richland Municipal Code to achieve efficiencies for the betterment of the City's citizens and businesses where such efficiencies are currently lacking; and

WHEREAS, the City has two codified authorities to manage parking in the City, RMC 11.40.040 for rights-of-way and RMC 11.30.015 for municipally owned lots; and

WHEREAS, in 2012, the City and The Parkway Business Improvement District worked together to identify time restrictions for parking under RMC 11.40.040 that would best suit the needs of the business district, including both professional and retail users, located in The Parkway; and

WHEREAS, the current structure for parking enforcement in The Parkway requires law enforcement and prosecution resources, both of which are primarily focused on criminal activity in the City, leaving limited opportunity to prioritize parking enforcement; and

WHEREAS, the parking lot surrounding the properties located in The Parkway is a municipally owned parcel with no sections of private ownership or public right-of-way; and

WHEREAS, in 2014, Council modified RMC 11.30.015 to authorize the management of parking time restrictions in municipally owned lots; and

WHEREAS, since 2014, staff has developed and successfully implemented an approach that allows the City's Park Ranger Program to enforce parking restrictions at The Uptown, Richland Public Library, Columbia Playfields, and in other municipally owned parking lots; and

WHEREAS, the City's Park Ranger Program has the capacity and training to absorb this additional responsibility; and

WHEREAS, the authority in RMC 11.30.015 to enforce parking on municipally owned lots is better-suited for managing parking in The Parkway than the authority existing under RMC 11.40.040; and

WHEREAS, amending RMC 11.40.040 to remove references to The Parkway will eliminate the need for law enforcement and prosecution resources for parking enforcement, thereby increasing responsiveness to complaints made by The Parkway owners and tenants.

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

Section 1. Richland Municipal Code 11.40.040, entitled Schedule IV – Parking restrictions – Prohibited during certain hours on certain streets – Time limits – Special zones, as originally enacted by Ordinance No. 413, and last amended by Ordinance No. 13-09, is hereby amended as follows:

11.40.040 Schedule IV – Parking restrictions – Prohibited during certain hours on certain streets – Time limits – Special zones.

In accordance with RMC 11.30.030, and when signs are erected giving notice thereof, no person shall park a vehicle between the hours, or in excess of the periods of time, or except for the purposes specified upon any of the places, streets or parts of streets as follows:

NAME OF STREET OR DISTRICT	RESTRICTIONS
East side of Jadwin Avenue from 325 feet north of McMurray Street to 395 feet north of McMurray Street	15-Minute Parking
West side of Jadwin Avenue from 160 feet north of Knight Street to 60 feet north of Knight Street	15-Minute Parking
West side of Jadwin Avenue from 180 feet south of Mansfield Street to 265 feet south of Mansfield Street	No Parking – Federal Police Vehicles Only
West side of Jadwin Avenue from 35 feet south of Knight Street to 85 feet south of Knight Street	No Parking – 30-Minute Loading Zone
North side of Knight Street from 55 feet west of Jadwin Avenue to 165 feet west of Jadwin Avenue.	15-Minute Parking
North side of Long Avenue from 280 feet east of Thayer Drive to 540 feet east of Thayer Drive	No Parking 7:00 a.m. to 3:00 p.m. on school days
South side of Mansfield Street from Jadwin Avenue to 350 feet west of Jadwin Avenue	No Stopping, Standing, or Parking – Federal Police Vehicles Only
The east and west sides of the Parkway	Two-Hour Parking from 8:00 a.m. to 5:00 p.m. Monday through Friday
The southerly 120 feet, and between 164 feet south of Knight Street and 218 feet south of Knight Street, on the east half of the publicly owned parking lot bounded by	Two-Hour Parking from 8:00 a.m. to 5:00 p.m. Monday through Friday

NAME OF STREET OR DISTRICT	RESTRICTIONS
Jadwin Avenue to the west, Knight Street to the north, 73 feet east of the Parkway, and 61 feet north of Lee Boulevard	
The entirety of the publicly owned parking lot bounded by Jadwin Avenue to the west, 155 feet south of Lee Boulevard, the Parkway to the east, and 360 feet north of Gillespie Street	Two-Hour Parking from 8:00 a.m. to 5:00 p.m. Monday through Friday
West side of Richmond Boulevard from Williams Boulevard to 700 feet south of Williams Boulevard	No Parking 8:00 a.m. to 9:00 a.m. and 3:00 p.m. to 4:00 p.m.
West side of Sacramento Boulevard from Williams Boulevard to 400 feet north of Williams Boulevard	No Parking 8:00 a.m. to 9:00 a.m. and 3:00 p.m. to 4:00 p.m.
South side of Swift Boulevard from Jadwin Avenue to George Washington Way	One-Hour Parking
City parking lot at Wye Neighborhood Park north of Columbia Drive	Four-Hour Parking from 5:00 a.m. to 11:00 p.m. No Parking from 11:00 p.m. to 5:00 a.m.
The four interior sidewalk cut-outs, each approximately 124 feet in length, located at the east and west ends of the two breezeway pedestrian areas of the Uptown Shopping Center and the interior sidewalk cut-out, approximately 143 feet in length, located to the west of 1300 Jadwin	No Parking – 30-Minute Loading Zone
West side of Stevens Drive from 225 feet south of Mansfield Street to 325 feet south of Mansfield Street	No Parking – Five-Minute Loading Zone

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, Washington, at a regular meeting on the 6th day of March, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: March 11, 2018



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 6 - Community Amenities

Subject:

Ordinance No. 14-18, Increasing the 2018 Budget Appropriations in the General Fund and Parks Construction Fund

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

14-18

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 14-18, amending the 2018 Budget to provide for additional appropriations in the General Fund and the Parks Construction Fund.

Summary:

Ordinance 14-18 makes budget adjustments in three unrelated areas to accept new revenue and to budget reserves for unanticipated expenses.

First, on February 20, 2018, pursuant to Resolution No. 28-18, City Council accepted a \$50,000 donation from Mr. James C. House for renovation of the basketball courts at the Columbia Playfields. The donated revenue is proposed to be budgeted in the Parks Construction Fund to cover the new unbudgeted expense of the project.

Next, in 2007, the City was awarded a grant from the State of Washington Resource and Conservation Office (RCO) to acquire land in the Amon Basin for the Amon Preserve. The State overpaid the City \$220,969 and recently requested reimbursement. Staff analyzed the State request and concurs with its finding. A transfer from the City's General Fund Balance will be used to cover this new unbudgeted expense.

Finally, the City holds a Public Art Reserve of unbudgeted art funds with a current balance of \$17,853. These funds will be utilized to undertake needed deferred and corrective maintenance of the City's artwork, and will contribute toward the musical plaza project in Howard Amon Park, the new City Hall Building, and other expenses to be coordinated with the Richland Arts Commission. \$17,853 from the Public Art Reserve will be appropriated in the Public Art Improvement Fund and used to cover the unbudgeted art-related expenses.

First reading was given at Council's regular meeting on February 20, 2018. No exceptions were taken. Staff recommends approval of Ordinance No. 14-18 for second reading and passage.

Fiscal Impact: The proposed ordinance will increase the appropriations in the Park Project Construction Fund 2018-2023 Capital Improvement Plan for the Columbia Playfield project and Amon Basin Preserve by \$50,000 and \$220,969 respectively, and the Arts Improvement Fund will be increased by \$17,853.

Attachments:

1. Ordinance No. 14-18
2. Revised 2018 ColumbiaPlayfield CIP Sheet

ORDINANCE NO. 14-18

AN ORDINANCE of the City of Richland amending the 2018 Budget to provide for additional appropriations and declaring that a public emergency exists in the City's Parks Construction Fund and General Fund.

WHEREAS, on November 21, 2017, the Richland City Council passed Ordinance No. 49-17 approving the 2018 Budget; and

WHEREAS, the City has need, from time to time, to amend established appropriations in the existing budget based on unanticipated revenues or expenditures that require action, such as those identified herein; and

WHEREAS, on February 20, 2018, City Council accepted a \$50,000 donation from Mr. James House for renovation of the Columbia Playfield basketball courts that requires appropriation in the 2018 Budget; and

WHEREAS, \$17,853 of existing General Fund Art Reserve is needed in the Public Arts Improvement Fund for maintenance of existing art and for the purchase and installation of new art in the City; and

WHEREAS, on September 28, 2017, the City was notified by the Washington State Recreation and Conservation Office (RCO) that the City was overpaid in error for a 2007 land acquisition in the Amon Basin Preserve in the amount of \$220,969. RCO is requesting return of the overpayment; and

WHEREAS, no funds were appropriated in the Parks Construction Fund or General Fund for the purposes identified herein; and

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

WHEREAS, pursuant to RCW 35.33.091, a public hearing was held on February 20, 2018 regarding the increase in appropriations from beginning fund balance in the General Fund.

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

Section 1. Facts Constituting Emergency. The expenses contained within this ordinance were not anticipated when the 2018 budget was approved.

Section 2. Declaration of Public Emergency. Due to circumstances described above, the City Council declares that a public emergency exists in the Parks Construction and General Funds.

Section 3. Amendment of the 2018 Budget. The 2018 Budget is hereby amended to provide additional appropriations in the Parks Construction Fund and General Fund from unappropriated fund balance as follows:

General Fund:

Current Appropriation: \$59,302,275
Increase in Appropriation: \$ 238,822
Amended Appropriation: \$59,541,097

Parks Construction Fund:

Current Appropriation: \$2,398,000
Increase in Appropriation: \$ 270,969
Amended Appropriation: \$2,668,969

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, Washington, at a regular meeting on the 6th day of March, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: March 11, 2018

Columbia Playfield Improvements

Type of Project

Waterfront

Partnership Project?

YES

Waterfront Project?

YES

Project #

WF140007

Key #

6

Goal #

3

Strategic Leadership Plan Project?

Yes

PROJECT NAME:

Columbia Playfield Improvements

PROJECT ADMINISTRATION:

Parks & Public Facilities

PROJECT LOCATION:

Columbia Playfield, central Richland; 1500 Mansfield

PROJECT TIMELINE:

2017-2021

RESPONSE TO *GMA LEVEL OF SERVICE?

YES

PROJECT DESCRIPTION

The Columbia Playfields are a premier softball complex attracting local, regional and tournament users. 2018 - 1) install field lighting on a new and currently unlit 5th softball field using existing 2017 lodging tax funds, 2) install new rubber safety surfacing on the playground using existing Community Development Block Grant funds. The playground is currently surfaced in safety wood fiber chips. 2018 - install bleachers on the new 5th softball field, rebuild Field 3 and rebuild the basketball courts. 2019/2020 - rebuild parking lots and the remaining two softball fields. 2021 - replace the aging, two story restroom building with a more modern facility.

PROJECT ASSUMPTIONS

Receiving 2018 Lodging Tax grant.

BENEFITS

Increase tourism activity through tournaments hosted at Columbia Playfield. Provide adequate facilities for youth sports.

PROJECT COST ESTIMATE	Total Estimated Project Cost	Project Costs To-Date 12/31/16	Authorized Budget Remaining in 2017	2018	2019	2020	2021	2022	2023
DESIGN	-								
CONSTRUCTION MANAGEMENT	-								
CONSTRUCTION	2,226,958	1,040,958	363,000	233,000	230,000	30,000	330,000		
10% CONTINGENCY	-								
OTHER ENG. SERVICES	-								
TOTAL	\$ 2,226,958	\$ 1,040,958	\$ 363,000	\$ 233,000	\$ 230,000	\$ 30,000	\$ 330,000	\$ -	\$ -
RECOMMENDED FUNDING SOURCES	Total Estimated Project Revenues	Project Revenue To-Date 12/31/16	Authorized Budget Remaining in 2017	2018	2019	2020	2021	2022	2023
RIGHT-OF-WAY SALE (SECURED)	160,000	160,000							
LODGING TAX GRANT (SECURED)	771,775	771,775							
PRIVATE FUNDING	100,000	50,000		50,000					
LODGING TAX GRANT	289,183	59,183	150,000	80,000					
RCO GRANT	150,000		150,000						
RE EXCISE TAX 1ST 1/4%	300,000						300,000		
CDBG GRANT	63,000		63,000						
GENERAL FUND	393,000			103,000	230,000	30,000	30,000		
TOTAL	\$ 2,226,958	\$ 1,040,958	\$ 363,000	\$ 233,000	\$ 230,000	\$ 30,000	\$ 330,000	\$ -	\$ -
OPERATING & MAINTENANCE COSTS (IMPACTS)	Total Estimated Project Operating & Maint. Costs			2018	2019	2020	2021	2022	2023
	2,550			300	350	400	450	500	550
	-								
	-								
TOTAL	\$ 2,550	-	-	\$ 300	\$ 350	\$ 400	\$ 450	\$ 500	\$ 550

FOR FINANCE STAFF USE ONLY

ALL 2018 PROJECTS MUST HAVE CODING AND IDENTIFIED AS CAPITAL/MAINTENANCE

DESCRIPTION	2018	CODING
CAPITAL ITEM	183,000	380-337-0066-594783-6403
TOTAL	\$ 183,000	TOTAL MUST EQUAL PROJECT COSTS FOR 2018 ABOVE



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 22-18, Approving a Purchase and Sale Agreement with Raul and Sonia Mendoza

Department:

Community & Development Services

Ordinance/Resolution Number:

22-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 22-18, authorizing the City Manager to sign and execute a purchase and sale agreement with Raul and Sonia Mendoza for the purchase of one acre in the Horn Rapids Business Center.

Summary:

Raul and Sonia Mendoza are proposing to purchase a 1-acre lot in the Horn Rapids Business Center (Parcel G – Record Survey No. 4756) along the north side of Robertson Drive for the development of a multi-purpose activity center.

The purchase price is \$1.50 per square foot for the 1-acre property, amounting to estimated gross proceeds of \$65,340. The purchase price is consistent with the City of Richland's Resolution No. 35-13, which established pricing within the Horn Rapids Business Center in September, 2013.

The City will retain a repurchase right if an application for approval of building plans is not submitted to the City within six (6) months of closing, and if construction of a multi-purpose activity center facility does not begin within eighteen (18) months of closing.

The proposed purchase was reviewed by the Economic Development Committee at its February 12, 2018 meeting. The EDC recommended approval. Staff also recommends approval of Resolution No. 22-18.

Purchase Price is \$1.50 per square foot with estimated gross proceeds of \$65,340 for the 1-acre lot. A portion of the proceeds will be distributed to the City's Utility Fund to recover costs for construction of HRBC utilities in 1988, per the following:

Fiscal Impact:

-Electric Fund (\$0.044 per square foot): \$1,916.64
-Water Fund (\$0.079 per square foot): \$3,441.24
-Sewer Fund (\$0.029 per square foot): \$1,263.24

Net proceeds after closing and Utility Fund allocations will be distributed to the City's Industrial Development Fund.

Attachments:

1. Resolution No. 22-18
2. Mendoza Purchase & Sale Agreement
3. Letter of Intent - Mendoza
4. Horn Rapids Site Map - Mendoza

RESOLUTION NO. 22-18

A RESOLUTION of the City of Richland authorizing a Purchase and Sale Agreement by and between the City of Richland and Raul Mendoza.

WHEREAS, the City of Richland is the owner of one (1) acre of City-owned surplus property, described as Parcel G of Record Survey No. 4756, located along the north side of Robertson Drive in the Horn Rapids Business Center; 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 in the best interests of the City; and

WHEREAS, the aforesaid City-owned property is available for sale; and

WHEREAS, pursuant to Resolution No. 35-13, adopted by City Council on September 17, 2013, the one (1) acre of business center property is available for sale at \$1.50 per square foot, for a total price of \$65,340; and

WHEREAS, Raul Mendoza has agreed to purchase the property for the stated price; and

WHEREAS, at its February 12, 2018 meeting, the Economic Development Committee favorably recommended the sale of one (1) acre of City-owned surplus property in the Horn Rapids Business Center to Raul Mendoza for the total sale price of \$65,340.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a Purchase and Sale Agreement with Raul Mendoza for the sale of one (1) acre of City-owned property along the north side of Robertson Drive in the Horn Rapids Business Center, described as Parcel G of Record Survey No. 4756, for a total sale price of \$65,340.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 6th day of March, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This Agreement for Purchase and Sale of Real Property (the "Agreement") is made and entered into this ____ day of _____, 2018 between the **CITY OF RICHLAND**, a Washington municipal corporation ("Seller"), and **RAUL MENDOZA and SONIA O. MENDOZA**, husband and wife ("Purchasers").

1. Purchase and Sale of Property. Seller agrees to sell and Purchasers 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, is depicted in **Exhibit A**, and is legally described as follows:

PARCEL G, RECORD SURVEY NO. 4756. CONTAINS 1.00 ACRE.

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 Purchasers by a Statutory Warranty Deed ("Deed") subject to the permitted exceptions and at the time of payment. The Deed shall be delivered to Purchasers at closing.

2. Purchase Price. The Purchase Price for the Property shall be **One Dollar and Fifty Cents (\$1.50)** per square foot, for a total Purchase Price of **Sixty-Five Thousand Three Hundred Forty Dollars (\$65,340)** for the 43,560 square feet of property. The Purchase Price shall be paid by Purchasers to Seller in the form of all cash to be deposited in an escrow account with Chicago Title Company.

2.1. Earnest Money Deposit. As consideration for Seller's execution and delivery of this Agreement, Purchasers will deposit with Chicago Title Company ("Title Company") a 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. Purchasers shall be entitled to direct the Title Company to place the Earnest Money Deposit in an interest bearing account of Purchasers' choice. The Earnest Money Deposit will be returned if Purchasers determines to terminate this Agreement during the due diligence period provided in Section 3.3. However, should Purchasers 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 Purchasers 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, Purchasers, at its sole cost and expense, shall order from Chicago 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. Purchasers 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 agreement by both Purchasers and Seller. Purchasers 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 Purchasers' opinion, Purchasers 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 Purchasers 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 Purchasers 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 Purchasers within five (5) business days of termination.

3.4. Council Approval. Execution of this Purchase and Sale Agreement is contingent upon approval by the City Council of the City of Richland. In the event the Richland City Council determines not to approve this Agreement, neither party shall be under any obligation to the other.

4. Closing. On or before the date of closing, Purchasers shall deliver to Chicago Title Company the Purchase Price for the Property in all cash. Seller shall deliver the Deed, as approved by Purchasers, 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 Purchasers, Title Company shall record and deliver to Purchasers the Deed; and issue and deliver to Purchasers 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, if applicable, and the full premium for a standard owner's policy of title insurance. Purchasers 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 Chicago Title Company, and shall occur on a date specified by Chicago Title Company with written notice to Seller and Purchasers. 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. If, due to fault of the Purchasers, this transaction fails to close within sixty (60) business days as provided herein, the Earnest Money shall be forfeited and this Agreement shall terminate. If, due to fault of the Seller, this transaction fails to close within sixty (60) business days as provided herein, the Earnest Money shall be returned to the Purchasers and the remedies available under Section 8 shall apply. For good cause, the parties may choose by written agreement to extend the closing date beyond sixty (60) business days.

5. Title. Upon closing of escrow as set forth in Section 4, fee title to the Property shall be conveyed by Seller to Purchasers 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 Purchasers' 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 Purchasers' 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 Purchasers, each of which shall be true on the date hereof, throughout the contract period, and on the date of closing. Seller shall immediately provide Purchasers 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, Purchasers may elect to terminate this Agreement. Upon Purchasers' 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. Purchasers' Representations: Purchasers 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. Purchasers 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 Purchasers 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. Purchasers represents that he has sufficient funds to close this transaction.

6.3.3. Purchasers represents that the Property will be developed with 10,000-15,000 square feet of a Multi-Purpose Activity Center. Deviation from this intended use must be authorized by the Seller in writing or be subject to the Right to Repurchase Clause in Section 10.13. Nothing in this Agreement shall be construed as alleviating the Purchasers from obtaining the necessary approvals, authorizations or permits required for the development of the Property for said use.

6.3.4. PURCHASERS ACKNOWLEDGES 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 Purchasers.

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 Purchasers 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 Purchasers 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 Purchasers 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, Purchasers 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. Purchasers' Remedies. In the event of material breach of this Agreement by Seller, Purchasers 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. Purchasers hereby waives all other remedies on account of a breach hereof by Seller.

9. Liquidated Damages. IN THE EVENT OF MATERIAL DEFAULT BY PURCHASERS IN THE PERFORMANCE OF ITS OBLIGATIONS HEREUNDER, SELLER SHALL HAVE THE RIGHT TO TERMINATE THIS AGREEMENT FORTHWITH AND WITHOUT FURTHER OBLIGATION TO PURCHASERS AND KEEP THE EARNEST MONEY DEPOSIT AS LIQUIDATED DAMAGES. PURCHASERS AGREES THAT IT IS DIFFICULT TO ASSESS THE AMOUNT OF DAMAGES INCURRED BY THE SELLER IN THE EVENT OF A DEFAULT BY THE PURCHASERS. 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. Purchasers and Seller each agree that a real estate finder's fee ("Real Estate Compensation") is not due to each other or to any third party. Each party hereby agrees to indemnify and defend the other against and hold the other harmless from and against any and all loss, damage, liability or expense, including costs and reasonable attorney's fees, resulting from any claims for Real Estate Compensation by any person or entity other than provided herein. The provisions of this section shall survive the closing.

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 Purchasers:

Raul and Sonia Mendoza
2365 Copperbrook Court
Richland, Washington 99354
Phone: (509) 778-1572

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. Purchasers 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 Purchasers 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 Purchasers 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 Purchasers shall effect a merger, and be deemed the full performance and discharge of every obligation on the part of Purchasers 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. Right to Repurchase. This Property is being sold to Purchasers in anticipation of being developed with 10,000-15,000 square feet of a Multi-Purpose Activity Center, subject to the following:

10.13.1. If Purchasers 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 Purchasers 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 the original Purchase Price as cited in Section 2 of this Agreement for approximately 1.00 acre of property (the "Purchase Price"), without interest.

10.13.4. Purchasers and Seller shall each pay for one-half of the closing costs related to the repurchase of the Property. Other than closing costs, Seller will not assume any liability for expenses incurred by Purchasers in conducting this transaction. Purchasers agrees to re-convey 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 Right to Repurchase is exclusive to Seller and shall be exercised at Seller's sole discretion. This Right to Repurchase 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 Right to Repurchase. Purchasers agrees that any resale of the Property by Purchasers to any third party within the thirty-six (36) month Right to Repurchase Period requires Seller's approval, which shall be given in Seller's sole discretion. Seller's Right to Repurchase as identified in Section 10.13 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 Purchasers under this Agreement. Purchasers is encouraged to review the completed contract with counsel before signing this Agreement.

IN WITNESS WHEREOF, Purchasers 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

PURCHASERS

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

By: Raul Mendoza

By: Sonia O. Mendoza

APPROVED AS TO FORM:

By: Heather Kintzley
Its: City Attorney

EXHIBIT A

RECORD SURVEY NO. 4756

Raul Mendoza

2365 Copperbrook CT
Richland , WA 99354
(509)778-1572
raulmendozapac@gmail.com

January 29, 2018

Department of Business and Economic Development
City of Richland
505 Swift Boulevard, MS-19
Richland, WA 99354

RE: Horn Rapids Business Center - Lot G of Record Survey # 4756

To Whom it May Concern,

I am respectfully submitting this letter of intent to purchase a 1 acre lot on Robertson Dr. that is currently owned by the city of Richland.

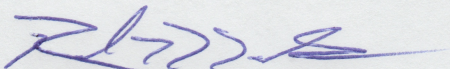
I propose to develop this current vacant lot and build a multi-purpose activity center. I plan to construct a 10,000-15,000 sq. ft. building being able to host a variety of events and activities. The Horn Rapids Activity Center will create a space that complements the current Horn Rapids sports complex. Specifically, I envision the building hosting and accommodating a vast array of indoor sports tournaments and activities year round. The space will be available to lease and will attract consumers throughout the region to discover the industrial park.

Being an asset of the city, I am aware of the logistical proceedings prior to purchase. The proposed purchase price for this parcel is \$65,340. The sale and purchase agreement yet need to be negotiated. I understand that we must have approval by the City Counsel prior to moving forward with the purchase. If approved I will be able to start construction in May, 2018.

This letter of intent does not and is not intended to contractually bind the parties and is only an expression of interest.

Please consider my proposal.

Sincerely,



Raul Mendoza

CITY OF RICHLAND OWNERSHIP MAP
PORTION OF SECTION 28, TOWNSHIP 10 NORTH,
RANGE 28 EAST, W.M.
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON

RAUL MENDOZA
1.00 ACRE PURCHASE
LOT G - RS #4756

CITY OF RICHLAND PARCEL SEGREGATION PENDING

1/11/2018

CITY OF RICHLAND OWNERSHIP MAP
PORTION OF SECTION 28, TOWNSHIP 10 NORTH,
RANGE 28 EAST, W.M.
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON

RAUL MENDOZA
1.00 ACRE PURCHASE
LOT G - RS #4756

1/11/2018



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 29-18, Approving a Purchase and Sale Agreement with INW Investments, LLC

Department:

Community & Development Services

Ordinance/Resolution Number:

29-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 29-18, authorizing the City Manager to sign and execute a purchase and sale agreement authorizing INW Investments, LLC to purchase a 1-acre lot in the Horn Rapids Business Center.

Summary:

INW Investments, LLC is proposing to purchase a 1-acre lot in the Horn Rapids Business Center along the north side of Robertson Drive for the development of 4,000-6,000 square-foot warehouse facility.

The purchase price is \$1.50 per square foot for the 1-acre property, amounting to estimated gross proceeds of \$65,340. The purchase price is consistent with the City of Richland's Resolution No. 35-13, which established pricing within the Horn Rapids Business Center in September, 2013.

The City will retain a repurchase right if an application for approval of building plans has not been submitted to the City within six (6) months of closing, or if construction of the warehouse facility has not commenced within eighteen (18) months of closing.

The property was originally intended to be purchased by Terrance Vause as his sole and separate property. Mr. Vance notified the City after his letter of intent was executed that he had formed an LLC to take title to the property. Although the City has amended all transaction-related documents to reflect INW Investments, LLC as the purchaser, Mr. Vause's letter of intent remains in his name.

The proposed purchase was reviewed by the Economic Development Committee at its February 12, 2018 meeting. The EDC recommended approval. Staff also recommends approval of Resolution No. 29-18.

Fiscal Impact:

Purchase Price is \$1.50 per square foot with estimated gross proceeds of \$65,340. A portion of the proceeds will go to the City's Utility Fund to recover costs for construction of HRBC utilities in 1988, per the following: Electric Fund (\$0.044 per square foot)=\$1,916.64; Water Fund (\$0.079 per square foot)=\$3,441.24; Sewer Fund (\$0.029 per square foot)=\$1,263.24. Net Proceeds after closing and Utility Fund allocations will be distributed to the City's Industrial Development Fund.

Attachments:

1. Resolution No. 29-18
2. INW Investments, LLC - PSA
3. Email - Purchaser's Requested Name Change
4. Signed LOI
5. Horn Rapids Site Map

RESOLUTION NO. 29-18

A RESOLUTION of the City of Richland authorizing a Purchase and Sale Agreement by and between the City of Richland and INW Investments, LLC.

WHEREAS, the City of Richland is the owner of one (1) acre of City-owned surplus property, described as Parcel H of Record Survey No. 4756, located along the north side of Robertson Drive in the Horn Rapids Business Center; 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 in the best interests of the City; and

WHEREAS, the aforesaid City-owned property is available for sale; and

WHEREAS, pursuant to Resolution No. 35-13, adopted by City Council on September 17, 2013, the acre of business center property is available for sale at \$1.50 per square foot, for a total price of \$65,340; and

WHEREAS, INW Investments, LLC has agreed to purchase the property for the stated price; and

WHEREAS, at its February 12, 2018 meeting, the Economic Development Committee favorably recommended the sale of one (1) acre of City-owned surplus property in the Horn Rapids Business Center to INW Investments, LLC for the total sale price of \$65,340.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute a Purchase and Sale Agreement with INW Investments, LLC for the sale of one (1) acre of City-owned property along the north side of Robertson Drive in the Horn Rapids Business Center, described as Parcel H of Record Survey No. 4756, for a total sale price of \$65,340.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 6th day of March, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This Agreement for Purchase and Sale of Real Property (the "Agreement") is made and entered into this ____ day of _____, 2018 by and between the **CITY OF RICHLAND**, a Washington municipal corporation ("Seller"), and **INW INVESTMENTS, 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, is depicted in **Exhibit A**, and is legally described as follows:

PARCEL "H", RECORD SURVEY NO. 4756. CONTAINS 1.00 ACRE.

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 Fifty Cents (\$1.50)** per square foot, for a total Purchase Price of **Sixty-Five Thousand Three Hundred Forty Dollars (\$65,340)** for the 43,560 square feet of property. The Purchase Price shall be paid by Purchaser to Seller in the form of all cash to be deposited in an escrow account with Chicago Title Company.

2.1. Earnest Money Deposit. As consideration for Seller's execution and delivery of this Agreement, Purchaser will deposit with Chicago Title Company ("Title Company") a 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 this 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 Chicago 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 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. Execution of this Purchase and Sale Agreement is contingent upon approval by the City Council of the City of Richland. In the event the Richland City Council determines not to approve this Agreement, neither party shall be under any obligation to the other.

4. Closing. On or before the date of closing, Purchaser shall deliver to Chicago Title Company the Purchase Price for the Property in all cash. 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, 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 Chicago Title Company, and shall occur on a date specified by Chicago Title Company with written notice to Seller and Purchaser. Unless extended in writing by the parties, closing shall occur no later than ninety (90) business days after the last day of the Due Diligence period. If, due to fault of the Purchaser, this transaction fails to close within ninety (90) business days as provided herein, the Earnest Money shall be forfeited and this Agreement shall terminate. If, due to fault of the Seller, this transaction fails to close within ninety (90) business days as provided herein, the Earnest Money shall be returned to the Purchaser and the remedies available under Section 8 shall apply. For good cause, the parties may choose by written agreement to extend the closing date beyond sixty (60) business days.

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 represents that the Property will be developed with a 4,000-6,000 square foot Warehouse Facility. Deviation from this intended use must be authorized by the Seller in writing or be subject to the Right to Repurchase Clause in Section 10.13. Nothing in this Agreement shall be construed as alleviating 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 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 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 four percent (4%) Finder's Fee to a licensed real estate agent representing Purchaser pursuant to the form of agreement 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:

INW Investments, LLC
c/o Terrence C. Vause
2172 Newhaven Loop
Richland, Washington 99352
Phone: (509) 531-8970

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. Right to Repurchase. This Property is being sold to Purchaser in anticipation of being developed with a 4,000-6,000 square foot Warehouse 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 the original Purchase Price as cited in Section 2 of this Agreement for approximately 1.00 acre of property (the "Purchase Price"), without interest.

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 will not assume any liability for expenses incurred by Purchaser in conducting this transaction. Purchaser agrees to re-convey 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 Right to Repurchase is exclusive to Seller and shall be exercised at Seller's sole discretion. This Right to Repurchase 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 Right to Repurchase. Purchaser agrees that any resale of the Property by Purchaser to any third party within the thirty-six (36) month Right to Repurchase Period requires Seller's approval, which shall be given in Seller's sole discretion. Seller's Right to Repurchase as identified in Section 10.13 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.

[Signature Page to Follow]

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

**INW INVESTMENTS, LLC –
PURCHASER**

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

By: Terrence C. Vause
Its: Owner

APPROVED AS TO FORM:

By: Heather Kintzley
Its: City Attorney

EXHIBIT A

RECORD SURVEY NO. 4756

RECOMMENDING A PORTION OF THAT RECORD OF SURVEY FOR
BINDING SITE PLAN—VOLUME 1 OF SURVEYS, PAGE 2066
PORTIONS OF THE W 1/2 SECTION 27 & NE 1/4,
SECTION 28, TOWNSHIP 10 NORTH,
RANGE 28 EAST, WILLAMETTE MERIDIAN
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

VICINITY MAP



GRAPHIC SCALE
0 50' 100' 200'
1 INCH = 100' FT.

CITY OF RICHLAND
1-2706-200-0001-021
PATENT PENDING.

INTERSTATE NUCLEAR
SERVICES
- 37048 - 200-8001-003

0

SHEET 1 OF 2

CITY OF RICHLAND
ROBERTSON DRIVE EXTENSION

WASHINGTON

BICHL AND

14037

DATE:	5/19/16
SCALE:	1"=100'
DRAWN BY:	ADG
APPROVED BY:	CCA

14037

2245 Robertson Drive
Richland, Washington
OFFICE 509-375-4123
FAX 509-371-0069

**HERMIT
SURVEYING
INC.**

2.3) FORMER 1.5" BRASS CAP IS VISIBLE ON OUT

Following a 12-month period of a

SURVEYOR'S NOTES

DATE OF SURVEY/INTERVIEW VISIT: FEBRUARY 28, 2018.

DATE OF SURVEY/MEASUREMENTS: 1980s
BASIS OF BEARING: MAGN(2011) WA SPC SOUTH ZONE, US SURVEY FEET GRID DISTANCES
MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000089118 TO ACHIEVE GROUND DISTANCES. DISTANCES CONTAINED IN LEGAL DESCRIPTIONS ARE GROUND DISTANCES. MULTIPLY DISTANCES CONTAINED IN LEGAL DESCRIPTIONS BY A COMBINED SCALE FACTOR OF 0.999910382 TO ACHIEVE SURVEYED GROUND DISTANCES.

3. (EQUIPMENT) TOPCON G-3 GYSS. RIX METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS.

A FOLIO MEASUREMENT AS NOTED.

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 103–110

3. ● SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 43774".

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 5th DAY OF July, 2016 A.D. AT 4:32 P.M.

AND RECORDED IN VOLUME

CHRISTOPHER C. ARAMAK
BENTON COUNTY ALLOTTEE
Bentley Crittenton by Margaret Crittenton
FILE NO. 2016-09284

EMPLOYER'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDS ACT AT THE REQUEST OF THE CITY OF WOLANSKI IN JANUARY 2016.



EXHIBIT B

FORM OF FINDER'S FEE AGREEMENT

**CITY OF RICHLAND
FINDER'S FEE AGREEMENT**

Name of Broker/Agent making Introduction: _____.

Agent for: _____.

Name of Prospective Purchaser: _____.

Description of Land: _____

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: Four Percent (4%) of Total Purchase Price. Purchase Price is estimated at \$_____.

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: _____, 2018

Economic Development Manager

Signature of Broker/Agent

Name of Broker/Agent - Printed

Kintzley, Heather

From: Arrasmith, Darin
Sent: Monday, March 5, 2018 11:29 AM
To: Kintzley, Heather
Subject: FW: Terrence Vause PSA - Name Change

Hi Heather –

Terrence Vause's email below indicating the new purchaser name. He notified me earlier last week that he was planning to change it, but this email is his confirmation.

Thanks,

Darin

From: Ted Vause [mailto:TVause01@Yahoo.com]
Sent: Friday, March 02, 2018 5:00 PM
To: Arrasmith, Darin <darrasmith@CI.RICHLAND.WA.US>
Cc: Scott@KENMORETEAM.COM
Subject: Re: Robertson Drive Utilities

Hi Darin,

You should be able to find "INW Investments, LLC" on the state website now.

Cheers

Ted

Sent from my iPhone

February 1, 2018
Terrence Vause
2172 Newhaven Loop
Richland, WA 99352

RE: Letter of Intent to Purchase Parcel AF#95-018807 BSP#2056 Parcel H

Darin Arrasmith Office of Economic Development for City of Richland:

The following is a letter of Intent for Terrence Vause and/or assigns at the above referenced property. The following proposed terms and conditions are the basis for a Purchase and Sale Agreement for the above referenced sites. This proposal is submitted to you subject to modification or withdrawal at any time. Neither this proposal nor any act of forbearance with respect thereto shall constitute or evidence an agreement with respect to any of the terms herein. Any such agreement shall be evidenced solely by a definitive Purchase and Sale Agreement, fully executed and delivered by both Seller and Purchaser. No liability or obligation, legal or otherwise, shall be created by this letter.

Purchaser: Terrence Vause and/or assigns

Location: AF#95-018807 BSP#2056 Parcel

Property: Approximately 43,560+/- square feet

Purchase Price: \$65,340.00

Feasibility Period: Buyer shall have a period of 30 days running from the date of execution of the Purchase and Sale Agreement, to make inspection of the Property and satisfy itself as to the suitability of the Property for Purchaser's intended use (the "Feasibility Period").

Contingencies:

- Seller and Purchaser executing all access and parking easement documentation, and the issuance of all permits, licenses, zoning, subdivision and other approvals for Purchaser's improvements, use and signage.

- 90 day financing contingency starting at the end of the feasibility period. Purchaser's receipt of an irrevocable funding commitment from an institutional lender/equity investor.
- Property to be free of environmental contamination and/or hazardous materials.
- Seller providing clear and marketable title to the Property, and Purchaser's review and acceptance of any contemplated or existing covenants or restrictions affecting the Property.

Access: From and after the date of this letter, Purchaser shall have the right to enter the Property and perform surveys, tests and other inspections necessary for Purchaser's investigation thereof. Purchaser shall repair any damage to the Property resulting from such inspections.

Date of Closing: Within 30 days of removal of contingencies.

Signage: Shall comply with all city ordinances.

Brokerage Disclosure: Scott Howell of Kenmore Team, LLC represents the buyer

Brokerage Commission: 4.0%, paid by Seller at closing to Kenmore Team, LLC.

Confidentiality: Except as may be required by law, all parties agree to keep confidential all information exchanged between them regarding the sale of the Property, including the terms of this Letter of Intent, and shall not disclose such information to the other parties (except for their counsel, prospective lenders, due diligence professionals and prospective investors) without each other's prior written consent.

This proposal is non-binding and is meant only as a basis upon which to negotiate a Purchase and Sale Agreement. Any binding agreement must be evidenced by a Purchase and Sale agreed, accepted and executed by both parties. If this letter accurately sets forth your understanding of the basic business terms relating to our negotiation of the proposed sale, please execute and return this letter to us no later than February 8, 2017. A Purchase and Sale Agreement will be written for review of all parties no later than five (5) days

following execution of this Letter of Intent.

Sincerely,

Scott Howell
Kenmore Team, LLC
8927 W. Tucannon Ave. Suite 201
Kennewick, WA 99336
509.735.1025 office
509.735.2757 fax
509.379.3111 cell
scott@kenmoreteam.com

AGREED AND ACCEPTED:

PURCHASER:

By

Date

AGREED AND ACCEPTED:

SELLER:

By

Date

CITY OF RICHLAND OWNERSHIP MAP
PORTION OF SECTION 28, TOWNSHIP 10 NORTH,
RANGE 28 EAST, W.M.
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON

TERRENCE VAUSE
1.00 ACRE PURCHASE
LOT H - RS #4756

1/11/2018

CITY OF RICHLAND OWNERSHIP MAP
PORTION OF SECTION 28, TOWNSHIP 10 NORTH,
RANGE 28 EAST, W.M.
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON

TERRENCE VAUSE
1.00 ACRE PURCHASE
LOT H - RS #4756

1/11/2018



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 31-18, Approving the Preliminary Plat of Wild Canyon

Department:

Community & Development Services

Ordinance/Resolution Number:

31-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 31-18, approving the preliminary plat of Wild Canyon, subject to the conditions of approval listed in the Technical Advisory Committee (TAC) Report (S2016-1044), adopting the written findings and conclusions of the Richland Hearing Examiner as the findings and conclusions of the Richland City Council, and directing staff to issue notice of Council's decision.

Summary:

North Stone Richland, LLC is requesting approval of the preliminary plat of Wild Canyon in the Horn Rapids golf course community. The single family subdivision would divide 33 acres into 121 residential lots on property bounded by the third, fourth and fifth fairways of the Horn Rapids Golf Course. The site would be served by the recently completed second entrance into the Horn Rapids community from SR-240.

The Hearing Examiner held a public hearing on this application on January 26, 2017 and has recommended approval of the Wild Canyon preliminary plat. A zone change of this site is also needed for the project to move forward, and second reading of an ordinance approving the requested zone change is also on tonight's agenda. The applicant previously requested a delay in the proceedings as he contemplated his development plans, and is now requesting approval of his preliminary plat application.

Staff recommends approval of Resolution No. 31-18.

Fiscal Impact:

Development of the site with single family homes will increase the taxable value of the property, and will also result in a higher demand for City services.

Attachments:

1. Resolution No. 31-18 (including TAC Report)
2. Hearing Examiner's Report - Wild Canyon (North Stone Richland, LLC) - February 2017
3. Wild Canyon Preliminary Plat

RESOLUTION NO. 31-18

A RESOLUTION of the City of Richland approving the preliminary plat of Wild Canyon, subject to the recommended conditions of approval listed in the Technical Advisory Committee (TAC) Report; adopting the written findings and conclusions of the Hearing Examiner as the findings and conclusions of the Richland 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 Wild Canyon submitted by Northstone Richland, LLC; and

WHEREAS, the Hearing Examiner recommended to Richland City Council that it approve the preliminary plat of Wild Canyon; 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 Wild Canyon, a copy of which is attached as **Exhibit A**, is hereby approved subject to the conditions of approval contained in the Technical Advisory Committee Report (S2016-104), attached hereto as **Exhibit B**.

Section 2. The written findings and conclusions of the Hearing Examiner's February 21, 2017 report are incorporated herein by reference and adopted as the written findings and conclusions of the Richland 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.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 6th day of March, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Exhibit A

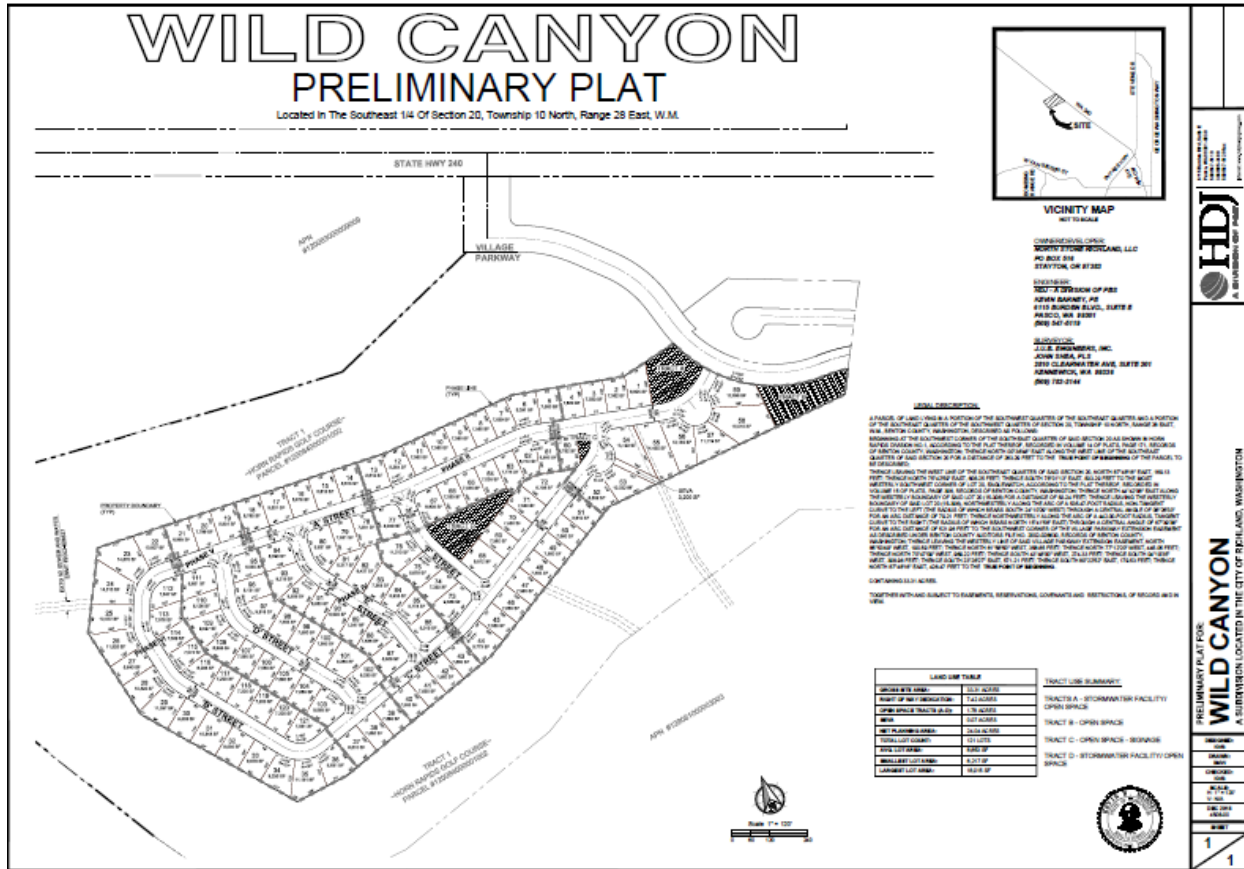


Exhibit B

(S2016-104 Wild Canyon)

**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2016-104)
JANUARY 19, 2017**

APPLICANT: NORTHSTONE RICHLAND, LLC

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE
33.31 ACRES INTO 121 RESIDENTIAL LOTS, (WILD
CANYON).

LOCATION: HORN RAPIDS COMMUNITY, NORTH OF THE 3RD
FAIRWAY, EAST OF THE 4TH FAIRWAY, SOUTH OF THE
5TH FAIRWAY AND WEST OF THE PLAT OF
EAGLEWATCH.

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:

1. Approval of the Wild Canyon plat application is contingent upon and shall not take effect unless and until the project site has been rezoned to R2-S Medium Density Residential.
2. 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.
3. The street addresses shall be finalized at time of final plat submittal and review. Street addressing shall be in conformance to RMC Chapter 12.01. The following note shall be placed on the final plat(s): **“Address numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance.”**
4. 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.”**

5. A Centralized Delivery Unit (CBU) mailbox shall be installed that meets the standards of the United States Postal Service.
6. A Secondary Emergency Vehicle Access (SEVA) road shall be constructed as depicted on the preliminary plat map of Wild Canyon. 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 from the project site across the golf course.
7. 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.
8. 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.
9. The applicant shall comply with City and state noise standards throughout the construction of the project.
10. 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.

Format, plans, permits drawings:

11. The existing off-site easements and the plat of Grayhawk to the south of this property needs to be labeled on the pre-plat drawing.
12. 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.

13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

19. 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'.
20. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
21. 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/>
22. 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.
23. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

24. Public improvement design shall follow the following general format:
 - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - B. Storm sewer shall be aligned on the south and east side of street centerlines.
 - C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - D. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - E. Water lines shall be aligned on the south and east side of street centerlines.
 - F. Watermains larger than 8-inches in diameter shall be ductile iron.
 - G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - H. All watermains outside areas zoned R1 shall be ductile iron.
 - I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - J. 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.
25. 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.

26. 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.

Survey Monument Protections:

27. All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
- A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (RCW 58.09.130).
 - B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
 - C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and file a permit with the DNR.

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Street Conditions:

28. Village Parkway currently does not exist from the plat of Sandpiper to the second entrance off of SR240. If this section of Village Parkway is constructed by another project prior to phase 1 of Wild Canyon, 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 its terminus at Sandpiper to the second entrance location off of highway SR240. This work shall include construction of the second entrance itself within the SR240 Right-of-Way.
29. A ten-foot public utility easement along the Village Parkway frontage shall be provided on the face of the final plat.
30. 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.
31. 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 are available upon request. Street light fixture wattages shall be shown on the plans.
32. All proposed Right of Ways that are narrower than 54-feet shall have parking restricted, as per City standards. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the construction plans and the final plat.
33. 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.).
34. All private roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
35. 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:

36. The Horn Rapids domestic water master plan shows a water connection between this preliminary plat and the plat of Quail Ridge to the north and west, and also to the plat of Grayhawk to the south (previously called the "Highlands"). It was determined that the water connection to Grayhawk was not needed as another connection elsewhere will be made, however the connection across the golf course to Quail Ridge will be needed. This connection shall be made during phase 4 (or with the phase that constructs the 48th 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.
37. 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.
38. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

39. 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.
40. Sanitary sewer shall be extended to the plat boundary in line with the appropriate existing easements across the golf course. The west half of this project may need to drain west across the golf course to the plat of Quail Ridge, per the Horn Rapids sanitary sewer master plan.

Storm Water:

41. 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.

42. 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.
43. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.
44. 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.
45. 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.
46. 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.

47. 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.
48. 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.
49. 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:

50. 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:

51. 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.

52. 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.
53. 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.
54. 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.
55. 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.
56. 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.***"
57. 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.***"
58. A one-foot wide "No access / screening easement" will be required along the Village Parkway Right of Way.
59. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
60. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
61. Any restricted parking areas shall be indicated on the final plats.

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

Regarding two Type III matters:

1. An application to Rezone a 33.31
acre site located in the Horn Rapids
Golf Course Community from C-LB
(Commercial Limited Business) and
R-3 (Multi-Family Residential) to
R-2S (Medium Density Residential
Small Lot); and

2. *“Wild Canyon Preliminary Plat”*
application to subdivide the same
property into 121 single-family
residential lots,

both submitted by the property owner

North Stone Richland LLC,
Applicant

File No. Z2016-107 (Rezone)
File No. S2016-104 (Prelim. Plat)

**FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

I. SUMMARY OF RECOMMENDATIONS.

In this consolidated hearing process, there are two Type III matters up for final action by the City Council. With formal approval of a Property Use and Development Agreement that would limit all development within the rezoned area to detached single family dwellings and require development to be consistent with the proposed Wild Canyon Preliminary Plat, the applicant can meet its burden of proof to demonstrate that the pending rezone application merits approval. Following approval of the rezone application, the City council should approve the proposed Wild Canyon Preliminary Plat, subject to conditions

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: NORTH STONE
RICHLAND, LLC REZONE AND PRELIMINARY
PLAT APPLICATIONS FOR THE “WILD
CANYON” PROJECT LOCATED IN THE HORN
RAPIDS COMMUNITY, FILE NOS. Z2016-107 AND
S2016-104**

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recommended by Staff, because the Record includes substantial evidence confirming that the applicant has satisfied its burden of proof to meet the applicable criteria for preliminary plat approval.

II. BACKGROUND and APPLICABLE LAW.

A. Rezone.

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). The site of this rezone has already been analyzed for traffic impacts and transportation system needs, as part of a previous hotel and apartment complex proposal for the same property.

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

¹ *Save Our Rural Env’t v. Snohomish County*, 99 Wn.2d 363, 370-71 (1983); *Henderson v. Kittitas County*, 124 Wn. App. 747, 754 (Div. III, 2004); *Bjarnson v. Kitsap County*, 78 Wn. App. 840, 846 (Div. III, 1995).

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3 ***B. Preliminary Plat Review.***

4 Under applicable provisions of the Richland Municipal Code (RMC), a preliminary
5 plat² application is first subject to review and approval by city staff with respect to the
6 engineering elements of said plat, then the Hearing Examiner is responsible for conducting
7 an open record public hearing followed by a recommendation to the City Council. A
8 preliminary plat application is a Type III procedure. RMC 19.20.010(C)(1).

9 As explained in RMC 24.12.050(A), the hearing examiner shall consider any
10 preliminary plat application and shall conduct an open record public hearing in accordance
11 with Chapter 19.60 RMC. After the public hearing and review of materials in the record,
12 the hearing examiner shall determine whether the preliminary plat is in accordance with the
13 comprehensive plan and other applicable code requirements and shall either make a
14 recommendation for approval or disapproval to the city council.

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

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

26 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:

21 ² In this Recommendation and exhibits included in the Record, preliminary plat and preliminary subdivision mean the same thing, and use
22 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.

23 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,

24 **FINDINGS OF FACT, CONCLUSIONS AND**
25 **RECOMMENDATION RE: NORTH STONE**
26 **RICHLAND, LLC REZONE AND PRELIMINARY**
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1 ***Richland Municipal Code 24.12.053 Preliminary plat – Required findings.***

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

4 *A. The preliminary plat conforms to the requirements of this title;*

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

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

12 *D. The application is consistent with the requirements of RMC 19.60.095 (addresses*
13 *transportation concurrency considerations).*

14 And RMC 19.60.095 mandates the following additional findings:

15 ***19.60.095 Required findings.***

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

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

21 *B. Impacts of the development have been appropriately identified and mitigated under*
22 *Chapter [22.09](#) RMC.*

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

25 *D. The development does not lower the level of service of transportation facilities below the*
26 *level of service D, as identified in the comprehensive plan; provided, that if a development*

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).

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1 application is projected to decrease the level of service lower than level of service D, the
2 development may still be approved if improvements or strategies to raise the level of service
3 above the minimum level of service are made concurrent with development. For the
4 purposes of this section, "concurrent with development" means that required improvements
5 or strategies are in place at the time of occupancy of the project, or a financial commitment
6 is in place to complete the required improvements within six years of approval of the
7 development.

8
9 E. Any conditions attached to a project approval are as a direct result of the impacts of the
10 development proposal and are reasonably needed to mitigate the impacts of the
11 development proposal.

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

18 **C. Authority for Consolidated Permit Processing.**

19 Under RMC 19.20.020(B), an application that involves two or more procedures may
20 be processed collectively, using the highest numbered procedure required for the any part of
21 the application(s). As noted above, the review procedures in this matter are the same for
22 the Rezone and for the Preliminary Plat – Type III. Accordingly, the public notices, staff
23 review process, public hearing, and Recommendation for the two pending applications were
24 consolidated.

25 **III. QUESTIONS PRESENTED.**

26 **1. For the Rezone:**

- 27 A. Whether the requested rezone implements policies of the City's
28 Comprehensive Plan, and/or whether there has been a change of
29 circumstances since the original zoning was adopted for the site?

30 Short Answer: Yes.

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

3 Short Answer: Yes, if limited by an appropriate Property Use and
4 Development Agreement.

5 **2. For the Preliminary Plat:**

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

8 **Short Answer:** Yes.

9 **IV. RECORD AND EXHIBITS.**

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

13 **Hearing Testimony:** The following individuals presented testimony under oath at
14 the duly noticed public hearing for the underlying application, held on January 26, 2017:

- 15 1. Rick Simon, Development Service Manager for the City of Richland, made a
16 brief presentation regarding the application, the site, and his
17 recommendation, as explained in the Staff Report; and
- 18 2. Stew Stone, member of North Stone Richland LLC, the property
19 owner/applicant, spoke on his own behalf, and briefly explained that he
20 supports the findings and recommendations made in the Staff Report, and
21 that he accepts all proposed conditions of approval for the Rezone and the
22 Wild Canyon Preliminary Plat.

23 No one appeared at the public hearing or submitted any written comments as part of
24 the Record to express any opposition or substantive concerns with either the proposed
25 rezone or preliminary plat.

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Exhibits: The Development Services Division Staff Report, including a recommendation of approval, was provided to the Examiner in the week before the hearing. The Staff Report, and the following Exhibits, were all accepted into the Record in their entirety without modification:

1. Preliminary Plat Application materials;
2. Rezone Application, including 2 page “Justification” statement by Mr. Stone;
3. Preliminary Plat Map;
4. Preliminary Plat Map with contours;
5. Site Photos;
6. Site Plan for hotel project on portion of site, which Applicant indicated intent to abandon with approval of Rezone;
7. Site Plan for apartment complex on site, which Applicant indicated intent to abandon with approval of Rezone;
8. Public Notice materials;
9. Horn Rapids Master Plan;
10. Environmental Checklist for the project;
11. SEPA DNS issued for the project;
12. Public Works comments;
13. WSDOT Comments, same as those made for Quail Ridge project;
14. Technical Advisory Committee Report; and
15. Proposed Property Use and Development Agreement.

The Examiner has visited the road network and vicinity of the proposed rezone on several occasions, and 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. Late last year, the owners of most of the remaining undeveloped land located in the “master-planned” Horn Rapids Community, North Stone Richland, LLC, submitted two applications: a) to Rezone all portions of a vacant 33.31-acre site from R-3 (Multi-Family

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1 Residential) and C-LB (Commercial Limited Business) to R-2S (Medium Density
2 Residential Small Lot); and b) to subdivide all of the proposed rezone area into 122 single-
3 family residential lots with 4 tracts known as the Preliminary Plat of Wild Canyon.⁴ *Exhibit*
4 *2 and 3, application forms, with signature pages; Staff Report, page 7.* The SEPA
5 Environmental Checklist, at page 2, and the Staff Report, throughout, and the Preliminary
6 Plat Map for the proposed project all confirm that the development is *not* for 122 lots, but
7 121. *Staff Report; SEPA Checklist, Ex. 10, at page 2; Preliminary Plat Map, Ex. 3, "Land*
8 *Use Table" summary.*

9 2. Following receipt, City staff complied with all applicable public notice requirements
10 for the rezone application and the public hearing held for the matter. *Staff Report, Page 7;*
11 *and Exhibit 8, copies of various public notices.*

12 3. The applicant submitted an Environmental Checklist for the applications,
13 particularly the proposed single-family subdivision of the site. *Exhibit 10.* It is worth
14 noting here that the same applicant obtained city land use approvals in 2011 for the
15 development of 2 hotels (with a total of 285 rooms) and a 135 unit apartment complex on
16 the site. *Staff Report, page 6; Testimony of Mr. Simon and Mr. Stone; Exhibit 6, hotel*
17 *project site plan; and Exhibit 7, apartment complex site plan.* Comparing the
18 environmental review for both concepts, the Staff Report establishes that the traffic
19 generation figures for the Wild Canyon Preliminary Plat design, with just over 120 single-
20 family homes, would be significantly less than the volume of traffic expected from the hotel
21 and apartment project on the site. Staff issued a SEPA Determination of Non-Significance
22 for the pending applications on December 28, 2016. No one submitted any written
23 comments opposing the DNS, and no one appears to have standing to appeal the
24 environmental determination for the pending matter.

25 4. The site is located in the Horn Rapids Golf Course Community, a large master
26 planned area south of SR 240 and north of the Yakima River, all within the City of
Richland. *Exhibit 9, Horn Rapids Master Planned Community Site Plan; Exhibit 5, site*
photos; Site Visit.

19 ***Surrounding uses and zones.***

20 5. The Wild Canyon site is currently vacant and undeveloped. Most of the Wild
21 Canyon site is surrounded by a "C" shape portion of the Horn Rapids Golf Course, with the

22 ⁴ The application pages included as Exhibits 2 and 3 to the Staff Report are both signed by applicant
23 representatives on December 2, 2016, but the summary provided in the Staff Report lists November 9, 2016 as
24 the application date.

5th fairway to the North, the 4th fairway to the West, and the 3rd fairway to the South. *Staff Report, page 3, and Figure 2, Land Use Map; Site Visit.* The project site is in close proximity to the existing Sandpiper, Eaglewatch and Grayhawk Phase 1 subdivisions, all connected to portions of the Horn Rapids Golf Course. The “golf-course” segments are mostly zoned AG, and the adjacent subdivisions mentioned above are all zoned R2-S. *Staff Report, page 4, Figure 3, Zoning map of the area.*

Sufficient transportation and utility systems to support rezone.

6. Consistent with the transportation concurrency requirements found in RMC 19.50.010(C), City staff confirmed that the conditions of Preliminary Plat approval for the Wild Canyon subdivision include road improvements, most notably the extension of Village Parkway from its present, temporary terminus in a north/north west direction, leading to a new second entrance into the Horn Rapids community from SR 240 – something that has been “on the books” and identified for future development since the Horn Rapids Master Plan was first adopted by the City in the early 1990s. *Staff Report, page 8; Ex. 9, Horn Rapids Master Plan.* Internal streets are also proposed as part of the preliminary plat, and none of the new lots will need, nor will they be permitted to have, driveways attaching directly onto the new Village Parkway extension, so the Village Parkway can provide optimal service as a “collector street” serving the new plat and the rest of the Horn Rapids community. *Ex. 3, Preliminary Plat Map.*

7. As part of the review process, City staff confirms that adequate utilities are available to serve the site. In fact, virtually all of the City’s available utility services will be able to serve the new plat: drinking water, sewer, power, and irrigation water. *Staff Report, page 9*

8. Storm water will be retained on-site, and the preliminary plat design includes designated tracts that will be used to accomplish this objective, all in accord with City development standards. *Staff Report, page 9.*

9. Based on these staff assurances, the Examiner finds that transportation and utility systems are already in place, or are readily available for construction, extension or connection to the future Wild Canyon Preliminary Plat uses that might occur on the site.

Comprehensive Plan Designation for the site.

10. The City’s Comprehensive Plan designates the entire site as “Medium Density Residential.” *Staff Report, page 3, Figure 2, Comp. Plan Map of the proposed rezone site.* Medium Density Residential Districts are established and described in Chapter 23.18 RMC. For purposes of the pending application, the focus is upon the requested rezone to R-2S

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(Medium Density Residential Small Lot), addressed in RMC 23.18.010(D).

11. RMC 23.18.010(D) explains that the R-2S zoning classification is “intended to be applied to some portions of the City that are designated medium-density residential under the City of Richland Comprehensive Plan.”

Consistency with Comprehensive Plan and city codes.

12. The requested rezone conforms to the Comprehensive Plan, because the plan already identifies the property as “medium density residential.”

13. Because the requested rezone fully implements the land use designation assigned to the site in the City’s comprehensive plan and zoning regulations, the requested rezone bears a substantial relationship to the public health, safety, and general welfare – provided that the rezone should only be approved along with an appropriate Property Use and Development Agreement as discussed below.

14. As limited by the recommended Property Use and Development Agreement, the requested rezone is appropriate in the context of adjacent properties, some of which already allow similar or even more-intense or impactful uses.

15. In this matter, the record demonstrates that both applications are in general conformance with the City’s comprehensive plan.

16. The Development Services Manager’s Staff Report includes specific findings and explanations that establish how the underlying applications satisfy provisions 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.

Discussion and Analysis.

17. The pending rezone application is requested to make it possible to fully-develop the site with just single-family homes with supporting tracts and infrastructure, using setback and lot coverage standards for the R2-S Zone. See *Ex. 2, Rezone Application, “Justification” statement signed by Mr. Stone.*

18. Single Family homes are not permitted in portions of the property that are currently zoned C-LB. Building heights and building setbacks are higher in the R3 zone than in the proposed R2-S zone, while lot coverage limits are more generous in the R2-S zone (50%

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for R2-S vs. 45% for R3). *Staff Report, page 6.*

19. The applicant's materials indicate that the current market in the Horn Rapids Community is for single-story homes, featuring 3 garage spaces and covered patio spaces, all of which can be accommodated on less land if the R2-S zoning standards applied. *Ex. 2, Justification statement by Mr. Stone.*

20. Given the applicant's justification for the requested rezone – essentially to permit development of the Wild Canyon Preliminary Plat as shown on the proposed preliminary plat map at *Ex. 3* – the Examiner recommends that the proposed Property Use and Development Agreement should be approved as part of the Rezone, to limit development on the rezoned site to a project or phased development that is consistent with the Wild Canyon plat proposal also addressed in this Recommendation. The Property Use and Development Agreement should restrict all development to that which is proposed in the Wild Canyon Preliminary Plat, i.e. just one single-family home on each single-family lot; with no more than 121 single-family lots.

21. The state subdivision statute expressly provides that any application for a division of land “shall be considered under the subdivision or short subdivision ordinance, and zoning or other land use control ordinances in effect on the land at the time a fully completed application for preliminary plat approval of the subdivision, or short plat approval of the short subdivision, has been submitted to the appropriate county, city, or town official.” RCW 58.17.033. Accordingly, the City Council should first take action on the proposed Rezone. If it is denied, then the proposed plat cannot be approved. If it is approved, then the following finding/findings should be included in the City Council's Preliminary Plat approval: a) The City Council should ratify and confirm that the Wild Canyon Preliminary Plat application was accepted and reviewed as part of a consolidated process authorized under city development codes, particularly RMC 19.20.020(B); b) that the zoning standards used for the Wild Canyon preliminary plat approval are/were those for the R2-S zone; and c) that such consolidated process was undertaken on request of, with full knowledge of, and with the express consent of the project applicant, or something substantially similar.

22. The site is already designated as “Medium Density Residential” under the City's Comprehensive Plan, which is intended to provide between 5 and 10 dwelling units per acre. *Staff Report, page 3.* The proposed R-2S zone is Medium Density Residential. In fact, the three existing plats that are closest to the Wild Canyon site are all zoned R2-S: Eaglewatch, Sandpiper and Grayhawk.

23. The applicant provided materials explaining that they intend to impose covenants on the development that would only allow single-family homes. North Stone is willing to

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1 enter into a Property Use and Development Agreement that would limit the effect of the
2 rezone, and prohibit duplexes or similar structures that could be permitted in the new zone
classification. *Testimony of Mr. Stone; Staff Report.*

3 24. The proposed Wild Canyon Preliminary Plat would have a net density of 5.04 units
4 per acre, fewer than the density already in the existing, adjacent Sandpiper and Eaglewatch
residential developments. *Staff Report, page 11.*

5 25. Development of the proposed plat is dependent upon the developer's extension of
6 Village Parkway to connect with SR 240, where the intersection is now unopened, and
7 blocked with bollards or similar objects that can be moved to provide secondary emergency
8 access into the Horn Rapids community. Once constructed and opened for travel as part of
9 the plat development, Village Parkway will finally provide a second point of ingress/egress
10 for the Horn Rapids collection of residential subdivisions, something for which the
11 Examiner has heard strong support in public comments and materials reviewed for previous
land use hearings. With the connection to SR 240, which will be coordinated with
WSDOT, the proposed plat, and the Quail Ridge plat, will have a means to enter and exit
the new lots without need to drive through existing neighborhoods that are part of the Horn
Rapids community.

12 26. The recommended conditions of approval for the proposed Wild Canyon
13 Preliminary Plat, as set forth in the Technical Advisory Committee's report for the
14 proposal, included in the Record as *Exhibit 14*, were all accepted and supported by the
15 applicant's representative, Mr. Stone, at the public hearing, without modification or
16 requests for any exceptions. Each and every of the TAC's recommended conditions of
approval are supported by evidence in the Record, and they are reasonable and capable of
accomplishment.

17 ***Compliance with city development regulations achieves consistency with the***
18 ***Comprehensive Plan***

19 27. RMC 24.04.020 explains that the purpose of the City's platting and subdivision codes
20 is "*in furtherance of the comprehensive plan of the city*" and that such regulations
21 contained in the city's platting and subdivision codes "*are necessary for the protection and*
22 *preservation of the public health, safety, morals and the general welfare, and are designed,*
23 *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

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1 *of community life; to conserve and restore natural beauty and other natural resources; and*
2 *to facilitate the adequate provision of transportation, water, sewerage and other public*
3 *uses and requirements.” The effect of this provision boils down to this: compliance with*
4 *the City’s Comprehensive Plan can be established, or at least partially established, through*
5 *compliance with the city’s platting and subdivision regulations found in Title 24 of the*
6 *Richland Municipal Code. In this matter, substantial evidence in the record establishes*
7 *compliance by the proposed plat (as conditioned herein) with the city’s land platting*
8 *regulations that are applicable to this project, thus implementing and complying with the*
9 *City’s Comprehensive Plan. (See Staff Report, all Findings).*

10 ***Proposed plat will provide public benefits.***

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

17 29. Except as modified in this Recommendation, all Findings, and statements of fact
18 contained in the Staff Report, are incorporated herein by reference as Findings of the
19 undersigned-hearing examiner.⁵

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

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

- 24 A. The public health, safety, and general welfare: *See Staff Report, including without*
25 *limitation the Analysis provided on pages 8 - 11, and proposed findings on pages*
26 *11 – 14.*
- 27 B. Open Spaces: The project provides four tracts for open space and storm water
28 detention purposes, all to be maintained by the Horn Rapids Homeowners
29 Association. The large Hanford Legacy Park is located just northeast of the
30 proposed plat. *See Staff Report at page 9, and discussion in item H.*

31 ⁵ For purposes of brevity, only certain Findings from the Department’s Recommendation are highlighted for discussion in this
32 Recommendation, and others are summarized, but any mention or omission of particular findings should not be viewed to diminish their
33 full meaning and effect, except as modified herein.

- 1 C. Drainage Ways: the project will be consistent with all applicable standards for
2 stormwater system design, including without limitation the Department of Ecology
3 Stormwater Management Manual for Eastern Washington. Consistent with City
4 development standards, the plat will provide on-site stormwater detention. The
5 design includes tracts that will provide onsite stormwater retention. *Staff Report,*
6 *page 9; Ex. 14, Technical Advisory Committee Report, pages 8 - 10, recommended*
7 *Storm Water conditions.*
- 8 D. Streets or roads, alleys, other public ways: the proposed plat has been reviewed by
9 the City for compliance with applicable street system design requirements, and has
10 been deemed consistent with all applicable city standards for city roads, streets,
11 driveways, access, circulation, transportation concurrency and the like. *Staff*
12 *Report; Exhibit 3, Preliminary Plat Map/site plan; Exhibit 14, Technical Advisory*
13 *Committee report and proposed conditions, particularly Traffic & Street*
14 *Conditions set forth on page 7.*
- 15 E. Transit stops: To the extent transit stops are or may be located nearby to serve
16 residents of the proposed plat, or Richland residents generally, the subdivision
17 design, access and internal circulation patterns, as conditioned, are appropriate to
18 allow for pedestrians and vehicles to access arterials and other routes that could
19 direct users to existing or future transit stops and facilities. The proposed plat is
20 within the Ben Franklin Transit service area, though no bus service is currently
21 provided for the neighborhood. The transit agency was given lawful notice of the
22 proposed plat and did not provide any comments or feedback for consideration as
23 part of the record in this matter. *Staff Report, page 9.*
- 24 F. Potable water supplies: The new subdivision will receive its domestic water supply
25 from the City of Richland. Staff confirms that adequate capacity is available
26 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. 14, recommended Domestic Water conditions on pages 7 - 8,
and recommended Irrigation conditions on page 10.
- 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. 14, recommended Sanitary Sewer*
conditions on page 8.
- H. Parks and recreation, playgrounds, schools: The proposed plat provides four open
space tracts. 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 3.4 miles from an existing elementary

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1 school in the Richland School District, and the City has reserved a large property
2 within a quarter mile 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
3 comments after receiving city notice regarding the project. *Staff Report, page 9.*

4 I. Planning features to assure safe walking conditions for students: See street
network, road design proposed for plat. *Staff Report; Ex. 3, Preliminary Plat Map.*

5 31. Based on all evidence, exhibits and testimony in the record, the undersigned
6 Examiner specifically finds that the proposed Wild Canyon plat, as conditioned below,
7 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.

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

11 VII. CONCLUSIONS.

12 Based upon the Record, and the Findings set forth above, the Examiner issues the
13 following Conclusions:

14 1. The applicant has met its burden to demonstrate that the requested rezone and
15 proposed Wild Canyon Preliminary Plat conforms to, and in fact implements objectives of,
the City's Comprehensive Plan.

16 2. As conditioned and limited in an appropriate Property Use and Development
17 Agreement, the applicant can meet its burden to demonstrate that the requested rezone bears
18 a substantial relationship to the public health, safety, or welfare.

19 3. The Staff Report and testimony on the record demonstrate that, given the mitigation
20 measures and conditions of approval recommended herein, the proposed rezone and
21 preliminary plat will not require additional public facilities and that there will be capacity
22 within the transportation network, the utility system, and other public services to
23 accommodate future development such as that envisioned for the rezone site. The rezoned
property can provide for an appropriate level of residential development in a manner that is
compatible with the character of the existing uses and zoning districts surrounding the
property.

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1 4. The rezoned site will not be materially detrimental to uses or property in the
2 immediate vicinity of the subject property

3 5. The rezone supports Richland's commitment to establish a broad range of residential
4 land use designations to accommodate a variety of lifestyles and housing opportunities. See
Comprehensive Plan, Land Use Goal No. 4.

5 6. The rezone request and the accompanying Property Use and Development
6 Agreement will allow the proposed Wild Canyon Preliminary Plat to accommodate the
needs of today's home buyer.

7 7. As required by RMC 19.50.010(C), the record includes staff assurances that the
8 transportation system is sufficient to accommodate the type of development envisioned
9 with the proposed rezone.

10 8. Based on the record, and as conditioned in an appropriate Property Use and
11 Development Agreement, the applicant can demonstrate that its rezone application merits
12 approval, meeting its burden of proof imposed by RMC 19.60.060. There was no
opposition, and no environmental or other special development limitations appear
warranted.

13 9. Based on the Findings as summarized above, and if the requested rezone is
14 approved, the undersigned Examiner concludes that the proposed plat, as conditioned
15 below, conforms to all applicable zoning and land use requirements and appropriately
mitigates adverse environmental impacts. Upon reaching such findings and conclusions as
16 noted above, the preliminary plat meets the standards necessary to obtain approval by the
City.

17 10. The proposed conditions of approval as set forth in the Technical Advisory
18 Committee Report included in the Record as *Exhibit 14*, are reasonable, supported by the
evidence, and capable of accomplishment.

19 11. Consistent with RCW 36.70B.170 (the state's development agreement statute), and
20 in light of the shifting sands possible in relevant case law or legislation, the City Council is
21 fully empowered to incorporate conditions, limitations, and clarifications as agreed by the
parties, to provide for more certainty moving forward.

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

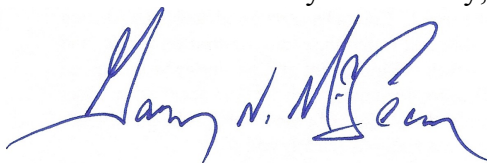
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PLAT APPLICATIONS FOR THE "WILD
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26 **RAPIDS COMMUNITY, FILE NOS. Z2016-107 AND**
S2016-104

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

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4 **VII. RECOMMENDATION.**

5 Based upon the preceding Findings and Conclusions, the undersigned Hearing
6 Examiner recommends **APPROVAL** of North Stone Richland, LLC's requested Rezone
7 and Preliminary Plat of Wild Canyon, a portion of the Horn Rapids Community, subject to
8 contemporaneous approval of an appropriate Property Use and Development Agreement for
9 the rezoned area that would limit development to a project consistent with the Wild Canyon
Plat, and Conditions of Approval for the plat as set forth in the Technical Advisory
Committee Report, included in the Record as Exhibit 14.

10 ISSUED this 21st Day of February, 2017

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14 _____
15 Gary N. McLean
16 Hearing Examiner
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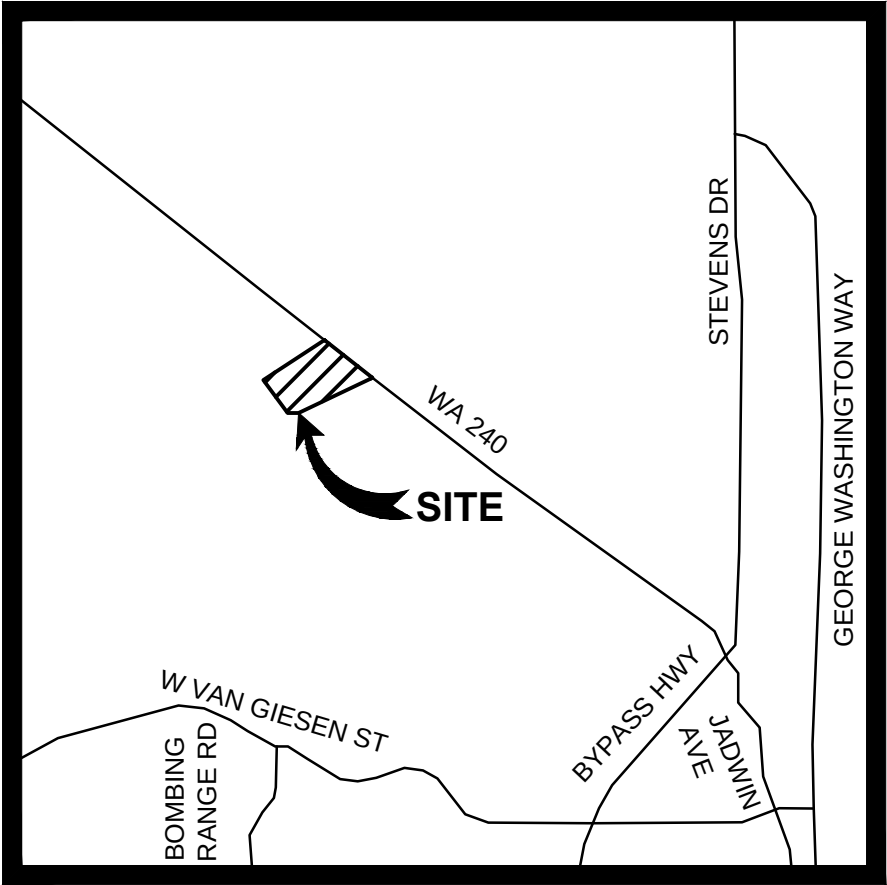
24 **FINDINGS OF FACT, CONCLUSIONS AND**
25 **RECOMMENDATION RE: NORTH STONE**
26 **RICHLAND, LLC REZONE AND PRELIMINARY**
PLAT APPLICATIONS FOR THE "WILD
CANYON" PROJECT LOCATED IN THE HORN
RAPIDS COMMUNITY, FILE NOS. Z2016-107 AND
S2016-104

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

WILD CANYON

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:

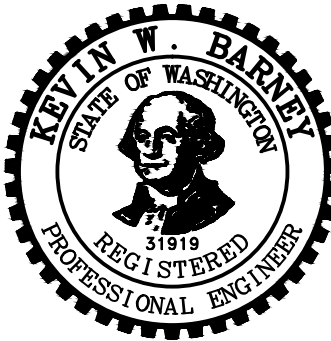
A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 20 AS SHOWN IN HORN RAPIDS DIVISION NO.1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGE 171, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 00°36'46" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 FOR A DISTANCE OF 283.29 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;
THENCE LEAVING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, NORTH 87°48'16" EAST, 169.13 FEET; THENCE NORTH 75°42'59" EAST, 608.25 FEET; THENCE SOUTH 78°01'13" EAST, 833.29 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF LOT 20, EAGLEWATCH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 306, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 44°42'08" EAST ALONG THE WESTERLY BOUNDARY OF SAID LOT 20 (15-306) FOR A DISTANCE OF 83.24 FEET; THENCE LEAVING THE WESTERLY BOUNDARY OF SAID LOT 20 (15-306), NORTHWESTERLY ALONG THE ARC OF A 535.47-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT (THE RADIUS OF WHICH BEARS SOUTH 24°10'29" WEST) THROUGH A CENTRAL ANGLE OF 08°28'33" FOR AN ARC DISTANCE OF 79.21 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 442.00-FOOT RADIUS, TANGENT CURVE TO THE RIGHT (THE RADIUS OF WHICH BEARS NORTH 15°41'56" EAST) THROUGH A CENTRAL ANGLE OF 67°39'38" FOR AN ARC DISTANCE OF 521.95 FEET TO THE SOUTHWEST CORNER OF THE VILLAGE PARKWAY EXTENSION EASEMENT AS DESCRIBED UNDER BENTON COUNTY AUDITORS' FILE NO. 2002-028630, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE LEAVING THE WESTERLY LINE OF SAID VILLAGE PARKWAY EXTENSION EASEMENT, NORTH 85°53'49" WEST, 190.59 FEET; THENCE NORTH 61°58'50" WEST, 358.65 FEET; THENCE NORTH 77°12'20" WEST, 445.05 FEET; THENCE NORTH 70°47'09" WEST, 969.22 FEET; THENCE SOUTH 43°46'00" WEST, 274.33 FEET; THENCE SOUTH 04°19'35" WEST, 308.96 FEET; THENCE SOUTH 23°28'27" EAST, 571.21 FEET; THENCE SOUTH 80°22'52" EAST, 179.53 FEET; THENCE NORTH 87°48'16" EAST, 426.47 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 33.31 ACRES.

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

LAND USE TABLE	
GROSS SITE AREA:	33.31 ACRES
RIGHT OF WAY DEDICATION:	7.42 ACRES
OPEN SPACE TRACTS (A-D):	1.78 ACRES
SEVA	0.07 ACRES
NET PLANNING AREA:	24.04 ACRES
TOTAL LOT COUNT:	121 LOTS
AVG. LOT AREA:	8,653 SF
SMALLEST LOT AREA:	6,217 SF
LARGEST LOT AREA:	18,015 SF

TRACT USE SUMMARY:
TRACTS A - STORMWATER FACILITY/ OPEN SPACE
TRACT B - OPEN SPACE
TRACT C - OPEN SPACE - SIGNAGE
TRACT D - STORMWATER FACILITY/ OPEN SPACE



PRELIMINARY PLAT FOR:
WILD CANYON
A SUBDIVISION LOCATED IN THE CITY OF RICHLAND, WASHINGTON

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

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 32-18, Authorizing a Limited Waiver of RMC 12.10.020 Relating to Sidewalk Improvements

Department:
Public Works

Ordinance/Resolution Number:
32-18

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 32-18, authorizing a waiver of the concrete curb, gutter and sidewalk construction requirements of RMC 12.10.020 for properties that participated in the Gage Boulevard Local Improvement District project.

Summary:

Chapter 12.10 of the Richland Municipal Code (RMC) requires construction of concrete curbs, gutters and sidewalks when triggered by permitted building activity on adjacent properties. This code provision results in a well-connected pedestrian system as properties are developed. RMC 12.10.020 requires the same construction for previously developed properties when triggered by permitted building modifications meeting certain criteria. This code provision further enhances the pedestrian system.

Prior to 2000, the City formed and completed many local improvement district-funded street improvement projects. The local improvement districts (LIDs) assessed adjacent property owners to widen streets and add sidewalks and street lights. One such LID was formed and completed on Gage Boulevard in 1997. The Gage Boulevard LID project resulted in an asphalt path and no concrete curb and gutter for a portion of the north side frontage of Gage Boulevard.

In 2018, a Gage Boulevard property owner submitted plans for a residential remodel project that, under RMC 12.10.020, would require construction of concrete curb, gutter, and sidewalk. This same property was assessed as part of the Gage Boulevard LID project. Prior to submitting his remodel permit application, the homeowner was not aware of the RMC 12.10.020 requirements, and he objects to replacing the local improvement district-funded path with the code-required concrete curb, gutter and sidewalk.

Because the street frontage includes pedestrian facilities, and because the implicated property previously funded a project for the City to add these features, staff suggests that strict compliance with RMC 12.10.020 is of questionable value. This RMC section does not authorize administrative variances to address these unique circumstances. Staff is seeking Council authority to grant a waiver of the requirements of RMC 12.10.020 for Gage Boulevard LID properties that previously contributed to pedestrian facilities.

Fiscal Impact:

None.

Attachments:

- I. Resolution No. 32-18

RESOLUTION NO. 32-18

A RESOLUTION of the City of Richland authorizing waiver of the construction requirements found in Richland Municipal Code 12.10.020 for properties assessed through the Gage Boulevard Local Improvement District adopted by Ordinance No. 02-97.

WHEREAS, in May 1995, Richland City Council formed the Gage Boulevard Local Improvement District (LID) through approval of Ordinance No. 18-95; and

WHEREAS, the purpose of the Gage Boulevard LID was to improve Gage Boulevard; and

WHEREAS, in February 1997, City Council passed Ordinance No. 02-97, finalizing the assessments under the Gage Boulevard LID for costs to complete the improvements; and

WHEREAS, the completed improvements under the Gage Boulevard LID included a roadside ditch and asphalt path along portions of the north side of the street; and

WHEREAS, Richland Municipal Code (RMC) Section 12.10.020 requires construction of concrete curbs, gutters, and sidewalks along existing property frontages when triggered by a building permit; and

WHEREAS, an owner of a property previously assessed under the Gage Boulevard LID recently applied for a building permit to construct an addition to his home; and

WHEREAS, enforcement of RMC Section 12.10.020 under these circumstances would result in the property owner removing and replacing the improvements funded through his Gage Boulevard LID assessment; and

WHEREAS, enforcement of RMC Section 12.10.020 under these circumstances would replace one form of pedestrian facility with another, but would add no pedestrian connectivity to Gage Boulevard; and

WHEREAS, staff recommends that, under these circumstances, City Council authorize a waiver to the construction requirements of RMC 12.10.020 since the code section does not authorize administrative variances to address this issue.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that staff is authorized to review properties assessed under Ordinance No. 02-97 for a waiver of the construction requirements of RMC 12.10.020, and to grant said waiver when the property includes a pedestrian path separate from the street surface.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 6th day of March, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 33-18, Authorizing a Water Main Oversizing Agreement with Michael Gibbon

Department:
Public Works

Ordinance/Resolution Number:
33-18

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 33-18, authorizing the City Manager to sign and execute an agreement with Michael Gibbon to reimburse for water pipeline construction costs.

Summary:

Mr. Michael Gibbon desired to construct a home on his property, which lies outside of an established subdivision and to the west of the plat of Country Estates off the end of Strawberry Lane. Because of the distance, Mr. Gibbon's new home was away from any existing fire hydrant, and in accordance with current development standards, Mr. Gibbon was required to install an 8-inch water main to provide domestic water and fire protection.

The City's Water System Plan identifies that a 12-inch water main is to be installed through this area. The purpose of the larger than 8-inch water pipeline is to support area-wide fire flow to adjacent developments. For this reason, it is not of direct benefit to Mr. Gibbon's property, but is of general benefit to area residents.

Mr. Gibbon and City staff agreed that installation of the larger water main should occur as part of his construction, and in exchange, the City would reimburse Mr. Gibbon for the extra costs of the larger pipeline. This type of reimbursement is authorized in Chapter 18.34 of the Richland Municipal Code. The oversizing costs, as established from actual construction prices, total \$3,965.46.

Staff recommends approval of Resolution No. 33-18, authorizing execution of an oversizing agreement with Mr. Michael Gibbon.

Fiscal Impact: There is currently \$57,040 available in the Water Administration Expert Services budget that will be utilized to pay this \$3,965.46 cost.

Attachments:

1. Resolution No. 33-18
2. Proposed Oversizing Agreement - Gibbon

RESOLUTION NO. 33-18

A RESOLUTION of the City of Richland authorizing an Oversizing Agreement with Michael Gibbon.

WHEREAS, Richland Municipal Code (RMC) Section 24.20.050 requires that new subdivisions be provided with a potable water distribution system and fire protection; and

WHEREAS, RMC Section 18.34.020 requires developers of new property to provide the potable water distribution system at their expense; and

WHEREAS, RMC Section 18.34.020 also allows the City to financially participate in the expense of constructing the potable water distribution system when doing so would provide capacity beyond the developer's needs to the benefit of the City's potable water distribution system; and

WHEREAS, the City's chosen vehicle for participating in the cost of oversized water pipelines is through a reimbursement agreement once the pipeline is installed by the developer; and

WHEREAS, the City's Water System Plan includes locations where water distribution pipelines must be larger than required for local service in order to meet larger future service demands; and

WHEREAS, one of the locations where a larger water distribution pipeline is called for by the Water System Plan is in the alignment of future Strawberry Lane through the property west of the Country Estates subdivision; and

WHEREAS, Michael Gibbon constructed a water main in the alignment of future Strawberry Lane to serve his property; and

WHEREAS, Mr. Gibbon was required, by Titles 18 and 24 RMC, to install 8-inch PVC water mains to supply water and fire protection to his property; and

WHEREAS, to implement its Water System Plan, the City desired to enlarge the water main within the future Strawberry Lane right-of-way to a 12-inch water main; and

WHEREAS, this oversized water main will benefit the City's Tapteal 3 domestic water distribution system, and allow for future development to the west of Mr. Gibbon's property and the plat of Country Estates. The oversized water main is not for the specific benefit of Mr. Gibbon's future development; and

WHEREAS, the City's Public Works Department engineering staff approved the construction plans for the oversized water pipeline, observed its installation and testing, and reviewed and verified the construction costs provided by Mr. Gibbon.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute an agreement with Mr. Michael Gibbon to compensate for oversizing the water main that lies in the future Strawberry Lane alignment.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 6th day of March, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

WATER MAIN OVERSIZING AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____, 2018, by and between the CITY OF RICHLAND, WASHINGTON, a municipal corporation, hereinafter referred to as “CITY” and MICHAEL GIBBON, in his individual capacity, hereinafter referred to as “DEVELOPER” and together, hereinafter referred to as the “PARTIES.”

WHEREAS, the Developer constructed a water main to benefit his property in a future road extension of Strawberry Lane that lies west of the plat of Country Estates; and

WHEREAS, the Developer is required to install 8-inch PVC water mains within all streets; and

WHEREAS, the City desired to enlarge the water main to a 12-inch PVC main in order to improve the City’s domestic water system and be in accord with the City’s Comprehensive Water System Plan; and

WHEREAS, this oversized water main will benefit the City’s Tapteal 3 domestic water distribution system, and allow for future development to the west of the Country Estates plat, and is not solely for the specific benefit of this development.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

Section 1: That the Developer has installed approximately 331 linear feet of 12-inch PVC water main and its associated fittings within the future Strawberry Lane alignment, in accordance with the City’s Comprehensive Water System Plan and the “Gibbon Utility Extension” engineering construction plans approved by the City.

Section 2: That the City accepted the water main on January 20, 2016, and will own, operate and maintain the water main as part of the City’s domestic water system.

Section 3: That the total oversizing cost incurred by the Developer, based on actual construction prices, is \$3,965.46.

Section 4: That the City will reimburse the Developer a total amount of \$3,965.46 for the costs to oversize the water main and install associated fittings within Queensgate Drive from 8-inch PVC pipe to 12-inch pipe.

IN WITNESS WHEREOF the Parties have executed this agreement at Richland, Washington, the day and year first written above.

CITY OF RICHLAND

DEVELOPER

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

By: _____
Michael Gibbon

Attest:

Marcia Hopkins, City Clerk

Approved as to Form:

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

Agenda Category: Items for Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Authorize Travel for Mayor Thompson and Councilmember Lemley

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Authorize travel for Mayor Thompson to attend the Energy Communities Alliance Annual Conference in Washington, D.C. from April 8-13, 2018 and Councilmember Lemley to attend the National League of Cities Congressional City Conference in Washington, D.C. from March 12-14, 2018.

Summary:

Mayor Thompson plans to attend the Energy Communities Alliance (ECA) Annual Conference on Securing Progress at DOE in Washington, D.C. from April 8-13, 2018. Councilmember Lemley plans to attend the National League of Cities Congressional City Conference in Washington, D.C. from March 12-14, 2018.

The ECA Annual Conference will focus on the U.S. Department of Energy Offices of Environmental Management, Nuclear Energy, and the National Nuclear Security Administration.

The National League of Cities Congressional City Conference will allow an opportunity to connect with federal agencies on topics including safety and resilience, regulations and legislation, community and housing, data and technology, advocacy and communication, and opioids. Additionally, Councilmember Lemley will have the opportunity to meet with Congressional Representatives as part of the Association of Washington Cities Legislative Committee.

Richland Municipal Code Sections 1.01.040 and 2.26.062 require Council approval for travel which requires either an overnight stay, the use of commercial transportation to travel outside of Washington State or when expenses exceed \$500.

Fiscal Impact:

Anticipated expenses for Mayor Thompson to attend the ECA Annual Conference are \$3,722.59. ECA will reimburse most expenses associated with the conference. Estimated expenses for Councilmember Lemley to attend the National League of Cities Congressional City Conference are \$2,138.10. There are enough funds in Council's tuition and travel budget line items to cover these expenses.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 03/06/2018

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Expenditures from February 12, 2018 - February 23, 2018 for \$5,696,949.43 including Check Nos. 254589-254985, Wire Nos. 6726-6747, Payroll Check Nos. 130502-131027, and Payroll Wire/ACH Nos. 10318-10356

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from February 12, 2018, to February 23, 2018 in the amount of \$5,696,949.43.

Summary:

Breakdown of Expenditures:

Check Nos.	254589-254985	2,847,670.17
Wire Nos.	6726-6747	537,660.90
Payroll Check Nos.	130502-131027	20,046.42
Payroll Wires/ACH	10318-10356	2,291,571.94
TOTAL		\$5,696,949.43

Fiscal Impact:

Yes

Total Disbursements: \$5,696,949.43.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
FEBRUARY 12 - FEBRUARY 23, 2018

Payee	Wire Description	Amount
Claim Wires - Wire No. 6726 to 6747		
CIGNA Health/Matrix/QBE/VSP	Insurance Claims	424,623.62
Conover	Section 125	1,473.85
Discovery Benefits	Section 125 - New Provider	7,442.84
Department of Licensing	Firearms Online Pmt for Concealed Licenses	495.00
Richland Golf Management Corporation	Col. Pt. Operating Reimb	103,625.59
	Total Claim Wire Transfers	\$ 537,660.90
Payroll Wires & Direct Deposits (ACH) - Wire No. 10318 to 10356		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 2,291,571.94
Total Claim & Payroll Wires/ACH		\$ 2,829,232.84

*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related payroll benefits.



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001 GENERAL FUND					
Division: 000 UNASSIGNED					
NYBY, SHAYNE		18-068 NYBY	254952	18-068 NWPPA STAKING CERT	\$1,333.32
RECWARE REFUND		011018	254785	REFUND PARKS AND RECREATION	\$39.00
TALLET, JERRY J.		31439	255061	REIMB CUST# 21919 DBL PAID	\$250.00
WASHINGTON STATE PATROL		I18004310	254691	BACKGROUND CHECKS-DEC 2017	\$636.00
		I18005061		BACKGROUND CHECKS-JAN 2018	\$672.00
WASHINGTON STATE TREASURER		2017 FORFEIT	255070	ANNUAL FORFEITED PROPERTY 2017	\$737.01
WEBCHECK INC		5915	254693	WEBCHECK SRVC JAN 18	\$1,101.20
UNASSIGNED TOTAL ****					\$4,768.53
Division: 001 CITY COUNCIL					
BANK OF AMERICA		TXN00037015	254854	OFFICE DEPOT - KEYBOARD, MOUSE	\$65.15
		TXN00037238		VISTAPR VistaPrint.com - COUNC	\$20.61
		TXN00037401		ASSOC OF WA CITIES - LEMLEY -	\$200.00
		TXN00037477		FRED-MEYER - COUNCIL ADVANCE M	\$28.20
		TXN00037488		COSTCO WHSE - COUNCIL ADVANCE	\$307.88
		TXN00037515		OFFICE DEPOT - COUNCIL ADVANCE	\$105.28
		TXN00037543		SAFEWAY #0333 - COUNCIL ADVANC	\$57.76
		TXN00037548		QDOBA 2919 - LUNCH - DEPARTMEN	\$235.90
		TXN00037549		SQ STONE SOUP - LUNCH - COUNC	\$163.07
		TXN00037551		SAFEWAY #0333 - COUNCIL ADVANC	\$18.21
		TXN00037573		PANERA BREAD - LUNCH - COUNCIL	\$91.78
		TXN00037574		SAFEWAY #0333 - COUNCIL ADVANC	\$18.21
		TXN00037575		OFFICE DEPOT - COUNCIL ADVANCE	\$18.42
FETROW, KIM		1740	254927	CITY COUNCIL/DIRECTOR PHOTOS	\$993.69
CITY COUNCIL TOTAL ****					\$2,324.16
Division: 100 CITY MANAGER					
BANK OF AMERICA		TXN00037221	254854	APPLEBEES - CM MONTHLY MTG	\$19.36
		TXN00037232		ACT Washington City/Co - REENT	\$315.00
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$54.32
THE MEJORANDO GROUP	P058861	06-2018	254969	STRATEGIC PLANNING ADVANCE MEE	\$15,000.00
	P058861			STRATEGIC PLANNING ADVANCE MEE	\$1,169.90
CITY MANAGER TOTAL ****					\$16,558.58
Division: 101 CITY CLERK					
BANK OF AMERICA		TXN00037217	254854	Record Ordinance	\$79.00
		TXN00037491		PAYPAL WASHINGTONM - Purchase	\$500.00
		TXN00037589		MRSC Training - PRR	\$95.00
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$63.09
CITY CLERK TOTAL ****					\$737.09



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division:	102	CITY ATTORNEY			
BANK OF AMERICA		TXN00037017	254854	AGENT FEE - SENNER, ERIC	\$35.00
		TXN00037024		ALASKA AIR - SENNER, ERIC	\$192.40
		TXN00037059		PRIMA NATIONAL - 2018 DUES	\$385.00
		TXN00037098		WRPA - Credit of Registration	(\$309.00)
		TXN00037208		STAPLES - SUPPLIES	\$76.09
		TXN00037426		RPS PASCO TRICITIES AP - KINTZ	\$10.00
		TXN00037441		ALASKA AIR - KINTZLEY LUGGAGE	\$25.00
		TXN00037510		WSBA - LICENSE RENEWAL KINTZLE	\$476.50
		TXN00037526		WSBA - LICENSE RENEWAL SERVICE	\$11.91
		TXN00037579		ACT MRSC - FULTON PRA TRAINING	\$95.00
JOYCE ZIKER PARKINSON PLLC		49223	255029	TRAVELER'S LITIGATION	\$10,940.00
MENKE JACKSON BEYER LLP		01/2018-021	254650	DUANE SMITH SITE PLAN	\$273.00
		01/2018-088		NESS/PAULSEL V. COR	\$1,470.05
		01/2018-456		DENNEY V COR - PRR	\$3,774.50
OGDEN MURPHY WALLACE, PLLC		808377	255044	WIRELESS CODE	\$1,890.00
SENNER, ERIC		18-026 SENNER	254963	18-026 WCIA RISK MANAGER'S	\$18.00
THOMSON REUTERS-WEST		837632768	254791	INFORMATION CHARGES-JAN 2018	\$2,215.32
CITY ATTORNEY TOTAL ****					\$21,578.77
Division:	110	ASSISTANT CITY MANAGER			
BANK OF AMERICA		TXN00037027	254854	OFFICE DEPOT--CHR MT	\$90.13
		TXN00037093		HOMEGOODS - WORKSTATION SUPPLI	\$46.64
		TXN00037119		HOBBY-LOBBY #457 - WORKSTATION	\$110.71
		TXN00037175		OFFICE DEPOT #2766 - PENS, TAP	\$26.80
		TXN00037305		EXPEDIA - BOOKING FEE - TRIP 1	\$4.41
		TXN00037395		EXPEDIA - BOOKING FEE - TRIP 1	\$4.23
		TXN00037400		UNITED - AIRFARE EXPENSE - TRI	\$260.01
		TXN00037416		PAYPAL SGR - CONFERENCE REGIS	\$439.00
		TXN00037422		DELTA AIR - AIRFARE - TRIP 18	\$241.00
		TXN00037423		GREAT WOLF GRAPEVINE - HOTEL D	\$168.36
ASSISTANT CITY MANAGER TOTAL ****					\$1,391.29
Division:	111	COMMUNICATIONS & MARKETING			
BANK OF AMERICA		TXN00036991	254854	STK SHUTTERSTOCK	\$29.00
		TXN00036998		ADOBE STOCK	\$32.57
		TXN00036999		FACEBK FSTVL OF LIGHTS	\$1.41
		TXN00037006		FACEBK WINTERWONDLND	\$0.48
		TXN00037008		SMARTSHEET	\$82.54
		TXN00037018		VISTAPR BRIHART WELCOME	\$21.71
		TXN00037021		FACEBK FESTVL OF LIGHTS	\$8.56
		TXN00037073		TRI-CITY REGIONAL CHAMBER - WO	\$105.00



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00037164	254854	FASTSIGNS - SPECIAL EVENT BANN	\$244.35
		TXN00037211		EXPEDIA - BOOKING FEE -LOGAN G	\$4.92
		TXN00037243		UNITED - LOGAN - GSMO CONFEREN	\$367.30
		TXN00037245		ALASKA AIR - LOGAN - GSMO CON	\$199.00
		TXN00037260		AMAZON MKTPLACE - WINDOW FILM	\$30.93
		TXN00037436		AMAZON MKTPLACE PMTS - ENTER -	\$52.11
		TXN00037466		STK SHUTTERSTOCK	\$29.00
		TXN00037500		WPPI - CONFERENCE REGISTRATION	\$1,068.00
		TXN00037521		DELTA AIR - AIRFARE - WPPI CO	\$371.00
		TXN00037554		STORYBLOCKS - MEMBER LIBRARY O	\$49.00
		TXN00037580		ADOBE STOCK	\$32.57
		TXN00037581		WWW.NEWEGG.COM - CERTIFICATE F	\$282.27
		TXN00037594		WPPI - CONFERENCE REGISTRATION	(\$68.00)
		TXN00037597		SMARTSHEET	\$82.54
WEST COAST PAPER COMPANY XEROX CORPORATION		10524763	254980	PAPER 20# 8.5 X 11 WHITE	\$466.98
		092165983	254696	BG2-946472 BASE/PRINTS-JAN	\$403.54
				BG2-946472 BASE/PRINTS-JAN	\$384.40
		092165984		B35-458536 BASE/PRINTS-JAN	\$140.31
		092165985		XU6-476287 BASE/PRINTS-JAN	\$425.01
				XU6-476287 BASE/PRINTS-JAN	\$1,846.49
		152323948	254984	OVERNIGHT SHIPPING FOR TONER	\$8.63
COMMUNICATIONS & MARKETING TOTAL ****					\$6,701.62
Division:	112	CABLE COMMUNICATIONS			
CITY OF RICHLAND		18-065 CHARBONEAU	254909	18-065 WATOA BOARD MEETING	\$116.63
CABLE COMMUNICATIONS TOTAL ****					\$116.63
Division:	113	HANFORD COMMUNITIES			
BANK OF AMERICA		TXN00037110	254854	AGENT FEE - AIRFARE- BROWN-LAR	\$35.00
		TXN00037228		ALASKA AIR - BROWN-LARSEN ECA	\$125.00
		TXN00037388		VENETIAN/PALAZZO - BROWN-LARSE	\$252.84
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$3.68
HANFORD COMMUNITIES TOTAL ****					\$416.52
Division:	120	FIRE			
BANK OF AMERICA		TXN00037009	254854	AMAZON - APPARATUS WASH SUPP'S	\$254.88
		TXN00037031		PROVANTAGE - TONER CART'S	\$263.80
		TXN00037053		STAPLES - PENS, POST-ITS	\$49.11
		TXN00037063		UW ENVIRO HEALTH - CODE COURSE	\$800.00
		TXN00037076		STAPLES - DESK CALENDAR	\$5.29
		TXN00037094		OFFICE DEPOT - DESK CALENDARS	\$23.86
		TXN00037100		AMAZON - WINDOW LOCK	\$5.26
		TXN00037126		SAFEWAY - RETIREMENT CAKE	\$37.37



City Of Richland

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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00037150	254854	SAP STORE - CRYSTAL REPORTS (2	\$967.63
		TXN00037156		AMAZON - VERIDESK PADS	\$108.60
		TXN00037157		AMAZON - LIGHT BULBS	\$17.46
		TXN00037184		AMAZON - BLEACH	\$27.83
		TXN00037191		STAPLES - DESK ACCESSORIES	\$99.55
		TXN00037192		AMAZON - 409 CLEANER	\$56.46
		TXN00037206		AMAZON - GOJO, WINDEX, FLO-KEM	\$157.83
				AMAZON - AAA, 9V BATTERIES	\$67.53
		TXN00037216		AMAZON - WINDEX	\$23.92
		TXN00037236		AMAZON - FLOOR CLEANER	\$33.86
		TXN00037250		AMAZON - AIR FRESHNER	\$39.90
		TXN00037253		AMAZON - DISH SOAP, BODY WASH	\$59.71
				AMAZON - TURTLE WAX	\$9.71
		TXN00037293		AMAZON - TOILET CLEANER	\$40.34
		TXN00037298		AMAZON - LYSOL CLEANER	\$57.60
		TXN00037318		CHARTER - STA INTERNET FEES	\$254.96
		TXN00037346		EVERGREEN SFTY CNCL - REG FEES	\$228.00
		TXN00037347		LABEL YOUR STUFF - CLOTH LABEL	\$40.68
		TXN00037350		VISTA PRINT - BUSINESS CARDS	\$15.18
		TXN00037358		FF BOOKSTORE - HAZMAT BOOKS	\$271.44
		TXN00037372		AMAZON - PROJECTOR RET'D	(\$1,088.09)
		TXN00037387		TARGET - KITCHEN PANS, DISHES	\$129.77
		TXN00037389		COSTCO - KITCHEN SUPP'S	\$36.90
		TXN00037403		AMAZON - PROJECTOR RET'D	(\$1,088.09)
		TXN00037417		NORTHERN QUEST - CONF LODGING	\$113.08
		TXN00037450		DE WILLIAMS - HELMET SHIELDS	\$148.00
		TXN00037457		FIREFIGHTERS - ERG BOOKS	\$25.92
		TXN00037476		OFFICE DEPOT - POSTER BOARD	\$6.56
		TXN00037586		AMAZON - BATTERIES, VAR SIZES	\$61.07
				AMAZON - VARIOUS STA CLEANERS	\$153.83
		TXN00037588		AMAZON - COMET CLEANSER	\$8.04
		TXN00037592		AMAZON - BATTERIES, CUTTING BR	\$52.18
				AMAZON - TIDE, CASCADE, LYSOL	\$141.15
		TXN00037595		EVGRN SFTY CNCL - REG CANCEL	(\$228.00)
BENTON COUNTY FIRE DIST 1		HZM2018-3	254990	2018 HAZMAT TEAM ASSESSMENT	\$7,580.00
BENTON PUD		1152	254596	QTRLY RACK LEASE OCT-DEC 2018	\$777.88
BENTON RURAL ELECTRIC ASSOCIATION		01/18-74170526	254597	COLLINS RD RADIO TOWER-ELECTRI	\$29.17
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$4,639.50
FEDERAL EXPRESS CORP		6-075-27318	254630	SHIPPING FOR NFA	\$26.88
FRONTIER		02/18 2530045365	255019	SILVER CLOUD PHONE LINE	\$66.64
IMAGETREND INC	P058554	110182	254747	Software Licensing Agreement f	\$7,481.73



City Of Richland

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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
IMAGETREND INC	P058554	110182	254747	Software Licensing Agreement f	\$1,647.48
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$10.12
RICHLAND ACE HARDWARE		60506	255053	LIGHT BULBS	\$15.07
RICHLAND NAPA		405333	255054	D EARTH ABSORBANT	\$97.85
XEROX CORPORATION	P058874	091834478	255074	FIRE ST 73 4TH QTR COPIER MAIN	\$32.58
	P058874	092165982		OFFICE COPIER LEASE/USAGE (JAN	\$332.78
FIRE TOTAL ****					\$25,227.76
Division:	130	POLICE			
AMERICAN MESSAGING SERVICES LLC		W4100724SB	254985	PAGER RENTAL JANUARY 2018	\$350.32
AXON ENTERPRISE, INC	P058671	SI1517326	254852	SHIPPING	\$19.22
	P058671			ADJUST FOR TAX	(\$0.01)
	P058671			44205 - CARTRIDGE - SIMULATION	\$1,373.25
BANK OF AMERICA		TXN00036986	254854	FACEBK AYFX4DJY92 - FB AD CRIM	\$3.52
		TXN00036993		CARAHSOFT TECHNOLOGY CORP - VM	\$1,006.64
		TXN00037002		UPS 0000002654EE527	\$38.65
		TXN00037033		WAL-MART #3261 - LYSOL WIPES	\$10.83
		TXN00037036		MAGNETSONTHECHEAP.COM - VEHICL	\$101.79
		TXN00037065		AMAZON - WATERPROOF MARKERS	\$30.05
		TXN00037078		STEEBERS LOCK SERVICE - KEYS	\$3.26
		TXN00037085		AMAZON - DVD SLEEVES/DISINFECT	\$61.73
				AMAZON - VOICE RECORDER/CD-R	\$342.95
		TXN00037088		COLUMBIA FITNESS - TREADMILL R	\$949.79
		TXN00037095		PLN PRICELINE HOTELS - Credit	(\$1,595.10)
		TXN00037099		AMAZON - DYMO LABELS	\$8.54
				AMAZON - DRAWER DIVIDERS/BANKE	\$172.24
		TXN00037101		GALLS - NYLON FLASHLIGHT	\$6.43
		TXN00037111		STAPLES - END TABS	\$120.74
		TXN00037112		HIGH SPEED GEAR - HANDCUFF TAC	\$43.38
		TXN00037114		AMAZON - BAND AIDS/16 GB FLASH	\$60.75
		TXN00037120		COPS PLUS, INC - DUTY BELTS	\$290.85
		TXN00037136		REMINDERBAND - SAFETY & SERVIC	\$387.37
		TXN00037139		AMAZON - PENS	\$6.85
		TXN00037144		STAPLES - TONER/MESH WALL FILE	\$1,099.25
		TXN00037148		PEN FACTORY - PENCILS/PENS	\$350.00
		TXN00037152		AMAZON - PENS/FILE FOLDERS/POS	\$51.76
		TXN00037153		TYR TACTICAL - RIFLE MAG POUCH	\$57.45
		TXN00037166		SQ ENGAGENOW: PR+SOCIAL - FB	\$175.00
		TXN00037167		AMAZON - CHARGING CABLES	\$37.17
		TXN00037171		STAPLES - PRINTER STAND/MOUSE/	\$267.69
		TXN00037202		EVIDENT INC - METH KITS/GUN BO	\$570.64
		TXN00037212		GALLS - NYLON FLASHLIGHT HOLDE	\$25.72



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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00037223	254854	COPS PLUS, INC - BOOTS	\$189.93
		TXN00037226		STAPLES - CLIPS/PENS/WASTE CON	\$370.20
		TXN00037261		WWW.CLEVERBRIDGE.NET - WINHEX	\$199.00
		TXN00037277		VELOCITY SYSTEMS LLC - VS GLOV	\$49.13
		TXN00037289		AMAZON MKTPLACE PMTS -CHARGING	\$18.45
		TXN00037291		HARBOR FREIGHT TOOLS 49 - SECU	\$8.69
		TXN00037295		INTERNATIONAL TRANSACTION - CL	\$1.59
		TXN00037303		TRI-CITY REGIONAL CHAMBER - PE	\$125.00
		TXN00037306		ACT MRSC - WEBINAR REGISTRATIO	\$105.00
		TXN00037308		UPS 0000002654EE028	\$350.59
		TXN00037309		TRI-CITY REGIONAL CHAMBER - CL	\$125.00
		TXN00037314		TRI-CITY REGIONAL CHAMBER - Cr	(\$20.00)
		TXN00037315		TRI-CITY REGIONAL CHAMBER - Cr	(\$20.00)
		TXN00037321		WWW.CLEVERBRIDGE.NET - WINHEX	\$148.90
		TXN00037328		INTERNATIONAL TRANSACTION - CL	\$1.19
		TXN00037331		Amazon.com - 128GB FLASH DRIVE	\$302.94
		TXN00037333		Amazon.com - COTTON SWABS/EVID	\$99.79
		TXN00037339		AMAZON MKTPLACE PMTS -EVIDENCE	\$36.92
				AMAZON MKTPLACE PMTS -EVIDENCE	\$36.93
		TXN00037344		MEDIC FIRST AID INTL INC - INT	\$43.44
		TXN00037352		MSAB INC - XRY COMPLETE RENEWA	\$2,995.00
		TXN00037355		STAPLES - ENDTAB/MEMO BOOK/PER	\$271.37
		TXN00037364		CDW DIR #LKW4231 - BROTHER MOB	\$311.74
		TXN00037365		AMAZON - 20 64 GB FLASHDRIVES	\$325.60
		TXN00037370		AMAZON - EVIDENCE GLOVES	\$90.13
				AMAZON - EVIDENCE GLOVES	\$90.13
		TXN00037379		PEAVEY CORP. - RED EVIDENCE BO	\$90.96
				PEAVEY CORP. - RED EVIDENCE BO	\$90.95
		TXN00037398		STAPLES - STENO BOOKS/POST IT	\$102.38
		TXN00037405		WAL-MART #3261 - 64 GB FLASH D	\$18.45
		TXN00037410		WHITE KNIGHT SUPPLY - CUFF CAS	\$24.35
		TXN00037429		STAPLES - SOAP REFILL/PRINTER	\$82.45
		TXN00037435		LEGACY ATHLETIC - RPD HATS	\$328.50
		TXN00037443		UPS 0000002654EE038	\$25.02
		TXN00037449		AMAZON - 64 GB & 32 GB FLASH D	\$84.63
		TXN00037451		"For the Record" Software	\$149.00
		TXN00037452		PAYPAL HOLLOTEC- REGISTRATION	\$395.00
		TXN00037453		POLICE TECHNICAL - REGISTRATIO	\$450.00
		TXN00037459		Amazon.com - VOICE RECORDER	\$109.32
		TXN00037460		EB BASIC CRIME PREVEN - REGIST	\$595.00
		TXN00037461		AMAZON - CHARGING CABLES/SUPER	\$29.87



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00037465	254854	POLICE TECHNICAL - REGISTRATIO	\$420.00
		TXN00037470		PRICELINE HOTEL ROOMS - PECK 1	\$357.00
		TXN00037471		DELTA AIR - PECK 18-074	\$334.00
		TXN00037472		PAYPAL NTOA - TEAM DUES	\$150.00
		TXN00037479		PAYPAL NWGIA - REGISTRATION NA	\$300.00
		TXN00037483		ACT Forensic TRaining - REGIST	\$650.00
		TXN00037484		EB TRAFFIC SAFETY CON - REGIST	\$212.98
		TXN00037487		EB 15-16 MARCH 2018 O - REGIST	\$800.00
		TXN00037490		PCMG800-6255468 - PREMIERE EL	\$273.83
		TXN00037493		PAYPAL WSNIA - REGISTRATION N	\$325.00
		TXN00037507		PEAVEY CORP. - 9XZPR WELD TAMP	\$83.05
				PEAVEY CORP. - 9XZPR WELD TAMP	\$83.05
		TXN00037513		SIRCHIE -EVIDENCE COLLECTION R	\$350.00
		TXN00037517		Police - USB Drives	\$83.74
		TXN00037519		GALLS - PEERLESS HANDCUFFS	\$145.96
		TXN00037528		EZREGISTER - REGISTRATION PARI	\$349.00
		TXN00037535		STAPLES - P-TOUCH TAPE/AIR FRE	\$60.88
		TXN00037547		REI #75 KENNEWICK - BOOTS	\$179.19
		TXN00037567		EVIDENT INC - METH KITS/MARIJU	\$157.36
		TXN00037568		SAFARILAND - EVIDENCE BAGS	\$85.79
				SAFARILAND - EVIDENCE BAGS	\$85.80
		TXN00037578		UPS 0000002654EE048	\$73.10
		TXN00037584		CRAFTWORKTOOLS.COM - CABLE CUT	\$225.33
		TXN00037591		EVIDENT INC - EVIDENCE SEALLIN	\$68.33
				EVIDENT INC - EVIDENCE SEALLIN	\$68.33
		TXN00037601		ACT MRSC - REGISTRATION AVERY/	\$285.00
		TXN00037602		AMAZON -PAPER GROCERY BAGS EVI	\$27.29
				AMAZON -PAPER GROCERY BAGS EVI	\$27.29
BUSH CAR WASH		4825	254603	RPD VEH WASHES-DECEMBER(28)	\$175.00
		4921		RPD VEH WASHES-JANUARY(44)	\$275.00
CASCADE NATURAL GAS CORP		01/18-75997100005	254604	NAT GAS 871 GW WAY 12/15-01/18	\$1,659.13
		02/18-75997100005	254995	NAT GAS 871 GW WAY 01/19-02/14	\$925.43
CELLEBRITE USA CORP.	P058788	INVUS191214	254606	SHIPPING AND HANDLING	\$92.31
	P058788			ADJUST FOR TAX	\$0.01
	P058788			UFED INFIELD KIOSK 2, AOI PC	\$12,814.80
CHRISTMAN FORENSICS		18-306	254998	BLOODSTAIN ANALYSIS TUITION	\$900.00
CITY OF PASCO		2018-00000003	254999	COP-ANIMAL CONTROL SERV-JAN	\$21,599.25
		2018-00000004		COP-ANIMAL CONTROL SERV-FEB	\$21,599.25
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$2,576.26
		01/2018-1903	254610	#1903 RHLD COMM TONS	\$138.00
COLUMBIA BASIN DIVE RESCUE		2018-003	254613	2018 AGENCY SUPPORT	\$3,250.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COLUMBIA FITNESS		M303	255007	TREADMILL SERVICE/PARTS	\$845.99
DELL COMPUTER CORPORATION	P058821	10223121915	254916	Dell Latitude 7490	\$2,314.44
DEPARTMENT OF LABOR & INDUSTRIES		2283	254624	EXPLOSIVES LICENSE-D JUDGE	\$50.00
		5786		TEAM EXPLOSIVE LICENSES	\$400.00
		5789		EXPLOSIVE LICENSES-MILLER	\$50.00
		5800		EXPLOSIVE LICENSES-CROUCH	\$50.00
		5806		EXPLOSIVE LICENSES-HESLA	\$50.00
		5808		EXPLOSIVE LICENSES-NELSON	\$50.00
		5814		EXPLOSIVES LICENSE-BERGER	\$50.00
GALLS, LLC	S017779	BC0549056	254930	TAX	\$20.30
	S017779			ZA954 NAV 15 33 - MENS L/S DEL	\$61.95
	S017779			TR618 NAV 30 OB - MENS POLY/WO	\$89.95
	S017779			XS001 SPECIAL INSTRUCTIONS FOR	\$19.78
	S017779			LA121 WP - TAPER LEGS FOR	\$17.00
	S017779			EX6378 - RICHLAND POLICE SHIEL	\$2.20
	S017779			LA127 WP - TAPER SIDES	\$11.99
	P058628	BC0549935		TR667 MDNV 6 OB - 5.11 TACTICA	\$108.58
	P058628			SHIPPING	\$5.43
	P058628			CUSTOMER SPECIFIC EMBLEM - CLA	\$2.39
	P058628			CUSTOMER SPECIFIC EMBLEM - CLA	\$2.39
	P058628			ADJUST FOR TAX	(\$0.01)
	P058628			SH087 DKNV SM REG - ELBECO LAD	\$100.35
GEMALTO COGENT, INC		382225	255020	LIVESCAN CS500E-DT MAINTENANCE	\$1,027.00
GLASEN, HEIDI		18-084 GLASEN	254932	18-084 DRUG DISPOSAL	\$18.00
INTERNATIONAL ASSN OF LAW ENFORCEMENT		23612	254641	ANNUAL TRNG CONF REG/M GILLEY	\$495.00
IRON MOUNTAIN INC		PSN5287	254642	SHREDDING SRVCS-JANUARY	\$115.42
LANGUAGE LINE SERVICES LLC		4227912	254647	NONEMERGENCY TRANSLATION-DEC	\$20.74
		4248470		NONEMERGENCY TRANSLATION-JAN	\$15.80
LARSEN GUNSMITHING & FIREARMS	S017717	9343	254942	SAFARILAND 6378-83-411 GLOCK 1	\$409.15
	S017717			HSG DOUBLE PISTOL TACO MAGAZIN	\$2,090.55
	S017717			SAFARILAND 79-83-13 SLIMLINE O	\$1,076.50
	S017717			SAFARILAND 6360-2832-131 GLOCK	\$1,044.73
	S017717			SAFARILAND 573-83-411 HANDCUFF	\$851.42
	S017717			SAFARILAND 6378-83-412 GLOCK 1	\$74.39
	S017717			SAFARILAND QUICK-KIT4-2 HOLSTE	\$208.29
	S017717			SAFARILAND 6378-832-411 GLOCK	\$234.85
	S017717			SAFARILAND 6378-283-411 GLOCK	\$260.37
	S017717			SAFARILAND 573-83-412 HANDCUFF	\$60.82
	P058872	9346	255031	UE-SR07-BK SUREFIRE	\$1,612.71
	P058872			M600U-Z68-BK SUREFIRE	\$3,372.03
	P058872			H1 2MOAW/LRP MOUNT AIMPOINT	\$10,767.69



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
LARSEN GUNSMITHING & FIREARMS	P058872	9346	255031	FN-HERSTAL #36329 10.5" SBR, S	\$13,357.80
	P058872			MCTAR-30 QD ADAPTER	\$570.15
	P058872			#MAG518 MS4 SLING, DUAL QD	\$863.37
	P058872			#MAG592 9-SLOT M-LOK RAIL	\$195.48
	P058872			#MAG589 3-SLOT M-LOK RAIL	\$130.32
	S017718	9347	254942	SAFARILAND 6360-8301-131 GLOCK	\$5,719.96
	S017717	9348		SAFARILAND 6360-8301-132 GLOCK	\$248.69
	S017717			SAFARILAND 6365-8301-131 GLOCK	\$1,243.47
LEADSONLINE LLC		244398	255032	FASTFIND SRVC RENEWAL	\$3,188.00
LIBERTY CAR WASH		325	254649	ALPR VEHICLE WASH	\$6.00
MIWALL CORPORATION	P058765	6764	254948	SHIPPING CHARGE	\$58.56
	P058765			#80925 HORN 308 WIN 155GR AMAX	\$2,063.40
MOON SECURITY SERVICES INC		909791	254652	RPD RANGE MONITORING	\$59.90
NET TRANSCRIPTS INC		0016674-IN	254655	TRANSCRIPTION SERVICE 17-27732	\$154.00
OXARC INC		60074140	255047	CYLINDER RENTAL- JANUARY	\$8.34
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$741.15
RIVER CITY TOWING INC		15989	254669	TOW CHARGE	\$48.87
		15995		TOW CHARGE	\$48.87
		16087		TOW CHARGE	\$48.87
		16097	255055	TOW CHARGE	\$48.87
		16116	254669	TOW CHARGE	\$48.87
		16119		TOW CHARGE	\$48.87
SERVPRO OF TRI-CITIES WEST	S017788	5076182	255057	CLEANING OF PATROL CAR #2445	\$168.33
SOUND UNIFORM GROUP LLC		201801B202	254675	REPAIR JUMPSUIT-SCHNEIDER	\$77.11
T-MOBILE USA INC		9308117268	254679	GPS LOCATE	\$51.00
TRANS UNION RISK & ALTERNATIVE DATA		01/18-204527	254684	RPD RECORDS SEARCH-JANUARY	\$113.00
		12/17-204527		RPD RECORDS SEARCH-DECEMBER	\$112.00
TREASURE VALLEY COFFEE CO		101090	255066	RPD COFFEE DELIVERY	\$88.41
VERIZON WIRELESS	P058834	9795341068	254689	WIRELESS CHARGES FOR 10/2018	\$573.70
	P058850	9797121751	254798	WIRELESS CHARGES NOV/2017	\$348.23
	P058852	9798924313		WIRELESS CHARGES DEC/2017	\$475.82
VERIZON WIRELESS SERVICES, LLC DBA		180007002	254690	CELL PHONE TRACE	\$50.00
WASHINGTON STATE PATROL		118005061	254691	BACKGROUND CHECKS-JAN 2018	\$32.00
XEROX CORPORATION		092165974	255074	LX5-691308 BASE/PRINTS-JAN	\$228.74
		092165975		LX5-691344 BASE/PRINTS-JAN	\$256.05
		092165976		LX5-694258 BASE/PRINTS-JAN	\$191.77
		092165977		MX4-345491 BASE/PRINTS-JAN	\$503.25
		092165978		MX4-345537 BASE/PRINTS-JAN	\$228.65
POLICE TOTAL ****					\$147,985.06
Division: 210 ADMINISTRATIVE SERVICES					
BANK OF AMERICA		TXN00037249	254854	NEPELRA-KOCH CONFERENCE	\$1,187.00



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00037251	254854	ANTHONY'S-ASD MTG-CK/JK/DM	\$52.00
		TXN00037604		MRSC-PRA CLASS-BOTTINEAU	\$95.00
		TXN00037606		STERLING'S-ASD MTG-CK/IB/LP	\$51.34
FINANCIAL CONSULTING SOLUTION GROUP	S017773	2798-21801002	254632	FIRE SERVICES PNNL RATE ANALYS	\$2,799.29
ADMINISTRATIVE SERVICES TOTAL ****					\$4,184.63
Division:	211	FINANCE			
ALLIED ENVELOPE	S017778	185596	254847	WINDOW ENVELOPE, REVERSE FLAP,	\$620.92
	S017778			PRICE ADJUSTMENT	\$0.01
	S017778			INSIDE DELIVERY & STACKING OF	\$68.68
	S017778	185597		TAX ADJUSTMENT	\$0.01
	S017778			INSIDE DELIVERY & STACKING OF	\$68.68
	S017778			UTILITY BILLING STATEMENT, 20#	\$406.98
	S017778	185599		RETURN ENVELOPE WITH SECURITY	\$759.66
	S017778			TAX ADJUSTMENT	(\$0.01)
	S017778			INSIDE DELIVERY & STACKING OF	\$68.70
BANK OF AMERICA		18010060194	254853	BANK ANALYSIS FEES	\$3,353.69
		TXN00036997	254854	STAPLES - Purchase	\$246.93
		TXN00037014		SQ STONE SOUP - Purchase	\$85.75
		TXN00037019		STAPLES - Purchase	\$48.63
		TXN00037107		WFOA-2018 BALLEEN MEMBERSHIP	\$50.00
		TXN00037128		WA BRD ACCOUNTANCY-BRIMACOMBE	\$230.00
		TXN00037141		STAPLES - Purchase	\$31.05
		TXN00037169		STAPLES-PAPER/STAPLER/PK TAPE	\$133.33
		TXN00037239		STERLING'S RESTAURANT - Purcha	\$57.17
		TXN00037304		NEWEGG-Epson Power Supply	\$33.99
		TXN00037385		WFOA-2018 BSUCHY MEMBERSHIP	\$50.00
		TXN00037440		FREDPRYOR-KISON/PORTCH CONF	\$198.00
		TXN00037607		MRSC-J WILLIS BUDGETING CLASS	\$35.00
COLUMBIA INDUSTRIES SUPPORT LLC		0061135	254616	ON SITE SHREDDING WO #0099431	\$34.84
		0061181		ON SITE SHREDDING WO #0099430	\$34.84
GARDA CL NORTHWEST INC		10365946	254635	ARMORED CAR SRVCS JAN 2018	\$457.16
JETPAY PAYMENT SERVICES, FL, LLC		2019081	254939	MERCHANT SRVC CHRGS JAN 18	\$33,225.19
KISON, JEFF		18-059 KISON	254941	18-059 EMOTIONAL INTELLIGEN	\$18.00
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$130.31
				POSTAGE 11/01/17 TO 12/31/17	\$1,338.48
				POSTAGE 11/01/17 TO 12/31/17	\$6,576.44
PORTCH, JEANNE		18-108 PORTCH	254956	18-108 EMOTIONAL INTELLIGEN	\$164.06
POSTMASTER		PERMIT 153-01/31	254834	POSTAGE 01/01 - 01/31/2018	\$10,637.34
REDSSON LTD		196868	254663	PORTAL SERVICE LOCATES-JAN	\$258.00
RETAIL LOCKBOX INC		18014812	254664	UB PYMT PROCESSING JAN 18	\$2,471.51
STATE AUDITOR'S OFFICE		L123820	255060	AUDIT SERVICES-JANUARY 2018	\$16,952.58



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		092165979	254696	MX4-346672 BASE/PRINTS- JAN	\$291.07
		092165980		LX5-692029 BASE/PRINTS-JAN	\$236.35
FINANCE TOTAL ****					\$79,373.34
Division:	212	PURCHASING			
BANK OF AMERICA		TXN00037032	254854	PAYPAL ISM-CB - 2018 Membersh	\$160.00
		TXN00037039		NATIONAL PROCUREMENT INST - 20	\$90.00
		TXN00037127		OFFICE DEPOT #1078 - COPY PAPE	\$42.59
				OFFICE DEPOT - COPY AND PRINTE	\$12.39
		TXN00037179		OFFICE DEPOT #1080 - OFFICE SU	\$12.32
		TXN00037196		OFFICE DEPOT #1078 - REFERENCE	\$23.88
		TXN00037281		AMAZON MKTPLACE PMTS WWW. - DY	\$46.64
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$789.42
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$1.38
PURCHASING TOTAL ****					\$1,178.62
Division:	213	INFORMATION TECHNOLOGY			
BANK OF AMERICA		TXN00037170	254854	INTERNATIONAL TRANSACTION - NC	\$2.52
		TXN00037189		NCHSOFTWARE-MSRS Conference Re	\$252.21
		TXN00037203		Amazon - Logitech Keyboard	\$65.13
		TXN00037209		Amazon-SSD CARD	\$249.77
		TXN00037210		AMAZON MKTPLACE -Keyboard	\$81.44
		TXN00037258		THE HOME DEPOT #4746 - Leather	\$18.35
		TXN00037262		VUE IT CERTIFICATION - Enablin	\$165.00
		TXN00037326		AMAZON -Samsung SSD Card	\$259.81
		TXN00037340		Amazon - IT Training Books	\$300.96
		TXN00037394		PAYPAL SITEIMPROVE - ANNUAL S	\$5,356.17
		TXN00037409		AMAZON - Surge Protectors	\$205.90
		TXN00037430		Meeting Expense	\$45.22
		TXN00037447		ASPE BA Bootcamp - Credit	(\$727.65)
		TXN00037499		PMI - Membership	\$154.00
		TXN00037582		Power Supply - Traffic PC	\$65.16
BMC SOFTWARE INC	P058643	1314165	254600	TRACK-IT 1/2/18 - 1/1/19	\$5,106.12
BRUTZMAN'S INC	P058549	0000795887	254992	Hayworth ZODY CHAIR REPAIR PER	\$172.73
CANON FINANCIAL SERVICES, INC		18316827	254994	CANON-IRC5550I-XLG04987-FEB	\$98.20
CASELLE INC	P058690	85956	254605	Animal License Software Monthl	\$169.33
CERIUM NETWORKS INC	P058825	I066598	254609	CERIUM ENGINEERING SUPPORT	\$217.20
	P058731	I067091	254997	Smartnet Annual Renewal for 20	\$38,136.21
COLUMBIA BASIN INFORMATION TECHNOLOGY	P058663	1042	254724	MONTHLY SERVICE FEE INTERNET	\$800.00
DELL COMPUTER CORPORATION	P058799	10222046392	254621	Dell Mini DisplayPort to	\$339.48
	P058805	10222386767		C2G 2M High Speed HDMI Cables	\$727.84
	P058800	10222950548	254916	Dell Latitude 7490	\$8,947.25



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
DELL COMPUTER CORPORATION	P058800	10222950548	254916	ADJUST FOR TAX	\$0.01
	P058804	10223075414		Dell Business Dock - WD15 w/ 1	\$3,692.18
	P058803	10223075430		Dell 22" Monitor - P2217H	\$18,170.14
	P058811	10223121907	254732	Dell Latitude 7490	\$5,724.43
	P058821	10223121915	254916	Dell Latitude 7490	\$4,268.59
	P058812	10223712947		Latitude 7490	\$1,233.91
	P058806	10223726067		Dell USB SoundBar -AC511	\$1,680.09
	P058820	10224509319	255013	Dell 27" Monitors - P2717H	\$2,035.06
SMARSH, INC.	S017380	INV00323742	254674	ANNUAL RENEWAL MESSAGE ARCHIVI	\$1,130.00
	S017380	INV00328605		ANNUAL RENEWAL MESSAGE ARCHIVI	\$1,130.00
SP MARKETPLACE	P058844	5732	254787	SP Project Quote NO. 110201816	\$5,311.00
TELEMATE NET SOFTWARE	P058885	29186	255062	TeleMate Maintenance Contract	\$3,036.46
XEROX CORPORATION		091834463	254696	MX4-340609 BASE/PRINTS DEC	\$122.58

INFORMATION TECHNOLOGY TOTAL ****

\$108,742.80

Division: 220 HUMAN RESOURCES

BANK OF AMERICA		TXN00037284	254854	STAPLES-DESK ORG/DESK SUPLIES	\$41.57
		TXN00037286		STAPLES-ENV/SIGN FLAGS/PENS	\$49.43
		TXN00037294		STAPLES-JET STREAM	\$50.82
		TXN00037330		STONE SOUP-MERCER/COR MTG	\$102.22
		TXN00037345		PANERA-IAFF NEGOTIATIONS	\$50.60
		TXN00037407		APAWA-PLANNING ADMIN JOB ADV	\$100.00
		TXN00037593		APW-TRANSP MANAGER-JOB ADV	\$295.00
BIOSH		3889	254598	ANNUAL FEE/DOT PHYSICAL	\$200.00
				ANNUAL FEE/DOT PHYSICAL	\$60.00
CANON FINANCIAL SERVICES, INC		18316827	254994	CANON-IRC5550I-XLG04987-FEB	\$62.54
		18316829		CANON-IRC5550I-XLG04984-FEB	\$198.98
CEPTEC POLYGRAPH SERVICES LLC		1801	254608	PRE-EMPLOY POLYGRPH-BUCKLEY	\$250.00
EMPLOYMENT SCREENING SERVICES, INC		39233241194	255018	BACKGROUND/REFERENCE CHECKS	\$367.50
FEDERAL EXPRESS CORP		6-068-27771	254630	JANUARY 2018 SHIPPING CHGS	\$7.58
		6-084-26998	254924	SHIPPING CHARGES JAN/FEB	\$7.62
HYAS GROUP LLC		2481	255024	1Q 2018 COMP CONSULT FEE	\$9,500.00
		2482		1Q 2018 CONSULTING FEE-FIRE	\$1,500.00
		2483		1Q 2018 RHS CONSULT FEE	\$1,500.00
MOON, TAE-IM PHD		010318	254653	PSYCH EVALUATION- OWENS	\$800.00
NASH, KATIE		021318	254951	REIMB HR MEETING EXPENSE	\$53.86
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$17.72
TALENT WISE INC		100711624	254681	BACKGROUND CHECKS-JANUARY	\$10.86
XEROX CORPORATION		091834463	254696	MX4-340609 BASE/PRINTS DEC	\$46.11

HUMAN RESOURCES TOTAL ****

\$15,272.41

Division: 300 COMMUNITY &DEVELOPMENT
SERVICE



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00037072	254854	AMAZON.COM - TOWEL BAR	\$22.28
		TXN00037555		STAPLES - RECV. STAMP, COM DEV	\$56.83
VERIZON WIRELESS	P058834	9795341068	254689	WIRELESS CHARGES FOR 10/2018	\$117.81
	P058850	9797121751	254798	WIRELESS CHARGES NOV/017	\$69.82
	P058852	9798924313		WIRELESS CHARGES DEC/2017	\$53.97
XEROX CORPORATION		092165968	254804	MX4-343179 BASE/PRINTS-JAN	\$357.02
		092165970	254696	LX5-692207 BASE/PRINTS-JAN	\$77.35
COMMUNITY & DEVELOPMENT SERVICE TOTAL ****					\$755.08
Division:	301	DEVELOPMENT SERVICES			
BANK OF AMERICA		TXN00037097	254854	STAPLES - CALENDAR, COPY PAPER	\$94.95
		TXN00037125		STAPLES - PADS, HANGERS, MARKE	\$45.25
		TXN00037255		PAYPAL NCW ICC - TRIP 18-039,	\$355.00
		TXN00037285		STAPLES - FILE BOXES, LG. COPY	\$67.29
		TXN00037302		WASHINGTONAPA- ANNUAL TRAINING	\$500.00
		TXN00037325		STAPLES - PAPER, FOLDERS	\$266.78
		TXN00037360		AMAZON - ANTI FATIGUE MAT	\$41.24
		TXN00037455		STAPLES - CUSTOM STAMP, PLANNI	\$19.70
		TXN00037530		INT'L CODE COUNCIL INC -ICC CE	\$80.00
		TXN00037605		ACT MRSC - RECORDS TRAINING, K	\$95.00
JENNINGS, TYLER		020718	254938	REIMB ICC COMM PLUMB CERT	\$209.00
MID COLUMBIA ENGINEERING INC	P058675	ST009715	254946	ANISA GARCIA, CLERICAL ASSISTA	\$745.20
	P058675	ST009723	255039	ANISA GARCIA, CLERICAL ASSISTA	\$745.20
ONEZA & ASSOCIATES		#13	255045	COMP PLAN UPDATE	\$6,170.00
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$222.28
WATER SOLUTIONS INC		17787	254692	3 WTR MACHINES -JANUARY 2018	\$16.29
				3 WTR MACHINES -JANUARY 2018	\$39.63
DEVELOPMENT SERVICES TOTAL ****					\$9,712.81
Division:	302	REDEVELOPMENT			
BANK OF AMERICA		TXN00037252	254854	ALASKA AIR-TRIP 18-033, M. THO	\$559.00
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$24.12
REDEVELOPMENT TOTAL ****					\$583.12
Division:	303	LIBRARY			
BANK OF AMERICA		TXN00036989	254854	BRUTZMANS OFFICE SOLUTION - Pu	\$92.33
		TXN00036990		INGRAM BOOKS	\$41.05
		TXN00037010		INGRAM BOOKS	\$46.90
		TXN00037016		MIDWEST DVD	\$351.96
		TXN00037020		MIDWEST DVD	\$629.53
		TXN00037022		MANGO LANGUAGES	\$3,472.00
		TXN00037028		MIDWEST DVD	\$239.22
		TXN00037066		ANTHONY'S AT COLUMBIA PT - Pur	\$198.15



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00037083	254854	BOOKWALTER WINERY LLC - Purcha	\$174.20
		TXN00037092		CENTER POINT LARGE PRINT	\$3,408.36
		TXN00037096		LU LU CRAFT BAR & KI - Purchas	\$336.77
		TXN00037108		OVERDRIVE DIGITAL	\$738.96
		TXN00037115		INGRAM BOOKS	\$40.40
		TXN00037121		STAPLES - Purchase	\$11.89
		TXN00037129		BOOKPAGE	\$792.00
		TXN00037130		STAPLES - Purchase	\$578.53
		TXN00037161		MORNINGSTAR DATABASE	\$1,438.00
		TXN00037163		INGRAM BOOKS	\$1,337.87
		TXN00037168		HOMEWOOD SUITES RICHLAND - Pur	\$216.36
		TXN00037177		DELTA AIR 0062308137007 - Pu	\$202.00
		TXN00037180		INGRAM BOOKS	\$1,650.85
		TXN00037183		COSTCO WHSE #0486 - Purchase	\$44.35
		TXN00037188		OVERDRIVE DIGITAL	\$242.97
		TXN00037198		AMAZON.COM AMZN.COM/BILL - Pur	\$24.97
		TXN00037201		INGRAM BOOKS	\$20.83
		TXN00037207		BLACKSTONE AUDIO	\$46.30
		TXN00037219		DEMCO INC - Purchase	\$506.51
		TXN00037230		OVERDRIVE DIGITAL	\$315.82
		TXN00037242		OVERDRIVE DIGITAL	\$823.81
		TXN00037263		MIDWEST DVD	\$181.25
		TXN00037267		INGRAM AUDIOBOOK	\$25.73
		TXN00037269		DEMCO BOOKMARKS	\$319.06
		TXN00037271		ALA BOOKMARKS	\$249.90
		TXN00037272		MIDWEST HOOPLA	\$2,411.64
		TXN00037273		INGRAM BOOKS	\$310.53
		TXN00037276		INGRAM AUDIOBOOK	\$16.77
		TXN00037280		INGRAM BOOKS	\$16.92
		TXN00037287		AMAZON BOOKS & DVD	\$97.51
		TXN00037349		STAPLES - Purchase	\$85.67
		TXN00037357		INGRAM BOOKS	\$984.22
		TXN00037367		INGRAM BOOKS	\$1,295.46
		TXN00037368		COSTCO WHSE #0486 - Purchase	\$18.99
		TXN00037376		INGRAM BOOKS	\$1,004.15
		TXN00037397		INGRAM BOOKS	\$183.68
		TXN00037404		INGRAM BOOKS	\$144.31
		TXN00037406		AMAZON MKTPLACE PMTS WWW. - Pu	\$43.37
		TXN00037425		INGRAM BOOKS	\$46.92
		TXN00037437		AMAZON BOOKS	\$122.37
		TXN00037439		AMAZON.COM AMZN.COM/BILL - Pur	\$1,084.91



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00037444	254854	Claim ADJ/LYFT RIDE MO - Cr	(\$12.60)
		TXN00037446		AMAZON MKTPLACE PMTS WWW. - Pu	\$13.02
		TXN00037448		INGRAM AUDIOBOOK	\$566.24
		TXN00037454		OVERDRIVE DIGITAL	\$256.35
		TXN00037469		INGRAM BOOKS	\$192.30
		TXN00037486		INGRAM BOOKS	\$151.51
		TXN00037502		INGRAM BOOKS	\$18.87
		TXN00037511		INGRAM BOOKS	\$1,278.66
		TXN00037512		Amazon.com - Purchase	\$32.97
		TXN00037527		INGRAM BOOKS	\$34.69
		TXN00037534		AMAZON MKTPLACE PMTS WWW. - Pu	\$3,640.42
		TXN00037552		INGRAM BOOKS	\$497.07
		TXN00037553		INGRAM BOOKS	\$255.37
		TXN00037558		BRUTZMANS OFFICE SOLUTION - Pu	\$2,170.46
		TXN00037571		INGRAM EDELWEISS SETUP FEE	\$5,500.00
		TXN00037576		INGRAM AUDIOBOOK	\$34.70
		TXN00037600		INGRAM BOOKS	\$69.89
CITY OF RICHLAND	01/2018 JAN		254907	CITY UTILITY BILLS/JAN 2018	\$3,428.80
CLAYTON, PAUL	4626		255004	PIANO TUNING	\$145.00
OCLC INC	0000582157		255043	CATALOGING SRVCS - JANUARY	\$1,059.07
PITNEY BOWES PURCHASE POWER	11-1217/14823173		254835	POSTAGE 11/01/17 TO 12/31/17	\$384.80
XEROX CORPORATION	092165890		254696	7HB-469027 BASE CHARGE- FEB	\$10.86
	092165988			LX5-692917 BASE/PRINTS- JAN	\$310.21
	092165989			LX5-692939 BASE/PRINTS - JAN	\$166.64
	092165990			LX5-692943 BASE/PRINTS- JAN	\$155.08
	092165991			LX5-692946 BASE/PRINTS-JAN	\$284.32
LIBRARY TOTAL ****					\$47,310.95
Division:	330	PARKS & RECREATION ADMIN			
VERIZON WIRELESS	P058834	9795341068	254689	WIRELESS CHARGES FOR 10/2018	\$490.68
	P058850	9797121751	254798	WIRELESS CHARGES NOV/017	\$335.33
	P058852	9798924313		WIRELESS CHARGES DEC/2017	\$198.42
PARKS & RECREATION ADMIN TOTAL ****					\$1,024.43
Division:	331	PARKS & REC - RECREATION			
ATOMIC SCREENPRINT & EMBROIDERY	3716		254851	YOUTH BASEKTBALL SHIRTS	\$5,346.05
	3919			YOUTH BASKETBALL SHIRTS	\$681.79
BANK OF AMERICA	TXN00037004		254854	Amazon.com - POWER STRIP , SUR	\$94.98
	TXN00037005			AMAZON MKTPLACE PMTS WWW. - FL	\$690.00
	TXN00037026			STAPLES - MISC OFFICE SUPPLIES	\$64.19
	TXN00037035			WWW.JOINHOMEbase.COM - TIMECAR	\$9.95
	TXN00037086			COLUMBIA FITNESS - MATS FOR CL	\$313.85



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00037113	254854	SIGNSIMPL-Monthly Fee	\$16.00
		TXN00037117		AMAZON MKTPLACE PMTS WWW. - BA	\$69.42
		TXN00037134		AMAZON MKTPLACE PMTS WWW. - BA	\$28.23
		TXN00037146		SUNWEST SPORTSWEAR - SHIRT FOR	\$25.03
		TXN00037158		WM SUPERCENTER #3261 - CORD FO	\$32.45
		TXN00037173		AMAZON MKTPLACE PMTS WWW. - PR	\$103.98
		TXN00037204		TRI-CITY REGIONAL CHAMBER - GA	\$125.00
		TXN00037222		YOKE'S FRESH MARKET - RECREATI	\$42.50
		TXN00037224		AMAZON MKTPLACE PMTS WWW. - CO	\$109.65
		TXN00037231		THE HOME DEPOT #4746 - WINTER	\$97.46
		TXN00037237		WM SUPERCENTER #3261 - RECREAT	\$20.41
		TXN00037240		WAL-MART #3261 - RECREATION CO	\$22.17
		TXN00037247		HERTZ EQUIPMENT - CABLE BOX -	\$74.93
		TXN00037254		STAPLES - OFFICE SUPPLIES	\$48.87
		TXN00037259		STAPLES - MISC OFFICE SUPPLIES	\$47.20
		TXN00037292		AMAZON MKTPLACE PMTS WWW. - WA	\$31.56
		TXN00037313		AMAZON.COM AMZN.COM/BILL - COF	\$63.20
		TXN00037320		THE HOME DEPOT #4746 - WINTER	\$97.41
		TXN00037324		AMAZON MKTPLACE PMTS - STENO P	\$42.40
		TXN00037329		THE HOME DEPOT #4746 - JDP WIN	\$38.97
		TXN00037348		WAL-MART #3261 - FRAMES FOR FI	\$49.42
		TXN00037375		OTC BRANDS, INC. - BUNNY	\$23.97
		TXN00037393		Amazon.com - KEYBOARD AND MOUS	\$107.83
		TXN00037415		AMAZON MKTPLACE PMTS - LABELS	\$64.22
		TXN00037463		URM CASH N CARRY #3 - MISC RCC	\$112.72
		TXN00037464		KOHL'S #1169 - STAFF SHIRT	\$32.56
		TXN00037480		SUNWEST SPORTSWEAR - STAFF SHI	\$148.39
		TXN00037494		YOKE'S FRESH MARKET - REC MANA	\$17.77
		TXN00037496		SUNWEST SPORTSWEAR - STAFF SHI	\$388.25
		TXN00037503		YOKE'S FRESH MARKET - REC MANA	\$13.01
		TXN00037509		URM CASH N CARRY #3 - DISENFEC	\$21.68
		TXN00037557		YOKE'S FRESH MARKET - REC MANA	\$11.92
		TXN00037570		STERLING'S RESTAURANT - HOLLIE	\$39.17
		TXN00037577		WAL-MART #3261 - REC INTERVIEW	\$29.90
		TXN00037583		WWW.JOINHOMEBASE.COM - Purchas	\$9.95
		TXN00037585		WAL-MART #3261 -RM INTERVIEWS	\$11.97
		TXN00037598		YOKE'S FRESH MARKET - REC MANA	\$23.68
DANIELLE CLINGMAN-LENZ		FALL 2017	255011	FALL PRESCHOOL #6531 #6532	\$3,226.66
MID COLUMBIA ENGINEERING INC	P058884	ST009726	255039	RAE HENDRICKS - GYM HELPER	\$162.63
	P058884			JACKSON CREEER	\$162.63
	P058884			KATE BLATTER, GYM HELPER	\$145.95



City Of Richland

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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MID COLUMBIA ENGINEERING INC	P058884	ST009726	255039	EMILY BLATTER, GYM HELPERS	\$145.95
MILLER, JO ANN		JANUARY 2018	254765	DANCE INSTRUCTOR-JANUARY	\$716.46
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$5.92
RICHLAND ACE HARDWARE		600085	254775	DRAIN OPENER 32OZ	\$10.85
TALENT WISE INC		100711624	254681	BACKGROUND CHECKS-JANUARY	\$120.00
XEROX CORPORATION		091834457	254804	MX4-322135 BASE/PRINTS-DEC	\$231.35
				MX4-322135 BASE/PRINTS-DEC	\$58.80
		092165966		MX4-322135 BASE/PRINTS-JAN	\$100.21
				MX4-322135 BASE/PRINTS-JAN	\$231.35
PARKS & REC - RECREATION TOTAL ****					\$14,762.82
Division:	335	PARKS & REC - PARKS&FACILITIES			
ABM JANITORIAL NORTHWEST		11921237	254591	JANITORIAL SRVCS-JANUARY	\$2,406.15
				JANITORIAL SRVCS-JANUARY	\$3,255.03
				JANITORIAL SRVCS-JANUARY	\$2,793.83
				JANITORIAL SRVCS-JANUARY	\$590.30
AMERICAN ROCK PRODUCTS INC	P058880	335914	254986	LOWBOY DELIVERY	\$1,172.88
	P058880	335915		ECOLOGY BLOCK 2 X 2 X 6	\$1,151.16
	P058880			ECOLOGY 1/2 UTILITY BLOCK	\$54.30
	P058880	336430		1 1/4" MINUS BASE COURSE	\$471.04
	P058880			5/8" MINUS TOP COURSE	\$464.44
	P058880	338407		5/8" MINUS TOP COURSE	\$41.19
	P058880			TAX ADJUSTMENT	\$0.01
	P058880	338920		MINIMUM CARTAGE	\$2.79
	P058880			5/8" MINUS TOP COURSE DELIVERE	\$289.94
	P058881	339005		5/8" MINUS TOP COURSE DELIVERE	\$389.90
	P058880	340695		TAX ADJUSTMNET	\$0.01
	P058880			3500 PSI EXTERIOR CONCRETE	\$1,200.03
BANK OF AMERICA		TXN00036987	254854	THE HOME DEPOT #4746 - RCC REM	\$77.92
		TXN00036992		THE HOME DEPOT #4746 - CREW RO	\$1.93
		TXN00036996		AMAZON MKTPLACE PMTS WWW. - IC	\$52.68
		TXN00037000		THE HOME DEPOT #4746 - RCC REM	\$55.77
		TXN00037001		STAPLES - SHOPS OFFICE SUPPLIE	\$89.66
		TXN00037007		THE HOME DEPOT #4746 -CREW ROO	\$2.15
		TXN00037013		THE HOME DEPOT #4746 -CREW ROO	(\$2.15)
		TXN00037025		THE HOME DEPOT #4746 - CREW RO	\$21.21
		TXN00037030		THE HOME DEPOT #4746 - RCC REM	\$53.01
		TXN00037080		THE HOME DEPOT #4746 - 703 REP	\$32.55
		TXN00037084		WILBUR ELLIS PASCO - VEGETATIO	\$320.00
		TXN00037089		THE HOME DEPOT #4746 - OFFICE	\$38.78
		TXN00037090		AMAZON MKTPLACE PMTS WWW. - DU	\$62.98
		TXN00037091		AMAZON MKTPLACE PMTS WWW. - IC	\$38.20



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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00037102	254854	ACE HDWE - WINTERIZE SPRAY TRU	\$13.00
		TXN00037103		FREDS APPLIANCE KENNEWICK - FS	\$780.84
		TXN00037106		LOWES #02344 - TRAILER FOR CRE	\$38.97
		TXN00037109		THE HOME DEPOT #4746 - HVAC	\$28.20
		TXN00037116		THE HOME DEPOT #4746 - PLUMBNG	\$107.51
		TXN00037118		THE HOME DEPOT #4746 - TRAILER	\$15.18
		TXN00037131		HARBOR FREIGHT TOOLS 49 - SMAL	\$36.89
		TXN00037135		GRIGGS ACE RICHLAND - GLOVES	\$27.98
		TXN00037140		THE HOME DEPOT #4746 - EQUIPME	\$119.47
		TXN00037142		THE HOME DEPOT #4746 - TRAILER	\$38.11
		TXN00037147		THE HOME DEPOT #4746 - SHOPS 1	\$7.55
		TXN00037151		AmazonPrime Membership -OFFICE	\$11.94
		TXN00037160		THE LOCK PEOPLE - 3303 MASTER	\$225.92
		TXN00037178		GRIGGS ACE RICHLAND - SHOPS 10	\$48.86
		TXN00037185		THE HOME DEPOT #4746 -FS 74	\$26.69
		TXN00037195		THE HOME DEPOT 4746 - HVAC	\$304.04
		TXN00037200		HARBOR FREIGHT TOOLS 49 - SMAL	\$5.42
		TXN00037227		THE HOME DEPOT #4746 - AED INS	\$39.76
		TXN00037265		THE HOME DEPOT 4746 - TRUCK TO	\$401.62
		TXN00037279		ACE HDWE - TRUCK TOOLS	\$35.83
		TXN00037310		KEYBLANKSAL WEBS LARGES - KEY	\$128.19
		TXN00037312		AMAZON MKTPLACE PMTS - SMALL T	\$33.94
		TXN00037343		THE HOME DEPOT #4746 - SMALL E	\$12.97
		TXN00037361		GRIGGS ACE RICHLAND - COMM DOC	\$5.63
		TXN00037363		TARGET - SUPPLIES	\$22.78
		TXN00037366		STAPLES - SHOPS OFFICE SUPPLIE	\$108.53
		TXN00037456		THE HOME DEPOT #4746 -LIBRARY	\$18.84
		TXN00037478		ZSI INC. - SHIPPING CHARGE	\$13.81
		TXN00037485		WAL-MART #3261 - QUARTERLY MEE	\$97.07
		TXN00037505		ZSI INC. - ALL FIRE STATION RE	\$124.72
		TXN00037506		THE HOME DEPOT #4746 - BLEACHE	\$43.29
		TXN00037508		HARBOR FREIGHT TOOLS 49 - LIBR	\$52.11
		TXN00037525		HARBOR FREIGHT TOOLS 49 - LIBR	\$27.74
		TXN00037536		THE HOME DEPOT #4746 - HVAC 33	\$11.88
		TXN00037563		THE HOME DEPOT #4746 -BLEACHER	\$157.85
BEAVER BARK & ROCK	862991		254896	GRAVEL	\$97.69
	863810			GRAVEL	\$39.07
BLUELINE EQUIPMENT CO LLC	26735P		254991	FIELD MAINTENANCE HORN INFIELD	\$6,303.26
CASCADE NATURAL GAS CORP	01/18-51897100007		254604	NAT GAS 1005 SWIFT 12/15-01/18	(\$0.01)
	01/18-96738100005			NAT GAS 505 SWIFT 12/15-01/18	\$2,800.63
CENTRAL HOSE & FITTINGS INC	C002500		254720	SHOPS HVAC	\$50.08



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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$69.60
				CITY UTILITY BILLS/JAN 2018	\$37.75
				CITY UTILITY BILLS/JAN 2018	\$69.06
				CITY UTILITY BILLS/JAN 2018	\$63.45
				CITY UTILITY BILLS/JAN 2018	\$62.85
				CITY UTILITY BILLS/JAN 2018	\$54.12
				CITY UTILITY BILLS/JAN 2018	\$48.03
				CITY UTILITY BILLS/JAN 2018	\$44.49
				CITY UTILITY BILLS/JAN 2018	\$39.30
				CITY UTILITY BILLS/JAN 2018	\$43.06
				CITY UTILITY BILLS/JAN 2018	\$60.87
				CITY UTILITY BILLS/JAN 2018	\$25.01
				CITY UTILITY BILLS/JAN 2018	\$97.75
				CITY UTILITY BILLS/JAN 2018	\$7.34
				CITY UTILITY BILLS/JAN 2018	\$10.29
				CITY UTILITY BILLS/JAN 2018	\$10.71
				CITY UTILITY BILLS/JAN 2018	\$16.66
				CITY UTILITY BILLS/JAN 2018	\$20.38
				CITY UTILITY BILLS/JAN 2018	\$21.86
				CITY UTILITY BILLS/JAN 2018	\$22.73
				CITY UTILITY BILLS/JAN 2018	\$23.27
				CITY UTILITY BILLS/JAN 2018	\$23.61
				CITY UTILITY BILLS/JAN 2018	\$26.23
				CITY UTILITY BILLS/JAN 2018	\$24.82
				CITY UTILITY BILLS/JAN 2018	\$37.64
				CITY UTILITY BILLS/JAN 2018	\$25.36
				CITY UTILITY BILLS/JAN 2018	\$26.98
				CITY UTILITY BILLS/JAN 2018	\$28.95
				CITY UTILITY BILLS/JAN 2018	\$29.80
				CITY UTILITY BILLS/JAN 2018	\$29.82
				CITY UTILITY BILLS/JAN 2018	\$30.60
				CITY UTILITY BILLS/JAN 2018	\$31.51
				CITY UTILITY BILLS/JAN 2018	\$31.83
				CITY UTILITY BILLS/JAN 2018	\$32.16
				CITY UTILITY BILLS/JAN 2018	\$36.25
				CITY UTILITY BILLS/JAN 2018	\$37.26
				CITY UTILITY BILLS/JAN 2018	\$24.48
				CITY UTILITY BILLS/JAN 2018	\$858.46
				CITY UTILITY BILLS/JAN 2018	\$272.99
				CITY UTILITY BILLS/JAN 2018	\$292.84
				CITY UTILITY BILLS/JAN 2018	\$297.43



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$301.36
				CITY UTILITY BILLS/JAN 2018	\$344.88
				CITY UTILITY BILLS/JAN 2018	\$360.77
				CITY UTILITY BILLS/JAN 2018	\$365.65
				CITY UTILITY BILLS/JAN 2018	\$473.23
				CITY UTILITY BILLS/JAN 2018	\$548.53
				CITY UTILITY BILLS/JAN 2018	\$552.79
				CITY UTILITY BILLS/JAN 2018	\$575.55
				CITY UTILITY BILLS/JAN 2018	\$600.05
				CITY UTILITY BILLS/JAN 2018	\$134.17
				CITY UTILITY BILLS/JAN 2018	\$798.26
				CITY UTILITY BILLS/JAN 2018	\$232.75
				CITY UTILITY BILLS/JAN 2018	\$898.89
				CITY UTILITY BILLS/JAN 2018	\$938.32
				CITY UTILITY BILLS/JAN 2018	\$946.63
				CITY UTILITY BILLS/JAN 2018	\$1,040.63
				CITY UTILITY BILLS/JAN 2018	\$1,094.19
				CITY UTILITY BILLS/JAN 2018	\$1,200.94
				CITY UTILITY BILLS/JAN 2018	\$1,265.26
				CITY UTILITY BILLS/JAN 2018	\$1,296.64
				CITY UTILITY BILLS/JAN 2018	\$1,320.29
				CITY UTILITY BILLS/JAN 2018	\$1,391.58
				CITY UTILITY BILLS/JAN 2018	\$1,594.55
				CITY UTILITY BILLS/JAN 2018	\$1,727.56
				CITY UTILITY BILLS/JAN 2018	\$2,960.04
				CITY UTILITY BILLS/JAN 2018	\$770.29
				CITY UTILITY BILLS/JAN 2018	\$161.60
				CITY UTILITY BILLS/JAN 2018	\$70.82
				CITY UTILITY BILLS/JAN 2018	\$72.93
				CITY UTILITY BILLS/JAN 2018	\$83.78
				CITY UTILITY BILLS/JAN 2018	\$84.03
				CITY UTILITY BILLS/JAN 2018	\$88.59
				CITY UTILITY BILLS/JAN 2018	\$93.49
				CITY UTILITY BILLS/JAN 2018	\$95.00
				CITY UTILITY BILLS/JAN 2018	\$102.51
				CITY UTILITY BILLS/JAN 2018	\$105.85
				CITY UTILITY BILLS/JAN 2018	\$111.48
				CITY UTILITY BILLS/JAN 2018	\$121.20
				CITY UTILITY BILLS/JAN 2018	\$125.06
				CITY UTILITY BILLS/JAN 2018	\$132.56
				CITY UTILITY BILLS/JAN 2018	\$253.08



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$206.85
				CITY UTILITY BILLS/JAN 2018	\$70.01
				CITY UTILITY BILLS/JAN 2018	\$227.16
				CITY UTILITY BILLS/JAN 2018	\$226.80
				CITY UTILITY BILLS/JAN 2018	\$226.18
				CITY UTILITY BILLS/JAN 2018	\$224.23
				CITY UTILITY BILLS/JAN 2018	\$156.11
				CITY UTILITY BILLS/JAN 2018	\$213.64
				CITY UTILITY BILLS/JAN 2018	\$19.60
				CITY UTILITY BILLS/JAN 2018	\$192.75
				CITY UTILITY BILLS/JAN 2018	\$188.94
				CITY UTILITY BILLS/JAN 2018	\$181.86
				CITY UTILITY BILLS/JAN 2018	\$171.70
				CITY UTILITY BILLS/JAN 2018	\$163.75
				CITY UTILITY BILLS/JAN 2018	\$253.04
				CITY UTILITY BILLS/JAN 2018	\$221.40
				CITY UTILITY BILLS/JAN 2018	\$21.32
		01/2018-24	254908	#24 LANDFILL FEES	\$1,935.45
COLUMBIA GRAIN & FEED INC		156149	254615	SHARPENING WHEELS	\$86.77
COMPLETE CLEANING SYSTEMS		75490	254911	MACHINE SCRUB WAREHOUSE	\$175.00
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-585228	254912	MINIATURE CIRCUIT-WW	\$205.25
		3627-587447	254620	FIRE STATION 71	\$85.52
		3627-587467		FIRE STATION 1	\$85.36
		3627-588068	254912	DISTRIBUTOR KIT- UPTOWN	\$203.24
		3627-588326		FLOOR LAMP LIBRARY	\$53.43
CONSOLIDATED SUPPLY CO		S8333269.001	254913	CARTRIDGE	\$243.19
CONTINENTAL DOOR CO, LLC		17916	254914	SVC CALL-PREV MNTC ON 43 DOORS	\$1,669.73
FARMERS EXCHANGE		199877	254628	TREE CARE	\$191.15
		200458	254921	EQUIPMENT REPAIR ARBORIST	\$90.88
		200532	254628	SHOPS 100 EQUIPMENT REPAIR	\$61.04
		54466		HUSQVARNA CHAINSAW	\$1,016.45
FASTENAL COMPANY		WARIC72564	254923	YAKIMA RIVER PUMP STATION	\$24.07
		WARIC72638	254629	HOWARD AMON IMBARIMBA	\$3.27
FERGUSON WATERWORKS		SC381018	254926	SERVICE CHARGE	\$8.44
FRONTIER FENCE INC		0056596	254929	FENCING SUPPLIES YAK PUMP ST	\$1.37
G-A-P SUPPLY CORP DBA		20362125-00	254634	HVAC VAN	\$460.44
GENSCO INC		847701231	254636	FIRE STATION 74	\$59.87
GRANITE CONSTRUCTION COMPANY	P057777	P17-0020/RETAINAG	255023	CONSTRUCTION OF BYPASS SHELTER	\$1,666.77
	P057777			C/O #1- SUBTRACT ASPHALT QUANT	\$569.44
HD FOWLER COMPANY INC		I4506530 CREDIT	254639	INV PAID W/CC & CHK 253369	(\$45.58)
HERC RENTALS INC		29716330-001	254935	TELEHANDLER RENTAL	\$591.59



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HERC RENTALS INC		29769015-002	254935	TELEHANDLER RENTAL	\$439.83
		29769015-003		BOOM STRAIGHT RENTAL	\$613.59
		29776221-001		BOOM ARTICULATED RENTAL	\$298.65
		29794667-001		ROLLER RIDE ON	\$184.62
		29802396-001		ROLLER RIDE ON RENTAL	\$184.62
		29807450-002		TRENCHER RENTAL	\$228.06
		29822579-001		MINI EXCAVATOR/TRAILER	\$216.11
MIGHTY JOHNS PORTABLE TOILET & SEPTIC	41762		254947	COLUMBIA POINT MARINA DRIVE	\$201.00
	41820			COLUMBIA POINT MARINA DRIVE	\$201.00
MONARCH MACHINE & TOOL CO INC	A194155		254949	FLAT BAR/HR ANGLE/SQ TUBE	\$152.96
	A194561			FLAT BAR	\$36.92
MOON SECURITY SERVICES INC	907855		254950	BASIC FIRE MONITORING	\$33.00
				BASIC FIRE MONITORING	\$36.00
OXARC INC	30249855		254657	ACETYLENE/OXYGEN	\$31.47
PITNEY BOWES PURCHASE POWER	11-1217/14823173		254835	POSTAGE 11/01/17 TO 12/31/17	\$2.30
				POSTAGE 11/01/17 TO 12/31/17	\$0.46
PLATT ELECTRIC SUPPLY	N887008		254955	PATIO LIGHTS AT RCC	(\$30.90)
	P342329			LIGHTS AT SHOPS 100 BLDG	\$287.16
	P682807		255052	SENSOR LIGHTS AT LIBRARY	\$268.96
RICHLAND ACE HARDWARE	214242		254665	WHITE MARKING PAINT	\$16.49
	214913			RIVERTRAIL MEMORIAL PLAQUE	\$53.17
	214932			FIRE STATION 74 BUNKER DRYER	\$16.91
	214955			SOUTH YARD SNOW BLOWERS	\$9.76
	215006		254960	CONCRETE MIX/RAKE	\$80.31
	58411		254665	HOSE NOZZLE	\$10.85
	59685			SPRAY PAINT	\$24.07
	59985		254960	GLUE	\$10.85
	60013		254665	WIRE AND ORGANIZER	\$46.62
	60063			BATTERIES	\$41.80
	60136			RCC RENO CABINET	\$45.80
	60167			LIBRARY CLEAN ROOF	\$39.05
	60175			SAFE KEYS	\$30.30
	60177			PLUMBING	\$24.96
	60182			LIBRARY ROOF	\$52.11
	60250			CP MARKING PAINT	\$32.97
	60255			LIBRARY SHELVES	\$10.41
	60265			HOWARD AMON IMBARIMBA	\$4.34
	60270			GRAFITTI REMOVER	\$4.33
	60283			COLUMBIA PLAYFIELDS IRRIGATION	\$26.05
	60296			PHONE CORD AND BATHROOMS	\$15.83
	60302			TRIP HAZARDS	\$39.00



City Of Richland

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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		60314	254665	LEE STREET IRRIGATION FIX	\$7.05
		60316		PLUMBING IN ANNEX	\$26.03
		60319		PLUMBING IN ANNEX	\$26.69
		60335		PARKWAY IRRIGATION	\$21.70
		60344		IRRIGATION PARKWAY	\$11.92
		60365		CP IRRIGATION	\$4.53
		60374	254960	STAPLES/TERM RINGS	\$10.61
		60422		BOOT BUFFALO	\$20.50
		60425		PVC PARTS	\$11.15
		60463		STAPLES	\$14.11
		60479		KNEEPADS AIRFLOW GEL	\$26.05
		60494		WALL REPAIR PATCHING	\$4.33
ROTO ROOTER		4344233	254962	LESLIE GROVES PARK	\$380.10
STEEBER'S LOCK SERVICE		044861	254676	KEYS 2362 TRUCK	\$10.86
STONEWAY ELECTRIC SUPPLY		S102267758.001	254677	HOWARD AMON	\$29.14
		S102268625.001		UPTOWN OUTLETS	\$249.78
		S102269206.001	254967	UPTOWN ELECTRICAL	\$38.44
		S102269867.001	254677	LOUVERS	\$11.69
		S102280404.001		FIRE STATION 71 LIGHTS	\$13.19
		S102281180.001	254967	DRYER AT RCCC	\$30.07
		S102281186.001		POWER BIT - RCC	\$18.66
		S102281474.001		LIBRARY LIGHTS	\$8.34
		S102284267.001	254677	FS4 DRYER	\$153.47
		S102289070.001	254967	SQD SNO3 NEUTRAL ASSEMBLY	\$38.01
		s102302360.001		FIRE STATION LIGHTS	\$60.22
TACOMA SCREW PRODUCTS INC		22199706	254680	HVAC SHOPS 100	\$33.89
		22200117		HVAC SHOPS 100	\$73.13
THE DRAIN SURGEON		38247	254968	CLEAN OUT GREASE/SNAKE LINE	\$200.91
THE PERSONAL TOUCH CLEANING INC		78501	254970	JANITOR SERVICES-RCC-JAN	\$4,362.14
		78502		JANITOR SERVICES-BLDG 200-JAN	\$850.72
		78503		JANITOR SERVICES-BLDG 300-JAN	\$1,338.54
		78504		JANITOR SERVICES-RCC-JAN	\$3,144.83
		78506		JANITOR SERVICES-LIBRARY-JAN	\$8,302.55
WA STATE DEPT OF AGRICULTURE		88928/2018	254978	2018 PESTICIDE LIC/ROOS	\$66.00
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$92,103.54
Division:	338	PARKS & REC - PROJECT ADMIN			
CANON FINANCIAL SERVICES, INC		18316827	254994	CANON-IRC5550I-XLG04987-FEB	\$37.10
XEROX CORPORATION		091834463	254696	MX4-340609 BASE/PRINTS DEC	\$75.32
PARKS & REC - PROJECT ADMIN TOTAL ****					\$112.42
Division:	900	NON-DEPARTMENTAL			



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ARBAUGH & ASSOCIATES INC		1651	254593	ARBAUGH CONTRACT FEES-JAN 18	\$1,473.39
BANK OF AMERICA		TXN00037006	254854	FACEBK RILNDROADTRIP	\$96.73
		TXN00037082		OFFICE DEPOT - COMPUTER CHAIR	\$434.39
NON-DEPARTMENTAL TOTAL ****					\$2,004.51
GENERAL FUND Total ***					\$604,927.49
FUND 101	CITY STREETS				
Division:	401	STREETS MAINTENANCE			
AMERICAN ROCK PRODUCTS INC	P058862	337911	254848	3500 EXTERIOR CONCRETE, INV:33	\$207.15
	P058862	338229		3500 EXTERIOR CONCRETE, INV:33	\$51.56
BANK OF AMERICA		TXN00037246	254854	QUARTERMASTER - VEHICLE ORGANI	\$29.32
		TXN00037264		AMAZON - VEHICLE DESK	\$37.96
		TXN00037275		HOME DEPOT - D-STRIPS	\$42.22
		TXN00037316		HARBOR FREIGHT - BINS, STRAP,	\$27.09
		TXN00037334		IMSA - CERT RENEWAL - LEE	\$40.00
		TXN00037335		IMSA - CERT RENEWAL - MORRIS	\$40.00
		TXN00037336		HOME DEPOT - SAND, FELT	\$64.24
		TXN00037338		IMSA - CERT RENEWAL - BIRD	\$40.00
		TXN00037351		IMSA - CERT RENEWAL - RENZ	\$40.00
		TXN00037356		IMSA - CERT RENEWAL - ADRIAN	\$40.00
		TXN00037374		DELTA AIR - BOOTHE - CHATTANOO	\$950.40
		TXN00037377		TRAVEL LEADERS - AGENT FEE - B	\$35.00
		TXN00037378		TRAVEL LEADERS - AGENT FEE - R	\$35.00
		TXN00037384		Midwestern Consulting -Traffic	\$630.00
		TXN00037386		DELTA AIR - RENZ - CHATTANOOGA	\$950.40
		TXN00037468		SAGEPORT GRILLE - SAFETY BREAK	\$138.55
		TXN00037523		PAYPAL - STRIPPING GRINDER PAR	\$224.38
BOOTHE, CHAD		18-035 BOOTHE	254901	18-035 SKILLPATH SEMINAR	\$18.00
CANON FINANCIAL SERVICES, INC		18316827	254994	CANON-IRC5550I-XLG04987-FEB	\$18.83
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$85.31
				CITY UTILITY BILLS/JAN 2018	\$1,010.36
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-586675	254620	LED STRIP - LIGHTED TRAFFIC SI	\$318.14
		3627-587484		LED STRIP-LIGHTED TRAFFIC SIGN	\$63.53
		3627-587580	254912	LED STRIP-LIGHTED TRAFFIC SIGN	\$104.15
		3627-587594	254620	LED STRIP-LIGHTED TRAFFIC SIGN	\$106.43
FASTENAL COMPANY		WARIC72708	254629	ANCHORS	\$30.01
HERC RENTALS INC		29807571-001	254640	LIQUID PROPANE	\$41.17
INLAND ASPHALT CO	P058858	2556711	254749	COLD MIX, INV:2556711 1/11/18	\$1,520.73
PACIFIC HIDE & FUR DEPOT DBA		6343347	254953	ALUMINUM SHEET	\$165.15
RICHLAND ACE HARDWARE		214972	254665	2 GAL SPRAY TANK	\$34.74
		60429	254960	CAULK GUN/SEAL	\$26.25



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		60475	254960	ANTI-FREEZE	\$34.67
		60489		MEASURING WHEEL	\$70.58
SKILLPATH INC		2151546	254673	MANAGE UNACCEPTABLE WORKER	\$34.64
STONEWAY ELECTRIC SUPPLY		S102298010.001	254677	SCREWS	\$58.20
TOTAL COLLISION AND INJURY CARE LLC		1212	255064	DOT PHYSICALS	\$200.00
TRAFFIC SAFETY SUPPLY CO INC	S017729	138468	254795	2" PIPE POST CAP EXT W/12" BLA	\$162.90
	S017729			SIGN POST, 12 FT, 2" SQUARE	\$1,680.59
	S017729			SUPER BUNDY ADHESIVE PADS, 8"	\$420.09
	S017729			CANTILEVER ARM BRACKET, #16504	\$563.63
	S017729			PEDESTRIAN WALK FLAG, 18" X 18	\$255.43
	S017729			POST ANCHOR, 36", 2-1/4" 12 GA	\$711.33
	S017729			ADJUST TAX	(\$0.01)
WESTERN CONCRETE ACCESSORIES		27056	254981	SONO TUBE	\$107.80
XEROX CORPORATION		091834463	254696	MX4-340609 BASE/PRINTS DEC	\$21.26

STREETS MAINTENANCE TOTAL ****

\$11,487.18

CITY STREETS Total ***

\$11,487.18

FUND 112

INDUSTRIAL DEVELOPMENT FUND

Division:

305

ECONOMIC DEVELOPMENT

ARBAUGH & ASSOCIATES INC	1651	254593	ARBAUGH CONTRACT FEES-JAN 18	\$150.35
BANK OF AMERICA	TXN00037042	254854	IEDC ONLINE - TRIP 18-003, REG	\$595.00
	TXN00037220		HILTON GARDEN INN - TRIP 18-00	\$227.25
	TXN00037268		ALASKA AIR - TRIP 18-030/031,	\$458.60
	TXN00037283		ALASKA AIR - TRIP 18-032, Z.	\$540.21
	TXN00037301		BAM ELGL - ANNUAL DUES, Z. RAT	\$30.00
	TXN00037307		BAM ELGL - 2 YR MEMBERSHIP, Z.	\$60.00
	TXN00037327		GA TECH PRO EDU WEB - TRIP 18-	\$490.00
	TXN00037501		BUDGET RENT-A-CAR - TRIP18001,	\$59.36
	TXN00037514		ARCO AM/PM - RENTAL CAR FUEL,	\$9.25
	TXN00037516		76 - TRIP 18-001, RENTAL CAR F	\$9.50
	TXN00037518		ALASKA AIR - TRIP 18-001, FLI	\$236.39
	TXN00037531		ALAMO RENT-A-CAR -TRIP 18-001,	\$34.12
	TXN00037532		HILTON GARDEN INN -DISPUTED CH	\$227.25
	TXN00037533		ALASKA AIR - TRIP 18-001, Z.R	\$125.00
	TXN00037545		RPS PASCO - TRIP 18-001, PARKI	\$20.00
	TXN00037546		QUALITY INNS - TRIP 18-001, Z.	\$95.49
	TXN00037603		AMAZON -CONV. CABLE	\$53.06
CITY OF RICHLAND	01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$246.55
PITNEY BOWES PURCHASE POWER	11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$40.29

ECONOMIC DEVELOPMENT TOTAL ****

\$3,707.67



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$116.92
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$116.92
INDUSTRIAL DEVELOPMENT FUND Total ***					\$3,824.59
FUND 117		CRIMINAL JUSTICE SALES TAX			
Division:	131	CJST POLICE ACTIVITY			
BANK OF AMERICA		TXN00037556	254854	AMAZON - CHARGING CABLE/CAMERA	\$122.61
MENKE JACKSON BEYER LLP		01/2018-446	254650	CODE ENFORCE-EL PEDRAGAL	\$266.59
CJST POLICE ACTIVITY TOTAL ****					\$389.20
CRIMINAL JUSTICE SALES TAX Total ***					\$389.20
FUND 150		HOTEL/MOTEL FUND			
Division:	307	HOTEL/MOTEL TAX			
ADVENTURE CYCLING ASSOCIATION		1785	254846	2018 BICYCLE TOURISM MARKTING	\$500.00
BANK OF AMERICA		TXN00037391	254854	THE HOME DEPOT #4746 - JD PLAZ	\$32.55
		TXN00037418		THE HOME DEPOT #4746 - JDP BLE	\$43.41
		TXN00037462		THE HOME DEPOT #4746 - JDP BLE	\$50.72
TRI CITIES VISITOR & CONVENTION BUREAU		156395	254976	TCVCB MONTHLY DUES-JAN 2018	\$19,134.14
HOTEL/MOTEL TAX TOTAL ****					\$19,760.82
HOTEL/MOTEL FUND Total ***					\$19,760.82
FUND 151		SPECIAL LODGING ASSESSMENT			
Division:	339	TOURISM PROMOTION AREA			
TRI CITIES VISITOR & CONVENTION BUREAU		JAN 2018	254976	SPECIAL LODGING ACCESS JAN 18	\$39,878.87
TOURISM PROMOTION AREA TOTAL ****					\$39,878.87
SPECIAL LODGING ASSESSMENT Total ***					\$39,878.87
FUND 153		COMMUNITY DEV BLOCK GRANT			
Division:	308	CDBG PROGRAM			
BANK OF AMERICA		TXN00037012	254854	ATTORNEY & NOTARY SUPPLY - NOT	\$134.30
CDBG PROGRAM TOTAL ****					\$134.30
COMMUNITY DEV BLOCK GRANT Total ***					\$134.30
FUND 154		HOME FUND			
Division:	309	HOME PROGRAM			
NUEVA VISTA PHASE II LLLP		C270-17/PMT 2	255041	NUEVA VISTA RENTAL PII #270-17	\$29,992.38
HOME PROGRAM TOTAL ****					\$29,992.38



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HOME FUND Total ***					\$29,992.38
FUND 301	STREETS CAPITAL CONSTRUCTION				
Division:	402	ARTERIAL STREETS			
AMERICAN ROCK PRODUCTS INC	P058862	338120	254848	3500 EXTERIOR CONCRETE, INV:33	\$458.29
	P058862	338625		3500 EXTERIOR CONCRETE, INV:33	\$458.29
	P058862	338719		3500 EXTERIOR CONCRETE, INV:33	\$684.18
ARROW CONSTRUCTION SUPPLY INC	S017747	208917	254850	CRACK SEALER, CRAFTCO ROADSAVER	\$32,566.97
BEAVER BARK & ROCK		863079	254595	CONCRETE	\$119.44
		863837	254896	CONCRETE	\$119.44
CONNELL SAND & GRAVEL, INC		33502	254619	CONCRETE	\$967.63
HERC RENTALS INC		29831138-001	254935	PROPANE	\$102.69
MENKE JACKSON BEYER LLP		01/2018-077	255036	DUPORTAIL BRIDGE LEGAL SERVICE	\$465.42
		01/2018-457		DUPRTL BRIDGE-DEGERSTROM	\$578.94
SIERRA ELECTRIC INC	P057898	C137-17/PMT 1-FIN	255058	SIGNAL POLE REPLACEMENT - CONT	\$70,945.00
STONEWAY ELECTRIC SUPPLY		S102299208.001	254967	PED BUTTON	\$41.29
TRANSCO GROUP USA, INC	P058131	21405	254685	QUEENSGATE-COLUMBIA PARK TRAIL	\$5,375.44
ARTERIAL STREETS TOTAL ****					\$112,883.02
STREETS CAPITAL CONSTRUCTION Total ***					\$112,883.02
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	337	PARKS & REC PROJECTS			
PERFECTION GLASS		9993662312	254659	DOG PARK	\$124.89
PARKS & REC PROJECTS TOTAL ****					\$124.89
PARK PROJECT CONSTRUCTION Total ***					\$124.89
FUND 385	GENERAL GOVT CONSTRUCTION				
Division:	000				
LEONE & KEEBLE INC	P057361	16-292 #10	254762	RETAINAGE	(\$2,442.39)
	P057361	16-292 #11		RETAINAGE	(\$22,200.82)
UNASSIGNED TOTAL ****					(\$24,643.21)
Division:	900	NON-DEPARTMENTAL			
BANK OF AMERICA		TXN00037159	254854	WM SUPERCENTER #3261 - CORCH J	\$15.46
		TXN00037197		CITY OF KIRKLAND PARKING - COR	\$1.00
		TXN00037199		EDMONDS BAKERY - CORCH JON, DA	\$24.12
		TXN00037213		CASA RICARDOS - CORCH JON, DAR	\$56.41
		TXN00037332		SENSERA SYSTEMS/TIME LAPSE CAM	\$5,836.20
		TXN00037371		LOGMEIN GOTOMEETING - CORCH	\$31.50
		TXN00037492		BLS AUTODESK PURCHASE - Purcha	\$271.50
HERC RENTALS INC		29817814-001	254935	PLATE COMPACTOR RENTAL	\$59.73



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HILL INTERNATIONAL INC	P056666	C81-16/0000020	254745	DESIGN-BUILD OVERSIGHT SERVICE	\$3,520.36
LEONE & KEEBLE INC	P057361	16-292 #10	254762	NEW CITY HALL DESIGN BUILD	\$53,048.75
	P057361	16-292 #11		NEW CITY HALL DESIGN BUILD	\$482,201.90
NON-DEPARTMENTAL TOTAL ****					\$545,066.93
GENERAL GOVT CONSTRUCTION Total ***					\$520,423.72
FUND 401	ELECTRIC UTILITY FUND				
Division: 000					
ANIXTER INC	S017602	3710687-02	254703	INSULATED CAP, 600A, W/O STUD,	\$2,731.83
	P058761	3795206-00	254849	INSULATOR DEADEND, POLY STD	\$637.26
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P058634	3627-586775	254620	LAMP HPS, 100W, MOGUL BASE,	\$650.30
	P058768	3627-587517	254726	METER, SOCKET 13 TERM BLANK HUB	\$1,845.11
	P058768			ADJUST TAX	\$0.01
	P058768			METER, SOCKET 6 TERM, CT RATED,	\$2,264.96
KDL HARDWARE SUPPLY INC	P058608	628857	254645	FREIGHT	\$16.65
	P058608			PADLOCK, AMERICAN 5560	\$1,358.98
WESCO DISTRIBUTION INC	P058452	832689	254979	CABLE, POWER, 750 MCM AL. UJ	\$102,918.67
	P058760	833897		ANCHOR ROD, TWINEYE, 3/4 X 8 FT	\$638.24
	P058760			CROSSARM BRACE ALLEY ARM, 7 FT	\$262.00
	P058521	834187		CLAMP AL HOT LINE 4/0-336 ACSR	\$1,102.29
	P058760	835373	255071	ANCHOR CROSSPLATE, X-24-3/4,	\$1,774.24
	P058760	835977		CROSSARM 8 FT X 3 5/8 X 4 5/8,	\$3,231.94
TOTAL ****					\$119,432.48
Division: 501	BUSINESS SERVICES				
ARBAUGH & ASSOCIATES INC		1651	254593	ARBAUGH CONTRACT FEES-JAN 18	\$841.93
BANK OF AMERICA		TXN00037023	254854	OFFICE DEPOT - CABLES	\$59.71
		TXN00037214		STAPLES - FILE FOLDERS/PAPER	\$84.03
		TXN00037299		LOGMEIN GOTOMEETING	\$20.64
		TXN00037322		AMAZON-ERGO WRIST WREST	\$52.28
		TXN00037481		NWPPA - STAKING CLASS NYBY, LO	\$4,000.00
		TXN00037495		CCI HOTEL RESVGETARM-NWPPA STA	\$464.18
		TXN00037529		STAPLES - FOLDERS/SORTERS	\$128.57
		TXN00037587		STAPLES - MARKERS	\$34.97
		TXN00037590		STAPLES - COLOR PAPER	\$32.35
		TXN00037596		STAPLES - Credit	(\$11.28)
CANON FINANCIAL SERVICES, INC		18316827	254994	CANON-IRC5550I-XLG04987-FEB	\$137.49
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$928.41
		18-067 LOPEZ	254909	18-067 NWPPA STAKING TECH C	\$1,126.32
		18-068 NYBY		18-068 NWPPA STAKING TECH C	\$1,333.32
FEDERAL EXPRESS CORP		6-084-26998	254924	SHIPPING CHARGES JAN/FEB	\$8.26



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
NYBY, SHAYNE		18-068 NYBY	254952	18-068 NWPPA STAKING TECH C	\$21.68
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$28.36
WATER SOLUTIONS INC		17787	254692	3 WTR MACHINES -JANUARY 2018	\$30.97
XEROX CORPORATION		091834463	254696	MX4-340609 BASE/PRINTS DEC	\$110.72
BUSINESS SERVICES TOTAL ****					\$9,432.91
Division:	502	ELECTRICAL ENGINEERING			
BANK OF AMERICA		TXN00037038	254854	TNT ET GIFT STORE - HANDBOOKS	\$119.70
		TXN00037044		IEEE PRODUCTS -MEMBERSHIP/MAGA	\$279.20
		TXN00037154		TNT ET GIFT STORE - TXFMR MANU	\$129.70
		TXN00037248		OFFICE DEPOT -50' CABLE	\$86.85
		TXN00037266		STAPLES -MS Wrls Desktop Keybo	\$76.01
DELL COMPUTER CORPORATION	P058820	10224509319	255013	Dell 27" Monitors - P2717H	\$1,303.59
	P058820			ADJUST FOR TAX	(\$0.01)
ENERGY NORTHWEST	P058870	EV00004	254919	EVITA - EV CHARGING STATION	\$5,000.00
ELECTRICAL ENGINEERING TOTAL ****					\$6,995.04
Division:	503	POWER OPERATIONS			
A CORE INC	P058674	356520	254699	CONCRETE & PAVEMENT CUTTING	\$195.48
BANK OF AMERICA		TXN00036995	254854	APPLEBEES--CO F161090	\$108.80
		TXN00037034		STERLING'S-CO F161090	\$47.01
		TXN00037040		HJ ARNETT/2017 TOOL REPAIRS	\$879.22
		TXN00037041		HJ ARNETT/END CAPS BLACK RUBBE	\$12.50
		TXN00037087		APPLEBEES-CO B180002	\$124.55
		TXN00037123		OFFICE DEPOT -PENS, PENCIL, NO	\$58.12
		TXN00037165		STERLING'S-CO F161090	\$75.14
		TXN00037300		STERLING'S-SO EW170093	\$152.01
		TXN00037337		HOMEDEPOT/DEWALT IMPACT DRIVER	\$216.11
		TXN00037380		STERLING'S-CO F161012	\$48.78
		TXN00037411		ISLA BONITA-CO F161090	\$139.16
		TXN00037474		MT HOOD FASTENER/NUTS & BOLTS	\$244.96
		TXN00037540		AMAZON/MILWAUKEE TOOL & BATTER	\$231.75
		TXN00037541		STERLING'S-CO F161090	\$88.99
		TXN00037542		APPLEBEES-CO & SO B18-00005	\$102.97
		TXN00037564		APPLEBEES-CO B18-00005	\$150.60
BOYD'S TREE SERVICE LLC	P058846	5882	254601	TREE PRUNING AND VEGETATION MG	\$7,978.48
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$99.80
				CITY UTILITY BILLS/JAN 2018	\$2,777.41
D HITTLE & ASSOCIATES INC	P056798	11848	255010	AMENDMENT 1- ADDITIONAL DESIGN	\$1,119.00
KELLEY'S TELE-COMMUNICATIONS INC	P058682	022401012018	254940	AFTER HOURS EMERGENCY CALL SVC	\$300.00
	P058682	022402012018		AFTER HOURS EMERGENCY CALL SVC	\$277.90
LEGACY LAWN & LANDSCAPE	P058619	522	255033	FENCING AND GATES FOR MANSFIEL	\$2,760.80



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
M & L CONSTRUCTION INC	P057387	C39-16/RETAINAGE	255034	CO #4 - ADD FEE FOR DIFFERING	\$772.30
	P057387			CO #1 - DELETE 1-6" CONDUIT AT	(\$5,413.71)
	P057387			TASK 4: NORTHPOINT APARTMENTS	\$5,413.71
	P057387			TASK 3: LESLIE RD FEEDER	\$10,314.77
	P057387			BORING AND DRILLING PROJECTS P	\$9,836.52
	P057387			CO #5 - FOR TASK ORDER 3	\$765.00
	P057387			TASK 5: TRI-CITY ESTATES (OXFO	\$5,413.71
	P057387			CO #2 ON TASK 4 INCREASE FOR 9	\$450.00
PACIFIC POLE INSPECTION LLC	P057620	C16-22/RETAINAGE	254954	WOOD POLE INSPECTION & TREATME	\$1,394.76
PARAMOUNT COMMUNICATIONS INC	P058536	33965 RETAINAGE	254772	SNYDER & AIRPORT BORING PROJEC	\$900.00
SOMES, SAM		020718	254965	REIMB CDL ENDORSEMENT	\$102.00
TOTAL COLLISION AND INJURY CARE LLC		1212	255064	DOT PHYSICALS	\$100.00
WESCO DISTRIBUTION INC	P058579	831636	254802	ABB VIL STYLE SOLID DIELECTRIC	\$11,465.55
	P058579	832992		ABB VIL STYLE SOLID DIELECTRIC	\$3,821.85
POWER OPERATIONS TOTAL ****					\$63,526.00
Division:	504	SYSTEMS DIVISION			
BANK OF AMERICA		TXN00037050	254854	BRADY WRLD WIDE-WHITE LABELS C	\$2,735.51
		TXN00037055		BRADY WORLDWIDE-RIBBON C59133	\$281.20
		TXN00037064		THE HOME DEPOT-JIGSAW KIT	\$111.81
		TXN00037194		OFFICE DEPOT PENS, TAPE, POST	\$114.25
		TXN00037427		HOME DEPOT #4746-300' TAPE	\$32.55
		TXN00037433		HOME DEPOT-DUCT CLAMP F161011	\$18.11
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$1,622.66
ELECTRIC POWER SYSTEMS INC	P057572	014412	255017	LESLIE RD SUBSTATION DESIGN AN	\$18,440.56
MYERS POWER PRODUCTS INC		W-85677	254767	SWITCHGEAR WARRANTY TAX	\$5,150.46
POTELCO INC	P058607	212752	254957	2017 - LESLIE RD SUBSTATION	\$172,869.70
SD MYERS LLC	S017657	774211	254672	FILMING CMPDS/PARTICLES ITEM #	\$154.00
	S017657			REGPAC-THREE ITEM #4006	\$189.00
SPECIALTY ENGINEERING, INC	P058594	014486	254966	PERFORM CIRCUIT BREAKER TESTIN	\$11,088.37
UTILIWORKS CONSULTING LLC	P056517	5172	254797	SMART GRID PROJECT PHASE 2,	\$3,000.00
WHEELER EXCAVATION LLC	P058532	C286-17/RETAINAGE	255073	TEMPORARY GRAVEL PAD & ROAD FO	\$2,111.10
SYSTEMS DIVISION TOTAL ****					\$217,919.28
Division:	505	ENERGY POLICY MGMT			
APOLLO SHEET METAL INC		17070318	254987	275 THYME-REBATE-HP	\$1,000.00
BOB RHODES HEATING & A/C INC	P058702	095627	254900	WEATHERWISE LOAN: PAYNE, 1708	\$10,479.90
CASCADE TITLE COMPANY OF BENTON		6112	254996	611 JEFFERSON-TITLE REPORT	\$103.17
CITY OF RICHLAND		1224010	255001	1708 ELEMENTARY-REBATE-HP	\$1,000.00
		173200	254611	2401 OLYMPIA ST-REBATE-WIN	\$383.31
		33880	255001	92 JADWIN-REBATE-HP	\$1,000.00
		880340		1313 CANYON-REBATE-HP	\$1,000.00



City Of Richland

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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
DELTA HEATING & COOLING INC		25329	254917	34 VALLEYVIEW-REBATE-PTCS	\$200.00
		25333	254622	1173 BRIDLE DR-REBATE-HP	\$1,000.00
		25340	254917	1728 ALDER-REBATE-HP	\$1,000.00
EFFICIENCY SOLUTIONS LLC	P058402	1-18 58402	254625	LOAD FORECAST AND INTEGRATED	\$3,798.50
	P058718	1-18 58718		COMMERCIAL ENERGY EFFICIENCY	\$3,959.00
GLASS NOOK INC		79683	254637	1112 COTTONWOOD-REBATE-WINDOWS	\$542.11
	P058495	79687		WEATHERWISE LOAN: CHASE, 1705	\$1,221.49
		79945	255022	1984 GREENBROOK-REBATE-WINDOWS	\$146.02
JACOBS & RHODES INC	P058729	38604	254643	WEATHERWISE LOAN: WINSTON, 201	\$10,823.08
		38621		109 PEACHTREE-REBATE-HP	\$1,000.00
	P058824	38664	254937	WEATHERWISE LOAN: LONG, 1313	\$11,666.90
M CAMPBELL & COMPANY INC		161913	254945	1018 CEDAR-REBATE-HP	\$1,000.00
		162927	255035	1973 BIRCH-REBATE-HP	\$1,000.00
		163045		1012 SNOW-REBATE-HP	\$1,000.00
		164107		1917 PINE-REBATE-HP	\$1,000.00
PERFECTION GLASS	P058618	9993662302	254659	WEATHERWISE LOAN: HALL, 2401	\$8,383.31
		9993662926		356 DRIFTWOOD CT-REBATE-WINDOW	\$132.00
TOTAL ENERGY MANAGEMENT INC		58004WWR	255065	1112 CATSKILL-REBATE-HP	\$1,250.00
		58007WWR	254973	75 WILLIS-REBATE-HP	\$1,000.00
	P058700	58008LOAN		WEATHERWISE LOAN: PRICE, 92	\$7,384.80
TRANS UNION LLC		01802156	254975	CREDIT REPORTS-JANUARY	\$70.47
ENERGY POLICY MGMT TOTAL ****					\$72,544.06
Division:	506	TECHNICAL SERVICES			
BANK OF AMERICA		TXN00037354	254854	WAL-MART-MUFFINS, DONUTS IMSA	\$19.18
		TXN00037383		STARBUCKS-COFFEE IMSA CLASS DA	\$34.64
		TXN00037408		STARBUCKS-COFFEE IMSA CLASS DA	\$34.64
		TXN00037550		HOME DEPOT #4746-DVM'S FOR RAD	\$145.46
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$1,332.66
TECHNICAL SERVICES TOTAL ****					\$1,566.58
ELECTRIC UTILITY FUND Total ***					\$491,416.35
FUND	402	WATER UTILITY FUND			
Division:	000				
2 F ENTERPRISES		17-02207	254590	HYDRANT METER REFUND #327	\$750.00
CITY OF RICHLAND		17-01118	254612	A/R 30908	\$44.25
				A/R 31409	\$30.00
				A/R 31097	\$30.00
COLUMBIA BASIN RACQUET CLUB		18-00166	254614	WATER USAGE	(\$107.35)
				MONTHLY RENTAL	(\$30.00)
				HYDRANT METER REFUND #317	\$750.00



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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CORE & MAIN LP	P058748	I378184	254727	HYD PARTS, MUELLER TRAFFIC	\$247.08
FOWLER CONSTRUCTION		17-01848	254633	HYDRANT METER REFUND #362	\$750.00
				MONTHLY RENTAL	(\$30.00)
				WATER USAGE	(\$2.85)
RAY POLAND & SONS INC		17-02468	254661	HYDRANT METER REFUND #317	\$750.00
				MONTHLY RENTAL	(\$30.00)
VANDERVERT CONSTRUCTION		17-01118	254688	HYDRANT METER REFUND #353	\$645.75
				WATER USAGE	(\$0.95)
				MONTHLY RENTAL	(\$30.00)
UNASSIGNED TOTAL ****					\$3,765.93
Division: 411 WATER ADMINISTRATION					
ARBAUGH & ASSOCIATES INC		1651	254593	ARBAUGH CONTRACT FEES-JAN 18	\$541.24
WATER ADMINISTRATION TOTAL ****					\$541.24
Division: 412 WATER OPERATIONS					
BANK OF AMERICA		TXN00036988	254854	WETRC - BAT - DESPARTE	\$680.00
		TXN00036994		WETRC - WDM IV REVIEW - CLARK	\$315.00
		TXN00037045		GRCC - BAT RENEWAL - TALLENT	\$42.00
		TXN00037046		GRCC BAT RENEWAL - ANDREWS	\$42.00
		TXN00037047		GRCC - CERT RENEWAL - MAYFIELD	\$42.00
		TXN00037048		GRCC - CERT RENEWAL - TALLENT	\$42.00
		TXN00037051		GRCC - CERT RENEWAL - SNELL	\$42.00
		TXN00037054		GRCC CERT RENEWAL - FATELEY	\$42.00
		TXN00037056		GRCC - CERT RENEWAL - EGGERS	\$42.00
		TXN00037057		GRCC - CERT RENEWAL - DESPARTE	\$42.00
		TXN00037060		GRCC - CERT RENEWAL - CLARK	\$42.00
		TXN00037061		GRCC - CERT RENEWAL - ANDREWS	\$42.00
		TXN00037137		WETRC - CCC CLASS - EGGERS	\$475.00
		TXN00037145		TFS FISHERSCI - FB CARBOY RECT	\$337.67
		TXN00037174		GRCC - BAT EXAM - TALLENT	\$200.00
		TXN00037190		WETRC - CCC - DESPARTE	\$315.00
		TXN00037244		AMAZON/SHEAVES	\$172.84
		TXN00037311		SAGEPORT GRILLE - SAFETY BREAK	\$84.72
		TXN00037319		GRCC - CREDIT - WRONG EXAM	(\$200.00)
		TXN00037458		AMAZON/EXPANDABLE PLUGS	\$237.72
		TXN00037524		WATER METRICS - GAUGE CALIBRAT	\$208.30
		TXN00037562		AMAZON/CREDIT FOR PLUGS	(\$19.81)
		TXN00037566		WETRC - CCC CLASS - TALLENT	\$315.00
BENTON FRANKLIN HEALTH DISTRICT		9421	254898	WATER SAMPLES	\$2,380.00
BENTON RURAL ELECTRIC ASSOCIATION		01/18-38510	254597	KENNEDY BOOSTER STATION	\$2,304.99
CANON FINANCIAL SERVICES, INC		18316827	254994	CANON-IRC5550I-XLG04987-FEB	\$1.84



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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$45,917.05
ENERGY NORTHWEST		ENV03415	254627	WATER SAMPLES	\$49.00
FERGUSON ENTERPRISES INC		5898377	254925	RETAINING NUT	\$143.78
		5905408	254631	PVC TEE/NIPPLE	\$14.02
		5937665		PVC BUSHING	\$13.59
FILTRATION TECHNOLOGY INC	S017756	S7511	254738	CARUS AQUAMAG BLENDED PHOSPHAT	\$2,609.20
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$6.90
PUMPTECH INC	S017740	0125355-IN	254774	MECHANICAL SEAL, PEERLESS 6AE1	\$293.22
	S017740			FREIGHT	\$9.99
RICHLAND ACE HARDWARE		60389	254665	BATTERY	\$10.85
RICHLAND NAPA		405313	254961	BEARING	\$17.59
SCHINDLER ELEVATOR CORPORATION		8104729602	254671	JAN CHAIR LIFT INSPECTION	\$96.93
		8104729603		FEB CHAIR LIFT INSPECTION	\$96.93
STONEWAY ELECTRIC SUPPLY		S102288958.001	254677	BALLASTS	\$47.09
WA STATE DEPARTMENT OF HEALTH		116/2018	254800	2018 OPERATING PERMIT FEE	\$26,392.50
XEROX CORPORATION		092165992	254696	LX5-693082 BASE/PRINTS-JAN	\$136.26
WATER OPERATIONS TOTAL ****					\$84,083.17
Division:	413	WATER MAINTENANCE			
AMERICAN ROCK PRODUCTS INC	P058862	337909	254848	DUMPING CLEAN ASPHALT, INV:337	\$221.54
	P058862	337910		5/8" MINUS TOP COURSE, INV:337	\$174.65
	P058862	337911		ADJUST TAX	\$0.01
BANK OF AMERICA		TXN00037011	254854	WETRC - BAT - OLSON	\$680.00
		TXN00037029		WETRC - BAT - ENNIS	\$680.00
		TXN00037037		PAYPAL - WWCPA RENEWAL - EVERH	\$20.00
		TXN00037043		GRCC - BAT RENEWAL - CRATER	\$42.00
		TXN00037062		GRCC - CERT RENEWAL - MILLER	\$42.00
		TXN00037068		GRCC - CERT RENEWAL - WEIXEL	\$42.00
		TXN00037069		GRCC - CERT RENEWAL - STRATTON	\$42.00
		TXN00037070		GRCC - CERT RENEWAL - STEWART	\$42.00
		TXN00037071		GRCC - CERT RENEWAL - DUNCAN	\$42.00
		TXN00037074		GRCC - CERT RENWAL - ENNIS	\$42.00
		TXN00037075		GRCC - CERT RENEWAL - OLSON	\$42.00
		TXN00037077		GRCC - CERT RENEWAL - CRATER	\$42.00
		TXN00037079		GRCC - CERT RENEWAL - EVERHAM	\$42.00
		TXN00037233		BOBS BURGERS - SAFETY OFFICER	\$50.00
		TXN00037290		OFFICE DEPOT - SCALE RULER	\$15.84
		TXN00037297		OFFICE DEPOT - MANILA FOLDERS	\$20.44
		TXN00037311		SAGEPORT GRILLE - SAFETY BREAK	\$169.43
		TXN00037317		LOWES #00249 - WATER TREATMENT	\$20.29
		TXN00037362		OFFICE DEPOT - TONER, LABEL TA	\$95.83
		TXN00037373		AMAZON - LASER ALIGNMENT TOOL	\$322.53



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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00037382	254854	DELL Monitors	\$377.15
		TXN00037520		HOME DEPOT - TAP 2 A/C PARTS	\$24.32
		TXN00037544		AMAZON - CLIP FOLDERS	\$84.66
		TXN00037599		OFFICE DEPOT - INK CARTRIDGE	\$30.25
BUILDERS HARDWARE & SUPPLY CO INC		S3596490.002	254602	BHS PREVAILING WAGE FEE	\$86.88
		S3596495.002		BHS PREVAILING WAGE FEE	\$86.88
CANON FINANCIAL SERVICES, INC		18316827	254994	CANON-IRC5550I-XLG04987-FEB	\$20.46
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$72.04
				CITY UTILITY BILLS/JAN 2018	\$36.25
				CITY UTILITY BILLS/JAN 2018	\$38.55
				CITY UTILITY BILLS/JAN 2018	\$4.47
				CITY UTILITY BILLS/JAN 2018	\$51.32
				CITY UTILITY BILLS/JAN 2018	\$264.31
				CITY UTILITY BILLS/JAN 2018	\$936.46
		01/2018-26	254610	#26 LANDFILL FEES	\$12.00
CORE & MAIN LP	S017678	I187968	254727	SAFETY GUARD BOSS SAMPLE STATI	\$4,183.66
	S017678			FREIGHT	\$138.71
COSSMAN, TADD		18-083 COSSMAN	254915	18-083 DEMO MUD DOG VAC TRU	\$19.00
E H WACHS COMPANY		INV145275	254918	DIAMOND WIRE	\$818.22
ENNIS, MIKE		18-082 ENNIS	254920	18-082 DEMO MUD DOG VAC TRU	\$19.00
FASTENAL COMPANY		WARIC72723	254629	BOLTS	\$16.14
		WARIC72916		GLOVES	\$6.06
		WARIC72929		NUTS AND BOLTS	\$16.68
		WARIC72976	254923	TAPPING BIT	\$3.26
		WARIC73002		BOLTS	\$23.21
		WARIC73038		DRILL BITS/HOLE SAW/BOLTS	\$76.65
		WARIC73063		NUTS/BOLTS/WHEEL/BRUSH	\$100.88
GC SYSTEMS, INC		35938	254931	PRV REPAIR PARTS	\$3,466.29
HD FOWLER COMPANY INC		I4739024	254639	FLANGE/GASKETS/BOLT & NUT KIT	\$62.08
		I4741205	254934	HYDRANT METER PARTS	\$76.64
		I4742237		TRANSITION GASKET	\$3.31
		I4743692		METER BOXES - TOPS	\$93.73
INLAND ASPHALT CO	P058858	2556395	254749	COLD MIX, INV:2556395 1/10/18	\$1,335.56
IRRIGATION SPECIALISTS INC		1231118-01	254936	VALVES	\$721.58
LAYNE OF WASHINGTON INC		LW18015	254943	H.R. BACKUP PUMP	\$7,487.97
OXARC INC		30256662	254657	OXYGEN	\$49.97
		60077658		CYLINDER RENTAL- JANUARY	\$77.64
PLATT ELECTRIC SUPPLY		P674947	254660	BOX/COVER/LED WRAP	\$119.11
PRO BUILD COMPANY LLC		1251934	254958	STAKES/VISQUEEN/WEDGE	\$256.94
RICHLAND ACE HARDWARE		214976	254665	ELBOW/BUSHING/ADAPTERS	\$11.54
		214979		BUSHINGS/COUPLERS	\$30.34



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		60376	254665	DISH SOAP	\$19.94
		60414		BRASS NOZZLE	\$7.16
STONEWAY ELECTRIC SUPPLY		S102296106.001	254677	AC PARTS-TAP 2 PS	\$22.48
		S102298505.001		MINI CIRCUIT BREAKER	\$87.02
STRAIGHT LINE CONCRETE SAWING & DRILLING INC		2901	254678	CORE DRILLING-WYE AREA	\$244.35
THERMAL SUPPLY INC		6491466	254971	TAPP II & WTP AC UNIT	\$153.51
VERIZON WIRELESS	P058834	9795341068	254689	WIRELESS CHARGES FOR 10/2018	\$19.63
XEROX CORPORATION		091834463	254696	MX4-340609 BASE/PRINTS DEC	\$21.26
WATER MAINTENANCE TOTAL ****					\$24,806.08
WATER UTILITY FUND Total ***					\$113,196.42
FUND 403	WASTEWATER UTILITY FUND				
Division:	000				
BIG D'S CONSTRUCTION OF TRI CITIES LLC		C62-17/RETAINAGE	254899	CITY VIEW SEWER RLCTN P057650	\$2,352.33
UNASSIGNED TOTAL ****					\$2,352.33
Division:	422	SEWER OPERATIONS			
ABM JANITORIAL NORTHWEST		11921237	254591	JANITORIAL SRVCS-JANUARY	\$966.83
BANK OF AMERICA		TXN00037003	254854	HMDEPOT - ICE MELT - PALLET (4	\$784.40
		TXN00037081		STAPLES - OFFCE SPPLY RESTOCK	\$311.35
		TXN00037104		AMAZON - MINI CLPBRDS SLDGE TR	\$14.01
		TXN00037105		OWPSACST - MORENO ADV WST TMNT	\$112.00
		TXN00037124		SETON - YLW BLLARD SLVS (2) DG	\$86.35
		TXN00037143		GRN RVR CC - BRUTON OP 3/4 EXM	\$400.00
		TXN00037193		HMDEPO - DOOR MATS (2) OPS BLD	\$54.23
		TXN00037218		HMDEPO - MNRL OIL SLDS PLYMR S	\$58.51
		TXN00037229		ONLINE LABELS - LABELS FOR WW	\$105.65
		TXN00037234		USABB - SEALED EYEWEAR AND WIP	\$157.48
				USABB - CHEMICALS FOR WW LAB	\$135.27
		TXN00037241		WOODSEND - SOLVITA 6-PACK WWLA	\$211.34
		TXN00037274		STAPLES - CLPBRDS AND CRCTNTPE	\$19.34
		TXN00037278		AMAZON - MINOIL 5G SLDS PLYMR	\$97.74
		TXN00037323		REOTEMP - CMPOST PROBE REPAIR	\$105.40
		TXN00037392		ULINE - 18X18X12 BXS (20) SMPL	\$62.21
		TXN00037396		STAPLES - WDGY BLU INK PENS (4	\$19.07
		TXN00037413		USABB - O4P-3 AND NAOH FOR LAB	\$91.66
		TXN00037431		STAPLES - MAGNETIC TAPE FOR LA	\$47.88
		TXN00037432		USABB - GRAD CYNLDR 100ML 4PK	\$130.99
		TXN00037438		EVGRNRRLWTR - HIGGINS - 2018	\$275.00
		TXN00037482		USABB - DTRGNT AND NH3 ADJR LA	\$584.24
		TXN00037497		SERVAPURE - SPUN POLY FLTRS (3	\$28.87



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00037498	254854	HMDEPO - BUCKETS 5 GAL TWO 3PK	\$19.35
		TXN00037572		AMAZON - ANTIB AND BURN CREAMS	\$30.27
BENTON FRANKLIN HEALTH DISTRICT		9450	254707	FECAL/DIL/TKN/NIT/PHOS/MOIS	\$511.00
BLUEROOM		2534430	254708	POL SERVICE-COMPOST-JAN 2018	\$81.00
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$23,694.76
HARBOR FREIGHT TOOLS USA INC		829294	254638	ROPE DMND BRAID & CAMOPOLY	\$17.36
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$1.38
TACOMA SCREW PRODUCTS INC		22200355	254680	CHISEL/HANDLE/WRENCH/FLR SQUEG	\$38.75
SEWER OPERATIONS TOTAL ****					\$29,253.69
Division:	423	SEWER MAINTENANCE			
AMERICAN ROCK PRODUCTS INC	P058862	337911	254848	3500 EXTERIOR CONCRETE, INV:33	\$29.59
	P058862	338229		3500 EXTERIOR CONCRETE, INV:33	\$206.23
BANK OF AMERICA		TXN00037257	254854	AWWA - LETSTALKSFTY BK - MCGRA	\$78.50
NORCO INC		23063059	254768	RAIN PARKAS (10)	\$419.49
NW LININGS & GEOTEXTILE PRODUCTS INC	P058583	C006912-IN RET	255042	COMPOST PAD LEACHATE POND LINE	\$478.28
TACOMA SCREW PRODUCTS INC		22200268	254680	HAND CLEANER/FITNGS VEH 3255	\$63.66
		22200355		CHISEL/HANDLE/WRENCH/FLR SQUEG	\$31.29
SEWER MAINTENANCE TOTAL ****					\$1,307.04
WASTEWATER UTILITY FUND Total ***					\$32,913.06
FUND	404	SOLID WASTE UTILITY FUND			
Division:	431	SOLID WASTE ADMINISTRATION			
JOYCE ZIKER PARKINSON PLLC		49222	255029	LANDFILL CONTAMINATION-LEGAL	\$593.50
SOLID WASTE ADMINISTRATION TOTAL ****					\$593.50
Division:	432	SOLID WASTE COLLECTION			
BANK OF AMERICA		TXN00037155	254854	BEST BUY 00005900 - USB F	\$35.81
		TXN00037559		STAPLES - BINDER	\$25.51
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$216.11
CLAYTON WARD COMPANY		194101	255003	2018 DROP BOX RECYCLING SERVIC	\$10,449.47
		194102		PAPER RECYCLING- JANUARY 2018	\$307.34
		194103		CURBSIDE RECYCLING-JANUARY	\$15,213.15
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$49.72
TOTAL COLLISION AND INJURY CARE LLC		1212	255064	DOT PHYSICALS	\$200.00
TOTER INC	S017744	65518294	254974	TOTER 4 CUBIC YARD FRONT LOAD	\$4,769.71
	S017744			TOTER 2 CUBIC YARD FRONT LOAD	\$3,466.51
	S017744			SHIPPING	\$4,386.67
SOLID WASTE COLLECTION TOTAL ****					\$39,120.00
Division:	433	SOLID WASTE DISPOSAL			
ABM JANITORIAL NORTHWEST		11921237	254591	JANITORIAL SRVCS-JANUARY	\$1,168.26
BANK OF AMERICA		TXN00037138	254854	WALMART.COM 8009666546 - HEATE	\$57.02



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00037205	254854	HI-VIZ SAFETY WEAR - SAFETY VE	\$294.00
		TXN00037215		STAPLES - FOLDERS	\$61.78
		TXN00037225		THE HOME DEPOT 4746 - LANDFILL	\$208.70
		TXN00037341		STAPLES - PAPER,SHREDDER SHEET	\$51.15
		TXN00037381		STAPLES - WIPES,NOTEBOOK	\$47.12
		TXN00037412		STAPLES - SHREDDER	\$217.15
		TXN00037424		INTERNATIONAL TRANSACTION - FO	\$2.48
		TXN00037428		MARGO SUPPLIES -BIRD SCARE MAT	\$310.00
		TXN00037539		STAPLES - Dust off wipes	\$25.40
		TXN00037560		STAPLES - WIPES	\$20.72
		TXN00037565		STAPLES - STAPLER,CLEANER	\$61.86
BLUEROOM		2534428	254708	POL SERVICE-LANDFILL-JAN 2018	\$81.00
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$3,626.23
MOON SECURITY SERVICES INC		907855	254950	BASIC FIRE MONITORING	\$33.00
ORRCO		406224	254656	USED OIL TESTING/PICK-UP/HAUL	\$190.00
		406686	255046	USED OIL TESTING/PICK-UP/HAUL	\$180.00
OXARC INC		60077656	254657	NO CHARGE-CYLINDER RENTAL	\$0.00
PARADISE BOTTLED WATER CO		01/18-LANDFILL	254658	BOTTLED WATER-JAN	\$135.48
XEROX CORPORATION		092165938	254696	LX5-694777 BASE/PRINTS- JAN	\$248.94
SOLID WASTE DISPOSAL TOTAL ****					\$7,020.29
SOLID WASTE UTILITY FUND Total ***					\$46,733.79
FUND 405	STORMWATER UTILITY FUND				
Division:	000				
WA STATE DEPARTMENT OF ECOLOGY		L9700040-PYMT 27	254799	STORMWATER LOAN #L9700040-PMT	\$4,284.49
				STORMWATER LOAN #L9700040-PMT	\$1,364.85
UNASSIGNED TOTAL ****					\$5,649.34
Division:	441	STORMWATER			
BANK OF AMERICA		TXN00037181	254854	KBCO PET SUPPLIES/BAGS ON BOAR	\$6,240.00
		TXN00037186		HMDEPO - PALLET (56 BAGS) SAKR	\$229.15
BENTON FRANKLIN HEALTH DISTRICT		2018 DECANT	254707	2018 DECANT FACILITY OP PERMIT	\$1,100.00
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$10.29
STORMWATER TOTAL ****					\$7,579.44
STORMWATER UTILITY FUND Total ***					\$13,228.78
FUND 407	MEDICAL SERVICES FUND				
Division:	121	AMBULANCE			
BANK OF AMERICA		TXN00037031	254854	PROVANTAGE - TONER CART'S	\$395.70
		TXN00037318		CHARTER - STA INTERNET FEES	\$84.99
		TXN00037353		WASTE MGMT - PHARMACY DISP	\$23.27



City Of Richland

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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BOUND TREE MEDICAL LLC		82729922	254902	KETAMINE	\$136.97
		82729923		KETAMINE	\$282.96
		82731388		KETAMINE	\$760.96
		82731389	254709	SALINE/CATHETER/DEFIB/IV SETS	\$3,787.89
		82737981		GLOVES/ELECTRODES/SALINE	\$2,180.07
		82737982		SALINE/BVM/GLOVES	\$837.87
		82737983		ELECTRODES/SALINE/IV CATHETER	\$2,754.75
		82737984		TACTICAL TOURNIQUET	\$69.05
		82737985		EMESIS BAG	\$53.73
		82737986		EMESIS BAG	\$17.91
		82737987		ELECTRODES/GLUCOSE TEST STRIPS	\$1,047.44
		82742446		SALINE	\$48.36
		82743963		IV DRSNG/CATHETER/AIRWY TUBES	\$952.62
		82745282		RESTRAINT STRAP SEAT BELTS	\$11.72
		82745283		RESTRAINT STRAP SEAT BELTS	\$23.43
		82749654		BVM/RESTRAINT BKLE/ACETAMINOPH	\$123.80
		82751366		EMESIS BAG	\$182.44
		82751367		IV CATHETER/SALINE	\$1,315.30
		82754775		RESTRAINT STRAP BUCKLE LOOP	\$46.88
		82757743		RESTRAINT STRAP SEAT BELTS	\$23.43
		82759314		EPINEPHRINE	\$266.70
		82759315		IV SETS/ELECTRODES	\$447.32
		82761002		PRESSURE INFUSER IV BAG	\$59.71
		82761003		ET TUBE/BP CUFF	\$98.57
CARDINAL HEALTH 411 INC		2752524	254903	SODIUMCL/ADENOSINE/NALOXONE	\$469.83
		2793033		ALBUTEROL/PRATROPIUM	\$285.73
		2806279		DILTIAZEM HCL	\$36.92
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$818.74
COLUMBIA BASIN COLLEGE	P058873	01-000264	255006	PARAMEDIC STUDENT BOOKS	\$205.74
	P058873	01-000423		PARAMEDIC STUDENT BOOKS	\$205.74
	P058873	01-000847		PARAMEDIC STUDENT BOOKS	\$205.74
	P058873	01-000915		PARAMEDIC STUDENT BOOKS	\$205.74
COLUMBIA BASIN DIVE RESCUE		2018-003	254613	2018 AGENCY SUPPORT	\$3,250.00
GOULD, ZACH		021418	254933	REIMB SUPPLY PURCHASE	\$11.94
IMAGETREND INC	P058554	110182	254747	Software Licensing Agreement f	\$2,745.79
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$205.02
STERICYCLE INC		3004123811	254789	BIO WASTE DISPOSAL FEE	\$0.76
		3004128998		BIO WASTE DISPOSAL FEE	\$46.27
		3004145611		BIO WASTE DISPOSAL FEE	\$11.12
AMBULANCE TOTAL ****					\$24,738.92



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MEDICAL SERVICES FUND Total ***					\$24,738.92
FUND 408	BROADBAND FUND				
Division:	460	BROADBAND ADMINISTRATION			
BANK OF AMERICA		TXN00037122	254854	THE HOME DEPOT-Mouse Trap	\$21.30
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$224.12
BROADBAND ADMINISTRATION TOTAL ****					\$245.42
BROADBAND FUND Total ***					\$245.42
FUND 501	CENTRAL STORES FUND				
Division:	000				
DESIGNER DECAL INC	P058758	60437	254733	DECAL CITY WHITE VINYL, LARGE,	\$1,293.82
HORIZON DISTRIBUTION INC	P058783	126185	254746	DEODORANT ROOM SPRAY, LYSOL	\$123.15
	P058783	126186		BLADE, SAWZALL 6", BI-METAL,	\$112.86
NORCO INC	P058772	22996125	254768	PAINT,MARKING,FLUORESCENT BLUE	\$228.32
	P058772			PAINT STICK 32",WHEEL, MARKING	\$108.95
	P058772			PAINT,MARKING,FLUORESCNT GREEN	\$190.27
	P058772			PAINT,MARKING,REGULAR RED	\$176.58
	P058772			PAINT,MARKING,REGULAR WHITE	\$176.58
UNASSIGNED TOTAL ****					\$2,410.53
CENTRAL STORES FUND Total ***					\$2,410.53
FUND 502	EQUIPMENT MAINTENANCE FUND				
Division:	000				
FASTENAL COMPANY	P058856	WARIC72790	254737	FIRE EXTINGUISHER,5#, ABC, DRY	\$253.37
	P058856			ADJUST TAX	\$0.03
WESTERN SYSTEMS & FABRICATION INC	P058855	22156	254803	BROOM, GUTTER, STEEL 2 SEGMENT	\$2,389.20
UNASSIGNED TOTAL ****					\$2,642.60
Division:	214	EQUIPMENT MAINTENANCE			
1ST PRIORITY DETAIL		2188	254589	DETAIL VEH 3332 WO 49567	\$271.50
AGTERRA TECHNOLOGIES INC		18-3501	254592	SENSOR VEH 2380 WO 49566	\$565.00
AUTOZONE		3733181892	254594	BRAKES VEH 2395 WO 49565	\$148.07
		3733181976		ATF VEH 2395 WO 49565	\$96.31
		3733182032		FILTERS VEH 3276 WO 49579	\$15.40
		3733182033		SHOP SUPPLY	\$2.38
		3733182674		GREASE VEH 3313 WO 49596	\$9.54
		3733182729	254705	HUB BEARING VEH 3276 WO 49577	\$507.41
		3733184571		TRANS FLUID VEH 2402 WO 49611	\$195.28
		3733184574	254988	ATF VEH 2403 WO 49612	\$195.28
		3733184597	254705	ENGINE MOUNT VEH 3276 WO 49577	\$106.41



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AUTOZONE		3733185147	254705	THERMOSTAT VEH 3276 WO 49577	\$43.43
		3733185975	254988	BRAKE CLEAN VEH 3265 WO 49609	\$32.45
		3733186041		SHOP TOOLS	\$10.83
		3733186048		RETURN BELT VEH 3276	(\$29.31)
		3733186049		FACTORY DAMAGE VEH 3276	(\$53.20)
		3733186310		SHOCKS VEH 2398 WO 49643	\$464.68
		3733186311		SHOCKS VEH 2399 WO 49644	\$464.68
		3733189704		FILTERS VEH 3265 WO 49672	\$198.55
BANK OF AMERICA		TXN00037132	254854	STAPLES - Purchase	\$106.33
		TXN00037133		OFFICE DEPOT - FILE FOLDERS	\$9.00
		TXN00037235		KENNEWICK RANCH & HOME - Purch	\$434.39
		TXN00037288		WM SUPERCENTER #3261 - Purchas	\$87.80
		TXN00037359		SP PACIFIC TRAILERS - Purcha	\$98.68
		TXN00037414		HARBOR FREIGHT TOOLS 49 - Purc	\$58.48
		TXN00037419		STAPLES - Purchase	\$325.79
				STAPLES - Purchase	\$95.52
		TXN00037421		NPI/RAM MOUNTS - Purchase	\$78.46
		TXN00037473		SP TRUCKBEDS.COM - Purchase	\$206.03
BLUE LINE BREACHERS, LLC		0030	254599	BANG BOX VEH 1214 WO 49602	\$264.95
CENTRAL HOSE & FITTINGS INC		472579	254607	VEH 7152 WO 49549	\$17.88
		C003477	254720	HYD FML PLU VEH 3296 WO 49604	\$32.71
		C003746	254904	COUPLING VEH 3265 WO 49609	\$19.63
		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$2,822.22
CITY OF RICHLAND					
COAST CRANE COMPANY	P058668	832011	254910	ANNUAL MANLIFT INSPECTIONS	\$303.16
	P058668	832012		ANNUAL MANLIFT INSPECTIONS	\$303.16
	P058668	832013		ANNUAL MANLIFT INSPECTIONS	\$303.16
	P058668	832014		ANNUAL MANLIFT INSPECTIONS	\$303.16
	P058668	832015		ANNUAL MANLIFT INSPECTIONS	\$303.16
	P058668	832017		ANNUAL MANLIFT INSPECTIONS	\$303.16
	P058668	832018		ANNUAL MANLIFT INSPECTIONS	\$303.16
	P058668	832019		ANNUAL MANLIFT INSPECTIONS	\$303.16
	P058668	832020		ANNUAL MANLIFT INSPECTIONS	\$303.16
COLEMAN OIL COMPANY		0464688-IN	255005	LANDFILL DIESEL DYED	\$2,516.89
		0464907-IN	254723	LANDFILL DIESEL DYED	\$2,185.57
		CL67798		CARD LOCK FUEL 2/5-2/11/2018	\$14,202.18
		CL69057	255005	CARD LOCK FUEL 2/12-2/18/2018	\$14,402.56
CONNELL OIL INC		0209162-IN	254618	SHOP OIL	\$493.04
CUMMINS, INC		009-98665	255009	OIL SEAL VEH 5038 WO 49640	\$30.00
E H WACHS COMPANY		CHK# 215906	254918	REFUND OF CREDIT W/VENDOR	\$1,181.68
		CM09104		RTN BLOWER VEH 3306 WO 44829	(\$2,302.32)
		INV128936		FILTER VEH 3286 WO 44613	\$672.53



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
E H WACHS COMPANY		INV128964	254918	SILENCER VEH 3306 WO 44829	\$448.11
		INV129344		MISC VEH 3306 WO RETURNED	\$0.00
FAST SIGNS		139-56776	254922	VEH NUMBERS VEH 4113 WO 49619	\$27.15
FORCE AMERICA DISTRIBUTING LLC		IN001-1217020	254928	CABLE VEH 6573 WO 49151	\$109.85
G & R AG PRODUCTS INC		2176633-0001-02	254741	HARNESS VEH 3304 WO 49356	\$222.07
GENUINE AUTO GLASS OF TRI CITIES LLC		627654	255021	WNDSHLD TINT VEH 2412 WO 49668	\$373.23
JIM'S PACIFIC GARAGES INC		X100109295	254644	BUMPER END VEH 7146 WO 49558	\$165.94
		X100109360		MUD FLAPS VEH 3320 WO 49442	\$17.68
		X100110016	254754	SLACK ADJSTR VEH 7146 WO 49578	\$332.51
		X100110403	255028	SENSOR VEH 7152 WO 49549	\$578.10
		X100110504		BUMPER VEH 7152 WO 49660	\$153.44
KENWORTH SALES COMPANY		PASIN2694616	254646	BRAKE KIT VEH 3320 WO 49442	\$422.58
		PASIN2700033	254759	O RING VEH 3320 WO 49442	\$6.10
LESKOVAR LINCOLN MERCURY INC		8734	254648	CABLE ASSY VEH 2395 WO 49565	\$166.20
MOBILE FLEET SERVICE INC		1273140009	254651	VENT VEH CREDIT WO CREDIT	(\$27.05)
		1273340098		SERVICE VEH 3230 WO 49569	\$321.61
		1280400073	254766	SEAL/PLATE VEH 3320 WO 49442	\$120.68
PAUL PARISH LIMITED		7932	255049	IN SHOP-OVERHEAD INSPECTION	\$500.00
		7933		INSPECTION VEH 3251 WO 49662	\$550.00
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$12.25
RDO EQUIPMENT CO		P64333	254959	FILTER VEH 6595 WO 49594	\$161.76
		W57510	254662	REPAIR VEH 7141 WO 49568	\$1,189.83
RICHLAND NAPA		404812	254776	FILTER VEH 2403 WO 49489	\$35.50
		404851		BATTERY VEH 5029 WO 49125	\$630.49
		404865		FILTER VEH 2404 WO 49502	\$14.18
		404885		SUPPORT VEH 2382 WO 49509	\$84.66
		404894		30WT OIL VEH 6561 WO 49468	\$10.20
		404920		BLADES VEH 2404 WO 49503	\$25.87
		404924		NUTS VEH 2414 WO WRONG	\$45.50
		404965		RELAY VEH 7152 WO 49399	\$32.36
		404998		FILTER VEH 2405 WO 49517	\$14.18
		405002		WIPER VEH 2379 WO 49480	\$8.13
		405025		BELT VEH 3293 WO 49514	\$25.87
		405037		BELT VEH 3296 WO WRONG	\$62.34
		405052		FITT VEH SHOP WO SUPPLIES	\$20.98
		405058		LAMP VEH CREDIT WO CREDIT	(\$7.76)
		405069		BRK CLN VEH 3320 WO 49442	\$21.63
		405143		BRK CLN VEH 3293 WO 49514	\$10.82
		405145		NUT VEH 2422 WO 49552	\$91.01
		405146		FILTERS VEH 1212 WO 49572	\$10.75
		405147		FILTER VEH 2406 WO 49545	\$10.75



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		405148	254776	FILTERS VEH 2412 WO 49573	\$10.75
		405153		FILTER VEH 2445 WO 49553	\$10.75
		405154		FILTERS VEH 2467 WO 49571	\$10.75
		405155		FILTER VEH 2420 WO 49548	\$10.75
		405160		FILTERS VEH 2471 WO 49574	\$10.75
		405161		FILTERS VEH 3271 WO 49555	\$95.86
		405170		SOCKET VEH 2430 WO 47757	\$17.56
		405173		FILTERS VEH 2411 WO 49562	\$14.29
		405174		BRK CLN VEH 3218 WO 49497	\$16.22
		405175		LAMPS VEH CREDIT WO CREDIT	(\$122.88)
		405177		HUB CAP VEH 3284 WO 49512	\$62.22
		405198		LAMP VEH 6611 WO 49359	\$89.51
		405212		FUSE VEH 2470 WO 49423	\$13.84
		405268		DAWN VEH 3335 WO 49465	\$12.32
		405279		WARR VEH WARR WO	(\$20.50)
		405286		MISC PTS VEH CREDIT WO CRED	(\$276.33)
		405305		CUT-OFF VEH 9500 WO 49411	\$17.91
		405311		ENG MOUNT VEH 3276 WO 49577	\$54.77
		405317		LAMP VEH 6579 WO 49531	\$89.51
		405318		WIPERS VEH 2470 WO 49547	\$27.19
		405324		PAINT VEH 3335 WO 49465	\$15.59
		405325		FILTERS VEH 3275 WO 49557	\$67.20
		405327		FILTERS VEH 3243 WO 49556	\$66.89
		405334		2CYC OIL VEH 4000 WO 49233	\$745.95
		405336		PAINT VEH 3271 WO 49423	\$15.18
		405358		WIPERS VEH 2411 WO 49562	\$25.87
		405361		FILTERS VEH 6579 WO 49561	\$43.55
		405362		CREDIT VEH CREDIT WO	(\$177.20)
		405385		BULB VEH SHOP WO SUPP	\$7.43
		405393		D-RING VEH 9500 WO 49453	\$47.37
		405397		FUEL/OIL VEH 4000 WO 49237	\$300.26
		405400		FILTER VEH 3320 WO 49442	\$28.47
		405460		ADAPTER VEH SHOP WO SUPPLIE	\$1.94
		405466		WIPERS VEH 2377 WO 49474	\$25.87
		405593		BRK CLN VEH 3313 WO 49596	\$16.22
		405602		WIPERS VEH 1381 WO 49473	\$38.31
		405607		HUB CAP VEH 3320 WO 49442	\$41.01
		405608		FILTER VEH CREDIT WO CREDIT	(\$103.82)
		405614		MISC PTS VEH 4115 WO 49619	\$152.41
		405622		JACK VEH 4115 WO 49619	\$103.16
		405642		BATTERY VEH 2342 WO 49608	\$113.88



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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RWC INTERNATIONAL LTD		42890Y	254670	PARTS BIN	\$173.08
		43225YX1	255056	OIL SEAL VEH 5042 WO 49622	\$170.63
SOLID WASTE SYSTEMS INC		0102913-IN	255059	BEARING ASSY VEH 3336 WO 49220	\$760.38
		0103059-IN	254964	MANIFOLD VEH 7146 WO 49578	\$981.70
		0103201-IN	255059	WATER PUMP VEH 7152 WO 49549	\$666.32
		22195362	254680	SCREWS VEH CREDIT WO CREDIT	(\$243.18)
TACOMA SCREW PRODUCTS INC		22199221		WIRE CART	\$683.09
		22200495		PUSH-IN FIT VEH 5029 WO 49125	\$18.98
		22200727		HOLE SAW VEH 7146 WO 49421	\$17.40
		22201360		SHOP TOOL	\$28.07
		22201390		WIRE CART	(\$683.09)
		22201392		WIRE CART	\$0.00
		00427288	254682	SHOP SUPPLY	\$269.59
		03-127795	254793	MNT/WHL SWCH VEH 5036 WO 49625	\$81.45
TIRE FACTORY INC		03-127824	254972	ALIGNMENT VEH 2460 WO 49655	\$283.72
		03-127886	254793	WHEEL SWITCH VEH 3283 WO 49626	\$95.57
		03-127887		WHEEL SWITCH VEH 3340 WO 49627	\$95.57
		03-127889		WHEEL SWITCH VEH 3312 WO 49628	\$95.57
		03-127891		MNT/WHL SWCH VEH 3339 WO 49624	\$361.09
		03-127892	254972	TIRES VEH 2395 WO 49656	\$654.24
		03-127893		WHEEL CHG VEH 2412 WO 49646	\$121.20
		03-127905		TIRE VEH 1215 WO 49648	\$176.48
		03-127906		FLAT REPAIR VEH 7116 WO 49653	\$48.87
		03-127907		SVC CALL VEH 7141 WO 49649	\$158.38
		03-127908	254793	SERVICE CALL VEH 6000 WO 49616	\$138.47
		03-127910	254972	TIRE VEH 4145 WO 49645	\$181.07
		03-127922		FLAT REPAIR VEH 7146 WO 49650	\$59.19
		03-127924		SVC CALL VEH 3230 WO 49651	\$163.99
		03-127928		TIRES VEH 6544 WO 49620	\$332.80
		03-127942		FLAT REPAIR VEH 7118 WO 49647	\$21.67
		03-127954		FLAT REPAIR VEH 3342 WO 49232	\$66.79
		03-128010	255063	FLAT REPAIR VEH 3280 WO 49666	\$59.19
TOM DENCHEL FORD TRUCKPRO HOLDING CORPORATION		93533	254683	PARTS BIN	\$263.88
		06 016012	254977	BRKE SHOE VEH CREDIT WO CREDIT	(\$86.77)
		06 255888		PLUG VEH 4129 WO 49590	\$16.46
		06 256018		BEARING KIT VEH 4155 WO 49599	\$31.21
		06 256020		JUNCTION BOX VEH 4115 WO 49619	\$84.08
		06 256082		SPRING VEH 6544 WO 49620	\$189.33
		06 256124		PTO VEH 3294 WO 49605	\$642.45
WESTERN PETERBILT INC		H288308	254694	FAN ASSY VEH CREDIT WO CREDIT	(\$276.48)
		H288332		WIF SENSOR VEH 3335 WO 49409	\$39.52



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN PETERBILT INC		H288423	254694	WEBBING VEH 3312 WO 49443	\$42.53
		H288873		BELT VEH 3296 WO 49515	\$53.16
		H289075		VALVE VEH 3296 WO 49515	\$89.04
		H289126		MIC VEH 3333 WO 49532	\$77.52
		H289574	255072	BELT ASSY VEH 3312 WO 49615	\$311.42
WESTERN STATES EQUIPMENT COMPANY		IN000572367	254982	COUPLING VEH 3284 WO 49512	\$6.64
		IN000574230		250 HR SVC VEH 7138 WO 49560	\$613.55
		IN000574757		PLUG KIT VEH 3341 WO 49531	\$13.87
		IN000574766		COUPLING VEH 6611 WO 49359	\$12.29
		IN000574774		COUPLING VEH 3285 WO 49437	\$52.82
WESTERN SYSTEMS & FABRICATION INC		22191	254695	DECALS VEH 3335 WO 49465	\$160.55
		22216	254983	PUSHER PLATE VEH 3291 WO 49610	\$522.04
EQUIPMENT MAINTENANCE TOTAL ****					\$61,630.80
EQUIPMENT MAINTENANCE FUND Total ***					\$64,273.40
FUND 505	PUBLIC WORKS ADMIN & ENGINEER				
Division:	450	PW ADMIN & ENGINEERING			
BANK OF AMERICA		TXN00037052	254854	LSAW - T.Boshart 2018 Dues	\$60.00
		TXN00037067		LSAW - D.Penwell 2018 dues	\$200.00
		TXN00037149		STAPLES -cord, pencils,witeout	\$65.84
		TXN00037162		ACT Public Works Leade - J.Wes	\$650.00
		TXN00037172		AMER SOC CIVIL ENGINEERS - Des	\$99.00
		TXN00037176		SURFSAND RESORT -Leadership De	\$105.41
		TXN00037187		STAPLES -dividers,rubberbands,	\$66.77
		TXN00037270		PPI GROUP PORTLAND - J.Cornell	\$495.00
		TXN00037282		LAND SURVEYORS ASSOCIA - T.Bos	\$385.00
		TXN00037296		STAPLES -plotter printhead	\$396.98
		TXN00037369		CROWS NEST BAR & GRILL -Good R	\$23.55
		TXN00037390		BENTON CO AUDITOR - PW recordi	\$805.65
		TXN00037402		STERLING'S RESTAURANT - PW Dir	\$17.65
		TXN00037442		WAV IMSA NORTHWEST SECTIO - 3	\$814.50
		TXN00037467		WA PROFESSIONAL LICENSE -D.Pen	\$116.00
BENTON COUNTY AUDITOR		0224871	254706	DOCUMENT COPIES	\$32.00
		0224931		DOCUMENT COPIES	\$46.00
		0225093		DOCUMENT COPIES	\$30.00
		0225556		DOCUMENT COPIES	\$1.00
CITY OF RICHLAND		01/2018 JAN	254907	CITY UTILITY BILLS/JAN 2018	\$1,293.15
COLUMBIA SNAKE RIVER IRRIGATORS ASSN		2018 DUES	254617	CSRIA 2018 MEMBERSHIP DUES	\$2,000.00
IMT INC		9403	254748	HORN CREEK TESTING M17416	\$1,059.50
		9413		CLEARWATER CREEK TEST M18012	\$1,081.50
		9422	255025	AMON WASTE WAY M18019	\$1,609.00



City Of Richland

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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$38.31
VERIZON WIRELESS	P058834	9795341068	254689	WIRELESS CHARGES FOR 10/2018	\$24.84
WATER SOLUTIONS INC		17787	254692	3 WTR MACHINES -JANUARY 2018	\$76.01
XEROX CORPORATION		092165969	254696	LX5-690835 BASE/PRINTS- JAN	\$150.95
		092165970		LX5-692207 BASE/PRINTS-JAN	\$77.35
		092165971		MX4-343197 BASE/PRINTS- JAN	\$369.28
PW ADMIN & ENGINEERING TOTAL ****					\$12,190.24
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$12,190.24
FUND 520	HEALTH CARE/BENEFITS PLAN				
Division:	222	EMPLOYEE BENEFIT PROGRAM			
CIGNA HEALTH AND LIFE INSURANCE COMPANY		2253603	254906	FEBRUARY 2018 ASO CHARGES	\$10,885.90
DEPARTMENT OF ENTERPRISE SERVICES		84115035	254623	SELF INSUR ASSESS 1/1-6/30/18	\$852.62
LIFE INSURANCE COMPANY OF NORTH AMERICA		2/2018-FLI051384	254944	FLI051384 PREMIUMS-FEBRUARY	\$10,323.67
		2/2018-LK030278		LK030278 PREMIUMS-FEBRUARY	\$11,217.75
		2/2018-OK807703		OK807703 PREMIUMS-FEBRUARY	\$3,312.06
MOSS ADAMS LLP		3441219	255040	CLAIMS AUDIT-ZENITH ADMIN	\$4,520.00
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$41,112.00
HEALTH CARE/BENEFITS PLAN Total ***					\$41,112.00
FUND 521	UNEMPLOYMENT FUND				
Division:	223	UNEMPLOYEMENT COMPENSATION			
STATE OF WASHINGTON		4THQTR2017	254626	4TH QTR 2017 UNEMPLOYMENT	\$21,479.67
UNEMPLOYEMENT COMPENSATION TOTAL ****					\$21,479.67
UNEMPLOYMENT FUND Total ***					\$21,479.67
FUND 522	POST EMP HEALTHCARE PLAN				
Division:	224	POST EMPLOYMENT BENEFITS PRGM			
CIGNA HEALTH AND LIFE INSURANCE COMPANY		2253603	254906	FEBRUARY 2018 ASO CHARGES	\$4,926.40
POST EMPLOYMENT BENEFITS PRGM TOTAL ****					\$4,926.40
POST EMP HEALTHCARE PLAN Total ***					\$4,926.40
FUND 611	FIREMAN'S PENSION				
Division:	216	FIRE PENSION			
BENTON COUNTY FIRE DIST 1		2018-18	254897	FIRE PENSION JANUARY 2018	\$712.00
BOARDMAN, JOHN S		011718	254808	NON COVERED RX	\$729.49
CARRICK, HENRY		122817-011018	254812	NON COVERED RX	\$19.58
CLEARWATER FAMILY EYE CARE		052517HC	254815	NON COVERED VISION	\$365.00
HEASTON & THOMPSON VISION CLINIC		102517RL	254826	NON COVERED VISION	\$114.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HERKERT, GREGORY E DDS		091917JP	254827	NON COVERED DENTAL	\$108.00
MULROY, JAMES P		FEBRUARY 2018	254833	MEDICARE PREMIUM/MULROY	\$134.00
RODGERS, GARY H			254836	MEDICARE PREMIUM/RODGERS	\$134.00
RX PHARMACY		1104-122617RB	254837	NON COVERED RX	\$2,316.84
		1201-122917CE		NON COVERED RX	\$1,379.16
		120617HJ		NON COVERED RX	\$139.28
YAKIMA VISION CENTER, PC		011218DS	254844	NON COVERED VISION	\$519.00
FIRE PENSION TOTAL ****					\$6,670.35
FIREMAN'S PENSION Total ***					\$6,670.35
FUND 612	POLICEMEN'S PENSION				
Division:	217	POLICE PENSION			
ANDERS, PETER		FEB 2018	254805	MEDICARE PREMIUM/ANDERS	\$121.00
BATES, LAURIE VERN JR			254806	MEDICARE PREMIUM/BATES	\$129.00
BEDEN, LARRY			254807	MEDICARE PREMIUM/BEDEN	\$129.00
BOLSTAD, BARRY		FEBRUARY 2018	254809	MEDICARE PREMIUM/BOLSTAD	\$134.00
BRUNSON, DALE A		FEB 2018	254810	MEDICARE PREMIUM/BRUNSON	\$111.00
BUSH, LEE		122417	254811	NON COVERED MEDICAL	\$12.05
		FEB 2018		MEDICARE PREMIUM/BUSH	\$116.00
		FEB 2018 AL		NON COVERED ASST LIVING	\$6,960.00
CASE, MIKE		010518	254813	NON COVERED RX	\$39.40
		010618		NON COVERED RX	\$25.00
		011318		NON COVERED RX	\$260.00
		122017		NON COVERED RX	\$8.64
		122217		NON COVERED RX	\$21.66
CENTER VISION & CONTACT LENS CLINIC INC		012418DS	254814	NON COVERED VISION	\$482.00
CLEAVENGER, MICHAEL		FEB 2018	254816	MEDICARE PREMIUM/CLEAVENGER	\$134.00
CLEAVENGER, WILL J			254817	MEDICARE PREMIUM/CLEAVENGER	\$120.00
CLEMENTS, JOHN M		122816-112817	254818	NON COVERED MEDICAL	\$560.00
		FEB 2018		MEDICARE PREMIUM/CLEMENTS	\$118.00
COLUMBIA POINT VISION		121417DD	254819	NON COVERED VISION	\$134.30
COLUMBIA RIVER EYE CENTER		010818GT	254820	NON COVERED RX	\$250.00
COUCH, LARRY		FEB 2018	254821	MEDICARE PREMIUM/COUCH	\$133.00
DEMYER, JAMES J			254822	MEDICARE PREMIUM/DEMYER	\$134.00
DRIVER, DOUGLAS D			254823	MEDICARE PREMIUM/DRIVER	\$134.00
DUCHEMIN, ROGER			254824	MEDICARE PREMIUM/DUCHEMIN	\$127.00
GANLEY, JOHN M			254825	MEDICARE PREMIUM/GANLEY	\$119.00
HEASTON & THOMPSON VISION CLINIC		010218RC	254826	NON COVERED DENTAL	\$60.00
HIGGINS, FRED C		FEB 2018	254828	MEDICARE PREMIUM/HIGGINS	\$111.00
LARSON, SCOTT K			254829	MEDICARE PREMIUM/LARSON	\$134.00
LEWIS, DAVID L			254830	MEDICARE PREMIUM/LEWIS	\$109.00



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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MATHESON, HAN & GIESA PLLC		122217BM	254831	NON COVERED DENTAL	\$560.18
MOORE, ROBERT		FEB 2018	254832	MEDICARE PREMIUM/MOORE	\$114.00
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$2.47
RX PHARMACY		120117WC	254837	NON COVERED RX	\$55.00
		120417JC		NON COVERED RX	\$393.77
		1205-122917RT		NON COVERED RX	\$37.53
SPARKS, DAVID W		FEB 2018	254838	MEDICARE PREMIUM/SPARKS	\$118.00
TAYLOR, RANDAL L			254839	MEDICARE PREMIUM/TAYLOR	\$134.00
THOMAS, GERALD D			254840	MEDICARE PREMIUM/THOMAS	\$118.00
TURNER, ROY			254841	MEDICARE PREMIUM/TURNER	\$127.00
UPTOWN VISION CENTER		011618LC	254842	NON COVERED VISION	\$616.00
WILMOTH, ROD		FEB 2018	254843	MEDICARE PREMIUM/WILMOTH	\$132.00
ZIMMERMAN, GERALD			254845	MEDICARE PREMIUM/ZIMMERMAN	\$118.00
POLICE PENSION TOTAL ****					\$13,452.00
POLICEMEN'S PENSION Total ***					\$13,452.00
FUND 641	SOUTHEAST COMMUNICATIONS CTR				
Division:	600	SECOMM OPERATIONS GENERAL			
BANK OF AMERICA		TXN00037049	254854	ACE HDWE/UTILITY KNIVES	\$14.75
		TXN00037058		WA FINANCE OFFCRS ASSOC/WFOA M	\$25.00
		TXN00037182		COSTCO WHSE #0486/TV Replaceme	\$255.21
		TXN00037256		COLUMBIA BASIN PAPER & SU/URIN	\$10.86
		TXN00037342		THE HOME DEPOT #4746/TAPE FOR	\$8.67
		TXN00037399		STAPLES/FILE FOLDERS, MARKERS	\$53.35
		TXN00037434		STAPLES/PENS	\$9.55
		TXN00037475		STAPLES/LABEL TAPE FOR CBD UPD	\$140.36
				STAPLES/LABEL TAPE FOR CBD UPD	\$140.37
		TXN00037489		STAPLES/PAPER, FILE FOLDERS	\$13.11
				STAPLES/PAPER, FILE FOLDERS	\$52.43
		TXN00037504		COSTCO WHSE #0486/KITCHEN SUPP	\$109.00
				COSTCO WHSE #0486/JANITORIAL S	\$113.00
		TXN00037522		EB WA STATE ASSOC/OLLERMAN CON	\$225.00
		TXN00037537		IHG REWARDS CLUB/RESERVATION E	\$60.00
		TXN00037538		HOMEDEPOT.COM/LOCKERS FOR DISP	\$582.24
		TXN00037561		STAPLES/PENS, ENVELOPES, PAPER	\$231.06
		TXN00037569		STAPLES/CREDIT FOR PENS	(\$9.55)
CENTURYLINK		0218/509-786-2112	254905	GENERAL 2/6-03/5/18	\$95.70
CITY OF RICHLAND		4646589	255000	BCES UTILITY SRVC 1/2-2/1	\$2,351.79
FRONTIER		02/18 5096281472	254740	GENERAL FOR 2/4-3/3/2018	\$70.18
		02/18 5096282600	255019	TELEPHONE CHARGE 02/10-3/9/18	\$998.78
LANGUAGE LINE SERVICES LLC		4248419	254647	NONEMERGENCY TRANSLATION-JAN	\$11.25



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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SPRAGUE PEST SOLUTIONS		3424269	254788	FEBRUARY 2018 MONTHLY SERVICE	\$44.21
TRI CITY HERALD		76800835/2018	254686	2018 SUBSCRIPTION RENEWAL	\$135.72
VERIZON WIRELESS		9801157068	255068	CELL PHONES 1/07-2/06/18	\$464.17
SECOMM OPERATIONS GENERAL TOTAL ****					\$6,206.21
Division:	601	E911 OPERATIONS			
BANK OF AMERICA		TXN00037399	254854	STAPLES/LABEL TAPE, PAPER, TAB	\$53.36
		TXN00037561		STAPLES/PENS, ENVELOPES, PAPER	\$64.11
LANGUAGE LINE SERVICES LLC		1884879	254647	E911 CREDIT FOR CALL MISBILLED	(\$10.78)
		4254692		E911 TRANSLATION-JANUARY	\$25.68
VERIZON WIRELESS		9801157068	255068	CELL PHONES 1/07-2/06/18	\$147.75
E911 OPERATIONS TOTAL ****					\$280.12
Division:	602	SECOMM AGENCY			
BANK OF AMERICA		TXN00037049	254854	ACE HDWE/ROCK SALT	\$26.04
BRASHEAR ELECTRIC INC	P058849	30088	254712	MISC. ELECTRICAL WORK	\$781.33
CASCADE FIRE PROTECTION		I3805	254719	BCES-FIRE SPRINKLER INSPECTION	\$147.50
SECOMM AGENCY TOTAL ****					\$954.87
SOUTHEAST COMMUNICATIONS CTR Total ***					\$7,441.20
FUND	642	800 MHZ PROJECT			
Division:	610	800 MHZ			
KLICKITAT COUNTY PUD		01/18-69552623	254760	GOLGATHA UTILITIES 12/29-1/31	\$309.40
MOTOROLA SOLUTIONS INC	P058655	1187007132	254654	TAX	\$22,704.95
	P058655			2018 MOTOROLA MAINTENANCE RENE	\$541,428.96
800 MHZ TOTAL ****					\$564,443.31
800 MHZ PROJECT Total ***					\$564,443.31
FUND	643	EMERGENCY MANAGEMENT			
Division:	620	STATE / LOCAL ASSISTANCE			
BANK OF AMERICA		TXN00037058	254854	WA FINANCE OFFCRS ASSOC/WFOA M	\$6.25
		TXN00037256		COLUMBIA BASIN PAPER & SU/URIN	\$5.43
		TXN00037399		STAPLES/FILE FOLDERS, MARKERS	\$27.44
		TXN00037420		STAPLES/ PENCILS DAVIS	\$20.13
		TXN00037504		COSTCO WHSE #0486/JANITORIAL S	\$18.83
CASCADE FIRE PROTECTION		I3805	254719	BCES-FIRE SPRINKLER INSPECTION	\$36.87
CITY OF RICHLAND		4646589	255000	BCES UTILITY SRVC 1/2-2/1	\$391.97
FRONTIER		02/18 5096282600	255019	TELEPHONE CHARGE 02/10-3/9/18	\$249.69
SPRAGUE PEST SOLUTIONS		3424269	254788	FEBRUARY 2018 MONTHLY SERVICE	\$11.05
TRI CITY HERALD		76800835/2018	254686	2018 SUBSCRIPTION RENEWAL	\$33.93
VERIZON WIRELESS		9801157068	255068	CELL PHONES 1/07-2/06/18	\$99.13
STATE / LOCAL ASSISTANCE TOTAL ****					\$900.72



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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES			
BANK OF AMERICA		TXN00037058	254854	WA FINANCE OFFCRS ASSOC/WFOA M	\$6.25
		TXN00037504		COSTCO WHSE #0486/JANITORIAL S	\$18.83
				COSTCO WHSE #0486/KITCHEN SUPP	\$54.50
CASCADE FIRE PROTECTION		I3805	254719	BCES-FIRE SPRINKLER INSPECTION	\$36.88
CITY OF RICHLAND		4646589	255000	BCES UTILITY SRVC 1/2-2/1	\$391.97
FRONTIER		02/18 5096282600	255019	TELEPHONE CHARGE 02/10-3/9/18	\$249.70
SPRAGUE PEST SOLUTIONS		3424269	254788	FEBRUARY 2018 MONTHLY SERVICE	\$11.05
TRI CITY HERALD		76800835/2018	254686	2018 SUBSCRIPTION RENEWAL	\$33.93
UNITED PARCEL SERVICE	S017776	000986641068	254687	GROUND PKG W/INSURANCE TO LUDL	\$65.10
VERIZON WIRELESS		9801157068	255068	CELL PHONES 1/07-2/06/18	\$99.11
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$967.32
Division:	622	DOE EMERGENCY PREPAREDNESS			
BANK OF AMERICA		TXN00037058	254854	WA FINANCE OFFCRS ASSOC/WFOA M	\$6.25
		TXN00037504		COSTCO WHSE #0486/JANITORIAL S	\$18.83
				COSTCO WHSE #0486/KITCHEN SUPP	\$54.49
CASCADE FIRE PROTECTION		I3805	254719	BCES-FIRE SPRINKLER INSPECTION	\$36.87
CITY OF RICHLAND		4646589	255000	BCES UTILITY SRVC 1/2-2/1	\$391.96
FRONTIER		02/18 5096282600	255019	TELEPHONE CHARGE 02/10-3/9/18	\$249.69
SPRAGUE PEST SOLUTIONS		3424269	254788	FEBRUARY 2018 MONTHLY SERVICE	\$11.05
TRI CITY HERALD		76800835/2018	254686	2018 SUBSCRIPTION RENEWAL	\$33.93
VERIZON WIRELESS		9801157068	255068	CELL PHONES 1/07-2/06/18	\$99.11
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$902.18
Division:	623	JURISIDICTON			
BANK OF AMERICA		TXN00037049	254854	ACE HDWE/ROCK SALT	\$26.03
		TXN00037058		WA FINANCE OFFCRS ASSOC/WFOA M	\$6.25
		TXN00037182		COSTCO WHSE #0486/TV Replaceme	\$255.20
		TXN00037256		COLUMBIA BASIN PAPER & SU/URIN	\$5.43
		TXN00037342		THE HOME DEPOT #4746/TAPE FOR	\$8.67
		TXN00037504		COSTCO WHSE #0486/JANITORIAL S	\$18.84
BRASHEAR ELECTRIC INC	P058849	30088	254712	MISC. ELECTRICAL WORK	\$781.33
CASCADE FIRE PROTECTION		I3805	254719	BCES-FIRE SPRINKLER INSPECTION	\$36.88
CITY OF RICHLAND		4646589	255000	BCES UTILITY SRVC 1/2-2/1	\$391.96
FRONTIER		02/18 5096282600	255019	TELEPHONE CHARGE 02/10-3/9/18	\$249.70
PITNEY BOWES PURCHASE POWER		11-1217/14823173	254835	POSTAGE 11/01/17 TO 12/31/17	\$14.53
SPRAGUE PEST SOLUTIONS		3424269	254788	FEBRUARY 2018 MONTHLY SERVICE	\$11.05
TRI CITY HERALD		76800835/2018	254686	2018 SUBSCRIPTION RENEWAL	\$33.93
JURISIDICTON TOTAL ****					\$1,839.80
EMERGENCY MANAGEMENT Total ***					\$4,610.02



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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 803	UTILITY BILL CLEARING FUND				
Division: 000					
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY14826	254711	Customer Refund	\$90.00
		CISPAY14827	254718	Customer Refund	\$11.32
		CISPAY14828	254725	Customer Refund	\$49.17
		CISPAY14829	254764	Customer Refund	\$225.25
		CISPAY14830	254728	Customer Refund	\$86.53
		CISPAY14831	254729	Customer Refund	\$63.63
		CISPAY14832	254753	Customer Refund	\$122.62
		CISPAY14833	254752	Customer Refund	\$21.63
		CISPAY14834	254731	Customer Refund	\$32.26
		CISPAY14835	254773	Customer Refund	\$80.28
		CISPAY14836	254742	Customer Refund	\$30.67
		CISPAY14837	254780	Customer Refund	\$6.00
		CISPAY14838	254744	Customer Refund	\$57.06
		CISPAY14839	254734	Customer Refund	\$141.82
		CISPAY14840	254771	Customer Refund	\$29.22
		CISPAY14841	254784	Customer Refund	\$206.65
		CISPAY14842	254796	Customer Refund	\$32.58
		CISPAY14843	254781	Customer Refund	\$97.84
		CISPAY14844	254801	Customer Refund	\$7,905.15
		CISPAY14845	254735	Customer Refund	\$151.36
		CISPAY14846	254761	Customer Refund	\$55.82
		CISPAY14847	254792	Customer Refund	\$12.98
		CISPAY14848	254758	Customer Refund	\$14.09
		CISPAY14849	254782	Customer Refund	\$63.54
		CISPAY14850	254756	Customer Refund	\$537.61
		CISPAY14851	254713	Customer Refund	\$233.37
		CISPAY14852	254750	Customer Refund	\$21.54
		CISPAY14853	254743	Customer Refund	\$10.60
		CISPAY14854	254786	Customer Refund	\$53.15
		CISPAY14855	254715	Customer Refund	\$14.63
		CISPAY14856	254730	Customer Refund	\$300.00
		CISPAY14857	254702	Customer Refund	\$0.50
		CISPAY14858	254763	Customer Refund	\$368.26
		CISPAY14859	254769	Customer Refund	\$3.32
		CISPAY14860	254794	Customer Refund	\$6.10
		CISPAY14861	254701	Customer Refund	\$254.42
		CISPAY14862	254717	Customer Refund	\$220.53



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From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY14863	254722	Customer Refund	\$100.00
		CISPAY14864	254770	Customer Refund	\$0.64
		CISPAY14865	254700	Customer Refund	\$73.06
		CISPAY14866	254757	Customer Refund	\$281.00
		CISPAY14867	254790	Customer Refund	\$40.33
		CISPAY14868	254751	Customer Refund	\$247.23
		CISPAY14869	254721	Customer Refund	\$65.62
		CISPAY14870	254716	Customer Refund	\$236.45
		CISPAY14871	254736	Customer Refund	\$117.42
		CISPAY14872	254755	Customer Refund	\$104.51
		CISPAY14873	254704	Customer Refund	\$150.00
		CISPAY14874	254698	Customer Refund	\$91.14
		CISPAY14875	254783	Customer Refund	\$17.46
		CISPAY14876	254714	Customer Refund	\$110.78
		CISPAY14877	254739	Customer Refund	\$97.94
		CISPAY14878	255008	Customer Refund	\$231.00
		CISPAY14880	255012	Customer Refund	\$30.00
		CISPAY14881	254989	Customer Refund	\$18,564.26
		CISPAY14882	255016	Customer Refund	\$164.92
		CISPAY14883	255015	Customer Refund	\$117.73
		CISPAY14884	255014	Customer Refund	\$217.01
		CISPAY14885	255027	Customer Refund	\$6.10
		CISPAY14886	255067	Customer Refund	\$110.92
		CISPAY14887	255037	Customer Refund	\$146.32
		CISPAY14888	255048	Customer Refund	\$247.39
		CISPAY14889	255051	Customer Refund	\$90.52
		CISPAY14890	255069	Customer Refund	\$95.27
		CISPAY14891	255030	Customer Refund	\$98.22
		CISPAY14892	255026	Customer Refund	\$15.00
		CISPAY14893	254993	Customer Refund	\$55.83
		CISPAY14894	255038	Customer Refund	\$114.61
		CISPAY14895	255050	Customer Refund	\$10.00
		CISPAY14896	255002	CUSTOMER REFUND	\$4,701.67
UNASSIGNED TOTAL ****					\$38,361.85
UTILITY BILL CLEARING FUND Total ***					\$38,361.85



City Of Richland

VL-1 Voucher Listing

From: 2/12/2018 To: 2/23/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: ****

\$2,847,670.17

Number of Invoices

Amount

Vouchers In Richland	224	\$77,509.89
Vouchers In Tri Cities	151	\$410,465.74
Vouchers In WA	187	\$773,721.96
Vouchers Outside WA	1252	\$1,585,972.58
Vouchers Final Total.....	1814	\$2,847,670.17

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$1,038.01	0.04%
2	BENEFITS	\$83,830.51	2.94%
3	SUPPLIES	\$346,099.94	12.15%
4	OTHER SERVICES & CHARGES	\$1,564,744.47	54.95%
5	INTERGOVERNMENTAL SERVICES	\$14,080.00	0.49%
6	CAPITAL PROJECTS	\$682,544.61	23.97%
	REFUNDS	\$38,361.85	1.35%
9	INTERFUND SERVICES	\$592.25	0.02%
	INVENTORY PURCHASES	\$116,378.53	4.09%
	Total	\$2,847,670.17	